



PLANNING AND ZONING COMMISSION

JULY 8, 2025 AT 7:00 PM

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

AGENDA

REGULAR MEETING

7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Planning and Zoning Commission Meeting - June 10th 2025 7 PM

IV. PUBLIC HEARING

- A. 438 N. Clark Road

- 1. Special Use to approve two rear yard setback reductions

- B. 934 W. Oxford Court

- 1. Special Use to permit a fence in a rear yard abutting a street and side lot line of a front yard

- C. 234 N. Plum Grove Road

- 1. Special Use to permit an accessory structure to exceed 15 feet in height, as measured to the mean height between the eaves and ridges of the roof; and for an accessory structure to be two stories, instead of the maximum allowed one story.

- D. 1572 N. Rand Road

- 1. Special Use Amendment to permit a site plan change for a restaurant, with a drive-through.
 - 2. Variation to allow a drive aisle to be set back 0 feet instead of the permitted 5 feet from the side yard setbacks.

- E. 126-134 S. Northwest Highway

1. Special Use to permit 3 dwelling units, as accessory uses to the ground floor commercial uses; and
2. Variation to permit 6 parking spaces, instead of the minimum required 20 parking spaces.

V. PUBLIC COMMENT

VI. ADJOURNMENT



VILLAGE OF PALATINE

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

PLANNING AND ZONING COMMISSION

MINUTES • JUNE 10, 2025

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

Attendee Name	Title	Status	Arrived
Patrick Noonan	Commissioner	Present	
Cindy Roth-Wurster	Commissioner	Present	
Eric Friedman	Vice Chairperson	Present	
Jan Wood	Chairperson	Present	
Rodney Bettenhausen	Commissioner	Present	
Robert Kolososki	Commissioner	Absent	
Kevin Cavanaugh	Commissioner	Absent	
Stephen Fedota	Commissioner	Present	
Tim Schubert	Commissioner	Present	

II. MEETING MINUTES

1. Planning and Zoning Commission - Regular Meeting - May 27, 2025 7:00 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Rodney Bettenhausen, Commissioner
SECONDER:	Eric Friedman, Vice Chairperson
AYES:	Noonan, Roth-Wurster, Friedman, Wood, Bettenhausen, Fedota, Schubert
ABSENT:	Kolososki, Cavanaugh

III. PUBLIC HEARING

1. 463 S. Warren Avenue

VAR-000180-2025 - 463 S Warren Ave.

Notice was published in the Journal & Topics on May 22nd, 2025 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application
2. Plat of Survey
3. Current approved building permit plans
4. Public Notice

Background:

The Subject Property is zoned R-1C Single Family Residential and is approximately 19,162 square feet. The property was annexed into the Village in 1960 and currently consists of a single-family residence with a patio and detached garage in the rear yard.

The Petitioner has an active building permit to construct an addition off the rear of the home. As part of the building permit submission, the plat of survey depicting the previous detached garage was submitted with the permit application. The plat of survey, submitted with the permit was not updated to show the current size and location of the detached garage. When a spot survey was completed it was discovered that the addition is only 6 feet from the existing detached garage. The Petitioner is requesting the following Variation to permit the principal structure to be set back 6 feet from the existing accessory structure, instead of the minimum required 10 feet.

Sworn in petitioner: Kevin Purdom - 1275 E Davis St - Arlington Heights, IL - Builder for the project, representing the home owners.

Mr. Purdom states the family is requesting an addition to include two more bedrooms. A previous plat only showed a one-car garage; however, a two-car garage was built in 2023. The plat was never updated, and the permit was applied for using the old frame garage dimensions, which were incorrect. The foundation has been poured, and the spot survey now shows the structure is 6'6" from the primary structure.

He proposes to fireproof the garage and the addition with drywall. He notes that this is a unique circumstance due to the outdated plat and is hoping to move forward, as the project has been on hold for over a month. He further states that the structure does not alter the character of the locality, as it cannot be seen from the street, and all other codes have been met.

Chairman Wood asks if there was a permit for the two-car garage.
Mr. Purdom confirms that there was a permit.

Commissioner Friedman asks what the current status of the project is.
Mr. Purdom states it is under construction and waiting on rough inspections. The walls are already up.

Commissioner Bettenhausen inquires about any drainage issues.
Mr. Purdom states there are none.
Commissioner Bettenhausen asks about the location of the downspouts and where they will drain.
Mr. Purdom states they will be directed to the rear of the property.
Ms. Bremanis states that the permit has been reviewed and approved by Engineering. Lot coverage is not an issue, and the setback is not affecting neighboring properties. She explains that while codes were written long ago requiring a 10' separation and Staff is currently reviewing the potential of text amendment.
Chairman Wood confirms the distance is 6'6".
Ms. Bremanis clarifies that the 6'6" provides some buffer room in case it is not built exactly to the inch.

Commissioner Friedman asks if Engineering reviewed both the original and the revised situation.
Ms. Bremanis confirms that they did.

STAFF RECOMMENDATION:

The net effect to the requested relief is internal to the property. Additionally, the required 10-foot separation (between principal and accessory structures) is a current Code requirement, which Staff has been evaluating for a potential amendment to further reduce the required separation. The Code requirement predated the current fire separation codes and requirements. Since the house and garage meet all other setback requirements, the proposed addition should not impact the surrounding property owners or alter the essential character of the neighborhood. Therefore, Staff recommends approval of the Variation, subject to the following conditions:

1. The Variation shall substantially conform to the site plan and elevations submitted by the Petitioner, revised 05/07/2025, except as such plans may be changed to conform to Village Codes and Ordinances.
Chairman Wood clarifies that the 10' separation requirement exists to provide a buffer for items in the garage that might catch fire or otherwise damage the home. She asks if the reason for the 10' separation is tied to safety and current code requirements.
Ms. Bremanis explains that consideration has been given to reducing this separation in similar situations, comparing it to requirements for sheds. This permit was reviewed by the Engineering Department, Building Department and

Planning and Zoning Department and confirms there were no issues cited.

There were no further questions. The public hearing was closed.

Commissioner Noonan Made a motion to approve subject staff's conditions; seconded by Commissioner Schubert.

DISCUSSION:

Commissioner Roth-Wurster states that the request meets the standards, including allowing a reasonable return. The builder has already put everything together and wants to move forward. It would be expensive to change the plans at this point. She adds that the addition would not be out of character with the neighborhood and would not affect the locality. She recalls a past situation involving a safety issue but does not see any safety concerns in this case. She also notes that staff is possibly looking to change the code in the future.

Chairman Wood comments that safety and aesthetics have been considered. She states that the addition does not alter the character of the locality and cannot be seen from the front yard. She supports the addition moving forward and believes the overall standards have been met. All are in favor.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 7-0.

Ms. Bremanis states that this matter will be approved administratively and will go directly to the administration. This will be not be heard by Village Council.

RESULT:	RECOMMEND TO APPROVE [UNANIMOUS]
MOVER:	Patrick Noonan, Commissioner
SECONDER:	Tim Schubert, Commissioner
AYES:	Noonan, Roth-Wurster, Friedman, Wood, Bettenhausen, Fedota, Schubert
ABSENT:	Kolososki, Cavanaugh

2. 341 W. Northwest Highway - Special Use Amendment

SU-000177-2025 - 341 W Northwest Highway

Notice was published in the Journal & Topics on 5/22/25 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. **Application**
2. **Proposed Floor Plan**
3. **Business Plan**
4. **Existing Special Use Ordinance**
5. **Plat of Survey**
6. **Public Notice**

Background:

The Subject Property is zoned "B-2", General Business District and the Subject Tenant Space is approximately 2,300 square feet and currently vacant. Its previous use was a cosmetology school. The petitioner represents the medical office use adjacent to the subject tenant space located at 345 W. Northwest Highway. The petitioner is seeking approval for a Special Use to expand the existing medical office into the subject property. The Petitioner is requesting approval of a Special use to permit a medical office use expansion at the subject property.

Sworn in Petitioner: Jason Carey - 3150 W. Higgins Rd, Hoffman Estates, IL - CFO of Greater Family Health

Mr. Carey explained that Greater Family Health began operating at the Palatine location in March 2022 due to the need for affordable healthcare in the area. The organization has seen 12,283 patients and completed over 45,000 visits. Services provided include Family Medicine, Pediatrics, OB/GYN, Behavioral Health, and limited substance abuse treatment.

Due to the increasing demand, they are seeking to expand into adjacent space formerly occupied by a cosmetology school. The expansion will include four additional exam rooms and increase capacity. A floor plan was provided. Mr. Carey noted that a permit application is already submitted and pending approval. Contracts related to the renovation are also pending this decision.

Chairman Wood asked whether parking had been an issue and if any problems were anticipated. Mr. Carey responded that they do not foresee any issues. The other tenants in the plaza have limited or off-peak hours, and the organization is mindful of its operational capacity.

Commissioner Roth-Wurster inquired about additional equipment. Mr. Carey stated one phlebotomy workstation would be added, along with standard exam tables and diagnostic equipment. No new lab services are proposed.

Chairman Wood asked about issues related to patients with substance abuse challenges. Mr. Carey responded that no issues have arisen, and staff is well trained in handling such situations.

Mr. Auer stated that this is an expansion of existing services only. The proposed increase in staffing-five additional employees-will not negatively impact parking. He noted that the shopping center is overparked by 48 spaces. Staff visited the site at various times and observed no parking concerns.

STAFF RECOMMENDATION:

The proposed medical office will occupy a vacant tenant space and is located within a zoning district that permits medical office uses via special use approval. The existing medical office business has no history of parking issues or code enforcement. Last, the shopping center parking lot exceeds its minimum parking space requirements. Staff does not anticipate unfavorable parking conditions as the medical use expands. Therefore, Staff recommends approval of the Special Use subject to the following condition(s):

1. The Special Use shall substantially conform to the floor plan prepared by Sharp Architects, Inc., and the business plan submitted by the Jason Carey, Petitioner (Greater Family Health), on 05/12/25, except as such plan may be changed to conform to Village Codes and Ordinances.

There were no further questions. The public hearing was closed.

Commissioner Shubert Made a motion to approve subject staff's conditions; seconded by Commissioner Ruth-Wurster.

DISCUSSION:

Commissioner Schubert states that this is a straightforward request and an expansion of existing space, providing additional services to the community, which is welcome.

Commissioner Roth-Wurster states that it meets the standards, was well outlined, and she has no issues with the request.

Commissioner Fedota states that the space allocation is reasonable and it's wonderful to see local healthcare needs being met.

Chairman Wood states that it is a beneficial service for a large group of people and confirms that the standards have been met.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 7-0. This item will be administratively approved.

RESULT:	RECOMMEND TO APPROVE [UNANIMOUS]
MOVER:	Tim Schubert, Commissioner
SECONDER:	Cindy Roth-Wurster, Commissioner
AYES:	Noonan, Roth-Wurster, Friedman, Wood, Bettenhausen, Fedota, Schubert
ABSENT:	Kolososki, Cavanaugh

IV. COMMUNICATIONS

Ms. Bremanis provides updates:

Brookside on Quentin 6 lot subdivision was approved at Village Council on 6/9/25

Donation Bin Item was withdrawn before going to Village Council

Medical Office by Mariano's was approved

Autumn Road fence request was denied

The next Plan Commission Meeting for 6/24/25 has been cancelled. Anticipate a 7/8/25 meeting.

A new program will be in place for the Agenda packets and meeting minutes but should have no impact on how they will be reviewed.

V. ADJOURNMENT



**VILLAGE OF PALATINE
PLANNING AND ZONING COMMISSION**

438 N. Clark Drive – Special Use
July 8, 2025

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Ryan Auer

PETITIONER: Kevin Purdom, JRC Design Build (Contractor)

PLAN NUMBER: SU-000183-2025

ADDRESS: 438 N. Clark Drive

BACKGROUND:

The petitioner is proposing to construct two additions, totaling 503 square feet, to the rear of the existing residence. The additions will be set back at distances of 31 and 29 feet, respectively. Therefore, the Petitioner is requesting:

- 1. Special Use to permit two additions in the rear yard to be set back 31 feet and 29 feet, encroaching on the “R-2” zoning district minimum required 40-foot setback.**

Surrounding Zoning/Uses:

North	“R-2”, Single Family Residential District (Winston Park Residences)
South:	“R-2”, Single Family Residential District (Winston Park Residences)
East:	“R-2”, Single Family Residential District (Oak Park – Palatine Park District)
West:	“R-2”, Single Family Residential District (Winston Park Residences)

KEY ISSUES:

- The subject property is zoned “R-2”, Single-Family District and is approximately 9,480 square feet in size. The property is currently used for single-family residential uses with a shed in the rear yard.
- The petitioner is seeking Special use approval to permit a rear yard setback reduction, as the applicant is proposing to construct two additions to the rear of the home.

- The proposed additions will be set back approximately 29.5 and 31 feet from the rear lot line, encroaching on the 40-foot rear setback required by the “R-2” zoning district.
- The proposed additions include an enclosed sunroom (southwest side) and a new bedroom (northwest side).
- To evaluate the proposal’s alignment with the surrounding area, Staff analyzed nearby properties. During review, staff confirmed multiple properties with rear yard setbacks below the minimum required 40 feet. The calculated average rear yard setback among these properties was 29.3 feet. The referenced properties are zoned “R-2”, Single Family Residential district.
- The proposed addition, as well as the existing property, do not conflict with area and bulk regulations set forth by the Zoning Ordinance for residential structures.

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

STAFF RECOMMENDATION:

The proposed additions are setback at a distance similar to the rear yard setback of nearby residential properties and should not negatively impact the character of the surrounding area. Furthermore, the proposal complies with the lot and building coverage limitations and does not conflict with the remaining bulk standards of the “R-2” zoning district.

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

1. The Special Use and shall substantially conform to the plans prepared by the Petitioner, dated 05/20/2025, except as such plans may be changed to conform to Village Codes and Ordinances.



SPECIAL USE APPLICATION

Department of Planning & Zoning

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

Petitioner Name

Kevin Purdom

Business Name (if applicable)

Subject Property Address

438 N CLARK DR PALATINE, IL 60074

Please provide a description of your proposed request:

The project involves two 1 story frame additions off the back of the house. One is a sunroom and the other is a primary bedroom suite. The homeowner would like the addition off the back to maintain the ranch style house and avoid adding a second story.

Petitioner Justification

Special Uses shall not be granted except on findings based upon the evidence in each specific case. Please address the following standards as these will be used in considering the specific relief you are seeking.

That use deemed necessary for the public convenience at that location. Explain:

All other zoning and code requirements will be met other than what is being requested in the variance. In many other villages, this rear setback is less and a simple addition off the back would be permissible.

The use is designed, located, and proposed to be operated that the public health, safety, welfare will be protected. Explain:

The plight of the owner is that the lot depth is rather shallow at 105.29'. This does not allow much buildable land for a ranch to expand when the front setback and rear setback take up 70% of the lot depth.

The use will not cause substantial injury to nearby property values. Explain:

The variation will not alter the essential character as it is in the rear yard and will still provide the homeowner plenty of yard space and not infringe on the neighboring lots. The additions are in character with the existing style and look of the house and the neighborhood.

In order to supplement the above standards, the Planning and Zoning Commission may also consider the following:

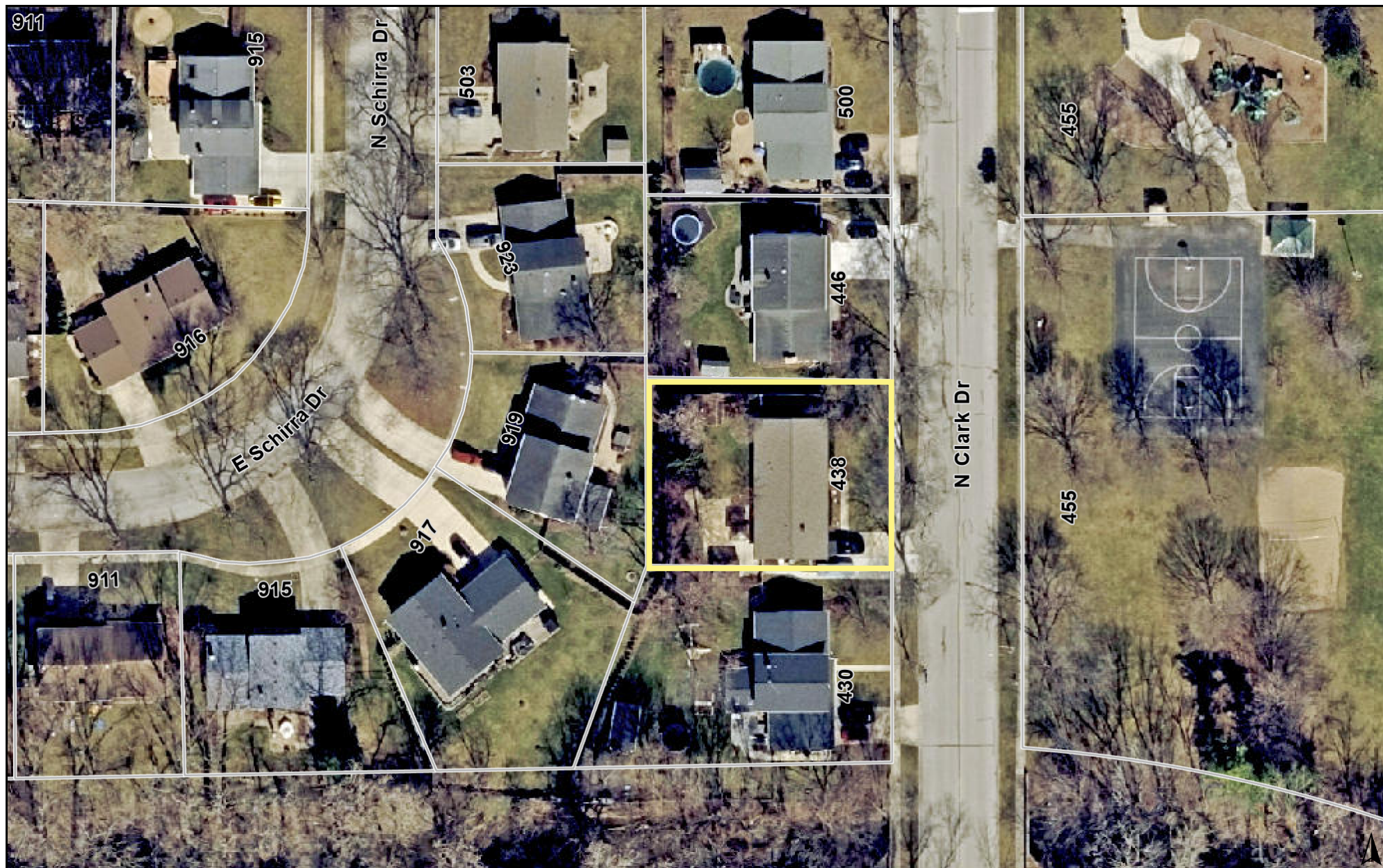
With respect to front yard fencing and fencing in a rear yard/side yard abutting a street, the following additional standards must be met:

a. Will meet the following aesthetic criteria:

- i. Will not destroy existing vistas in the area;
- ii. Will enhance the appearance of the homes and the streets in the area; and
- iii. Will not detract from the overall appearance of the community; or

b. The fencing is found to be necessary to protect private property or the safety of the inhabitants of the property.

The request will not impact the neighboring properties and will conform to all other codes and requirements. This addition poses no threat to health, safety or wellness and will only increase the property value while also maintaining the ranch style of the existing home.



0 100 200
ft

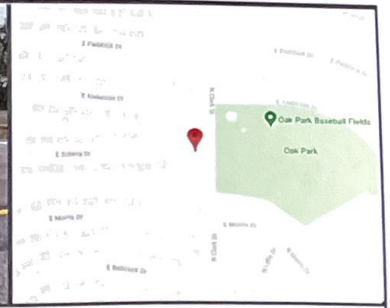
Print Date: 6/27/2025

Notes

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.



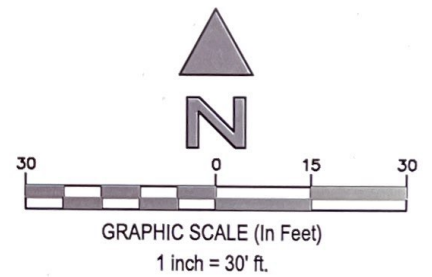
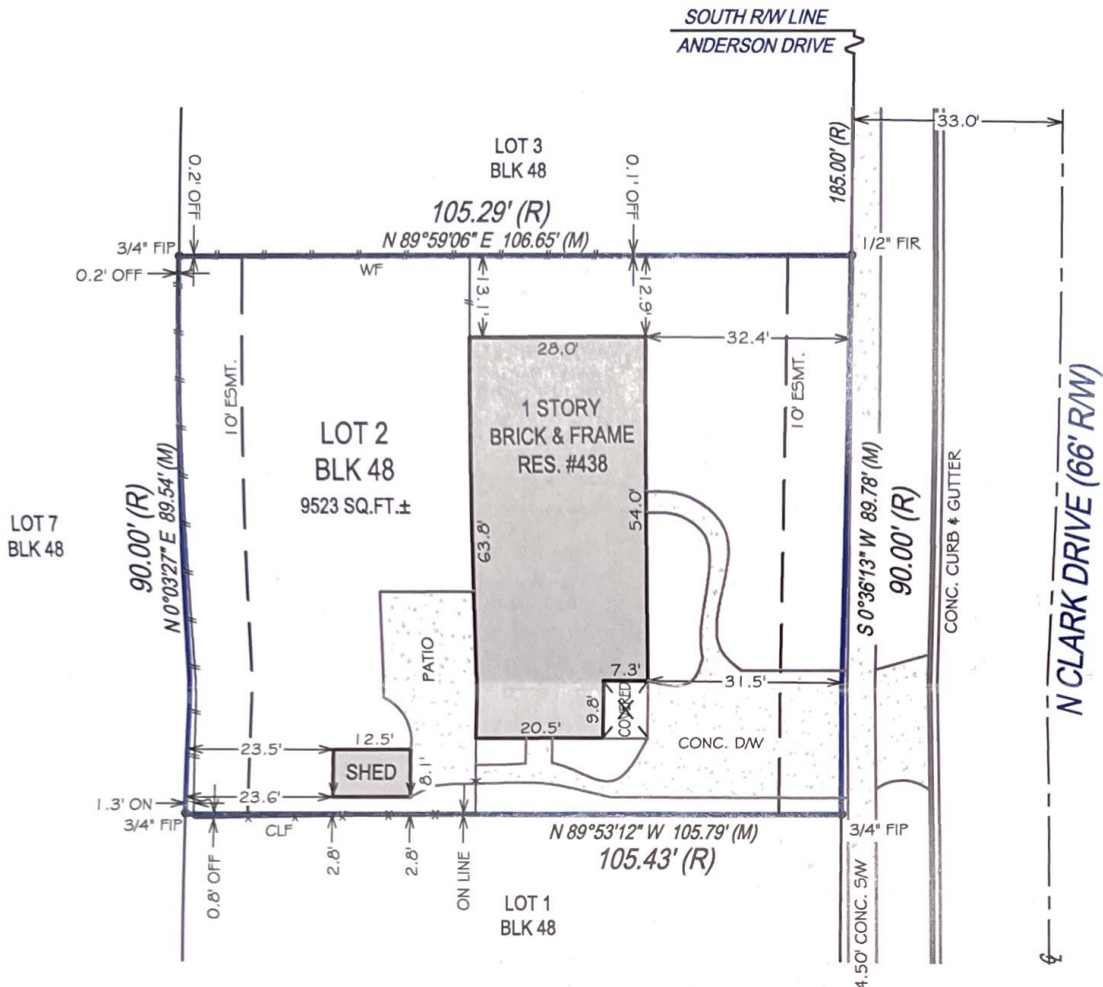
www.exactaland.com | office: 773.305.4011



PROPERTY ADDRESS: 438 N CLARK DRIVE, PALATINE, ILLINOIS 60074

SURVEY NUMBER: 2202.1971

2202.1971
BOUNDARY SURVEY
COOK COUNTY



STATE OF ILLINOIS }
COUNTY OF LASALLE }SS

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO
THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY
SURVEY. GIVEN UNDER MY HAND AND SEAL THIS DATE HEREON.



ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2971
LICENSE EXPIRES 11/30/2022
EXACTA LAND SURVEYORS, LLC
PROFESSIONAL DESIGN FIRM 184008059-0008

POINTS OF INTEREST:
NONE VISIBLE



Exacta Land Surveyors, LLC
PLS# 184008059
o: 773.305.4011
316 East Jackson Street | Morris, IL 60450



DATE OF SURVEY: 02/24/22
FIELD WORK DATE: 2/24/2022
REVISION DATE(S): (REV.1 2/24/2022)

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

JOB SPECIFIC SURVEYOR NOTES:

LEGAL DESCRIPTION:

LOT 2, BLOCK 48 IN WINSTON PARK NORTHWEST UNIT NO. 4, BEING A SUBDIVISION OF SECTIONS 12 AND 13, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON JANUARY 13, 1964, AS DOCUMENT NO. 19020710.

GENERAL SURVEYOR NOTES:

1. The Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown hereon. Unless otherwise noted, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.

2. The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning.

3. If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was performed to determine its location.

4. This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.

5. Alterations to this survey map and report by other than the signing surveyor are prohibited.

6. Dimensions are in feet and decimals thereof.
7. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at www.fema.gov and may not reflect the most recent information.

8. Unless otherwise noted "SIR" indicates a set iron rebar, 5/8 inch in diameter and twenty-four inches long.

9. The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximate center of the field location and may not represent the actual shape or size of the feature.

10. Points of Interest (POI's) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI's may not represent all items of interest to the viewer. There may be additional POI's which are not shown or called-out as POI's, or which are otherwise unknown to the surveyor.

11. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.

12. The information contained on this survey has been performed exclusively by and is the sole responsibility of Exakta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only.
13. Due to varying construction standards, house dimensions are approximate and are not intended to be used for new construction or planning.

14. Surveyor bearings are used for angular reference and are used to show angular relationships of lines only and are not related or orientated to true or magnetic north. Bearings are shown as surveyor bearings, and when shown as matching those on the subdivision plats on which this survey is based, they are to be deemed no more accurate as the determination of a north orientation made on and for those original subdivision plats. North 00 degrees East is assumed and upon preparation of this plat, the resulting bearing between found points as shown on this survey is the basis of said surveyor bearings as defined and required to be noted by Illinois Administrative Code Title 68, Chapter VII, Sub-Chapter B, Part 1270, Section 1270.56, Paragraph B, Sub-Paragraph 6, Item k.

15. THIS SURVEY IS A PROFESSIONAL SERVICE IN COMPLIANCE WITH THE MINIMUM STANDARDS OF THE STATE OF ILLINOIS. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. PLEASE REFER ALSO TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES. COPYRIGHT BY EXACTA ILLINOIS SURVEYORS. THIS DOCUMENT MAY ONLY BE USED BY THE PARTIES TO WHICH IT IS CERTIFIED. PLEASE DIRECT QUESTIONS OR COMMENTS TO EXACTA ILLINOIS SURVEYORS, INC. AT THE PHONE NUMBER SHOWN HEREON.

SURVEYOR'S LEGEND

LINETYPES Boundary Line Center Line Chain Link or Wire Fence Easement Edge of Water Iron Fence Overhead Lines Structure Survey Tie Line Vinyl Fence Wall or Party Wall Wood Fence SURFACE TYPES Asphalt Brick or Tile Concrete Covered Area Water Wood SYMBOLS Benchmark Center Line Central Angle or Delta Common Ownership Control Point Catch Basin Elevation Fire Hydrant Find or Set Monument Guywire or Anchor Manhole Tree Utility or Light Pole Well ABBREVIATIONS (C) - Calculated (D) - Deed (F) - Field (M) - Measured (P) - Plat (S) - Survey A/C - Air Conditioning AE - Access Easement ANE - Anchor Easement ASBL - Accessory Setback Line B/W - Bay/Box Window BC - Block Corner BFP - Backflow Preventer BLDG - Building BLK - Block BM - Benchmark BR - Bearing Reference BRL - Building Restriction Line BSMT - Basement C - Curve C/L - Center Line C/P - Covered Porch C/S - Concrete Slab CATV - Cable TV Riser CB - Concrete Block CH - Chord Bearing CHM - Chimney CLF - Chain Link Fence CME - Canal Maintenance Easement CO - Clean Out CONC - Concrete COR - Corner CS/W - Concrete Sidewalk CUE - Control Utility Easement CVG - Concrete Valley Gutter D/W - Driveway DE - Drainage Easement DF - Drain Field DH - Drill Hole DUE - Drainage & Utility Easement ELEV - Elevation EM - Electric Meter ENCL - Enclosure ENT - Entrance EOP - Edge of Pavement EOW - Edge of Water ESMT - Easement EUB - Electric Utility Box F/DH - Found Drill Hole FCM - Found Concrete Monument FF - Finished Floor FIP - Found Iron Pipe FIPC - Found Iron Pipe & Cap FIR - Found Iron Rod FIRC - Found Iron Rod & Cap FN - Found Nail FN&D - Found Nail & Disc FRRSPK - Found Rail Road Spike GAR - Garage GM - Gas Meter ID - Identification IE/EE - Ingress/Egress Easement ILL - Illegible INST - Instrument INT - Intersection IRRE - Irrigation Easement L - Length LAE - Limited Access Easement LB# - License No. (Business) LBE - Limited Buffer Easement LE - Landscape Easement LME - Lake/Landscape Maintenance Easement LS# - License No. (Surveyor) MB - Map Book ME - Maintenance Easement MES - Mitered End Section MF - Metal Fence MH - Manhole NR - Non-Radial NTS - Not to Scale NAVD88 - North American Vertical Datum 1988 NGVD29 - National Geodetic Vertical Datum 1929 OG - On Ground ORB - Official Records Book ORV - Official Record Volume O/A - Overall O/S - Offset OFF - Outside Subject Property OH - Overhang OHL - Overhead Utility Lines ON - Inside Subject Property P/E - Pool Equipment PB - Plat Book PC - Point of Curvature PCC - Point of Compound Curvature PCP - Permanent Control Point PI - Point of Intersection PLS - Professional Land Surveyor PLT - Planter POB - Point of Beginning POC - Point of Commencement PRC - Point of Reverse Curvature PRM - Permanent Reference Monument PSM - Professional Surveyor & Mapper PT - Point of Tangency PUE - Public Utility Easement R - Radius or Radial R/W - Right of Way RES - Residential RGE - Range ROE - Roof Overhang Easement RP - Radius Point S/W - Sidewalk SBL - Setback Line SCL - Survey Closure Line SCR - Screen SEC - Section SEP - Septic Tank SEW - Sewer SIR - Set Iron Rod SMWE - Storm Water Management Easement SN&D - Set Nail and Disc SQFT - Square Feet STL - Survey Tie Line STY - Story SV - Sewer Valve SWE - Sidewalk Easement TBM - Temporary Bench Mark TEL - Telephone Facilities TOB - Top of Bank TUE - Technological Utility Easement TWP - Township TX - Transformer TYP - Typical UE - Utility Easement UG - Underground UP - Utility Pole UR - Utility Riser VF - Vinyl Fence W/C - Witness Corner W/F - Water Filter WF - Wood Fence WM - Water Meter/Valve Box WV - Water valve CERTIFIED TO: RANDALL & THERESA WARREN; LAVELLE LAW, LTD.; GUARANTEED RATE DATE SIGNED: 02/24/22 BUYER: RANDALL & THERESA WARREN LENDER: GUARANTEED RATE TITLE COMPANY: LAVELLE LAW, LTD. COMMITMENT DATE: NOT REVIEWED CLIENT FILE NO: 15198.099 SEE PAGE 1 OF 2 FOR MAP OF PROPERTY PAGE 2 OF 2 - NOT VALID WITHOUT ALL PAGES FLOOD ZONE INFORMATION: Exakta Land Surveyors, LLC PLS# 184008059 o: 773.305.4011 316 East Jackson Street Morris, IL 60450 Page 16 of 167

PROJECT DATA

PROJECT LOCATION:	438 N CLARK DR
ZONING DISTRICT:	R-2
LOT AREA:	9,488 SF
PIN:	02-13-121-002-0000
MAX LOT COVERAGE:(45%)	4,269 SF
PROPOSED LOT COVERAGE:	3,736 SF
MAX BUILDING COVERAGE: (35%) PROPOSED BUILDING COVERAGE	3,320 SF 2,353 SF
MAX BUILDING HEIGHT:	36'-0"
PROPOSED BUILDING HEIGHT:	EX TO REMAIN
LOCATION AREAS: NEW FIRST FLOOR EX FIRST FLOOR EX GARAGE NEW GARAGE	503 SF 1,417 SF 261 SF 72 SF
TOTAL SQUARE FOOTAGE:	1,920 SF

DESIGN CRITERIA

FLOOR SLEEPING ROOMS OTHER ROOMS VEH. GARAGES	40# LL - 10# DL 40# LL - 10# DL 50# LL - 10# DL
WALL	60# PLF OR ACTUAL LOAD 20 PSF WIND 0'-20' HEIGHT 25 PSF WIND 21'-29' HEIGHT 30 PSF WIND 30' HEIGHT AND ABOVE
CEILING UNHAB W/O STOR UNHAB LIM STOR HAB W/ FIX STAIR	10# LL - 10# DL 20# LL - 10# DL 30# LL - 10# DL
WIND SPEED	115 MPH 3 SECOND GUST & 89 NOMINAL
ROOF	30# LL (SNOW) - 10# DL (ALL SLOPES)
CATHEDRAL	30# LL - 15# DL (ALL SLOPES)
EXT DECK	40# LL - 10# DL
EXT BALCONY	40# LL - 10# DL
STAIRS	40# LL + 300# CONCENTRATED LOAD
GUARD & HANDRAILS	200# LL AT ANY DIRECTION APPLIED AT THE TOP
FROST DEPTH	42" (3'-6")
STRUCTURAL FRAMING LUMBER BASE VALUE (USE NO MULTIPLIERS AGAINST BASE VALUE) GRADE #2 SPECIES SPF DOMESTIC OR CANADIAN BASE Fb 875	
SPECIFY MANUFACTURER AND NAME OF SPECIFIC BEAM PRODUCT WITH THE CURRENT SIZE, Fb, AND E VALUES PER MANUFACTURER	
MANUFACTURER - TRUS-JOIST PRODUCT - LVL HEADERS & BEAMS MICRO-LAM	

APPLICABLE CODES - PALATINE

ALL WORK PERFORMED AND MATERIALS USED SHALL COMPLY WITH THE FOLLOWING:	
BUILDING CODE	2021 INTERNATIONAL RESIDENTIAL CODE WITH AMENDMENTS
MECHANICAL CODE	2021 INTERNATIONAL MECHANICAL CODE
ELECTRICAL CODE	2020 NATIONAL ELECTRICAL CODE WITH AMENDMENTS
PLUMBING CODE	ILLINOIS PLUMBING CODE WITH AMENDMENTS
ENERGY CODE	2021 ILLINOIS ENERGY CONSERVATION CODE WITH STATE AMENDMENTS
-ALL APPLICABLE LOCAL AND STATE CODES, ORDINANCES, AND REGULATIONS.	
-MANUFACTURERS' SPECIFICATIONS AND TRADE ASSOCIATIONS RECOMMENDATIONS.	
-ACCEPTED ENGINEERING AND CONSTRUCTION PRACTICES.	

SHEET INDEX - ARCHITECTURAL		
A0	COVER SHEET	1- 05/20/2025
A1	EXISTING DRAWINGS	1- 05/20/2025
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MEP1	FIRST FLOOR MEP PLAN	1- 05/20/2025

PROJECT SCOPE OF WORK

PROPOSAL

OPTION 1: DESIGN BUILD A 20 X 14 MASTER BEDROOM ADDITION, REBUILD BATH INTO THE ADDITION AND A LARGE WALK IN CLOSET WITH ACCESS TO THE REAR YARD.

OPTION 2: DESIGN BUILD A NEW HALL BATH WITH A 3' DOOR AND 2-LAVS, USING SPACE FROM EX MASTER BATH.

OPTION 3: DESIGN BUILD A 14 X 16 SCREENED IN PORCH.

OPTION 4: DESIGN BUILD AN ENLARGED GARAGE TO THE FRONT HEADER.
ADD 14 X 8 TO THE BACK
ADD 4' TO THE SIDE IF FRONT AND BACK INCLUDED.

OPTION 5: APPLY FOR A VARIANCE IN ORDER TO BUILD INTO REARYARD SETBACK

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	ICE BARRIER UNDER LAYMENT REQ.	FLOOD HAZARDS CHAPTER VILLAGE CODE	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	SPEED (MPH)	TOPO EFFECTS	SPECIAL WIND REGION	WIND-BORNE DEBRIS ZONE		WITHERING	FROST LINE DEPTH	TERMITES					
25	115	NO	NO	NO	b	SEVERE	42"	MOD TO HEAVY	-4	YES	NOV 6 2000	2000	47.6

ABBREVIATIONS

A.B.	ANCHOR BOLT	L.	LINEN
ABV	ABOVE	LAM.	LAMINATE
A.C.	AIR CONDITIONING	LAV.	LAVATORY
ACOUS.	ACOUSTIC	LL	LIVE LOAD
ADJ.	ADJUSTABLE	LP	LOW POINT
A.F.F.	ABOVE FINISH FLOOR	MAX.	MAXIMUM
ALUM.	ALUMINUM	MC	MEDICINE CABINET
ALT.	ALTERNATE	MECH	MECHANICAL
A.P.	ACCESS PANEL	MED	MEDIUM
APPROX.	APPROXIMATE	MIN	MINIMUM
ARCH.	ARCHITECTURAL	MISC	MISCELLANEOUS
@	AT	ML	MICROLAM
BD	BOARD	MO	MASONRY OPENING
BI	BUILT-IN	MRBL	MARBLE
BLDG	BUILDING	MTL	METAL
BOT.	BOTTOM	MW	MICROWAVE
BT	BOTTOM OF	NIC	NOT IN CONTRACT
BRG.	BEARING	NO	NUMBER
BRG. PL.	BEARING PLATE	NOM	NOMINAL
B.U.R.	BUILT UP ROOFING	NTS	NOT TO SCALE
CRPT	CARPET	OVN	OVEN
CABT	CABINET	OA	OVERALL
C.I.	CAST IRON	OC	ON CENTER
C.J.	CEILING JOISTS	OPP	OPPOSITE
C.J.T.	CONSTRUCTION JOINTS	OPT.	OPTIONAL
CL	CENTERLINE	PERF.	PERFORATED
CLG.	CEILING	PL	PLATE
CL	CLOSET	P LAM	PLASTIC LAMINATE
C.M.U.	CONCRETE MASONRY UNIT	PLYWD	PLYWOOD
C.O	CASED OPENING	PSF	POUNDS PER SQUARE FOOT
COL.	COLUMN	PSI	POUNDS PER SQUARE INCH
CONC.	CONCRETE	PVC	POLYVINYLCHLORIDE
CONST.	CONSTRUCTION	QT	QUARRY TILE
CONT.	CONTINUOUS	R	RADIUS
C.T.	CERAMIC TILE	RD	ROOF DRAIN
C.W.	COLD WATER	R & S	ROD AND SHELF
DEMO.	DEMOLITION	REC	RECESSED
DIA.	DIAMETER	REF	REFRIGERATOR
DIAG.	DIAGONAL	REG	REGULAR
DIM.	DIMENSION	REINF	REINFORCE
DISP.	DISPOSAL	RO	ROUGH OPENING
DIV.	DIVISION	RR	ROOF RAFTERS
DL	DEAD LOAD	SECT	SECTION
DN.	DOWN	SHLV	SHELVES
DWG.	DRAWINGS	SHT	SHEET
D.S.	DOWNSPOUT	SHWR	SHOWER
D.W.	DISHWASHER	SHTG	SHEATHING
EA.	EACH	SIM	SIMILAR
EX.	EXISTING	SL	SLIDING
EIFS	EXTERIOR INSULATION FINISH SYSTEM	SPEC	SPECIFICATION
EQ	EQUAL	SQ	SQUARE
EXP.	EXPANSION	SF	SQUARE FOOT
ELEC.	ELECTRICAL	SS	SANITARY SUMP
ELEV.	ELEVATION	STD	STANDARD
EQUIP.	EQUIPMENT	STL	STEEL
EQUIV.	EQUIVALENT	STOR	STORAGE
E.W	EACH WAY	STRUCT	STRUCTURE
F	FURNACE	SUSP	SUSPENDED
FD	FLOOR DRAIN	T & B	TOP AND BOTTOM
FE	FIRE EXTINGUISHER	T	TOP OF
FF	FINISH FLOOR	TEL	TELEPHONE
FIN.	FINISH	T & G	TONGUE AND GROOVE
FIXT	FIXTURE	THK	THICK
FLR	FLOOR	TJ	TRUST JOIST
FLASHG	FLASHING	TOP	TOP OF PLATE
FJN	FOUNDATION	TV	TELEVISION
FO	FACE OF	UC	TYPICAL
FS	FOOTING SUMP	UN	UNDER COUNTER
FTG	FOOTING	UON	UNLESS OTHERWISE NOTED
FURN	FURNACE	VCT	VINYL COMPOSITION TILE
GA	GAUGE	VERT	VERTICAL
GALV	GALVANIZED	VIF	VERIFY IN FIELD
GFI	GROUND FAULT INTERRUPT	W/	WITH
GLU-LAM	GLUE LAMINATED BEAM	WC	WATER CLOSET
GYP.	GYPSUM	WIC	WALK IN CLOSET
HD	HEAD	WD	WOOD
HDR	HEADER	WDO	WINDOW
HT	HEIGHT	WH	WATER HEATER
HM	HOLLOW METAL	W/O	WITHOUT
HORZ	HORIZONTAL	WP	WATERPROOF
HP	HIGH POINT	WT	WEIGHT
HTG	HEATING	WWF	WELDED WIRE FABRIC
HVAC	HEATING VENTILATE AIR CONDITIONING		
INT.	INTERIOR		

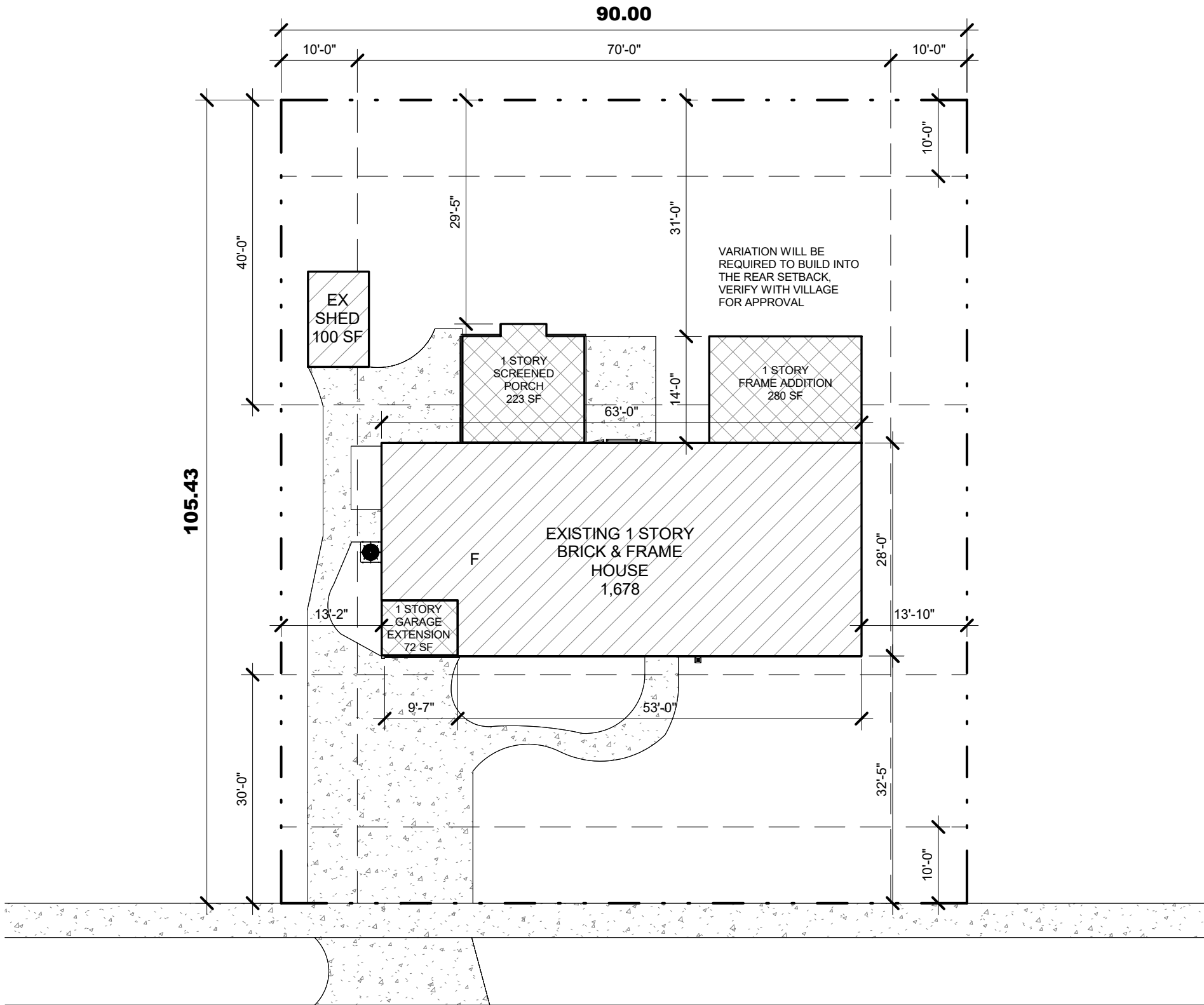
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SITE PLAN NOTES

- INFORMATION ON THIS DRAWING IS ACCUMULATED FROM EXISTING DOCUMENTATION AND MUST BE CONFIRMED BY THE CONTRACTOR AND COORDINATED WITH THE ARCHITECT PRIOR TO CONSTRUCTION. ARCHITECTURAL SITE PLAN IN FOR SCHEMATIC PURPOSES ONLY. SEE SITE ENGINEERING PLAN AND LANDSCAPE PLAN FOR ADDITIONAL INFORMATION.
- VERIFY LOCATIONS OF ALL UTILITIES AND OTHER BUILDING SERVICES PRIOR TO EXCAVATION.
- PROVIDE REQUIRED WORK TO ACCOMMODATE EXISTING UTILITIES OR OTHER BUILDING SERVICES.
- PROTECT EXISTING LANDSCAPING DURING CONSTRUCTION, TO GREATEST EXTENT POSSIBLE.
- PROVIDE TEMPORARY CONSTRUCTION/SECURITY FENCING AROUND ALL OPEN EXCAVATIONS: HEIGHT AS REQ'D BY LOCAL CODES.
- VERIFY LOCATIONS OF ALL MATERIAL STOCKPILES AND DUMPSTERS WITH OWNER.
- CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING WITH THE WORK. ANY DISCREPANCIES IN FIELD CONDITIONS ARE TO BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING.
- PLEASE NOTIFY THE ARCHITECT IMMEDIATELY IF THERE ARE ANY DISCREPANCIES IN THE CONSTRUCTION DOCUMENTS.
- STATE LAW: BEFORE DIGGING, CALL JULIE (811 OR 1-800-892-0123) FOR LOCATION OF PUBLIC AND PRIVATE UTILITIES AT WORK SITE. 48 HOUR NOTICE IS REQUIRED.
- THE HOUSE SHALL PASS A BLOWER DOOR TEST AND A COPY OF THE RESULTS SHALL BE PROVIDED TO THE BUILDING DEPARTMENT PRIOR TO SCHEDULING THE FINAL INSPECTIONS.
- CONSTRUCTION DEBRIS AND REFUSE CONTAINMENT SHALL BE REQUIRED FOR ALL JOB SITES. CONTAINMENT SHALL OCCUR ON THE PROPERTY THAT IS THE SUBJECT OF THE PERMIT & SHALL BE WITHIN A DUMPSTER, STRUCTURE, OR CONTAINER THAT CAN BE COVERED TO PREVENT WINDBLOWN DEBRIS. ALL SUCH DUMPSTERS, STRUCTURES, OR CONTAINERS SHALL BE COVERED AT ALL TIMES WHEN NO WORK IS BEING PERFORMED ON THE PROPERTY THAT IS THE SUBJECT OF THE PERMIT.
- ALL DISTURBED PARKWAY LAWN AREAS WILL BE RESTORED WITH NEW SOD ON 6" OF TOPSOIL. ALL SOD SHALL BE WATERED AS REQ'D TO SUSTAIN GROWTH.
- ALL PARKWAY TREES SHALL HAVE A SNOW FENCE THAT EXTENDS TO THE DRIP LINE. NO TRAFFIC SHALL GO OVER THE ROOT SYSTEM. SURFACE DRAINAGE TO BE DIVERTED FROM STRUCTURE SO AS NOT TO CREATE A HAZARD ON THIS OR ADJACENT PROPERTY. GRADE FROM FOUNDATION TO DROP A MINIMUM OF 6" IN 10'-0". PROVIDE SWALES OR DRAINS TO ENSURE DRAINAGE FROM STRUCTURE AND ADJACENT PROPERTY.
- TOILET FACILITIES SHALL BE PROVIDED AT ALL JOB SITES PER ILLINOIS PLUMBING CODE. THIS WILL BE A CONDITION OF THE PERMIT.
- PROVIDE AND MAINTAIN A 5'-0" HIGH FENCE ALONG THE FULL LENGTH OF INTERIOR SIDE YARDS UNTIL EXTERIOR CONSTRUCTION IS COMPLETE.
- PROVIDE AND MAINTAIN A 5'-0" HIGH CONSTRUCTION FENCE DURING NON-WORKING HOURS THAT WILL ENCLOSE ALL OPEN EXCAVATIONS UNTIL FOUNDATION IS BACK-FILLED & FIRST FLOOR DECK IS COMPLETED.
- ERECT PROTECTIVE SNOWFENCE PRIOR TO ANY CONSTRUCTION ACTIVITY. DO NOT STORE ANY EQUIPMENT OR MATERIALS WITHIN THE PROTECTION AREA. REMOVE THE PROTECTIVE SNOW FENCE ONLY AFTER CONSTRUCTION IS COMPLETE.
- ALL TREES ARE TO BE PROTECTED DURING CONSTRUCTION WITH FENCING FOR EVERY 1" OF TREE DIAMETER. MAINTAIN 1'-0" DISTANCE AWAY FOR FENCING.
- MAINTAIN EXISTING DRAINAGE PATTERNS. ANY DRAINAGE ISSUES THAT MAY ARISE FROM THE CONSTRUCTION ASSOCIATED WITH THIS PERMIT WILL BE ADDRESSED BY THE PERMITTEE.
- RESTORE PARKWAY AND PAVEMENT TO PRE-CONSTRUCTION CONDITIONS.

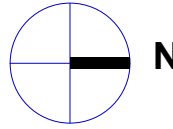
ENERGY CODE COMPLIANCE NOTES

- ENERGY CODE COMPLIANCE DESIGN BY PRESCRIPTIVE MEANS.
CLIMATE ZONE: 5
MAX. GLAZING U-FACTOR: 0.30
ACTUAL U-FACTOR:
MIN. SKYLIGHT U-FACTOR: 0.55
ACTUAL SKYLIGHT U-FACTOR:
SHGC: N R
MIN. CEILING R-VALUE: 49
ACTUAL CEILING R-VALUE: 30 OR 20 + 5 OR 13+10
MIN. FRAME WALL R-VALUE: 30 (CLOSED CELL FOAM INSULATION)
ACTUAL WALL R-VALUE: 30
MIN. FLOOR R-VALUE: 30
ACTUAL FLOOR R-VALUE:
MIN. BASEMENT R-VALUE: 15 OR 19
ACTUAL BASEMENT R-VALUE:
GC TO PROVIDE PERMANENT CERTIFICATE TO BE POSTED ADJACENT TO ELECTRICAL PANEL INDICATING INSULATION VALUES FOR BUILDING INSULATION, FENESTRATION AND DUCT SYSTEMS.
SPRAY FOAM BOX SILLS AND SILL PLATES, AND ADD R-15 HIGH DENSITY FRICTION FIT BATT INSULATION.
- ALL PENETRATIONS THROUGH THERMAL ENVELOPE SHALL BE ADEQUATELY SEALED BY CAULK, GASKET, WEATHERSTRIPPING OR OTHER BARRIER MEANS PER 2021 IECC REQUIREMENTS.
ALL WINDOWS AND EXTERIOR DOOR JAMBS ARE TO BE SEALED WITH LOW-EXPANSION FOAM.
ALL BOTTOM PLATES ON EXTERIOR WALLS SHALL BE GLUED TO SUB-FLOOR.
- ALL FIREPLACES SHALL HAVE GASKETED DOORS & OUTSIDE COMBUSTION AIR.
- ALL RECESSED LIGHTING IN THERMAL ENVELOPE SHALL BE SEALED TO PREVENT AIR LEAKAGE. ALL RECESSED DOWNLIGHTING TO BE IC-RATED.
- PROVIDE PROGRAMMABLE THERMOSTATS FOR EACH ZONE WITH SETBACK AND MANUAL OVERRIDE.
- ALL DUCTWORK SHALL BE ADEQUATELY SEALED. ALL SUPPLY DUCTWORK IN UNCONDITIONED ATTIC TO HAVE R-8 INSULATION. ALL OTHER DUCTWORK TO HAVE R-6 INSULATION. HVAC CONTRACTOR SHALL PROVIDE EITHER POST-CONSTRUCTION OR ROUGH-IN TEST OF TOTAL AIR LEAKAGE FOR DUCT SYSTEMS.
- ALL MECHANICAL SYSTEM PIPING CAPABLE OF CARRYING FLUIDS ABOVE 105 DEG F OR BELOW 55 DEG F SHALL BE INSULATED TO A MINIMUM OF R-3. ALL HOT WATER LINES TO HAVE R-3 PIPE INSULATION & MANUAL SWITCH FOR RECIRC. PUMP.
- ALL ACCESS HATCHES/DOORS TO UNCONDITIONED SPACE SHALL BE INSULATED & WEATHERSTRIPPED.
- 100% OF ALL LIGHTING TO HAVE HIGH-EFFICACY BULBS.
- FURNACE: +90% AFUE
WATER HEATER: +95% AFUE
A/C: 13+ SEER
SHGC: 0.27 OR BTR
- WINDOWS, SKYLIGHTS AND SLIDING GLASS DOORS SHALL HAVE AN AIR INFILTRATION RATE NO MORE THAN 0.3 CFM PER SF, AND SWINGING DOORS NO MORE THAN 0.5 CFM PER SF.



N CLARK DR

1
A0
1/16" = 1'-0"



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438 N CLARK DRIVE
PALATINE IL 60074

DATE

1- 05/20/2025

ISSUE DATE

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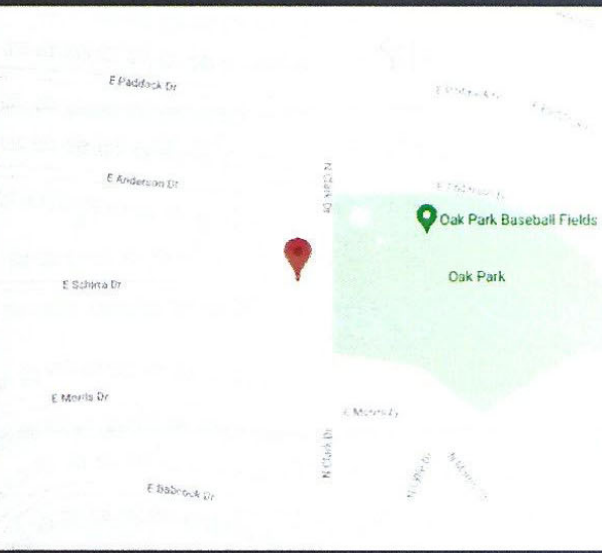
SHEET TITLE
COVER SHEET

SHEET NUMBER

A0



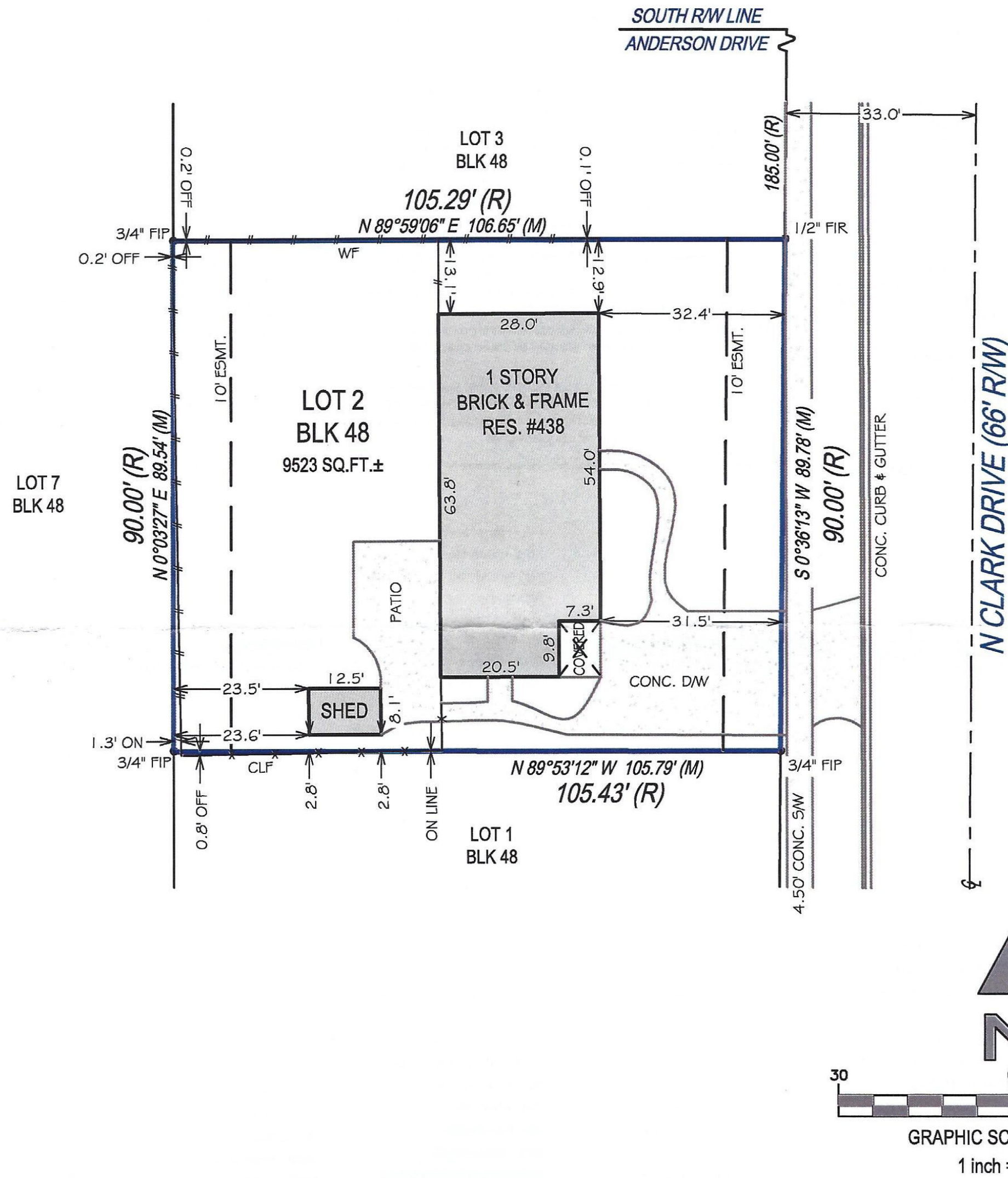
www.exactaland.com | office: 773.305.4011



PROPERTY ADDRESS: 438 N CLARK DRIVE, PALATINE, ILLINOIS 60074

SURVEY NUMBER: 2202.1971

2202.1971
BOUNDARY SURVEY
COOK COUNTY



STATE OF ILLINOIS }
COUNTY OF LASALLE }SS

POINTS OF INTEREST:
NONE VISIBLE

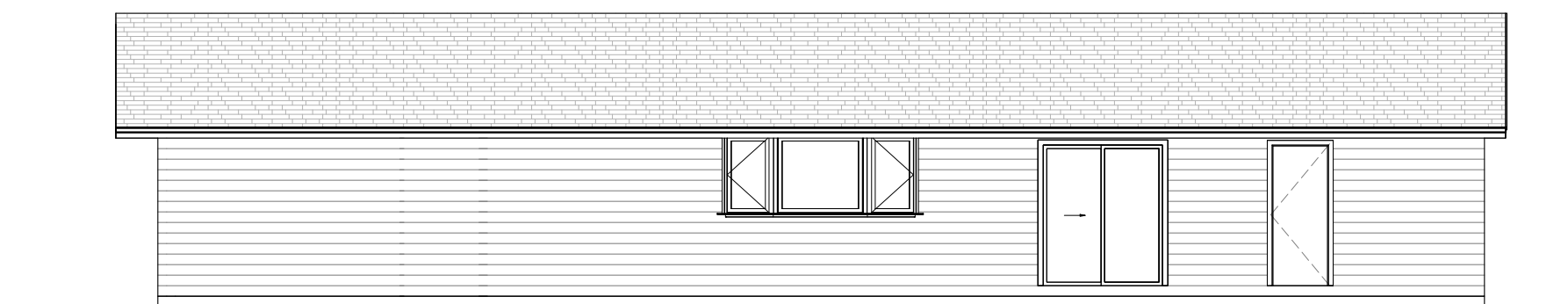
PLAT OF SURVEY
NTS



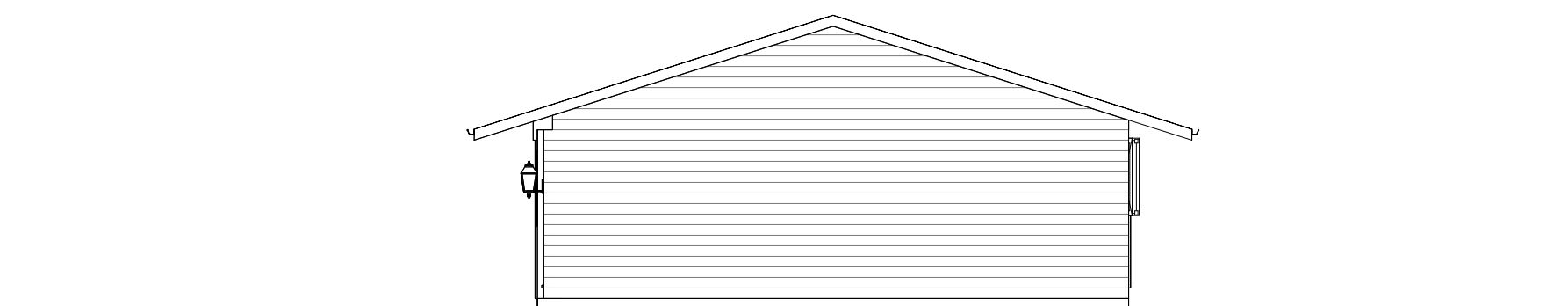
EXISTING
ELECTRICAL PANEL



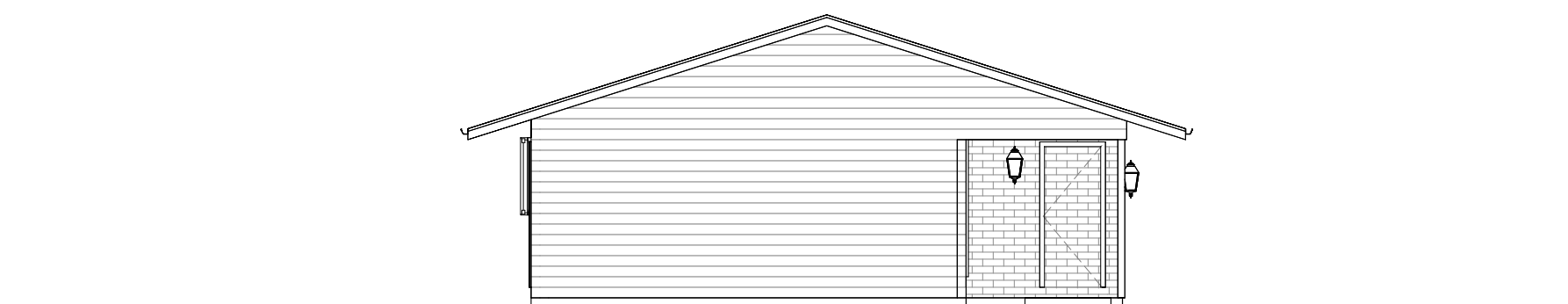
1 EAST ELEVATION - EXISTING FRONT
A1 1/8" = 1'-0"



2 WEST ELEVATION - EXISTING REAR
A1 1/8" = 1'-0"



3 NORTH ELEVATION - EXISTING SIDE
A1 1/8" = 1'-0"



4 SOUTH ELEVATION - EXISTING SIDE
A1 1/8" = 1'-0"



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EXISTING DRAWINGS

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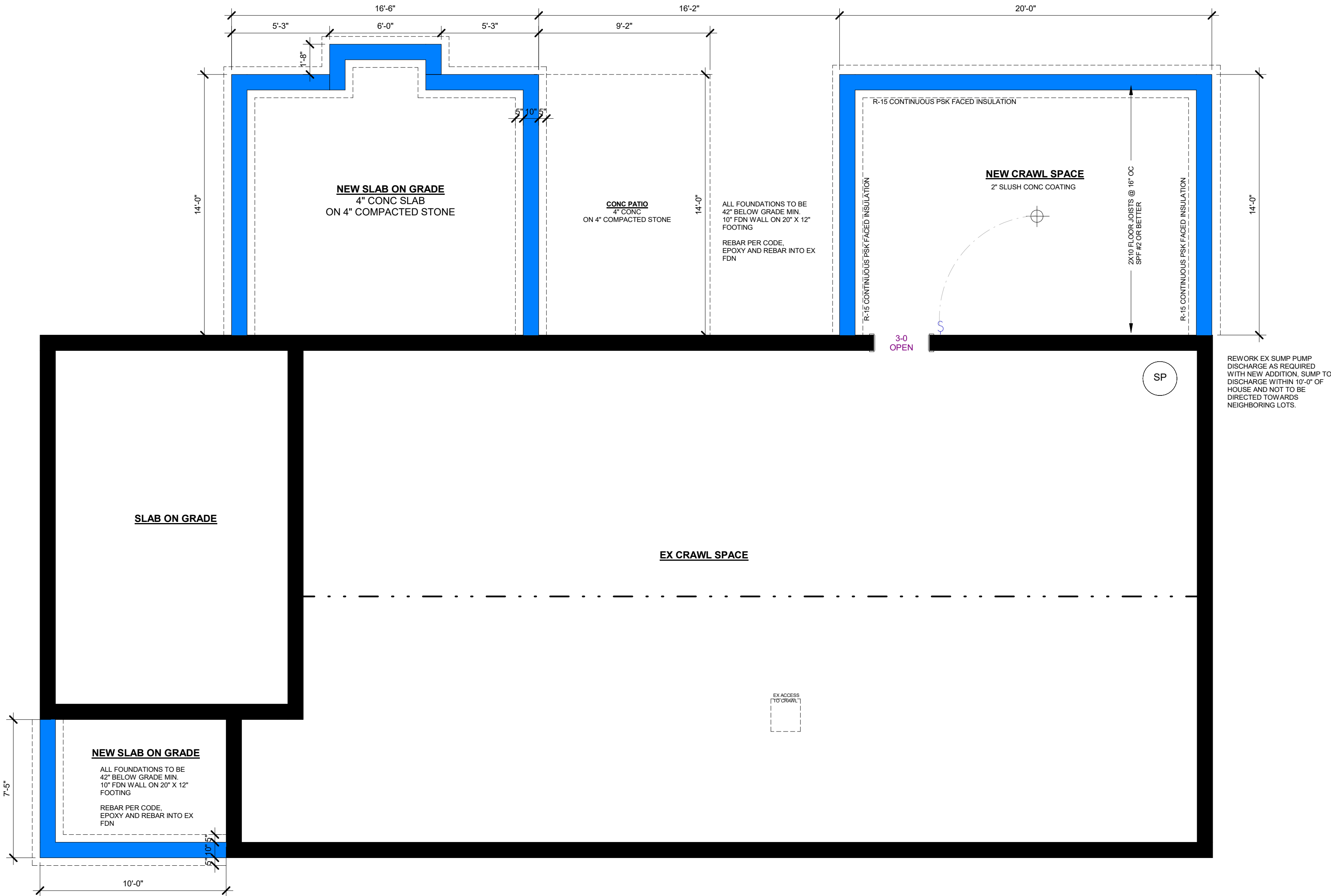
A1

WALL LEGEND - SUB LEVEL

LOCATION	U.L. NO.	FIRE RATING	CONSTRUCTION	DESCRIPTION
EXTERIOR (1)	---	---	=====	10" CONCRETE FOUNDATION WALL W/ 2 - #5 TOP, MID & BOTTOM ON 20" X 10" CONCRETE FOOTING
EXTERIOR (2)	---	---	=====	12" TRENCH CONC. FOUNDATION WALL W/ 2 - #5 TOP & BOTTOM MIN. 42" BELOW GRADE
INTERIOR - 1	---	---	=====	2 X 4 WD STUDS @ 16" OC W/ 5/8" DRYWALL EACH FACE
INTERIOR - 2 (PLUMBING)	---	---	=====	2 X 6 WD STUDS @ 16" OC W/ 5/8" DRYWALL EACH FACE
INTERIOR - 3 (PERIMETER)	---	---	=====	FOUNDATION WALL W/ 2X4 STUD WALL @ 16" OC OFFSET 2" FROM FOUNDATION WALL TO ALLOW FOR R-21 CAVITY INSULATION + 5/8" DRYWALL (INT)
EXISTING WALLS	---	---	█	
NEW CONSTRUCTION	---	---	█	

CONCRETE AND EXCAVATION

- FOOTINGS SHALL BEAR ON UNDISTURBED, INORGANIC SOIL WITH MINIMUM BEARING CAPACITY OF 3,000 PSF.
- ALL EXCESS SOIL SHALL BE REMOVED FROM THE SITE.
- FOUNDATION CONCRETE TO ACHIEVE COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS: MIN. 5 1/2 BAG MIX SIDEWALKS, PATIOS & STEPS TO BE AIR- ENTRAINED WITH COMPRESSIVE STRENGTH OF 3500 PSI AT 28 DAYS. MIN 6 MIX.
- BACK- FILL SOIL SO THAT GRADE SLOPES AWAY FROM FOUNDATION 6" WITHIN FIRST 10'-0" (MIN.)
- EXISTING GROUND ELEVATIONS WILL NOT BE ALTERED ANYWHERE ON THE SITE IN ORDER TO MAINTAIN THE EXISTING DRAINAGE PATTERN AND NOT OBSTRUCT ANY TRIBUTARY DRAINAGE FROM THE SURROUNDING PROPERTIES.
- ALL EXCAVATED SOIL/MATERIALS NOT TO BE USED FOR BACKFILL & TO BE IMMEDIATELY REMOVED FROM SITE. NO ON-SITE STOCKPILING OF EXCAVATED MATERIALS WILL BE ALLOWED. WITH THE EXCEPTION OF TOPSOIL FOR FINAL GRADING.
- GRAVEL BASE ON CONCRETE SLABS TO HAVE A BASIC COURSE CONSISTING OF CLEAN GRADE SAND, GRAVEL, CRUSHED STONE, OR CRUSHED BLAST-FURNACE SLAG PASSING A 2" SIEVE AND RETAINED ON 1/4" SIEVE SHALL BE PLACED ON THE PREPARED SUBGRADE WHEN THE SLAB IS BELOW GRADE. PEA GRAVEL IS NOT ALLOWED.
- PLEASE TAKE CARE WHEN DIGGING FOR THE FOOTINGS. THE USE OF ROCK UNDER FOOTING CAN FACILITATE WATER ACCUMULATION UNDER THE FLOOR SLAB/BASEMENT AND CONTRIBUTE TO FLOODING AS THE GROUND WATER LEVEL RISES DURING EXTREMELY WET PERIODS. THEREFORE, CRUSHED ROCK CANNOT BE PERMITTED UNDER FOUNDATIONS UNLESS A SOILS REPORT BY AN ILLINOIS LICENSED SOILS ENGINEER SPECIFICALLY ADDRESSES THE EXISTING AND POTENTIAL HIGH LEVELS OF GROUND WATER TABLE AND ADEQUATE PREVENTATIVE MEASURES TO PROTECT THE HOMEOWNER.
- PROVIDE A PERMANENTLY AFFIXED LADDER IN AREA WELL IF GRADE IS HIGHER THAN 44" ABOVE THE BOTTOM OF THE WELL.
- PORCHES & STEPS EXPOSED TO WEATHER SHALL HAVE CONCRETE W/ A MIN. COMPRESSIVE STRENGTH OF 3,500 PSI AND SHALL BE AIR ENTRAINED NOT LESS THAN 5% OR MORE THAN 7%.
- SLABS-ON-GRADE REQUIRE MINIMUM OF #10 WELDED WIRE FABRIC LOCATED IN THE UPPER ONE THIRD OF THE THICKNESS.
- CONTROL JOINTS FOR 4" SLABS SHALL BE AT A MAXIMUM OF 8'-0" INTERVALS
- FIELD VERIFY SAW CUT CONTROL JOINTS ARE INSTALLED WITHIN 24 HOURS OF FINAL FINISHING OF CONCRETE.
- BUILDING DRAINS THAT EXTEND THROUGH A FOUNDATION WALL SHALL BE OF CAST-IRON PIPE AND SHALL EXTEND A MIN. 5'-0" BEYOND AN EXTERIOR FOUNDATION WALL. 6" FULL SIXE CLEANOUT IS ACKNOWLEDGED.
- A WRITTEN RECORD PROVIDED FROM THE MATERIAL SUPPLIER SHALL BE PROVIDED TO THE LOCAL AUTHORITY UPON COMPLETION OF DELIVERY OF CONCRETE. THE RECORDS SHALL CONTAIN THE FOLLOWING:
A: TIME THAT WATER WAS INTRODUCED TO THE CONC. MIX
B: TIME AT THE END OF THE CONCRETE POUR
C: CEMENT MIX RATIO
D: AMOUNT OF WATER ADDED ON SITE
E: TOTAL NUMBER OF DRUM REVOLUTIONS
F: AMOUNT OF CHLORIDE ADDED TO THE CEMENT MIX
G: AMOUNT OF ADMIXTURES IN CEMENT MIX
H: AIR CONTENT OF CEMENT MIX
- THE SOIL BEARING CAPACITY SHALL BE VERIFIED BY AN ILLINOIS LICENSED SOILS ENGINEER AT THE TIME THE FOOTINGS ARE EXCAVATED AND A COPY OF THE REPORT SHALL BE PROVIDED TO THE INSPECTOR PRIOR TO POURING THE FOOTINGS.
- AREA WELL COVER
THE COVER SHALL BE CAPABLE OF SUPPORTING A MINIMUM LIVE LOAD OF 250 POUNDS. THE COVER SHALL CONSIST OF ONE OF THE FOLLOWING: A METAL GRATED COVER, A CLEAR PLASTIC COVER, OR A TRANSLUCENT FIBERGLASS COVER AND BE OPENABLE FROM THE INSIDE WITHOUT A KEY, TOOL, SPECIAL KNOWLEDGE OR FORCE GREATER THAN THAT REQUIRED TO OPEN THE ESCAPE WINDOW.



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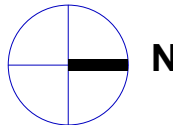
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SHEET TITLE

FOUNDATION & BASEMENT PLANS

SHEET NUMBER

A2



WALL LEGEND - FIRST + SECOND FLOORS

LOCATION	U.L. NO.	FIRE RATING	CONSTRUCTION	DESCRIPTION
EXTERIOR (1)	---	---		2 X 6 WD STUDS @ 16" OC W/ 5/8" DRYWALL (INT) 1/2" OSB (EXT) [R-30] FOAM CAVITY INSULATION
EXTERIOR (GARAGE)	---	1 HR		2 X 6 WD STUDS @ 16" OC W/ 5/8" DRYWALL (INT) 1/2" OSB (EXT)
INTERIOR - 1	---	---		2 X 4 WD STUDS @ 16" OC W/ 5/8" DRYWALL EACH FACE
INTERIOR - 2 (PLUMBING)	---	---		2 X 6 WD STUDS @ 16" OC W/ 5/8" DRYWALL EACH FACE
INTERIOR - 3 (GARAGE)	---	1 HR		2 X 6 WD STUDS @ 16" OC W/ 5/8" DRYWALL (INT) 5/8" "X" (GAR) [R-30] FOAM CAVITY INSULATION
EXISTING WALLS	---	---		
NEW CONSTRUCTION	---	---		



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ADDITION TO THE WARREN RESIDENCE

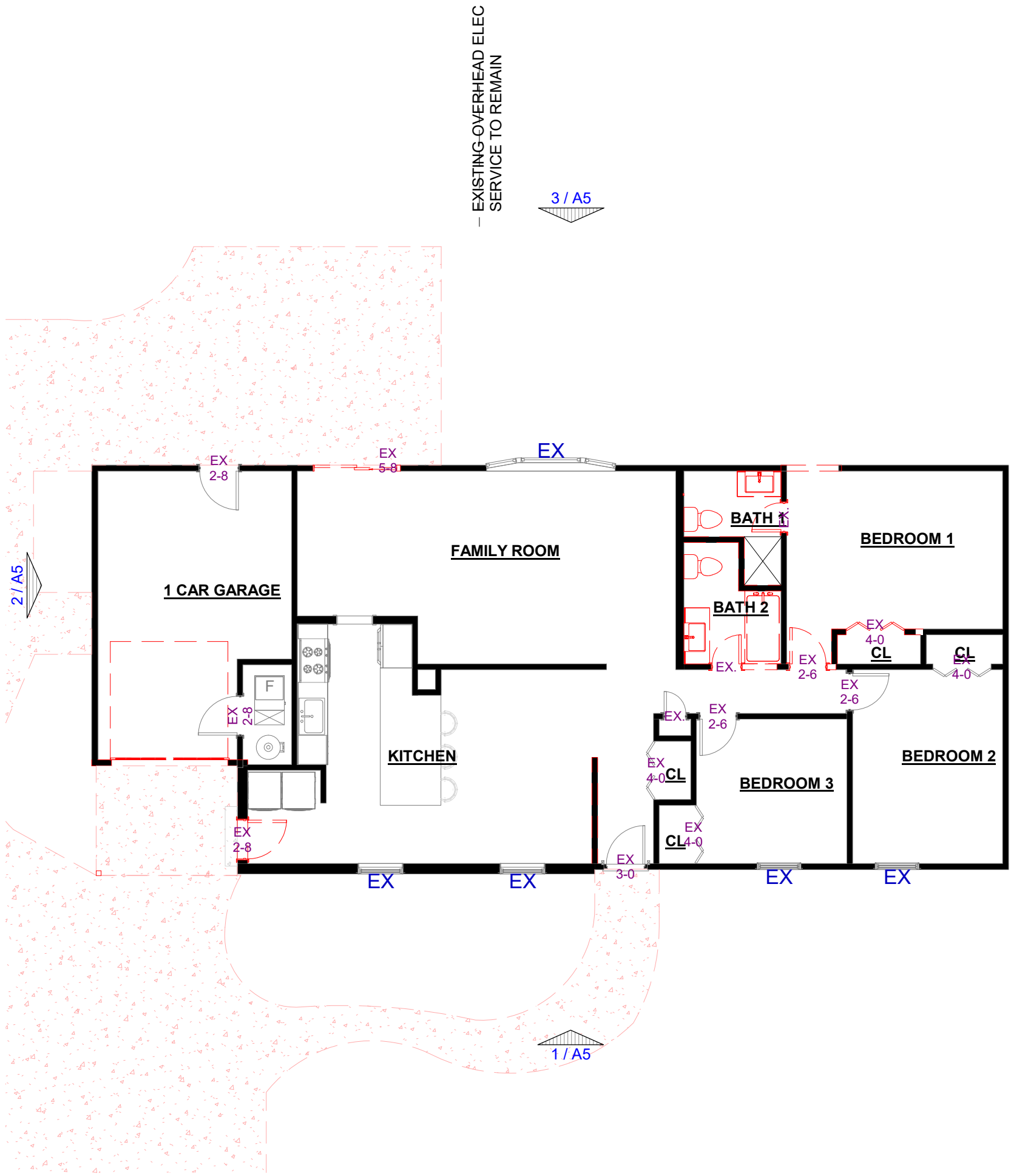
438 N CLARK DRIVE
PALATINE IL 60074

DATE

1- 05/20/2025

ISSUE DATE

1- 05/20/2025 1 - BID



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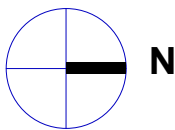
SHEET TITLE

FIRST FLOOR PLAN

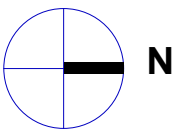
SHEET NUMBER

A3

1 FIRST FLOOR - EX / DEMO
A3 1/8" = 1'-0"



2 FIRST FLOOR - PROPOSED
A3 1/4" = 1'-0"



IN AREAS WHERE THERE HAS BEEN AN HISTORY OF ICE FORMING ALONG THE EAVES CAUSING S BACKUP OF WATER AS DESIGNATED IN TABLE R301.2(1), AN ICE BARRIER SHALL BE INSTALLED FOR ASPHALT SHINGLES, METAL ROOF SHINGLES, MINERAL-SURFACED ROLL ROOFING, SLATE AND SLATE-TYPE SHINGLE, WOOD SHINGLES AND WOOD SHAKES. THE ICE BARRIER SHALL CONSIST OF NOT FEWER THAN TWO LAYERS OF UNDERLAYMENT CEMENTED TOGETHER, OR A SELF-ADHERING POLYMER-MODIFIED BITUMEN SHEET SHALL BE USED IN PLACE OF NORMAL UNDERLAYMENT. THE ICE BARRIER SHALL BE EXTENDED TO THE EAVES AND DOWN THE SIDES OF ROOFS NOT LESS THAN 24 INCHES (610 MM) INSIDE THE EXTERIOR WALL LINE OF THE BUILDING. ON ROOF SLOPES WITH SLOPE EQUAL TO OR GREATER THAN 8 UNITS VERTICAL IN 12 UNITS HORIZONTAL, THE ICE BARRIER SHALL ALSO BE APPLIED NOT LESS THAN 36 INCHES MEASURED ALONG THE ROOF SLOPE FROM THE EAVE EDGE OF THE BUILDING.



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SHEET TITLE
ROOF PLAN

SHEET NUMBER

A4

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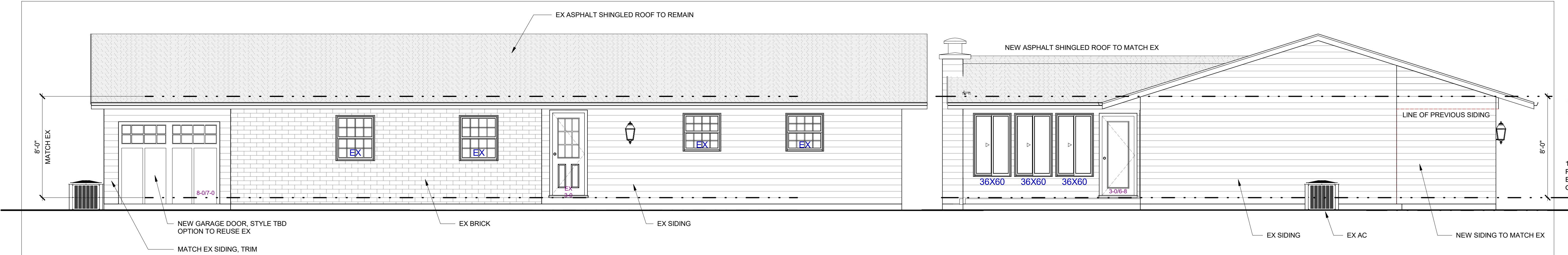
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SHEET TITLE
ELEVATIONS

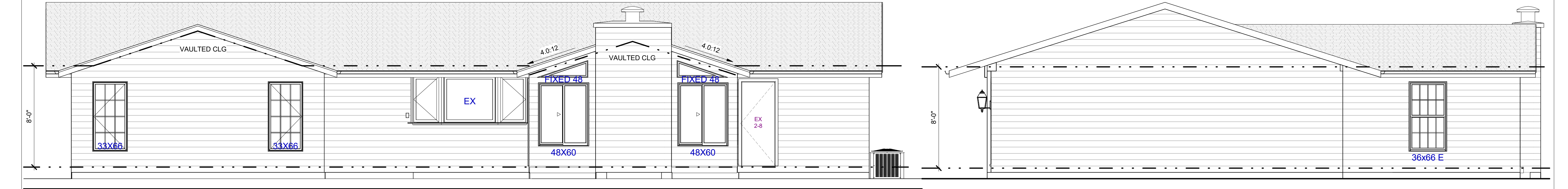
SHEET NUMBER

A5



1 EAST ELEVATION - PROPOSED FRONT
A5 1/4" = 1'-0"

2 SOUTH ELEVATION - PROPOSED SIDE
A5 1/4" = 1'-0"



3 WEST ELEVATION - PROPOSED REAR
A5 1/4" = 1'-0"

4 NORTH ELEVATION - PROPOSED SIDE
A5 1/4" = 1'-0"

ELEVATION MATERIALS

LOCATION	HATCH PATTERN	DESCRIPTION	MANUF.	LOCATION	HATCH PATTERN	DESCRIPTION	MANUF.
SIDING (1)		HORIZ LAP SIDING	MATCH EX	TRIM AND FASCIA		TRIM	MATCH EX
SIDING (2)		BRICK	MATCH EX	SOFFIT AND FASCIA		ALUMINUM - VENTED	MATCH EX
ROOFING (1)		ASPHALT SHINGLES	MATCH EX	COLUMNS		MATCH EX TRIM	MATCH EX
DOORS		STYLE TBD	MATCH EX	GUTTERS, DOWNSPOUTS		ALUMINUM	MATCH EX
			MATCH EX	WINDOWS		VINYL (INTERIOR - EXTERIOR -)	MATCH EX

WINDOW NOTES:

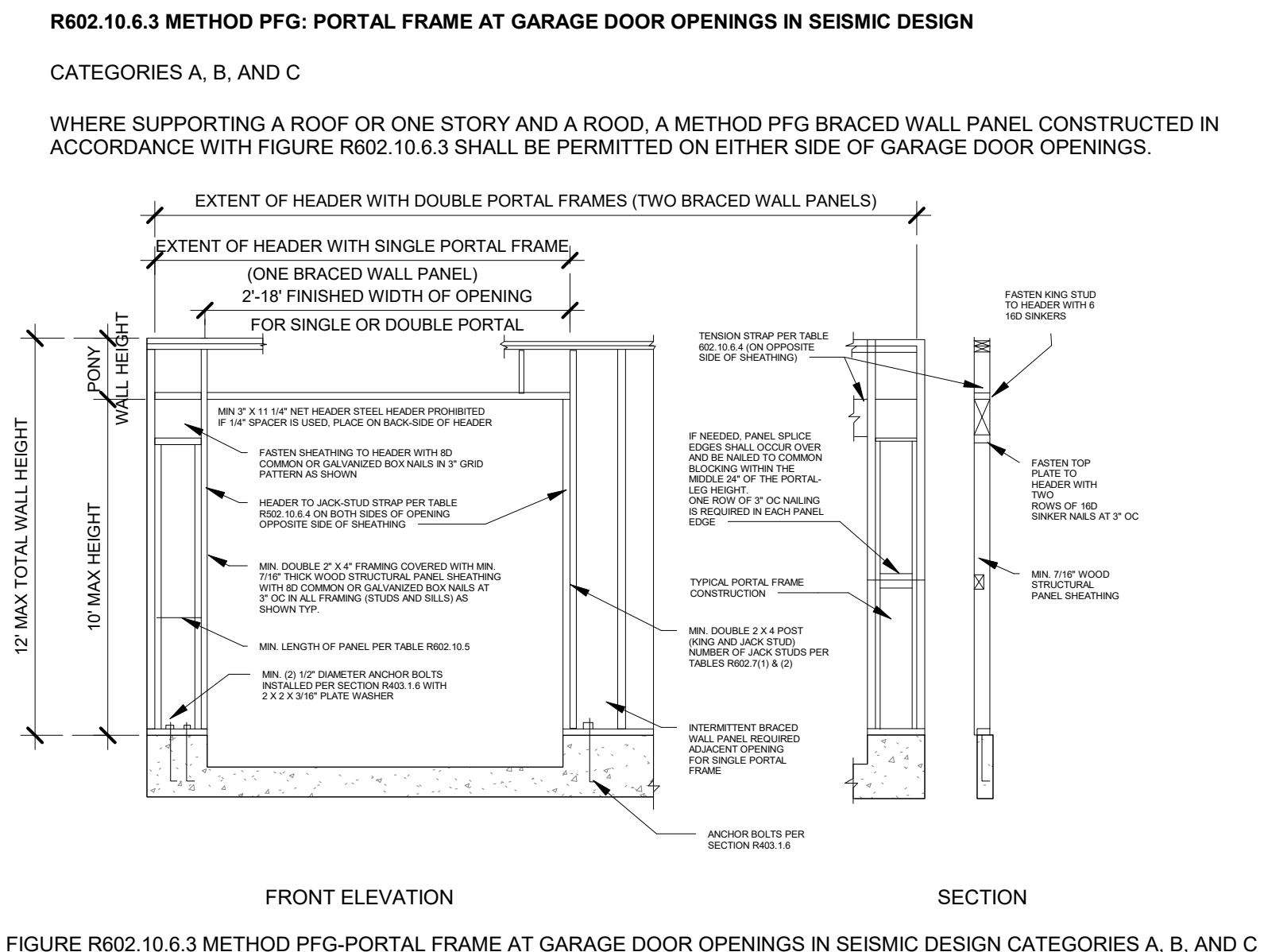
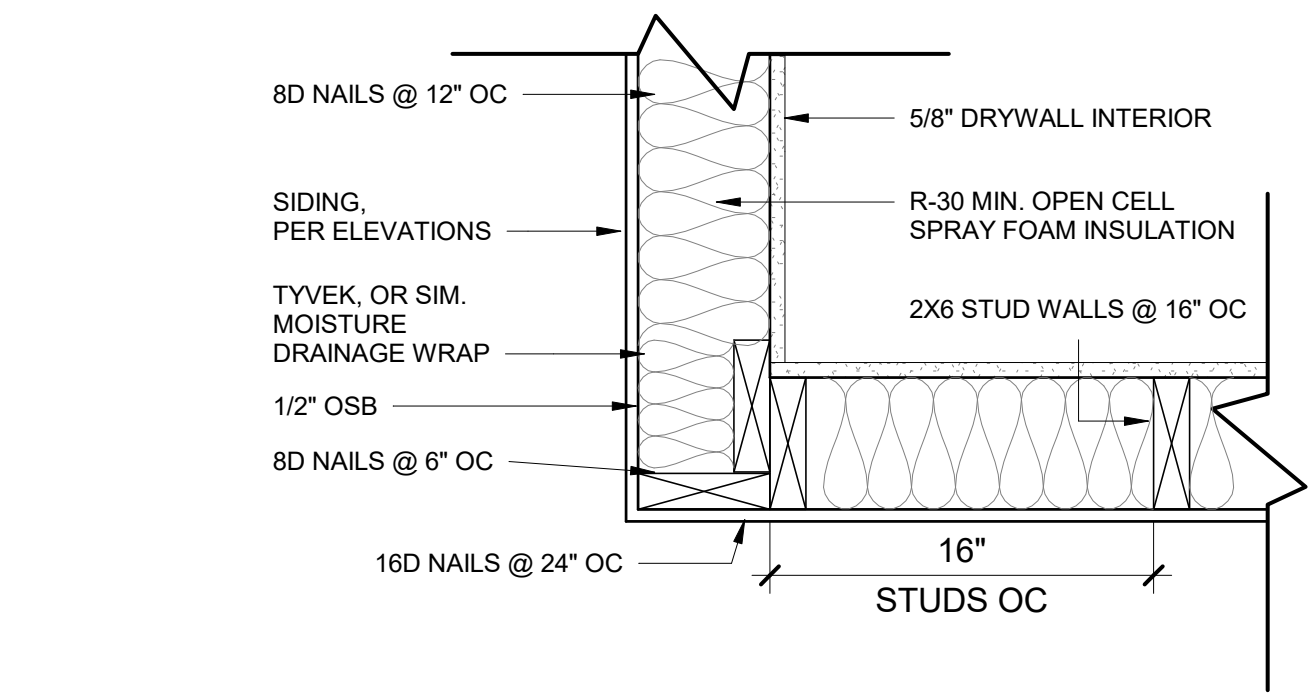
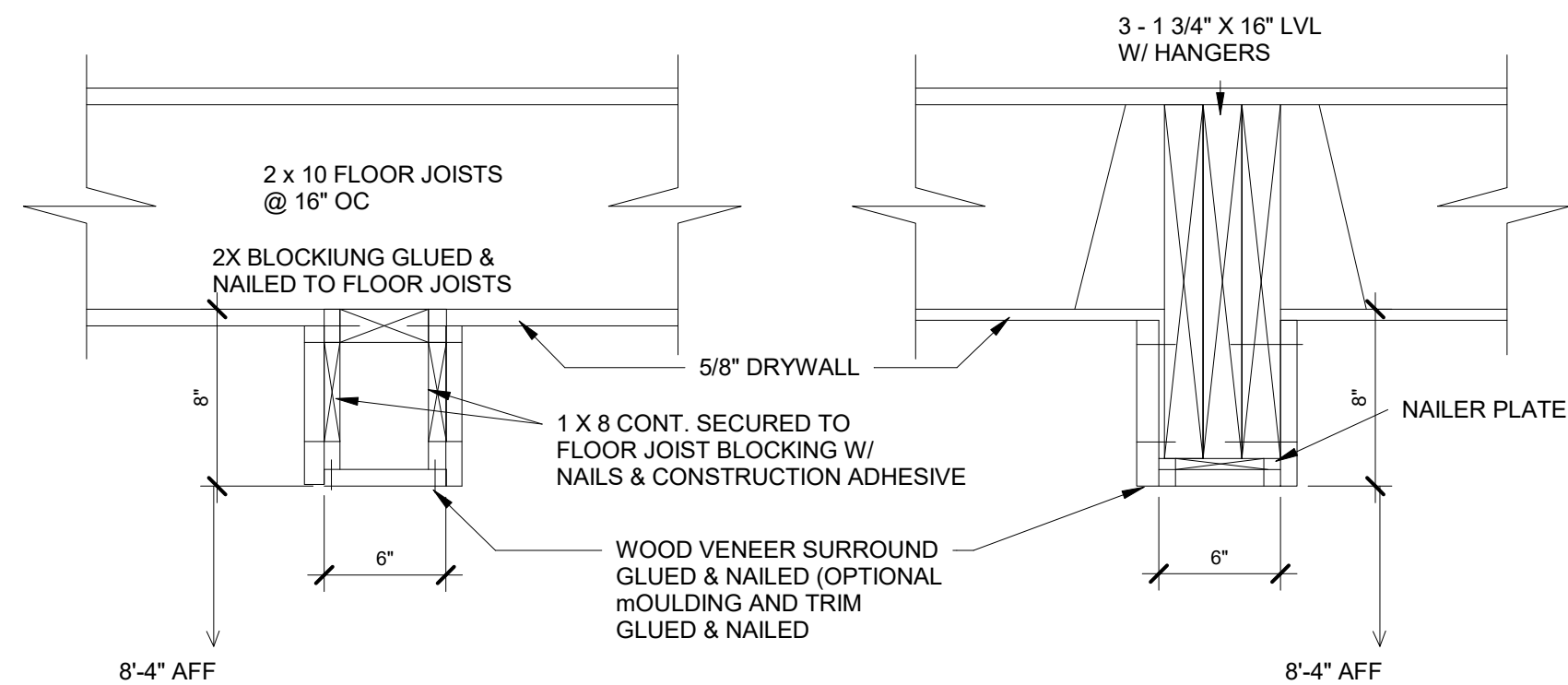
- WINDOW SIZES - ROUGH OPENING TO BE VERIFIED IN FIELD W/ CHOSEN WINDOW MANUF. & CONTRACTOR PRIOR TO CONSTRUCTION
- GLASS SIZES TO BE FOLLOWED AS CLOSE AS POSSIBLE PER DIFFERENT MANUF.
- BEDROOM WINDOWS TO HAVE EGRESS HARDWARE & FOLLOW EGRESS REQUIREMENTS AS LABELED ON ELEVATIONS.
- WINDOWS IN WHICH THE BOTTOM EDGE OF THE WINDOW IS LESS THAN 18" ABOVE THE TOP OF THE FLOOR ARE REQUIRED TO BE TEMPERED.
- FIELD VERIFY EMERGENCY ESCAPE & RESCUE OPENINGS IN SLEEPING ROOMS
- EGRESS WINDOW REQUIREMENTS
PROVIDE A NET CLEAR OPENING OF 5.7 SF OR GREATER, ACHIEVED BY SIMPLY OPENING THE WINDOW
PROVIDE A NET CLEAR OPENING OF 5.0 SF OR GREATER FOR GRADE LEVEL WINDOWS.
A MINIMUM CLEAR WIDTH OF 20"
A MINIMUM CLEAR HEIGHT OF 24"
A SILL HEIGHT OF LESS THAN 44" AFF
- ALL NEW WINDOWS TO HAVE A MAX. U-FACTOR OF 0.30
- ALL BATHROOM GLASS AND GLASS IN AREAS OF HAZARD SHALL BE SAFETY GLAZING, PERMANENTLY ETCHED, AND THE ETCHING SHALL BE VISIBLE AFTER INSTALLATION TO VERIFY COMPLIANCE. SECTION: IRC R308.4
- E = EGRESS
F= FROSTED PRIVACY GLASS
T= TEMPERED SAFETY GLASS
EX = EXISTING WINDOW TO REMAIN

DOOR & WINDOW WOOD HEADER SIZES (U.N.O)

SPAN/OPENING	HEADER SIZE	# JACKS
LESS THAN 3'-0"	2 - 2X6	1
3'-0" - 3'-8"	2 - 2X8	1
3'-8" - 4'-6"	2 - 2X10	1
4'-6" - 5'-6"	2 - 2X12	1
GREATER THAN 5'-6"	SEE PLAN	2

WOOD HEADER/BEAM SUPPORT COLUMNS

BEAM/HEADER	COLUMN (IN 2X4 WALL)	COLUMN (IN 2X6 WALL)	DETAIL
DIMENSIONAL LUMBER (2X10, 2X8, 2X6, 2X4)	(EA END) 2X4 JACK 2X4 KING STUD	(EA END) 2X6 JACK 2X6 KING STUD	2X LUMBER 4-2X JACK 2X KING
DIMENSIONAL LUMBER (2X12)	(EA END) (2) 2X4 JACK 2X4 KING STUD	(EA END) (2) 2X6 JACK 2X6 KING STUD	2X LUMBER 8-2X JACK 2X KING
2 - 1 3/4" LVLS ALL 12" LVLS TO BE 11 7/8"	(EA END) (2) 2X4 JACK 2X4 KING STUD	(EA END) (2) 2X6 JACK 2X6 KING STUD	2X LVL 4-2X JACK 2X KING
3 - 1 3/4" LVLS ALL 12" LVLS TO BE 11 7/8"	(EA END) (2) 2X4 JACK 2X4 KING STUD	(EA END) (2) 2X6 JACK 2X6 KING STUD	3X LVL 4-2X JACK 2X KING



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SHEET TITLE
STRUCTURAL DETAILS

SHEET NUMBER

A6

DIVISION 2-SITEWORK

1. CLEAR AREA OF SITE AT LOCATION OF CONSTRUCTION OF ALL EXISTING GROWTH AND VEGETATION,REMOVING DEBRIS FROM SITE. STOCKPILE TOPSOIL ON SITE WHERE APPROVED BY BUILDING INSPECTOR.
2. STAKE CORNERS OF BUILDING FOR OWNER AND ARCHITECT'S REVIEW AND APPROVAL PRIOR TO EXCAVATION. CONTRACTOR SHALL ANTICIPATE ADJUSTMENTS TO THE ORIGINAL STAKED LOCATION OF THE BUILDING
3. FOOTINGS SHALL BEAR ON UNDISTURBED SOIL AT THE ELEVATIONS SHOWN ON THE DRAWINGS OR IF OVER-EXCAVATED; COMPACTED FILL SHALL BE PLACED TO THE ELEVATIONS REQUIRED FOR BEARING. A MINIMUM 3'-6" COVER FOR FROST PROTECTION SHALL BE MAINTAINED FOR EXTERIOR FOOTINGS
4. NO BACKFILLING SHALL OCCUR SOONER THAN SEVEN (7) DAYS AFTER POURING OF CONCRETE.
5. BACKFILLING MATERIALS SHALL BE CLEAN SAND FOR INSIDE FOUNDATIONS AND EXCAVATED SAND, GRAVEL OR CLAY FOR EXTERIOR OF FOUNDATIONS PLACED IN BANDS SIX (6) HORIZONTAL LAYERS ON OVER 8" THICK. LOOSE MEASUREMENT, WITH EACH LAYER THOROUGHLY COMPACTED AND PLACED TO AVOID DAMAGE TO THE FOUNDATION WALLS, FOOTINGS OR OTHER WORK IN PLACE.
6. BACKFILL WITH SAND OR OTHER APPROVED GRANULAR FILL IN AREAS WHERE CAST IRON AND CLAY TILE PIPES ARE TO BE INSTALLED AS WELL AS EXCAVATED AREAS WHERE SLAB ON GRADE WILL BE POURED.
7. FURNISH AND INSTALL 4" OF COMPACTED PEA GRAVEL FILL FOR ALL AREAS TO RECEIVE INTERIOR CONCRETE SLABS AND EXTERIOR CONCRETE WORK. FILL TO BE COMPACTED TO 90% OF MAXIMUM DENSITY.
8. THE SITE SHALL BE ROUGH GRADED AND EXCESS DIRT HAULED AWAY. NO BLACK DIRT OR LANDSCAPING IS ALLOWED
9. FINAL GRADE ENTIRE AREA OF CONSTRUCTION TO 1" IN TEN (10) FEET USING TOP SOIL FROM STOCKPILE.
10. A MINIMUM PERIMETER CHAIN-LINK FENCING OF FIVE (5) FEET IN HEIGHT SHALL BE REQUIRED.

DIVISION 3 - CONCRETE

1. PROVIDE ALL CONCRETE WORK, FOR ALL TRADES REQUIRED TO COMPLETE THIS PROJECT. WORK INCLUDES, BUT IS NOT LIMITED TO, FOOTINGS, FOUNDATION WALLS, PIERS, FLOOR SLABS AND WALLS.
2. CONCRETE WORK SHALL COMPLY WITH THE LATEST VERSION OF "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (ACI 318) AND "SPECIFICATIONS FOR STRUCTURAL CONCRETE" (ACI 301).
3. READY-MIXED CONCRETE SHALL COMPLY WITH ASTM C 94
4. FOR PROJECT SITE MIXING, MEASURE, BATCH, AND MIX CONCRETE MATERIAL AND CONCRETE ACCORDING TO ASTM C 94. MIX CONCRETE MATERIALS IN APPROPRIATE DRUM - TYPE BATCH MACHINE MIXER.
5. ALL FOOTINGS SHALL BEAR ON MINIMUM 3000 PSF. UNDISTURBED SOIL.
6. CONCRETE USED FOR ALL EXTERIOR FLATWORK SHALL BE SIX (6) BAG PORTLAND CEMENT PER CUBIC YARD OF CONCRETE. FOR INTERIOR FLOOR SHALL BE 5 1/2 BAG PORTLAND CEMENT PER CUBIC YARD (3500 PSI).
7. CONCRETE USED FOR FOUNDATION WALLS, FOOTINGS AND ALL OTHER CONCRETE IN FORMS SHALL BE FIVE (5) BAG PORTLAND CEMENT PER CUBIC YARD (3000 PSI).
8. COMPLY WITH CONCRETE REINFORCING STEEL INSTITUTE'S RECOMMENDED PRACTICE FOR PLACING REINFORCING BARS, FOR DETAILS AND METHODS OF REINFORCEMENT PLACEMENT, AND SUPPORTS, AND AS HEREIN SPECIFIED.
9. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60. LAP CONTINUOUS BARS 36 DIAMETERS, UNLESS OTHERWISE NOTED. PROVIDE CORNER BARS OF SAME SIZE AND SPACING AS HORIZONTAL WALL REINFORCEMENT
10. MAKE PROVISIONS IN THE FOUNDATION AND FOOTINGS FOR THE PASSAGE OF THE 4" PLASTIC AND CAST IRON DRAIN TILE WHEN POURING CONCRETE.
11. FURNISH AND INSTALL 4" DRAIN TILE AROUND THE OUTSIDE PERIMETER OF EXCAVATED LOWER LEVELS AS SHOWN. DRAIN TILE CONNECTION TO SUMP PIT SHALL BE MADE USING 4" CAST IRON PIPE.
12. FORMS SHALL NOT BE STRIPPED FROM CONCRETE WALLS SOONER THAN 48 HOURS FROM TIME OF POUR.
13. BREAK OFF WALL TIMES BEFORE DAMP-PROOFING.
14. ON ALL EXTERIOR SURFACES OF FOUNDATION AND FOOTINGS, SPRAY ONE COAT OF "KOPERS" LIQUID ASPHALT 480 TO WITHIN SIX (6) INCHES OF THE TOP OF THE FOUNDATION WALL.
15. PROVIDE TROWEL FINISH TO MONOLITHIC SLAB SURFACES TO BE EXPOSED-TO-VIEW, AND SLAB SURFACES TO BE COVERED WITH RESIDENTIAL FLOORING, CARPET, CERAMIC, OR QUARRY TILE, PAINT OR OTHER THIN FILM FINISH COATING SYSTEM. PROVIDE A LEVEL SURFACE PLANE SO THAT DEPRESSIONS BETWEEN HIGH SPOTS DO NOT EXCEED 1/8" UNDER 10' STRAIGHT EDGE.
16. ALL EXTERIOR FLATWORK SHALL HAVE A MEDIUM BROOM FINISH, UNLESS NOTED OTHERWISE
17. PROVIDE SPOT SURVEY AT THE COMPLETION OF BACKFILL TO ARCHITECT AND LOCAL JURISDICTION, SHOWING ALL FOUNDATION DIMENSIONS AND DIMENSIONS OF FOUNDATION TO ALL PROPERTY LINES.

DIVISION 4 - MASONRY

1. STONE MASONRY WORK SHALL CONFIRM TO - "BUILDING CODE REQUIREMENTS FOR STONE MASONRY."
2. STONE MATERIAL ALLOWANCE PER CONSTRUCTION CONTRACT - VERIFY WITH BUILDER.
3. MORTAR SHALL BE TYPE N.
4. MASONRY TIES: GALVANIZED 20 GAUGE CORRUGATED METAL TIES. PROVIDE 24" O.C. VERTICALLY AND 16" O.C. HORIZONTALLY.
5. FOR SILL CAPS AND SIMILAR APPLICATIONS RESULTING IN EXPOSURE OF STONE SURFACES WHICH OTHERWISE WOULD BE CONCEALED FROM VIEW, PROVIDE UNCOURED OR SOLID UNITS.
6. WALLS ARE TO BE COVERED AT THE END OF EACH DAY TO PREVENT WATER ABSORPTION. CLEAN THE AIR SPACE OF MORTAR DRIPPINGS AND OTHER DEBRIS DURING CONSTRUCTION.
7. DO NOT INSTALL MASONRY WORK TEMPERATURES FALL BELOW 40 DEGREES F.
8. UPON COMPLETION OF CONSTRUCTION, CLEAN ALL MASONRY WITH A CLEANER APPROVED BY MASONRY UNIT SUPPLIER.
9. STORE, HANDLE AND INSTALL ALL MASONRY PRODUCTS IN STRICT ADHERENCE TO SUPPLIERS INSTRUCTIONS.

DIVISION 5 - METALS

1. ALL STRUCTURAL STEEL TO BE A-36.
2. ALL STRUCTURAL STEEL BOLTS TO BE A MINIMUM OF 3/4" A-325, UNO USE METAL OR OTHER APPROVED SHIMS UNDER STEEL BEAMS AND UNO COLUMNS. WOOD SHIMS ARE NOT ALLOWED.
3. ALL STRUCTURAL STEEL TO RECEIVE ON SHOP COAT OF RUST INHIBITIVE PAINT.
4. PROVIDE 6" X 6" X 1/2" BASE PLATES UNDER ALL COLUMNS (U.O.N.)
5. ALL BEAMS TO BE BOLTED TO COLUMNS AT 2 LOCATIONS (MINIMUM)
6. PROVIDE 1/2" CAP PLATE S WITH (4) 3/4" DIAMETER BOLTS AT ALL BUILDINGS.
7. ANCHOR RODS (BOLTS) SHALL CONFORM TO ASTM A1554.
8. STRUCTURAL STEEL SHALL CONFORM TO ASTM A36 OR ASTM A992 WITH 36,000 PSI MINIMUM YIELD STRENGTH.
9. PIPE COLUMNS SHALL CONFORM TO ASTM A53--GRADE B WITH 35,000 PSI MINIMUM YIELD STRENGTH.
10. ALL STEEL WORK SHALL BE FABRICATED AND ERECTED TO CONFORM WITH THE LATEST AISC SPECS.
11. SHOP CONNECTIONS SHALL BE WELDED OR BOLTED; FIELD CONNECTIONS SHALL BE BOLTED.
12. WELDING SHALL CONFORM TO THE LATEST AMERICAN WELDING SOCIETY SPECS., & MADE WITH AS 1 OR AS 5, E70XX ELECTRODES & IN ACCORDANCE WITH THE LATEST AWS D1.1 STRUCTURAL WELDING CODE.
13. ALL WELDERS SHALL BE CERTIFIED BY A LABORATORY OF RECOGNIZED STANDING.
14. THE CONTRACTOR SHALL BRACE VERTICALLY AND/OR HORIZONTALLY, ALL THE CONSTRUCTION WHICH MAY BE UNSTABLE PENDING ITS FINAL INTEGRATION AND/OR INTERACTION WITH ADJACENT ELEMENTS OF PERMANENT CONSTRUCTION, WHICH WOULD ELIMINATE THE NEED FOR INTERIOR BRACING.

PASSIVE RADON SYSTEM NOTES:

1. PROVIDE GAS PERMEABLE SUB-FLOOR W/ .006 MIL. POLYETHYLENE GROUND COVER.
2. SEAL OPENING BETWEEN THE HOUSE AND SOIL.
3. VENT PIPE TO BE 3" SCHEDULE 40 PVC PIPE AND FITTINGS THROUGH ROOF AT LEAST 12" ABOVE HIGHEST POINT OF ROOF AND AT LEAST 10' FROM ANY WINDOWS OR OPENINGS.
4. PROVIDE SPACE ALLOWANCE FOR INSTALLATION OF A FAN.
5. PROVIDE A POWER SOURCE IN CASE ACTIVATION IS REQUIRED.
6. ALL EXPOSED AND VISIBLE INTERIOR RADON VENT PIPES SHALL BE PROPERLY IDENTIFIED AS SUCH
7. THE RADON PIPE SHALL HAVE A LABEL THAT READS "RADON REDUCTION SYSTEM" THE LABEL SHALL BE PLACED ON THE PIPE WHERE EXPOSED IN THE BASEMENT AND ATTIC. THE ATTIC LABEL SHALL FACE THE ATTIC ACCESS OPENING.
8. THE VAPOR BARRIER FOR THE RADON SYSTEM SHALL BE LAPPED 12 INCHES AND ALL SEAMS SHALL BE SEALED WITH COMPATIBLE GLUES.

R319.1: SITE NUMBERS

THE ADDRESS NUMBER SHALL BE 6 INCHES IN HEIGHT, ON A CONTRASTING BACKGROUND, AND INSTALLED ON OR OVER THE PRIMARY ENTRANCE TO THE DWELLING.

DIVISION 6 - WOODS AND PLASTICS

1. ALL WOOD FRAMING SHALL COMPLY WITH AFFA'S "MANUAL FOR WOOD FRAME CONSTRUCTION"
2. ALL LUMBER SHALL CONFORM TO U.S. PRODUCT STANDARD PS-20 AND APPLICABLE RULES OF LUMBER GRADING AGENCIES CERTIFIED BY THE AMERICAN LUMBER STANDARDS COMMITTEE BOARD OF REVIEW. FACTORY MARK EACH PIECE OF LUMBER WITH GRADE STAMP OF GRADING AGENCY.
3. ALL PLYWOOD SHALL CONFORM TO U.S. PRODUCT STANDARD PS-1 AND SHALL BE GRADE MARKED. PLYWOOD CONSTRUCTION SHALL CONFORM TO THE "PLYWOOD CONSTRUCTION GUIDE" OF THE AMERICAN PLYWOOD ASSOCIATION.
4. STRESS GRADE LUMBER SHALL CONFORM TO THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" WITH AN ALLOWABLE FB = 1100 PSI EXCEPT WHERE NOTED OTHERWISE ON PLANS AND FOR MICRO-LAMS.
5. TREAT ROUGH CARPENTRY SUCH AS: WOOD SILLS, SLEEPERS, BLOCKING, FURRING, STRIPPING, AND SIMILAR CONCEALED MEMBERS IN CONTACT WITH CONCRETE.
6. INSTALL FLOOR JOISTS W/ CROWN EDGE UP AND SUPPORT ENDS OF EACH MEMBER WITH NOT LESS THAN 1 1/2" OF BEARING ON WOOD OR METAL, OR 3" ON MASONRY, WHERE SUPPORTED ON WOOD MEMBERS, ATTACH BY TOE-NAILING OR USING METAL FRAMING ANCHORS. WHERE FRAMED INTO WOOD SUPPORTING MEMBERS, USE LEDGERS OR METAL JOIST ANCHORS.
7. FRAME OPENINGS WITH HEADER AND TRIMMERS SUPPORTED BY METAL JOIST HANGERS. DO NOT NOTCH IN MIDDLE THIRD OF JOISTS; LIMIT NOTCHES TO 1/6 DEPTH OF JOIST, 1/3 AT ENDS.
8. DO NOT BORE HOLES LARGER THAN 1/3 DEPTH OF JOIST; DO NOT LOCATE CLOSER THAN 2" FROM TOP OR BOTTOM.
9. PROVIDE SOLID BLOCKING OF 2" NOMINAL THICKNESS BY DEPTH OF JOIST AT ENDS OF JOISTS UNLESS NAILED TO HEADER OR BAND.
10. PROVIDE 1X3 CROSS BRACING WITH MAXIMUM SPACING OF 8'-0" OC
11. PROVIDE DOUBLE JOISTS UNDER ALL BEARING PARTITIONS.
12. PROVIDE DOUBLE JOISTS AND HEADERS AT STAIR OPENINGS.
13. NOTCH RAFTERS TO FIT EXTERIOR WALL PLATES AND TOE NAIL OR USE METAL FRAMING ANCHORS. DOUBLE RAFTERS TO FORM HEADER AND TRIMMERS AT OPENINGS IN ROOF.
14. BEVEL ENDS OF JACK RAFTERS FOR FULL BEARING. RICHIP/VALLEY RAFTERS SHALL NOT BE LESS IN WIDTH THAN THE CUT END OF THE RAFTER BEING SERVED.
15. AGAINST HIP RAFTER. PROVIDE COLLAR BEAM (TIES) AS INDICATED OR, IF NOT INDICATED, PROVIDE 1X6 NOMINAL SIZE BOARDS BETWEEN EVERY THIRD PAIR OF RAFTERS, BUT NOT MORE THAN 48" O.C. LOCATE BELOW RIDGE MEMBER, AT THIRD POINT OF RAFTER SPAN. CUT ENDS TO FIT ROOF SLOPE AND NAIL TO RAFTERS.
16. INSTALL 2X CEILING JOISTS COMPLYING WITH MANUFACTURERS REQUIREMENTS. FACE NAIL TO END OF PARALLEL RAFTERS. WHERE CEILING JOISTS ARE AT RIGHT ANGLES TO RAFTERS, PROVIDE ADDITIONAL SHORT JOISTS PARALLEL TO RAFTERS FROM WALL PLATE TO FIRST JOIST; NAIL TO ENDS OF RAFTERS AND TO TOP PLATE AND NAIL TO FIRST JOIST OR ANCHOR WITH FRAMING ANCHORS.
17. ALL EXTERIOR AND BEARING PARTITIONS SHALL HAVE STUDS AT 16" OC WITH DOUBLE 2X TOP PLATE, MINIMUM LAP 48" AND A2 X SOLE PLATE.
18. ALL INTERIOR NON-BEARING PARTITIONS SHALL HAVE STUDS @ 16" OC.
19. ALL CORNERS AND INTERSECTIONS SHALL BE NOT LESS THAN THREE OR MORE STUDS.
20. ALL BEARING WALL OPENINGS SHALL BE FRAMED WITH 2-X 12 HEADERS WITH 1/2" PLYWOOD SPACERS EXCEPT WHERE OTHERWISE NOTED.
21. ALL SUBFLOORS TO BE 3/4" T & G PLYWOOD DECKING GLUED AND NAILED AS PER SPECIFICATIONS OF THE AMERICAN PLYWOOD ASSOCIATION/ PROVIDE 1/2" T & G PLYWOOD UNDERLAYMENT GLUED AND NAILED UNDER R ALL FLOORS TO RECEIVE CARPETING.
22. EXTERIOR WALL SHEATHING SHALL BE 1/2" EXTERIOR GRADE PLYWOOD. NAIL AT EDGES WITH 10D NAILS AT 6" O.C. AND 12" O.C. AT INTERMEDIATE STUDS.
23. ROOF SHEATHING TO BE 5/8" EXTERIOR GRADE PLYWOOD.
24. FASCIA BOARDS, RAKES RAKE TRIM BD. SHINGLE MOULD AND TRIM BOARDS TO BE CEDAR UNLESS OTHERWISE NOTED.
25. PROVIDE FIRESTOPPING AT ALL FURRING, PARTITIONS AND OUTSIDE STUD WALLS AT THE LEVEL OF EACH FLOOR OR CEILING AND AT THE JUNCTURE OF ROOF RAFTERS AND WALLS. PROVIDE ADDITIONAL FIRESTOPPING AS REQUIRED BY CODE.
26. BLOCKING SHALL BE INSTALLED WHERE NEEDED, PARTICULARLY KITCHENS, BATHS, CLOSETS, AND STAIRS.
27. ALL FINISH FRONT DOORS, TRIM, DOORS NO JAMBS SHALL BE LEFT IN THE BUILDING FOR MINIMUM OF TWO (2) WEEKS PRIOR TO INSTALLATION, BUT NOT PRIOR TO THE COMPLETION OF DRYWALL WORK.
28. ALL SUPPLY REGISTERS IN WOOD FLOORS TO MATCH SPECIFICATION OF FLOOR. REGISTERS SHALL BE FLUSH WITH SURROUNDING FLOORING
29. REWALK EX STAIRS: TREADS, HANDRAILS, AND NEWEL POSTS
30. HANDRAILS HAVING MINIMUM AND MAXIMUM HEIGHTS OF 34 INCHES AND 38 INCHES, MEASURED VERTICALLY FROM THE NOSING OF THE TREADS, SHALL BE PROVIDED ON AT LEAST ON SIDE OF STAIRWAYS OF THREE OR MORE RISERS. ALL REQUIRED HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS. BOTH ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS.
31. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1/2" BETWEEN THE WALL AND THE HANDRAIL. HANDRAILS SHALL HAVE A CIRCULAR CROSS SECTION WITH A DIAMETER OF 1 1/4" TO 2".
32. INTERIOR WOOD TRIM SHALL BE PERPENDICULAR SPEC.
33. STAIRS TO HAVE A MINIMUM TREAD DEPTH OF 10" MEASURED NOSING TO NOSING, AND ALL TREADS IN A STAIRWAY SHALL BE EQUAL.
34. STAIRS TO HAVE A MAX IM UM STEP RISER HEIGHT OF 7 3/4" AND THE MAXIMUM DIFFERENCE BETWEEN THE TALLEST AND SMALLEST RISER SHALL NOT BE GREATER THAN 3/8"
35. CUTS, NOTCHES AND HOLES BORED IN TRUSSES, LAMINATED VENEER LUMBER, GLUE LAMINATED MEMBERS OR I- JOISTS ARE NOT PERMITTED UNLESS THE EFFECTS OF SUCH ARE SPECIFICALLY ADDRESSED
36. EXTERIOR LOAD BEARING WALLS WITH PLATES CUT, DRILLED OR NOTCHED MORE THAN 50% OF THE WIDTH OF THE STAIR SHALL HAVE A GALVANIZED METAL TILE 16 GAUGE AND 1 1/2" WIDE FASTENED TO EACH PLATE.
37. EXTERIOR BEARING WALLS WITH STUDS DRILLED WITHIN 5/8" OF THE FACE OF THE STUD SHALL BE REINFORCED WITH A STRUCTURAL STUD SHOE.

FIRE PROTECTION

1. PROVIDE FIRE-BLOCKING CONFORMING TO IRC R602.8
2. IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFT STOPPING SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 500 SF OR 25 FT IN ANY HORIZONTAL DIRECTION. DRAFT STOPPING SHALL BE DIVIDED IN EQUAL AREAS.
3. FIRESTOPPING TO BE INSTALLED AT ALL PLATE PENETRATIONS, SOFFITS, FURRED SPACES CONCEALED SPACES, ETC. AS PER THE BUILDING CODE.
4. FIELD VERIFY CODE COMPLIANT FIRESTOPPING IS PROVIDED AT THE FOLLOWING LOCATIONS
 - A. CONCEALED SPACES OF STUD WALLS & PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING & FLOOR LEVEL & AT 10'-0" INTERVALS BOTH HORIZONTAL AND VERTICAL.
 - B. ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL & HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILING, ETC.
 - C. CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.
 - D. OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT THE CEILING AND FLOOR LEVELS.
5. WHEN ALTERATIONS, REPAIRS OR ADDITIONS REQUIRING A PERMIT OCCUR, THE ENTIRE BUILDING SHALL BE PROVIDED WITH SMOKE DETECTORS LOCATED AS REQUIRED FOR NEW DWELLINGS (IRC R317.1.1) SMOKE DETECTORS SHALL BE INSTALLED IN EACH SLEEPING ROOM, OUTSIDE OF EACH SEPARATE SLEEPING AREA VICINITY OF BEDROOMS & ON EACH ADDITIONAL STORY INCLUDING BASEMENTS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN SPLIT LEVEL HOMES A SMOKE DETECTOR NEED BE INSTALLED ON UPPER LEVEL IF LOWER LEVEL IS LESS THAN FULL STORY BELOW. SMOKE DETECTORS SHALL HAVE BATTERY BACKUP (IRC R317.1) VERIFY EXISTING, ADD AS NEEDED IN SPACES IN AREAS WHERE NO OTHER WORK IS DONE WE WILL CONSIDER USING BATTERY ONLY DEVICES. SMOKE DETECTORS IN EXISTING AREAS ARE NOT TO BE HARDWIRED.
6. FOAM PLASTIC FINISHES AND CORES SHALL BE IGNITION PROTECTED OR HAVE A FLAME SPREAD RATING OF NOT MORE THAN 75 AND SMOKE-DEVELOPED RATING OF NOT MORE THAN 450 WHEN TESTED IN MAX. THICKNESS INTENDED FOR USE. (IRC R318.1.1) THE APPROVED TESTS: ASTM E 83, FM 4880, UL 1040, ASTM E 152 OR UL 1715. (R318.3)

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

1. EXTERIOR WALLS SHALL HAVE R-30 FOAM INSULATION WITH 6 MIL VAPOR BARRIER INSTALLED TOWARDS THE INTERIOR
2. LIVING UNITS WITH UNHEATED AREAS ABOVE SHALL HAVE R-49 INSULATION WITH PROTECTIVE BAFFLES AT EA VES TO ALLOW FOR AIR FLOW AND HAVE AN INTEGRAL VAPOR BARRIER INSTALLED TOWARDS THE INTERIOR.
3. PROVIDE SOUND ATTENUATION BLANKETS AT ALL WASTE LINES AT FLOOR AND WALL CAVITIES. PROVIDE SOFT CLOSED-CELL FOAM OR DENSE GLASS FIBER SLEEVES NOMINALLY 1" LONG AND 1/2" THICK BETWEEN UN-INSULATED PIPES AND HANGERS THERE SHOULD BE NO DIRECT CONNECT BETWEEN THE PLUMBING AND STUDS OR VAPOR BARRIER.
4. CANTILEVERED PROJECTIONS SHALL HAVE R-30 BATT INSULATION WITH INTEGRAL VAPOR BARRIER INSTALLED TOWARDS THE INTERIOR.
5. DOOR AND WINDOW SHIM SPACES SHALL BE FULLY STUFFED OR FOAMED WITH INSULATION
6. ALL BAND SILLS SHALL BE INSULATED WITH R-19 BATT INSULATION WITH INTEGRAL VAPOR BARRIER INSTALLED TOWARDS THE INTERIOR.
7. ALL SKYLIGHTS SHALL BE FLASH ED WITH APPROPRIATE FLASHING PROVIDED BY MANUFACTURER AND INSTALLED IN ACCORDANCE WITH MANUFACTURER 'S INSTRUCTIONS
8. CAULK ALL JOINTS BETWEEN SIDING AND CORNER BOARDS, SOFFITS, BRICK MOLDS, WOOD TRIM AND SILLS, CAULK ALL INTERSECTIONS BETWEEN COUNTER TOPS AND WALLS, BATHTUBS, SHOWER BASES. TILE AND TOPS OF ALL PAINTED BASEBOARDS.
9. FLASH AT HEAD OF ALL EXTERIOR DOOR AND WINDOW OPENINGS WITH GALVANIZED SHEET METAL DRIP CAPS DRIP CAP NAILING FIN INTEGRAL WITH WINDOWS IS ACCEPTABLE
10. GUTTERS AND DOWNSPOUTS SHALL BE PRE-FINISHED ALUMINUM AND HAVE A MINIMUM PITCH OF 1/16" PER FOOT (COLOR PER OWNER)
11. INSTALL RIDGE VENTS IN ACCORDANCE WITH MANUFACTURER 'S RECOMMENDATIONS FOR INSTALLATION ON AN ASPHALT SHINGLE ROOF
12. INSTALL ROOFING AND FLASHING IN ACCORDANCE WITH NATIONAL ASSOCIATION RECOMMENDATIONS
13. ASPHALT ROOF SHINGLES- OR -OWENS CORNING OAKRIDGE ARCHITECTURAL PREMIUM, VERIFY COLOR W/ OWNER
14. FELT UNDERLAYMENT SHALL BE 15LB 36" WIDE
15. PROVIDE WATERPROOF UNDERLAYMENT UNDER SHINGLES AT ALL ROOF EDGES TO 2' FROM INTERIOR WALL AND VALLEYS.
16. ALL HOT WATER PIPING SHALL BE INSULATED TO A MINIMUM OF R-3.
17. EXTERIOR WALLS SHALL HAVE CONTINUOUS AIR BARRIER, INCLUDING BATHTUBS.
18. THE VAPOR BARRIER SEAMS SHALL BE SEALED WITH COMPATIBLE GLUE.

DIVISION 8 - DOORS AND WINDOWS

1. WINDOWS TO BE AS MANUFACTURED
 - A. 3/4" TEMPERED INSULATION LOW 'E' FOR WINDOWS
 - B. 3/4" TEMPERED INSULATION LOW 'E' EXTERIOR DOORS.
 - C. EXTERIOR FRAMES: CLAD (COLOR TO BE SELECTED BY OWNER FROM STANDARD LINE)
 - D. SCREENS: AT ALL OPERABLE WINDOWS. FRAME FINISH (MATCH EX. VERIFY WITH OWNER)
2. GENERAL TYPES AND APPROXIMATE QUANTITIES OF DOOR HARDWARE WOULD BE ANTICIPATED BY THE CONTRACTOR TO HELP ESTIMATE INSTALLATION AND OTHER WORK. IN ADDITION TO LOCK SETS, ANTICIPATE 3 HINGES AND A WALL MOUNTED STOP PER EACH SWING DOOR. COORDINATE HARDWARE MOUNTING LOCATIONS WITH OWNER.
3. FACTORY FIT DOORS TO SUIT FRAME-OPENING SIZES INDICATED ON THE DRAWINGS. PROVIDE 1/8" CLEARANCE AT HEADS, JAMBS, AND BETWEEN PAIRS OF DOORS. PROVIDE 1/2" CLEARANCE FROM BOTTOM OF DECORATIVE FLOOR FINISH, WHERE THRESHOLD OCCURS. PROVIDE 3/8" FROM BOTTOM OF DOOR TO TOP OF THRESHOLD. BEVEL DOORS 1/8" IN 2 INCHES AT LOCK AND HINGE EDGES.
4. PROVIDE APPROVED SAFETY GLAZING AT HAZARDOUS LOCATIONS OR WHERE CODE REQUIRES.
5. PROVIDE THE FOLLOWING DOORS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS:
 - A. FRONT DOOR
 - B. INTERIOR DOORS:
6. COORDINATE INSTALLATION OF WINDOWS AND DOORS WITH OWNERS SECURITY CONSULTANT AS REQ'D

DIVISION 9 - FINISHES

1. ALL WALLS TO BE 5/8" GYPSUM BOARD (GLUED AND SCREWED TYPICAL AND SCREWED ONLY AT WALLS W/ VISQUEEN VAPOR RETARDER.
2. ALL CEILINGS TO BE 5/8" GYPSUM BOARD (MATCH EXISTING IN AREAS TO BE PATCHED) GLUED AND SCREWED TO STUDS.
3. WHERE GAS FURNACE IS CONFINED IN A CLOSET OR UTILITY ROOM, 5/8" TYPE "X" GYPSUM BOARD ON WALLS AND CEILING.
4. PROVIDE GREEN BOARD ON ALL WET AREAS AND "DUROCK" AT SIDES OF SHOWER AND TUB ENCLOSURES TO RECEIVE TILE.
5. FLOOR FINISHED TO MEET FINISH FLOOR ON PLANS.
6. PROVIDE TILE WHERE INDICATED ON THE DRAWINGS. PROVIDE TILE INSTALLATION MATERIALS COMPLYING WITH ANSI STANDARDS REFERENCED IN "SETTING MATERIAL" AND "GROUTING MATERIAL" ARTICLES. ALL CERAMIC TILE TO BE INSTALLED IN THINSET. INSTALL CERAMIC TILE IN ACCORDANCE WITH TCAS' HANDBOOK FOR CERAMIC TILE INSTALLATION RECOMMENDATIONS FOR THE INSTALLATION REQUIRED.
7. PROVIDE 3/4" THICK X 2 1/4" WIDE, SOLID, CLEAR, PLAIN SAWN WOOD STRIP FLOORING TO MATCH EXISTING, WHERE INDICATED ON THE PLANS FOR WOOD. PROVIDE 15# FELT AS A VAPOR BARRIER. DIRECTION AS SOWN ON PLANS. INSTALL, SAND AND FINISH IN ACCORDANCE WITH NATIONAL OAK FLOORING MANUFACTURER ASSOC. INC. REVIEW STAIN COLOR W/ OWNER. PROVIDE TRANSITION STRIP IN SAME SPECIES AND GRADE AS WOOD FLOORING MATERIALS.
8. PROVIDE WOOD GRILLES WHERE HVAC SUPPLIES ARE LOCATED IN FLOORS RECEIVING WOOD AND TO BE FLUSH WITH FINISHED FLOOR.
9. ALL DRYWALL SURFACES AND PAINTED WOODWORK TO RECEIVE ONE (1) COAT OF PRIMER, TWO (2) FINISH LATEX PAINT COATS.
10. STAINED WOODWORK TO RECEIVE ONE (1) COAT STAIN AND TWO (2) COATS VARNISH WITH STEEL WOOL BETWEEN COATS.
11. ALL EXTERIOR CEDAR TRIM AND SIDING TO RECEIVE ONE COAT OF SEMI-TRANSPARENT STAIN-MACHINE APPLIED (FOUR SIDES BACK-PRIMED) AND ONE COAT FIELD APPLIED. CUT TRIM TO LENGTH AND PRIME CUT ENDS. VERIFY COLOR TO MATCH EX. AND PROVIDE SAMPLE TO OWNER FOR APPROVAL.

DIVISION 15 - MECHANICAL

1. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT TO COMPLETING THE DESIGN AND INSTALLATION OF HEATING, COOLING, AND VENTILATING SYSTEMS, INCLUDING BUT NOT LIMITED TO HEATING PLANT DISTRIBUTION, AIR CONDITIONING SYSTEM, HUMIDIFICATION, TEMPERATURE (PROGRAMMABLE THERMOSTATS) AND HUMIDIFICATION CONTROLS. ELECTRONIC AIR CLEANERS, EXHAUST FANS, GAS FIRED EQUIPMENT FLUES AND APPLIANCE VENTS.
2. ENTIRE SYSTEM SHALL CONFORM TO APPLICABLE ASHRAE AND SMACNA STANDARDS. CONTRACTOR SHALL CALCULATE HEAT LOSS AND GAIN, SIZE ALL DUCTS AND EQUIPMENT TO GUARANTEE SYSTEM WILL HEAT HOUSE TO 74 DEGREE AT -15 DEGREE OUTSIDE TEMPERATURE WITH 15 M.P.H. WINDS AND COOL HOUSE TO 74 DEGREE F AT 95 DEGREE OUTSIDE TEMPERATURE.
3. CONTRACTOR TO PROVIDE THE NUMBER, MANUF. AND EFFICIENCY OF FURNACES, A/C COMPRESSOR AND ASSOC. EQUIPMENT REQ'D TO MEET THE MECHANICAL HEATING AND COOLING SPECIFICATIONS AT TIME OF BID SUBMITTAL.
4. IF PORTION OF HVAC SYSTEM IS LOCATED OUTSIDE THE BUILDING ENVELOPE, ALL DUCTS, AIR HANDLERS, FILTER BOZES, AND BUILDING CAVITIES USED AS DUCTS SHALL BE SEALED, DUCT TIGHTNESS SHALL BE VERIFIED BY A THIRD PARTY BY EITHER:
 - A. POST CONSTRUCTION LEAK TEST PROVING THAT LEAKAGE TO OUTDOORS SHALL BE LESS THAN OR EQUAL TO 8CFM PER 100 SF OF CONDITIONED FLOOR AREA OR TOTAL LEAKAGE OF LESS THAN 12 CFM PER 100 SF OF CONDITIONED FLOOR AREA HWNE TESTED AT .1" WATER GRADIENT.
 - B. ROUGH IN LEAK TEST PROVING THAT LEAKAGE SHALL BE LESS THAN 8CFM PER 100 SF OF CONDITIONED FLOOR AREA INCLUDING THE AIR HANDLER OR 4 CFM PER 100 SF OF CONDITIONED FLOOR AREA WHEN TESTED AT .1" WATER GRADIENT.

6. MECHANICAL CONTRACTOR TO REVIEW LAYOUT OF SUPPLY AND RETURN GRILLES WITH ARCHITECT AND OWNER IN FIELD PRIOR TO INSTALLATION.
7. PROVIDE COMBUSTION AIR FOR FURNACES AND WATER HEATERS IN ACCORDANCE WITH NFPA 54. INSTALL LOUVERED DOOR OR 2 TRANSFER GRILLS (MIN 100 SQ. IN. EA) WITHIN 12 OF FLOOR AND CEILING
8. ALL DOWN REGISTER TO BE 1" X 10" UNLESS NOTED OTHERWISE. ALL SUPPLY REGISTERS IN WOOD FLOORS TO MATCH SPECIFICATION OF FLOOR, AND TO BE FLUSH WITH WOOD FLOORS.
9. ALL SUPPLY, RETURN AND EXHAUST DUCT OPENINGS SHALL BE COVERED WITH SCREENING DURING CONSTRUCTION.
10. JOINTS AND SEAMS OF SUPPLY AND RETURN DUCTS TO BE SECURED PROPERLY AND SUBSTANTIALLY AIRTIGHT.
11. ALL SHEETS METAL DUCT SYSTEMS TO HAVE SUFFICIENT IN-LINE DAMPERS FOR BALANCING PURPOSES.
12. TYPE 'B' FLUES TO BE INSTALLED IN ACCORDANCE WITH THEIR LISTINGS AND MANUFACTURER'S INSTRUCTIONS.
13. CHIMNEY OR VENT CONNECTORS SHALL HAVE A RISE OF AT LEAST 1/4" TO THE FOOT OF RUN AND BE SECURELY SUPPORTED.
14. ALL GAS LINES TO GAS APPLIANCES SHALL BE RUN BY PLUMBING CONTRACTOR AND PROVIDED WITH A SHUT-OFF VALVE AT THE APPLIANCE.
15. HEATING CONTRACTOR TO RUN ALL CONDENSATE LINES TO FLOOR DRAIN.
16. SEWER PIPE TO PENETRATE FOUNDATION WALLS SHALL BE DUCTILE IRON OR SCHEDULE 40 PVC PIPE TO EXTEND TO VIRGIN SOIL ON THE EXTERIOR AND 6" CLEAN OUT WITHIN 5'-0" OF FOUNDATION. ALL SIMION COUPLINGS SHALL BE THE NON-SHEAR TYPES.
17. PLASTIC (PVC) PIPING FOR WASTE AND VENT AND COPPER WATER SUPPLY PIPING SHALL CONFORM TO LATEST ASTM SPECIFICATIONS FOR RESIDENTIAL USE.
18. ABOVE GROUND POTABLE WATER PIPING SHALL BE TYPE L COPPER AND UNDERGROUND POTABLE WATER PIPING SHALL BE TYPE K COPPER.
19. PROVIDE CLEANOUTS AT EVERY CHANGE OF DIRECTION AND IN ANY RUN WITH A BEND GREATER THAN 45 DEGREES.
20. PROVIDE 12" AIR CHAMBERS AT EACH HOT AND COLD WATER LINE AT EVERY FIXTURE. AIR CHAMBERS IN A RISER SHALL BE 24"
21. THE FOOTING DRAIN SHALL BE COVERED WITH A MINIMUM OF SIX (6) INCHES OF WASHED GRAVEL (SIZES ONE-INCH TO THREE-FOURTH INCH) TO A POINT NOT LESS THAN THREE(3) INCHES ABOVE THE TOP OF THE FOOTING AND COVERED WITH RESIN
22. STACK TEST IS REQUIRED ON ALL WASTE AND VENT PIPING AT THE TIME OF THE ROUGH AND UNDERGROUND INSPECTIONS.
23. 75 PSI AIR TEST OR WATER PRESSURE REQ'D ON WATER PIPING AT TIME OF ROUGH INSPECTION.
24. 25 PSI AIR TEST REQ'D ON ALL GAS PIPING AT THE TIME OF THE ROUGH.
25. ALL EXISTING PLUMBING THAT MAY POSE A HEALTH OR SAFETY HAZARD MUST BE REVISED TO MEET THE ILLINOIS PLUMBING CODE AND LOCAL ORDINANCES.
26. FLOOR DRAIN TRAPS AND DRAINS, INSTALLED BELOW A CONCRETE FLOOR OR UNDERGROUND SHALL NOT BE LESS THAN FOUR (4) INCHES IN DIAMETER.
27. ALL TRAP SEALS, WHERE REQUIRED, SHALL BE 1/2" MINIMUM.
28. A 3" FULL SIZE STACK IS REQ'D FOR ALL WATER CLOSURES UNLESS REVENTED BACK TO MAIN FULL SIZE STACK WITHIN TWENTY FEET.
29. ALL FLOOR DRAINS MUST BE VENTED A MINIMUM OF 2".
30. ALL RETURNS SHALL BE DUCTED, USE OF WALL CAVITY FOR RETURN AIR PROHIBITED. ALL EXHAUST FANS SHALL BE RETURNED TO THE EXTERIOR OR AIR VENTING TO WITHIN ONE(1) FOOT OF ROOF VENT WITH TRAP IS NOT PERMITTED.
31. DRYER TO BE VENTED DIRECTLY TO EXTERIOR AND PROVIDED WITH BACK DRAFT DAMPERS.
32. ALL EQUIPMENT AND APPLIANCES, INCLUDING THE AIR CONDITIONER, WATER HEATER AND FURNACE, SHALL BE INSTALLED IN ACCORDANCE WITH THEIR LISTINGS AND THE MANUFACTURER'S INSTRUCTIONS. A COPY OF THE MANUFACTURER'S INSTALLATION INSTRUCTIONS MUST BE PROVIDED ON SITE AT THE TIME OF INSPECTION.
33. HVAC SYSTEM SHALL BE CONTROLLED BY A PROGRAMMABLE THERMOSTAT.
34. WATER SERVICE FROM MAIN TO BUILDING TO BE INSTALLED BY A LICENSED PLUMBER.
35. NEW FURNACE ROOM TO HAVE FLOOR DRAIN AND SINGLE SPRINKLER HEAD IF REQ'D BY LOCAL CODE.

DIVISION 16 - ELECTRICAL

1. ELECTRIC PANEL AMPERAGE SHALL BE NOTED ON MEP FLOOR PLANS.
2. ALL EQUIPMENT INSTALLED OUTDOORS SHALL BE WEATHER PROOF.
3. ALL WP RECEPTACLES SHALL BE WEATHER-PROOF AND HAVE GROUND FAULT INTERRUPTER.
4. ALL INTERIOR RECEPTACLES SHALL BE OF THE GROUNDED TYPE.
5. ALL OUTLETS DESIGNATED TO BE GFI ARE TO BE UL LISTED GFI OUTLETS. NOT STANDARD OUTLETS CONNECTED TO A GFI CIRCUIT. GFI OUTLETS MAY ONLY BE USED FOR THOSE THOSE DIRECT-WIRED APPLIANCES AND FIXTURES THAT REQUIRE GFI PROTECTION.
6. VERIFY MOUNTING HEIGHT OF ELECTRICAL DEVICES AT WALLS IN FIELD WITH OWNER AND ARCHITECT. COORDINATE LOCATIONS OF ALL ELECTRICAL DEVICES, INCLUDING RECESSED LIGHT FIXTURES, WITH OWNER AND ARCHITECT IN FIELD PRIOR TO INSTALLATION OF CONDUIT.
7. ALL DIRECTLY CONNECTED HVAC AND KITCHEN APPLIANCES TO BE DIRECT WIRED BY ELECTRICIAN.
8. CONTRACTOR SHALL VERIFY POWER REQUIREMENTS FOR ALL APPLIANCES IN FIELD PRIOR TO WIRING.
9. ALL RECESSED ELECTRICAL FIXTURES SHALL BE LOCATED A MINIMUM OF 2" FROM ANY SURROUNDING WOOD.
10. RECESSED FIXTURES INSTALLED IN INSULATED CEILINGS TO BE "IC" TYPE.
11. EXERCISE CARE WITH CONDUIT AND ELECTRIC BOX WHEN SWITCHES OR RECEPTACLES ARE AT POCKET DOOR LOCATIONS TO INSURE DOOR DOES NOT SCRAPE AGAINST CONDUIT OR ELECTRIC BOX.
12. AT LEAST 90% OF THE LAMPS IN THE PERMANENTLY INSTALLED LIGHT FIXTURES MUST BE HIGH EFFICIENCY BULBS
13. ALL TELEPHONE WIRING SHALL BE "HOME-RUN". ALL WIRING SHALL BE CATEGORY 5/ TWISTED PAIR.
14. CLOSET INCANDESCENT FIXTURES MUST BE MOUNTED A MINIMUM OF TWELVE (12) INCHES AWAY FROM THE NEAREST POINT OF STORAGE. RECESSED INCANDESCENT, RECESSED FLUORESCENT AND SURFACE MOUNTED FLUORESCENT FIXTURES MUST BE MOUNTED A MINIMUM OF SIX (6) INCHES AWAY FROM THE NEAREST POINT OF STORAGE. LIGHT FIXTURES IN CLOSETS MUST HAVE A COMPLETELY ENCLOSED LAMP. ELECTRICAL DEVICES SUCH AS RECEPTACLES, SWITCHES AND JACKS SHALL BE VERIFIED WITH OWNER.
15. EXHAUST FANLIGHTS SHALL BE BROAN OR EQUAL. VERIFY W/ OWNER.
16. PROVIDE SMOKE DETECTORS PER CODE. ALL DETECTORS TO BE INTERCONNECTED.
17. RECESSED CAN LIGHT FIXTURES AT DAMP LOCATIONS SHALL BE WATERPROOF (VERIFY STYLE W/ OWNER)
18. ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLTS, SINGLE PHASE, 15 AND 20 AMPERE OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS, FAMILY ROOM, DINING ROOM, LIVING ROOM, LIBRARY, DEN, SUNROOM, GREAT ROOM, CLOSET, HALLWAY OR SIMILAR ARE OUTLETS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER LISTED TO PROVIDE PROTECTION OF THE ENTIRE BRACH CIRCUIT
19. ALL EQUIPMENT SHALL BE U.L. APPROVED OR ANY OTHER NATIONALLY RECOGNIZED TESTING COMPANY.
20. ALL RECEPTACLES SHALL BE GROUNDED AS REQUIRED BY ARTICLE 250-146
21. COUNTERTOP RECEPTACLES ARE TO BE INSTALLED SO NO POINT ALONG THE WALL LINE IS MORE THAN TWENTY-FOUR (24) INCHES FROM A RECEPTACLE OUTLET.
22. COUNTERTOPS TWELVE INCHES (12") OR LARGER REQUIRE A RECEPTACLE.
23. ALL OUTSIDE LIGHTS SHALL BE U.L. APPROVED FOR WET OR DAMP LOCATIONS AS REQUIRED BY SECTION 410.4.
24. INSTALL WALL RECEPTACLES SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6 FEET MEASURED HORIZONTALLY FROM AN OUTLET IN THAT SPACE. (ARTICLE 210.52(A)(1))
25. TAMPER RESISTANT RECEPTACLES ARE REQUIRED.
26. ALL CEILING OUTLET ELECTRICAL BOXES SHALL BE CAPABLE OF SUPPORTING CEILING FANS.

CODE NOTES:

WHOLE-HOUSE MECHANICAL VENTILATION SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH SECTIONS M1507.3.1 THROUGH M1507.3.3.

M1507.3.1 SYSTEM DESIGN

THE WHOLE-HOUSE VENTILATION SYSTEM SHALL CONSIST OF ONE OR MORE SUPPLY OR EXHAUST FANS, OR A COMBINATION OF SUCH, AND ASSOCIATED DUCTS AND CONTROLS. LOCAL EXHAUST OR SUPPLY FANS ARE PERMITTED TO SERVE AS SUCH A SYSTEM. OUTDOOR AIR DUCTS CONNECTED TO THE RETURN SIDE OF AN AIR HANDLER SHALL BE CONSIDERED AS PROVIDING SUPPLY VENTILATION.

M1507.3.2 SYSTEM CONTROLS

THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM SHALL BE PROVIDED WITH CONTROLS THAT ENABLE MANUAL OVERRIDE.

M1507.3.3 MECHANICAL VENTILATION RATE

THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM SHALL PROVIDE OUTDOOR AIR AT A CONTINUOUS RATE OF NOT LESS THAN THAT DETERMINED IN ACCORDANCE WITH TABLE M1507.3.3(1).



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ADDITION TO THE WARREN RESIDENCE

438 N CLARK DRIVE
PALATINE IL 60074

DATE

1- 05/20/2025

ISSUE DATE

1- 05/20/2025 1- BID

NOT FOR CONSTRUCTION

THESE DRAWINGS ARE NOT APPROVED OR STAMPED FOR CONSTRUCTION AND ARE FOR CONCEPT/DESIGN/BIDDING PURPOSES ONLY. DIMENSIONS, HEIGHTS, FINISHES, AND UTILITY LOCATIONS TO BE VERIFIED.

SHEET TITLE

SPECIFICATIONS

SHEET NUMBER

A7

ADDITION TO THE
WARREN RESIDENCE

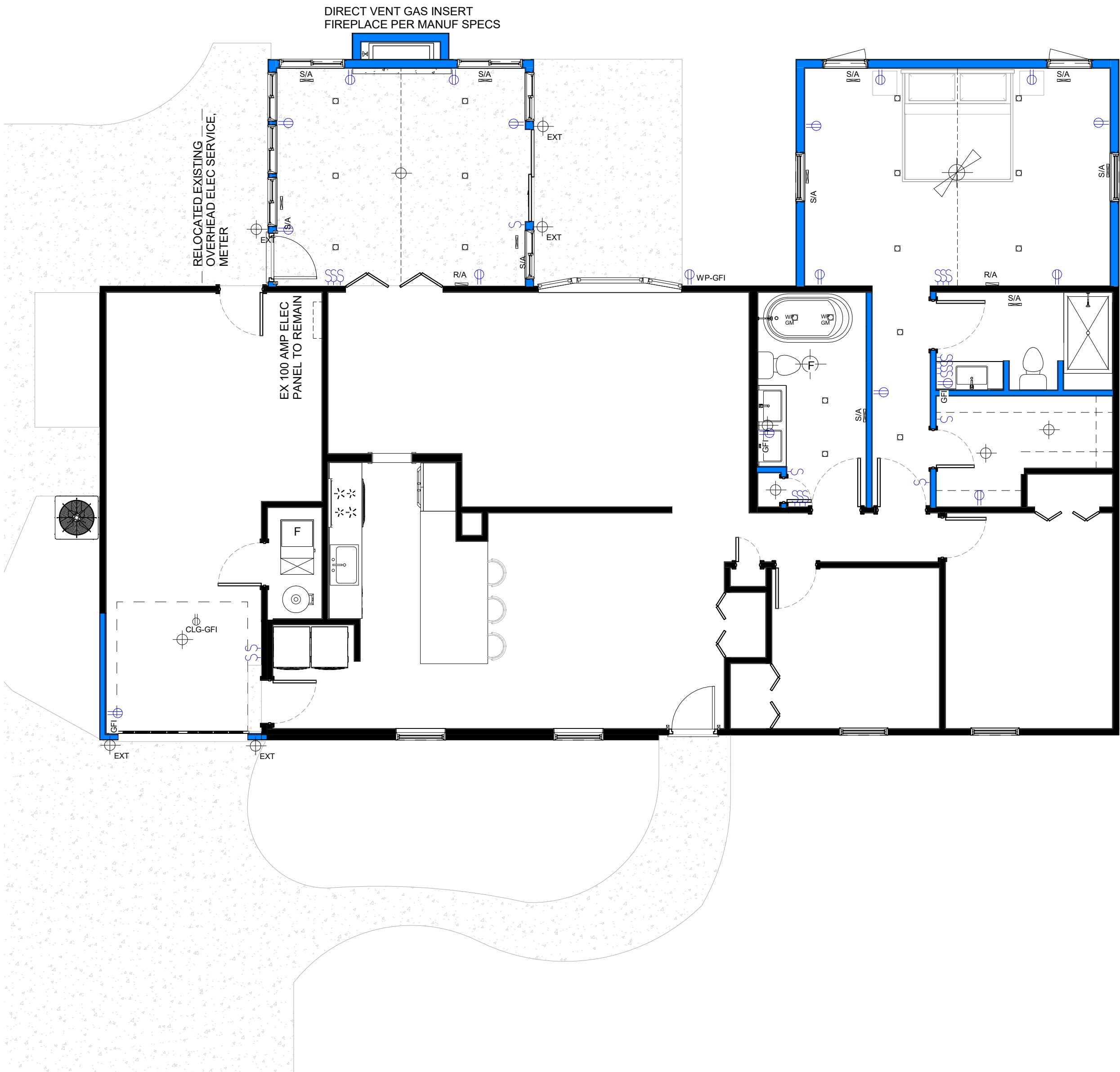
438 N CLARK DRIVE
PALATINE IL 60074

DATE

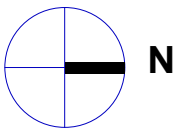
1- 05/20/2025

ISSUE DATE

1- 05/20/2025 1 - BID



1
MEP1
FIRST FLOOR - MEP
3/16" = 1'-0"



ELECTRICAL LAYOUT LEGEND

	GARBAGE DISPOSAL		SWITCHED OUTLET		110V SMOKE DETECTOR INTERCONNECTED W/ BATTERY BACKUP
	GFCI PROTECTED OUTLET		JUNCTION BOX		110 V COMBO C.O. DETECTOR INTERCONNECTED W/ BATTERY BACK-UP
WP	WATERPROOF		SINGLE SWITCH (D = DIMMER, T = TIMER)	H	HOOD
WL	WET LOCATION -WATERPROOF GFCI W/ "WHILE IN USE" COVER		USB OUTLET	MW	MICROWAVE
D	DIMMER		RECESSED LIGHT FIXTURE (IC RATED)		UNDER-CABINET LIGHT
PC	PULL CHAIN		PENDANT LIGHT		WALL MOUNTED FIXTURE
JS	JAMB SWITCH		CABINET PUCK LIGHT		DISCONNECT
DW	DISHWASHER		SURFACE MOUNTED LIGHT		EXISTING RECESSED CAN LIGHT
REF	REFRIGERATOR		CEILING MOUNTED LIGHT FIXTURE (EXTERIOR GRADE)		EXISTING JUNCTION BOX
	DUPLEX RECEPTABLE - 220V		CEILING FIXTURE W/ FAN APPROVED JUNCTION BOX		
	DUPLEX POWER OUTLET		DOOR BELL		

NUMBERS INDICATE HEIGHT
ABOVE FINISHED FLOOR

MECHANICAL LEGEND

	FAN / CEILING FIXTURE
	EXHAUST FAN
	PROGRAMMABLE THERMOSTAT
	HI/LOW RETURN AIR GRILLE
	SUPPLY REGISTER

PLUMBING LEGEND

	FROST PROOF HOSE BIBB W/ VACUUM BREAKER PROTECTION
	GAS VALVE

ELECTRICAL NOTES:

COUNTER RECEPTACLES - COUNTERTOP RECEPTACLES ARE TO BE INSTALLED SO NO POINT ALONG THE WALL LINE IS MORE THAN 24" FROM A RECEPTACLE OUTLET. COUNTERTOP RECEPTACLES SHALL BE ON AT LEAST 2 SEPARATE 20 AMP BRANCH CIRCUITS

INSTALL PRESSURE RELIEF VALVE SET AT 450 PSI ON HIGH PRESSURE SIDE OF SYSTEM AND UPSTREAM FROM ANY INTERVENING VALVES.
REMOTE REFRIGERANT PIPING TO BE K-COPPER
ALL CONNECTIONS AND DECIVES TO BE BRAZED.

ALL RECEPTACLES IN BEDROOMS TO BE ARC-FAULT INTERRUPTER (AFCI) TYPE LIGHT IN SHOWERS TO BE LISTED FOR WET LOCATIONS

THE DRYER EXHAUST DUCT, WHERE CONCEALED IN THE BUILDING CONSTRUCTION, SHALL HAVE A PERMANENT LABEL OR TAG INDICATING THE CONCEALED LENGTH OF EXHAUST DUCT. THE LABEL OR TAG SHALL BE INSTALLED WITHIN 6 FEET OF THE EXHAUST DUCT CONNECTION. SECTION: IRC M1502.4.5.

THESE DRAWINGS ARE NOT APPROVED OR STAMPED FOR CONSTRUCTION AND ARE FOR CONCEPT/DESIGN/BIDDING PURPOSES ONLY. DIMENSIONS, HEIGHTS, FINISHES, AND UTILITY LOCATIONS TO BE VERIFIED.

SHEET TITLE

FIRST FLOOR MEP PLAN

SHEET NUMBER

MEP1

PUBLIC NOTICE

A Public Hearing will be held before the Village of Palatine Planning and Zoning Commission on Tuesday July 8, 2025 at 7 PM, in the Village Council Chambers in Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

Special use to permit two rear yard setback reductions.

The property is commonly known as 438 N. Clark Drive.

The petitioner is proposing to construct additions to the rear of the home. The proposed additions are set back from the rear lot line at a distance of 31 feet and 29.5 feet, instead of the minimum required set back of 40 feet.

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

FILE #: SU-000183-2025

VILLAGE OF PALATINE

Jan Wood, Chair
Palatine Planning and Zoning Commission

DATED: This 16th day of June 2025 RA

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(Village) (Town) (City) (Township) of PALATINE 438 N. CLARK DR.



County of COOK

and State of Illinois, continuously for more than one year prior to date of the first publication of the notice attached hereto, and that said newspaper(s) complies with the requirements of Paragraphs 5 and 10, Chapter 100, of the Illinois Revised Statutes.

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 19TH day of JUNE, A.D. 2025, and the last publication thereof was made on the 19TH day of JUNE, A.D. 2025.

Your Legal appeared in
the following Journal & Topics
Newspapers
(Des Plaines Journal, Inc.)

- ☐ Des Plaines Journal
- ☐ Elk Grove Village Journal
- ☐ Mt. Prospect Journal
- ☐ Niles Journal
- ☐ Park Ridge-Golf Mill Journal
- ☐ Prospect Heights Journal
- ☐ Rosemont Journal
- ☐ Arlington Heights Topics
- ☐ Buffalo Grove Topics
- ☒ Palatine Topics
- ☐ Rolling Meadows Topics
- ☐ Wheeling Topics
- ☐ Suburban Journal
- ☐ Northwest Journal
- ☐ Glenview Journal



Mary Alice Wenzl

IN WITNESS WHEREOF, THE DES PLAINES JOURNAL, INC., has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 19TH day of JUNE, A.D., 2025.

By Todd Wessell

President

Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 19TH day of JUNE, A.D., 2025.

My commission expires the 15TH day of JULY, A.D., 2025.



**VILLAGE OF PALATINE
PLANNING AND ZONING COMMISSION**

934 W. Oxford Court – Special Use

July 8, 2025

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Ryan Auer

PETITIONER: Anthony Quesada (Owner)

PLAN NUMBER: SU-000176-2025

ADDRESS: 934 W. Oxford Court

BACKGROUND:

The Petitioner is seeking Special Use approval to permit a 6-foot-tall solid vinyl fence in the rear yard (functional side yard), which simultaneously abuts a street (W. Oxford Court), and the side lot line of an adjacent front yard (north). Therefore, the Petitioner is requesting:

- 1. Special Use to permit a fence in a rear yard abutting a street and side lot line of an adjacent front yard.**

Surrounding Zoning/Uses:

North	"R-1(B)", Single Family Residential District (Hunting Ridge Subdivision)
South:	"R-2", Single Family Residential District (William Fremd High School)
East:	"R-1(B)", Single Family Residential District (Hunting Ridge Subdivision)
West:	"R-1(B)", Single Family Residential District (Hunting Ridge Subdivision)

KEY ISSUES:

- The Subject Property is zoned "R-1B", Single-family residential and is approximately 12,000 square feet in area. The property is containing a single-family home and related improvements.
- The Petitioner is seeking Special Use approval to permit a 6-foot-tall solid vinyl fence in the rear yard (functional side yard), which simultaneously abuts a street (W. Oxford Court), and the side lot line of an adjacent front yard (north).
- Fences in a rear yard, where the rear lot line of said rear yard abuts the side lot

line of a front yard of an adjacent lot are permitted following Special use application approval, pursuant to 6.03(b)(6)b of the Village of Palatine zoning ordinance.

- The subject property is positioned in an unconventional manner, with the functional rear yard areas and rear face of home being parallel with the neighbor (928 W. Oxford Court) front yard. Per the application materials, the lot's configuration, the rear yard (subject yard) is highly visible to all residences in the cul-de-sac.
- The proposed fence will be set back five feet from the neighbor's (928 W. Oxford Court) yard at the nearest point (northwest of the subject property) and widens to provide a setback of 11 feet 4 inches at the widest point along this property line.
- As the fence continues east towards the cul-de-sac, the distance between the fence and neighbor front yard increases to 11 feet. The proposed fence terminates when aligning with the rear face of the subject residence – 20 feet from the nearest point of the cul-de-sac road.
- The rear yard is improved with a deck and an existing fenced in area of a similar height and material.
- The proposed fence, as well as the existing property, do not conflict with any other area and bulk regulations set forth by the Zoning Ordinance for residential structures.

STANDARDS FOR SPECIAL USE: Since this Petition is not for a use publicly operated or traditionally affected with the public interest, those standards under Section 14.05 D (2), (3), and (5) are applicable. Specifically, the Petitioners must show that the Special Use, if granted, is so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected and will not cause substantial injury to the value of other property in the neighborhood in which it is located. The Petitioners have attempted to address the required standards.

Standards for fencing as special use: With respect to front yard fencing and fencing in a rear yard/side yard abutting a street, the following additional standards must be met:

- a. Will meet the following aesthetic criteria:
 - i. Will not destroy existing vistas in the area;
 - ii. Will enhance the appearance of the homes and the streets in the area; ,and,
 - iii. Will not detract from the overall appearance of the community; or
- b. The fencing is found to be necessary to protect private property or the safety of the inhabitants of the property.

STAFF RECOMMENDATION:

The proposed fence maintains a 5-foot minimum distance from the property to the north and terminates at the rear face of the subject home. Due to the positioning of the subject property, the subject yard is visible to surrounding neighbors in the cul-de-sac.

The fence is also set back at a minimum 20-foot distance from the cul-de-sac street. Nevertheless, the existing lot configuration and lot frontages along Oxford Court and Illinois Avenue require zoning relief to install a fence in this location. While Staff reviewed other similarly situated and configured lots in this area of the Village, Staff was not able to determine a similar fencing relief circumstance. The curvature of the Oxford Court and impact to the lot line orientation also impacts the various yards, frontages, and fencing requirements for zoning relief.

Therefore, Staff recommends action at the discretion of the proposed Special use. If the Planning and Zoning Commission recommends approval, staff recommends the following conditions:

1. The Special Use and shall substantially conform to the plans prepared by the Petitioner, dated 05/20/2025, except as such plans may be changed to conform to Village Codes and Ordinances.



SPECIAL USE APPLICATION

Department of Planning & Zoning

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

Petitioner Name

Anthony Quesada

Business Name (if applicable)

Subject Property Address

934 W OXFORD CT Palatine, IL 60067

Please provide a description of your proposed request:

Extension of an existing 6-foot tall Vinyl fence.

Petitioner Justification

Special Uses shall not be granted except on findings based upon the evidence in each specific case. Please address the following standards as these will be used in considering the specific relief you are seeking.

That use deemed necessary for the public convenience at that location. Explain:

The fence extension is intended to enhance the safety, privacy, and usability of the property, which contributes to the overall organization and appearance of the neighborhood. By creating a more secure and enclosed space, it reduces potential hazards, keeps the area better maintained, and aligns with common residential improvements.

The use is designed, located, and proposed to be operated that the public health, safety, welfare will be protected. Explain:

The proposed fence extension is designed and positioned to comply with all applicable zoning and safety regulations, ensuring clear visibility at corners, appropriate setbacks from property lines, and the use of safe, durable materials. Its installation will create a more secure environment for the residents by deterring trespassing and providing a safe, enclosed space for children or pets.

The use will not cause substantial injury to nearby property values. Explain:

The proposed fence extension is a common and well-accepted residential improvement that is designed to enhance privacy, safety, and aesthetic appeal. It will be constructed using quality materials consistent with neighborhood standards, which can help maintain or even increase surrounding property values. Because the fence will not obstruct views, encroach on neighboring properties, or create visual blight, it is not expected to cause any substantial injury to nearby property values.

In order to supplement the above standards, the Planning and Zoning Commission may also consider the following:

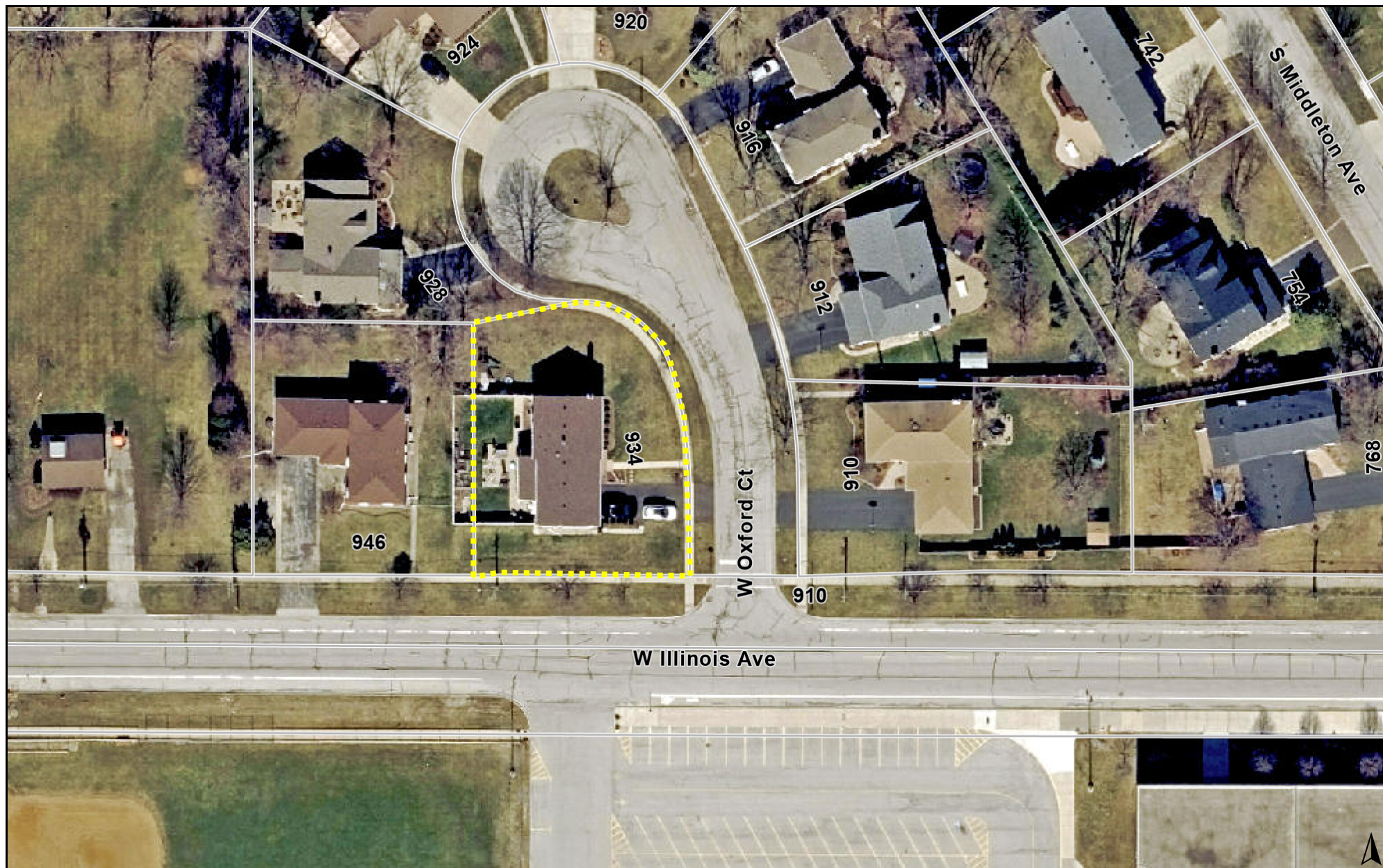
With respect to front yard fencing and fencing in a rear yard/side yard abutting a street, the following additional standards must be met:

a. Will meet the following aesthetic criteria:

- i. Will not destroy existing vistas in the area;
- ii. Will enhance the appearance of the homes and the streets in the area; and
- iii. Will not detract from the overall appearance of the community; or

b. The fencing is found to be necessary to protect private property or the safety of the inhabitants of the property.

The proposed fence extension in the rear and side yard areas abutting the street is designed to align with the aesthetic character of the neighborhood. It will not obstruct or destroy any existing vistas and will be constructed with materials and a design that complement the surrounding homes. The fence will contribute positively to the overall streetscape by creating a well-maintained, cohesive appearance and will not detract from the community's visual appeal. Additionally, the fencing is necessary to protect the private property and ensure the safety of the residents by providing a secure, enclosed area that prevents unauthorized access and creates a safe space for outdoor use.



0 100 200
ft

Print Date: 6/27/2025

Notes

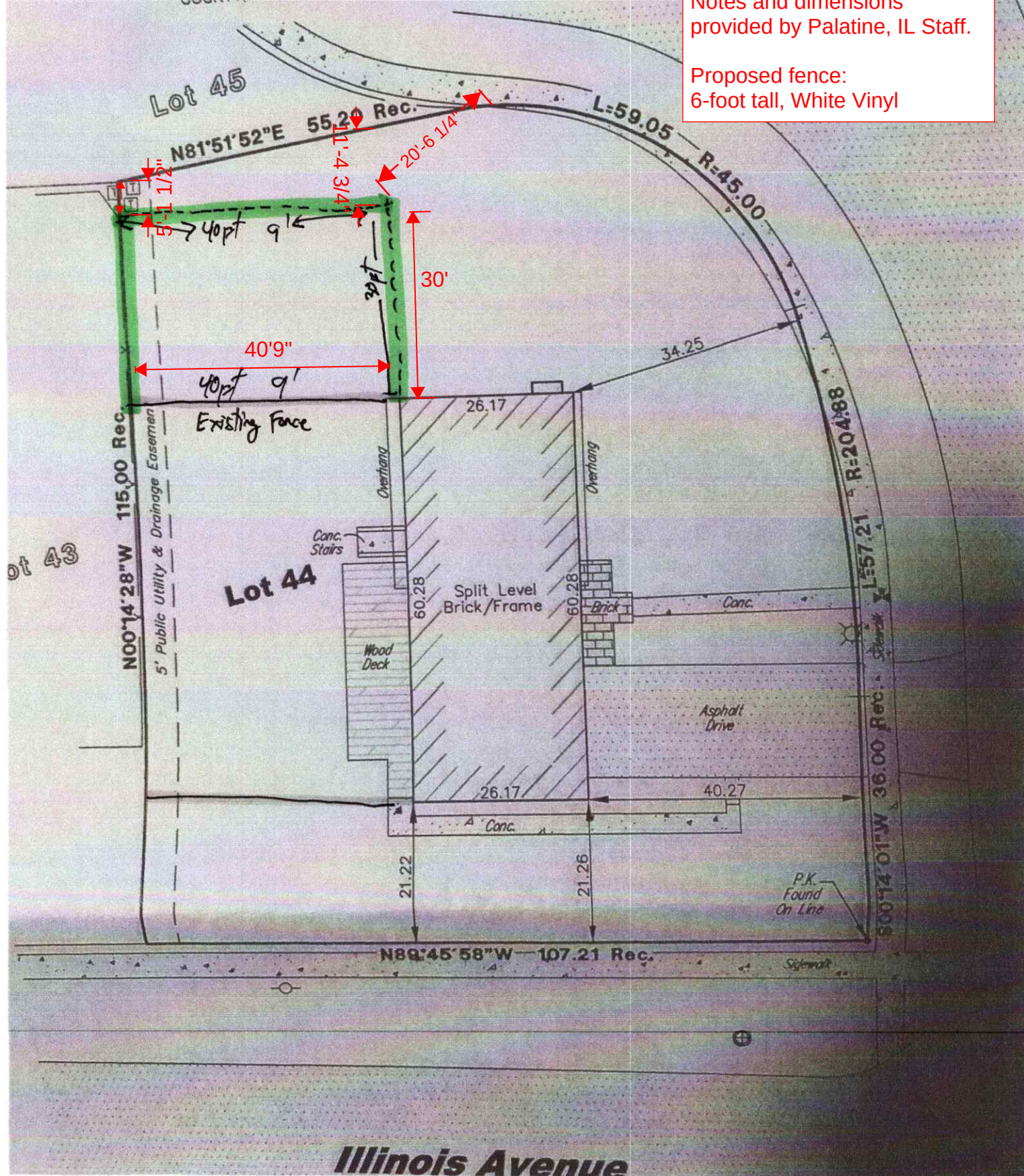
Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

PLAT OF SURVEY

LOT 44 IN BLOCK 2 IN HUNTING RIDGE UNIT 1, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, ON JANUARY 12, 1968 AS DOCUMENT NO. 203777120, IN COOK COUNTY, ILLINOIS.

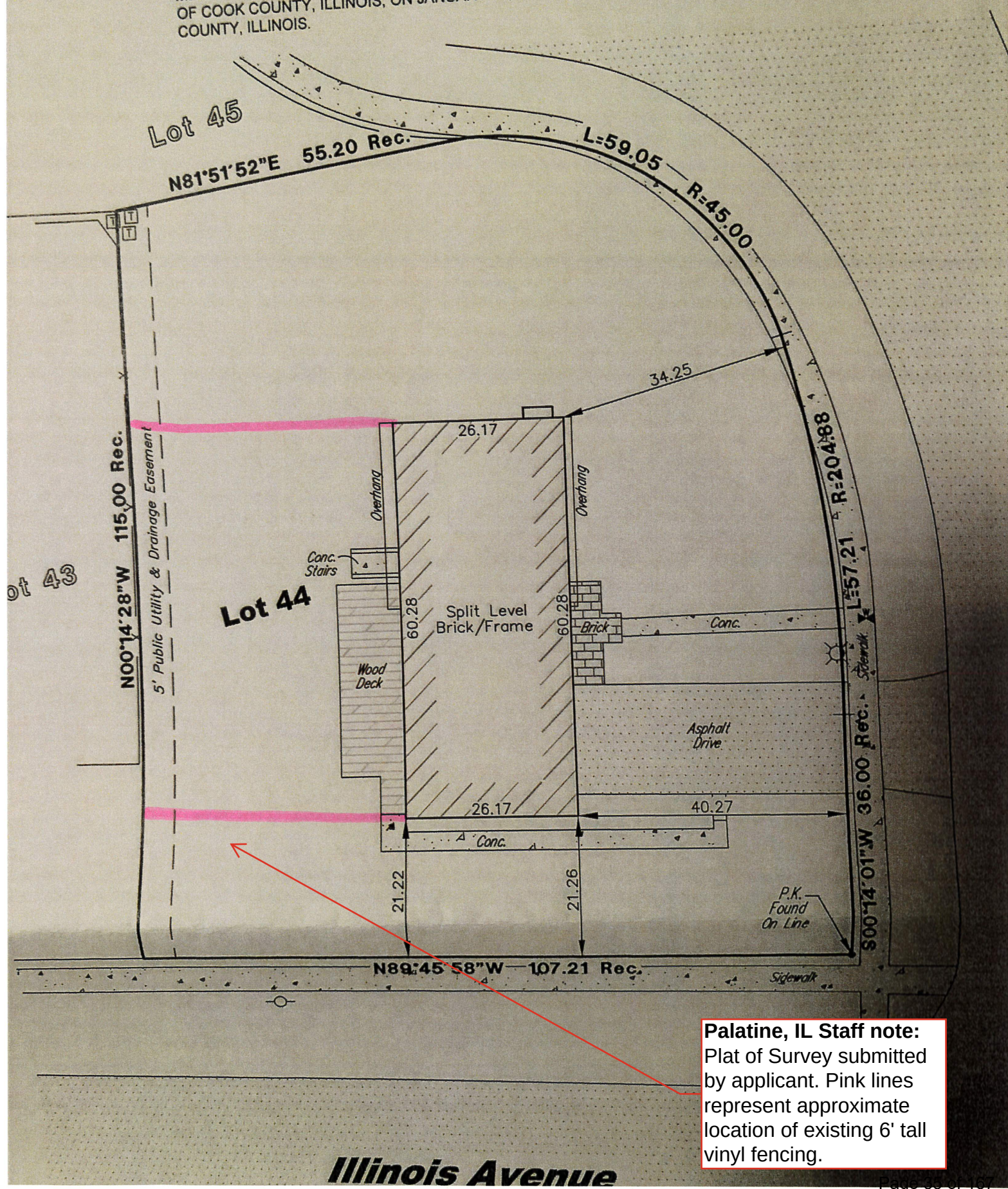
Notes and dimensions provided by Palatine, IL Staff.

Proposed fence:
6-foot tall, White Vinyl



PLAT OF SURVEY

LOT 44 IN BLOCK 2 IN HUNTING RIDGE UNIT 1, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, ON JANUARY 12, 1968 AS DOCUMENT NO. 203777120, IN COOK COUNTY, ILLINOIS.



Palatine, IL Staff note:
Plat of Survey submitted by applicant. Pink lines represent approximate location of existing 6' tall vinyl fencing.

Illinois Avenue



Ryan Auer

From: Doug Karmazin [REDACTED]
Sent: Monday, June 23, 2025 11:10 AM
To: Ryan Auer
Cc: [REDACTED]
Subject: 934 W. Oxford Ct -- Fence Zoning Request

Caution: This is an external email, Please take care when clicking links or opening attachments. When in doubt, please talk with the sender or check with VOP IT

Hi Ryan,

I wanted to reach out to share my input about my neighbor at 934 W Oxford Ct (Anthony Quesada) requesting to extend their fence in their yard. My wife and I **strongly reject this request**. I don't believe Mr. Quesada ever got a special use fence permit for the original fence footprint that stands today, because he put up a White PVC fence abutting a major street (Illinois Ave) next to Fremd High School. In the past, fences like this have required a Black see-through or other other wood material fence when homes are this close to a major street, or are on a corner.

This would add too much fencing for us to view from our property, is too close to our neighbors yard at 928 W. Oxford and be a visible impact to our cul de sac.

Please let me know the exact date of the hearing as my neighbors and I are **strongly united against this request**.

Regards,
Doug Karmazin
[REDACTED]

PUBLIC NOTICE

A Public Hearing will be held before the Village of Palatine Planning and Zoning Commission on Tuesday July 8, 2025 at 7 PM, in the Village Council Chambers in Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

Special use to permit a fence in a rear yard abutting a street, which abuts the side lot line of an adjacent front yard.

The property is commonly known as 934 W. Oxford Court.

The Petitioner is requesting to expand an existing 6-foot tall fence into the rear yard (functional side yard). The fence will be setback five feet from the adjacent front yard at the nearest point, and be setback at a distance of eleven feet at the furthest point.

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

FILE #: SU-000176-2025

VILLAGE OF PALATINE

Jan Wood, Chair

Palatine Planning and Zoning Commission

DATED: This 16th day of June 2025

CERTIFICATE OF PUBLICATION

DES PLAINES JOURNAL, INC., a 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:

Journal & Topics Newspapers
AKA Des Plaines Journal, Inc.
622 Graceland Ave.
Des Plaines, IL 60016-4556

and that said newspaper(s) is a secular newspaper of general circulation and has been published weekly in the

(Village) (Town) (City) (Township) of PALATINE 934 W. OXFORD CT.



County of COOK

and State of Illinois, continuously for more than one year prior to date of the first publication of the notice attached hereto, and that said newspaper(s) complies with the requirements of Paragraphs 5 and 10, Chapter 100, of the Illinois Revised Statutes.

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 19TH day of JUNE, A.D. 2025, and the last publication thereof was made on the 19TH day of JUNE, A.D. 2025.

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- ☒ Palatine Topics
- ☐ Rolling Meadows Topics
- ☐ Wheeling Topics
- ☐ Suburban Journal
- ☐ Northwest Journal
- ☐ Glenview Journal



Mary Alice Wenzl

IN WITNESS WHEREOF, THE DES PLAINES JOURNAL, INC., has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 19TH day of JUNE, A.D., 2025.

By Todd Wessell

President

Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 19TH day of JUNE, A.D., 2025.

My commission expires the 15TH day of JULY, A.D., 2025.



**VILLAGE OF PALATINE
PLANNING AND ZONING COMMISSION**

234 N. Plum Grove Road – Special Use

July 8, 2025

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Ben Vyverberg

PETITIONER: Steven and Sarah Fallon – Jerry Pinderski, authorized agent

PLAN NUMBER: SU-000171-2025

ADDRESS: 234 N. Plum Grove Road

BACKGROUND:

The Subject Property is zoned R-2 single-family residential and is an existing 19,305 square foot (.44 acres) platted lot at the northwest corner of Plum Grove Road and Colfax Street. It is presently improved with a single-family home and detached garage. The Petitioners are seeking to demolish the existing detached garage and construct a new detached garage.

Therefore, the Petitioner is requesting:

Special Use to permit an accessory structure to exceed 15 feet in height, as measured to the mean height between the eaves and ridges of the roof;

and for an accessory structure to be two stories, instead of the maximum allowed one story.

Surrounding Zoning/Uses:

North	R-2; Single-family residential home
South:	B-3; Central Business District; Plum Grove Dental
East:	R-2; Single-family residential home
West:	R-2; Single-family residential home

KEY ISSUES:

The Petitioners intend to demolish the existing detached garage on the Subject Property and construct a new taller detached garage, with a second floor exercise area, art

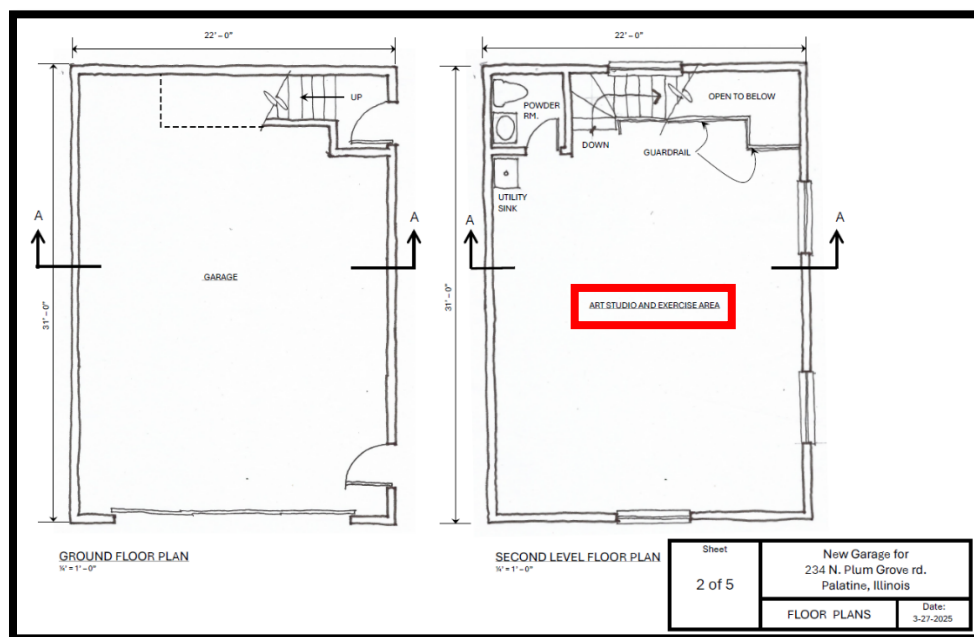
studio and a restroom facility. In order to effectuate the proposed detached garage, a special use to allow the garage to exceed both the maximum height and one-story limitation are required. For reference, these are the applicable Zoning Ordinance regulations for accessory structures in the Village:

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

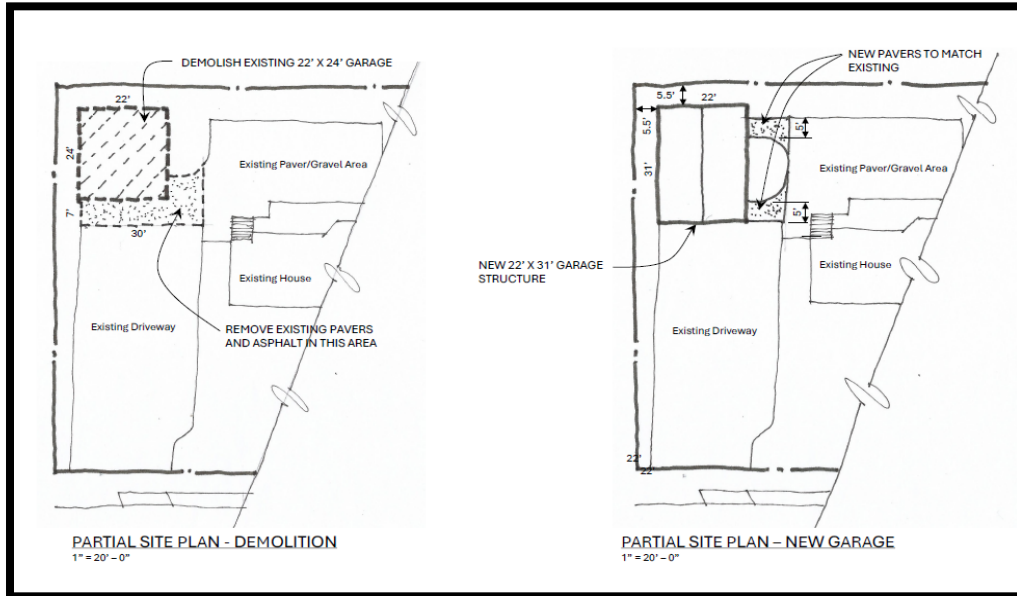
- (1) Maximum height: One (1) story, not to exceed Fifteen (15) feet, except as a special use. The highest point of an accessory structure shall not exceed the highest point of the principal structure. (Ord. 0-31-00, § 1, 4-24-00)
- (2) Minimum distance requirements:
 - a. From principal building: Ten (10) feet.
 - b. From side lot line: Five (5) feet.
 - c. From rear lot line: Five (5) feet.
- (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)

Proposed accessory structure:

- The Petitioners are proposing to construct a new 682 square foot detached garage. The proposed 2-story structure will allow for garage parking on the ground level and 2nd floor art studio, exercise area, and a restroom facility. The proposed new garage would have a staircase located on the north side of the structure, which provides second floor access to the upstairs uses. In addition to the proposed restroom, there is also a utility sink, which the application materials indicate would support the proposed art studio.

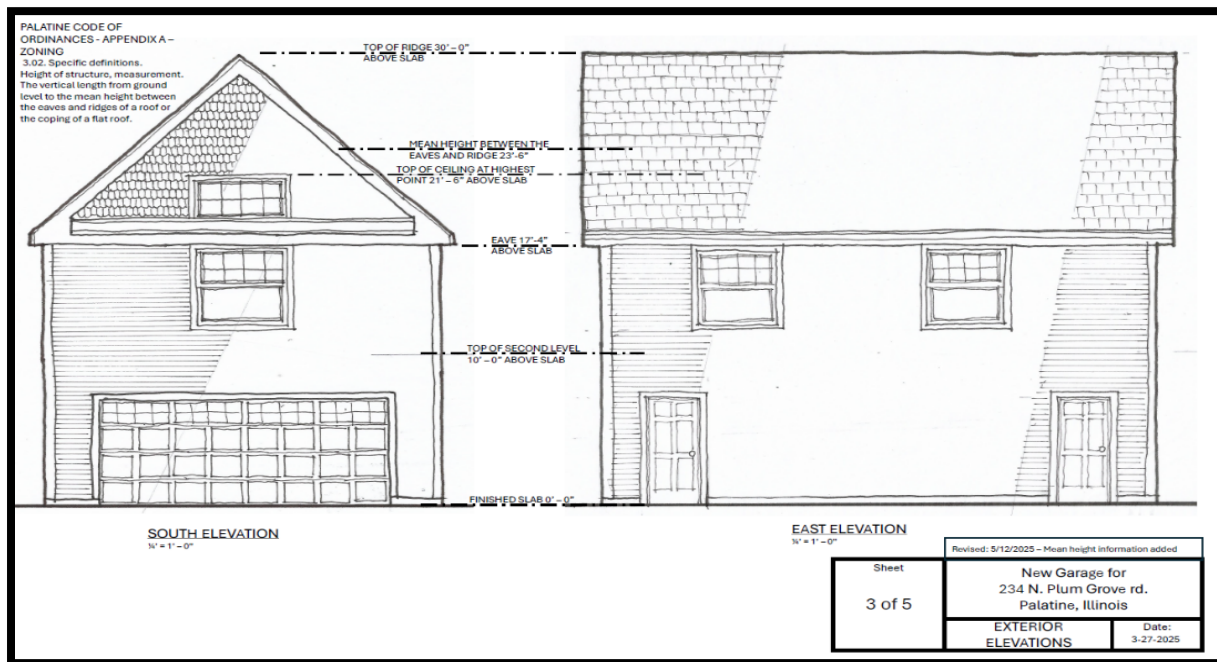


- As proposed, the garage complies with the minimum setback requirements (minimum 5-foot side and rear yard setback required; 5.5 foot side and rear yard setback required). Additionally, at 682 square feet, the garage is within the ordinance maximum allowable square footage of 700 square feet.



- In addition to the zoning height requirements and special use review, the zoning ordinance defines an accessory structure as "a subordinate structure which is located on the same zoning lot as the principal building, the use of which is incidental and customary to that of the principal building..." In addition to the peak height of the structure at 30 feet, the proposed 2nd floor activity areas and restroom facility would seem to call into question the subordinate and incidental use of the proposed detached structure. For reference, if a property owner applied for building permit to construct a code compliant accessory structure within the Village, the definition of accessory structure would prohibit the inclusion of a restroom. In this instance, as the property owner is seeking zoning relief, the inclusion of the restroom is a component of the proposed plans and application information.
- While the application clearly indicates that the 2nd floor amenity area is not associated with either the commercial or inhabitable use of the detached garage, Staff reviews the proposed structure as clearly separating itself from consideration as an accessory structure.
- While the rear and side yard setbacks of the existing and proposed garages are similar, Staff notes that the peak height of the existing detached garage is 14'10", per the approved building permit plans, as measured from slab to the roof ridge.
- For reference, the detached garage directly west of the Subject Property has a maximum height of 21 feet and measures 15-feet to the midpoint. The property directly north a shed a back yard area of the property immediately north of the proposed garage location.

- Staff acknowledges the referenced detached garage at 208 N. Benton Street, which received zoning relief for height and setback in 2000, which is the same year that the accessory structure requirements were amended into the Code. That garage also has an artist studio and a full bathroom on the second floor. This is the only detached structure in the Village of which Staff is aware of having restroom facilities. Within the last several years, there was another detached structure, which required relief and included a restroom facility, which was not approved by the Village Council.



- The proposed garage has a maximum peak height of 30 feet and a mean height of 23.5 feet. Staff notes that for principal structure height in the R-2 district, the maximum midpoint height is 30 feet.

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

Address	Height	Square Footage	Taller than Principal Structure	Ordinance
234 N. Plum Grove Road (Proposed)	23.5' Midpoint 30" peak height	682 SF	No.	
234 N. Plum Grove Road (existing)	14' 10"	528 SF	No.	
208 N. Benton Street (Existing)	27' 3" Peak, 22' 9" Midpoint	1,352 SF	Yes	O-83-20
127 S Walnut St (Existing)	18' 8" Peak	663 sq. ft.	No	O-33-73
132 S Walnut St (Existing)	26' Peak, 18' Midpoint	825 sq. ft.	Yes	O-87-08

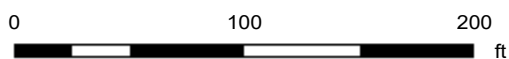
Staff will also identify and discuss other existing accessory structures in the surrounding area as part of the presentation on Tuesday.

STAFF RECOMMENDATION:

While detached garages are common in this area of the Village, the proposed 30-foot height of the garage is dissimilar from the other surrounding properties and, at nearly 16 feet taller than the existing garage height. Additionally, the required building code improvements to accommodate the proposed uses (e.g. a full foundation for the accessory structure; the walls, ceiling, and foundation will have to comply with the Energy Code requirements, structural comments to address with the 2nd floor, water service extension from the principal structure, which may increase the water line service size, separation requirements for the ground floor parking and 2nd floor uses, and HVAC improvements) further separate the proposed structure from an accessory structure. Staff believes that a peak height of 30 feet is excessive for the property and would have a negative impact upon the surrounding properties in this area.

Therefore, Staff recommends denial of the of the proposed Special Use. If the Planning and Zoning Commission recommends approval Staff recommends the following conditions:

1. The Special Use and Variation shall substantially conform to the plans dated 03/27/2025, except as such plans may be changed to conform to Village Codes and Ordinances.
2. If required by the Village Attorney, a deed restriction preventing any habitation or commercial use of the accessory structure shall be submitted in a manner acceptable to the Village Attorney.



Notes

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.



SPECIAL USE & VARIATION APPLICATION

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

Office Use Only	Project Planner	Zoning Case #
	Filing Fee	Notification Deadline
	ZBA Public Hearing Date	Village Council Date

date received

Background Information	PETITIONER(S) Steven Fallon and Sarah Fallon		Business Name (if applicable)	
	Subject Property Address 234 N. Plum Grove Road, Palatine, IL 60067			
	AUTHORIZED AGENT (if applicable) Jerome W. Pinderski, Jr.		Business Name (if applicable) Pinderski & Pinderski, Ltd.	
	Address 115 West Colfax Street, Palatine, IL 60067		City/State/Zip Code	
	Telephone 847-358-5220	Fax 847-358-4506	Email jerome@pinderski.com	
	Relationship to Petitioner (contractor, architect, etc.) Attorney			
	TYPE OF APPLICATION (check one) ☒ Special Use ☐ Special Use Amendment ☐ Variation			
	Existing Zoning District R-2	Existing Land Use residential	Proposed Land Use residential	
	Generally describe your request: _____ Petitioners are seeking to demolish the property's existing 2 car detached garage, and replace same with a new 2 car detached garage. The new structure will require a height special use for a detached accessory building from 15' to 30' per App. A, 6.01 (a)(1) and (c)(1). The new garage is planned to have a finished second floor activity space that will require a special use for a unique use per App. A, 10.06 (c)(17). _____ _____			

Required Materials

- ☐ Filing Fee of \$ _____
- ☐ Application Form
- ☐ Plat of Survey (must show all current improvements and be sealed by an Illinois certified surveyor)
- ☐ Site Plan & Floor plan (dimension, location, and setbacks of all existing and proposed buildings) – **one 11x17 copy each, electronic version preferred**
- ☐ Real Estate Interest Disclosure Form (see attached)
- ☐ Proof of Ownership or Lease (e.g. Title Insurance Policy, Deed, or Purchase Contract)
- ☐ Business Plan (if applicable; including, but not limited to nature of business, hours of operation, number of employees, and menu)

Additional Materials (as required by the Village)

- ☐ Elevation Plan (front, side, and rear elevations of a proposed building), and/or Floor Plan (proposed interior layout) – **one 11x17 copy of each plan, electronic versions preferred**
- ☐ Engineering Plans (must indicate existing conditions, topography, storm water management, tree preservation, utility connections, detention calculations, and a cost estimate)
- ☐ Photographs (e.g. ground-level or aerials)
- ☐ Other materials as deemed necessary by the Village

Petitioner Justification

The Petitioner is required to present specific evidence related to each of the following standards to justify the request (paraphrased from Section 14.05 of the Palatine Zoning Ordinance). Answer the items below and attach a separate sheet if necessary. ***If you are applying for a Variation only, you do not need to answer these items.***

1. The use is deemed necessary for the public convenience at that location
see attached memorandum

2. The use is designed, located, and proposed to be operated that the public health, safety and welfare will be protected
see attached memorandum

3. The use will not cause substantial injury to nearby property values
see attached memorandum

4. With respect to live entertainment uses, the use shall not:
- a. Produce noise levels so great as to constitute an unreasonable interference for persons outside the confines of the establishment
 - b. Impose undue health, sanitation or safety burdens on the village
 - c. Create excessive demands on the Village of Palatine Police Department
 - d. Be of a nature otherwise prohibited by law or village ordinance
5. For fence standards, see Section 14.05 of the Palatine Zoning Ordinance

4 and 5 (N/A)

Memorandum in Support of Petition for Special Use

Petitioners: Steven and Sarah Fallon

Property address: 234 N. Plum Grove Rd., Palatine, IL 60067

I. Introduction

Petitioners Steven and Sarah Fallon are owners of a single-family home located at the Northwest corner of Plum Grove Road and Colfax Street, and commonly known as 234 N. Plum Grove Rd., Palatine, IL 60067. This storied historical home in Palatine underwent significant remodeling and reconstruction by its immediate prior owners beginning in 2014. Petitioners purchased the home in August, 2024. Petitioners are seeking to continue the ongoing redevelopment of this property through the construction of a new garage accessory structure as detailed below.

II. Existing Garage

As part of the remodeling efforts undertaken by the prior owners in 2014, a small shed/garage located at the far western edge of the property facing Colfax Street was demolished. It was replaced with an unremarkable detached two-car garage. The garage was designed to house two (2) vehicles and related paraphernalia that is found in most suburban garages. The existing garage is 22.14 feet wide and 24.12 feet long. The single-story structure is approximately 534 square feet in size.

III. The New Garage Project

Petitioners seek to demolish the existing two car garage, and replace it with slightly larger two-car garage with a finish second floor level to create additional "living space" for their home. Attached hereto as group Exhibit A are sketch plans for the proposed new garage building. Petitioners propose to retain the existing width of the garage at 22 feet, but lengthen the building by approximately 7 feet for a total length of 31 feet. The first floor will encompass approximately 682 square feet. The garage will continue to be located the western edge of the property, and face Colfax Street.

Petitioners are seeking to build out the second floor of the garage as completed living space. They propose to construct a single room open space living area. It will contain a utility/slop sink and a bathroom without a shower or tub. Petitioners plan to use the additional living space as (a) part personal art studio and (b) part exercise/recreation area.

Petitioners are seeking to design and build an accessory building that will better reflect and integrate into the existing architectural design of the principal home. Through carefully chosen designs, materials and exterior colors, Petitioners hope to create a structure that exists in better harmony with the principal home than does the existing garage.

Petitioners believe that their proposed structure will not only enhance the functional use of their residential property, but will enhance the visual beauty and charm of the garage for the benefit of their neighbors and their neighborhood.

IV. Special Use Requests

Petitioners require two (2) special use permits to construct their proposed accessory garage building.

First, a special use permit is required to exceed the 15 feet height rule that applies to most accessory structures to be built on a residential lot. The Village Code provides for a special use exception to this height limit when architectural plans and proposed land uses support same.

Secondly, petitioners proposed finished living space on the second floor of the garage constitutes a "unique use" that requires a special use permit under the Village Code.

V. Special Use Justifications

Petitioner's address the specific ordinance requirements for a special use in a residential district as follows:

A. The use is deemed necessary for the public convenience at that location.

Though not a public structure per se, most single-family homes with the Palatine community are best served with an enclosed garage structure on their lots to allow for the indoor storage of vehicles and other personal property. The use of such a building enhances the aesthetic value of all properties in neighborhood so as to avoid undo outdoor personal property clutter as well as the unnecessary parking of vehicles outside of homes in single-family residential areas.

Petitioner's property, being a single-family home within an R-2 district, has traditionally had an indoor garage for its vehicles. Given the age and layout of Petitioner's lot, a detached garage structure is the most logical accessory structure to meet these needs. The proposed two car detached garage structure will continue the historical precedent of having an enclosed space on the property in an ancillary building to store vehicles and personal property.

B. The use is designed, located and proposed to be operated that the public health, safety and welfare will be protected.

The proposed two-car detached garage building is being purposely designed to complement the existing home, and its location within the area of the lot that has traditionally been used for a garage. The ground dimensions of the proposed structure will not add any visual bulk to the building's basic exterior dimensions.

Though the proposed second floor living space does add a new height dimension not previously found on the property, as shown in attached exhibit B, a number of detached garage structures exist within walking distance of the subject property that have significant second floors. These two story detached accessory buildings are part and parcel of many residential lots within the immediate neighborhood. They have not caused any physical or aesthetic harm to the neighborhood, and exist in harmony with their principal homes. The garages depicted in Exhibit B have caused no financial or visual damage to any neighboring property.

Petitioners proposed structure is in keeping with the neighborhood tradition of building tasteful two-story garages. The varied and unique architectural styles, designs and colors associated with these garages have enhanced the character of the neighborhood.

In this particular case, Petitioners proposed accessory structure is being located in the same spot as all prior accessory structures. It faces a very busy roadway, being Colfax Street. It will face directly south towards a commercial/professional office building that has been home to Plum Grove Dental for decades.

The architectural design, materials and color have been carefully chosen to construct a handsome building that will fit within the neighborhood without being intrusive in size, scope or height. The new structure will better complement the existing principal residence than does the existing garage structure. Petitioners goal is to create a necessary structure that will truly blend into the neighborhood as if it had been a part of the original property for decades.

C. The use will not cause substantial injury to nearby property values.

The specific location of the proposed accessory building will have no negative effect on adjacent properties, or properties throughout the neighborhood. It will complement the nearby community in the same fashion as do the numerous other two-story garage structures that exist within the neighborhood as depicted in Exhibit B.

The specific design, material and color choices will, in many respects, allow for the new structure to better blend into Petitioners' lot and be less visually obtrusive than its existing garage,

VI. Conclusion

For all of the reasons set forth herein, Petitioners Stephen Fallon and Sarah Fallon assert that their proposed two car garage accessory structure to be built on their property to replace an existing two car garage structure will enhance the value of their property and their neighborhood as a whole. The proposed accessory building is being tastefully designed to provide necessary and functional space so as to allow Petitioners family to enjoy an on-site art studio and enhanced recreational activities in their home. These activities will have no negative effect on their neighbors. The proposed structure

is far more architecturally appealing than the present garage, and will better integrate with property's principal home to enhance its place in the neighborhood.

Petitioners seek approval of both special use permits as set forth in their petition.

Signed at Palatine, Illinois on April 11, 2025.

Jerome W. Pinderski, Jr.
Attorney for Petitioners



PLAT OF SURVEY

THE SOUTH 117 FEET AND THREE INCHES OF THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS BEGINNING AT A POINT 20 RODS NORTH OF THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND RUNNING THENCE WEST 10 RODS; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID SECTION, 9 RODS; THENCE EAST 10 RODS TO SAID SECTION LINE; THENCE SOUTH ON SAID SECTION LINE 9 RODS TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS

Legend

- Set 1/2" Iron Pipe
- Found Iron Pipe
- X Found Cross

Surveyor Notes

- Field Work Completed on 8-19-2024
- Prepared for Angelina & Henrick, for real estate transaction
- Site Address: 234 N. Plum Grove Road, Palatine, IL 60067
- Pin No: 02-15-406-011
- The easements shown hereon are provided from the current title
- This plat was prepared with the aid of the current title commitment issued by Proper Title, LLC No PT24-102101, dated July 29, 2024.
- Compare deed description and site conditions with the data given on this plat and report any discrepancies to the surveyor at once.
- Auto Cad Files will not be released under this contract.
- The utilities as shown on this drawing were developed from visible observations only.
- All building dimensions and ties are to the current siding material and not to the foundation.
- No boundary corners were set at time of field survey. Boundary corners will be set at a later date.
- Bearings are assumed.

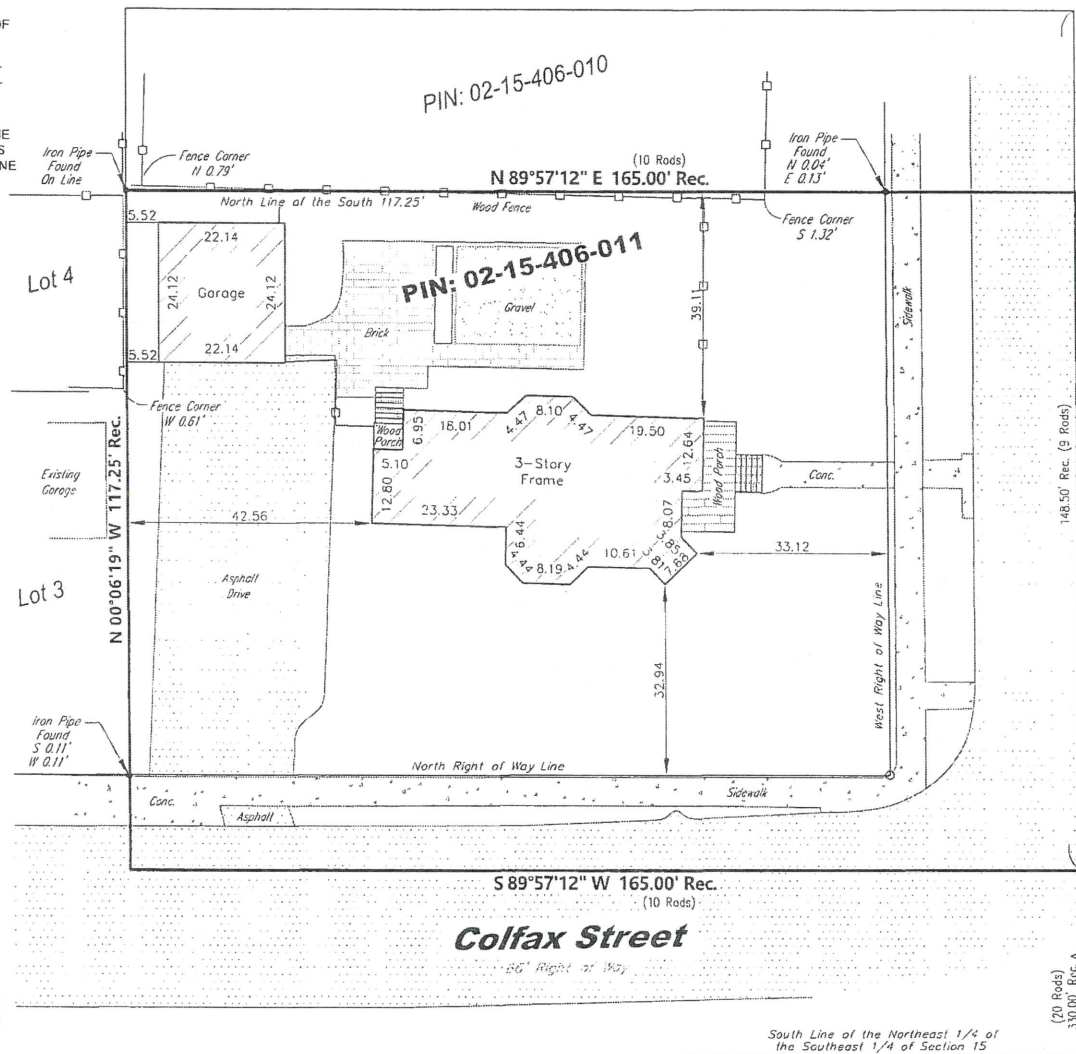
State of Illinois)
County of Lake)

We, Land Surveying Services, Inc. do hereby state that we have surveyed and shown the boundaries of the above described property and that this is the Plat that represents the conditions found on the day of the survey.

Given under my hand and seal this 22nd day of August, A.D. 2024, at Lake Zurich, Illinois.

Gloria Jean Kotler, an agent for Land Surveying Services, Inc.
Professional Land Surveyor Number 035-003323
License Expiration Date 11-30-24

This professional service conforms to the current Illinois minimum standards for a boundary survey.



Plum Grove Road

East Line of Section 15

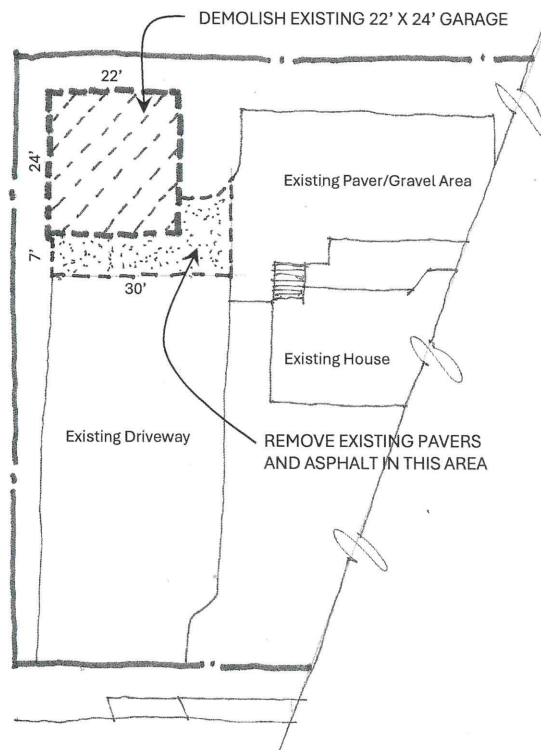
South Line of the Northeast 1/4 of the Southeast 1/4 of Section 15

Drawn By:	ER	Field Work:	DH
Drawing Revisions			
REVISION	Date	Drawn/	Checked/

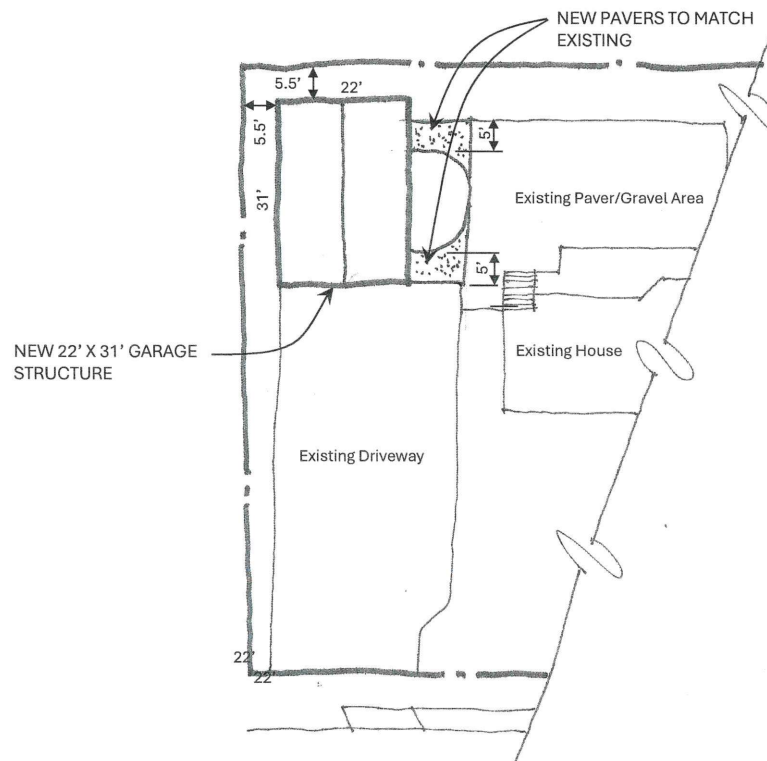
Field Work Completed:	8-19-24
Scale:	1" = 20'
Date:	8-22-24
Site Address:	234 N. Plum Grove Road
	Palatine, Illinois

Land Surveying Services, Inc.
118 West Lake Street, Suite 100, Palatine, IL 60067
Phone: (847) 384-1079 Fax: (847) 384-1279
Professional Design Firm License No. 184-003632

Job Number	LS181032-1
Sheet Name	PLAT OF SURVEY
Sheet Number	SURVEY



PARTIAL SITE PLAN - DEMOLITION
1" = 20' - 0"



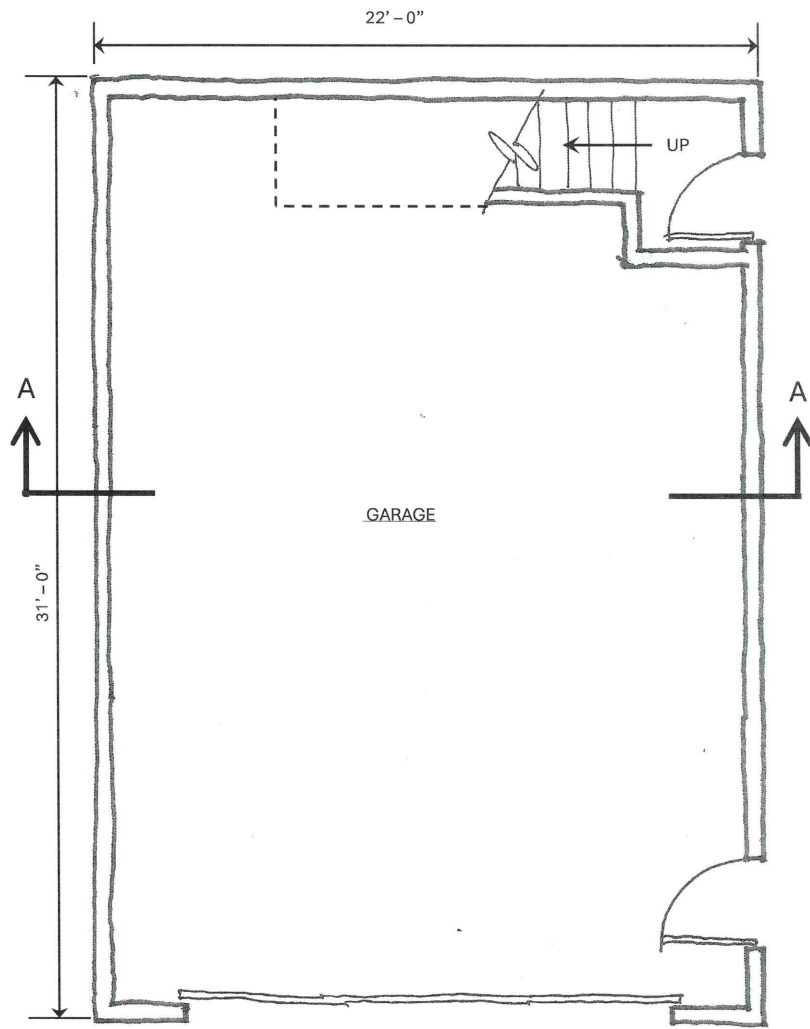
PARTIAL SITE PLAN - NEW GARAGE
1" = 20' - 0"

NOTES

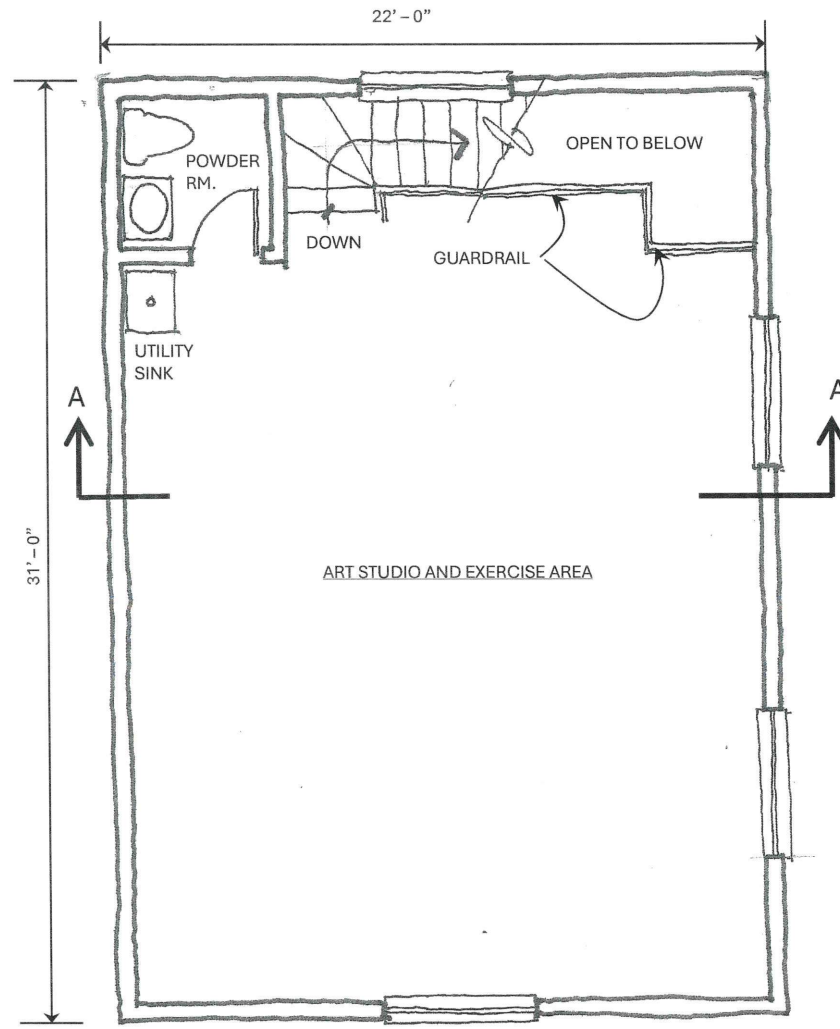
1. For full site plan information, see the included plat of survey dated 8-22-2024.

Exhibit A

Sheet 1 of 5	New Garage for 234 N. Plum Grove rd. Palatine, Illinois	
	SITE PLANS	Date: 3-27-2025

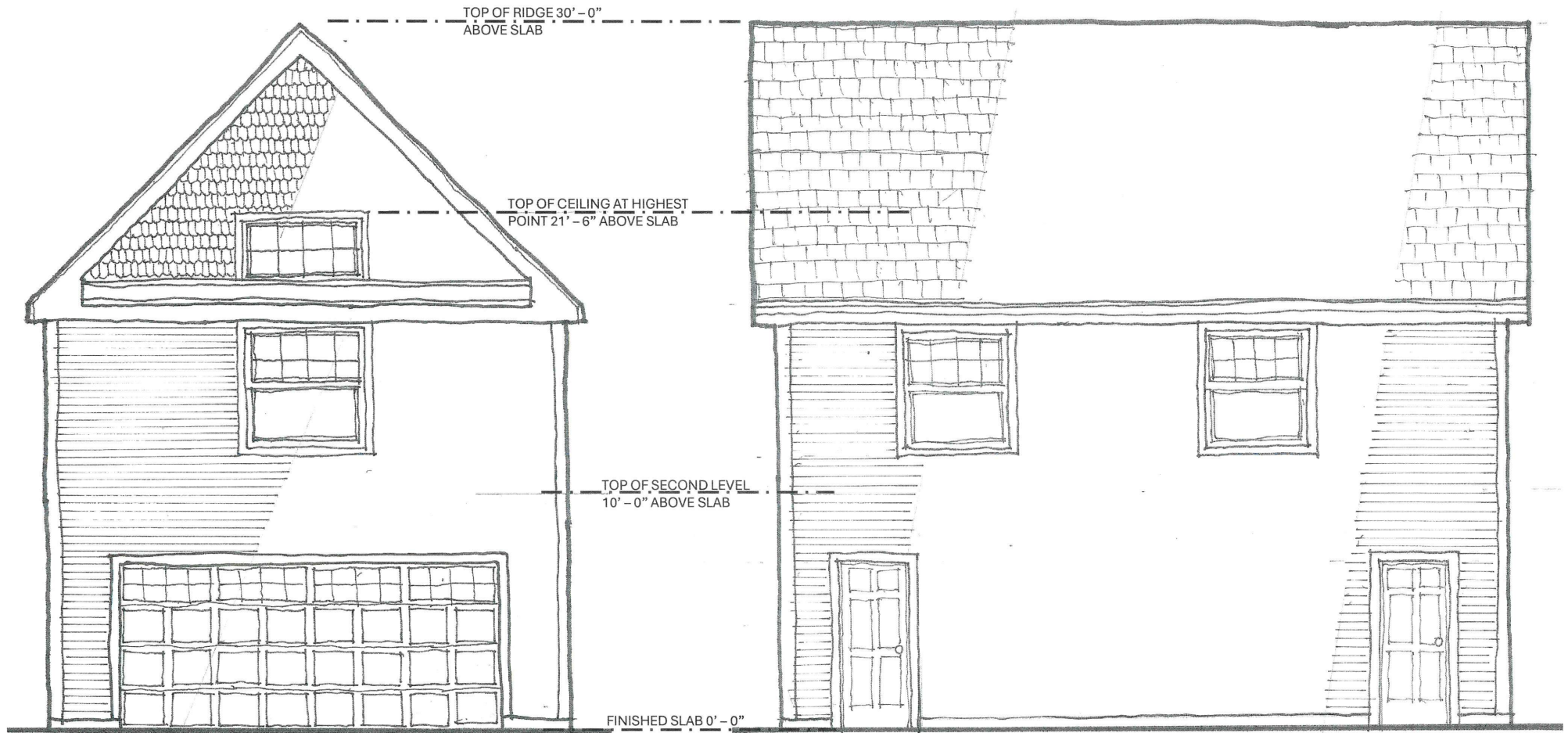


GROUND FLOOR PLAN
 $\frac{1}{4}" = 1' - 0"$



SECOND LEVEL FLOOR PLAN
 $\frac{1}{4}" = 1' - 0"$

Sheet 2 of 5	New Garage for 234 N. Plum Grove rd. Palatine, Illinois	
	FLOOR PLANS	Date: 3-27-2025



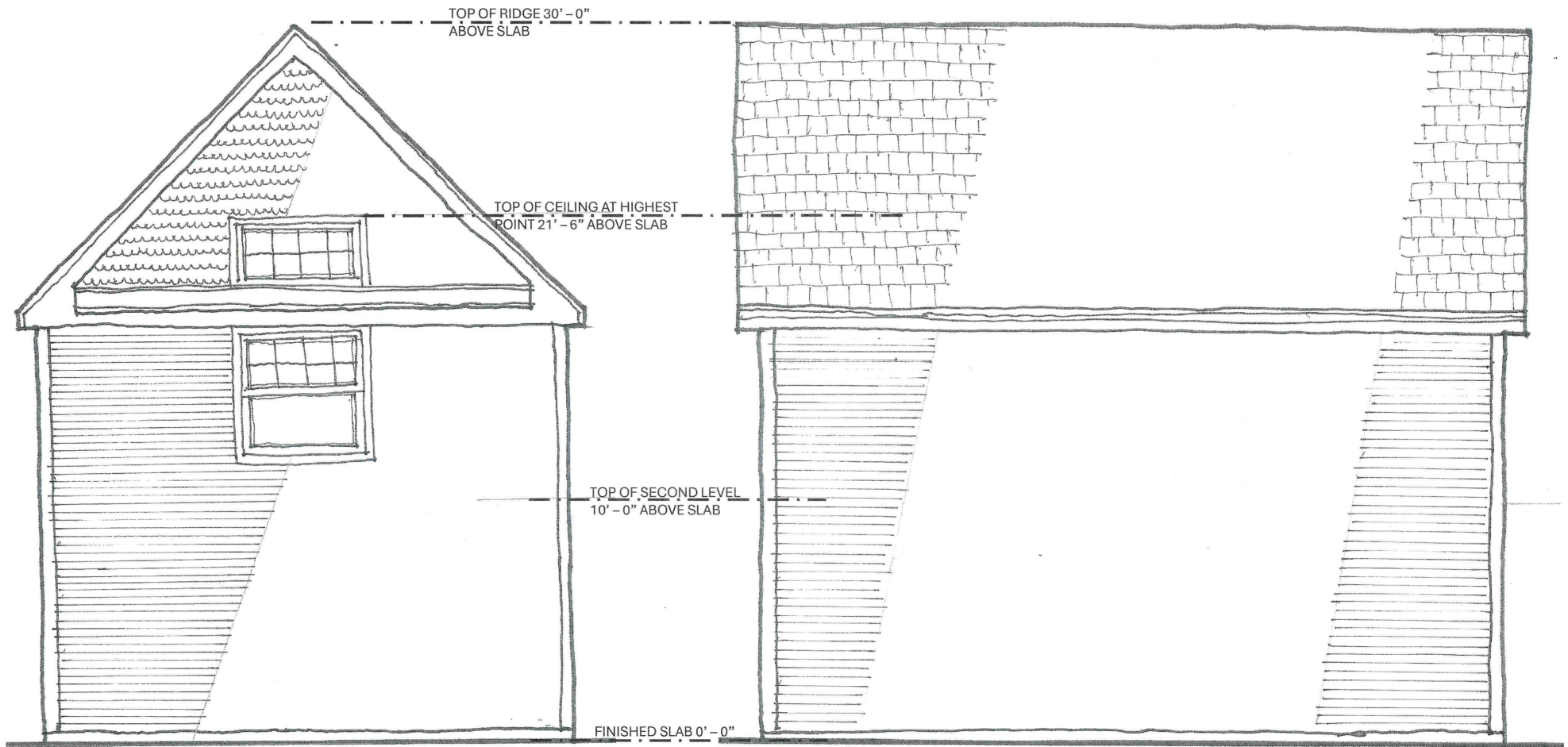
SOUTH ELEVATION

1/4" = 1' - 0"

EAST ELEVATION

1/4" = 1' - 0"

Sheet 3 of 5	New Garage for 234 N. Plum Grove rd. Palatine, Illinois	
	EXTERIOR ELEVATIONS	Date: 3-27-2025



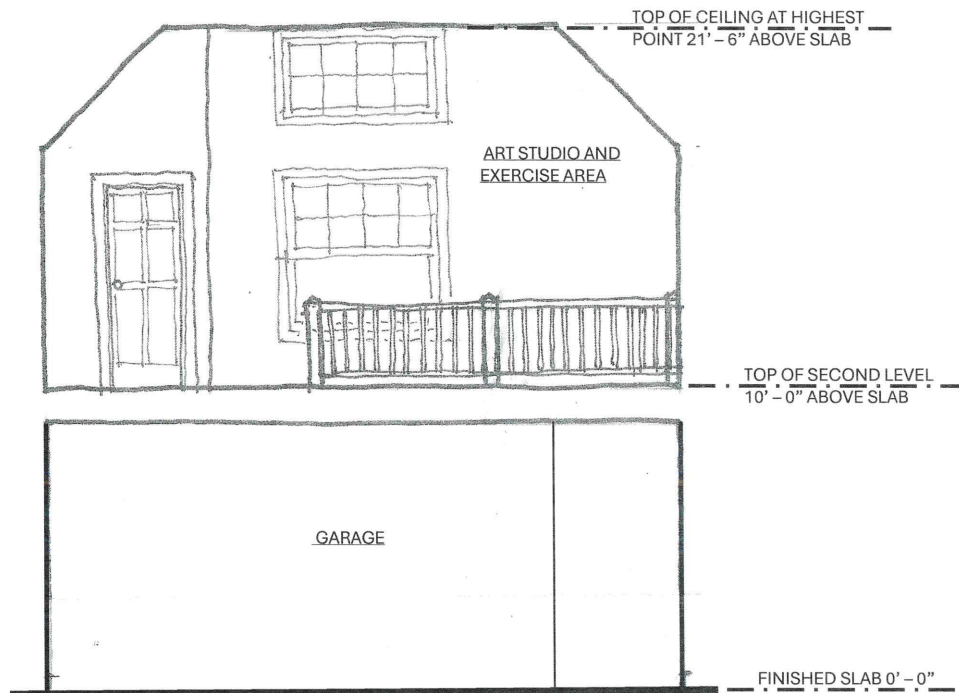
NORTH ELEVATION

1/4" = 1' - 0"

WEST ELEVATION

1/4" = 1' - 0"

Sheet 4 of 5	New Garage for 234 N. Plum Grove rd. Palatine, Illinois	
	EXTERIOR ELEVATIONS	Date: 3-27-2025



BUILDING CROSS SECTION A-A
 $\frac{1}{4}" = 1' - 0"$

Sheet 5 of 5	New Garage for 234 N. Plum Grove rd. Palatine, Illinois	
	BUILDING SECTION	Date: 3-27-2025

Exhibit B

Photos of Neighborhood Two Story Garages



208 N Benton

306 N Benton



300 N Plum Grove Rd

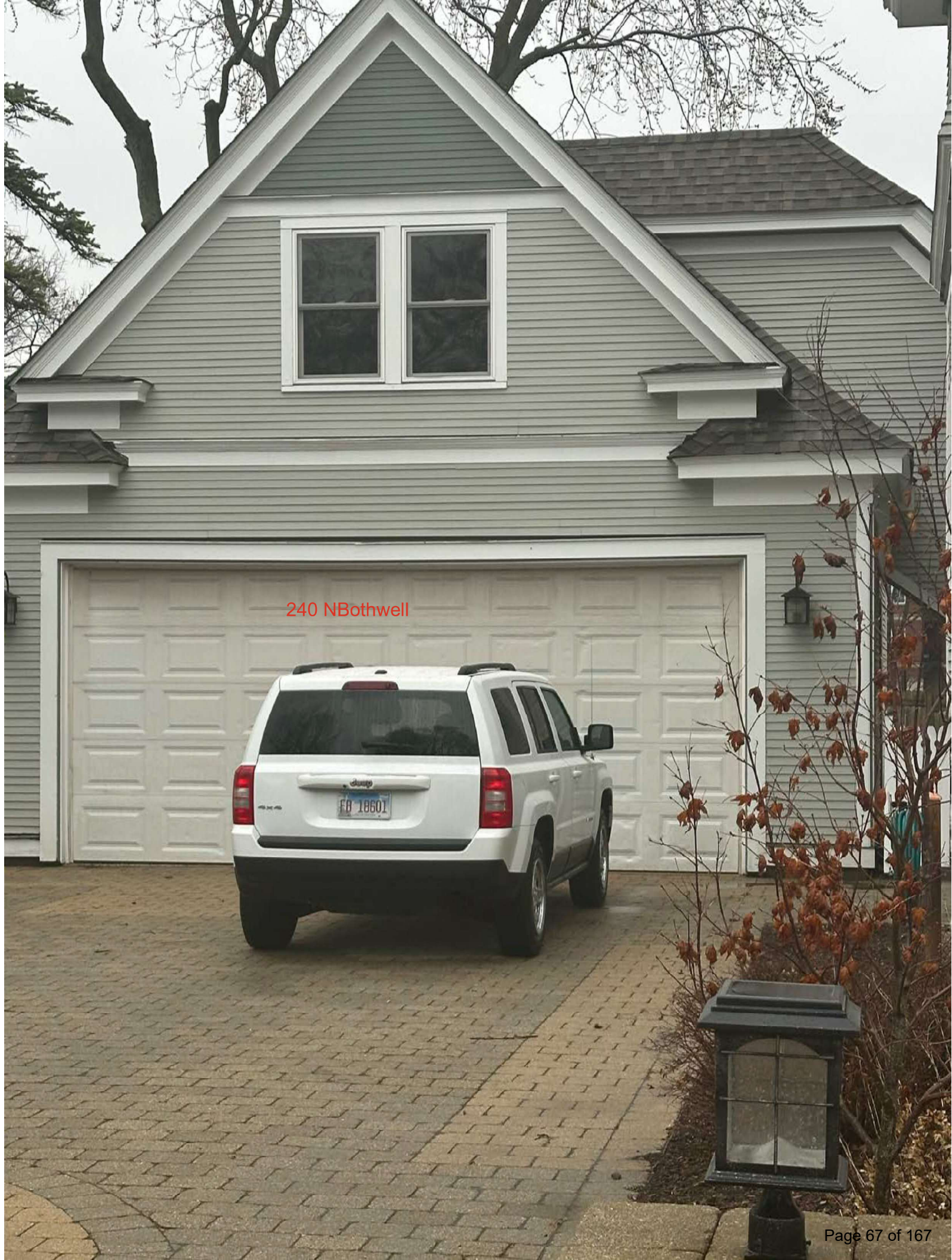


156 N Bothwell









240 NBothwell



260 n Bothwell

255 N Bothwell

PUBLIC NOTICE

A Public Hearing will be held before the Village of Palatine Planning and Zoning Commission on Tuesday July 8, 2025 at 7 PM, in the Village Council Chambers in Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

Special Use to permit an accessory structure to exceed 15 feet in height, as measured to the mean height between the eaves and ridges of the roof;

and for an accessory structure to be two stories, instead of the maximum allowed one story.

The property is commonly known as 234 N. Plum Grove Road.

The Petitioner is proposing to replace an existing detached garage with a new garage, exceeding the maximum allowable 15 feet in height, with the proposed garage being 23 feet 6 inches at the mean height and a peak height of 30 feet. The proposed garage will provide parking for 2 vehicles on the first floor, with a proposed art studio, exercise area, and restroom on the 2nd floor.

The above petition has been filed by agent Jerome Pinderski on behalf of property owners and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE #: SU-000171-2025

VILLAGE OF PALATINE

Jan Wood, Chair
Palatine Planning and Zoning Commission

DATED: This 19th day of June 2025

CERTIFICATE OF PUBLICATION

DES PLAINES JOURNAL, INC., a 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:

Journal & Topics Newspapers
AKA Des Plaines Journal, Inc.
622 Graceland Ave.
Des Plaines, IL 60016-4556

and that said newspaper(s) is a secular newspaper of general circulation and has been published weekly in the

(Village) (Town) (City) (Township) of PALATINE 234 N. PLUM GROVE RD.



County of COOK

and State of Illinois, continuously for more than one year prior to date of the first publication of the notice attached hereto, and that said newspaper(s) complies with the requirements of Paragraphs 5 and 10, Chapter 100, of the Illinois Revised Statutes.

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 19TH day of JUNE, A.D. 2025, and the last publication thereof was made on the 19TH day of JUNE, A.D. 2025.

Your Legal appeared in
the following Journal & Topics
Newspapers
(Des Plaines Journal, Inc.)

- ☐ Des Plaines Journal
- ☐ Elk Grove Village Journal
- ☐ Mt. Prospect Journal
- ☐ Niles Journal
- ☐ Park Ridge-Golf Mill Journal
- ☐ Prospect Heights Journal
- ☐ Rosemont Journal
- ☐ Arlington Heights Topics
- ☐ Buffalo Grove Topics
- ☒ Palatine Topics
- ☐ Rolling Meadows Topics
- ☐ Wheeling Topics
- ☐ Suburban Journal
- ☐ Northwest Journal
- ☐ Glenview Journal



Mary Alice Wenzl

IN WITNESS WHEREOF, THE DES PLAINES JOURNAL, INC., has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 19TH day of JUNE, A.D., 2025.

By Todd Wessell

President

Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 19TH day of JUNE, A.D., 2025.

My commission expires the 15TH day of JULY, A.D., 2025.



**VILLAGE OF PALATINE
PLANNING AND ZONING COMMISSION**

1572 N. Rand Road – Special Use
July 8, 2025

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Chris George, Who Brew LLC

PLAN NUMBER: SU-000190-2025

ADDRESS: 1572 N. Rand Road

BACKGROUND:

In February 2025, 7-Brew Coffee was approved for a Special Use. The Petitioner has revised the site plan to expand the drive thru lanes to allow for additional stacking spaces. Therefore, the Petitioner is requesting:

- 1. Special Use Amendment to permit a restaurant with a drive-thru site plan expansion.**
- 2. Variation to allow a drive aisle to be set back 0 feet instead of the permitted 5 feet from the side yard setbacks.**

The Subject Property is zoned B-2 General Business District:

Surrounding Zoning/Uses:

North	B-5 Highway Business District – McDonald’s
South:	B-2 General Business District – auto related use facility
East:	Planned Development - Park Place Shopping Center
West:	Planned Development - Multi-Family Residential

KEY ISSUES:

Site Design

- The previously approved buildings and site plan are not changing size, nor

location from the previously approved special use.

- The proposed parking lot and drive-thru lanes are being extended approximately 70 feet allowing for additional stacking spaces increasing from 24 to 44 spaces.
- Previously 12 parking spaces were provided. While the current plan reduces the parking to 9 spaces, it still meets code.
- The existing site pavement has side yard encroachments; however, the new plan extends those encroachments and therefore requires a Variation.
- The site plan indicates the existing access driveways on Rand Road will remain.
- There was an existing billboard on the property, which has subsequently been removed, as a condition of the special use approval.

Business Operations

- The previously approved floor plan and business plan are not changing.

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

STANDARDS FOR A VARIATION: Standards for a Variation are found in Section 14.03 D (1) and (2) of the Zoning Code. Specifically, the Petitioners must show that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located; that the plight of the owner is due to unique circumstances; and that the variation, if granted, will not alter the essential character of the locality. The Petition for Variation is attached, and the Petitioners have attempted to address the required standards.

STAFF RECOMMENDATION:

Earlier this year, 7-Brew drive through coffee use was previously approved. The Petitioner is now requesting a Special Use Amendment and Variation, but follow the same business operations and site plan, with the drive-thru lane extending further into the rear of the property. This change was made to assist in avoiding traffic backup issues along Rand Road. While the additional pavement does extend the existing encroachment into the side yard setback, it also provides an additional 20 stacking spaces along with landscaping and should not impact the character of the locality.

Therefore, Staff recommends approval of the proposed Special Use and Variation, subject to the following conditions:

1. The Special Use and Variation shall substantially conform to the plans prepared by Toth & Associates submitted 03/10/2025, floor plan and elevations prepared by Veritas Architecture and Design dated 8/29/2024 and the business plan submitted by the Petitioner, except as such plans may be changed to conform to Village Codes and Ordinances.
2. The traffic directional signage plan shall be submitted in a manner acceptable to the Village Engineer.
3. The final landscaping plan shall be submitted in a manner acceptable to the Director of Planning and Zoning and shall include landscaping and a solid fence along the rear property line.
4. A MWRD permit shall be required or a permit determination letter stating that a MWRD permit is not required. Cash in Lieu of Detention fee, as outlined in Section 8.08 of Appendix B of the Village Code of Ordinances, will be required if the MWRD does not mandate detention.
5. IDOT Permit will be required for any work within the right of way of Rand Road.



0 200 400
ft

Print Date: 1/3/2025

Notes

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.



SPECIAL USE APPLICATION

Department of Planning & Zoning

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

Petitioner Name

Chris George

Business Name (if applicable)

Who Brew LLC

Subject Property Address

1572 N Rand Road

Please provide a description of your proposed request:

7 Brew Drive Thru Coffee free standing development.

Petitioner Justification

Special Uses shall not be granted except on findings based upon the evidence in each specific case. Please address the following standards as these will be used in considering the specific relief you are seeking.

That use deemed necessary for the public convenience at that location. Explain:

7 Brew Drive-Thru Coffee is a drive-thru coffee concept where there is no indoor dining or walk up service. Due to this, a drive-thru special use approval is necessary for 7 Brew Drive Thru Coffee to operate its business at this location.

The use is designed, located, and proposed to be operated that the public health, safety, welfare will be protected. Explain:

The use is designed, located and proposed to be operated that the public health, safety and welfare will be protected. 7 Brew Drive Thru Coffee is a drive thru coffee concept that has its team members in taking orders on iPads at customers car windows instead of a traditional speaker box. This allows our team members to help direct traffic in the double drive-thru configuration and keep everyone safe while there are cars in the drive-thru lanes. The parking on-site is meant for team members working at the stand, as there is no indoor service and the only way to place an order is through the drive-thru.

The use will not cause substantial injury to nearby property values. Explain:

7 Brew Drive-Thru Coffee and granting of the special use to allow for a drive-thru will not cause substantial injury to nearby property values. 1572 N Rand Rd is zoned B-2 General Business. The adjacent users are all retail in nature and include other drive-thru uses, including McDonald's and several banks. The addition of 7 Brew Drive-Thru Coffee will not have a negative impact to adjacent property values as its use is consistent with adjacent properties.

In order to supplement the above standards, the Planning and Zoning Commission may also consider the following:

With respect to front yard fencing and fencing in a rear yard/side yard abutting a street, the following additional standards must be met:

a. Will meet the following aesthetic criteria:

- i. Will not destroy existing vistas in the area;
- ii. Will enhance the appearance of the homes and the streets in the area; and
- iii. Will not detract from the overall appearance of the community; or

b. The fencing is found to be necessary to protect private property or the safety of the inhabitants of the property.

N/A

PLAT OF SURVEY

GEORGE D. HARKER & ASSOCIATES • Licensed Professional Land Surveyor / Consultant

1800 WOODLAND AVENUE PARK RIDGE, ILLINOIS 60068-1104 PHONE: 847 646 2480
FAX: 847 825 7636

Legal Description:

Parcel One:

That part of the Northwest 1/4 of Section 12, Township 42 North, Range 10 East of the 3rd Principal Meridian lying Southwesterly of the center line of Rand Road, bounded by a line described as follows: Beginning at a point on the center line of Rand Road, 1107.20 feet Southeast of the intersection of said center line with the North line of said Northwest 1/4; thence Southwesterly along a line forming an angle of 84 degrees 25 minutes, as measured from Southeast to Southwest with the center line of Rand Road, 250.05 feet; thence Northwesterly parallel with the center line of Rand Road, 108.0 feet; thence Northeastly parallel with said line forming an angle of 84 degrees 25 minutes with the center line of Rand Road, 250.05 feet to a point on the center line of Rand Road which is 999.20 feet Southeast of the intersection of said center line with the North line of said Northwest 1/4; thence Southeastly along the center line of said road, 108.0 feet to the place of beginning, excepting therefrom that part thereof taken or used for public roads, In Cook County, Illinois.

Area within Parcel One: 21,005.4 sq. ft. or 0.4822 acres.

Permanent Real Estate Tax Index No. 02-12-100-081

Parcel Two:

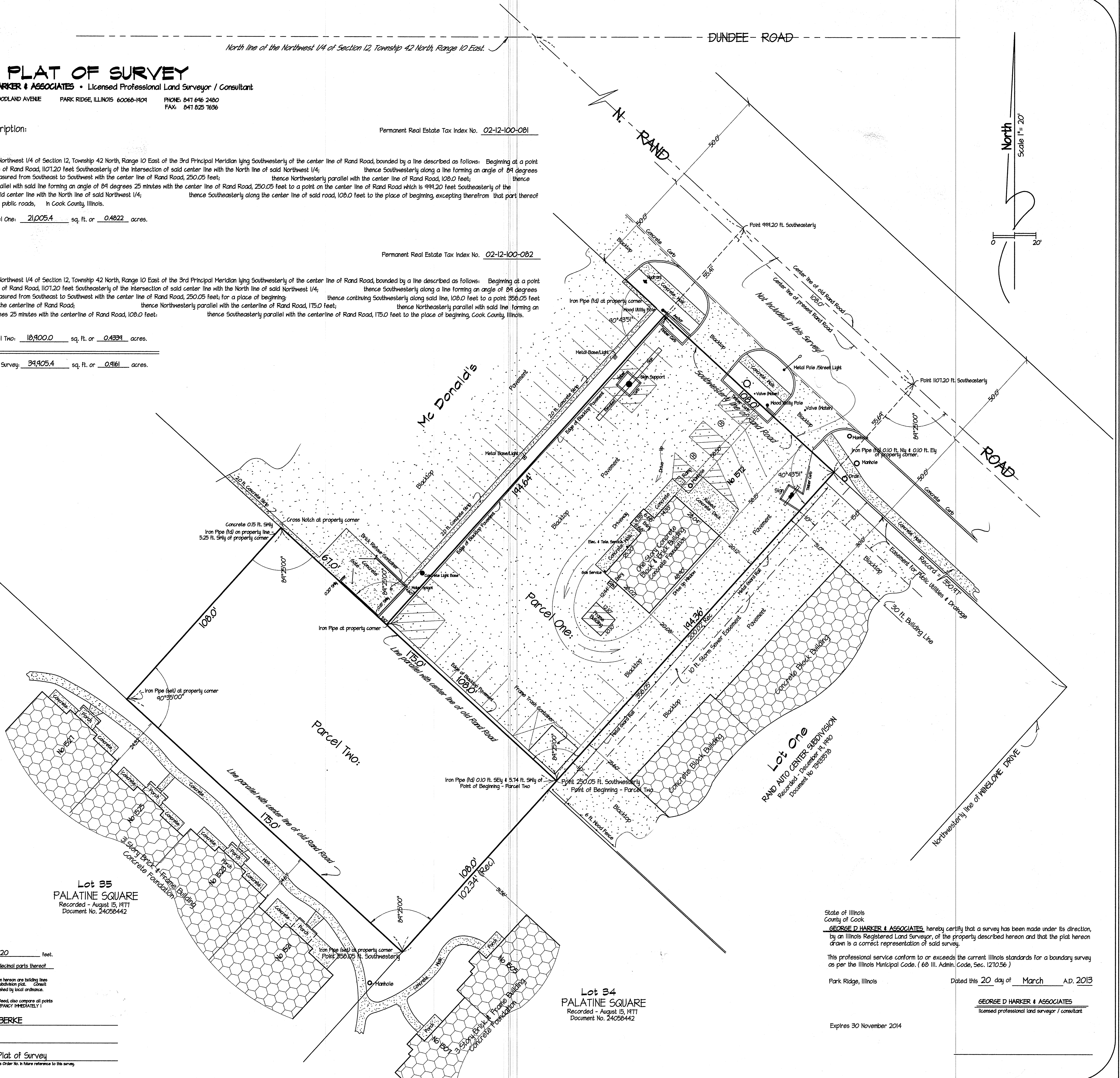
That part of the Northwest 1/4 of Section 12, Township 42 North, Range 10 East of the 3rd Principal Meridian lying Southwesterly of the center line of Rand Road, bounded by a line described as follows: Beginning at a point on the center line of Rand Road, 1107.20 feet Southeast of the intersection of said center line with the North line of said Northwest 1/4; thence Southwesterly along a line forming an angle of 84 degrees 25 minutes, as measured from Southeast to Southwest with the center line of Rand Road, 250.05 feet; thence continuing Southwesterly along said line, 108.0 feet to a point 358.05 feet Southwesterly of the center line of Rand Road; thence Northwesterly parallel with the center line of Rand Road, 175.0 feet; thence Northeastly parallel with said line forming an angle of 84 degrees 25 minutes with the center line of Rand Road, 108.0 feet; thence Southeastly parallel with the center line of Rand Road, 175.0 feet to the place of beginning, Cook County, Illinois.

Area within Parcel Two: 18,900.0 sq. ft. or 0.4331 acres.

Permanent Real Estate Tax Index No. 02-12-100-082

Total Area within Survey: 39,905.4 sq. ft. or 0.9161 acres.

Feet & Inches
Decimal Equivalents
100
95
90
85
80
75
70
65
60
55
50
45
40
35
30
25
20
15
10
5
0



SCALE: 1 inch equals 20 feet.

Distance are shown in feet and decimal parts thereof.

Building lines and easements, if any shown hereon are building lines and easements shown on the recorded subdivision plat. Consult local authorities for building lines established by local ordinance.

Please compare legal description with Deed, also compare all points before building and report ANY DISCREPANCY IMMEDIATELY!

ORDERED BY: BENITTA BERKE

ORDERED FOR:

ORDER No: 130105 - Plat of Survey

Please see this Order No. in future reference to this survey.

State of Illinois
County of Cook

GEORGE D. HARKER & ASSOCIATES, hereby certify that a survey has been made under its direction, by an Illinois Registered Land Surveyor, of the property described hereon and that the plat hereon drawn is a correct representation of said survey.

This professional service conform to or exceeds the current Illinois standards for a boundary survey as per the Illinois Municipal Code. (68 Ill. Admin. Code, Sec. 1210.56)

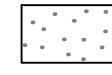
Park Ridge, Illinois

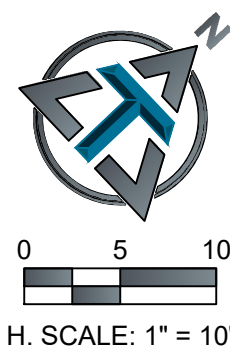
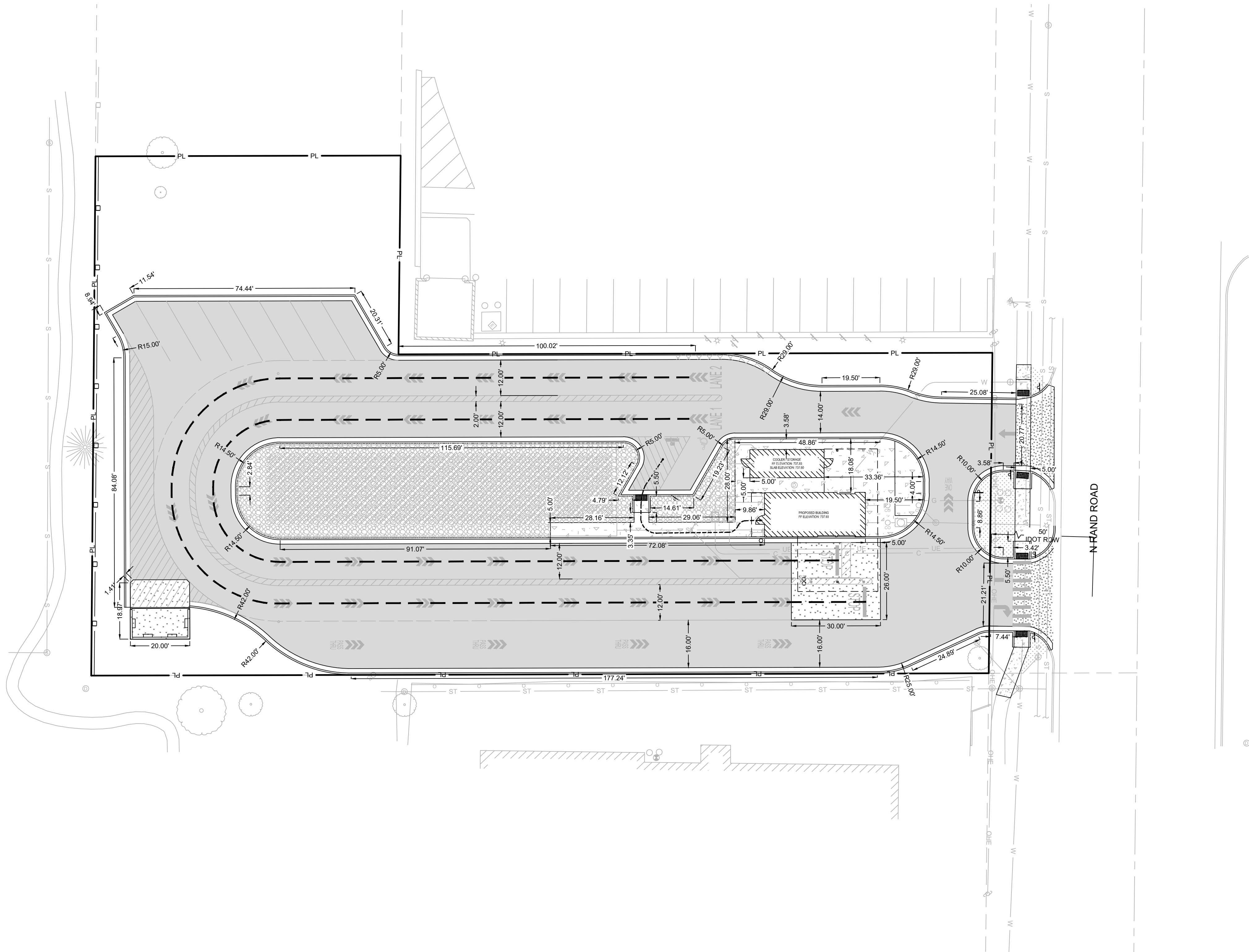
Dated this 20 day of March A.D. 2013

GEORGE D. HARKER & ASSOCIATES
Licensed professional land surveyor / consultant

Expires 30 November 2014

HATCH LEGEND:

-  = ASPHALT PAVEMENT
PER DETAIL 2.06, SHEET C7.1.
-  = CONCRETE SIDEWALK
PER SIDEWALK DETAIL 2.02, SHEET C7.1.
-  = CONCRETE PAVEMENT
PER CONCRETE PAVEMENT DETAIL 2.03 AND 2.05, SHEET C7.1.
-  = TURF GRASS SOD.
INSTALL PER SUPPLIER'S INSTALLATION INSTRUCTIONS.
-  = LANDSCAPE ROCK.
PLACE 6" OF 1" - 2" RIVER ROCK OVER COMMERCIAL GRADE WEED FABRIC.
-  = BIORETENTION AREA, PER DETAIL 4.11 SHEET C7.3.
SEE PLANTING DETAIL ON SHEET C5.1.
-  = MODIFIED HIGH BACK CURB, PER DETAIL 2.01 SHEET C7.1.



C 2.1
SITE PLAN

DATE: 03/10/2025

7 BREW COFFEE
PALATINE, IL 03

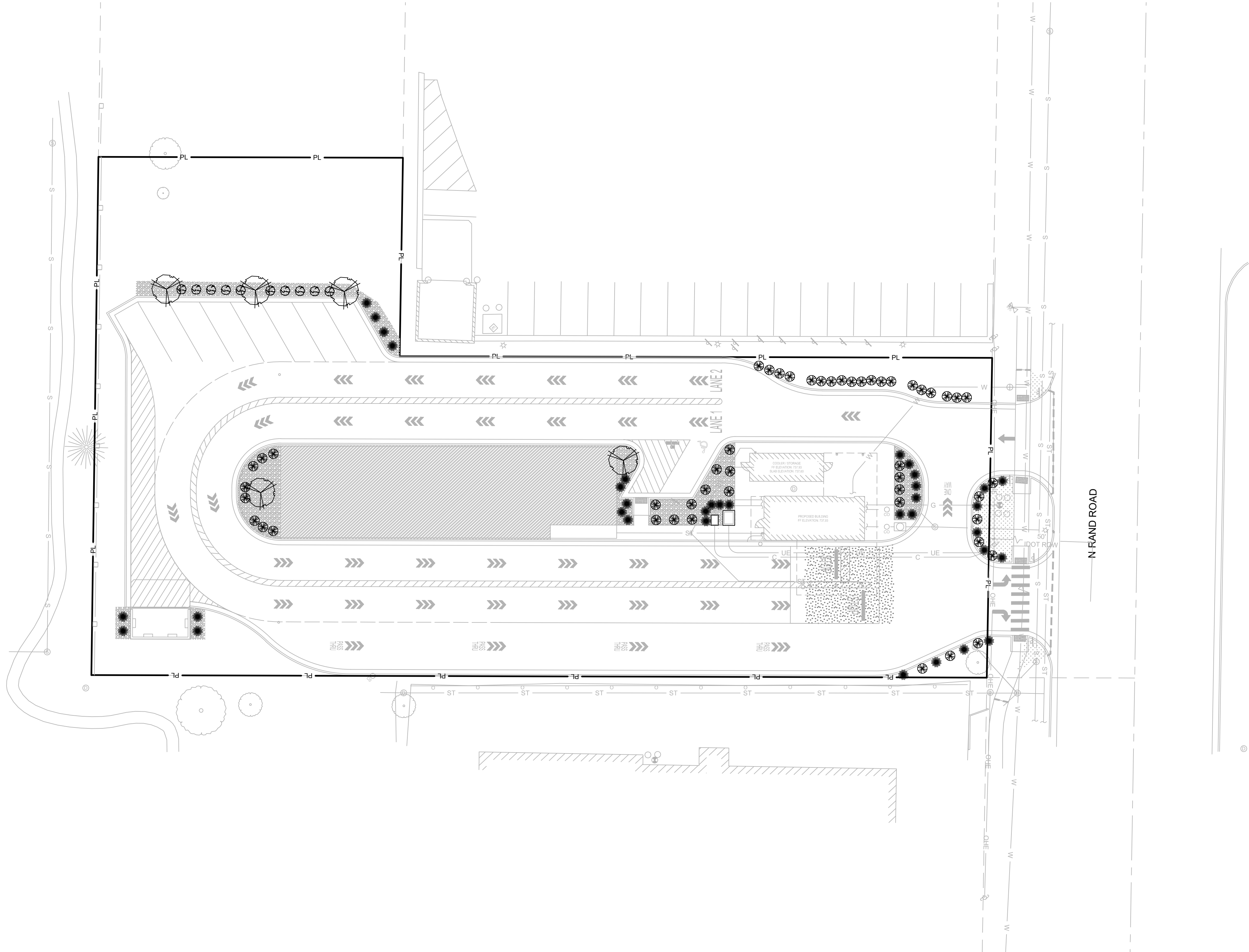
1572 N RAND RD
PALATINE, ILLINOIS 60074



ENGINEER OF RECORD:
NAME: MATTHEW STEVEN MILLER
LICENSE NO. IL #PE 062 065164
LICENSE EXP. 11/30/2025

PROJECT NUMBER:
104 061
REVISION:





GENERAL LANDSCAPING NOTES

- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITY LINES AND OTHER ABOVE OR BELOW GROUND OBSTRUCTIONS SO THAT PROPER PRECAUTIONS SHALL BE TAKEN NOT TO DISTURB OR DAMAGE SUCH IMPROVEMENTS. REFER TO CIVIL DRAWINGS FOR PROPOSED AND EXISTING UTILITY LOCATIONS.
- STANDARDS SET FORTH IN "AMERICAN STANDARDS FOR NURSERY STOCK" REPRESENT GENERAL GUIDELINE SPECIFICATIONS ONLY AND WILL CONSTITUTE MIN. QUALITY REQUIREMENTS FOR PLANT MATERIAL.
- THE ARCHITECT OR OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
- ALL TREES SHALL BE CALIPERED AND UNDERSIZED TREES SHALL BE REJECTED.
- SPECIFIED CALIPER MEASUREMENT FOR TREES SHALL BE MEASURED AT 6" ABOVE THE GRADE.
- ANY MATERIAL WHICH DIES OR DEFOLIATES PRIOR TO ACCEPTANCE OF THE WORK SHALL BE PROMPTLY REMOVED AND REPLACED.
- CONTRACTOR IS RESPONSIBLE FOR SOIL SAMPLING AND TESTING TO DETERMINE EXACT FERTILIZER REQ'S.
- PLANTS AND OTHER MATERIALS ARE QUANTIFIED AND SUMMARIZED FOR THE CONVENIENCE OF THE CITY AND LOCAL GOVERNING BODIES. CONFIRM AND INSTALL SUFFICIENT QUANTITIES TO COMPLETE THE WORK AS DRAWN.
- BACKFILL TREE AND SHRUB PITS WITH A PREPARED PLANTING MIX AS FOLLOWS U.N.O.:
 - 2 PARTS BY VOLUME TOPSOIL.
 - 1 PART BY VOLUME BROWN RIVER SAND.
 - 1 PART BY VOLUME PEAT MOSS.
 - 1 LB. COMMERCIAL FERTILIZER PER C.Y. OF MIX.
- ALL TREE PITS SHALL RECEIVE A MINIMUM OF 24" OF THE SPECIFIED PLANTING MIX.
- ALL PLANTINGS SHALL BE MULCHED WITH A 3"-4" LAYER OF SHREDDED HARDWOOD MULCH AFTER INSTALLATION OF PLANT MATERIAL.

- THE PLAN IS SUBJECT TO CHANGES BASED ON PLANT SIZE AND MATERIAL AVAILABILITY. ANY DEVIATION TO THE APPROVED FINAL LANDSCAPING PLAN SHALL REQUIRE THE WRITTEN APPROVAL OF THE ARCHITECT PRIOR TO INSTALLATION.
- KILL AND REMOVE ALL EXISTING WEEDS FROM THE SITE AREA PRIOR TO PLANTING.
- REFER TO SITE GRADING PLAN FOR FINISH GRADES.
- THE CONTRACTOR IS RESPONSIBLE FOR COMPLETELY MAINTAINING THE WORK (INCLUDING BUT NOT LIMITED TO: WATERING, MULCHING, SPRAYING, FERTILIZING, ETC.) OF ALL PLANTINGS UNTIL TOTAL ACCEPTANCE OF THE WORK BY THE ARCHITECT AND OWNER.
- CONTRACTOR WILL STAKE OR MARK ALL PLANT MATERIAL LOCATIONS PRIOR TO INSTALLATION. CONTRACTOR SHALL HAVE OWNER'S REPRESENTATIVE APPROVE ALL STAKING PRIOR TO INSTALLATION.
- THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION. CONTRACTOR SHALL MAKE ALL REPLACEMENTS PROMPTLY (AS PER DIRECTION OF OWNER).
- REFER TO SITE PLAN FOR GROUND COVERING REQUIREMENTS.
- SEEDDED AREAS SHALL BE REASONABLY SMOOTH AND FREE FROM STONES, ROOTS, OR OTHER DEBRIS.
- SODDED AREAS SHALL BE INSTALLED PER SUPPLIER'S INSTALLATION INSTRUCTIONS.
- PERMANENT SEEDING SEASON RUNS FROM MARCH 1ST TO JUNE 1ST AND SEPTEMBER 15TH TO NOVEMBER 1ST. SEEDING AND MULCHING MUST BE DONE WHENEVER WORK IS COMPLETE REGARDLESS OF THE SEASON. WHENEVER SEEDING AND MULCH IS INSTALLED OUTSIDE THE PERMANENT SEEDING SEASON, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLANTING AND MULCHING ANY AREAS WHERE GROWTH HAS NOT BECOME ESTABLISHED DURING THE NEXT PERMANENT SEASON.
- IT IS THE CONTRACTORS RESPONSIBILITY TO SUBMIT AND OBTAIN THE REVIEW AND APPROVAL FROM THE LOCAL GOVERNMENT AGENCY THAT HAS JURISDICTION OVER THE LANDSCAPE IMPROVEMENTS INCLUDED IN THIS SET OF DRAWINGS.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATING IRRIGATION DESIGN AND SERVICE INSTALLATION WITH LANDSCAPING/IRRIGATION PROVIDER.
- ALL SHRUB PLANTING MATERIAL SHALL MEASURE A MIN. OF 18" IN HEIGHT AT THE TIME OF PLANTING.

TYPE	COMMON NAME (SCIENTIFIC NAME)	QUANTITY PROVIDED	CONDITION AND SIZE	APPROXIMATE MATURE SIZE (HT)
SHRUBS				
WY	WARDII YEW (TAXUS X MEDIA 'WARDII')	35	18" MIN.	36"
KV	KOREANSPICE VIBURNUM (VIBURNUM CARLESII)	49	18" MIN.	36"
DK	DWARF KOREAN LILAC (DYRINGA MEYERI 'PALIBIN')	10	18" MIN.	36"
TREES				
FD	FLOWERING DOGWOOD (CORNUS FLORIDA)	5	2" CAL. B&B	20'X15'

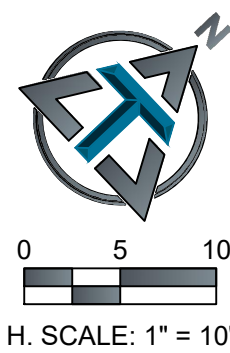
PLANTING KEY	
	= KV (KOREAN SPICE)
	= WY (WARDII YEW)
	= DK (DWARF KOREAN LILAC)
	= FD (FLOWERING DOGWOOD)

HATCH LEGEND

- = TURF GRASS SOD. INSTALL PER SUPPLIER'S INSTALLATION INSTRUCTIONS.
- = LANDSCAPE ROCK. PLACE 6" OF 1" - 2" RIVER ROCK OVER COMMERCIAL GRADE WEED FABRIC.
- = BIORETENTION AREA. AREA IS TO BE FILLED WITH INDIAN GRASS (SORGHASTRUM NUTANS) AND WILD BERGAMOT (MONARDA FISTULOSA). 2250 S.F. OF BIOWSALE TO BE DENSELY PLANTED AT 1 PLANT PER SQUARE FOOT. ALTERNATING BETWEEN INDIAN GRASS AND WILD BERGAMOT. SEE DETAIL 4.11, SHEET C7.3.

KEY NOTES:

- ① SHRUBS TO BE PLANTED ACCORDING TO SHRUB PLANTING DETAIL 5.02, SHEET C7.2.



ENGINEER OF RECORD:
NAME: MATTHEW STEVEN MILLER
LICENSE NO. IL #PE 062 065164
LICENSE EXP. 11/30/2025

PROJECT NUMBER:
104 061

REVISION:

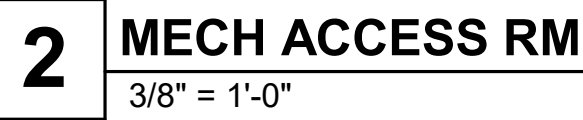
7 BREW COFFEE
PALATINE, IL 03

1572 N RAND RD
PALATINE, ILLINOIS 60074

C5.1
LANDSCAPE PLAN

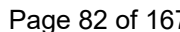
DATE: 03/10/2025

FLOOR PLAN KEYNOTES	
NOTE NO.	NOTE TEXT
1	ACCESS DOOR FOR CRAWLSPACE ACCESS
2	MOP SINK; REF PLUMBING
3	MECH. ACCESS DOOR AND LADDER - SUPPLIED BY OWNER
4	STEP, CENTER ON DOOR
5	PREFABRICATED COMPLIANT MECHANICAL SERVICE GUARDRAIL PER IBC SECTION 1015 - EACH SIDE
6	REFABRICATED COOLER BY NATIONAL MODULAR MANUFACTURING; COORD LOCATION & SPECS WITH CIVIL & STRUCT
7	ADA AUTO/MANUAL EGRESS CAPABLE
8	ELECTRICAL EQUIPMENT, PAINTED TO MATCH BUILDING; REF ELECTRICAL
9	STOREFRONT SIGNS - SUPPLIED AND INSTALLED BY SIGN CONTRACTOR
10	DOWNSPOUT CONNECTION TO STORMWATER SYSTEM; REF CIVIL
11	DOWNSPOUT SCUPPER TO GRADE; REF CIVIL
12	SITE CONTRACTOR TO COORDINATE CIVIL AND STRUCTURAL DRAWINGS TO ENSURE ALL CANOPY COLUMN FOUNDATION PLATES AND BOLTS ARE CONSTRUCTED IN A MANNER THAT CONCEALS THEIR CONNECTIONS COMPLETELY BELOW GRADE; TYP.
13	DOWNSPOUT OUTLET - STORMWATER CONNECTION



1 ROOF PLAN

3/8" = 1'-0"

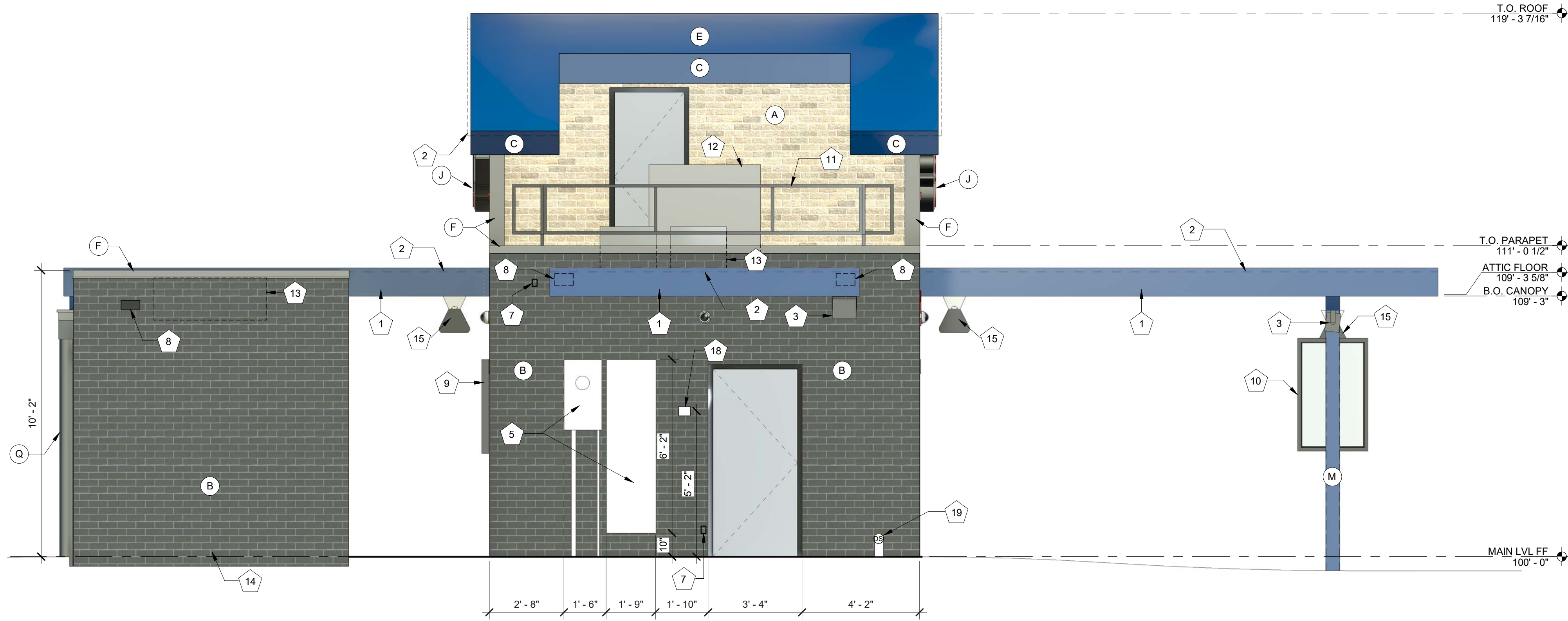




1 EXTERIOR ELEVATION - FRONT
3/8" = 1'-0"

EXTERIOR ELEVATION KEYNOTES		
NOTE NO.	NOTE TEXT	
1	PRE-ENGINEERED ALUMINUM CANOPY BY OTHERS; REF STRUCTURAL	
2	SURFACE-MOUNTED LED NEON FLEX LIGHTING AS INDICATED (SHOWN DASHED), TYP; REF ELECTRICAL	
3	MOUNTED SPEAKER SYSTEM; REF SYSTEMS PLAN	
4	ADDRESS NUMBERS TO BE 8" TALL x 2" BRUSH STROKE	
5	ELECTRICAL EQUIPMENT, PAINTED TO MATCH BUILDING; REF ELECTRICAL	
6	FROST-PROOF FLUSH HOSE BIB	
7	EXTERIOR WEATHER-PROOF OUTLET; REF ELECTRICAL	
8	THROUGH-WALL ROOF SCUPPER; TYP	
9	SURFACE-MOUNTED LIGHTED SIGN BOX	
10	SAMSUNG DIGITAL DISPLAYS; INSTALLED IN FIELD BY IT PROVIDER; CHASE FOR DATA CABLE INSTALLED AT BUILDING MANUFACTURING FACILITY	
11	GUARDRAIL; 3' - 6" ABOVE ATTIC FLOOR	
12	HVAC EQUIPMENT	
13	OUTLINE OF MECHANICAL UNIT BEYOND	
14	PREFABRICATED COOLER BY NATIONAL MODULAR MANUFACTURING; COORD LOCATION & SPECS WITH CIVIL & STRUCT	
15	CANOPY HEATER	
16	36" COOLER DOOR	
17	COOLER LOCK & CONTROLS	
18	KNOX BOX	
19	DOWNSPOUT OUTLET; CONNECT TO ; SUBGRADE STORMWATER CONNECTION; REF CIVIL	

EXTERIOR ELEVATION MATERIALS LEGEND	
NOTE NO.	NOTE TEXT
A	ARCHITECTURAL CEMENT BOARD SIDING (BRK-2)
B	ARCHITECTURAL CEMENT BOARD SIDING (BRK-1)
C	BRAKE METAL FASCIA (MP-2)
D	SOFFIT PANELS (MP-2)
E	STANDING SEAM ROOF PANELS (MP-2)
F	METAL BRAKE CAP (MP-3)
G	ROUND STOREFRONT SIGN; SUPPLIED AND INSTALLED BY SIGN CONTRACTOR
H	1/4" THICK ACRYLIC SIGNAGE APPLIED TO SIDING WITH VH DOUBLE SIDE TAPE
J	ILLUMINATED STOREFRONT SIGNAGE BY SIGN CONTRACTOR
K	VINYL WRAP, SUPPLIED AND INSTALLED BY OWNER
M	PAINTED STRUCTURAL CANOPY COLUMN; RAINWATER DOWNSPOUT WITHIN; CONNECT BASE OF CANOPY COLUMN DOWNSPOUT TO STORMWATER MANAGEMENT SYSTEM; REF CIVIL
N	PAINTED STRUCTURAL CANOPY COLUMN; RAINWATER DOWNSPOUT WITHIN; DOWNSPOUT SCUPPER TO GRADE; REF CIVIL
P	PAINTED STRUCTURAL CANOPY COLUMN; REF CIVIL
Q	EXPOSED DOWNSPOUT, GALVANIZED, PAINTED; SCUPPER TO GRADE; REF CIVIL



1 EXTERIOR ELEVATION - BACK
3/8" = 1'-0"

EXTERIOR ELEVATION KEYNOTES	
NOTE NO.	NOTE TEXT
1	PRE-ENGINEERED ALUMINUM CANOPY BY OTHERS; REF STRUCTURAL
2	SURFACE-MOUNTED LED NEON FLEX LIGHTING AS INDICATED (SHOWN DASHED), TYP; REF ELECTRICAL
3	MOUNTED SPEAKER SYSTEM; REF SYSTEMS PLAN
4	ADDRESS NUMBERS TO BE 8" TALL x 2" BRUSH STROKE
5	ELECTRICAL EQUIPMENT, PAINTED TO MATCH BUILDING; REF ELECTRICAL
6	FROST-PROOF FLUSH HOSE BIB
7	EXTERIOR WEATHER-PROOF OUTLET; REF ELECTRICAL
8	THROUGH-WALL ROOF SCUPPER; TYP
9	SURFACE-MOUNTED LIGHTED SIGN BOX
10	SAMSUNG DIGITAL DISPLAYS; INSTALLED IN FIELD BY IT PROVIDER; CHASE FOR DATA CABLE INSTALLED AT BUILDING MANUFACTURING FACILITY
11	GUARDRAIL; 3' - 6" ABOVE ATTIC FLOOR
12	HVAC EQUIPMENT
13	OUTLINE OF MECHANICAL UNIT BEYOND
14	PREFABRICATED COOLER BY NATIONAL MODULAR MANUFACTURING; COORD LOCATION & SPECS WITH CIVIL & STRUCT
15	CANOPY HEATER
16	36" COOLER DOOR
17	COOLER LOCK & CONTROLS
18	KNOX BOX
19	DOWNSPOUT OUTLET; CONNECT TO ; SUBGRADE STORMWATER CONNECTION; REF CIVIL

EXTERIOR ELEVATION MATERIALS LEGEND	
NOTE NO.	NOTE TEXT
A	ARCHITECTURAL CEMENT BOARD SIDING (BRK-2)
B	ARCHITECTURAL CEMENT BOARD SIDING (BRK-1)
C	BRAKE METAL FASCIA (MP-2)
D	SOFFIT PANELS (MP-2)
E	STANDING SEAM ROOF PANELS (MP-2)
F	METAL BRAKE CAP (MP-3)
G	ROUND STOREFRONT SIGN; SUPPLIED AND INSTALLED BY SIGN CONTRACTOR
H	1/4" THICK ACRYLIC SIGNAGE APPLIED TO SIDING WITH VH DOUBLE SIDE TAPE
J	ILLUMINATED STOREFRONT SIGNAGE BY SIGN CONTRACTOR
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N	PAINTED STRUCTURAL CANOPY COLUMN; RAINWATER DOWNSPOUT WITHIN; DOWNSPOUT SCUPPER TO GRADE; REF CIVIL
P	PAINTED STRUCTURAL CANOPY COLUMN; REF CIVIL
Q	EXPOSED DOWNSPOUT, GALVANIZED, PAINTED; SCUPPER TO GRADE; REF CIVIL

EXTERIOR ELEVATION MATERIALS LEGEND	
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P	PAINTED STRUCTURAL CANOPY COLUMN; REF CIVIL
Q	EXPDED DOWNSPOUT, GALVANIZED, PAINTED; SCUPPER TO GRADE; REF CIVIL





2 EXTERIOR ELEVATION - LEFT W/ COOLER
3/8" = 1'-0"



1 EXTERIOR ELEVATION - LEFT
3/8" = 1'-0"

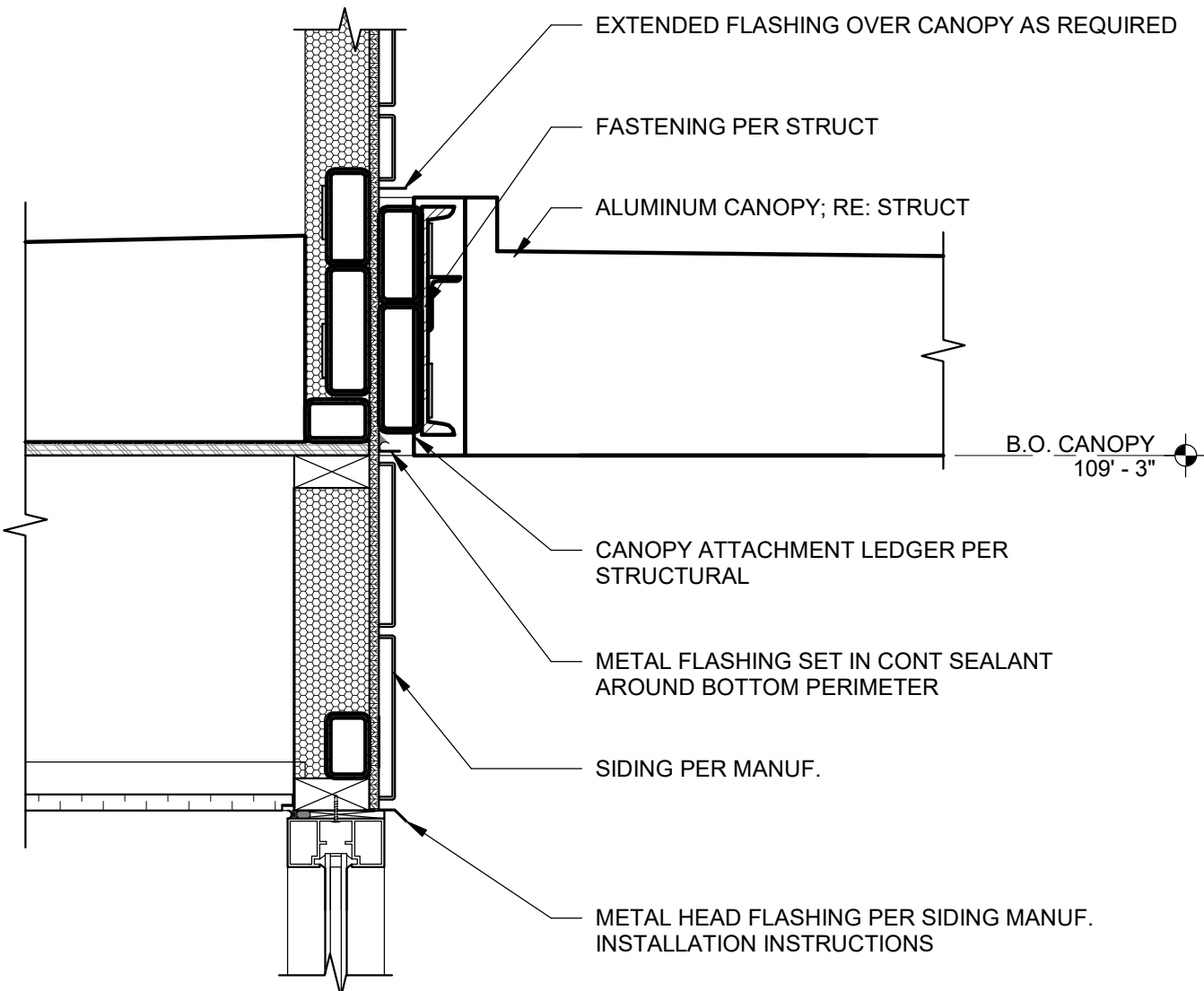
EXTERIOR ELEVATION KEYNOTES	
NOTE NO.	NOTE TEXT
1	PRE-ENGINEERED ALUMINUM CANOPY BY OTHERS; REF STRUCTURAL
2	SURFACE-MOUNTED LED NEON FLEX LIGHTING AS INDICATED (SHOWN DASHED), TYP; REF ELECTRICAL
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4	ADDRESS NUMBERS TO BE 8" TALL x 2" BRUSH STROKE
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7	EXTERIOR WEATHER-PROOF OUTLET; REF ELECTRICAL
8	THROUGH-WALL ROOF SCUPPER; TYP
9	SURFACE-MOUNTED LIGHTED SIGN BOX
10	SAMSUNG DIGITAL DISPLAYS; INSTALLED IN FIELD BY IT PROVIDER; CHASE FOR DATA CABLE INSTALLED AT BUILDING MANUFACTURING FACILITY
11	GUARDRAIL; 3' - 6" ABOVE ATTIC FLOOR
12	HVAC EQUIPMENT
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14	PREFABRICATED COOLER BY NATIONAL MODULAR MANUFACTURING; COORD LOCATION & SPECS WITH CIVIL & STRUCT
15	CANOPY HEATER
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19	DOWNSPOUT OUTLET; CONNECT TO ; SUBGRADE STORMWATER CONNECTION; REF CIVIL

EXTERIOR ELEVATION MATERIALS LEGEND	
NOTE NO.	NOTE TEXT
A	ARCHITECTURAL CEMENT BOARD SIDING (BRK-2)
B	ARCHITECTURAL CEMENT BOARD SIDING (BRK-1)
C	BRAKE METAL FASCIA (MP-2)
D	SOFFIT PANELS (MP-2)
E	STANDING SEAM ROOF PANELS (MP-2)
F	METAL BRAKE CAP (MP-3)
G	ROUND STOREFRONT SIGN; SUPPLIED AND INSTALLED BY SIGN CONTRACTOR
H	1/4" THICK ACRYLIC SIGNAGE APPLIED TO SIDING WITH VH DOUBLE SIDE TAPE
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P	PAINTED STRUCTURAL CANOPY COLUMN; REF CIVIL
Q	EXPOSED DOWNSPOUT, GALVANIZED, PAINTED; SCUPPER TO GRADE; REF CIVIL

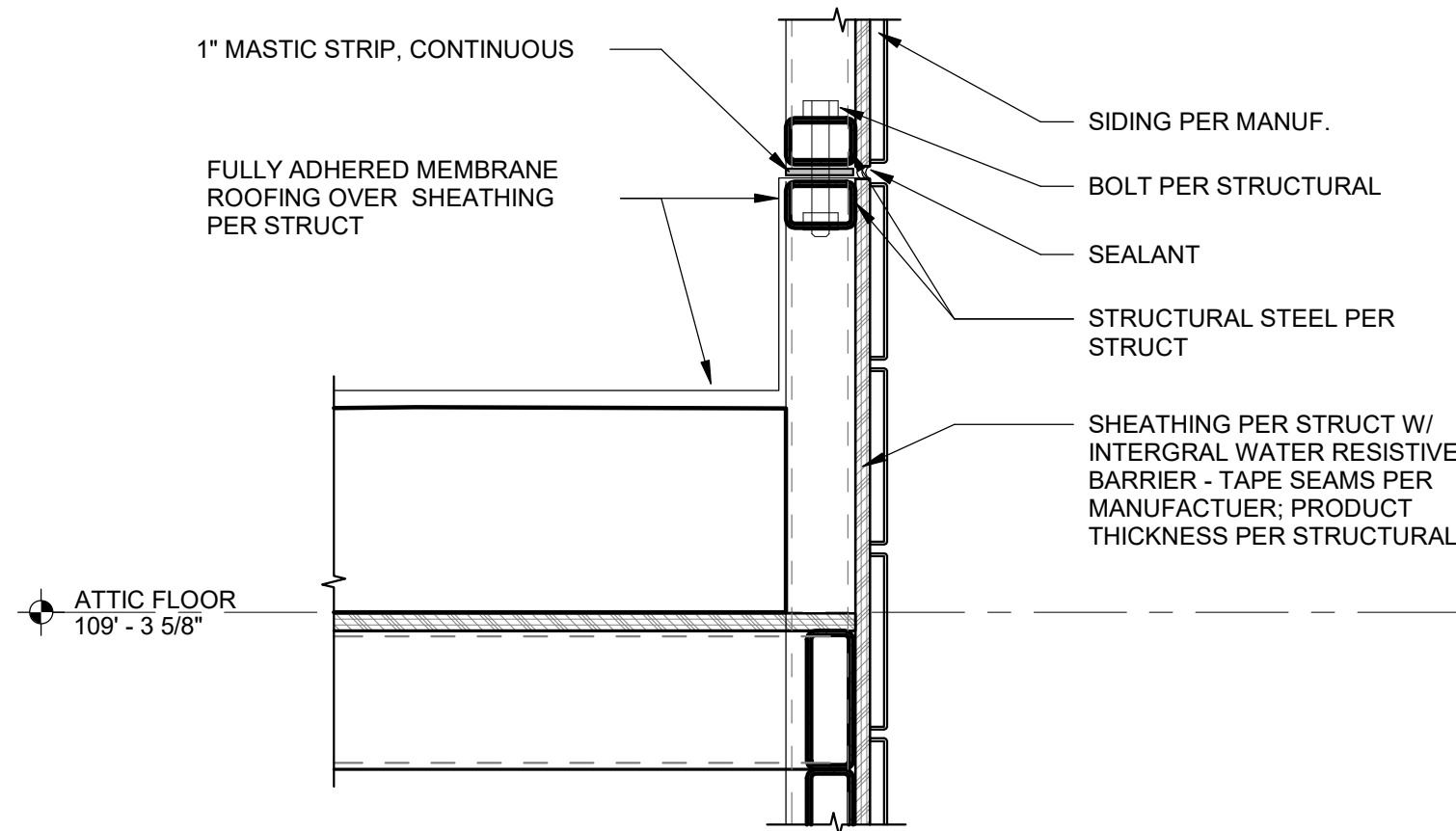
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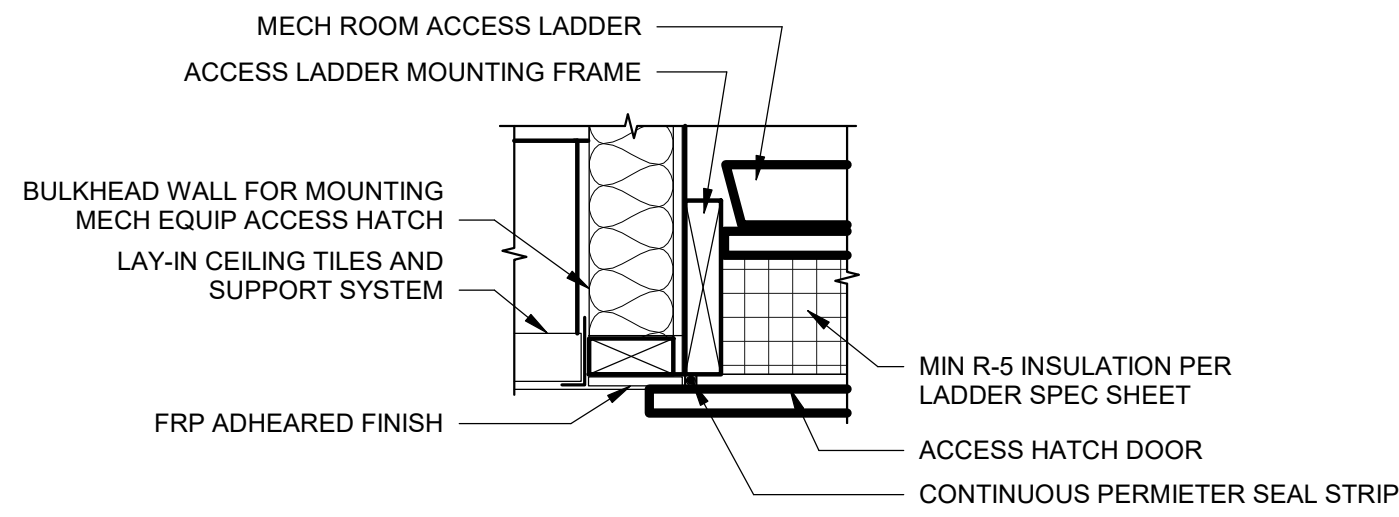
7 Brew Template V3.0



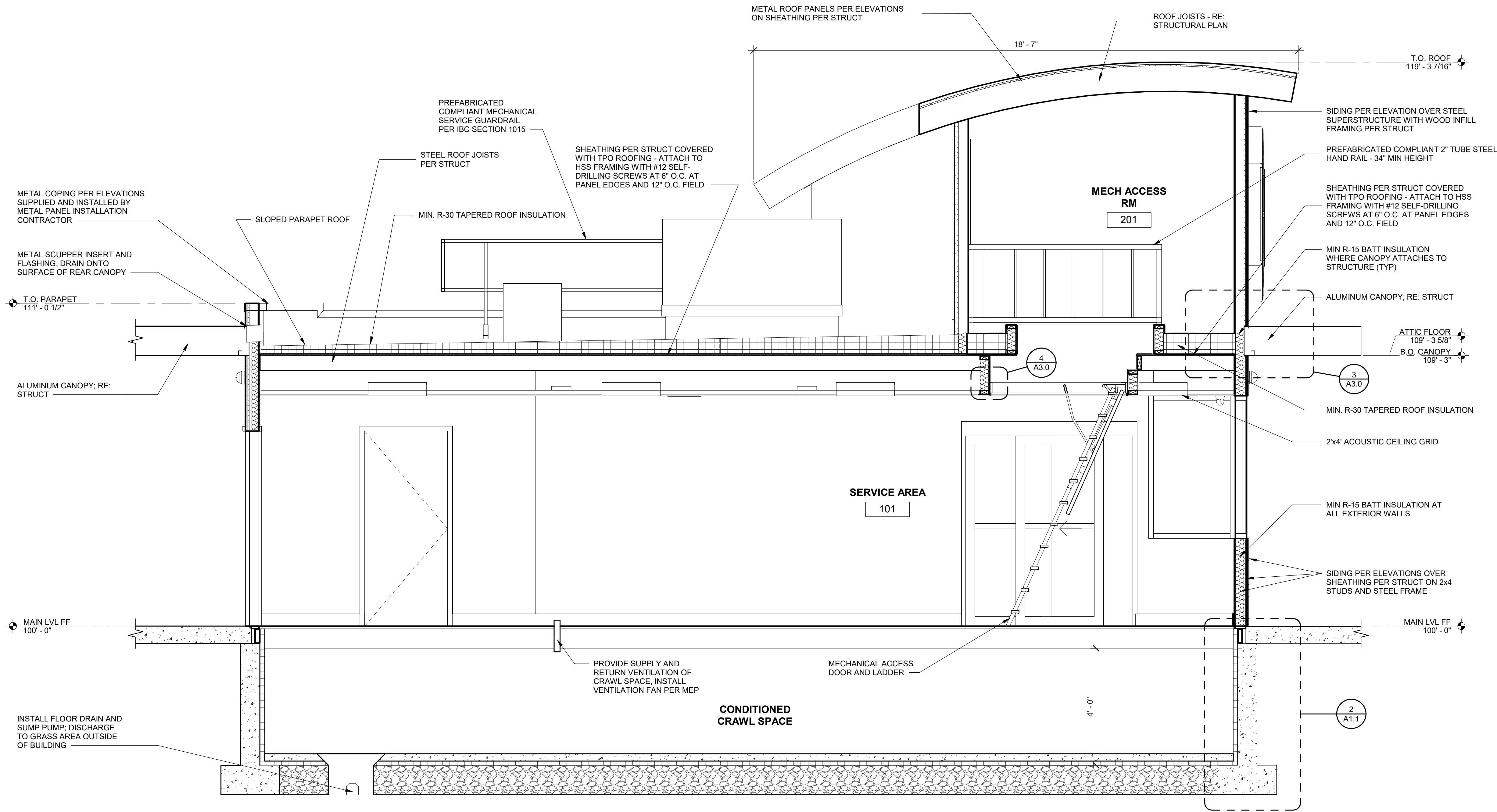
2 CANOPY CONNECTION
1 1/2" = 1'-0"



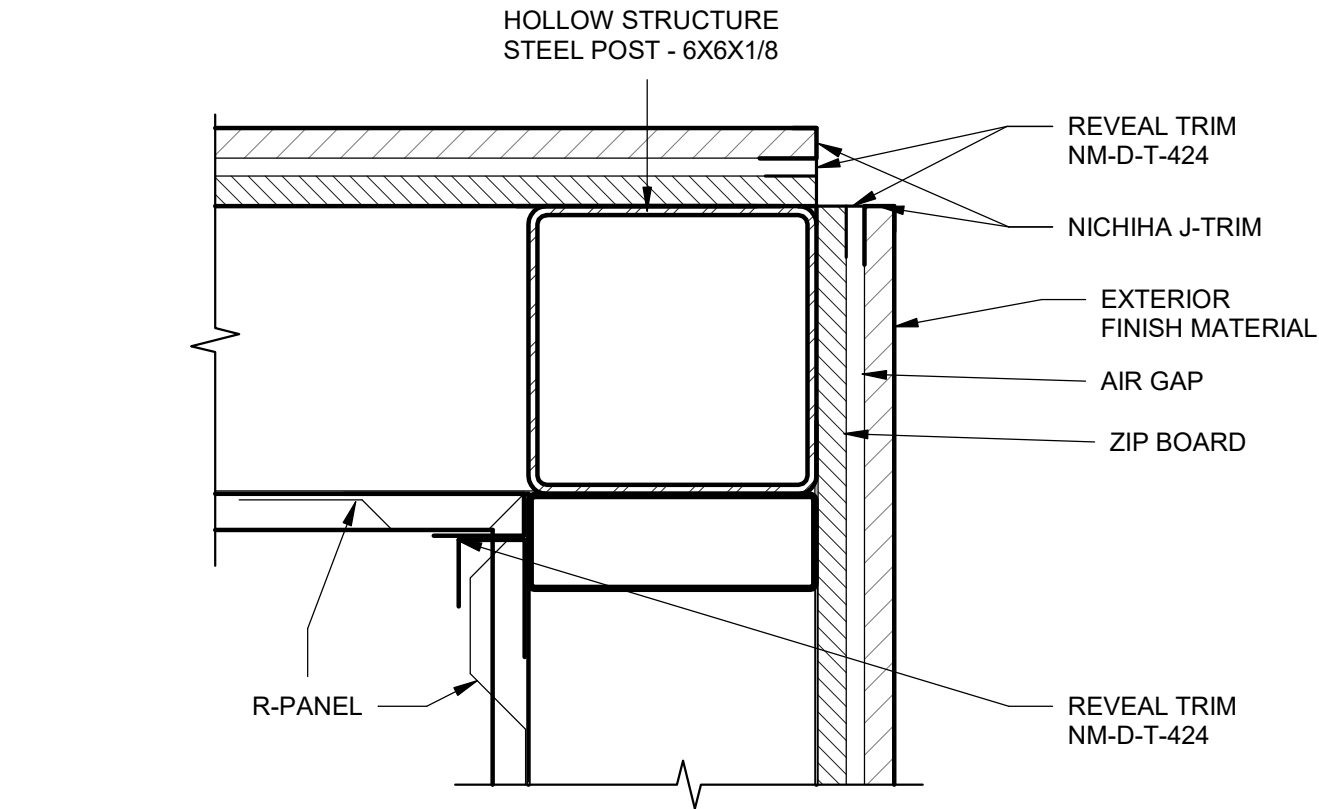
3 CONNECTION AT BASE/TOP
1 1/2" = 1'-0"



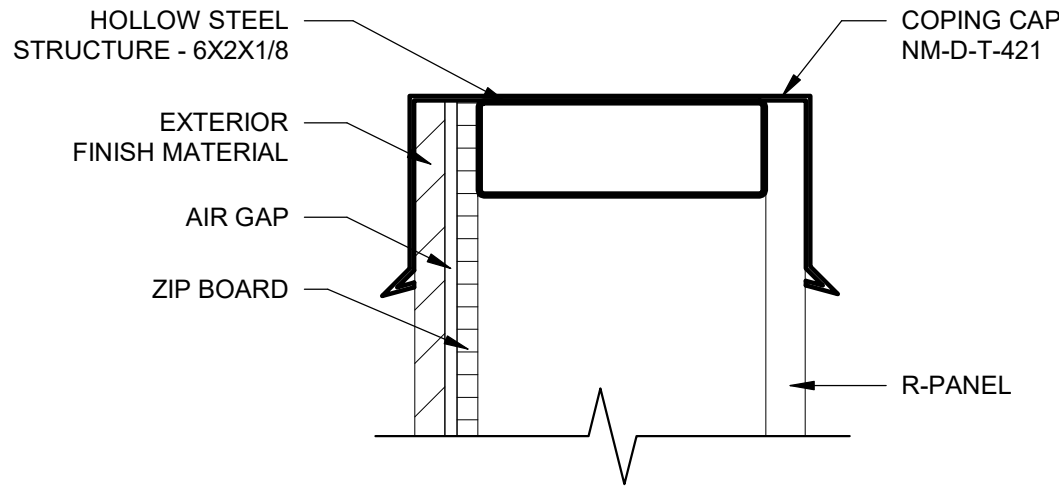
4 MECH ACCESS HATCH CONNECTION
1 1/2" = 1'-0"



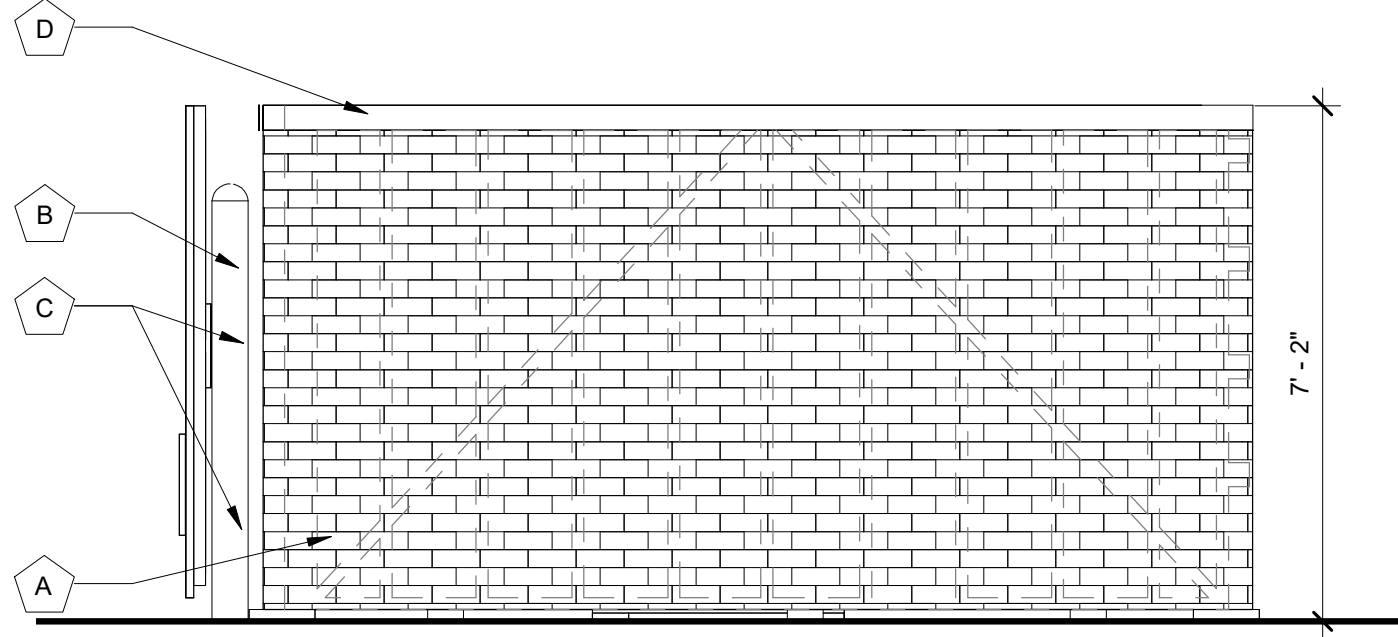
1 BUILDING SECTION
1/2" = 1'-0"



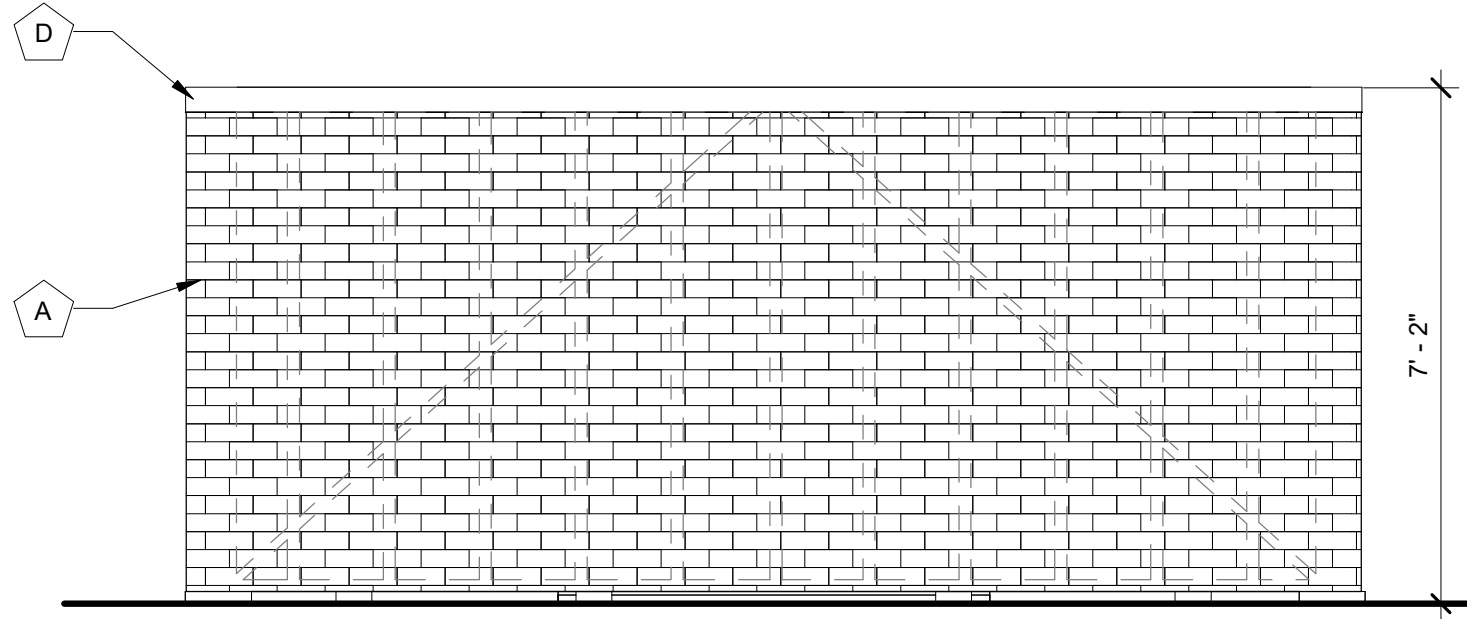
7 CORNER DETAIL
3" = 1'-0"



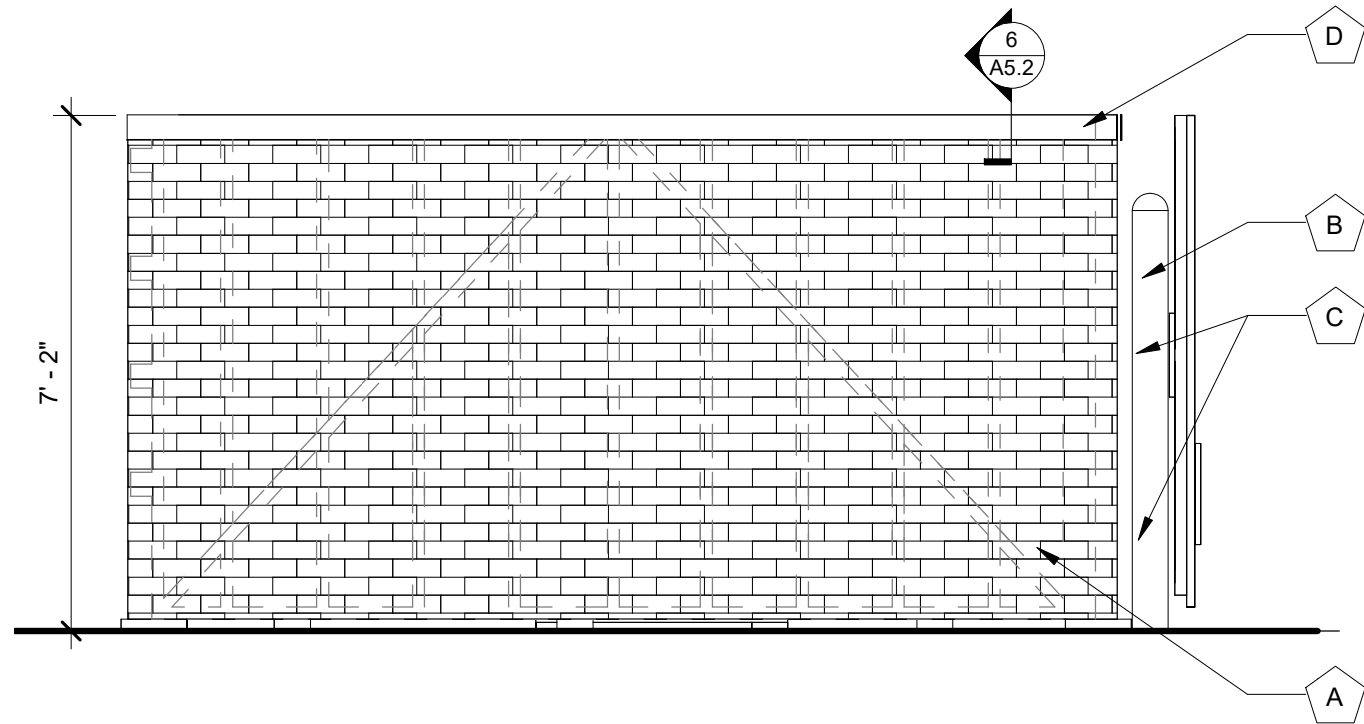
6 TOP COPING DETAIL
3" = 1'-0"



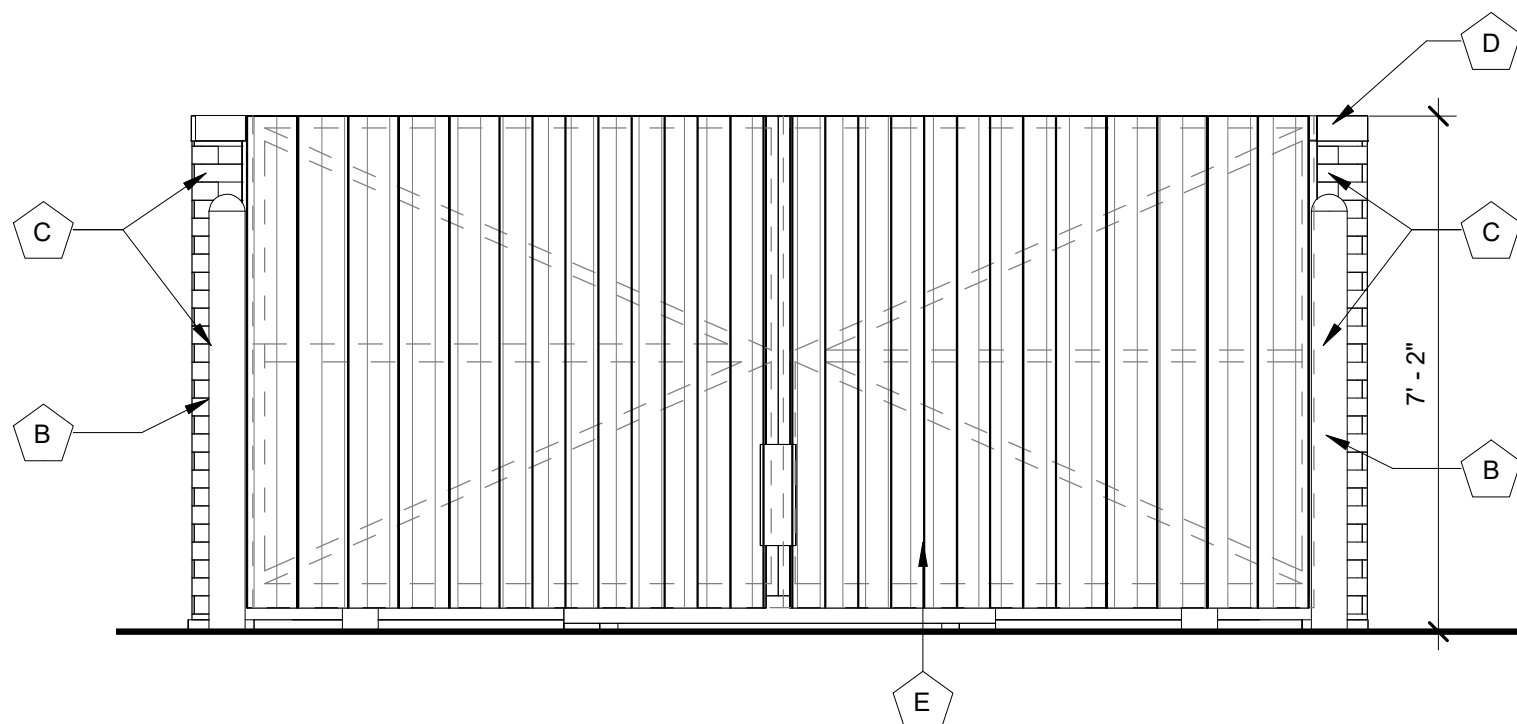
5 DUMPSTER ELEVATION - RIGHT
3/8" = 1'-0"



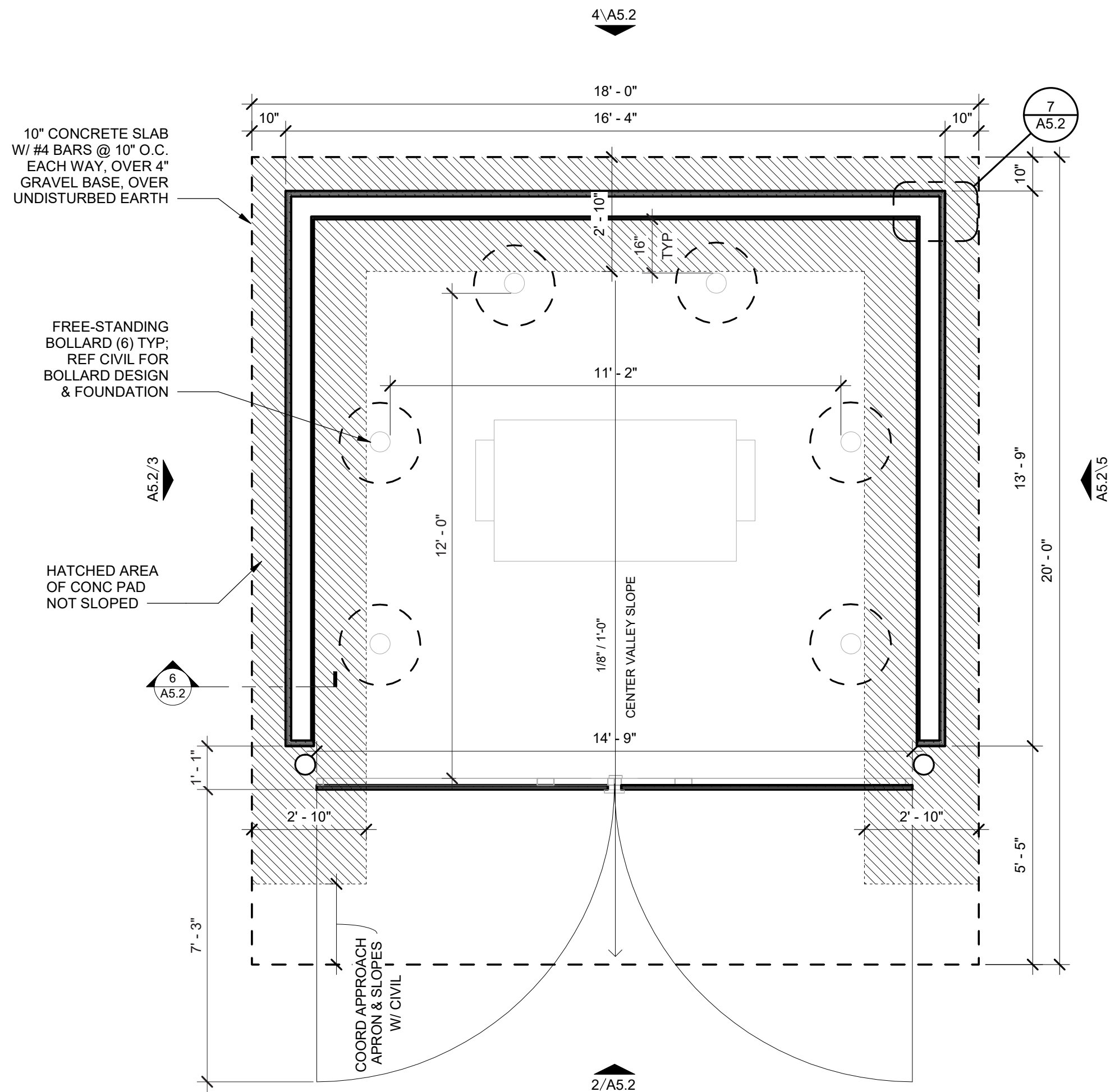
4 DUMPSTER ELEVATION - BACK
3/8" = 1'-0"



3 DUMPSTER ELEVATION - LEFT
3/8" = 1'-0"



2 DUMPSTER ELEVATION - FRONT
3/8" = 1'-0"



1 DUMPSTER FLOOR PLAN
3/8" = 1'-0"



DUMPSTER ELEVATION KEYNOTES	
NOTE NO.	NOTE TEXT
A	NICHIHA FIBER CEMENT SIDING - MIDNIGHT MODERN BRICK
B	PAINT ALL EXPOSED STEEL AND BOLLARDS WITH PT-10- SHERWIN WILLIAMS SW-9177 "SALTY DOG"
C	PAINT HINGES AND TERMINATION COPINGS PT-11- SHERWIN WILLIAMS SW-6258 " TRICORN BLACK"
D	BERRIDGE ZINC GREY COPING
E	1X6 VERTICAL CLEAR SEALED CEDAR PLANK GATE DOOR CLADDING

GENERAL NOTES:

- a. SITE WORK AND PREPARATION TO BE PERFORMED BY SITE CONTRACTOR. COORDINATE SCOPE OF WORK WITH PREFABRICATOR.
- b. COMPLETE NICHIHA SYSTEM AND ACCESSORIES INCLUDING MATCHING MANUF. FABRICATED CORNERS, FLASHINGS AND TRIMS. INSTALL PER MANUF. INSTALLATION INSTRUCTIONS.
- c. STRUCTURE DASHED BEYOND FOR REFERENCE.

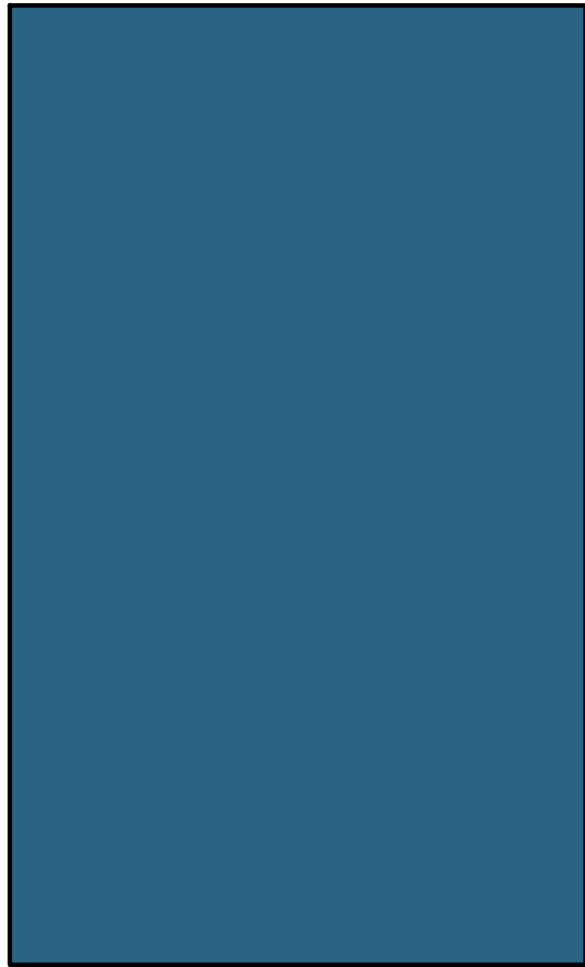
7 BREW DRIVE THRU - STANDARD W/ COOLER BESIDE

NATIONAL MODULAR MANUFACTURING

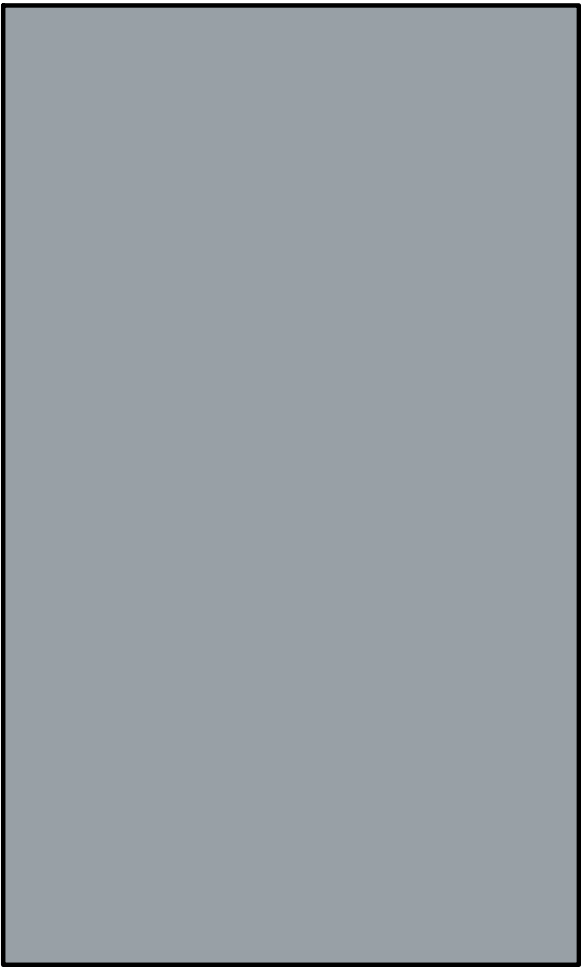
VARIOUS LOCATIONS

REVISIONS		
No.	Description	Date
Sheet issue date: 08/29/2024		
project no.: 22.34.01		
Sheet contents: TRASH ENCLOSURE		
Sheet no.:		

A5.2



BLUE METAL PANEL MP-2
BRAND: BERRIDGE
COLOR: ROYAL BLUE
FINISH: LOW SHEEN SMOOTH - REFLECTIVITY .26



COPING TRIM METAL MP-3
BRAND: BERRIDGE
COLOR: ZINC GREY
FINISH: LOW SHEEN SMOOTH - REFLECTIVITY .39



FIBER-CEMENT PANEL SIDING - BRK-2
BRAND: NICHHA
COLOR: SHALE BROWN
FINISH: CANYON BRICK



FIBER-CEMENT PANEL SIDING - BRK-1
BRAND: NICHHA
COLOR: MIDNIGHT
FINISH: MODERN BRICK

22.34.01
7 BREW DRIVE THRU -
STANDARD W/ COOLER
BESIDE
08/29/2024

MATERIAL COLOR
BOARD



22.34.01
7 BREW DRIVE THRU -
STANDARD W/ COOLER
BESIDE
08/29/2024

RENDERINGS

7 Brew Drive-Thru Coffee Business Plan



Friday, June 6, 2025

20,000+
UNIQUE DRINKS SERVED



CULTIVATING
kindness

***A revolution
is brewing.***

7 Brew was born from a desire to change drive-thru coffee into a fun, mind-blowing experience for everyone. We dreamed of serving premium coffee in record time and making new friends while we're at it. The dream came alive with our first "stand" in Rogers, AR and our 7 original coffees.

Today, we're cranking out all kinds of custom-hand crafted drinks in different locations throughout the country.

7 Brew is so much more than just a coffee stand. It's the concept of cultivating kindness and joy with every drink – through our service, speed, quality, energy and atmosphere. It's contagious and it's changing the drive-thru coffee industry.

OUR SECRET SAUCE IS NOT A FLAVOR.
It's a feeling!

411
STANDS

MENU

THE 7 ORIGINALS

BLONDIE

VANILLA & CARAMEL BREVE
(270-850 CAL)

BRUNETTE

HAZELNUT & CARAMEL MOCHA
(280-850 CAL)

SMOOTH 7

IRISH CREAM & WHITE CHOCOLATE BREVE
(260-840 CAL)

WHITE CHOCOLATE MOCHA

WHITE CHOCOLATE & MILK CHOCOLATE MOCHA
(280-850 CAL)

CINNAMON ROLL

BROWN SUGAR CINNAMON & WHITE CHOCOLATE BREVE
(300-770 CAL)

GERMAN CHOCOLATE

COCONUT & CARAMEL MOCHA
(280-860 CAL)

SWEET & SALTY

SALTED CARAMEL & WHITE CHOCOLATE BREVE
(260-840 CAL)

ICED, HOT, or CHILLER



MAKE IT A TRIPLE 7

ORIGINALS CAN COME WITH 6 SHOTS FOR AN EXTRA BOOST
(180-880 CAL)

CUSTOMIZE EVERYTHING

SUGAR
FREE

EXTRA SHOT
(5 CAL)

SWEETNESS
1/4 1/2 REG EXTRA

COLD FOAM

MILK ALTERNATIVES
OAT, ALMOND, OR COCONUT

7 ENERGY

ICED or CHILLER

(10-560 CAL)

A PREMIUM ENERGY DRINK
CREATED BY 7 BREW!

INFUSE WITH ANY FLAVOR!
ORIGINAL OR SUGAR-FREE



TOP PICKS OCEAN BREEZESM
SUNRISESM

PIXIE STICK
NIGHTSHADE

RED BULL
AVAILABLE

7 FIZZ

(0-435 CAL)

SPARKLING WATER INFUSED
WITH ANY FLAVORS

ADD CREAM OR WHIPPED
CREAM



TEAS & LEMONADES

(0-510 CAL)

SWEET / UNSWEET
GREEN
EARL GREY
PARIS
DECAF
CINNAMON SPICE

THE CLASSIC LEMONADE
FLAVORS OR MAKE
YOUR OWN COMBO!



COLD BREW

(20-90 CAL)

TRY IT WITH OUR
COLD FOAM!



CLASSICS

ICED or HOT

LATTE (120-320 CAL)

MOCHA (200-520 CAL)

BREVE (250-660 CAL)

CARAMEL MACCHIATO (210-850 CAL)

CAPPUCCINO (100-260 CAL)

HOUSE BLEND (10-20 CAL)

CHAI LATTE (160-400 CAL)

MATCHA LATTE (170-390 CAL)

COCOA (250-630 CAL)



SMOOTHIES & SHAKES

(163-170 CAL)

STRAWBERRY
PIÑA COLADA
WILDBERRY
MANGO
PEACH
BLUE POM

THE CLASSIC ICECREAM
FLAVORS OR MAKE
YOUR OWN COMBO!



KIDS SIZES AVAILABLE!



ASK ABOUT OUR SECRET MENU!

2,000 calories a day is used for general nutrition advice, but calorie needs vary. Additional nutrition information available upon request. Before placing your order, please inform your server if a person in your party has a food allergy. We reserve the right to make any menu or pricing changes. Stated amounts do not include sales tax; sales tax stated separately on receipt. ©2022 Seven Brew, LLC. All Rights Reserved.

ABOUT 7 BREW / PROJECT DESCRIPTION

About 7 Brew:

7 Brew, founded in Rogers, AR, has 411 locations nationwide. Specializing in serving premium espresso-based coffee, chillers, teas, infused energy drinks, sodas and smoothies. There are over 20,000 unique drink options that can be created from 7 Brew's menu. 7 Brew is a drive-thru only concept with a dual drive-thru configuration. Team members take orders on tablets instead of a traditional drive-thru speaker box, which allows 7 Brew to create personal relationships with their customers and serve them in a fast paced and friendly environment. 7 Brew's focus to their customer is speed and a friendly, welcoming environment which resonates amongst its team members to the customers with the goal to make its customers experience at 7 Brew the happiest part of their day, which drives business and keeps customers coming back. The concept opens at 5:30 AM and closes at 10:00 PM and 11:00 PM on Friday and Saturday. AUV for 7 Brew stands nationwide is \$1.8M-\$2.0M. There will be one (1) full time employee and fifty (50) part time team members hired to work at the stand. There are 5 team members at the stand working during peak times. There are estimated 750 orders a day which equates to ~1,125 estimated customers per day.

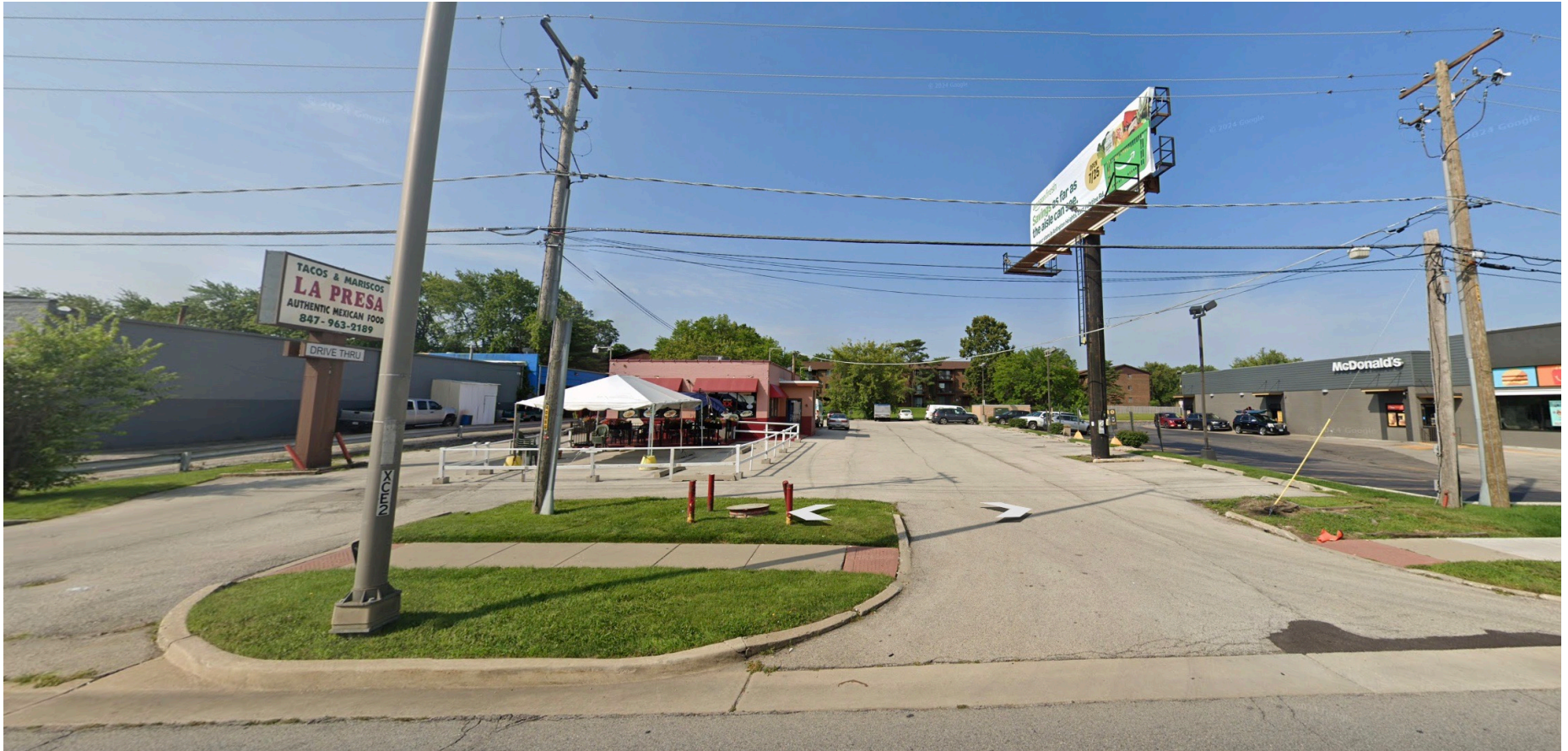
About the Project:

Who Brew IL II, LLC, applicant and 7 Brew Franchisee for Chicago and NW Indiana, is proposing a freestanding 7 Brew Drive Thru Coffee stand for 1572 N Rand Rd, Palatine, IL. The current zoning is B-2 General Business and the existing use at this location is La Presa Mexican Restaurant. The project consists of demolishing the existing single-story restaurant building and replacing with a 510 sq. ft. modular building, a 238 sq. ft. modular cooler and dry storage building and a prefab modular trash enclosure. The building, cooler and trash enclosure will consist of the same exterior façade materials. The site plan consists of 7 Brew's prototypical double drive-thru lane configuration with 8 parking stalls, including 1 ADA parking stall.

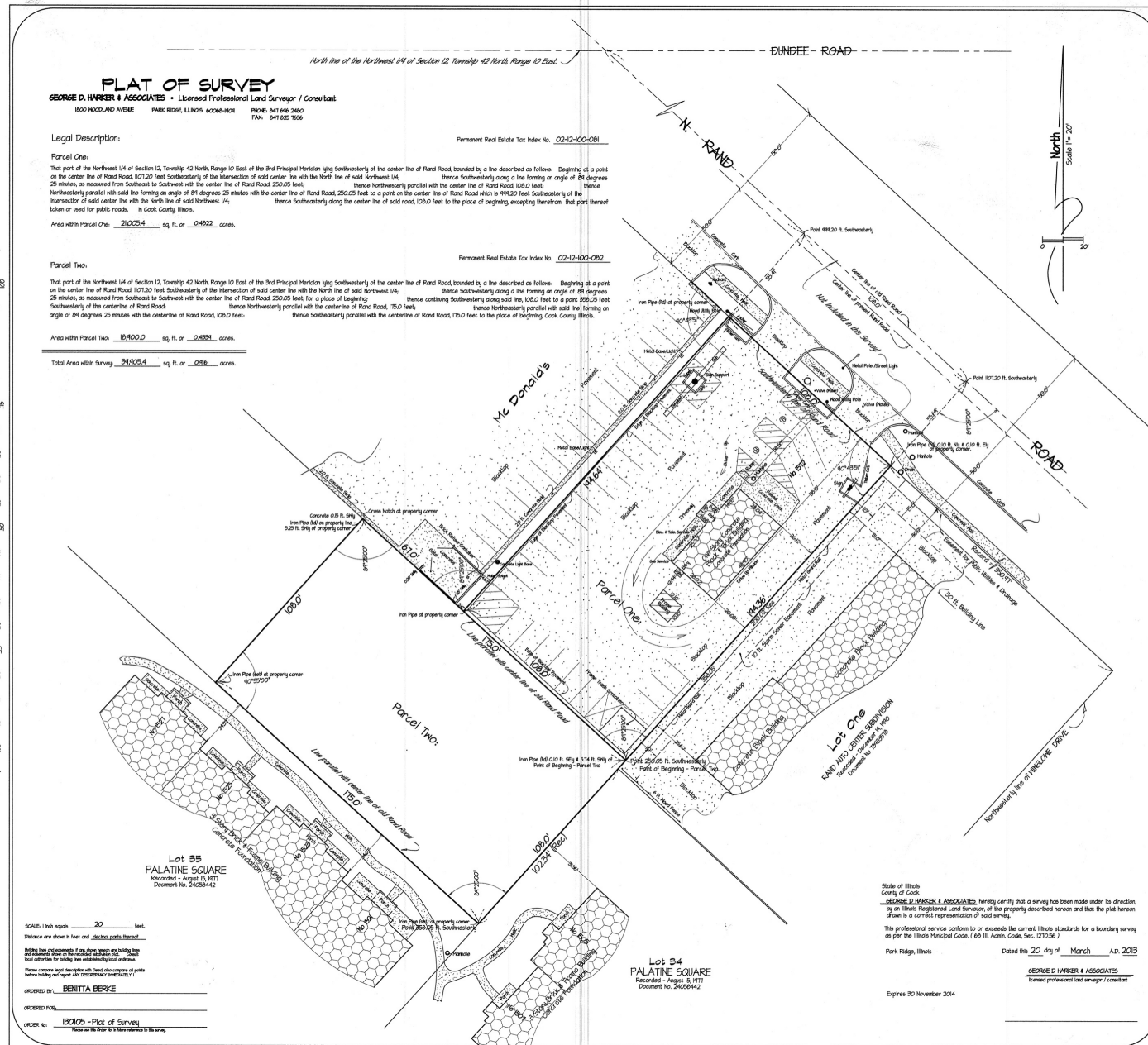
AERIAL PHOTO



EXISTING CONDITIONS



SURVEY



Site plan of a proposed 10-lane bowling center. The plan shows a large rectangular building with a central bowling area, a lounge area, and a parking lot. The bowling area is 115.69' long and 28.00' wide. The lounge area is 48.95' long and 19.08' wide. The parking lot is 100.02' long and 20.00' wide. The plan includes various dimensions for the building, parking lot, and surrounding areas. A north arrow is located in the upper right corner. The plan is labeled 'N HAND ROAD' on the right side.

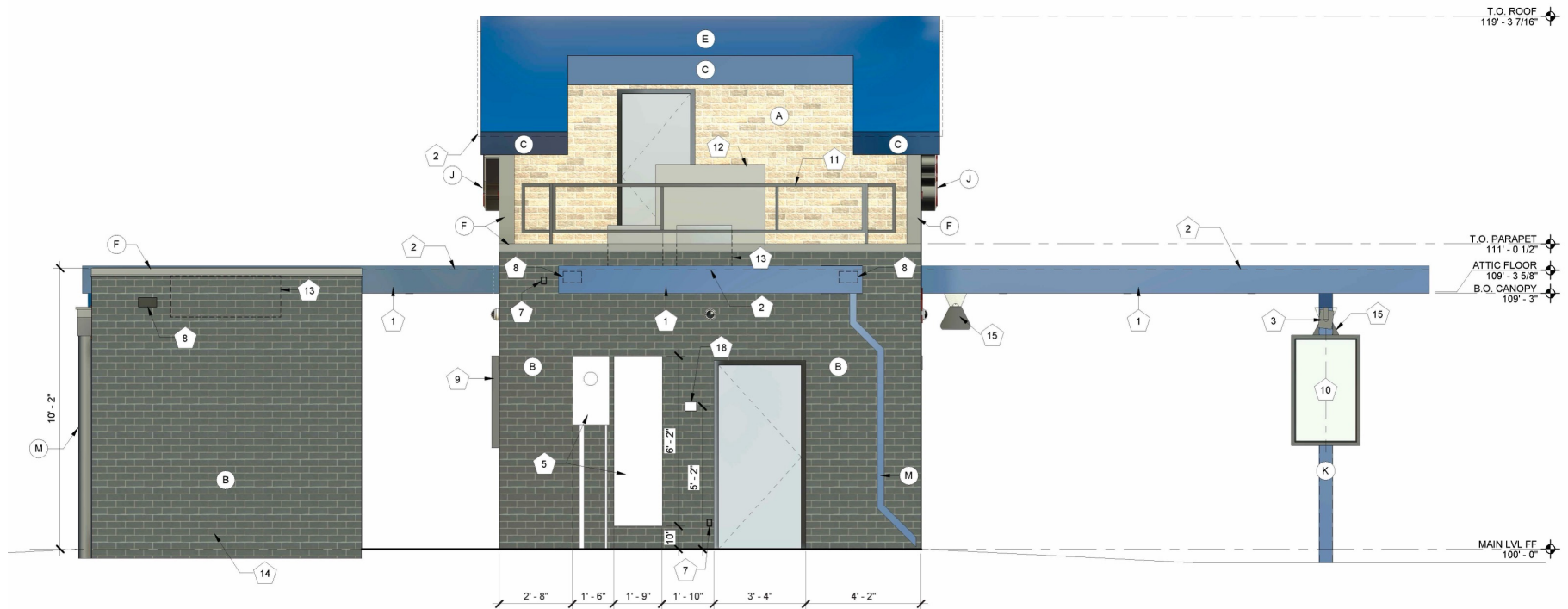
RENDERING



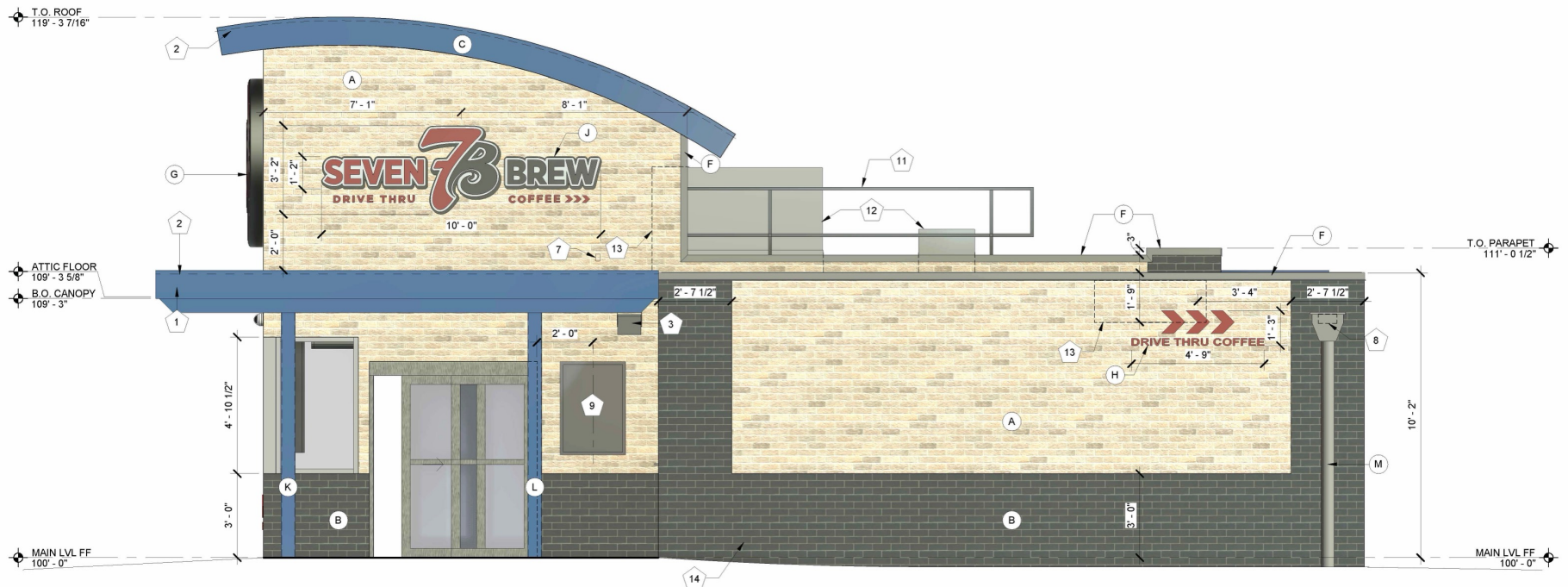
ELEVATIONS



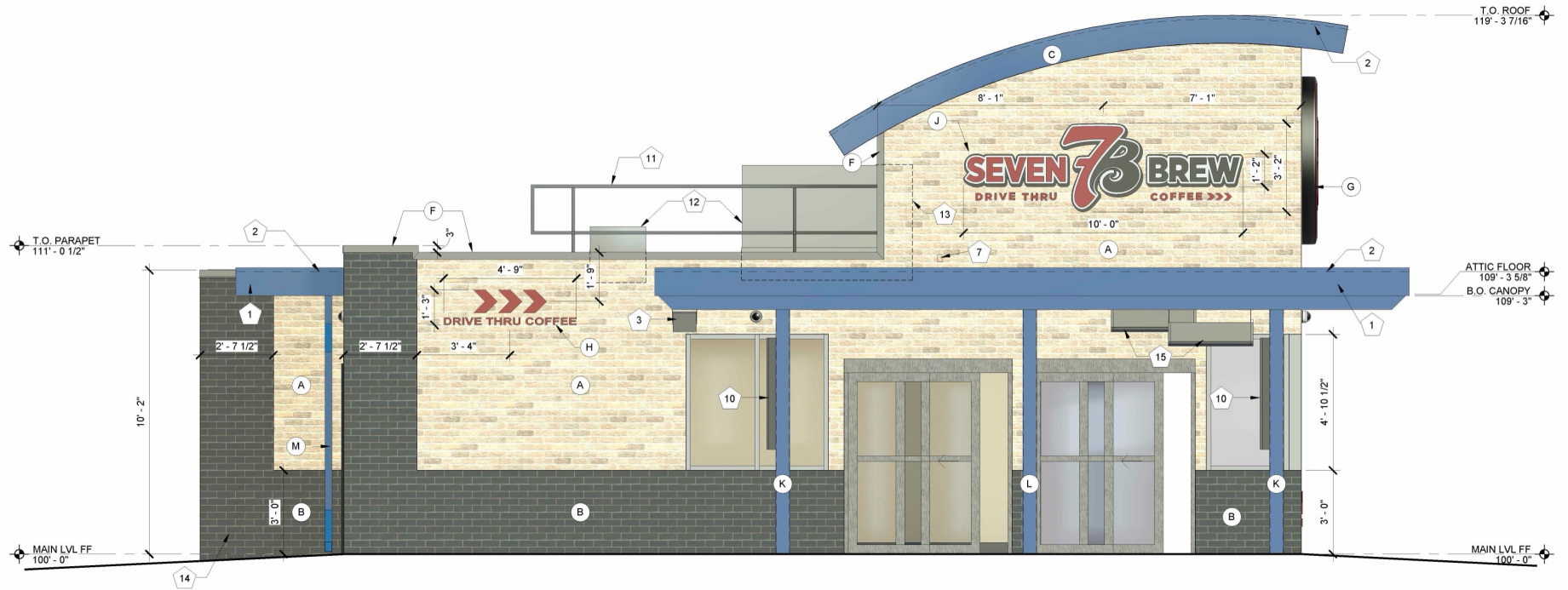
ELEVATIONS



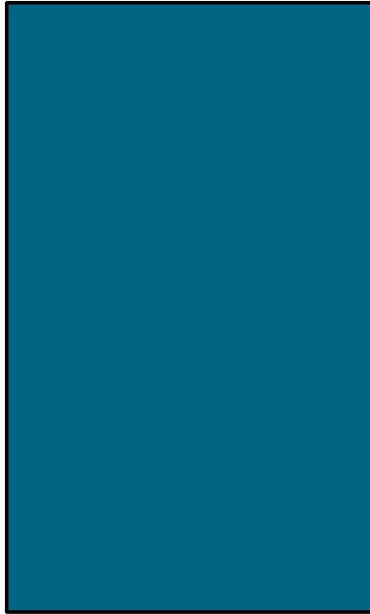
ELEVATIONS



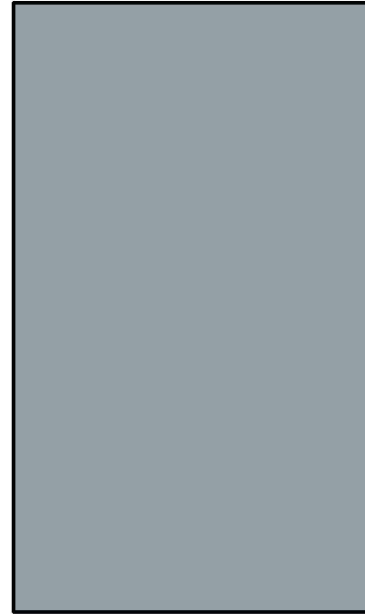
ELEVATIONS



MATERIAL COLOR BOARD



BLUE METAL PANEL MP-2
BRAND: BERRIDGE
COLOR: ROYAL BLUE
FINISH: LOW SHEEN SMOOTH - REFLECTIVITY .26



COPING TRIM METAL MP-3
BRAND: BERRIDGE
COLOR: ZINC GREY
FINISH: LOW SHEEN SMOOTH - REFLECTIVITY .39

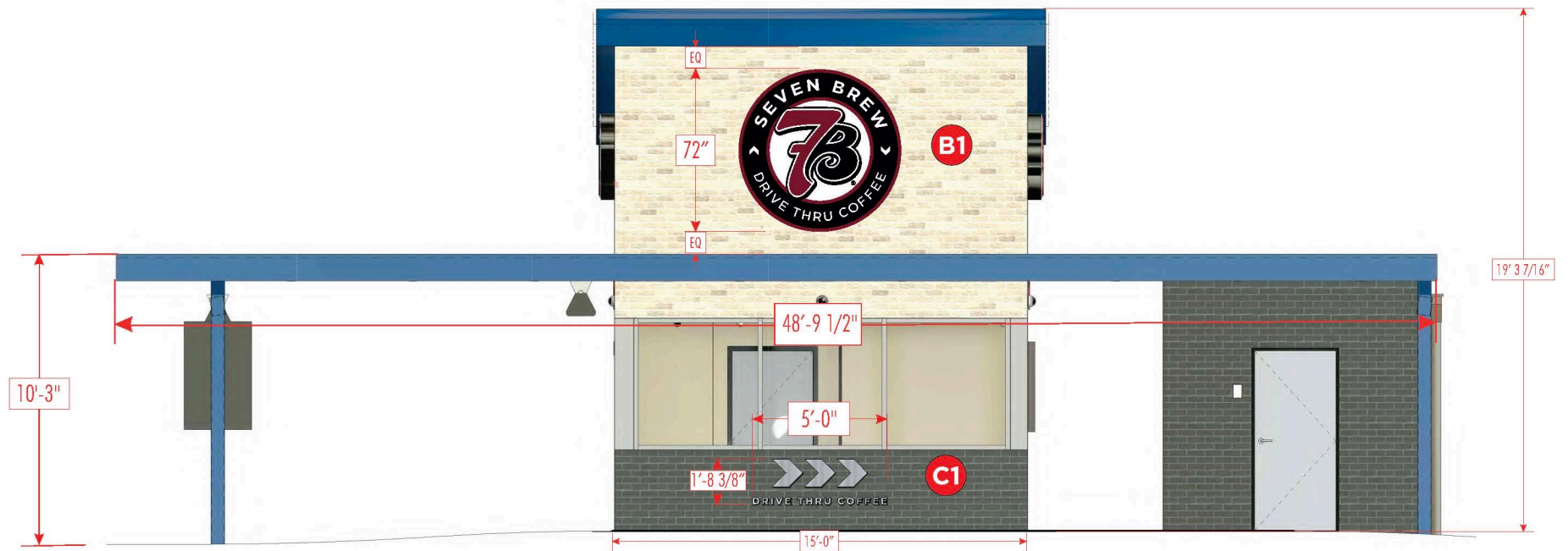


FIBER-CEMENT PANEL SIDING - BRK-2
BRAND: NICHHA
COLOR: SHALE BROWN
FINISH: CANYON BRICK



FIBER-CEMENT PANEL SIDING - BRK-1
BRAND: NICHHA
COLOR: MIDNIGHT
FINISH: MODERN BRICK

SIGNAGE



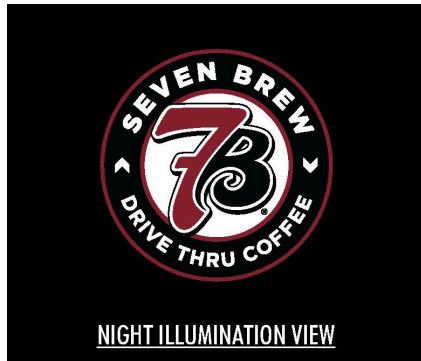
SIGNAGE



SIGNAGE

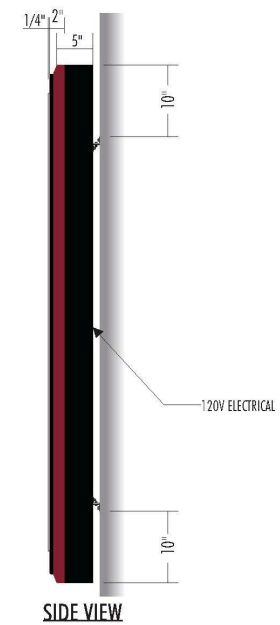


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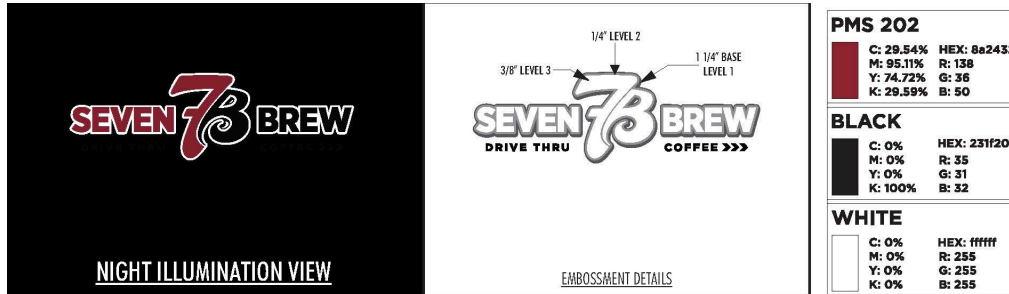


LED ILLUMINATION
ELECTRICAL RUN LOCATION IS THROUGH THE BACK OF THE SIGN

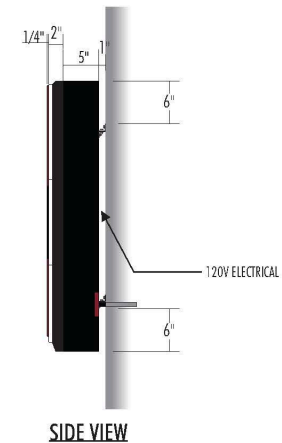
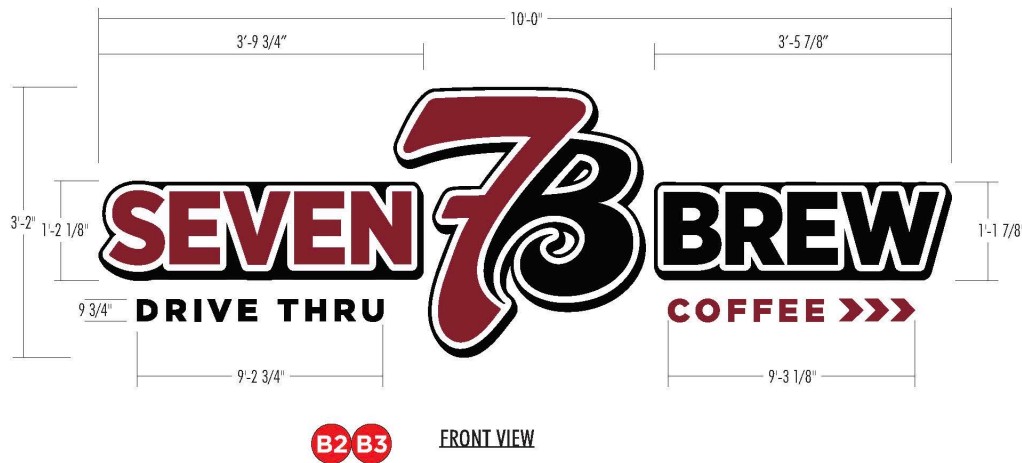
PMS 202			
C: 29.54%	HEX: 8a2432	M: 95.11%	R: 138
Y: 74.72%	G: 36	K: 29.59%	B: 50
BLACK			
C: 0%	HEX: 231f20	M: 0%	R: 35
Y: 0%	G: 31	K: 100%	B: 32
WHITE			
C: 0%	HEX: ffffff	M: 0%	R: 255
Y: 0%	G: 255	K: 0%	B: 255



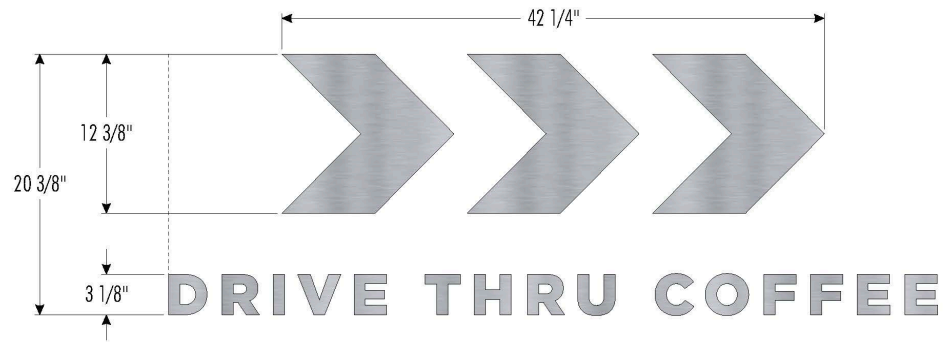
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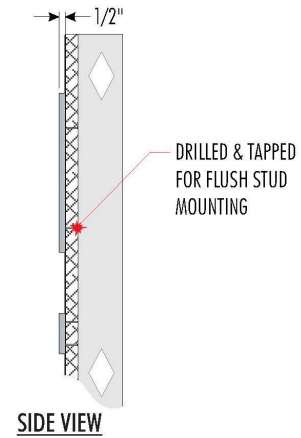
LED ILLUMINATION
 ELECTRICAL RUN LOCATION IS THROUGH THE BACK OF THE SIGN



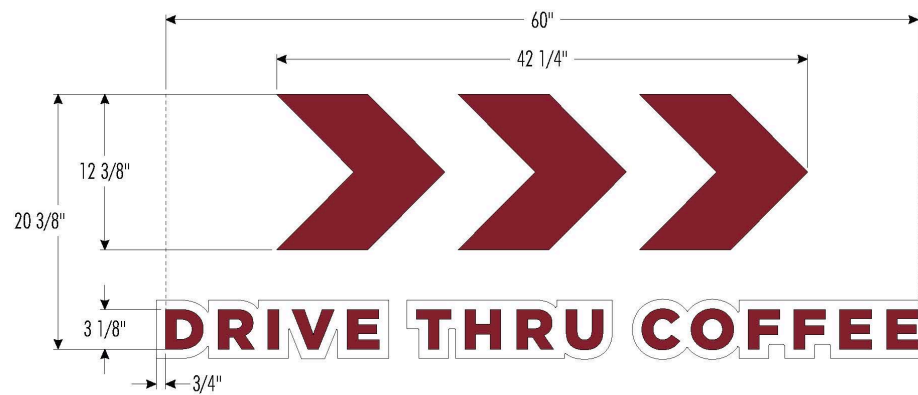
SIGNAGE



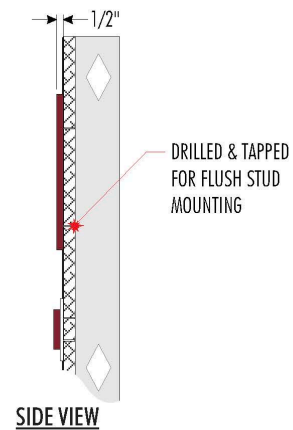
FRONT VIEW **C1**



SIDE VIEW



C2 C3 FRONT VIEW



SIDE VIEW

ORDINANCE NO. O-6-25

**AN ORDINANCE GRANTING A SPECIAL USE FOR A
RESTAURANT WITH A DRIVE-THROUGH AT
1572 N. RAND ROAD**

**Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
on February 3, 2025**

ORDINANCE NO. 0-6-25

AN ORDINANCE GRANTING A SPECIAL USE FOR
A RESTAURANT, WITH A DRIVE-THROUGH, AT
1572 N. RAND ROAD

WHEREAS, pursuant to a petition and public hearing on January 14, 2025, of which public notice was given as required by law, the Planning and Zoning Commission of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings, relative to a request for a Special Use to permit a restaurant, with a drive-through, to Who Brew LLC (d/b/a 7 Brew Drive-through coffee), pursuant to Section 11.03 (d) (26) of the Village of Palatine Zoning Ordinance The Special Use is hereby granted on the following legally described property:

Parcel One:

That part of the Northwest $\frac{1}{4}$ Section 12, Township 42 North, Range 10 East of the 3rd Principal Meridian lying southwesterly of the center line of Rand Road, bounded by a line described as follows: Beginning at a point on the center line of Rand Road, 1107.20 feet southeasterly of the intersection of said center line with the North line of said Northwest $\frac{1}{4}$; thence southwesterly along a line forming an angle of 89 degrees 25 minutes, as measured from southeast to southwest with the center line of Rand Road, 250.05 feet; thence northwesterly parallel with the center line of Rand Road, 108.0 feet; thence Northeasterly parallel with said line forming an angle of 89 degrees, 25 minutes, with the center line of Rand Road, 250.05 feet to a point on the center line of Rand Road which is 999.20 feet Southeasterly of the intersection of said center line with the North line of said Northwest $\frac{1}{4}$; thence Southeasterly along the center line of said road 108.0 feet to the place of beginning, excepting therefrom that part thereof taken or used for public roads, in Cook County, Illinois.

Parcel Two:

That part of the Northwest $\frac{1}{4}$ Section 12, Township 42 North, Range 10 East of the 3rd Principal Meridian lying Southwesterly of the center line of Rand Road, bounded by a line described, as follows: Beginning at a point on the center line of Rand Road, 1107.20 feet Southeasterly of the intersection of said center line with the North line of said Northwest $\frac{1}{4}$; thence Southwesterly along a line forming an angle of 89 degrees 25 minutes, as measured from Southwest to Southwest with the center line of Rand Road, 250.05 feet; for a place of beginning; thence continuing Southwesterly along said line, 108.0 feet to a point 358.05 feet

Southwesterly of the centerline of Rand Road; thence Northwesterly parallel with the centerline of Rand Road, 175.0 feet; thence Northeasterly parallel with said line forming an angle of 89 degrees 25 minutes with the centerline of Rand Road, 108.0 feet; thence Southeasterly parallel with the centerline of Rand Road, 175.0 feet to the place of beginning Cook County, Illinois.

Commonly known as 1572 N. Rand Road (02-12-100-081-0000 and 02-12-100-082-0000).

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

SECTION 1: The Special Use to permit a restaurant, with a drive-through, pursuant to Section 11.03 (d) (26) of the Village of Palatine Zoning Ordinance is hereby granted, subject to the following condition(s):

1. The Special Use shall substantially conform to the plans prepared by Toth & Associates submitted 11/12/2024, floor plan and elevations prepared by Veritas Architecture and Design dated 8/29/2024 and the business plan submitted by the Petitioner, except as such plans may be changed to conform to Village Codes and Ordinances.
2. The traffic directional signage plan shall be submitted in a manner acceptable to the Village Engineer.
3. The final landscaping and screening plan shall be submitted in a manner acceptable to the Director of Planning and Zoning.
4. A MWRD permit shall be required or a permit determination letter stating that a MWRD permit is not required. Cash in Lieu of Detention fee, as outlined in Section 8.08 of Appendix B of the Village Code of Ordinances, will be required if the MWRD does not mandate detention.
5. IDOT Permit will be required if any work is within the right-of-way of Rand Road.

6. As a condition of the Special Use, the property owner shall effectuate the removal of the existing billboard and associated materials, in the southeast corner of the property, along Rand Road, no later than 12/31/2027 in a manner acceptable to the Village of Palatine. The removal will include both any necessary permitting and site restoration, also in a manner acceptable to the Village of Palatine. Any existing billboard lease rights regarding the billboard shall also not be extended past the 2027 deadline.

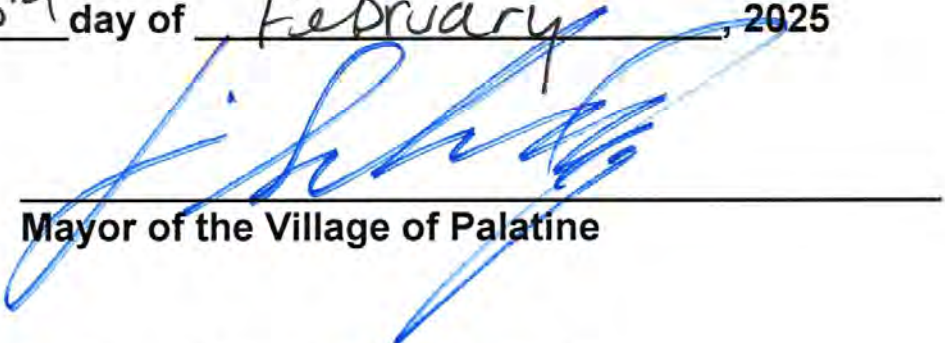
SECTION 2: That a copy of the public notice be attached hereto and form a part of this ordinance.

SECTION 3: That this ordinance shall be in full force and effect from and after its passage and approval as provided by law.

PASSED: This 3rd day of February, 2025

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

APPROVED by me this 3rd day of February, 2025



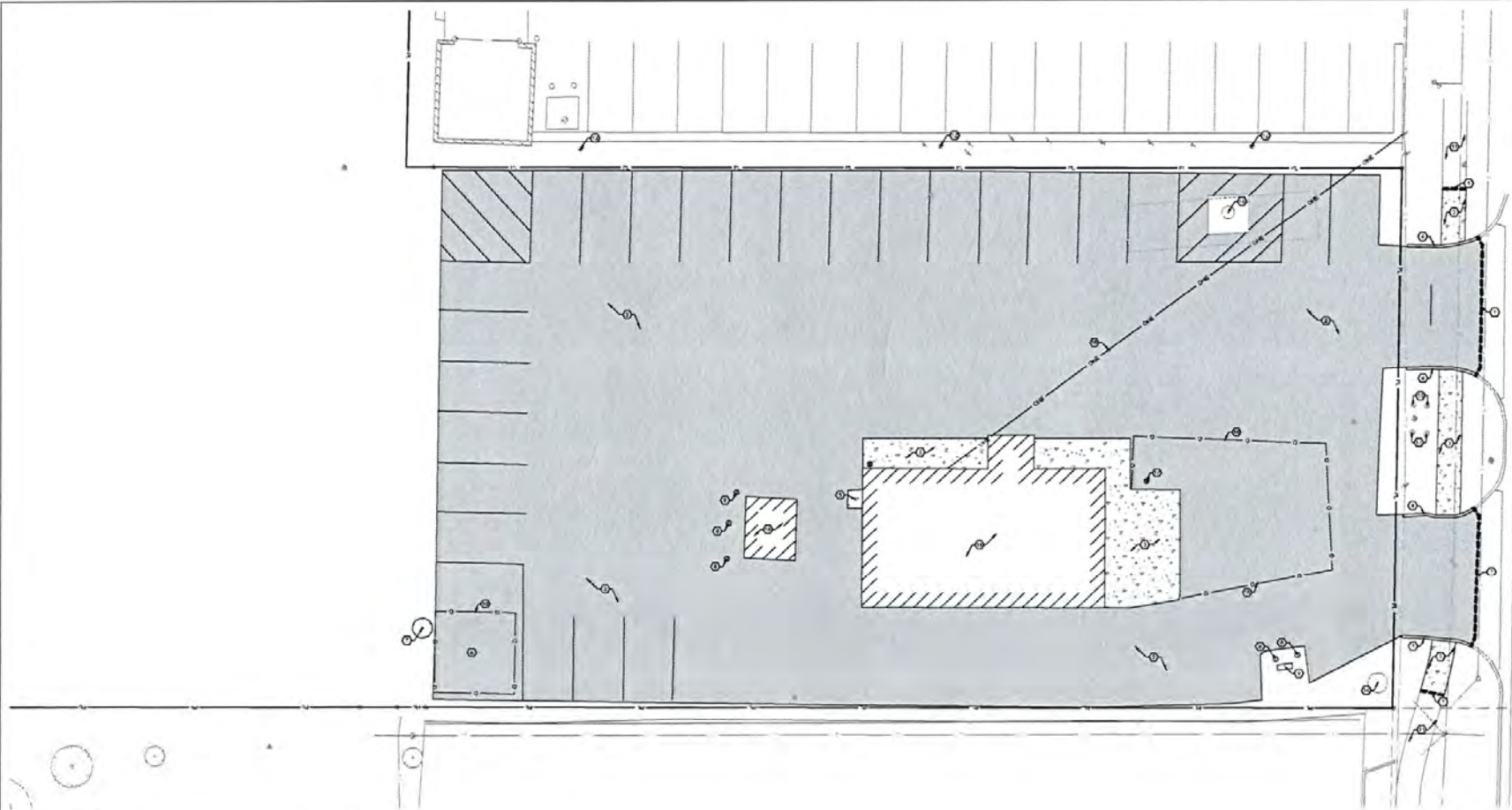
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this

3rd day of February, 2025



Village Clerk



HATCH LEGEND

ASPHALT AREA TO BE REMOVED

CONCRETE AREA TO BE REMOVED

- KEY NOTES:**
1. DEMOLITION CLEARANCE FOR REMOVAL, PROTECT EDGE OF PAVEMENT DURING CONSTRUCTION.
 2. REMOVE 2 INCHES 1/2" OF ASPHALT PAVEMENT.
 3. REMOVE 18 INCHES 1/2" OF CONCRETE SIDEWALK.
 4. REMOVE 18 INCHES 1/2" OF CONCRETE CURB.
 5. REMOVE 18 INCHES 1/2" OF CONCRETE RAMP.
 6. REMOVE 18 INCHES 1/2" OF CONCRETE FOUNDATION.
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PRELIMINARY
FOR REVIEW AND
DISCUSSION ONLY

ENGINEER OF RECORD

NAME: MATTHEW STEVEN B. J. JR.

LICENSE NO. 0-487 543 543-14

PROJECT NUMBER:

REVISION:

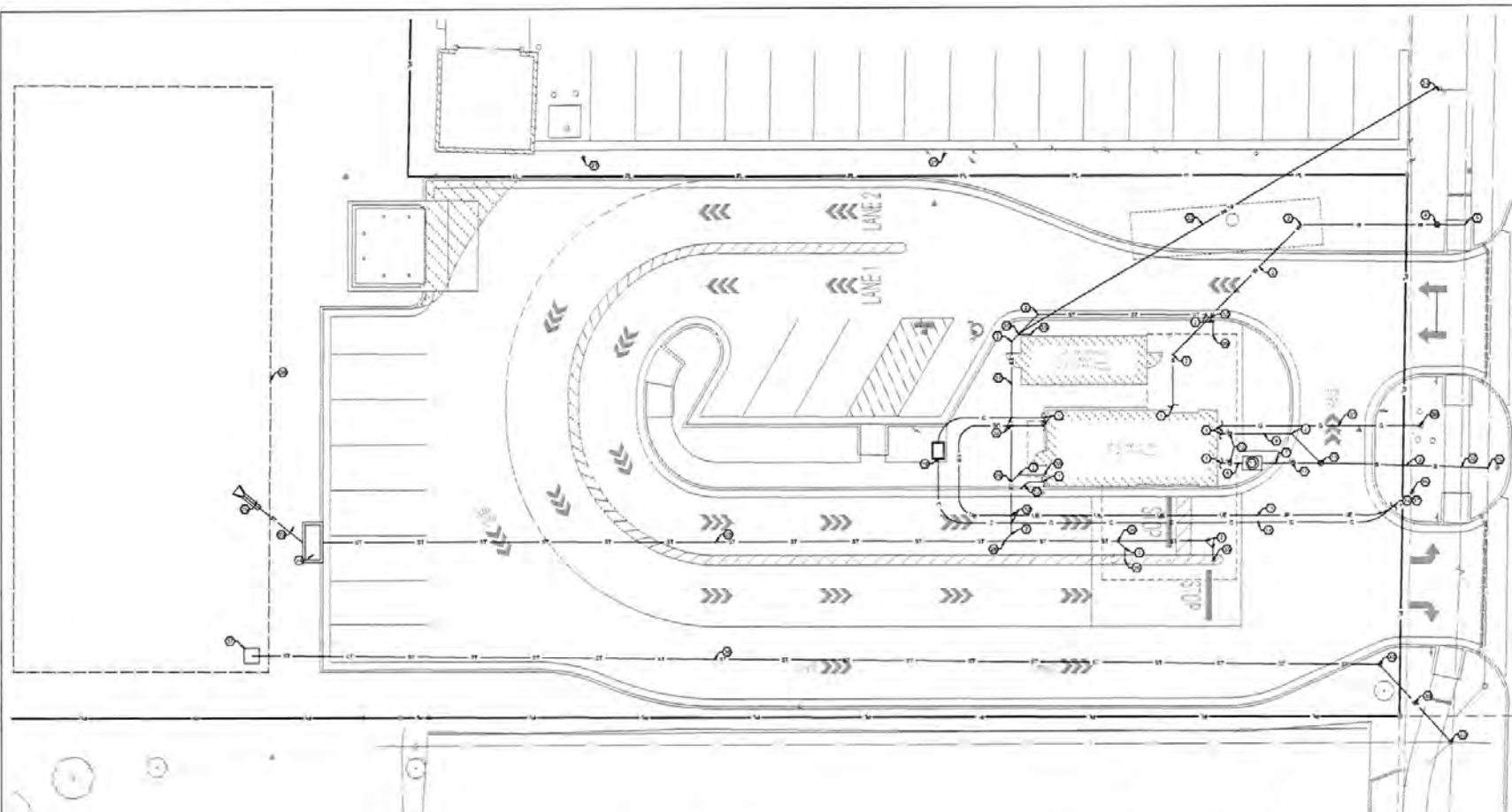
7 BREW COFFEE
PALATINE, IL 03

N RAND RD
PALATINE, IL 60067

C1.1

DEMOLITION PLAN

DATE: DATE



KEY NOTES:

- [illegible]

- [illegible]

- Ⓜ PROPOSED ROWS 1-2
- Ⓜ PROPOSED SUFFILL STAKE CURB
- Ⓜ INSTALL 22 L.F. OF 18" RCP STAKE LINE
- Ⓜ INSTALL 21 L.F. OF 18" RCP STAKE LPM
- Ⓜ STAKE WATER MANG-UP

EXISTING UTILITY PROVIDER CONTACT INFORMATION

- | | |
|-----------|---|
| 5, BA-118 | PUBLIC WORKS
100 N. LAUREL AVE
PHILADELPHIA, PA 19107
PH-ONE 347-254-6889 |
| 5, BA-120 | CONCRETE
100 N. LAUREL AVE
PHILADELPHIA - DEPT 715 & 8000
PH-ONE 347-254-6227 |
| 5, BA-121 | PUBLIC WORKS
100 N. LAUREL AVE
PHILADELPHIA, PA 19107
PH-ONE 347-254-6889 |
| 5, BA-122 | PUBLIC WORKS
100 N. LAUREL AVE
PHILADELPHIA, PA 19107
PH-ONE 347-254-6889 |
| 5, BA-123 | STREET BY CONCRETE
100 N. LAUREL AVE DEPT 715
PHILADELPHIA - DEPT 715 & 8000
PH-ONE 347-254-6889 |



C4.1

1979-1982



PRELIMINARY
FOR REVIEW AND
DISCUSSION ONLY

ENGINEER OF RECORD

NAME HUGHES STEVEN - E. 24

PROJECT NUMBER

[illegible]

7 BREW COFFEE
PALATINE, IL 03

N RAND RD
PALATINE ILLINOIS

7 BREW DRIVE THRU - STANDARD W/ COOLER BESIDE

NATIONAL MODULAR MANUFACTURING

VARIOUS LOCATIONS

KEYWORDS		
No.	Description	Date

sheet issue date: 08/29/2024

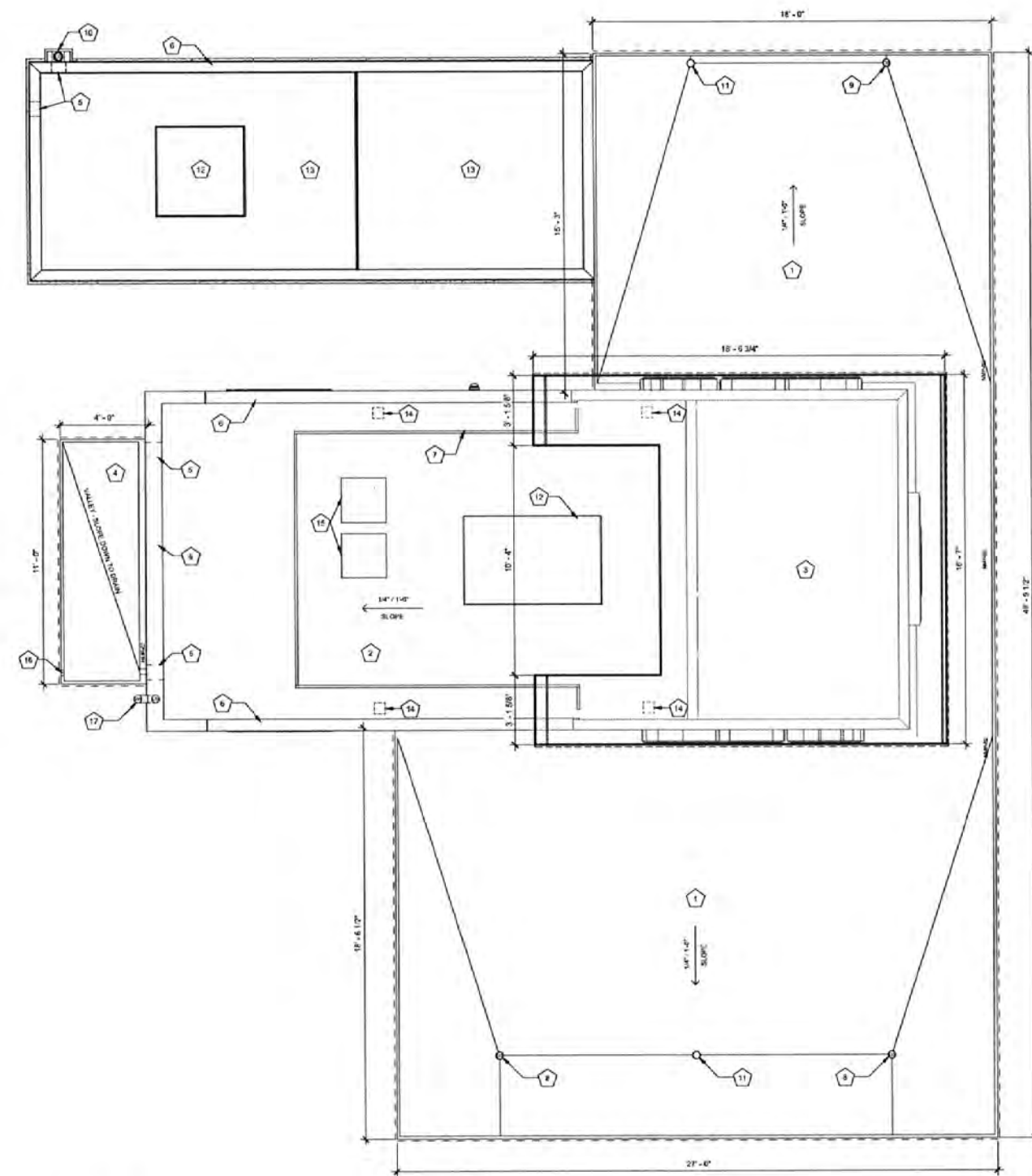
project no.: 22.34.01

sheet contents:
ROOF PLAN

sheet no.: _____

A1.6

ROOF PLAN KEYNOTES	
NOTE NO.	NOTE TEXT
1	PRE-ENGINEERED CANOPY AND FRAMING, REF CANOPY SHOP DRAWINGS
2	TPO ROOFING ON ROOF SHEATHING PER STRUCT
3	CORRUGATED ARC METAL ROOF ON #15 FELT ON PLYWOOD ROOF SHEATHING
4	TPO ROOFING ON ROOF SHEATHING PER STRUCT ON BUILT-T-UP 2x CRICKET FRAMING
5	8" WIDE X 4" HIGH TPO ROOF SCUPPER WITH SHEET METAL UNDERLAYMENT
6	BRAKE METAL CAP, REF ELEVATIONS
7	5'-6" GUARDRAIL
8	ROOF DRAIN WITH STRUCTURAL COLUMN, CONNECT TO STORMWATER COLLECTION SYSTEM; REF CIVIL
9	ROOF DRAIN WITH STRUCTURAL COLUMN, DOWNSPOUT SCUPPER TO GRADE, REF CIVIL
10	ROOF DRAIN, DOWNSPOUT TO BE GALVANIZED, PAINTED, STEEL, CONNECT TO STORMWATER COLLECTION SYSTEM, REF CIVIL
11	OVERFLOW ROOF DRAIN
12	HVAC EQUIPMENT
13	ROOFING PER COOLER MANUF
14	MODULAR BUILDING PICK-UPS WITH ROOFING COLLAR, REF STRUCT
15	ICE MACHINE CONDENSERS, SITE CONTRACTOR TO DETERMINE FINAL LOCATION
16	OVERFLOW SCUPPER TO GRADE
17	CONNECT ABOVE-GRADE DOWNSPOUT OUTLET TO SUB-GRADE STORMWATER COLLECTION SYSTEM; REF CIVIL



1 ROOF PLAN
3/8" = 1'-0"



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7 Brew Template V3.0



1 EXTERIOR ELEVATION - FRONT

3/8" = 1'-0"

EXTERIOR ELEVATION KEYNOTES	
NOTE NO.	NOTE TEXT
1	PRE-ENGINEERED ALUMINUM CANOPY BY OTHERS; REF STRUCTURAL
2	SURFACE-MOUNTED LED NEON FLEX LIGHTING AS INDICATED (SHOWN DASHED); TYP; REF ELECTRICAL
3	MOUNTED SPEAKER SYSTEM; REF SYSTEMS PLAN
4	ADDRESS NUMBERS TO BE 8" TALL x 2" BRUSH STROKE
5	ELECTRICAL EQUIPMENT, PAINTED TO MATCH BUILDING; REF ELECTRICAL
6	FROST-PROOF FLUSH HOSE BIB
7	EXTERIOR WEATHER-PROOF OUTLET; REF ELECTRICAL
8	THROUGH-WALL ROOF SCUPPER; TYP
9	SURFACE-MOUNTED LIGHTED SIGN BOX
10	SAMSUNG DIGITAL DISPLAYS; INSTALLED IN FIELD BY IT PROVIDER; CHASE FOR DATA CABLE INSTALLED AT BUILDING MANUFACTURING FACILITY
11	GUARDRAIL, 3' - 6" ABOVE ATTIC FLOOR
12	HVAC EQUIPMENT
13	OUTLINE OF MECHANICAL UNIT BEYOND
14	PREFABRICATED COOLER BY NATIONAL MODULAR MANUFACTURING; COORD LOCATION & SPECS WITH CIVIL & STRUCT
15	CANOPY HEATER
16	36" COOLER DOOR
17	COOLER LOCK & CONTROLS
18	KNOX BOX
19	DOWNSPOUT OUTLET; CONNECT TO : SUBGRADE STORMWATER CONNECTION; REF CIVIL

EXTERIOR ELEVATION MATERIALS LEGEND	
NOTE NO.	NOTE TEXT
A	ARCHITECTURAL CEMENT BOARD SIDING (BRK-2)
B	ARCHITECTURAL CEMENT BOARD SIDING (BRK-1)
C	BRAKE METAL FASCIA (MP-2)
D	SOFFIT PANELS (MP-2)
E	STANDING SEAM ROOF PANELS (MP-2)
F	METAL BRAKE CAP (MP-3)
G	ROUND STOREFRONT SIGN; SUPPLIED AND INSTALLED BY SIGN CONTRACTOR
H	1/4" THICK ACRYLIC SIGNAGE APPLIED TO SIDING WITH VH DOUBLE SIDE LAPE
J	ILLUMINATED STOREFRONT SIGNAGE BY SIGN CONTRACTOR
K	VINYL WRAP, SUPPLIED AND INSTALLED BY OWNER
M	PAINTED STRUCTURAL CANOPY COLUMN; RAINWATER DOWNSPOUT WITHIN; CONNECT BASE OF CANOPY COLUMN DOWNSPOUT TO STORMWATER MANAGEMENT SYSTEM; REF CIVIL
N	PAINTED STRUCTURAL CANOPY COLUMN; RAINWATER DOWNSPOUT WITHIN; DOWNSPOUT SCUPPER TO GRADE; REF CIVIL
P	PAINTED STRUCTURAL CANOPY COLUMN; REF CIVIL
Q	EXPOSED DOWNSPOUT, GALVANIZED, PAINTED; SCUPPER TO GRADE; REF CIVIL

V

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7 BREW DRIVE THRU - STANDARD W/ COOLER BESIDE

NATIONAL MODULAR MANUFACTURING

VARIOUS LOCATIONS

REVISIONS

No.	Description	Date
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Sheet issue date:
08/29/2024

Project no.:
22.34.01

Sheet contents:
EXTERIOR ELEVATIONS

Sheet no.:
A2.0



EXTERIOR ELEVATION MATERIALS LEGEND	
NOTE NO.	NOTE TEXT
A	ARCHITECTURAL CEMENT BOARD SIDING (BRK-2)
B	ARCHITECTURAL CEMENT BOARD SIDING (BRK-1)
C	BRAKE METAL FASCIA (MP-2)
D	SOFFIT PANELS (MP-2)
E	STANDING SEAM ROOF PANELS (MP-2)
F	METAL BRAKE CAP (MP-3)
G	ROUND STOREFRONT SIGN; SUPPLIED AND INSTALLED BY SIGN CONTRACTOR
H	1 1/2" THICK ACRYLIC SIGNAGE APPLIED TO SIDING WITH VH DOUBLE SIDE TAPE
J	ILLUMINATED STOREFRONT SIGNAGE BY SIGN CONTRACTOR
K	VINYL WRAP SUPPLIED AND INSTALLED BY OWNER
M	PAINTED STRUCTURAL CANOPY COLUMN, RAINWATER DOWNSPOUT WITHIN; CONNECT BASE OF CANOPY COLUMN DOWNSPOUT TO STORMWATER MANAGEMENT SYSTEM. REF CIVIL
N	PAINTED STRUCTURAL CANOPY COLUMN, RAINWATER DOWNSPOUT WITHIN; DOWNSPOUT SCUPPER TO GRADE. REF CIVIL
P	PAINTED STRUCTURAL CANOPY COLUMN. REF CIVIL
Q	EXPPOSED DOWNSPOUT, GALVANIZED, PAINTED, SCUPPER TO GRADE. REF CIVIL



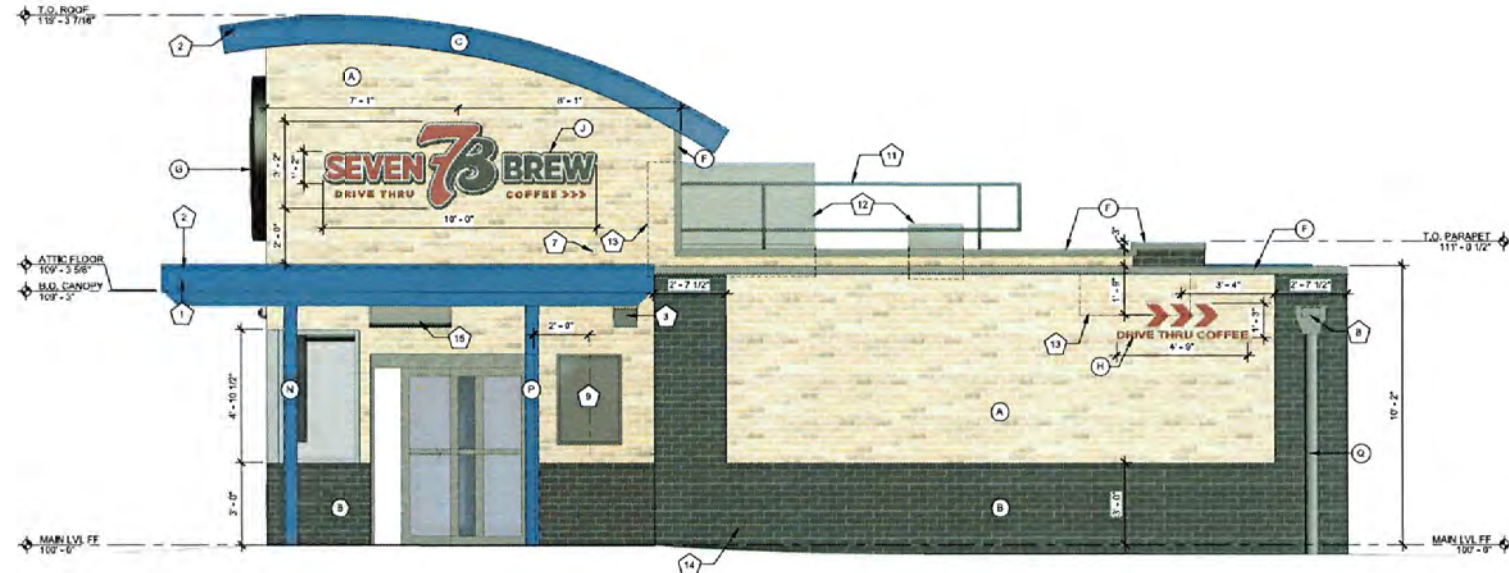
EXTERIOR ELEVATION KEYNOTES	
NOTE NO.	NOTE TEXT
1	PRE-ENGINEERED ALUMINUM CANOPY BY OTHERS; REF STRUCTURAL
2	SURFACE-MOUNTED LED NEOM FLEX LIGHTING AS INDICATED (SHOWN DASHED); TYP. REF ELECTRICAL
3	MOUNTED SPEAKER SYSTEM; REF SYSTEMS PLAN
4	ADDRESS NUMBERS TO BE 6" TALL x 2" BRUSH STROKE
5	ELECTRICAL EQUIPMENT; PAINTED TO MATCH BUILDING; REF ELECTRICAL
6	FROST-PROOF FLUSH HOSE BIB
7	EXTERIOR WEATHER-PROOF OUTLET; REF ELECTRICAL
8	THROUGH-WALL ROOF SCUPPER; TYP
9	SURFACE-MOUNTED LIGHTED SIGN BOX
10	SAMSUNG DIGITAL DISPLAYS; INSTALLED IN FIELD BY IT PROVIDER; CHASE FOR DATA CABLE INSTALLED AT BUILDING MANUFACTURING FACILITY
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12	HVAC EQUIPMENT
13	OUTLINE OF MECHANICAL UNIT BEYOND
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EXTERIOR ELEVATION MATERIALS LEGEND	
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K	VINYL WRAP, SUPPLIED AND INSTALLED BY OWNER
M	PAINTED STRUCTURAL CANOPY COLUMN; RAINWATER DOWNSPOUT WITHIN; CORRECT BASE OF CANOPY COLUMN DOWNSPOUT TO STORMWATER MANAGEMENT SYSTEM; REF CIVIL
N	PAINTED STRUCTURAL CANOPY COLUMN; RAINWATER DOWNSPOUT WITHIN; DOWNSPOUT SCUPPER TO GRADE; REF CIVIL
P	PAINTED STRUCTURAL CANOPY COLUMN; REF CIVIL
Q	EXPPOSED DOWNSPOUT, GALVANIZED, PAINTED; SCUPPER TO GRADE; REF CIVIL

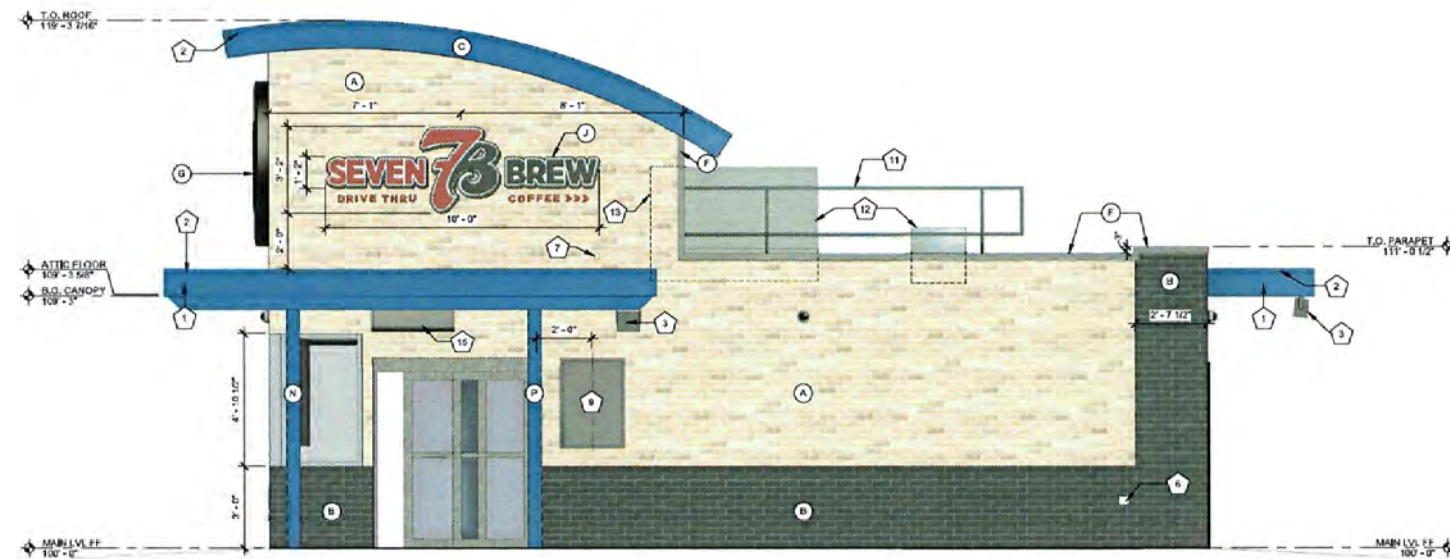
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2 EXTERIOR ELEVATION - LEFT W/ COOLER
3/8" = 1'-0"



1 EXTERIOR ELEVATION - LEFT
3/8" = 1'-0"

EXTERIOR ELEVATION KEYNOTES

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EXTERIOR ELEVATION MATERIALS LEGEND

NOTE NO.	NOTE TEXT
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N	PAINTED STRUCTURAL CANOPY COLUMN, RAINWATER DOWNSPOUT WITHIN, DOWNSPOUT SCUPPER TO GRADE, REF CIVIL
P	PAINTED STRUCTURAL CANOPY COLUMN, REF CIVIL
Q	EXPOSED DOWNSPOUT, GALVANIZED, PAINTED, SCUPPER TO GRADE, REF CIVIL



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7 BREW DRIVE THRU - STANDARD W/ COOLER BESIDE

NATIONAL MODULAR MANUFACTURING
VARIOUS LOCATIONS

REVISIONS
No. Description Date

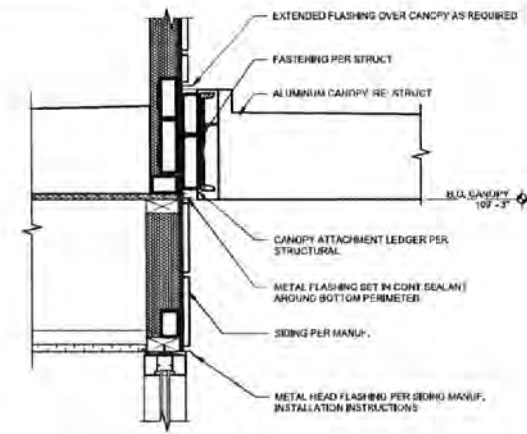
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Project no.:
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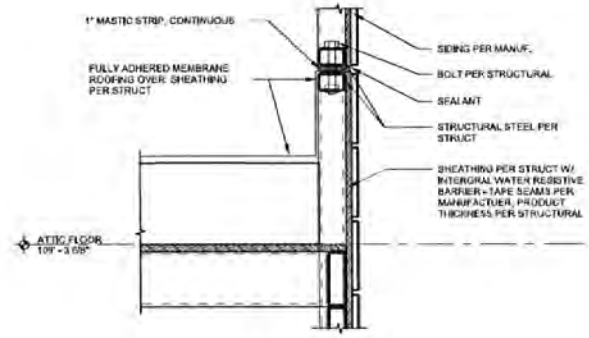
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EXTERIOR ELEVATIONS

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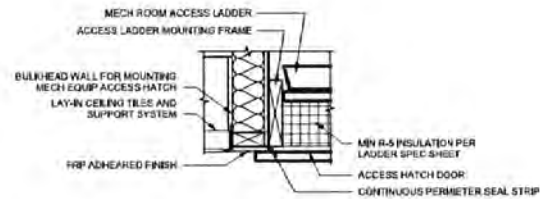
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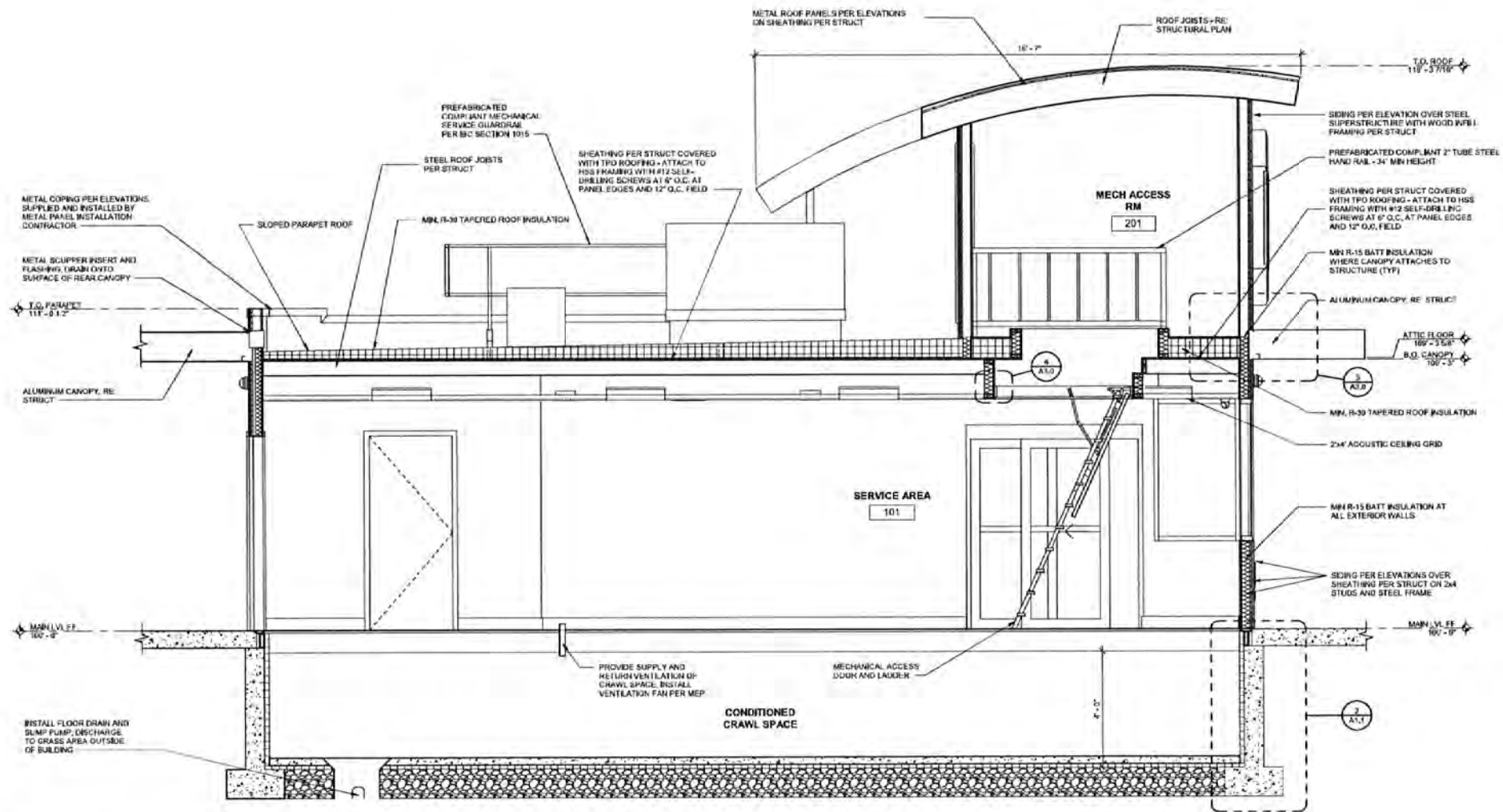
2 CANOPY CONNECTION



3 CONNECTION AT BASE/TOP
1 1/2" = 1'-0"

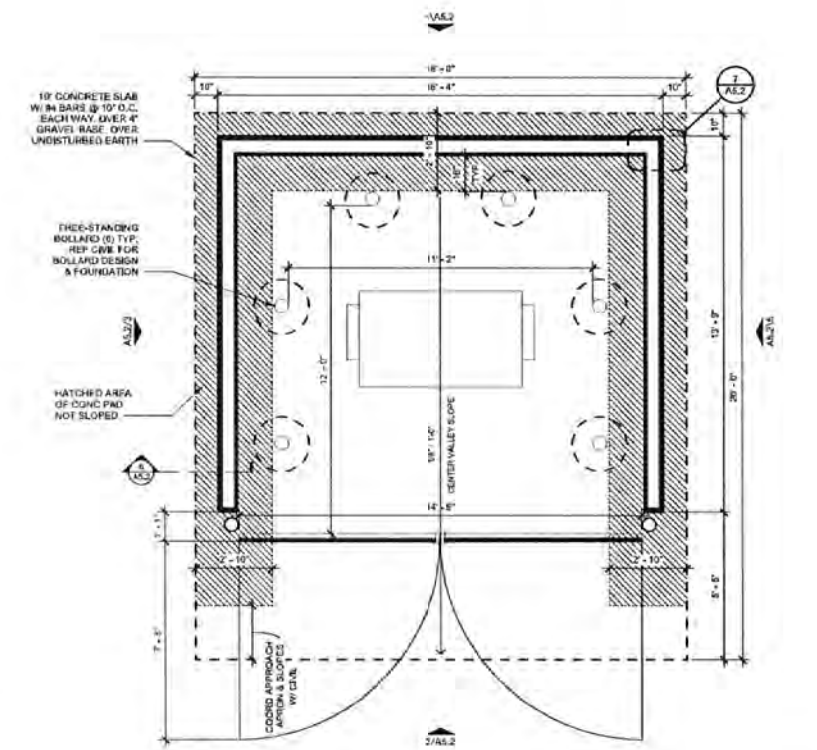
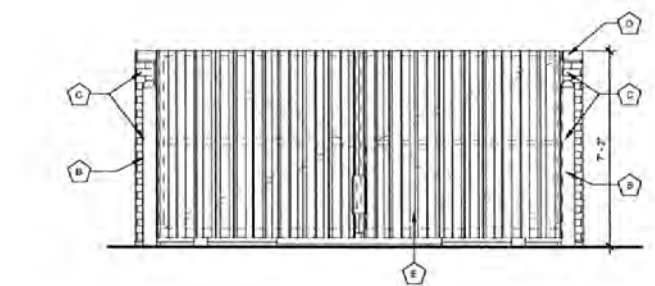
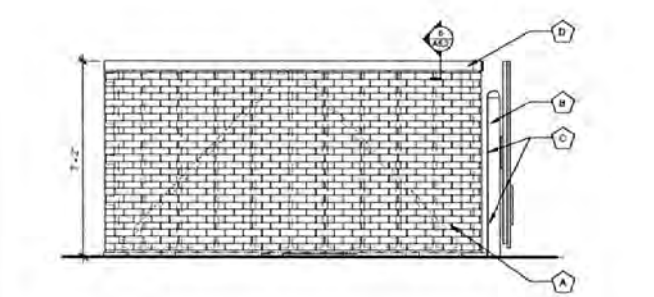
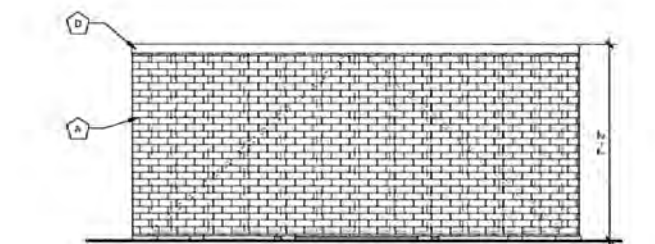
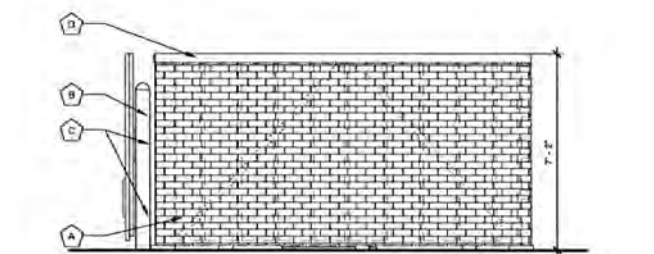
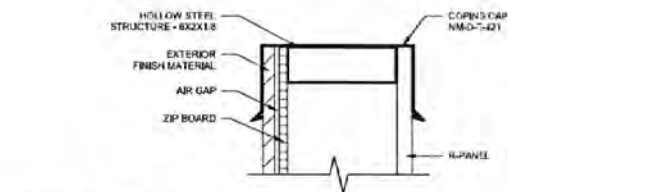
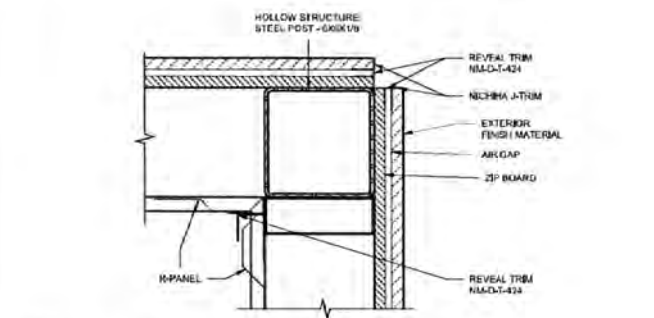


4 MECH ACCESS HATCH CONNECTION
1 1/2" = 1'-0"



1 BUILDING SECTION
1/2" = 1'-0"

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DUMPSTER ELEVATION KEYNOTES	
NOTE NO.	NOTE TEXT
A	NICHHA FIBER CEMENT SIDING - MIDNIGHT MODERN BRICK
B	PAINT ALL EXPOSED STEEL AND BOLLARDS WITH PT-10 SHERWIN WILLIAMS SW-9177 "SALTY DOG"
C	PAINT HINGES AND TERMINATION COPINGS PT-11 SHERWIN WILLIAMS SW-6256 "TRICORN BLACK"
D	BERRIDGE ZINC GREY COPING
E	1X6 VERTICAL CLEAR SEALED CEDAR PLANK GATE DOOR CLADDING

GENERAL NOTES:
A. SEE WORK AND PROVISIONS TO BE PROVIDED BY THE CONTRACTOR FOR COORDINATE SCOPE OF WORK WITH PREPARATION, B. COMPLETE NICHHA SYSTEM AND ACCESSORIES INCLUDING MATERIALS, MANUFACTURED CORNERS, FLASHINGS AND TRIMS. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
C. STRUCTURE DASHED BY 1/2" OR MORE EXPOSED.

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7 BREW DRIVE THRU - STANDARD W/ COOLER BESIDE

NATIONAL MODULAR MANUFACTURING

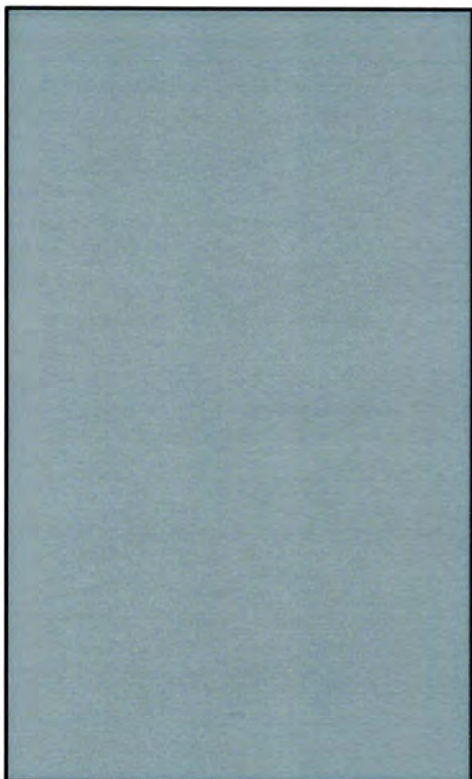
VARIOUS LOCATIONS

REVISION	No.	Description	Date

Sheet issue date: 08/29/2024
Project no.: 22.34.01
Sheet contents: TRASH ENCLOSURE
Sheet no.: A5.2



BLUE METAL PANEL MP-2
BRAND: BERRIDGE
COLOR: ROYAL BLUE
FINISH: LOW SHEEN SMOOTH - REFLECTIVITY .26



COPING TRIM METAL MP-3
BRAND: BERRIDGE
COLOR: ZINC GREY
FINISH: LOW SHEEN SMOOTH - REFLECTIVITY .39



FIBER-CEMENT PANEL SIDING - BRK-2
BRAND: NICHHA
COLOR: SHALE BROWN
FINISH: CANYON BRICK



FIBER-CEMENT PANEL SIDING - BRK-1
BRAND: NICHHA
COLOR: MIDNIGHT
FINISH: MODERN BRICK

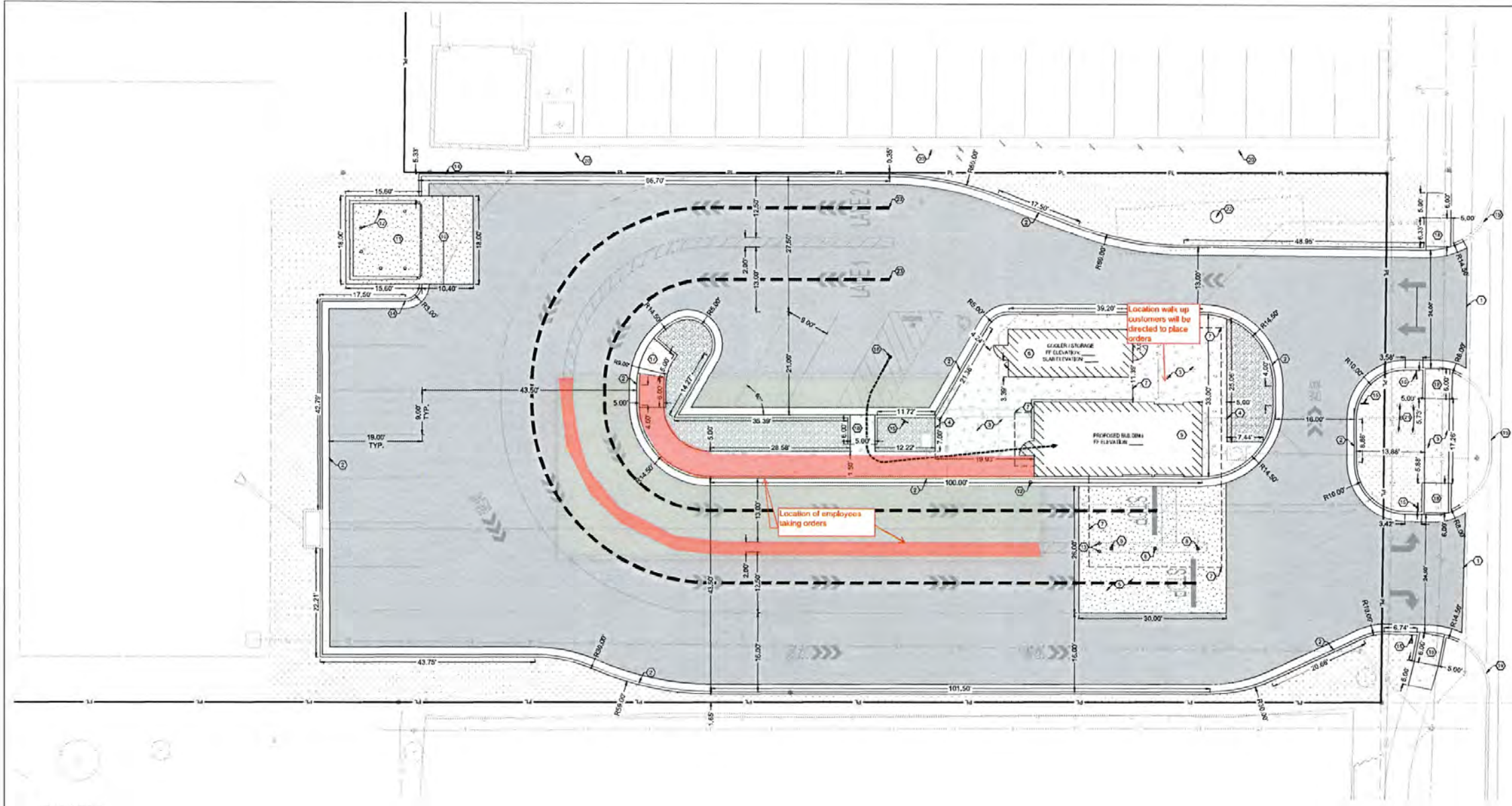
22.34.01
7 BREW DRIVE THRU -
STANDARD W/ COOLER
BESIDE
08/29/2024

MATERIAL COLOR
BOARD



22.34.01
7 BREW DRIVE THRU -
STANDARD W/ COOLER
BESIDE
 08/29/2024

RENDERINGS



- HATCH LEGEND:**
- ASPHALT PAVEMENT
PER DETAIL 2.06, SHEET C7.3.
 - CONCRETE SIDEWALK
PER DETAIL 2.02, SHEET C7.1.
 - CONCRETE PAVEMENT
PER DETAIL 2.03 AND 2.04, SHEET C7.1.
 - TURF GRASS SOO
INSTALL PER SUPPLIER'S INSTALLATION INSTRUCTIONS.
 - LANDSCAPE ROCK
PLACE 6" OF 1 1/2" RIVER ROCK OVER COMMERCIAL GRADE WEED FABRIC.

- KEY NOTES:**
- MATCH EXISTING PAVEMENT.
 - CONCRETE CURB & GUTTER PER DETAIL 2.01, SHEET C7.1.
 - SIDEWALK PER DETAIL 2.02, SHEET C7.1.
 - EDGE OF CONCRETE SLAB TO BE THICKENED CONCRETE PER SIDEWALK EDGE DETAIL 2.04, SHEET C7.1.
 - CONCRETE PAVEMENT PER CONCRETE PAVEMENT DETAILS 2.03 & 2.04, SHEET C7.1.
 - REMOTE COOLER LOCATION. COOLER TO BE INSTALLED ON 4" THICK CONCRETE PAD WITH THICKENED EDGE PER STRUCTURAL PLANS.
 - BUILDING CANOPY OUTLINE.
 - CANOPY COLUMN LOCATIONS. TYPICAL.
 - BUILDING FOUNDATION WALL AND FOOTING PER STRUCTURAL PLANS.
 - CONCRETE PAVEMENT FOR TRANSITION LANE PER CONCRETE PAVEMENT DETAILS 2.03 & 2.04, SHEET C7.1.
 - THATCHING DOOR AND GATE. PER ARCHITECTURAL PLANS.
 - 6" PIPE ROLLER. TYPICAL PER DETAIL 2.08, SHEET C7.1.
 - 3" PIPE ROLLER. TYPICAL PER DETAIL 2.09, SHEET C7.1.
 - INSTALL CURB TRANSITION PER DETAIL 2.15, SHEET C7.2.
 - 300K SPS SHEET C7.1.
 - ACCESSIBLE PATH FROM PARKING TO BUILDING.
 - TYPE 2 MOUNTED ADA CURB RAMP PER DETAIL 2.12, SHEET C7.2.
 - TYPE 4 ADA CURB RAMP PER DETAIL 2.14, SHEET C7.2.
 - EXISTING CURB AND GUTTER. DO NOT DISTURB.
 - EXISTING LIGHT POLE. TO REMAIN.
 - EXISTING SIGN. TO REMAIN.

- EXISTING BILLBOARD TO REMAIN.
- POINT OF SERVICE, 110 FT. - TOTAL QUEUING LENGTH LANE 1.
254 FT. - TOTAL QUEUING LENGTH LANE 2.

PROPOSED USE:
RESTAURANT WITH DRIVE THRU.

ZONING:
ZONING B-2, GENERAL BUSINESS.

PARKING REQUIREMENTS:
1 SPACE PER EMPLOYEE DURING LARGEST SHIFT - 7 STALLS.
PROVIDED - 12 STALLS, 11 STANDARD AND 1 ADA.

STORMWATER NOTES:
PRE-PROJECT IMPERVIOUS AREA = 20,040 S.F.
PRE-PROJECT PERVIOUS AREA = 19,536 S.F.
POST-PROJECT IMPERVIOUS AREA = 20,148 S.F.
POST-PROJECT PERVIOUS AREA = 19,358 S.F.
NOTE: CALCULATIONS PROVIDED FOR IMPERVIOUS SURFACE LIMITS ARE THE PROPERTY LINES.

BUILDING AND LOT DATA:
PROJECT FOOTPRINT 38,548 S.F. = 0.881 ACRES
PROPOSED BUILDING (1 STORY) - HCSAB, " = 247 S.F.
REMOIT COOKIN
CONSTRUCTION TYPE: V-B

QUANTITIES
CURB & GUTTER 907 L.F.
ASPHALT PAVEMENT 15,558 S.F.
CONCRETE PAVEMENT 1,220 S.F.
CONCRETE SIDEWALK 1,775 S.F.
TURF GRASS SOO 3,989 S.F.
LANDSCAPING ROCK 500 S.F.



**PRELIMINARY
FOR REVIEW AND
DISCUSSION ONLY**

ENGINEER OF RECORD:
NAME: MATTHEW STEVEN MILLER
LICENSE NO. B. APE 062 065164

PROJECT NUMBER:
104 051

REVISION:

**7 BREW COFFEE
PALATINE, IL 03**

**N. RAND RD.
PALATINE, ILLINOIS**

**C2.1
SITE PLAN**

DATE: DATE

7 Brew Drive-Thru Coffee Business Plan



Monday, October 14, 2024

20,000+
UNIQUE DRINKS SERVED



CULTIVATING
kindness

A revolution is brewing.

7 Brew was born from a desire to change drive-thru coffee into a fun, mind-blowing experience for everyone. We dreamed of serving premium coffee in record time and making new friends while we're at it. The dream came alive with our first "stand" in Rogers, AR and our 7 original coffees.

Today, we're cranking out all kinds of custom-hand crafted drinks in different locations throughout the country.

7 Brew is so much more than just a coffee stand. It's the concept of cultivating kindness and joy with every drink - through our service, speed, quality, energy and atmosphere. It's contagious and it's changing the drive-thru coffee industry.

OUR SECRET SAUCE IS NOT A FLAVOR.
It's a feeling!

278
STANDS

MENU

THE 7 ORIGINALS

- BLONDIE**
VANILLA & CARAMEL BREVE
(270-850 CAL)
- BRUNETTE**
HAZELNUT & CARAMEL MOCHA
(280-850 CAL)
- SMOOTH 7**
IRISH CREAM & WHITE CHOCOLATE BREVE
(260-840 CAL)
- WHITE CHOCOLATE MOCHA**
WHITE CHOCOLATE & MILK CHOCOLATE MOCHA
(280-850 CAL)
- CINNAMON ROLL**
BROWN SUGAR CINNAMON & WHITE CHOCOLATE BREVE
(300-770 CAL)
- GERMAN CHOCOLATE**
COCONUT & CARAMEL MOCHA
(280-860 CAL)
- SWEET & SALTY**
SALTED CARAMEL & WHITE CHOCOLATE BREVE
(260-840 CAL)

ICED, HOT, or CHILLER



➤ **MAKE IT A TRIPLE 7**
ORIGINALS CAN COME WITH 6 SHOTS FOR AN EXTRA BOOST
(180-880 CAL)

➤➤➤ CUSTOMIZE EVERYTHING <<<

- SUGAR FREE**
- EXTRA SHOT**
(5 CAL)
- SWEETNESS**
1/4 1/2 REG EXTRA
- COLD FOAM**
- MILK ALTERNATIVES**
OAT, ALMOND, OR COCONUT

7 ENERGY ICED or CHILLER

(10-550 CAL)
A PREMIUM ENERGY DRINK
CREATED BY 7 BREW!
INFUSE WITH ANY FLAVOR!
ORIGINAL OR SUGAR-FREE



TOP PICKS: OCEAN BREEZE™, SUNRISE™, PIXIE STICK, NIGHTSHADE, RED BULL AVAILABLE

7 FIZZ

(0-435 CAL)
SPARKLING WATER INFUSED
WITH ANY FLAVOR!
ADD CREAM OR WHIPPED
CREAM



TEAS & LEMONADES

(0-510 CAL)
SWEET / UNSWEET
GREEN
EARL GREY
PARIS
DECAP
CINNAMON SPICE
THE CLASSIC LEMONADE
FLAVORS OR MAKE
YOUR OWN COMBO!



COLD BREW

(20-90 CAL)
TRY IT WITH OUR
COLD FOAM!



CLASSICS ICED or HOT

- LATTE** (100-520 CAL)
- MOCHA** (200-520 CAL)
- BREVE** (250-660 CAL)
- CARAMEL MACCHIATO** (210-850 CAL)
- CAPPUCCINO** (100-260 CAL)
- HOUSE BLEND** (10-20 CAL)
- CHAI LATTE** (160-400 CAL)
- MATCHA LATTE** (170-390 CAL)
- COCOA** (250-630 CAL)



SMOOTHIES & SHAKES

(165-1,300 CAL)
STRAWBERRY
PIÑA COLADA
WILDBERRY
MANGO
PEACH
BLUE POM
THE CLASSIC ICECREAM
FLAVORS OR MAKE
YOUR OWN COMBO!



KIDS SIZES AVAILABLE!



ASK ABOUT OUR SECRET MENU!

2,000 calories a day is used for general nutrition advice, but calorie needs vary. Additional nutrition information available upon request. Before placing your order, please inform your server if a parent is present to your party. See a food allergy. We reserve the right to make any menu or pricing changes. Baked amounts do not include sales tax, which tax is added separately on receipt. ©2022 Seven Brew, LLC. All Rights Reserved.

ABOUT 7 BREW / PROJECT DESCRIPTION

About 7 Brew:

7 Brew, founded in Rogers, AR, has 278 locations across 22 states nationwide. Specializing in serving premium espresso-based coffee, chillers, teas, infused energy drinks, sodas and smoothies. There are over 20,000 unique drink options that can be created from 7 Brew's menu. 7 Brew is a drive-thru only concept with a dual drive-thru configuration. Team members take orders on tablets instead of a traditional drive-thru speaker box, which allows 7 Brew to create personal relationships with their customers and serve them in a fast paced and friendly environment. 7 Brew's focus to their customer is speed and a friendly, welcoming environment which resonates amongst its team members to the customers with the goal to make its customers experience at 7 Brew the happiest part of their day, which drives business and keeps customers coming back. The concept opens at 5:30 AM and closes at 10:00 PM. AUV for 7 Brew stands nationwide is \$1.8M-\$2.0M. There will be one (1) full time employee and forty (40) part time team members hired to work at the stand. There are 5 team members at the stand working during peak times. There are estimated 750 orders a day which equates to ~1,125 estimated customers per day.

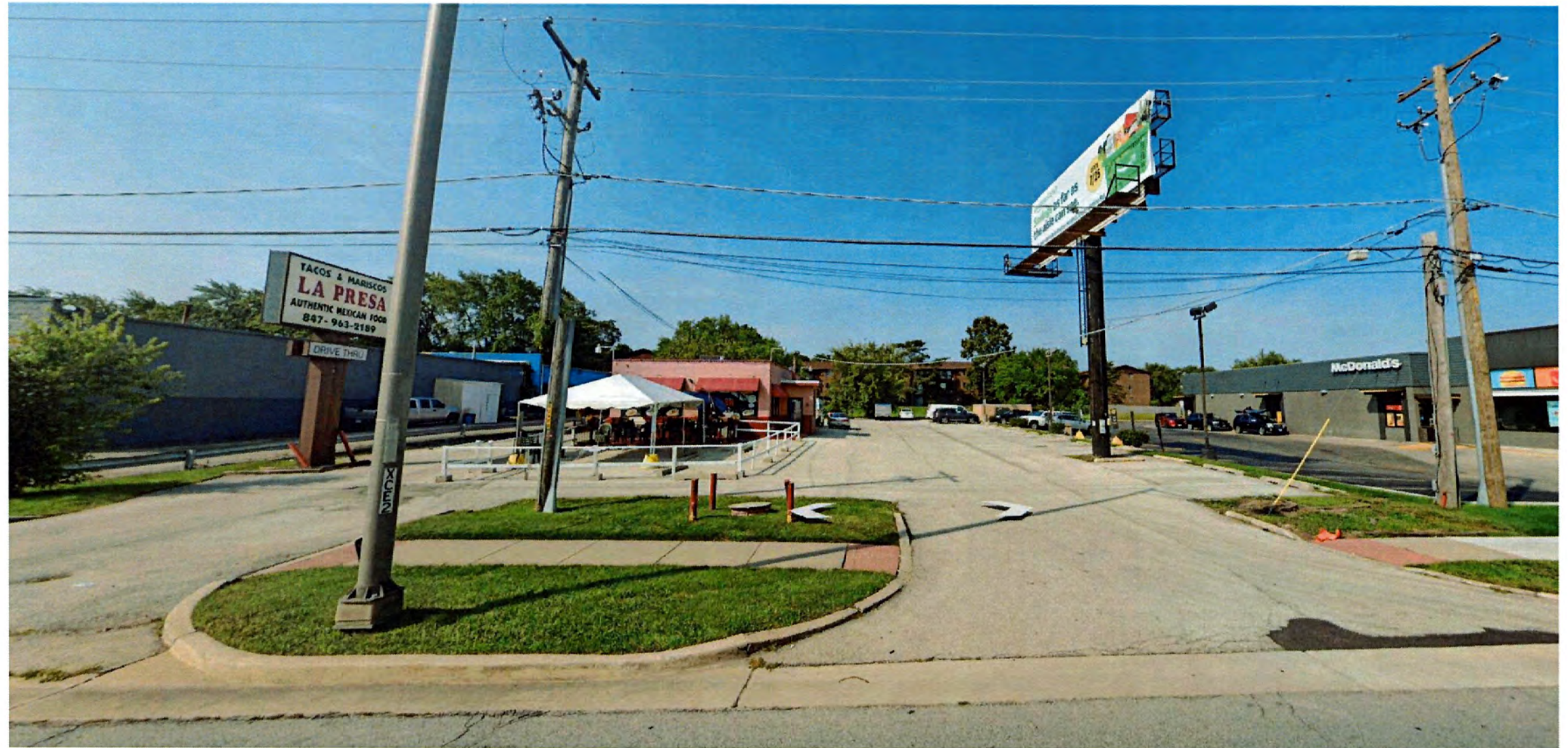
About the Project:

Who Brew IL II, LLC, applicant and 7 Brew Franchisee for Chicago and NW Indiana, is proposing a freestanding 7 Brew Drive Thru Coffee stand for 1572 N Rand Rd, Palatine, IL. The current zoning is B-2 General Business and the existing use at this location is La Presa Mexican Restaurant. The project consists of demolishing the existing single-story restaurant building and replacing with a 510 sq. ft. modular building, a 238 sq. ft. modular cooler and dry storage building and a prefab modular trash enclosure. The building, cooler and trash enclosure will consist of the same exterior façade materials. The site plan consists of 7 Brew's prototypical double drive-thru lane configuration with 12 parking stalls, including 1 ADA parking stall.

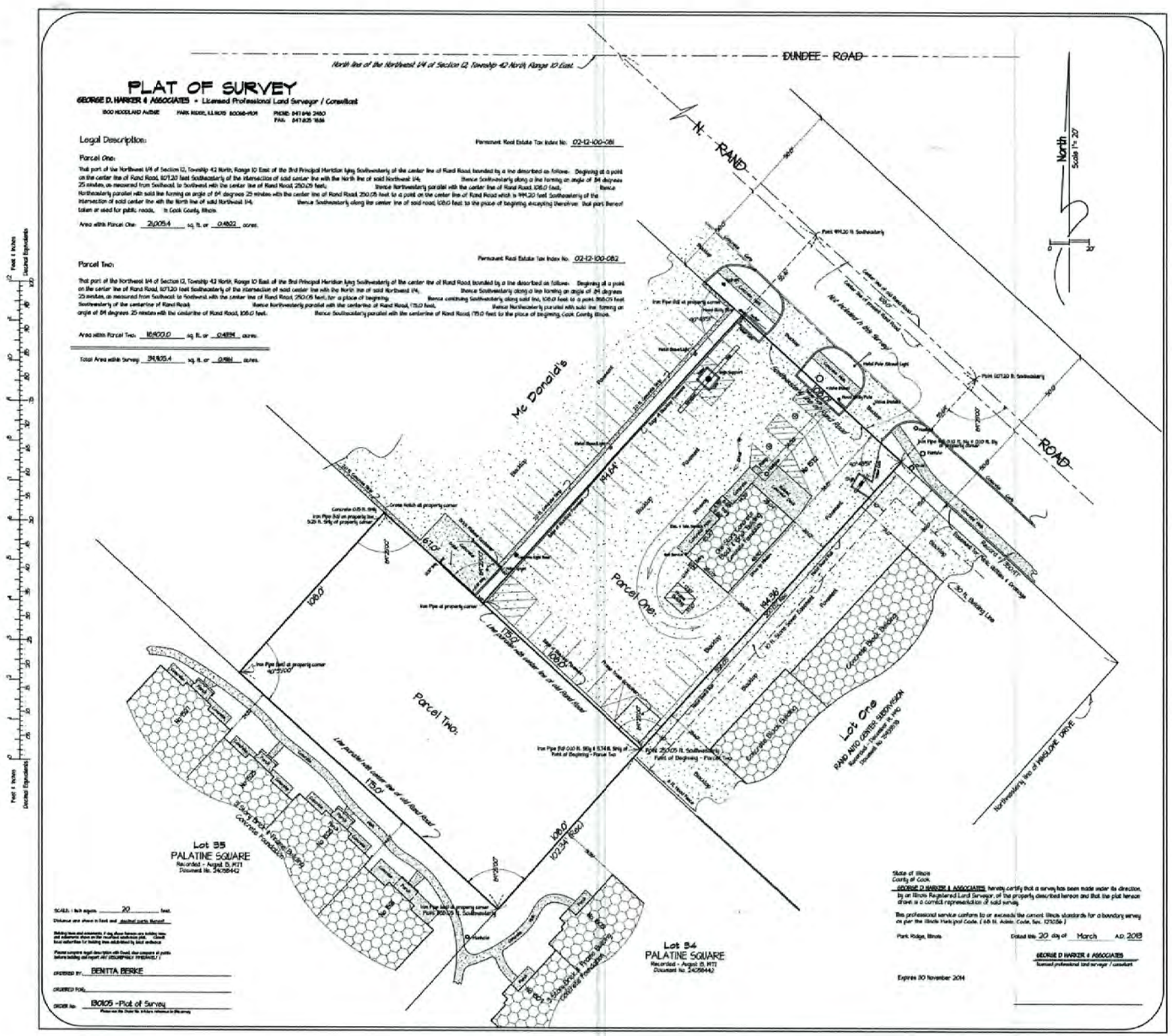
AERIAL PHOTO



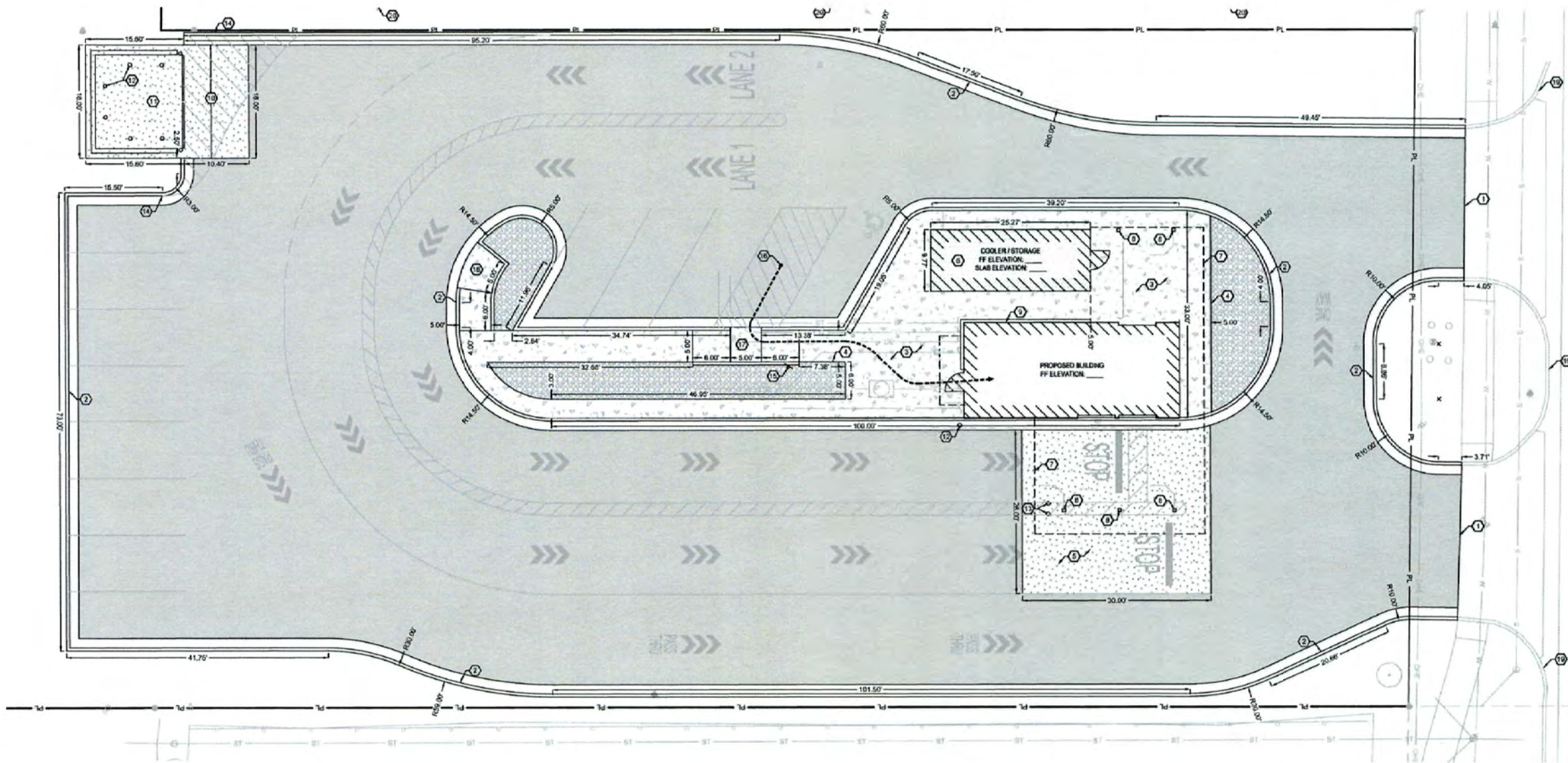
EXISTING CONDITIONS



SURVEY



SITE PLAN



RENDERING



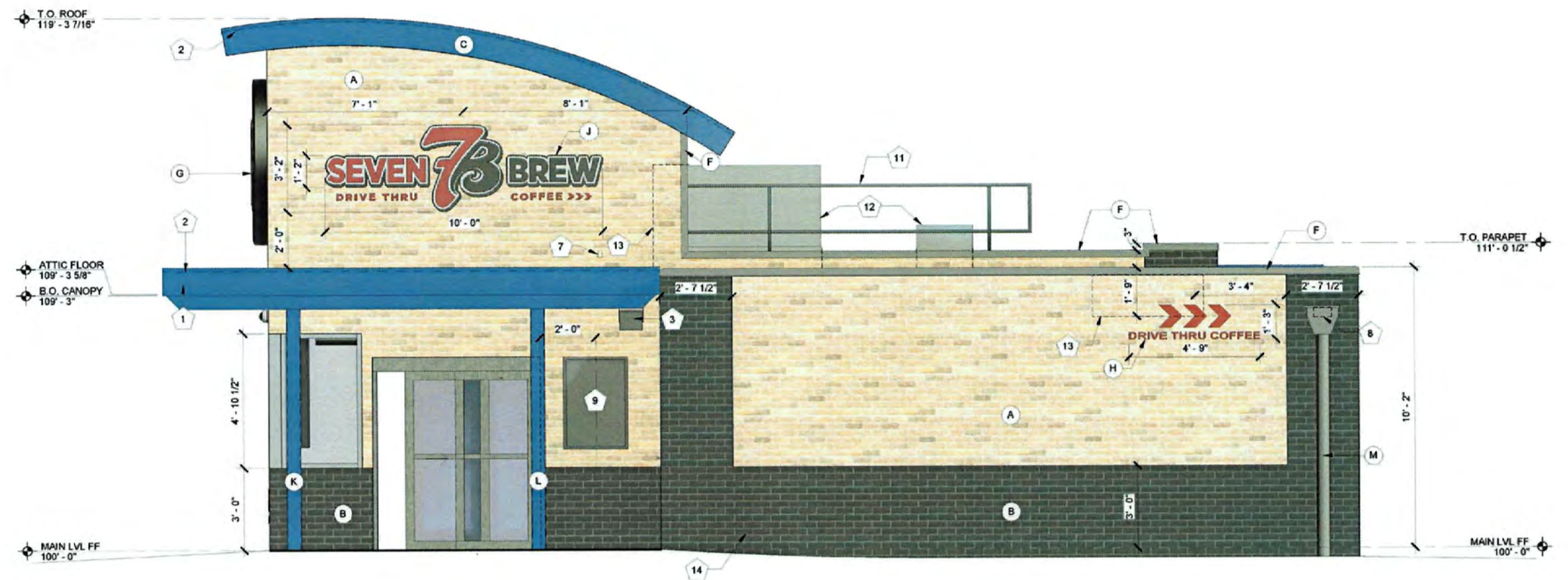
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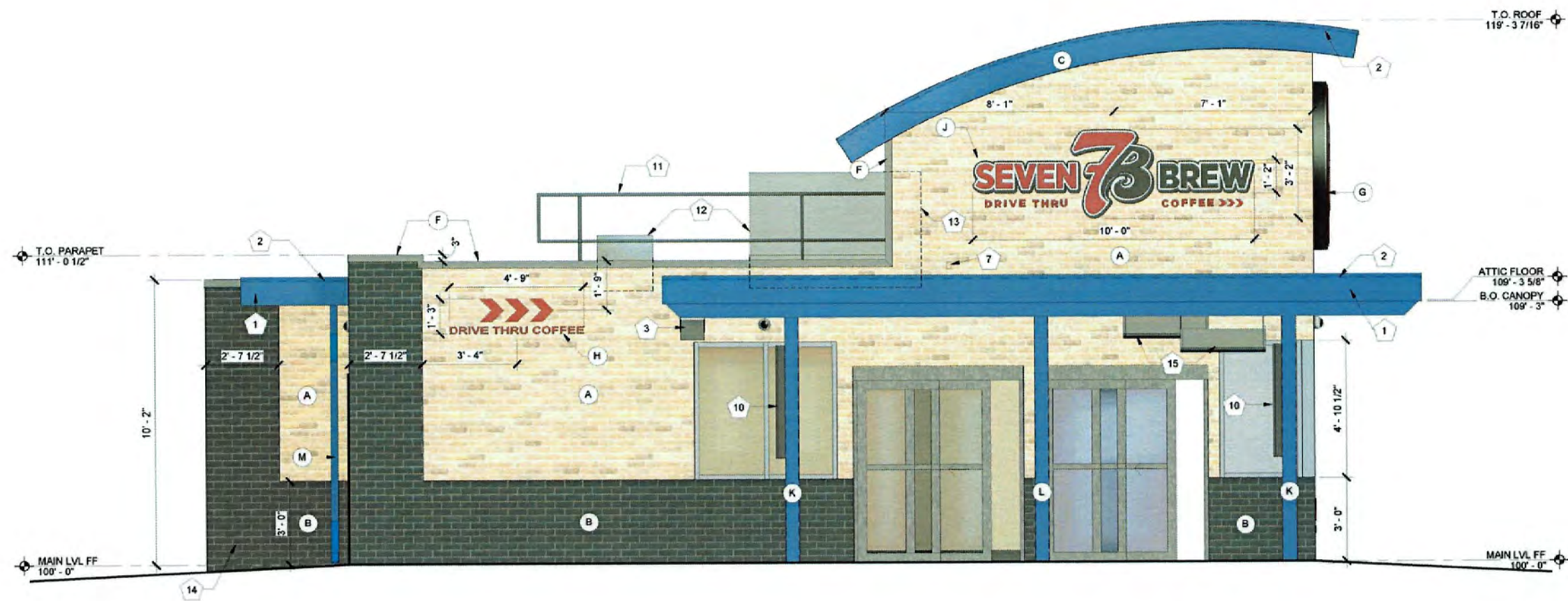
ELEVATIONS



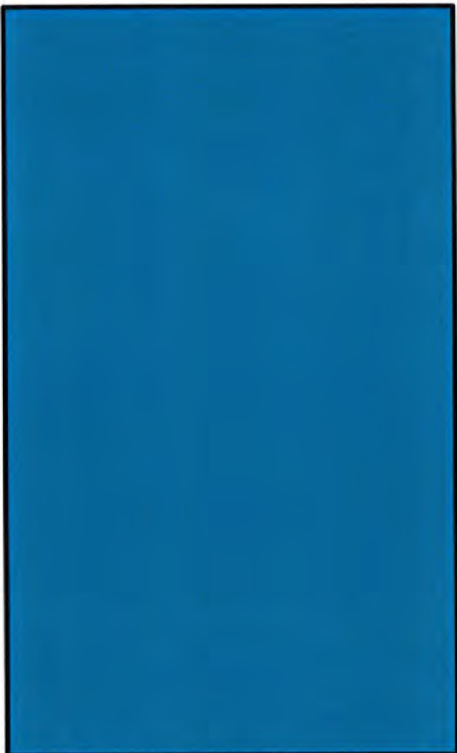
ELEVATIONS



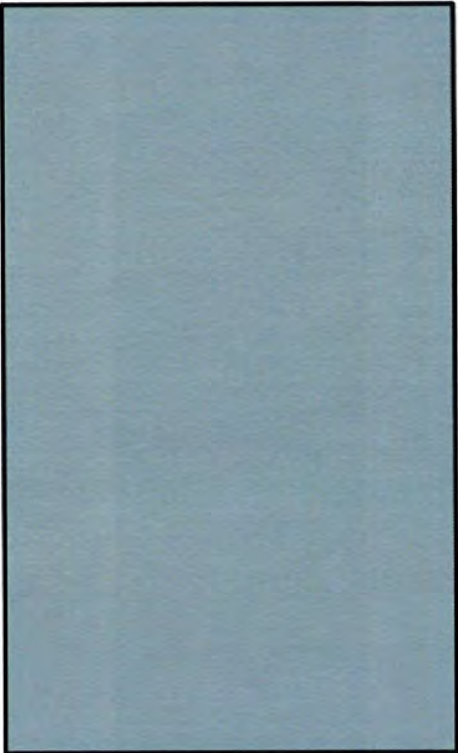
ELEVATIONS



MATERIAL COLOR BOARD



BLUE METAL PANEL MP-2
BRAND: BERRIDGE
COLOR: ROYAL BLUE
FINISH: LOW SHEEN SMOOTH - REFLECTIVITY .26



COPING TRIM METAL MP-3
BRAND: BERRIDGE
COLOR: ZINC GREY
FINISH: LOW SHEEN SMOOTH - REFLECTIVITY .39



FIBER-CEMENT PANEL SIDING - BRK-2
BRAND: NICHHA
COLOR: SHALE BROWN
FINISH: CANYON BRICK



FIBER-CEMENT PANEL SIDING - BRK-1
BRAND: NICHHA
COLOR: MIDNIGHT
FINISH: MODERN BRICK

SIGNAGE



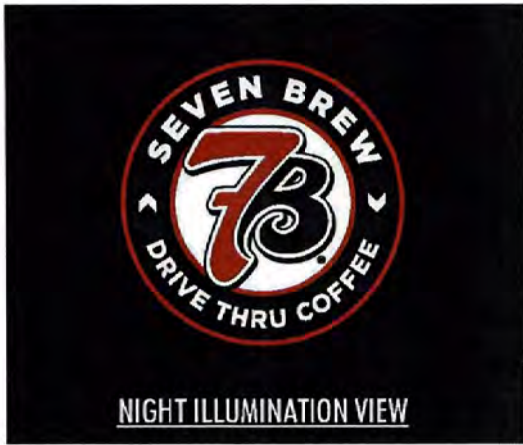
SIGNAGE



SIGNAGE



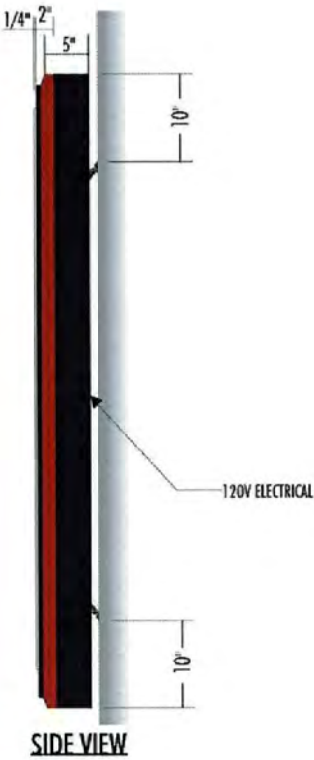
SIGNAGE



LED ILLUMINATION

ELECTRICAL RUN LOCATION IS THROUGH THE BACK OF THE SIGN

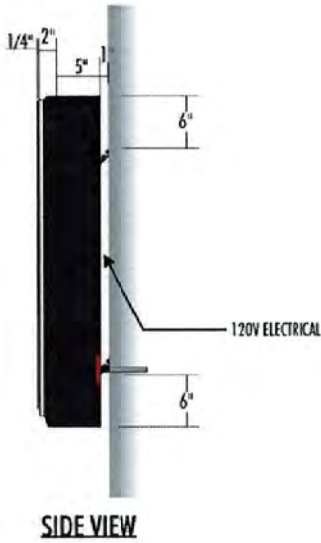
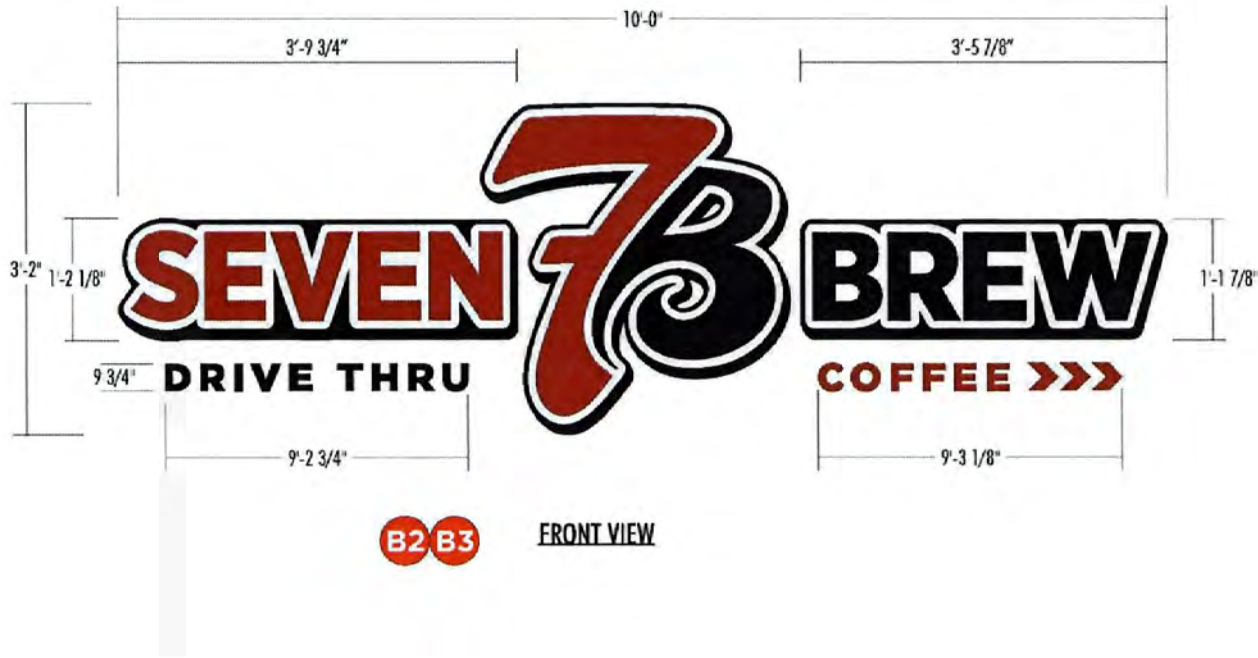
PMS 202			
	C: 29.54%	HEX: 8a2432	
	M: 95.11%	R: 138	
	Y: 74.72%	G: 36	
	K: 29.59%	B: 50	
BLACK			
	C: 0%	HEX: 231f20	
	M: 0%	R: 35	
	Y: 0%	G: 31	
	K: 100%	B: 32	
WHITE			
	C: 0%	HEX: ffffff	
	M: 0%	R: 255	
	Y: 0%	G: 255	
	K: 0%	B: 255	



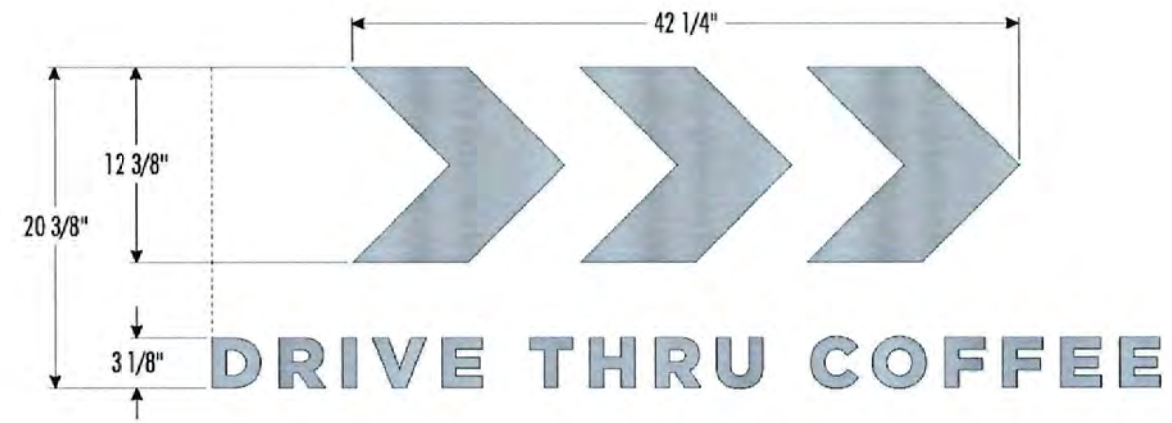
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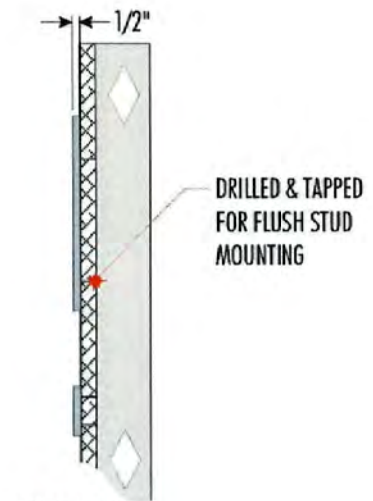
LED ILLUMINATION
ELECTRICAL RUN LOCATION IS THROUGH THE BACK OF THE SIGN



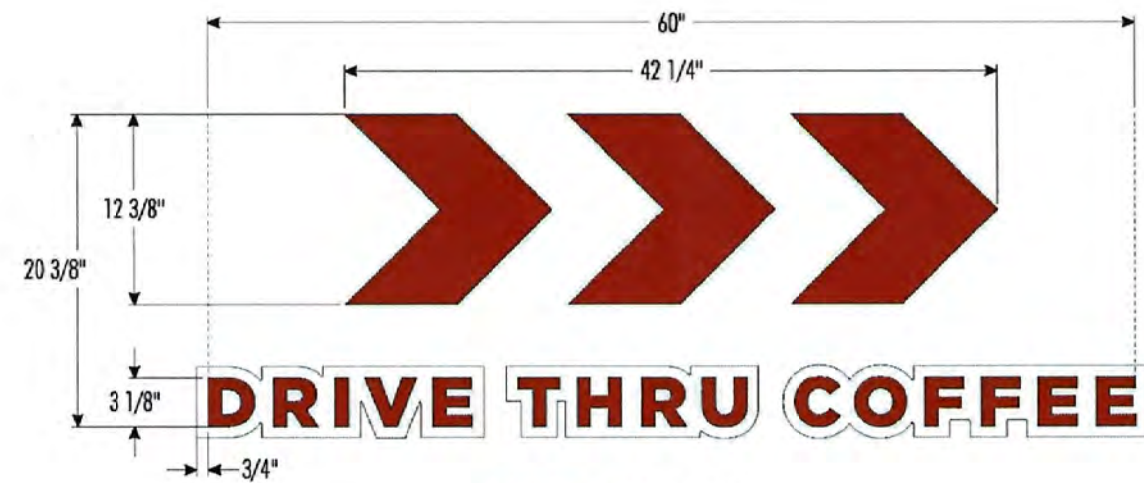
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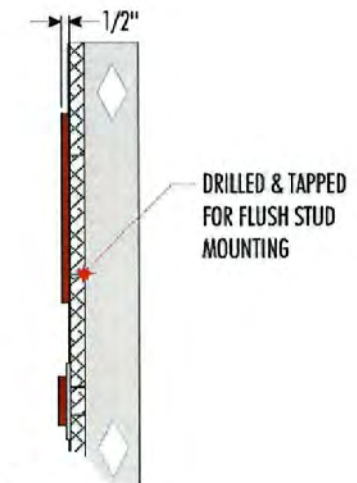
FRONT VIEW **C1**



SIDE VIEW



C2 C3 FRONT VIEW



SIDE VIEW

CERTIFICATE OF PUBLICATION

DES PLAINES JOURNAL, INC., a 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:

Journal & Topics Newspapers
AKA Des Plaines Journal, Inc.
622 Graceland Ave.
Des Plaines, IL 60016-4556

and that said newspaper(s) is a secular newspaper of general circulation and has been published weekly in the

(Village) (Town) (City) (Township) of PALATINE 1572 N. RAND RD.
☒ ☐ ☐ ☐
County of COOK

and State of Illinois, continuously for more than one year prior to date of the first publication of the notice attached hereto, and that said newspaper(s) complies with the requirements of Paragraphs 5 and 10, Chapter 100, of the Illinois Revised Statutes.

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 25TH day of DECEMBER, A.D. 20 24, and the last publication thereof was made on the 25TH day of DECEMBER, A.D. 20 24.

- Your Legal appeared in the following Journal & Topics Newspapers (Des Plaines Journal, Inc.)
- ☒ Des Plaines Journal
- ☒ Elk Grove Village Journal
- ☒ Mt. Prospect Journal
- ☒ Niles Journal
- ☒ Park Ridge-Golf Mill Journal
- ☒ Prospect Heights Journal
- ☒ Rosemont Journal
- ☒ Arlington Heights Topics
- ☒ Buffalo Grove Topics
- ☒ Palatine Topics
- ☒ Rolling Meadows Topics
- ☒ Wheeling Topics
- ☐ Suburban Journal
- ☐ Northwest Journal
- ☒ Glenview Journal



Mary Alice Wenzl
IN WITNESS WHEREOF, THE DES PLAINES JOURNAL, INC., has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 25TH day of DECEMBER, A.D., 20 24.

By *Todd Wassell*
President
Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 25TH day of DECEMBER, A.D., 20 24.

My commission expires the 15TH day of JULY, A.D., 20 25.

PUBLIC NOTICE

A Public Hearing will be held before the Village of Palatine Planning and Zoning Commission on Tuesday, July 8, 2025 at 7 PM, in the Village Council Chambers in Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

Special Use Amendment to permit a site plan change for restaurant, with a drive-through

Variation to allow drive aisle to be set back 0 feet instead of the permitted 5 feet from the side yard setbacks.

The property is commonly known as 1572 N Rand Road.

The Petitioner was approved to construct a new drive-through only coffee shop, 7 Brew Coffee, with 2 drive-through lanes on the subject property. The petitioner is now requesting a site plan change extending the drive-through lane further into the rear of the property that will extend the existing 0-foot setback along the southside of the property.

The above petition has been filed by Chris George, Who Brew LLC and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE #: SU-000190-2025 VILLAGE OF PALATINE

Jan Wood, Chair
Palatine Planning and Zoning Commission

DATED: This 19th day of June 2024

CERTIFICATE OF PUBLICATION

DES PLAINES JOURNAL, INC., a 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:

Journal & Topics Newspapers
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and that said newspaper(s) is a secular newspaper of general circulation and has been published weekly in the

(Village) (Town) (City) (Township) of PALATINE 1572 N. RAND RD.



County of COOK

and State of Illinois, continuously for more than one year prior to date of the first publication of the notice attached hereto, and that said newspaper(s) complies with the requirements of Paragraphs 5 and 10, Chapter 100, of the Illinois Revised Statutes.

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 19TH day of JUNE, A.D. 2025, and the last publication thereof was made on the 19TH day of JUNE, A.D. 2025.

Your Legal appeared in
the following Journal & Topics
Newspapers
(Des Plaines Journal, Inc.)

- ☐ Des Plaines Journal
- ☐ Elk Grove Village Journal
- ☐ Mt. Prospect Journal
- ☐ Niles Journal
- ☐ Park Ridge-Golf Mill Journal
- ☐ Prospect Heights Journal
- ☐ Rosemont Journal
- ☐ Arlington Heights Topics
- ☐ Buffalo Grove Topics
- ☒ Palatine Topics
- ☐ Rolling Meadows Topics
- ☐ Wheeling Topics
- ☐ Suburban Journal
- ☐ Northwest Journal
- ☐ Glenview Journal



Mary Alice Wenzl

IN WITNESS WHEREOF, THE DES PLAINES JOURNAL, INC., has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 19TH day of JUNE, A.D., 2025.

By Todd Wassell

President

Title of Corporate Officer

County of Cook

State of Illinois

Subscribed and sworn to before me this 19TH day of JUNE, A.D., 2025.

My commission expires the 15TH day of JULY, A.D., 2025.



**VILLAGE OF PALATINE
PLANNING AND ZONING COMMISSION**

**126-134 S. Northwest Highway– Special Use and
Variation**

July 8, 2025

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Ben Vyverberg

PETITIONER: Nick Ftikas, agent for 126 S. Northwest Highway LLC &
Belmont Realty Company

PLAN NUMBER: SU-000130-2024

ADDRESS: 126-134 S. Northwest Highway

BACKGROUND:

The Subject Property is zoned B-2, general business and is currently improved with a 2-story building, which historically had commercial uses on the ground floor and residential units on the second floor. The property has been vacant and unoccupied for some time.

Therefore, the Petitioner is requesting:

Special Use to permit 3 dwelling units, as accessory uses to the ground floor commercial use; and

Variation to permit 6 parking spaces, instead of the minimum required 20 spaces.

Surrounding Zoning/Uses:

North	B-2; General Business
South:	B-2; General Business – JJ Twiggs
East:	B-2; General Business – former Busch tire location
West:	R-2; Single-family residential

KEY ISSUES:

- The Subject Property is zoned B-2, General Business, and was part of the Prairie View Addition to Palatine Subdivision and platted in 1927. The existing building on

the site is currently vacant and unoccupied, but has historically, since the 1950's, operated, as a mixed-use commercial retail building, with 2nd floor apartments. Village business license records indicate that the last use the ground floor retail spaces included Edge Home Entertainment Inc. and a barber shop, both of which ceased in 2013. The building has remained unoccupied and vacant since that time.

- The property was directly impacted with the widening and realignment of Northwest Highway. The shape of the lot was diminished and any reconfiguration to the building will require numerous zoning approvals and likely IDOT permit review, outside the normal building permit process.
- The Petitioner is proposing to renovate the existing building for three 2nd floor residential units, with three ground floor retail tenant spaces, using entrances off of S. Northwest Highway.
- Per Code, 6 parking spaces would be required for the 3 multi-family dwelling units. The submitted site plan indicates 6 parking spaces in the rear of the building, with access off of E. Parallel Street.
- For the three retail spaces on the ground floor, which is approximately a total of 4,240 square feet, at 1 parking space per 300 sq ft the required parking would be 14 parking spaces. Per the site plan, 7 parking spaces are contemplated within the Village ROW along Parallel Street, including an additional handicap parking space. These spaces were likely added when Northwest Highway was realigned to provide the commercial uses with additional parking, which was lost during the realignment. The reuse of these spaces will require a license agreement with the Village, as part of the Village Council review.
- The proposed reuse of the second floor residential units is as follows:

Unit	Square footage	#bedrooms	#bathrooms
A	967 SF	2	1
B	1,023 SF	2	1
C	850 SF	2	1

- The existing deck on the west side of the building would be demolished and removed from the building. In addition to the interior build-out, the exterior elevation improvements include tuckpointing and staining the brick elevations, removal of the existing EIFS façade (to be replaced with brick adhered to the existing brick, new EIFS façade, and new prefinished aluminum coping/facia.
- New cloth canopies, fiberglass windows, and exterior lighting will be included in the renovations. Finally, new prefinished aluminum gutters will also be added to the building.
- The Subject Lot was impacted with the improvements to Northwest Highway. Historically, prior to its widening, Northwest Highway previously permitted 90 degree parking directly from Northwest Highway. For the Subject Property, vestiges of such parking remain in front of the building. Given the curvature of Northwest Highway, adjacent to the building, any attempted reuse of these spaces could cause traffic issues and safety and would also not comply with the

minimum depth, dimension, and drive aisle requirements. The below is the area of former parking to be removed from the and restored with landscaping and plantings:



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

STANDARDS FOR A VARIATION: Standards for a Variation are found in Section 14.03 D (1) and (2) of the Zoning Code. Specifically, the Petitioners must show that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located; that the plight of the owner is due to unique circumstances; and that the variation, if granted, will not alter the essential character of the locality. The Petition for Variation is attached, and the Petitioners have attempted to address the required standards.

STAFF RECOMMENDATION:

The Subject Property has historically operated as a mixed use building, with ground floor commercial uses and second floor residential uses. With the widening of Northwest Highway, the previous parking in front of the building was diminished and the property and parking were impacted. The lot is bordered on three side by commercially zoned properties, with a detached garage and driveway for a single-family home being located directly west of the building. The renovations and proposed improvements to the building, followed by its reuse as a mixed use building, will assist in eliminating a blighted property and its impact to the surrounding properties. The reuse of the residential properties will restore and improve a use that initially existed, beginning in the 1950's.

Through the renovation of the existing ROW parking along Parallel Street and subsequent license agreement for its use and maintenance, an additional 7 parking spaces will be available for the property for a total of 13 spaces. Therefore, Staff recommends approval of the of the proposed Special Use and Variation, subject to the following conditions:

1. The Special Use and Variation shall substantially conform to the plans prepared by Architecture Studio, dated 04/04/2025, floor plan and elevations prepared by the submitted by the Petitioner, except as such plans may be changed to conform to Village Codes and Ordinances. Additionally, the final dumpster enclosure and any required residential refuse location, shall be provided in a manner acceptable to the Village of Palatine.
2. A license agreement, in a manner acceptable to the Village Attorney, will be required for the use of the parking in the Parallel Street right-of-way.
3. Rental licenses shall be required for the apartment units on the 2nd floor.
4. The final pavement removal plan and subsequent freestanding sign pole remove along the east (Northwest Highway) of the building, shall be submitted in a manner acceptable to the Village Engineer and Director of Planning and Zoning. The final Landscaping plan and screening plan shall be submitted in a manner acceptable to the Director of Planning and Zoning. If any extra agency permits are required as part of the proposed improvements, said permits shall be submitted in a manner acceptable to the Village Engineer.



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ft

Print Date: 10/1/2024

Notes
Cook County Aerial 2023

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.



SPECIAL USE APPLICATION

Department of Planning & Zoning

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

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

Petitioner Name

Robert Beaulieu / Nicholas Ftikas (agent)

Business Name (if applicable)

Belmont Realty Corporation

Subject Property Address

126 – 134 S. Northwest Highway

Please provide a description of your proposed request:

To permit the establishment of residential uses on the existing building's second floor. The project involves the adaptive reuse and renovation of the existing building located at the subject property.

Petitioner Justification

Special Uses shall not be granted except on findings based upon the evidence in each specific case. Please address the following standards as these will be used in considering the specific relief you are seeking.

That use deemed necessary for the public convenience at that location. Explain:

The proposed use would establish the existing building as a mixed-use building with retail space at grade and residential units above. Current market conditions do not support retail uses above the ground floor at the subject site. The Applicant believes the residential units will meet demand in the marketplace.

The use is designed, located, and proposed to be operated that the public health, safety, welfare will be protected. Explain:

The proposed residential units will be located within the existing building's two-story footprint. Retail uses will remain at grade level, which is consistent with B-2 zoning uses. The residential units will help support the overall renovation project and provide additional housing options for residents of Palatine.

The use will not cause substantial injury to nearby property values. Explain:

The proposed establishment of residential uses at the subject property will be entirely contained on the subject lot and within the existing two-story building. No substantial injury will be caused by the establishment of residential uses on the second floor of the existing building.

In order to supplement the above standards, the Planning and Zoning Commission may also consider the following:

With respect to front yard fencing and fencing in a rear yard/side yard abutting a street, the following additional standards must be met:

a. Will meet the following aesthetic criteria:

- i. Will not destroy existing vistas in the area;
- ii. Will enhance the appearance of the homes and the streets in the area; and
- iii. Will not detract from the overall appearance of the community; or

b. The fencing is found to be necessary to protect private property or the safety of the inhabitants of the property.

The Applicant believes the yard standards are met because the existing building footprint will remain.



VARIATION APPLICATION

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

Petitioner Name

Nick Ftikas

Business Name (if applicable)

Belmont Realty Corporation

Property Owner (if different from Petitioner)

[Click or tap here to enter text.](#)

Subject Property Address

126-134 S Northwest Highway

Please provide a description of your proposed request:

[Click or tap here to enter text.](#)

Petitioner Justification

Variations shall not be granted except on findings based upon the evidence in each specific case. Please address the following standards as these will be used in considering the specific relief you are seeking.

That the property cannot yield a reasonable return if used only under the conditions allowed by the regulations governing the zoning district in which it is located:

The Applicant is seeking to reduce the number of off-street parking spaces for the proposed mixed-use conversion of the existing building. Based on the size of the subject lot and the footprint of the existing building, the maximum number of parking spaces that can be provided is six (6).

That the plight of the owner is due to unique circumstances:

The unique circumstances relate directly to the irregular lot size and shape, and the location of the existing building on the subject lot.

That the Variation, if granted, will not alter the essential character of the locality:

The Variation will permit the property owner to adapt and reuse the existing and currently vacant two-story building located at the subject site. The immediate area along S. Northwest Highway is improved with a mix of ground floor retail spaces, as well as residential units (immediately

across S. Northwest Highway). Moreover, the area north of S. Northwest Highway is predominantly residential. The proposed mixed-use building program retains the size and massing of the existing structure. For these reasons, the Variation will not alter the essential character of the surrounding locality.

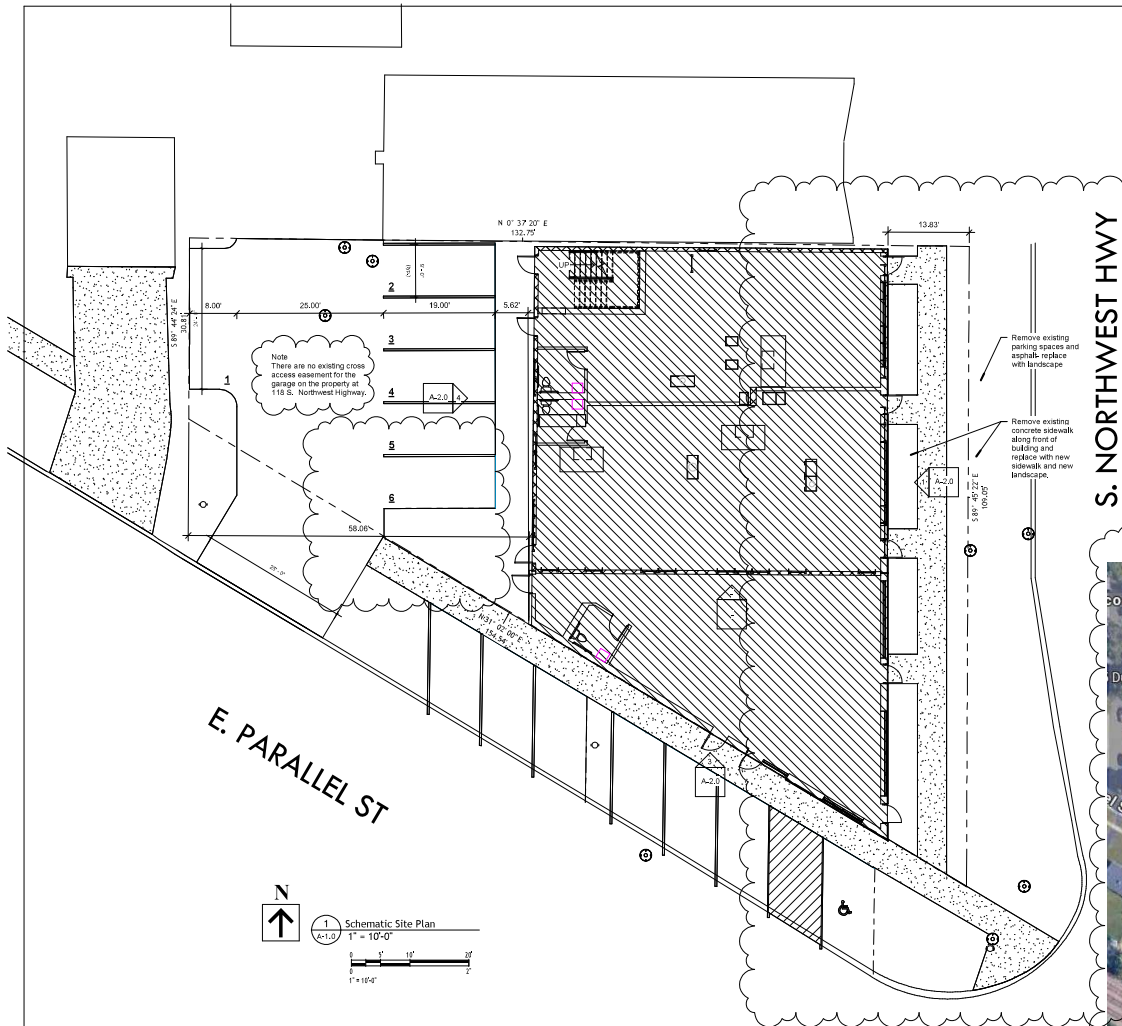
In order to supplement the above standards, the Planning and Zoning Commission may also consider the following:

- a. The particular surroundings, shape, or topographical conditions of the property.**
- b. A unique hardship for the property not generally applicable to other properties in the same zoning district.**
- c. The request is not based on a desire to make more money out of the property.**
- d. The petitioner has not created the alleged hardship for the property.**
- e. The request will not be detrimental the public welfare or other properties in the neighborhood.**
- f. The request will not impair supply of light and air to adjacent properties, substantially increase the danger of fire, endanger the public safety, or substantially diminish or impair neighboring property values.**

A) The size and shape of the subject lot, together with the location of the two-story building on the lot, limit the options for providing additional off-street parking.

B) Not all zoning lots in the B-2 zoning district are irregular in shape and improved with an existing two-story building.

C) The requested Variation is based on the existing building and lot conditions. The Applicant believes second floor retail/office space would not meet market demand and would be unviable. The Applicant believes the highest and best use of the existing building is to maintain retail space at grade level and incorporate residential units on the building's second floor.



Zoning Data:

Zoning District: B-2

	Required	Existing	Actual
Zoning District:	B-2		
Front Yard:	25.0'	13.83'	13.83'
Side Yard:	5.0'		
Side Street Abutting Street	10.0'	0'-0"	0'-0"
Rear Yard:	20.0'	58.52'	58.52'
Max Building Height	3 Stories	2 Stories	2 Stories
Feet	45'-0"		
Min. Lot Width:	50'-0"	109.05'	109.05'

First Floor:	4,985.98 SF
Second Floor:	
Occupancy:	First Floor: Office and Retail Space Second Floor: 3 Dwelling Units (Apartments)

Parking	Business/ Retail	1,300 sf	4,985.98/300 = 16.62 or 17 Spaces
	Multi-family:	2 per Dwelling Units	3 x 2 = 6 Parking Spaces
	Total:		23 Spaces
Actual	Parking Provided		6 Spaces on site plus 7 spaces on street

S. NORTHWEST HWY

E. PARALLEL ST



Commercial / Residential / Industrial

AS

ARCHITECTURAL STUDIO, LTD.

14421 Gableway Ave
Oakland Park, FL 33442
Tel: 708-633-4200
Fax: 708-633-4054

Architectural Studio, Ltd.

www.archstudiodid.net

No.	Description	Date
1	Revision 1	4/4/2025

126 South Northwest Highway
Schematic Site Plan

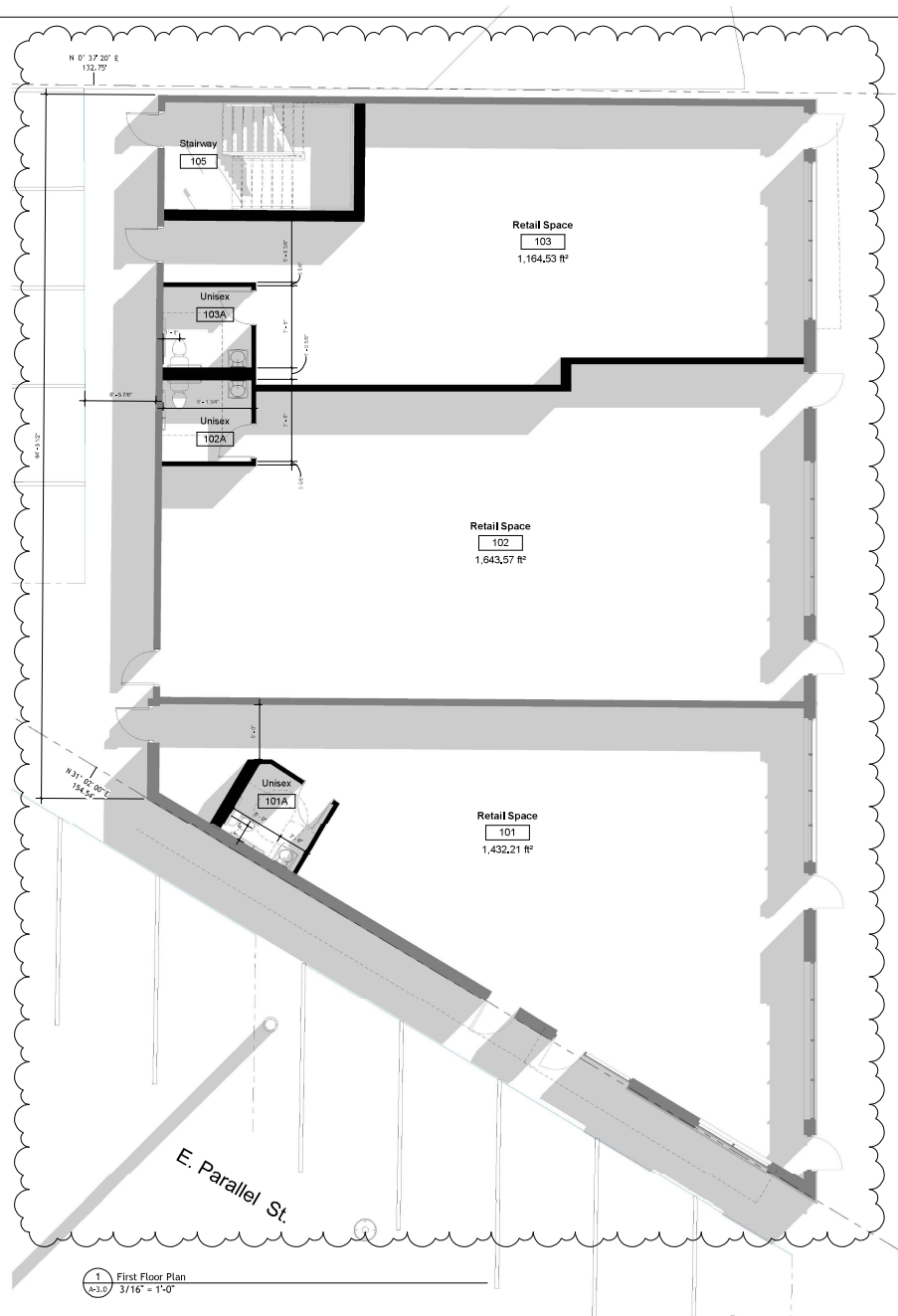
Project number	2023-010
Date	4/4/2025
Drawn by	SAS
Checked by	Checker

A-1.0

Scale 1" = 10'-0"



Room Area by Department							
Room Number	Room Type	Department	Occupancy	Level	Area	Perimeter	Comments
1016	Bath			Level 2	57.06 R²	34'-8 1/2"	
1016A	Bath			Level 2	31.13 R²	22'-4"	
206	Bath			Level 2	43.38 R²	27'-5 1/2"	
1018B	Bedroom 1			Level 2	105.91 R²	31'-0"	
1018	Bedroom 1			Level 2	153.94 R²	52'-8 1/2"	
204	Bedroom 1			Level 2	134.00 R²	46'-9 1/4"	
1010	Bedroom 2			Level 2	162.24 R²	49'-4 1/2"	
101J	Bedroom 2			Level 2	193.38 R²	59'-11"	
201	Corridor			Level 2	125.90 R²	62'-7 5/8"	
203	Reveroom			Level 2	144.79 R²	59'-8 1/8"	
10201	Foyer			Level 2	36.80 R²	29'-9 1/4"	
10100	Foyer			Level 2	32.34 R²	23'-1 1/8"	
207	Foyer			Level 2	46.39 R²	31'-10"	
1010	Kitchen			Level 2	105.94 R²	41'-2 7/8"	
101P	Kitchen			Level 2	105.68 R²	41'-2 5/8"	
208	Kitchen			Level 2	69.11 R²	37'-10 1/2"	
202	Laundry			Level 2	43.24 R²	28'-7 3/4"	
1014	Living Room			Level 2	297.75 R²	76'-5 3/8"	
1014B	Living Room			Level 2	281.53 R²	80'-0"	
205	Room			Level 2	240.43 R²	84'-4"	
200	Stairwell			Level 2	166.19 R²	54'-3 1/2"	
101L	Unisex			Level 2	33.00 R²	22'-8 1/2"	
Level 2: 22					2,667.81 R²		
22					2,667.81 R²		
Common Area							
104	Stairway	Common Area		Not Placed	Not Placed	Not Placed	
Not Placed: 1					0.00 R²		
105	Stairway	Common Area		First Floor Plan	166.19 R²	54'-1 1/2"	
First Floor Plan: 1					166.19 R²		
Common Area: 2					166.19 R²		
Retail							
101	Retail Space	Retail		First Floor Plan	1,432.21 R²	194'-4"	
102	Retail Space	Retail		First Floor Plan	1,643.57 R²	178'-6 1/8"	
103	Retail Space	Retail		First Floor Plan	1,164.53 R²	167'-11 1/2"	
103A	Unisex	Retail		First Floor Plan	59.29 R²	30'-10 3/4"	
102A	Unisex	Retail		First Floor Plan	60.11 R²	31'-0 1/2"	
101A	Unisex	Retail		First Floor Plan	36.04 R²	29'-7 3/8"	
First Floor Plan: 6					4,416.01 R²		
Retail: 6					4,416.01 R²		
Grand total: 30					7,253.00 R²		



S. Northwest Hwy
106.205

Commercial / Residential / Industrial

AS

ARCHITECTURAL STUDIO, LTD.

14421 Gabley Ave
Oakland Park, FL 33442
Tel: 708-633-4200
Fax: 708-695-0054

Architectural Studio, Ltd.
www.archstudio.net

No.	Description	Date
1	Revision 1	4/4/2023

126 South Northwest Highway

First Floor Plan

Project number

2023-010

Date

4/4/2023

Drawn by

SAS

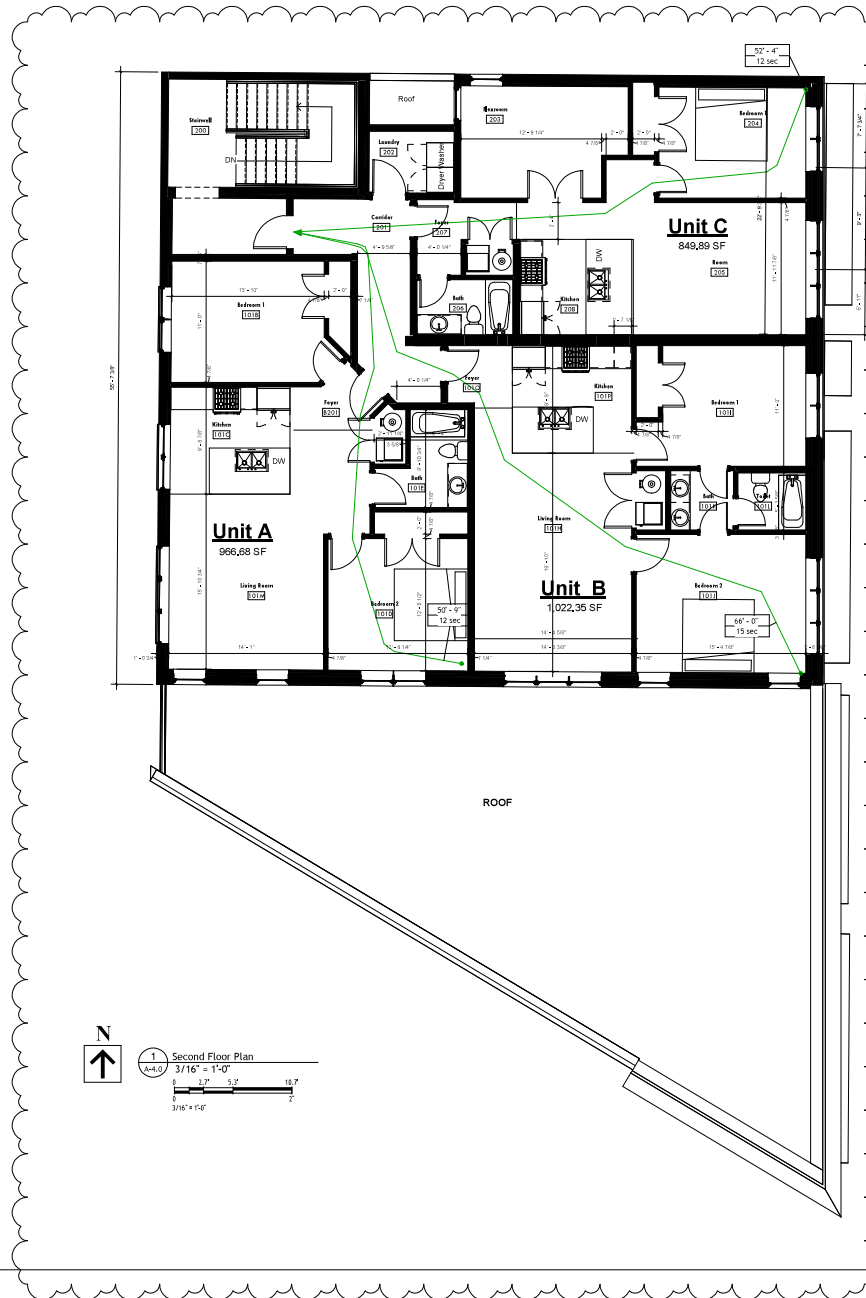
Checked by

Checker

A-3.0

Scale

3/16" = 1'-0"



Commercial (Residential) Industrial

CS

ARCHITECTURAL STUDIO, LTD.

14421 Oakley Ave
Oakland Park, IL 60462
Tel: 708-653-4200
Fax: 708-655-0954

Architectural Studio, Ltd.

www.archstudio.net

Mixed Use

- R-2 (Second Floor)
- B- Business (First Floor)
- One Exit of Second Floor Per Table 1006.3.4(1)
- Max. 4 residential Units, Actual 3 Units (OK)
- Max. Exit Access Travel Distance 125 Ft.
- Building to be fully sprinklered

No.	Description	Date
1	Revision 1	4/4/2023

-

126 South Northwest Highway

Second Floor Plan

Project number	2023-010
Date	4/4/2023
Drawn by	SAS
Checked by	Checker
A-4.0	
Scale	3/16" = 1'-0"

5/13/2023 8:11:40 AM

[illegible]

B.S.L. = BUILDING SETBACK LINE
P.U.E. = PUBLIC UTILITY EASEMENT
U.E. = UTILITY EASEMENT
C.E. = CITY EASEMENT
D.E. = DRAINAGE EASEMENT
P.U. & D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
C.L.P. = CHAIN LINK FENCE
W.F. = WOOD FENCE

1. THIS SURVEY IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
2. SURVEY IS BASED ON FIELD WORK COMPLETED ON MAY 5, 2023.
3. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
4. ONLY THOSE EASEMENTS WHICH ARE SHOWN HEREON ARE THOSE PROVIDED BY THE RECORDS, THE DEEDS, TITLE INSURANCE POLICY AND LOCAL ORDINANCES AND THEIR INSTRUCTIONS.
5. COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS PLAT AND REPORT ANY DISCREPANCIES TO THE SURVEYOR AT ONCE.
6. SURVEY COMPLETED FOR THIRY ONE HOMES
7. BASES OF BEARING GRID NORTH - E, EAST ZONE, STATE PLANE COORDINATE SYSTEM, NAD83.
8. ADDITIONAL RIGHT-OF-WAY TANGENTS MAY EXIST THAT WERE NOT SHOWN OR AVOIDED AS PART OF THE EASEMENTS OF PUBLIC RECORDS. ILLINOIS DEPARTMENT OF TRANSPORTATION RECORDS WERE REQUESTED AND REVIEWED AS PART OF THIS SURVEY. MAP #6900 WAS PROVIDED AND REVIEWED AS PART OF THIS SURVEY. WITH RELEVANT LINES DEPICTED HEREON. HOWEVER, THE SHEETS REVIEWED WERE NOT SIGNED BY CHAIRMAN OR EXIST. THEREFORE, THE LEGAL STATUS OF THE TANGENTS ARE UNKNOWN BASED UPON THE RECORDS MADE AVAILABLE TO THE SURVEYOR.

[illegible]

LOT 11 (EXCEPT THE NORTH 3 FEET); LOT 12 (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 12, THENCE NORTH ALONG THE EAST LINE OF SAID LOT 12 FOR A DISTANCE OF 106.05 FEET TO THE POINT OF BEGINNING; THENCE NORTH ALONG THE NORTH LINE OF SAID LOT 12 FOR A DISTANCE OF 95.51 FEET TO THE INTERSECTION WITH THE SOUTHERLY LINE OF SAID LOT 12, THENCE EAST ALONG THE SOUTHERLY LINE OF SAID LOT 12 FOR A DISTANCE OF 106.05 FEET TO THE POINT OF BEGINNING);

THAT PART OF LOT 12 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 12, THENCE NORTH ALONG THE EAST LINE OF SAID LOT 12 FOR A DISTANCE OF 106.05 FEET TO THE POINT OF BEGINNING; THENCE NORTH ALONG THE NORTH LINE OF SAID LOT 12 FOR A DISTANCE OF 95.51 FEET TO THE INTERSECTION WITH THE SOUTHERLY LINE OF SAID LOT 12, THENCE EAST ALONG THE SOUTHERLY LINE OF SAID LOT 12 FOR A DISTANCE OF 106.05 FEET TO THE POINT OF BEGINNING; ALL IN BLOCK 13 IN PRINCE MEADOW ADDITION TO PALATKA; BEING A SUBDIVISION OF THE LAND OF SAID CITY OF PALATKA, IN THE COUNTY OF TOWNSHIP 42, RANGE 18, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CHICAGO - NORTH HASTINGS RAILROAD, EXCEPT THE NORTH 3 FEET OF SAID LOT 12.

STATE OF ILLINOIS § 56
COUNTY OF DUPAGE

WE MENTIONED GROUP LLC, HEREBY CERTIFY THAT WE HAVE SURVEYED THE DESCRIBED PROPERTY AND THAT THIS PLAN REPRESENTS THE CONDITIONS FOUND AT THE TIME OF SAID SURVEY.

GIVEN UNDER MY HAND AND SEAL ON THIS 17TH DAY OF MAY 2024.

JONATHAN D. SPRANKLE
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3885
CURRENT LICENSE EXPIRES NOVEMBER 30, 2024.

THIS PROFESSIONAL SERVICE CONFORMS TO THE MINIMUM STANDARDS FOR A BOUNDARY SURVEY IN THE STATE OF

DATE:	DESCRIPTION:
05/14/2023	ISSUED TO CLIENT

MeritCorp
1 MAINE DRIVE • P.O. BOX 800 • BURLINGTON, MA 01803
2222 Meridian Parkway, Suite 112
Aurora, IL 60004
Office 630.554.8855
Fax No. 124.075980
E-Mail: info@meritcorp.com
Website: www.meritcorp.com

126-134 S. NORTHWEST HWY
PALATINE, IL

PLAT OF SURVEY

PROJECT NO. M23047	
DRAWN BY:	TC
CHECKED BY:	JD
SHEET NO. 1/1	

PUBLIC NOTICE

A Public Hearing will be held before the Village of Palatine Planning and Zoning Commission on Tuesday July 8, 2025 at 7 PM, in the Village Council Chambers in Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

Special Use to permit 3 dwelling units, as accessory uses to the ground floor commercial use; and

Variation to permit 6 parking spaces, instead of the minimum required 20 spaces.

The property is commonly known as 126-134 S. Northwest Highway.

The Petitioner is proposing to three apartments on the second floor of the existing building, while maintaining the commercial use of the first floor. The Petitioner is also requesting a license agreement to allow 6 additional parking spaces in the E. Parallel Street right-of-way.

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

FILE #: SU-000130-2025 VILLAGE OF PALATINE

Jan Wood, Chair
Palatine Planning and Zoning Commission

DATED: This 19th day of June 2025

CERTIFICATE OF PUBLICATION

DES PLAINES JOURNAL, INC., a 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:

Journal & Topics Newspapers
AKA Des Plaines Journal, Inc.
622 Graceland Ave.
Des Plaines, IL 60016-4556

and that said newspaper(s) is a secular newspaper of general circulation and has been published weekly in the

(Village) (Town) (City) (Township) of PALATINE 126-134 S. NORTHWEST HWY



County of COOK

and State of Illinois, continuously for more than one year prior to date of the first publication of the notice attached hereto, and that said newspaper(s) complies with the requirements of Paragraphs 5 and 10, Chapter 100, of the Illinois Revised Statutes.

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 19TH day of JUNE, A.D. 2025, and the last publication thereof was made on the 19TH day of JUNE, A.D. 2025.

Your Legal appeared in
the following Journal & Topics
Newspapers
(Des Plaines Journal, Inc.)

- ☐ Des Plaines Journal
- ☐ Elk Grove Village Journal
- ☐ Mt. Prospect Journal
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- ☒ Palatine Topics
- ☐ Rolling Meadows Topics
- ☐ Wheeling Topics
- ☐ Suburban Journal
- ☐ Northwest Journal
- ☐ Glenview Journal



Mary Alice Wenzl

IN WITNESS WHEREOF, THE DES PLAINES JOURNAL, INC., has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 19TH day of JUNE, A.D., 2025.

By Todd Wessell

President

Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 19TH day of JUNE, A.D., 2025.

My commission expires the 15TH day of JULY, A.D., 2025.