



PLANNING AND ZONING COMMISSION

AUGUST 26, 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. Draft Planning & Zoning Commission meeting minutes: 8-12-2025

IV. PUBLIC HEARING

- A. 1280 E. Dundee Road

- 1. Special Use Amendment to the Special Use Ordinance #O-91-23 to permit changes to the live entertainment business plan and restaurant floorplan

- B. 310 N. Brockway Street

- 1. Variation to permit an accessory structure to be set back 7 feet from the existing principal structure, instead of the minimum required 10 feet.

- C. 35 N. Ashland Avenue

- 1. Variation to construct a detached garage with a 3 foot side yard setback, instead of the minimum required 5-foot setback and with a 6-foot setback from the principal structure, instead of the minimum required 10 feet.

- D. 5 vacant lots south of W. Rosiland Road and north of W. Ruhl Road (720 & 684 W. Ruhl Road and 1808, 15 & 17 W. Rosiland Road).

- 1. Preliminary/Final Planned Development to permit a 4-lot single-family residential development.
 - 2. Preliminary and Final Plat of Subdivision for a 4-lot single-family residential subdivision.

E. 1170 E. Dundee Road

1. Special use to operate a restaurant and bar

V. PUBLIC COMMENT

VI. ADJOURNMENT



PLANNING AND ZONING COMMISSION

AUGUST 12, 2025 AT 7:00 PM

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

MINUTES

REGULAR MEETING

7:00 PM

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF MINUTES

RESULT:

MOVER: Rodney Bettenhausen

SECONDER: Eric Friedman

AYES: Jan Wood, Cindy Roth Wurster, Tim Schubert, Eric Friedman, Patrick Noonan,
Rodney Bettenhausen, Robert Kolososki

NAYES: None

- A. Draft Planning & Zoning Commission meeting minutes: 7-22-2025

RESULT: **APPROVED**

MOVER: Rodney Bettenhausen

SECONDER: Eric Friedman

AYES: Jan Wood, Cindy Roth Wurster, Tim Schubert, Eric Friedman,
Patrick Noonan, Rodney Bettenhausen, Robert Kolososki

NAYES: None

IV. PUBLIC HEARING

- A. 934 W. Oxford Court

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

SU-000176-2025 – 934 W Oxford

Notice was published in the Journal & Topics on August 7th, 2025 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. **Application**
2. **Site Plan**
3. **Plat of Survey**
4. **Proposed Fence**
5. **Existing Fence**
6. **Proof of Ownership**
7. **Public Notice**

Background

The Petitioner is seeking Special Use approval to permit a 4-foot-tall open-style 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 to the north. The request is for Special Use approval to permit a fence in a rear yard abutting both a street and the side lot line of an adjacent front yard.

Petitioner's Testimony

Anthony Quesada (owner) – 934 W. Oxford Court – was sworn in.

Mr. Quesada explained that he would like to expand the backyard and side yard to allow for a future pool installation. The current backyard is limited due to the existing fence, and he wishes to utilize the side yard for additional space.

Commissioner Friedman asked if the current fence proximate this area will remain.

Mr. Quesada responded it would be removed and replaced with the new fence.

Commissioner Roth-Wurster asked if the existing play area would be removed.

Mr. Quesada confirmed that it would be removed.

Commissioner Schubert asked where the pool would be installed.

Mr. Quesada stated it would be located on the southern portion of the yard and would be a rectangular design.

Commissioner Schubert asked if there have been any flooding issues.

Mr. Quesada responded there have not been.

Chairman Wood noted that this is a revised plan from a previous submittal that had received neighbor objections. She asked if there had been any conversations with neighbors regarding the new plan.

Mr. Quesada stated that an email had been sent requesting the fence be limited to 4 feet in height due to the corner lot, which he agreed to. He has not had further conversations with the neighbors.

Staff Comments

Mr. Auer stated that all of the letters previously submitted in opposition have been rescinded, and neighbors have no issues with the new 4-foot fence height. He provided fence elevation drawings and described the proposed fence materials. Landscaping is not required as the fence conditions do not directly abut the street.

Staff Recommendation

The proposed fence maintains a minimum 5-foot setback from the property to the north and terminates at the rear face of the subject home. It is also set back at least

20 feet from the cul-de-sac street. Due to the curvature of Oxford Court, the subject rear yard is visible to surrounding neighbors; however, staff believes that the proposed 4-foot open-style fence will have fewer impacts compared to the previous special use application. While staff found no directly comparable fencing relief in similarly situated Village lots, the unique lot configuration requires zoning relief to install the fence in this location. Staff recommends Action at the Planning and Zoning Commission's discretion.

If approved, staff recommends the following condition:

1. The Special Use shall substantially conform to the plans prepared by the Petitioner, dated 07/08/2025, except as such plans may be revised to conform to Village Codes and Ordinances.

Public Hearing

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

Motion

Commissioner Schubert made a motion to approve the request subject to Staff's conditions; seconded by Commissioner Noonan.

Discussion

Commissioner Schubert stated that the revisions since the first meeting are an improvement. The fence's perpendicular placement to the north means the view should not be an issue. He supports the proposed fence for expanding the backyard. Chairman Wood stated there are no issues with health, safety, or welfare. A 4-foot open-style fence would not cause injury to property, and she is in favor. Commissioner Roth-Wurster stated the fence will fit in with the area and she is in favor.

Vote

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 7-0. This item will tentatively go to Village Council on August 18th, 2025.

RESULT:	APPROVED
MOVER:	Tim Schubert
SECONDER:	Patrick Noonan
AYES:	Jan Wood, Cindy Roth Wurster, Tim Schubert, Eric Friedman, Patrick Noonan, Rodney Bettenhausen, Robert Kolososki
NAYES:	None

B. 617 N. Maple Avenue

1. Special Use to permit a fence in a front yard and side yard abutting a street.

SU-000191-2025 – 617 N. Maple Avenue

Notice was published in the *Journal & Topics* on August 7, 2025, and mailed to the

owners of surrounding properties.

Petitioner's Exhibits:

1. Application
2. Plat of Survey
3. Site Plan
4. Proposed Fence Elevation
5. Existing Fence
6. Proof of Ownership
7. Public Notice

Background:

The petitioner is seeking Special Use approval to increase the height of an existing four-foot-tall fence in the front and side yards. The request is to install a six-foot-high open-style fence in-place of the existing fence. The existing fence panels abutting the front and side yard lot lines are four feet in height. The rear fence along Colfax is currently six feet tall.

Sworn in Petitioner:

Kalin Atanassov (owner), 617 N. Maple Avenue

Mr. Atanassov stated he is requesting a uniform six-foot fence around the property. The existing fence is old, and the new one will be more attractive. He noted that neighbors have no objections to the request.

Chairman Wood confirmed the request for a six-foot fence on all sides.

Commissioner Schubert noted an existing shed on the site plan and asked if the fence would wrap around it.

Mr. Atanassov stated it would and that there would be no changes to the current fence layout. He plans to add landscaping to enhance the appearance.

Chairman Wood noted that privacy does not appear to be the primary goal based on the open fence style.

Mr. Atanassov responded that he intends to plant evergreens and landscaping to provide privacy.

Commissioner Kolososki asked if he had children.

Mr. Atanassov stated he does not, but the neighbors do, and they are supportive of the fence.

Staff Comments:

Mr. Auer stated the neighboring property owners have submitted a letter of support.

Any fence in the front yard and side yard abutting a street requires special use approval from Village Council. The existing fence was approved via an Administrative Special use procedure in 1997.

Staff Recommendation:

Staff does not anticipate that the increased fence height will negatively impact neighbors or drivers. The proposed fence will be more transparent than the existing one and will remain in the same locations. Landscaping will be installed between the fence and the lot line along N. Maple Avenue, and existing landscaping along Colfax Street will be maintained, reducing visual impact on surrounding neighbors.

Staff recommends approval of the proposed Special Use with the following conditions:

1. The Special Use shall substantially conform to the plans prepared by the petitioner, dated 06/15/2025, except as such plans may be modified to conform to Village Codes and Ordinances.
2. Landscaping shall be installed between the fence and lot line along N. Maple Avenue, subject to the standards of Section 6.03(b)(4)d.ii.a of the Palatine Zoning Ordinance.

Public Hearing:

There were no further questions, and the public hearing was closed.

Motion:

Commissioner Roth-Wurster made a motion to approve the request subject to staff's conditions, seconded by Commissioner Kolososki.

Discussion:

Commissioner Roth-Wurster stated the standards have been met and the proposal will be a nice improvement over the current deteriorating fence.

Chairman Wood stated the standards have been met and the fence will be an improvement.

Commissioner Schubert noted neighbor support and believed the landscaping would enhance the appearance.

Vote:

Chairman Wood summarized that the request met the standards and was unanimously approved by a vote of 7-0. This item will tentatively go to Village Council on August 18, 2025.

RESULT:	APPROVED
MOVER:	Cindy Roth Wurster
SECONDER:	Robert Kolososki
AYES:	Jan Wood, Cindy Roth Wurster, Tim Schubert, Eric Friedman, Patrick Noonan, Rodney Bettenhausen, Robert Kolososki
NAYES:	None

C. 823 N. Glenn Drive

1. Variation to permit a 23 foot-wide stoop in the front yard, instead of the maximum width of 9 feet.

VAR-000192-2025 – 823 N. Glenn Drive

Notice was published in the *Journal & Topics* on August 7, 2025, and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application

2. Site Plan
3. Plat of Survey
4. Proof of Ownership
5. Public Notice

Mr. Auer provided background, stating that the petitioner is requesting a variation to expand an existing seven-foot-wide stoop in the front yard to a width of 23 feet. Therefore, the petitioner is requesting a variation to permit a 23-foot-wide stoop in the front yard instead of the maximum width of nine feet.

The petitioner, Rob Simons, owner of 823 N. Glenn Drive, was sworn in. Mr. Simons explained that the existing stoop has settled over the years, requiring piers to be extended to keep the roofline level, and that it has been pulling away from the foundation. He plans to replace the existing stoop and extend it to the driveway under the existing overhang to create a porch and provide a consistent walkway from the front door to the driveway. The driveway and front walkway are also being replaced due to settling and cracking.

Commissioner Kolososki asked if the stoop would come out seven feet from the front door. Mr. Simons replied no, it would remain under the overhang at about six feet in depth, with no change in depth—only an increase in width.

Chairman Wood asked staff whether the stoop would still be considered a stoop if it were flat. Mr. Auer confirmed it would still be considered a stoop, as it is an unenclosed platform, and a stoop can be roofed up to a certain depth. The existing stoop meets the standard criteria.

Commissioner Kolososki confirmed the driveway would be concrete.

Commissioner Friedman asked if the impervious surface calculation had been updated. Mr. Auer stated it was not a concern because the roof would remain over the expansion and it had already been incorporated into the lot coverage. He added that stoops are permitted in the front yard with a maximum depth of five feet and maximum width of nine feet; this request exceeds the width limit but does not expand the depth.

Commissioner Schubert asked if the stoop would need to be level or ramped. Mr. Auer said the requirement for a ramp would be determined within a building department review following permit submittal. Commissioner Schubert then asked if one would step off the stoop directly onto the driveway. Mr. Simons stated the walkway would be at the same height as the existing one, with a five-inch step down.

Staff Recommendation:

Staff does not anticipate the request will cause any adverse impact upon the subject or surrounding properties. The expansion of the stoop is consistent with stoop widths along the subject block of N. Glenn Drive, and the home was initially constructed with an overhang to accommodate a widened stoop. The proposal does not conflict with any additional zoning standards set forth by the Palatine Zoning Ordinance. Staff recommends approval of the proposed variation subject to the following condition:

1. The variation shall substantially conform to the plans prepared by the petitioner, dated June 15, 2025, except as such plans may be changed to conform to Village Codes and Ordinances.

There were no further questions, and the public hearing was closed.
Commissioner Noonan made a motion to approve the request subject to staff's conditions, seconded by Commissioner Schubert.

Discussion:

Commissioner Kolososki stated that the improvement would clean up the appearance, provide a nice walkway, and fit well with the house.

Commissioner Roth-Wurster stated it would provide a custom porch and meets the standards.

Commissioner Schubert stated it would be a nice addition to the home and improve curb appeal, meeting the standards.

Commissioner Friedman stated it would work better long-term and seemed like a great solution.

Chairman Wood concluded that the request met the standards and was unanimously approved by a vote of 7-0. This item will tentatively go to Village Council on August 18, 2025.

RESULT:	APPROVED
MOVER:	Patrick Noonan
SECONDER:	Tim Schubert
AYES:	Jan Wood, Cindy Roth Wurster, Tim Schubert, Eric Friedman, Patrick Noonan, Rodney Bettenhausen, Robert Kolososki
NAYES:	None

D. 1480 W. Poplar Street

1. Special Use to permit a fence in a front yard

RESULT:	CONTINUED
MOVER:	Patrick Noonan
SECONDER:	Robert Kolososki
AYES:	Jan Wood, Cindy Roth Wurster, Tim Schubert, Eric Friedman, Patrick Noonan, Rodney Bettenhausen, Robert Kolososki
NAYES:	None

This Item was continued to the Tuesday September 9th, 2025 Planning & Zoning Commission Meeting

E. 541 -569 E Dundee Road

1. Special Use to permit a kennel (Dog Daycare and Boarding)

SU-000157-2025 541-569 E Dundee Rd

Notice was published in the Journal & Topics on August 7th, 2025 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. **Application**
2. **Proof of Ownership**
3. **Plat of Survey**
4. **Floor Plan**
5. **Elevation**
6. **Business Plan**
7. **Public Notice**

Background: The property is zoned Planned Development, following B2 zoning. The petitioner requested a Special Use to operate a dog day care and overnight boarding facility.

Sworn in petitioners:

- Zackary Nisbet, partial owner of 541–569 E. Dundee
- Bridget Goggin, Senior Property Manager, NW Shopping Center, 541–569 E. Dundee
- Jose Gonzalez, JLL Brokerage, 200 E. Randolph – Chicago, IL
- Talar Berberian, Attorney, WCR Palatine LLC, 55 E. Monroe, Chicago

Mr. Nisbet provides a presentation and overview of the K9 Resorts, noting the newly opened location in Deerfield, IL and the Palatine location would be the second in Illinois. He explained the business model: eight locations in the Chicago area, high-quality safety and ventilation standards, indoor luxury suites for overnight boarding, and executive rooms for up to three crate-trained dogs. Day care operations include feeding, rest, and supervised socialization. Dogs are grouped according to behavior and receive behavioral evaluations. Staff conduct ongoing assessments to ensure safety. He provides further facility and site details:

- Lease signed for 5 years with option to renew
- Interior and outdoor-like areas planned; outdoor area enclosed with acoustic block for noise mitigation

- Sketches and renderings provided; final plans to match submitted documents
- Maximum of 50 dogs in the play area during portions of the day (8 a.m.–5 p.m.)
- Service times: day care drop-off ~30 seconds, pick-up ~1 minute; boarding slightly longer (~3 minutes)
- Operating hours: 7 a.m.–7 p.m., staffed with 6–8 employees for pre-opening and closing, total 23–30 employees
- Waste management: solid waste double- or triple-bagged, disinfected twice daily, non-toxic cleaning agents
- Noise mitigation: 8-foot fencing, specialized materials in walls, video demonstration of Deerfield facility showed minimal sound detectable at 250 feet away

Mr. Nisbet provides further information regarding Operations & Safety measures at the facility and states:

- No overnight staff in the office; dogs monitored by cameras and emergency protocols in place
- Dogs will not be walked outside the facility
- Maximum overnight occupancy: 100 dogs
- Outdoor-like area will be equipped to allow closure when necessary
- Turf installation: multiple layers of aggregate and soil to allow drainage and reduce noise
- Noise mitigation reviewed by architect and engineers; materials rated to absorb sound effectively

Ms. Bremanis asks how overnight boarding would be handled and if staff would be present.

Mr. Nisbet states that there is no staff present overnight and explains that dogs rest better when no one is present. He further explains the safety measures in place and states there would be video cameras in place, a fire suppression system, and emergency services would contact managers if there would be any issues and the employee would respond.

Commissioner Noonan requests clarification on the materials that will be used under the turf.

Mr. Nisbet explains it will have multiple layers of aggregate and soil.

Commissioner Bettenhausen questions what the criteria is when looking for property.

Mr. Nisbet states that it varies and explains that some are freestanding, some are in strip centers. The criteria is having enough primarily affluent and nearby households. The strip center location helps the nearby residents and is good for the shopping center as it increases the foot traffic to other tenants.

Ms. Bremanis provides additional information and refers to the site plan. She states the parking for this location is overparked by 152 spaces, with no concerns regarding parking. She states the primary concern is noise and provides an aerial of the location noting the distance to any of the surrounding residential property. She states the distance to residential property is approximately 180 feet from the proposed kennel. She provides the standards for special use and business operating standards and expresses staff's concern regarding the potential noise from barking dogs.

Chairman Wood asks if the Village of Palatine has had any noise complaints from other daycare facilities.

Ms. Bremanis states that these types of complaints are not uncommon and typically, daycare facilities near residential properties have complaints.

Chairman Wood asks the petitioner about the business hours and how the shortened hours on the weekends are handled.

Mr. Nisbet states that schedules for the employees and animals do not change over the weekend, only the opening and closing times for customers change.

Ms. Goggin, property manager, states their support for the tenant and the mixed use for the plaza. She states they support both the tenant and the business plan.

Mr. Gonzalez states it has been an uphill battle finding tenants. He explains that they visited the Deerfield facility and were impressed. He believes the business would be a great addition to this location.

Public Comments:

- Cathy Rossetti (1489 N. Waterbury Circle) expressed concern regarding noise, dog safety, sanitation, and protocols if a dog escapes. She also questions the use of shock collars and whether they are used or not as she opposes.
- Karen Golevicz (1508 N. Waterbury Circle) expressed concern about noise levels, construction safety, and vehicle traffic in the back of the plaza noting that it's like a speedway at night. She expresses concerns about no staff during the overnight hours and the safety of the dogs.

Mr. Nesbit addressed concerns, noting that many boarding facilities fail to uphold their promises, which is why K-9 Resorts entered the market. He stated that no competitor has their satisfaction rating and that there is always room for improvement in pet care. He explained that the soundproofing material being used is state-of-the-art, as previously demonstrated.

Regarding the indoor play area, he acknowledged the openings for light and air that create an outdoor atmosphere. He stated that these openings will have options for closure, and if noise becomes an issue, they can be closed. The specific materials for

these openings have not yet been determined.

Mr. Nesbit explained that managers and new employees receive training that includes numerous safety scenarios, with clear, actionable procedures for handling each situation. Dogs are screened for health conditions, and safety sensors are in place in case a dog escapes from a kennel. He noted that there are no doorways leading directly outside from the kennels or play area. He also addressed construction concerns, stating that any tenant moving into a space may need to complete construction work and would follow any protocols required by building management.

Chairman Wood asked whether outdoor waste stations with bags would be provided for accidents as dogs arrive or leave, and she requested clarification on the hours the dogs would be in the open area. She also asked if dogs would only exit through the front door area.

Mr. Nesbit responded that outdoor waste stations will be provided. The open area will be available to dogs between 8:00 a.m. and 5:00 p.m. Dogs will exit through the front area only, except in an emergency when an additional emergency exit will be used.

Chairman Wood asked if there were other solutions for the open window.

Mr. Nesbit stated that the concept is still under development, but one option is to have a garage-style door.

Chairman Wood also expressed concern about cars speeding through the back lot during business hours and at night.

The property manager, Ms. Goggin, responded that asphalt work is planned for the parking lot and that low speed bumps will be budgeted to help address the issue.

Commissioner Bettenhausen noted that the earlier question about shock collars had not been addressed.

Mr. Nesbit responded that K-9 Resorts is not a training facility and shock collars are not considered for deterring barking.

Commissioner Bettenhausen asked whether the storefront will remain the same or if there are plans to redesign it.

Mr. Nesbit stated that the storefront will remain as it is, with the addition of a logo and brand colors to maintain consistency with other tenants. He said he would confirm with the architect regarding any potential changes to the entryway.

STAFF RECOMMENDATION:

The Petitioner is proposing to operate a new dog daycare and boarding facility, known as K-9 Resorts of Palatine, in the eastern portion of the Northwest Shopping Center. While the Petitioner has incorporated several design features intended to mitigate potential noise impacts, Staff continues to have concerns regarding the effect of the proposed use on the adjacent residential neighborhood and the surrounding commercial tenants. Also, Staff does not believe the that proposed use

would comply with the business operating standards, relative to noises not being objectionable. As a result, Staff recommends denial of the Special Use request to the Planning and Zoning Commission. If the Planning and Zoning Commission recommends to approve the request, Staff would recommend the following conditions:

1. The Special Use shall substantially conform to the business plan submitted by the Petitioner dated 06/05/2025 and the floor plan dated 05/30/2025 prepared by RHJ Associates, PC except as such plans may be revised to conform to Village Codes and Ordinances
2. The Petitioner shall prepare a revised site and business plan to locate waste receptacles proximate to the tenant space, including a maintenance and disposal plan, in a manner acceptable to the Village of Palatine.
3. Dogs shall not be walked off-site.
4. Dogs shall be leashed at all times when arriving and departing the facility.
5. Dogs shall not be in the shared play area except between the hours of 7 AM and 9 PM.
6. Staff will conduct a 6-month review of the Special Use and, if deemed necessary, will recommend additional conditions and requirements to the Village Council regarding the Special Use operations.

Commissioner Noonan asks if Item #6, regarding the six-month review, would be addressed or adjusted if complaints regarding the business became abundant.

Ms. Bremanis states that any complaints would be handled immediately as they are received.

Commissioner Friedman asks if the six-month review could be revised if necessary.

Ms. Bremanis states it could be changed to a three-to-six month review.

Commissioner Roth-Wurster questions whether the build-out will meet the required standards.

Ms. Bremanis states that the building permit process would address all applicable zoning and building codes, and the permit would adhere to the approved business plan.

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

Commissioner Schubert Made a motion to approve subject staff's conditions – adding condition #7 "The proposed openings on the east and south exterior walls shall include a system that would include a closure option."; seconded by Commissioner Kolososki.

DISCUSSION:

Commissioner Schubert acknowledges the residents who took the time to attend the meeting and state their concerns. He states that Mr. Nesbit provided a good presentation but found it to be incomplete, noting that he would have liked to see

renderings of the space and more information on the proposed noise deterrents. He feels there is more work to be done.

Commissioner Kolososki states that the applicant may not yet have a complete package to present but could in the future. He notes that boarding options are hard to find, and many existing centers are poor facilities; additional quality options are needed to fill that gap. He points out that residents living in townhomes have a different type of construction that does not include sound barriers, meaning barking dogs can be heard between shared walls. By contrast, this facility plans to use products designed to address noise concerns. He believes the proposal would be a nice addition to the shopping center.

Chairman Wood states that the standards have been met and that any impact on tenants or residents can be mitigated. She notes she has heard barking at other daycare facilities and understands the neighbors' concerns but does not believe that would be the case here due to the proposed sound mitigation measures. She adds that the business's track record and significant investment in their other operation indicate they would not jeopardize success and would work to accomplish their goals. She states that open windows would not allow sound to permeate and expresses her support for the request, noting the need for additional dog daycare facilities.

Commissioner Friedman requests an addition to the conditions to include three potential solutions for the outdoor play area openings:

1. A garage door–style flip unit
2. An accordion system with hinged panels
3. The option to remove the opening entirely (which he recommends taking off the table)

Ms. Bremanis states that a condition could be added to require the system to be capable of being closed.

Commissioner Friedman further explains acoustical sound transmission and encourages the applicant to work with engineers to identify rated acoustical materials that would work best for the space. He supports the request with the additional conditions.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 7-0 adding condition #7. This item will tentatively go to Village Council on September 2nd, 2025.

RESULT:	APPROVED
MOVER:	Tim Schubert
SECONDER:	Rodney Bettenhausen

AYES:	Jan Wood, Cindy Roth Wurster, Tim Schubert, Eric Friedman, Patrick Noonan, Rodney Bettenhausen, Robert Kolososki
NAYES:	None

V. PUBLIC COMMENT**VI. ADJOURNMENT**



**VILLAGE OF PALATINE
PLANNING AND ZONING COMMISSION**

1280 E. Dundee Road – Special Use Amendment
August 26, 2025

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Ben Vyverberg

PETITIONER: Oleg Gurevich, agent for Aragvi restaurant

PLAN NUMBER: SUA-000028-2023

ADDRESS: 1280 E. Dundee Road

BACKGROUND:

The Subject Property is zoned “B-2”, Shopping Center District, and is occupied by Aragvi restaurant. In 2023, the Petitioners received Special Uses for a restaurant, with liquor service, and live entertainment. The current uses within the commercial plaza consist of restaurant, retail, service uses. The Petitioner is proposing to a special use amendment to recognize an area for dancing, adjacent to the live entertainment stage. Therefore, the Petitioner is requesting:

- 1. Special Use Amendment to Ordinance #O-91-23 to permit changes to the live entertainment business plan and restaurant floorplan**

Surrounding Zoning/Uses:

North	Planned Development – Inverrary West
South:	Planned Development – “B-2” General Business District
East:	“B-2”, General Business District – auto dealership
West:	“B-2”, General Business District

KEY ISSUES:

- Aragvi has operated since the beginning of 2024, as a Georgian-style full-service restaurant, with a bar, in an approximately 10,000 square feet tenant space, and an additional 10,000 square feet in the basement. The basement area uses existing walk-in coolers and for permitted storage.
- The current hours of operation are as follows and are not proposed to change:
 - Tuesday - Thursday: 12 PM to 10 PM
 - Friday - Saturday: 12 PM to 2 AM
 - Sunday: 12 PM to 8 PM

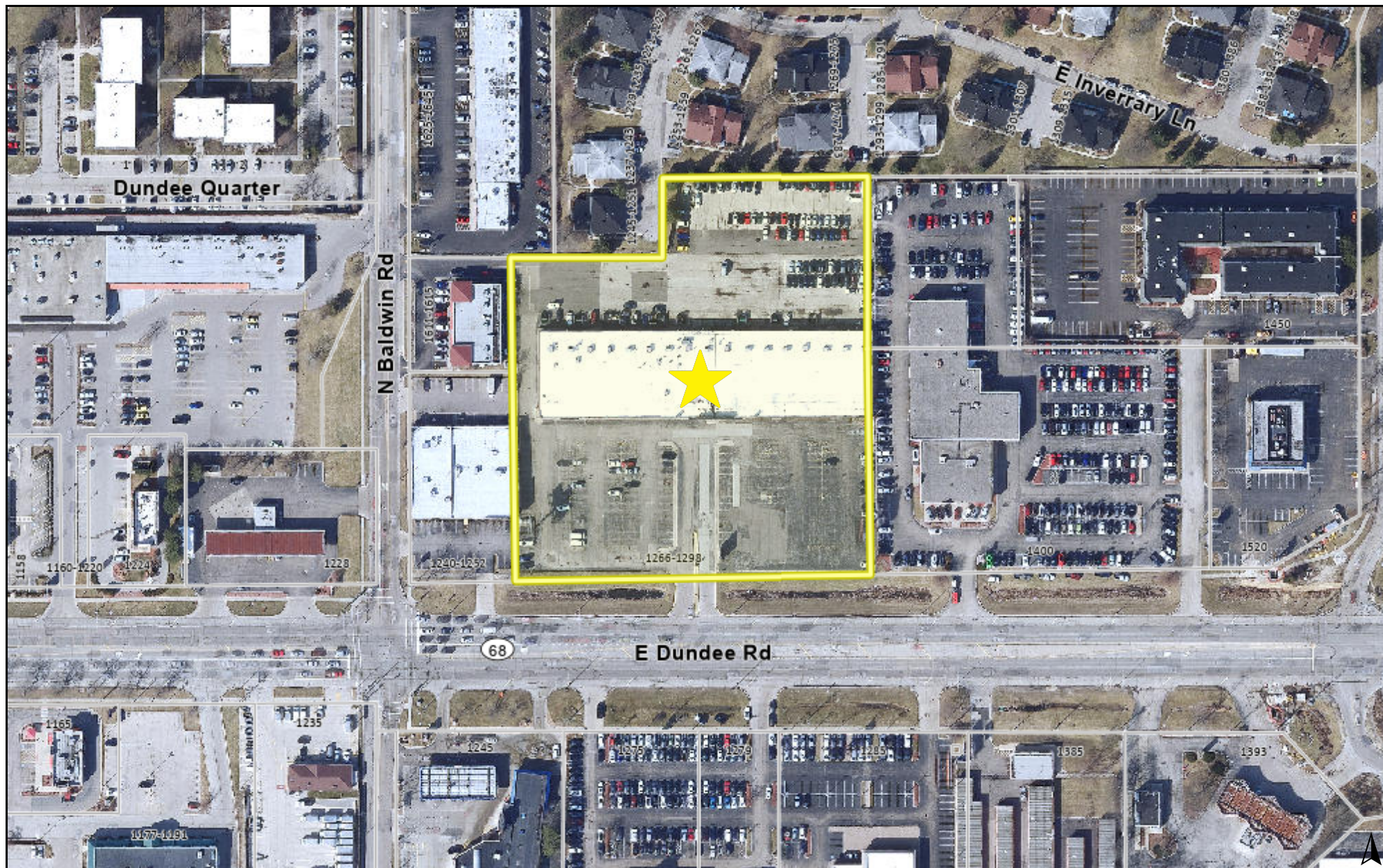
- The restaurant build-out included a retail food store, new kitchen equipment, and an added live entertainment stage (approximately 72 square feet).
- The approved live entertainment includes small bands or a DJ, whom will perform in the designated stage area near the front entrance. These special events will only be held on Fridays - Sundays.
- As part of the initial live entertainment special use, the Petitioners also have an informal area for customers to dance to the live entertainment and stage. It is approximately 150 square feet and located directly north of the stage area. As the dancing area was not included as a component of the live entertainment, it is necessary to amend the special use to include this component. Other than noting its occasional use for customer dancing, there are no other proposed changes to this area. The required number of access doors to the tenant space are also unaffected.

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, will be operated in a manner consistent with the public health, safety, and welfare, and that the Special Use will not have a negative impact on the value of surrounding properties. The Petition for a Special Use is attached, and the Petitioners have attempted to address the required standards.

STAFF RECOMMENDATION:

The Petitioner continues to operate the restaurant and live entertainment components of the Special Use, restaurant and retail center. Procedurally, the area for dancing was not included in the initial live entertainment special use business plan. Staff does not object to this area's occasional use for dancing, in conjunction with the music played on the stage. Therefore, Staff recommends approval subject to the following conditions:

1. All other conditions of Special Use #O-91-23 shall remain in place.
2. The Special Use Amendment shall substantially conform to the business plans and floorplan amendment, prepared by the Petitioner, except as such plans may be changed to conform to Village Codes and Ordinances.
3. The final security plan shall be submitted in a manner acceptable to the Police Chief and Director of Planning and Zoning.



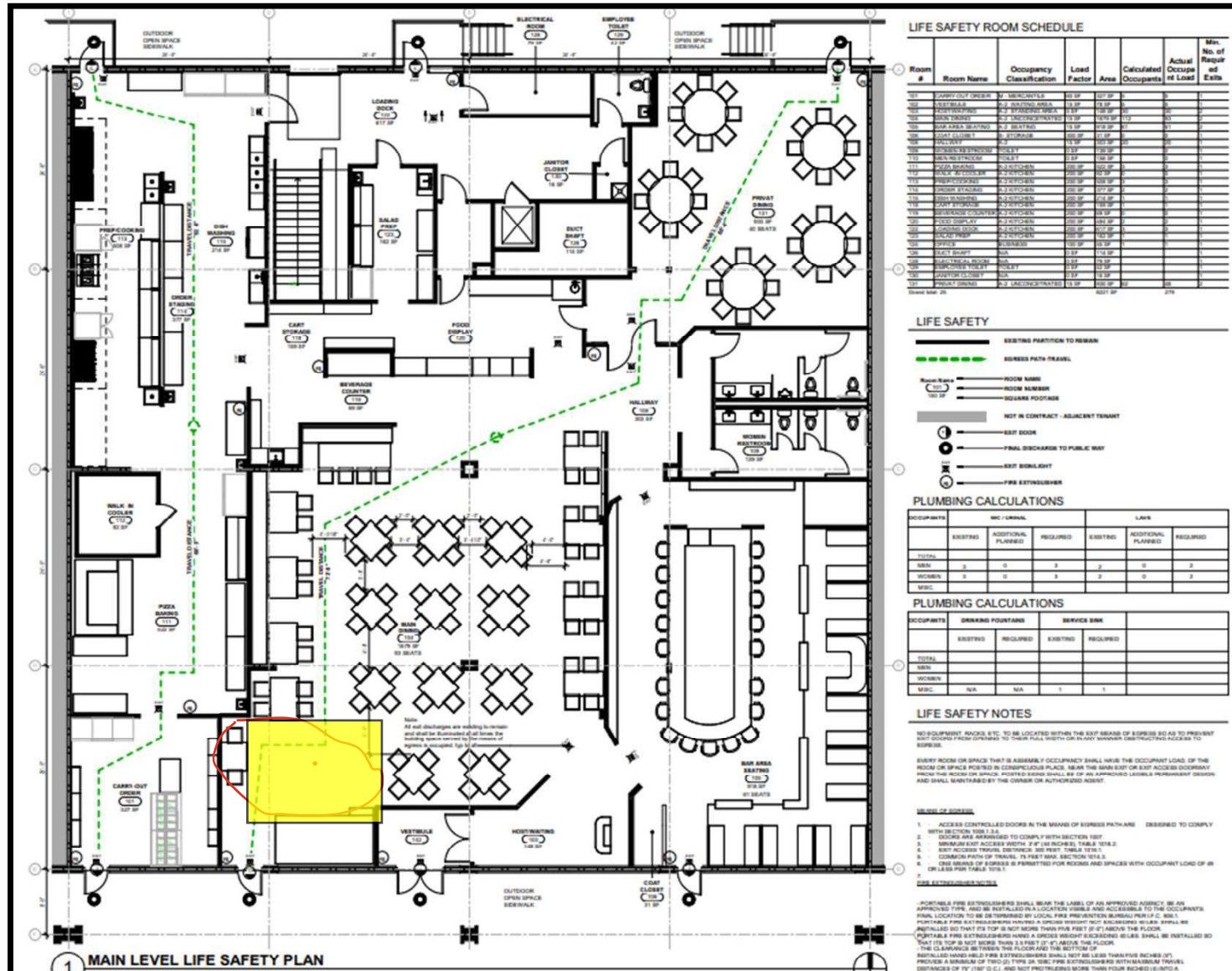
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Print Date: 3/30/2023

Notes

Cook County Aerial 2020

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.



ARAGVI, LLC

Security Plan

1. Security /Security Personnel

For all the events in the restaurant, including with live entertainment, we have 2 in-house security persons on duty all the time. We have licensed security personnel with experience in managing crowds and live entertainment venues. Security personnel are attired in a manner to readily identify them as such.

From the time a live music event ends and for 30 minutes thereafter, one or two persons of personnel shall be stationed outside the premises to assist and encourage patrons to leave safely. For large acts, at least one uniformed law enforcement officer with full police power may be employed (if necessary) until about 30 minutes following the end of the performance. The officer shall be assigned outside as patrons depart. We perform regular audits of all security procedures to ensure that, among other things, maintenance programs are up to date and security procedures are being followed. Additionally, we conduct regular training sessions for employees on security procedures, emergency response, and recognizing suspicious behavior.

In the restaurant are installed high-definition security cameras covering all areas, including entrances, exits, parking lots, and dining areas.

2. Control & Clearance of Parking Lot

Security staff shall regularly patrol both the women's and men's bathroom facilities.

We have mounted video cameras to cover the entrance, exits, and entire premises. Tapes will be made available upon request by the local Police Department. Security staff should regularly patrol the immediate exterior of the building at least once every half-hour, doing so on a random basis.

We provided adequate illumination for the building; the parking lots are illuminated as well.

3. Unruly Patrons/Guests

Restaurant management familiarize all security staff with provisions of the local ordinance for unruly patrons' ordinance. When a patron acts in a manner that is violent, abusive, indecent, profane, boisterous, or otherwise disorderly, the licensee will immediately contact the police and request that the police invoke the provisions of the ordinance.

The restaurant management and employees cooperate with the local police department, and police officers can always enter the restaurant to observe or check the events.

4. Circumstances Under Which the Police Will Be Called

The police will be called, in a timely manner, anytime management or staff have information to believe a crime has been or is about to be committed and/or whenever a threat of or act of violence occurs on the premises or off premises in areas that would be considered in view or earshot of the establishment.

We invite law enforcement to conduct regular security assessments and provide recommendations.

5. Behavioral Management

The restaurant always monitors the number of patrons entering the venue to ensure it does not exceed the maximum capacity.

The restaurant has established clear rules for guest behavior, such as no fighting, harassment, or disruptive behavior. The rules are always clearly explained to the guests by personnel.

The security staff is trained in non-violent conflict resolution, including how to handle unruly guests or situations involving intoxication.

The Restaurant established guest behavior monitoring. If necessary, we can use staff or security to identify guests who may be behaving inappropriately or excessively drunk and remove them before the situation escalates.

6. Handling of Physical Disturbances, Including Fights

Security and management is obligated to ask anyone who is making a conflict situation immediately to leave premises. If necessary, security or management will call the local law enforcement agency for assistance. Management and security will permanently refuse admittance to any chronic problem encounter (to everyone exhibiting challenging behaviors.)

7. Health & Safety Protocols

The Fire Safety is performed as follows:

- Esurance that smoke detectors and fire extinguishers are properly placed and accessible.
- We regularly inspect the kitchen, electrical equipment, and entertainment lighting to prevent fire hazards.
- All personnel are instructed about evacuation procedures that could take place, if necessary.
- The Restaurant has fired alarm systems and ensured they are in working condition.
- All staff know the location of fire exits and how to use extinguishers.

First Aid:

- The Restaurant has a certified first aid responder on-site (license nurse), as well as basic first aid kits.

8. Names and Dates of Birth of All Employees in a Management Capacity

The listing of all names and dates of birth of all employees performed.

9. Insurance Coverage

- **General Liability Insurance:** The restaurant has comprehensive liability insurance covering any incidents during business operations in general (with the coverage of up to \$2,000,000.00)

January 23, 2025

Ivanoff

/ Pavel Ivanoff/

Ben Vyverberg

From: actaxcenter@gmail.com
Sent: Thursday, December 19, 2024 12:18 AM
To: Ben Vyverberg
Cc: pavelivanoff86@gmail.com
Subject: RE: 1280 E. Dundee Road
Attachments: 20241217_192300.jpg; Document 74.pdf

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

Hello Ben,

In reply to your email and to follow up our phone conversation we would like to inform you the following:

- Our restaurant is open for public from 12:00 PM till 9:00 PM on Tuesday-Thursday; from 12:00 PM till 1:00 AM on Friday and Saturday and from 12:00 PM till 9:00 PM on Sunday.
- We provide the live entertainment on Friday and Saturday from 8:00 PM till 1:00 AM. We have dance floor with capacity up to 30 people. The music time takes about 50% during the diner time. Up to 50% during music time some guests have the opportunity/choice to dance.
- The professional license security guard permanently are presented during the live entertainment time (professional licenses are attached).
- Additionally, we have a musician (saxophonist) on Sundays, but no dancing allowed.

From time to time the police officers observe the restaurant and we did not have any complains or accidents.

Sincerely,
Oleg Gurevich.

From: Ben Vyverberg <BVyverberg@palatine.il.us>
Sent: Friday, December 13, 2024 3:58 PM
To: actaxcenter@gmail.com
Cc: pavelivanoff86@gmail.com
Subject: 1280 E. Dundee Road

Good afternoon Oleg and Pavel –

I am the Director of Planning and Zoning for the Village of Palatine and we met through the Special Use review process, when you were predominately working with Alex Bradshaw. Alex left the Village in November for another job opportunity.

Nevertheless, I was contacted by the Village Manager's office this morning, regarding a live entertainment request at the restaurant for music and dancing. As we discussed through the Special Use review process and at the Village Council meeting in August 2023, the implementation of the Live Entertainment portion of the approval could not begin until the restaurant had been operating for at least 6 months or August 13, 2023.

Additionally, prior to implementing the first live entertainment special event, a security plan was to be submitted to the review and approval of the Palatine Police Department, of which I am not aware of this ever happening. Also, the approved business plan does not discuss or describe any information relative to a dancing show. Therefore, I am not sure what that entails, but the special use approval does not include any such information and they would not be

allowed, without additional Village review. If you are wanting to expand the types of live entertainment offered at the restaurant, a Special Use Amendment would be required.

Prior to the consideration of any live entertainment, it will be necessary to submit the following information for Village review:

1. Updated security plan for the proposed live entertainment and subject to the review and approval by the police department. This should include the proposed hours of the live entertainment and the type of live entertainment proposed. After initial Village review and approval, Live Entertainment may only occur on a Friday, Saturday, or Sunday. Additionally, the security plan should provide the proposed number of security personnel for the event, as well as the during the event and after the close of the event and the restaurant.
2. Floorplan location for the live entertainment activities – note the special use approval limited these activities to the designated stage area within the restaurant (please refer to page 21 of the attached ordinance), which is included within the attachments.

Please review this information and submit the necessary information for Village review. At this point, Live Entertainment is not permitted at the restaurant, until the required materials and Village reviews are complete.

I will be in the office again on Monday and would be available for a conference call or meeting to further discuss.

Thank you,

Ben

Ben Vyverberg
Director of Planning and Zoning
Community Development Department
Village of Palatine
200 E. Wood Street
Palatine, IL 60067

847-359-9048 (direct)
bvyverberg@palatine.il.us

UNITED SURVEY SERVICE, LLC
CONSTRUCTION AND LAND SURVEYORS
2100 N. 15TH AVENUE, UNIT C, MELROSE PARK, IL 60160
TEL: (847) 299-1010 FAX: (847) 290-5887 FAX: (244) 633-5048
E-MAIL: USURVEY@USANDCS.COM

ALTA / NSPS LAND TITLE SURVEY

LOCATION MAP



FLOOD STATEMENT:

SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" - AREAS DETERMINED TO BE OUTSIDE THE 2% ANNUAL CHANCE FLOODPLAIN BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP 1783C0044J, WITH A DATE OF IDENTIFICATION OF AUGUST 19, 2008, FOR COMMUNITY NUMBER 178170 0044J, IN COOK COUNTY, STATE OF ILLINOIS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

ZONING REQUIREMENTS PER VILLAGE OF PALATINE, ILLINOIS.

COMMERCIAL ZONING DISTRICT = B-2 GENERAL BUSINESS

MAXIMUM FLOOR AREA RATIO: 1.0

MINIMUM SETBACKS:

FRONT: 25 FEET

REAR: 20 FEET

SIDE: 5 FEET

MAXIMUM BUILDING HEIGHT: 3 STORIES NOT TO EXCEED 45 FEET

NOTES:

- THE SUBJECT PROPERTY HAS ACCESS TO AND FROM A DULY DEDICATED AND ACCEPTED PUBLIC STREET KNOWN AS DUNDEE ROAD.
- THE SURVEY AND THE INFORMATION, COURSES AND DISTANCES SHOWN THEREON ARE CORRECT.
- EXCEPT AS SHOWN ON THE SURVEY, THE SUBJECT PROPERTY DOES NOT SERVE ANY ALLOWING PROPERTY FOR DRAINAGE, UTILITIES, OR INGRESS OR EGRESS.
- ELECTRIC, GAS, TELEPHONE AND WATER UTILITY AND STORM AND SANITARY SEWER SYSTEMS ACCESS THE PROPERTY IN LEGALLY DEDICATED RIGHTS OF WAY THAT BENEFIT THE PROPERTY.
- ALL SUBSTANTIAL FEATURES OBSERVED ON THE PROPERTY HAVE BEEN PLOTTED.
- THERE ARE NO VISIBLE EVIDENCE OF CEMETERIES, GRAVE SITES OR BURIAL GROUNDS LOCATED ON THE PROPERTY.
- ITEM # 9 FROM TABLE A
ALL SUBSTANTIAL FEATURES OBSERVED ON THE PROPERTY HAVE BEEN PLOTTED.
- ITEM # 11 FROM TABLE A
ALL VISIBLE UTILITIES ARE PLOTTED.
- ITEM # 16 FROM TABLE A
AT THE TIME OF THIS SURVEY, NO VISIBLE RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS WERE NOTED.
- ITEM # 17 FROM TABLE A
AT THE TIME OF THIS SURVEY, THERE IS NO EVIDENCE OF CHANGES IN RIGHT OF WAY EITHER COMPLETED OR PROPOSED AND RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- ITEM # 18 OF TABLE A
THERE ARE NO WETLANDS LOCATED ON THE PROPERTY.
- ITEM # 20 FROM TABLE A
RELATING TO PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF \$1,000,000 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM, CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.

CHICAGO TITLE INSURANCE COMPANY

COMMITMENT NO.: 17SA4627270LFE

EFFECTIVE DATE: JULY 13, 2017

ITEMS CORRESPONDING TO SCHEDULE B:

ITEMS 1 - 15,
NOT SURVEY RELATED.

ITEM C 16,
RIGHTS OF WAY FOR DRAINAGE DITCHES, FEEDERS AND LATERALS.

ITEM D 17,
EASEMENT OVER THE NORTH 10.00 FEET OF THE LAND AS DISCLOSED BY SURVEY (PLOTTED ON THE DRAWING).

ITEM E 18,
ELECTRIC AND TELEPHONE FACILITIES AGREEMENT RECORDED SEPTEMBER 11, 1978 AS DOCUMENT 24021110 MADE BY MUSICRAFT INC., A CORPORATION OF ILLINOIS TO THE COMMUNAL HEALTH EDISON COMPANY AND THE ELINDO BELL TELEPHONE COMPANY THEIR SUCCESSORS AND ASSIGNS AN EASEMENT FOR PUBLIC UTILITY PURPOSES TO INSTALL ELECTRIC FACILITIES AND COMMUNICATION FACILITIES IN AND UPON THE LAND (PLOTTED ON THE DRAWING).

ITEM F 19,
GRANT OF EASEMENT RECORDED FEBRUARY 20, 1979 AS DOCUMENT 24852231 MADE BY MUSICRAFT INC., A CORPORATION OF ILLINOIS TO NORTHWEST ILLINOIS GAS COMPANY ITS SUCCESSORS AND ASSIGNS A PERPETUAL EASEMENT AND RIGHT OF WAY FOR THE PURPOSE OF LAYING, MAINTAINING, OPERATING, REPAIRING, REPLACING AND REMOVING GAS MAINS AND ANY NECESSARY GAS FACILITIES APPURTENANT THEREON TOGETHER WITH RIGHT OF ACCESS FOR SAID PURPOSES IN UPON ALONG AND ACROSS A STRIP OF LAND TEN FEET IN WIDTH LYING FIVE FEET ON EITHER SIDE OF THE GAS MAIN AS INDICATED ON PLAN OF EXHIBIT "A" ATTACHED TO SAID DOCUMENT (PLOTTED ON THE DRAWING).

ITEM G 20,
EASEMENT AGREEMENT BETWEEN DAVID M. CLARK, AUTHORIZED AGENT OF MUSICRAFT, INCORPORATED AND WILSON L. LOGO, JR. RECORDED DECEMBER 12, 2009 AS DOCUMENT 26111746 (PLOTTED ON THE DRAWING).

ITEMS 21 - 26,
NOT SURVEY RELATED.

OF
THAT PART OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION; THENCE NORTH 00 DEGREE, 00 MINUTE, 00 SECOND EAST ALONG THE NORTHSOUTH CENTERLINE OF SAID SECTION, A DISTANCE OF 58.85 FEET TO THE INTERSECTION OF SAID LINE AND THE NORTH RIGHT OF WAY LINE OF DUNDEE ROAD; THENCE SOUTH 89 DEGREES, 54 MINUTES, 28 SECONDS EAST ALONG THE NORTH RIGHT OF WAY LINE OF DUNDEE ROAD, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREE, 00 MINUTE, 00 SECOND EAST, A DISTANCE OF 400.00 FEET; THENCE NORTH 89 DEGREES, 54 MINUTES, 03 SECONDS EAST, A DISTANCE OF 101.65 FEET; THENCE NORTH 89 DEGREES, 54 MINUTES, 03 SECONDS EAST, A DISTANCE OF 200.19 FEET; THENCE SOUTH 00 DEGREE, 00 MINUTE, 00 SECOND EAST, A DISTANCE OF 522.49 FEET TO THE NORTH RIGHT OF WAY LINE OF DUNDEE ROAD; THENCE NORTH 89 DEGREES, 55 MINUTES, 28 SECONDS WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 448.19 FEET TO THE POINT OF BEGINNING, (EXCLUDING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE

THE WEST 88.00 FEET OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THAT PART DEMONSTRATED BY DOCUMENT 24860657 RECORDED JUNE 30, 1972 AND EXCEPTING ALSO THAT PART LYING SOUTHERLY OF A LINE 250.00 FEET (AS MEASURED ON THE WEST LINE OF SAID SOUTHEAST 1/4) NORTH OF AND PARALLEL WITH THE NORTH LINE OF DUNDEE ROAD, AS INDICATED BY DOCUMENT 26071746 RECORDED JANUARY 3, 1989 AS CONVEYED TO THE COUNTY OF COOK BY WARRANTY DEED RECORDED OCTOBER 7, 1981 AS DOCUMENT 26021369, ALL IN COOK COUNTY, ILLINOIS.

KNOWN AS: 1258 - 98 E. DUNDEE ROAD, PALATINE, ILLINOIS 60074

PERMANENT INDEX NUMBER: 02 - 01 - 400 - 008 - 0000

AREA = 205,111 SQ. FT. OR 4.709 ACRES

NOTE:
THE LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS INSURED IN THE TITLE COMMITMENT OR ANY EXCEPTIONS HAVE BEEN NOTED HEREIN.

PARKING SPACE TABLE

TYPE OF SPACE	TOTAL EXISTING
TOTAL	250
AVAILABLE	229

SURVEYOR'S CERTIFICATE:

STATE OF ILLINOIS)

COUNTY OF COOK)

I, ROY G. LAWNCZAK, A REGISTERED LAND SURVEYOR, LICENSE NO. 35-2290, IN AND FOR THE STATE OF ILLINOIS AND LEGALLY DOING BUSINESS IN COOK COUNTY, DO HEREBY CERTIFY TO:

- ANTONINO COMACCHIO AND SUSANNA M. COMACCHIO

- SCHAUMBURG BANK AND TRUST,
ITS SUCCESSORS AND/OR ASSIGNS AS THEIR RESPECTIVE INTERESTS MAY APPEAR

- WINTRUST COMMERCIAL REAL ESTATE

- CHICAGO TITLE LAND TRUST COMPANY, A CORPORATION OF ILLINOIS AS SUCCESSOR TRUSTEE TO COLUMBIA NATIONAL BANK OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 28, 1989 AND KNOWN AS TRUST NO. 3299.

- MUSICRAFT, INC.
AN ILLINOIS CORPORATION

- CHICAGO TITLE INSURANCE COMPANY

AND TO THEIR SUCCESSORS AND ASSIGNS, THAT:

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA / NSPS LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 14, 15, 17, 18 AND 20 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON AUGUST 25, 2017.

DATE OF PLAT: AUGUST 25, 2017.

BY: *Roy G. Lawnczak*
ROY G. LAWNCZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
LICENSE EXPIRES: NOVEMBER 30, 2018
PROFESSIONAL DESIGN FIRM LICENSE NO.: 134-004576
LICENSE EXPIRES: APRIL 30, 2019



ORDERED BY: HARRISON & HELD LLP		
SCALE: 1" = 30'		
DATE: MARCH 18, 2011		
FILE NO.: 2011-19679	8/25/17	UPDATED
	DATE	REVISION

SHEET 1 OF 2



0' 10' 20' 30'

INVERRAY WEST REVISED & AMENDED P.U.D. - CONDOMINIUMS

UNITED SURVEY SERVICE, LLC
CONSTRUCTION AND LAND SURVEYORS
2100 N. 15TH AVENUE, UNIT C, MELROSE PARK, IL 60160
TEL: (847) 299-1010 FAX: (847) 299-5887 FAX: (244) 633-5048
E-MAIL: USURVEY@USANDCS.COM

ALTA / NSPS LAND TITLE SURVEY

ITEM # 15:
GRANT OF EASEMENT RECORDED FEBRUARY 25, 1979 AS DOCUMENT 2482231
MADE BY BRIDGEMAN, INC., A CORPORATION OF ILLINOIS TO NORTHERN ILLINOIS
GAS COMPANY ITS SUCCESSORS AND ASSIGNS A PERPETUAL EASEMENT AND
RIGHT OF WAY FOR THE PURPOSES OF LIVING, MAINTAINING, OPERATING,
REPAIRING, REPLACING AND REMOVING GAS MAINS AND ANY NECESSARY GAS
FACILITIES APPURTENANT THERE TO TOGETHER WITH RIGHT OF ACCESS FOR SAID
PURPOSES IN, UPON, ALONG AND ACROSS A STRIP OF LAND TEN FEET IN WIDTH
LYING FIVE FEET ON EITHER SIDE OF THE GAS MAIN AS INDICATED ON PLAT OF
EASEMENT & ATTACHED TO SAID DOCUMENT.

ITEM # 16:
ELECTRIC AND TELEPHONE FACILITIES AGREEMENT RECORDED SEPTEMBER 11,
1979 AS DOCUMENT 2482119 MADE BY INVERCRAFT, INC., A CORPORATION OF
ILLINOIS TO THE COMMUNITY OF INVERRAY CONDOMINIUMS AND THE LUDWIG BELL
TELEPHONE COMPANY THEIR SUCCESSORS AND ASSIGNS AN EASEMENT FOR
PUBLIC UTILITY PURPOSES TO INSTALL ELECTRIC FACILITIES AND COMMUNICATION
FACILITIES IN AND UPON THE LAND.

1817 BALDWIN ROAD, PALATINE, IL
P.M. 02-151-400-120-1000
OWNER'S NAME: GOLDNER ASSOC.

1817 BALDWIN ROAD, PALATINE, IL
P.M. 02-151-400-120-1000
OWNER'S NAME: AMERICAN VIDEO

1441 DUNDEE ROAD, PALATINE, IL
P.M. 02-151-400-120-1000
OWNER'S NAME: CARLOS AND ANITA PAPA

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OWNER'S NAME: CARLOS AND ANITA PAPA

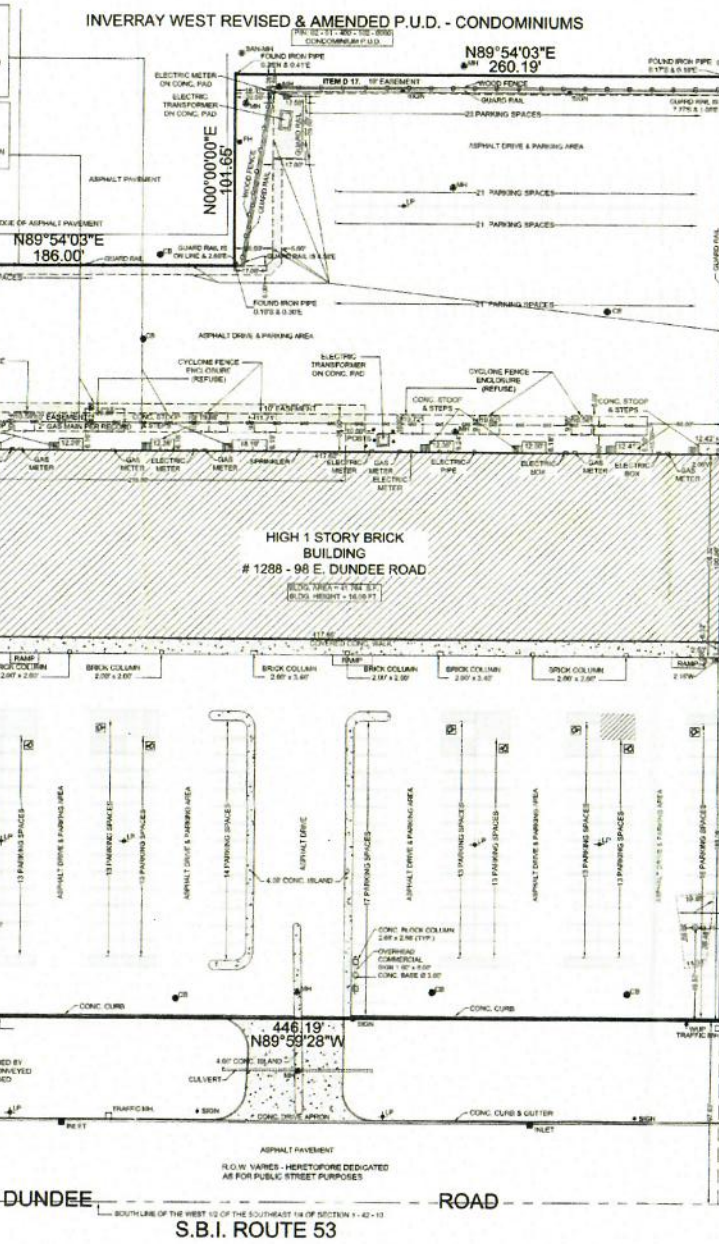
1441 DUNDEE ROAD, PALATINE, IL
P.M. 02-151-400-120-1000
OWNER'S NAME: CARLOS AND ANITA PAPA

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1441 DUNDEE ROAD, PALATINE, IL
P.M. 02-151-400-120-1000
OWNER'S NAME: CARLOS AND ANITA PAPA



ITEM # 25:
EASEMENT AGREEMENT BETWEEN DAVID M. CLARK, AUTHORIZED AGENT OF
INVERCRAFT, INCORPORATED AND BRAD LUDSO, JR. RECORDED DECEMBER 12,
2001 AS DOCUMENT 001177456

1441 DUNDEE ROAD, PALATINE, IL
P.M. 02-151-400-120-1000
OWNER'S NAME: CARLOS AND ANITA PAPA

1441 DUNDEE ROAD, PALATINE, IL
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LEGEND	ABBREVIATIONS
SYMBOL	SANITARY MANHOLE
SYMBOL	CATCH BASIN
SYMBOL	INLET
SYMBOL	WATER VALVE TRUNK
SYMBOL	PIPE HORIZONTAL
SYMBOL	WOOD UTILITY POLE
SYMBOL	LIGHT POLE
SYMBOL	MANHOLE
SYMBOL	TRANSFORMER
SYMBOL	TRANSFORMER MANHOLE
SYMBOL	SEWER
SYMBOL	METAL GUARD POST
SYMBOL	MANHOLE JAPANESE

ORDERED BY: HARRISON & HELD LLP	
SCALE: 1" = 30'	
DATE: MARCH 18, 2011	
FILE NO.: 2011-19679	
DATE: 8/26/17	UPDATED
DATE:	REVISION

SHEET 2 OF 2

THEREFROM THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THE WEST 66.00 FEET OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THAT PART DEDICATED BY DOCUMENT 21960657 RECORDED JUNE 30, 1972 AND EXCEPTING ALSO THAT PART LYING SOUTHERLY OF A LINE 250.00 FEET (AS MEASURED ON THE WEST LINE OF SAID SOUTHEAST 1/4) NORTH OF AND PARALLEL WITH THE NORTH LINE OF DUNDEE ROAD, AS WIDENED BY DOCUMENT 20370146 RECORDED JANUARY 3, 1968, AS CONVEYED TO THE COUNTY OF COOK, BY WARRANTY DEED RECORDED OCTOBER 7, 1981 AS DOCUMENT 26021369), ALL IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 1266-98 E. Dundee Road, Palatine, IL 60074. The Real Property tax identification number is 02-01-400-098-0000.

ORDINANCE NO. O-91-23

**AN ORDINANCE GRANTING A SPECIAL USE
1280 E. DUNDEE ROAD**

**Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
on August 14, 2023**

ORDINANCE NO. 0-91-23

AN ORDINANCE GRANTING A SPECIAL USE
1280 E. DUNDEE ROAD

WHEREAS, pursuant to a petition and public hearing on June 27, 2023, 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 Special Use to permit restaurant to operate with a local liquor license pursuant to Section 11.03 (d) (26); and for a Special Use to permit a restaurant to operate with live entertainment pursuant to Section 11.03 (d) (19) of the Palatine Zoning Ordinance, on the following legally described property:

THE WEST 66.00 FEET OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THRID PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THAT PART DEDICATED BY DOCUMENT 21960657 RECRDED JUNE 30, 1972 AND EXCEPTING ALSO THAT PART LYING SOUTHERLY OF A LINE 250.00 FEET (AS MEASURED ON THE WEST LINE OF SAID SOUTHEAST 1/4) NORTH OF AND PARALLEL WITH THE NORTH LINE OF DUNDEE ROAD, AS WIDENED BY DOCUMENT 20370146 RECRODED JANUARY 3, 1968, AS CONVEYED TO THE COUNTY OF COOK, BY WARRANTY DEED RECORDED OCTOBER 7, 1981 AS DOCUMENT 26021369), ALL IN COOK COUNTY, ILLINOIS.

Commonly known as 1280 E. Dundee Road (02-01-400-098-0000).

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: Special Use to permit restaurant to operate with a local liquor license pursuant to Section 11.03 (d) (26); and for a Special Use to permit a restaurant to operate with live entertainment pursuant to Section 11.03 (d) (19) of the Palatine Zoning

Ordinance, is hereby granted, subject to the following condition:

1. The Special Use shall substantially conform to the Floor Plan and Business Plan submitted by the Petitioner, Pavel Ivanoff, except as such plans may be changed to conform to the Village Codes and Ordinances.
2. Hours of operation shall be no later than 2 AM for special events and for those with live entertainment. Prior to implementing the first special event, the Petitioner shall submit a security plan in a manner acceptable to the Police Department and Planning and Zoning Director. This could include additional security measures and protocols required by the Village.
3. The live entertainment special use and license shall not be permitted to commence until after the restaurant has been in operation for a period of 6 months and a corresponding Staff review of their operations. This review will allow for additional conditions if deemed necessary by staff. If Staff does not support the implementation of live entertainment, the live entertainment component of the Special Use will be forwarded to the Village Council for further consideration. If authorized in the future, the live entertainment shall only be on the weekends, Friday through Sunday, and shall only be located at the designated stage area within the restaurant.

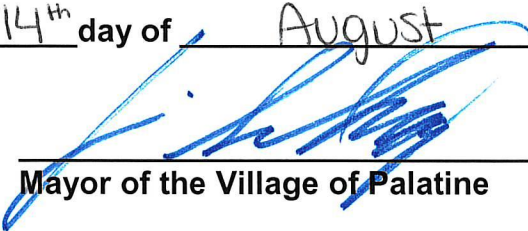
SECTION 2: That a copy of the public notice is attached hereto and form a part of this ordinance.

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 14th day of August, 2023

AYES: 5 NAYS: 0 ABSENT: 1 PASS: 0

APPROVED by me this 14th day of August, 2023



Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this
14th day of August, 2023



Village Clerk Deputy

THEREFROM THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THE WEST 66.00 FEET OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THAT PART DEDICATED BY DOCUMENT 21960657 RECORDED JUNE 30, 1972 AND EXCEPTING ALSO THAT PART LYING SOUTHERLY OF A LINE 250.00 FEET (AS MEASURED ON THE WEST LINE OF SAID SOUTHEAST 1/4) NORTH OF AND PARALLEL WITH THE NORTH LINE OF DUNDEE ROAD, AS WIDENED BY DOCUMENT 20370146 RECORDED JANUARY 3, 1968, AS CONVEYED TO THE COUNTY OF COOK, BY WARRANTY DEED RECORDED OCTOBER 7, 1981 AS DOCUMENT 26021369), ALL IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 1266-98 E. Dundee Road, Palatine, IL 60074. The Real Property tax identification number is 02-01-400-098-0000.

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 Graceand Ave.
Des Plaines, IL 60016-4556

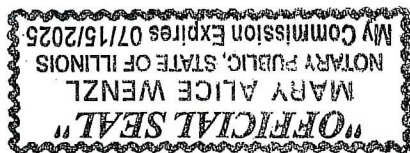
and that said newspaper(s) is a secular newspaper of general circulation and has been published weekly in the

(Village) (Town) (City) (Township) of PALATINE 1280 E. DUNDEE 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 8TH day of JUNE, A.D. 20 23, and the last publication thereof was made on the 8TH day of JUNE, A.D. 20 23.



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 8TH day of JUNE, A.D., 20 23

By *Todd Wenzel*
President
Title of Corporate Officer
County of Cook
State of Illinois

Subscribed and sworn to before me this 8TH day of JUNE, A.D., 20 23
My commission expires the 15TH day of JULY, A.D., 20 25

- 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

THEREFROM THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THE WEST 66.00 FEET OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THAT PART DEDICATED BY DOCUMENT 21960657 RECORDED JUNE 30, 1972 AND EXCEPTING ALSO THAT PART LYING SOUTHERLY OF A LINE 250.00 FEET (AS MEASURED ON THE WEST LINE OF SAID SOUTHEAST 1/4) NORTH OF AND PARALLEL WITH THE NORTH LINE OF DUNDEE ROAD, AS WIDENED BY DOCUMENT 20370146 RECORDED JANUARY 3, 1968, AS CONVEYED TO THE COUNTY OF COOK, BY WARRANTY DEED RECORDED OCTOBER 7, 1981 AS DOCUMENT 26021369), ALL IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 1266-98 E. Dundee Road, Palatine, IL 60074. The Real Property tax identification number is 02-01-400-098-0000.

ARAGVI, LLC Business Plan

Background & History

ARAGVI, LLC began on November 1st, 2017, in the city of Buffalo Grove, Illinois as a bakery, later it had expended its business to a small restaurant. Focusing on the goals of "Quality, Healthy, and Tradition" the company is family operation making each dish in our own kitchens from scratch. ARAGVI, LLC has three generations of family member working together to fulfill the idea "Honor the Customer, Quality Comes First". Through hard work and dedication, ARAGVI, LLC began building its brand around the idea of delicious and authentic traditional Georgian food.

Over the years the different type of populations, representing different communities had started to stop by our bakery and restaurant to enjoy hot, freshly Soup, Khachapuri (bread) and Kebabs. We honor the customers by providing them with the freshest, most delicious, and authentic meal experience possible. Traditional Georgian cuisine combines fresh meats, fresh vegetables, herbs, and spices into distinctly flavorful dishes that are considered among the healthiest in the world.

Ownership and Structure

The restaurant has started out as a LLC corporation, owned by its founders Pavel Ivanoff. Mr. Ivanoff will function as the General Manager.

Our Goal

More than just purveyors of authentic traditional Georgian food, we aim to take simple ingredients in its most basic form and transform it into delicious products for our customers. Our restaurant will make every item from scratch; this means we make every item from its most original form whether it be flour, salt, oil, cheese, and meat for our famous oven baked khachapuri or freshly ground pork and lamb.

Expectations

The most important assumption in the Projected Profit and Loss statement is the gross margin, higher than industry averages. We do see moderate growth over the first five years, because restaurants depend on word of mouth, and we'll be able to meet capacity requirements to

grow. Our gross revenue increased more than three times for the last two year and surpassed one million dollars.

Location

Our business has been opened at 136 Mchenry Rd, Buffalo Grove, IL but due to plaza remodeling, it was terminated by the city in June 2022. We are happy to reopen it at 1280 E Dundee Rd, Palatine, IL.

Premises will be used in accordance with proposed hours of operation (Monday – close, Tuesday to Thursday from 12:00PM to 10:00PM, Friday and Saturday from 12:00PM to 2:00AM, Sunday from 12:00PM to 8:00PM) with the following restrictions:

1. The rear door, accessible through the back party room, will not be utilized as an entrance or exit, except in emergency situations.
2. The staff will be instructed that in the rear of the tenant space to be mindful of the adjacent residential neighbors.
3. The cutoff time for the live entertainment will be in accordance with the license, village's permit, and policy.

Target Market

Our primary customer base is from north-west suburbs of Chicago (immigrants from former Soviet Union countries). Between they have combined population of 1,000,000.00 people with median income of \$70K. These people looking for good food and a fascinating atmosphere. We want the businessman, happy couples, high-end singles, families, tourists with money, wealthy image seekers and compulsive spenders. We focus on these specific groups because these are the types of people who frequent other restaurants and bars in the area. They are the ones that are willing to spend their money on good dining and service at a value price. We generally know the characteristics of our clientele with the available demographics. As the city of Palatine is re-developing, we can see that a fine dining establishment like Aragvi's is needed here. The city will have much to offer and the people that it draws expect a place where they will get the best of everything. Aragvi's Restaurant will offer a new fine dining concept to the area. The elegant atmosphere, our excellent food and our friendly staff will stand out and make a name in

Palatine. We will succeed by giving people a combination of excellent and interesting food in an environment that attracts successful people that want to get a little bit more out of life than just the ordinary!

Competition

Everyone that sells prepared meals is our competition though because we all compete for the same home meal replacement dollar. But no one in the area is offering the same menu, based on the traditional Georgian recipes. However, there are two segments of the restaurant industry that are our main competition: the casual dining restaurant concept and the fine dining value restaurant. The key is to deliver the best food at the best price with the highest level of service. This is the very definition of value. This concept is at the heart of Aragvi's Restaurant.

Marketing Plan

We will employ three different marketing tactics to increase customer awareness of Aragvi's Restaurant. Our most important tactic will be social media word-of-mouth/in-store marketing. This will be by far the cheapest and most effective of our marketing programs.

1. Word-of-mouth/In-store Marketing
2. Local Store Marketing
3. Local Media

Sales Plan

Our sales plan is to establish and maintain our position with our local customers. The strategy is to build more customers in order to increase revenue. Sales in our business is client service. It

is repeat business. We will focus on making all our customers happy with our food, service, and entertainment options. Our strategy in the restaurant is to have an experienced staff that know the food, wine and liquor. We will train every new employee so they will fit in with Aragvi's concept, which is "Wonderful food, reasonably priced wine and knowledgeable service in an outstanding atmosphere."

Our Advantages

- Location – most of our target customers live 20 miles around this place.
- Hours – we will be open 6 days a week.
- Special Evenings – on Friday's and Saturday's it will be operating until 2:00AM of the morning for special occasions (alcohol will be served until 2:00AM).
- Time-by-time we will be offering the banquet service for special occasions, such as weddings, birthdays etc.
- On Fridays, Saturdays and during special occasions we will be providing live and/or DJ music to our customers (Sound Regulation will be in place in accordance with Illinois Statutes and Regulations).

Keys to Success

Restaurateurs must look for ways to differentiate their place of business in order to achieve and maintain a competitive advantage. The founder of Aragvi, LLC realizes this. With the small re-development, it needs a place that will fit into the 'new look' of the community that is sophisticated and entertaining. The fact that no other restaurants in the area has this concept and atmosphere presents us with a window of opportunity and an entrance into a profitable niche in the market.

Aragvi's Restaurant's objectives for the first three years of operation includes:

- Keeping food cost under 35% revenue.
- Keeping employee labor cost between 24-29% of revenue.
- Stay as a small restaurant with excellent food and service.

- Providing a full security to our customers, by installing the security cameras, randomly checking ID and hiring the security guys for days, when expecting unusual capacity.
- Averaging sales between \$1,000,000-1,500,000 per year.
- Achieve 12% return on investment to investors for the first two years and 15% for the next three years.

Menu



KHACHAPURI



A bread in a category all its own, khachapuri inspires near-addiction in visitors who try it. Piping hot, oozing with cheese and butter, and made with love, khachapuri is an indulgence that isn't soon forgotten.

KHINKALI



These traditional dumplings are made of dough wrapped around a savory meat filling. The most common filling is a juicy mixture of beef and pork.

OLYMPUS
CORPORATION

**ALEKSANDR D.
VAYSAN
ARCHITECT**

1425 MADRIELE LANE
ELGIN ILLINOIS 60124
WWW.OLYMPUSDEVELOPMENT.COM
INFO@OLYMPUSDEVELOPMENT.COM
TEL: 846.565.5772

0.0	OVER SHEET, ARCHITECT'S STATEMENT, PROJECT SCOPE, DATA MAP, LOCATION
0.1	CONCRETE, MATCH, ANNOTATION, SYMS, ADJUT, LOCATIONS, LABELS, ORIENTATIONS
0.2	MARK LEVEL OF BASEMENT PLAN
0.3	MARK LEVEL OF FIRST FLOOR PLAN
0.4	GENERAL NOTES
0.5	MARK LEVEL OF SECOND FLOOR PLAN
0.6	MARK LEVEL OF TERRACE PLAN
0.7	MARK LEVEL OF ROOF PLAN
0.8	EASTING BASEMENT PLAN - FOR REFERENCE ONLY
0.9	EASTING FIRST FLOOR PLAN
1.0	MARK LEVEL EQUIPMENT, POWER PLAN
1.1	MARK LEVEL FIRST FLOOR PLAN
1.2	MARK LEVEL SECOND FLOOR PLAN - FOR REFERENCE ONLY
1.3	INTERIOR ELEVATIONS
1.4	PARTITION TYPES AND DETAILS
1.5	

[illegible]

ARCHITECT'S STATEMENT

THESE PLANS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, CONFORM TO THE CODES AND REQUIREMENTS OF THE JURISDICTION OF PALATINE.

RODMER D. VATSMAN, AIA, LEED AP
ARCHT. REG. NO. 420796

EXP. 11/30/2024

RODMER D. VATSMAN
PHONE: 414.562.1709
FAX: 414.562.1705
COURT AVE. HIGHLAND PARK 4.0025

[illegible]

APPLICABLE CODES

	INTERNATIONAL BUILDING CODE (WITH AMENDMENTS)
	INTERNATIONAL FIRE CODE
	INTERNATIONAL FUEL GAS CODE
	NATIONAL ELECTRICAL CODE
	INTERNATIONAL MECHANICAL CODE
	INTERNATIONAL EXISTING BUILDING CODE
	INTERNATIONAL PROPERTY MAINTENANCE CODE
	PLANS AMENDMENTS TITLE 19
	INTERNATIONAL ENERGY CONSERVATION CODE WITH STATE AMENDMENTS 9
	INDUS PLUMBING CODE - LATEST EDITION
	INDUS ACCESSIBILITY CODE - LATEST EDITION
	PA LIFE SAFETY CODE - 2003 EDITION OR CURRENTLY ADOPTED EDITION
	CODE OF PRACTICE FOR APPLICABLE CODE AMENDMENTS

[illegible]

10

[illegible]

FB	FACE INCH	5CH	SCHEDULE	15	TELEPHONE
FC	FACE OF CONCRETE	SCD	SECTION	16	TELETYPE
FD	FACE OF DRAIN	SCD	SEAL	17	TERMINAL
FE	FACE OF ENGLISH	SCD	SECT	18	TERMINOLOGY
FF	FACE OF FINISH	SCD	SQUARE (INCH)	19	THICK
FG	FACE OF GROUND	SCD	SQUARE (FOOT)	20	THICKNESS
FH	FACE OF HOLE	SCD	STANDARD	21	THICKNESS
FI	FACE OF IRON	SCD	STEEL	22	THICKNESS
FJ	FACE OF JUNCTION	SCD	STORAGE	23	THICKNESS
FK	FACE OF KICK	SCD	STRUCTURE	24	THICKNESS
FL	FACE OF LAMP	SCD	STRUCTURE	25	THICKNESS
FM	FACE OF MOUNT	SCD	STRUCTURE	26	THICKNESS
FN	FACE OF NAIL	SCD	STRUCTURE	27	THICKNESS
FO	FACE OF OIL	SCD	STRUCTURE	28	THICKNESS
FP	FACE OF PAPER	SCD	STRUCTURE	29	THICKNESS
FQ	FACE OF PAPER	SCD	STRUCTURE	30	THICKNESS
FR	FACE OF RAIL	SCD	STRUCTURE	31	THICKNESS
FS	FACE OF SILL	SCD	STRUCTURE	32	THICKNESS
FT	FACE OF TIE	SCD	STRUCTURE	33	THICKNESS
FU	FACE OF UG	SCD	STRUCTURE	34	THICKNESS
FV	FACE OF VALVE	SCD	STRUCTURE	35	THICKNESS
FW	FACE OF WALL	SCD	STRUCTURE	36	THICKNESS
FX	FACE OF WINDOW	SCD	STRUCTURE	37	THICKNESS
FY	FACE OF YARD	SCD	STRUCTURE	38	THICKNESS
FZ	FACE OF ZONE	SCD	STRUCTURE	39	THICKNESS
GA	FACE OF GROUND	SCD	STRUCTURE	40	THICKNESS
GB	FACE OF GROUND	SCD	STRUCTURE	41	THICKNESS
GC	FACE OF GROUND	SCD	STRUCTURE	42	THICKNESS
GD	FACE OF GROUND	SCD	STRUCTURE	43	THICKNESS
GE	FACE OF GROUND	SCD	STRUCTURE	44	THICKNESS
GF	FACE OF GROUND	SCD	STRUCTURE	45	THICKNESS
GG	FACE OF GROUND	SCD	STRUCTURE	46	THICKNESS
GH	FACE OF GROUND	SCD	STRUCTURE	47	THICKNESS
GI	FACE OF GROUND	SCD	STRUCTURE	48	THICKNESS
GJ	FACE OF GROUND	SCD	STRUCTURE	49	THICKNESS
GK	FACE OF GROUND	SCD	STRUCTURE	50	THICKNESS
GL	FACE OF GROUND	SCD	STRUCTURE	51	THICKNESS
GM	FACE OF GROUND	SCD	STRUCTURE	52	THICKNESS
GN	FACE OF GROUND	SCD	STRUCTURE	53	THICKNESS
GO	FACE OF GROUND	SCD	STRUCTURE	54	THICKNESS
GP	FACE OF GROUND	SCD	STRUCTURE	55	THICKNESS
GQ	FACE OF GROUND	SCD	STRUCTURE	56	THICKNESS
GR	FACE OF GROUND	SCD	STRUCTURE	57	THICKNESS
GS	FACE OF GROUND	SCD	STRUCTURE	58	THICKNESS
GT	FACE OF GROUND	SCD	STRUCTURE	59	THICKNESS
GU	FACE OF GROUND	SCD	STRUCTURE	60	THICKNESS
GV	FACE OF GROUND	SCD	STRUCTURE	61	THICKNESS
GW	FACE OF GROUND	SCD	STRUCTURE	62	THICKNESS
GX	FACE OF GROUND	SCD	STRUCTURE	63	THICKNESS
GY	FACE OF GROUND	SCD	STRUCTURE	64	THICKNESS
GA	FACE OF GROUND	SCD	STRUCTURE	65	THICKNESS
GB	FACE OF GROUND	SCD	STRUCTURE	66	THICKNESS
GC	FACE OF GROUND	SCD	STRUCTURE	67	THICKNESS
GD	FACE OF GROUND	SCD	STRUCTURE	68	THICKNESS
GE	FACE OF GROUND	SCD	STRUCTURE	69	THICKNESS
GF	FACE OF GROUND	SCD	STRUCTURE	70	THICKNESS
GG	FACE OF GROUND	SCD	STRUCTURE	71	THICKNESS
GH	FACE OF GROUND	SCD	STRUCTURE	72	THICKNESS
GI	FACE OF GROUND	SCD	STRUCTURE	73	THICKNESS
GJ	FACE OF GROUND	SCD	STRUCTURE	74	THICKNESS
GK	FACE OF GROUND	SCD	STRUCTURE	75	THICKNESS
GL	FACE OF GROUND	SCD	STRUCTURE	76	THICKNESS
GM	FACE OF GROUND	SCD	STRUCTURE	77	THICKNESS
GN	FACE OF GROUND	SCD	STRUCTURE	78	THICKNESS
GO	FACE OF GROUND	SCD	STRUCTURE	79	THICKNESS
GP	FACE OF GROUND	SCD	STRUCTURE	80	THICKNESS
GQ	FACE OF GROUND	SCD	STRUCTURE	81	THICKNESS
GR	FACE OF GROUND	SCD	STRUCTURE	82	THICKNESS
GS	FACE OF GROUND	SCD	STRUCTURE	83	THICKNESS
GT	FACE OF GROUND	SCD	STRUCTURE	84	THICKNESS
GU	FACE OF GROUND	SCD	STRUCTURE	85	THICKNESS
GV	FACE OF GROUND	SCD	STRUCTURE	86	THICKNESS
GW	FACE OF GROUND	SCD	STRUCTURE	87	THICKNESS
GX	FACE OF GROUND	SCD	STRUCTURE	88	THICKNESS
GY	FACE OF GROUND	SCD	STRUCTURE	89	THICKNESS
GA	FACE OF GROUND	SCD	STRUCTURE	90	THICKNESS
GB	FACE OF GROUND	SCD	STRUCTURE	91	THICKNESS
GC	FACE OF GROUND	SCD	STRUCTURE	92	THICKNESS
GD	FACE OF GROUND	SCD	STRUCTURE	93	THICKNESS
GE	FACE OF GROUND	SCD	STRUCTURE	94	THICKNESS
GF	FACE OF GROUND	SCD	STRUCTURE	95	THICKNESS
GG	FACE OF GROUND	SCD	STRUCTURE	96	THICKNESS

PROJECT DATA	PROJECT NAME	RESTAURANT - INTERIOR REMODELING
	PROJECT ADDRESS	13051 DUNKER ROAD PALMATE, FL 40724
	CUPUNCY GROUPS	A-2, RESTAURANT, M (RETAIL FOOD)
	INSTRUCTION TYPE	I-8
	NUMBER OF STORIES	ONE (MAX LEVEL PLUS BASEMENT BELOW)
	FIRE PROTECTION	FULLY SPRINKLERED
	TYPE OF SUITE	0
	ACTED IN PREVIOUS	0
	CONSTRUCTION	0.253 SQ. FT. (MAX LEVEL - RESTAURANT) 0.227 SQ. FT. (MAX LEVEL - RETAIL FOOD)

[illegible]

Page 50 of 184

FINISH MATERIALS. AS PER SECTION 803.1 ALL MATERIALS USED FOR INTERIOR WALL AND CEILING FINISH AND FOR TRIM SECTION SHALL BE CLASSIFIED IN ACCORDANCE WITH FLAME SPREAD CHARACTERISTICS TO THE FOLLOWING CLASSIFICATIONS:

CLASS A	0 TO 25 - SMOKE DEVELOPED 450
CLASS B	26 TO 75 - SMOKE DEVELOPED 450
CLASS C	76 TO 200 - SMOKE DEVELOPED 450

OPENINGS (C)	
GLAZING	
1. ALL EXIST. DEF. REPAIR	
2. ALL SAFETY GLASS	
FINISHES	
1. ALL FLOOR FINISHES	
2. MATERIALS TO BE USED	
3. CONTRACTOR TO VERIFY THE QUALITY OF THE CONCRETE	
4. ALL INTERIORS	
5. ALL ROOFING	
6. NO PAINT	
7. THE QUALITY OF THE	



RESTAURANT - INTERIOR REMODELING

1280 E. DUNDEE ROAD.
PALATINE, IL 60074

[illegible]

CHECKED BY:	AV
DRAWN BY:	AM

PROJECT NUMBER:

GENERAL NOTES

IDO.41

1. CONTRACTOR SHALL MAINTAIN REQUIRED MEANS OF EGRESS AND ENSURE THAT EXIT ROUTES ARE SIGNED, LIGHTED AND PROTECTED IN ACCORDANCE WITH CODE REQUIREMENTS. IN ACCORDANCE WITH ANY OTHER REQUIREMENTS, THE CONTRACTOR SHALL MAINTAIN AND PROTECT ALL EXISTING AND NEW EGRESS ROUTES AND MEANS OF EGRESS.



SCALE: 3/16" = 1'-0"

- Page 54 of 184









SPECIAL USE & VARIATION APPLICATION

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

CONTACT INFORMATION WORKSHEET

PETITIONER(S) Pavel Ivanoff		Business Name (If applicable) Aragvi	
Address 1280 E. Dundee Road		City/State/Zip Code Palatine, IL 60074	
Telephone 224-801-8622		Fax	
Email			
Subject Property Address 1280 E. Dundee Road			
AUTHORIZED AGENT (if applicable) Oleg		Business Name (if applicable)	
Address 1280 E. Dundee Road		City/State/Zip Code Palatine, IL 60074	
Telephone same as above		Fax	
Email			



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) Pavel Ivanoff		Business Name (if applicable) Aragvi	
	Subject Property Address 1280 E. Dundee Road Palatine, IL 60074			
	AUTHORIZED AGENT (if applicable) Oleg Gurevich		Business Name (if applicable) same as above	
	Address Same as above		City/State/Zip Code	
	Telephone	Fax	Email	
	Relationship to Petitioner (contractor, architect, etc.) accountant			
	TYPE OF APPLICATION (check one) ☐ Special Use ☒ Special Use Amendment ☐ Variation			
	Existing Zoning District B-2	Existing Land Use restaurant with liquor/live entertainment	Proposed Land Use same	
	Generally describe your request: Business plan amendment to include a small dance floor within the restaurant, as an accessory use to the live entertainment.			

I swear that the information contained on Page 1 herein and in any accompanying documents is accurate to the best of my knowledge.

Evand H
Signature

8/22/2025
Date

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

NA

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

No changes to the initial approval, just to allow to use a dance floor.

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

No, it is the existing restaurant for over the year.

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

No



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

Aragvi, LLC (Pavel Ivanoff)

Business Name (if applicable)

Aragvi's Restaurant

Subject Property Address

1280 E. Dundee Road

Please provide a description of your proposed request:

The premises will be used for full service restaurant and small retail food store.

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:

We will be offering the Georgian food. We do not any any competitor in the area.

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

Our food will be prepared mostly from the organic ingredients purchased in the USA and imported from Georgia.

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

No new improvements need to be done to operate our restaurant.

In order to supplement the above standards, the Zoning Board of 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.

We will not destroy existing vistas in the area; we will enhance the appearance of the homes and the streets in the area; and we will not detract from the overall appearance of the community.
--

PUBLIC NOTICE

A Public Hearing will be held before the Village of Palatine Planning and Zoning Commission on Tuesday August 26, 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 Special Use Ordinance #O-91-23 to permit changes to the live entertainment business plan and restaurant floorplan.

The property is commonly known as 1280 E. Dundee Road.

The Petitioner is proposing to include dancing and a small dance floor area to correspond with the live music activities within the restaurant and floorplan.

The above petition has been filed by, Oleg Gurevich, agent, on behalf of Aragvi restaurant and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE #: SU-000028-2023

VILLAGE OF PALATINE

Jan Wood, Chair
Palatine Planning and Zoning Commission

DATED: This 7th day of August 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 1280 E. DUNDEE 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 7TH day of AUGUST, A.D. 2025, and the last publication thereof was made on the 7TH day of AUGUST, 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

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 7TH day of AUGUST A.D., 2025.

By Todd Wessell

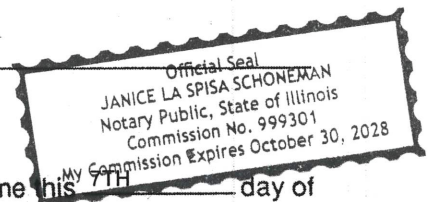
President

Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 7TH day of AUGUST A.D., 2025.

My commission expires the 30TH day of October A.D., 2028.





**VILLAGE OF PALATINE
PLANNING AND ZONING COMMISSION**

310 N. Brockway Street - Variation
August 26, 2025

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Laura Shahinian

PLAN NUMBER: VAR-000201-2025

ADDRESS: 310 N. Brockway Street

BACKGROUND:

The Subject Property is zoned R-2 and is improved with a single-family residence on a 14,630 square foot lot. In 2017, the property was granted a Special Use to allow a reduced front yard setback of 20 feet, in lieu of the minimum required 30 feet, and a reduced side yard setback of 11 feet, in lieu of the minimum required 20 feet (#O-24-17). The Petitioner is now requesting zoning relief to construct a detached single-car garage, which would be located approximately 7 feet from the primary residence. Therefore, the Petitioner is requesting:

1. Variation to permit an accessory structure to be located 7 feet from the primary structure instead of the minimum required 10 feet.

The Subject Property are currently zoned: R-2 Single Family Residential District.

Surrounding Zoning/Uses:

North	R-2 Single Family Residential District – legally non-conforming multi-family use
South:	R-2 Single Family Residential District – legally non-conforming multi-family use
East:	R-2 Single Family Residential District
West:	R-2 Single Family Residential District

KEY ISSUES:

- The Petitioner would like to build a single car detached garage, would be located 7 feet from the principal structure, instead of the minimum required 10 feet. In the justification for the variation, the Petitioner is trying to maintain an existing mature tree on the property. A certified arborist identified the tree's substantial root system and recommended that the garage is placed a minimum of 15 feet from the tree. In doing so, the garage would be set back 7 feet from the primary structure, rather than

the minimum required 10 feet.

- The proposed garage is approximately 352 square feet and 18 feet to the peak, with a mean height of 13.87 feet. Other than the setback from the principal structure, the proposed garage complies other setback requirements and maximum allowable accessory structure requirements.
- Both building and lot coverage meet code at 23% and 39%, maximum permitted is 35% and 45%

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 net effect to the requested relief is internal to the property. Since the house and garage meet all other setback requirements and will meet building code, the proposed addition should not impact the surrounding property owners or alter the essential character of the neighborhood. Additionally, the Subject Property is surrounded on the northern and southern side by multi-family uses, which should not be impacted by the proposed garage or requested relief.

Therefore, staff recommends approval of the Variation, subject to the following conditions:

1. The Variation shall substantially conform to the plans prepared by Heartland Garage Builders, submitted 7/28/2025 and attached hereto as Exhibit 'A', except where revisions are necessary to comply with Village Codes and Ordinances.



0 50 100
ft

Print Date: 8/13/2025

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.



VARIATION APPLICATION

Department of Planning & Zoning

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

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

Petitioner Name

Andrew Venamore, Agent

Business Name (if applicable)

Heartland Garage Builders

Subject Property Address

310 N Brockway Street

Please provide a description of your proposed request:

The owner intends to construct a separate 1-car detached garage in the existing rear yard. However, there is a significantly sized mature tree in the rear yard that requires a 15'-foot separation according to Bartlett Tree Experts qualified arborists which means that the proposed accessory building will need to be moved closer than 10 feet from the principle structure.

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:

A compliant location for this proposed accessory building that will be used for vehicular storage is being hampered by the existence of a significant tree in the rear yard of the lot. The 36" Silver Maple has been assessed by an arborist at one of Chicagoland's noted tree companies and they are requiring a 15-foot separation from the base of the trunk to the foundation of the new garage. Along with that distance, they are recommending that various steps are taken both before and after the construction in order to give the tree the best chance for long term survival as part of the development process.

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

Since the general notion of an accessory building (detached garage) on this lot is permitted, and the existing driveway is located along the north side of the property, the position for the garage needs to be at the end of that driveway. While the rear yard has ample room for that garage, the location of the Silver Maple hampers the ability to get adequate separation between the structures. The owners intend to follow the direction provided by the arborist in order to preserve the tree as it is a significant feature within their rear yard and creates a presence within the immediate residential neighborhood. Had the tree not been present, or of a slightly smaller stature, then the required 10-foot separation between the structures would have been easily achieved and the project moved through the permit and construction process on an as-of-right basis. The tree creates a unique plight for the owners.

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

Accessory buildings are permitted on a residential property and the approval of the requested relief for this project will not alter the inherent residential nature of the location. The architecture of the project has been designed to match the existing residence which further ensures compliance with the neighborhood character.

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 tree's location in the rear yard is approximately 18-24" lower than the elevation at the rear of the driveway and the house. The location of the garage closer to the house will help to alleviate some of the elevation issues, while ensuring that the tree's root zone is preserved as best as possible.

b. Having a significant tree on the lot is a benefit to the subject property, as well as those neighboring lots. This tree, and its proximity to the rear of the home, is what is driving the request for relief: there not many other homes that have this same tree-related hardship condition.

c. The owners have lived on this property since 1989 and intend to remain in the home. This proposed project seeks to satisfy a need they have (under cover vehicle storage) and is not based on a specific interest in making more money from the property.

d. The hardship is tied to the existence of a significant tree located in the rear yard of this property.

e. Maintaining a significant tree on this lot will add to the public welfare of the neighborhood and so granting the requested relief will actually be advantageous to the locality.

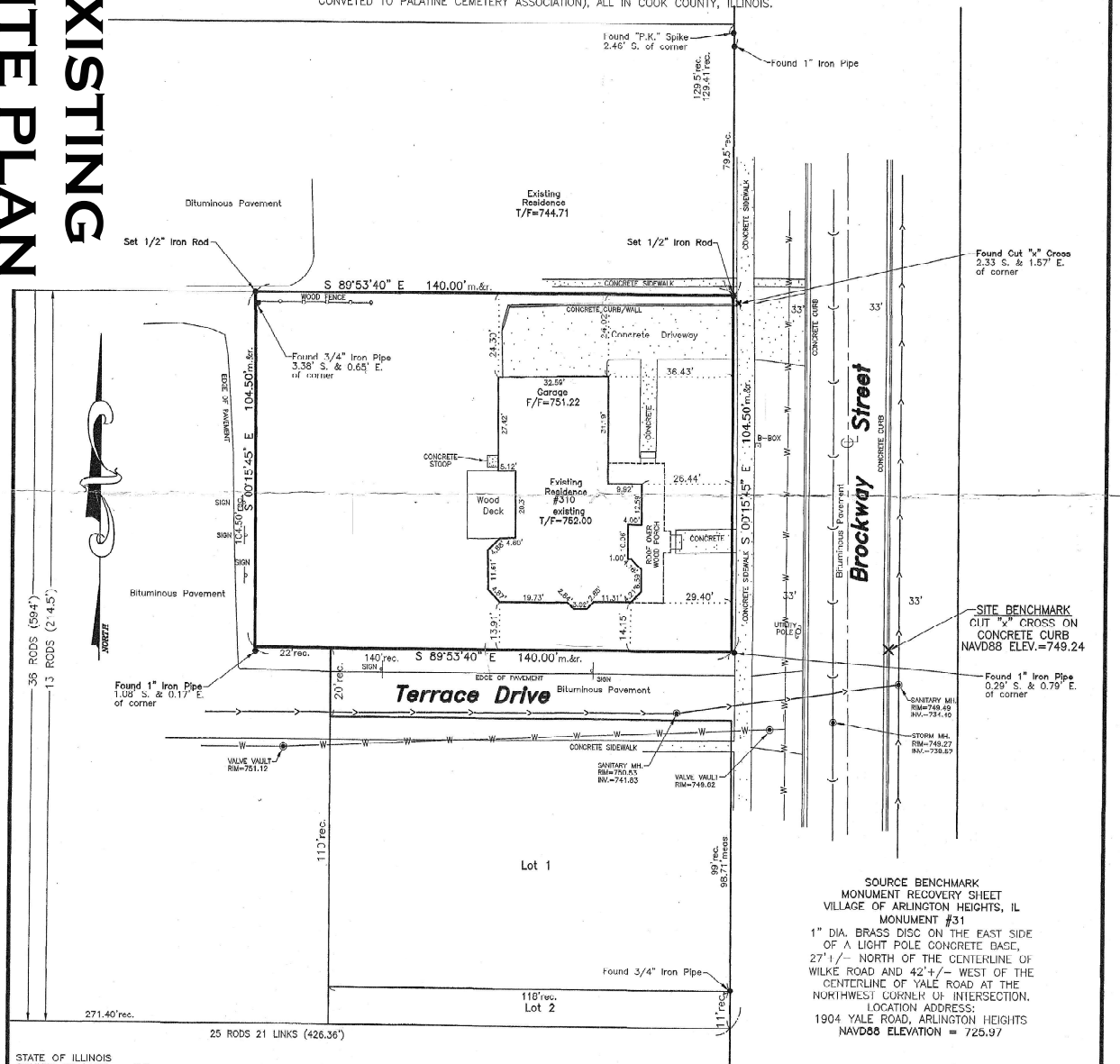
f. While the proposal seeks to move the garage closer to the principle structure, its location will not impair the provision of light and air onto the neighboring properties and will not increase the danger of fire or diminish neighborhood property values.

HGB-EXISTING SITE PLAN

PLAT OF SURVEY OF

THE PREMISES COMMONLY KNOWN AS:
310 BROCKWAY STREET, PALATINE, ILLINOIS 60067
PARCEL AREA = 14,630 S.F.
PIN: 02-15-401-039

THE NORTH 104.5 FEET OF THE EAST 173 FEET OF THE FOLLOWING DESCRIBED REAL ESTATE: THE SOUTH 13 RODS 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 THAT PIECE OF LAND BEGINNING 13 RODS AND 19 LINKS DUE EAST FROM THE NORTHWEST CORNER OF THE SOUTHEAST CORNER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, THENCE SOUTH 36 RODS, THENCE EAST 25 RODS AND 21 LINKS, THENCE NORTH 30 RODS, THENCE WEST TO THE PLACE OF BEGINNING (EXCEPT THAT PART CONVEYED TO PALATINE CEMETERY ASSOCIATION), ALL IN COOK COUNTY, ILLINOIS.



SOURCE BENCHMARK
MONUMENT RECOVERY SHEET
VILLAGE OF ARLINGTON HEIGHTS, IL
MONUMENT #31
1" DIA. BRASS DISC ON THE EAST SIDE
OF A LIGHT POLE CONCRETE BASE,
27'1" NORTH OF THE CENTERLINE OF
WILKE ROAD AND 42'4" WEST OF THE
CENTERLINE OF YALE ROAD AT THE
NORTHWEST CORNER OF INTERSECTION.
LOCATION ADDRESS:
1904 YALE ROAD, ARLINGTON HEIGHTS
NAVDS8 ELEVATION = 725.97

STATE OF ILLINOIS
COUNTY OF LAKE S.S.

I, BRYAN J. LEE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND STAKED THE LAND AS DESCRIBED IN THE ABOVE CAPTION, ANY STRUCTURES SHOWN HEREON WERE LOCATED BY ME OR UNDER MY DIRECTION AND THE PLAT DRAWN HEREON IS A CORRECT REPRESENTATION OF SAID SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED AT GRAYSLAKE, ILLINOIS THIS 2nd DAY OF November, A.D. 2016.

ILLINOIS PROFESSIONAL LAND SURVEYOR 36 3616
MY LICENSE EXPIRES 11-30-18.
PROFESSIONAL DESIGN FIRM NO. 184-002732



FINAL SURVEY 12-15-2017 B.J.L.

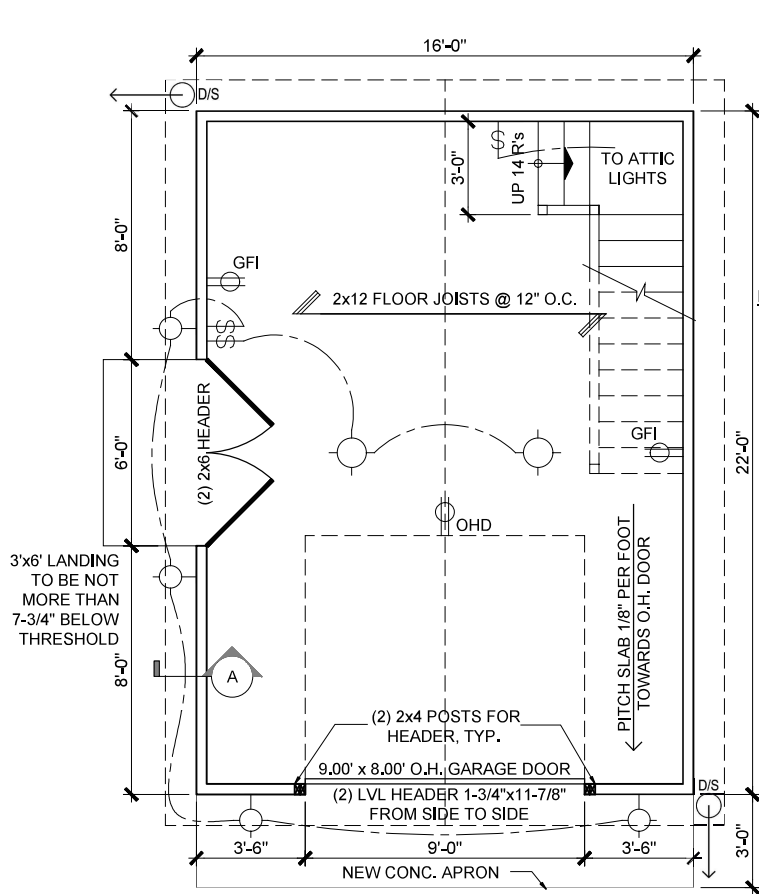
Scale: 1" = 20'
FILE NO. 164-16
F16416.DWG

FIELDWORK COMPLETED: 12-11-2017
CLIENT NAME: Pearson, Brown and Associates, Inc.
ADDRESS: 1850 West Winchester Road, Suite 205
Libertyville, IL 60048

NOTES:

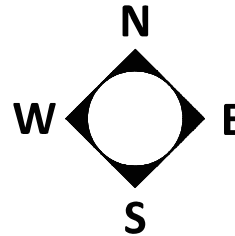
DI AT IC VOID if the Impressed Surveyors Seal does not appear.
Only those Building Lines or Easements shown on a Recorded Subdivision Plat or from a Recorded Document are shown herein; check local ordinances before building.
Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

R.E. ALLEN AND ASSOCIATES, LTD.
PROFESSIONAL LAND SURVEYORS
1015 N. CORPORATE CIRCOLE, SUITE C
GRAYSLAKE, ILLINOIS 60030
PHONE: 847-223-0914 FAX: 847-223-0980



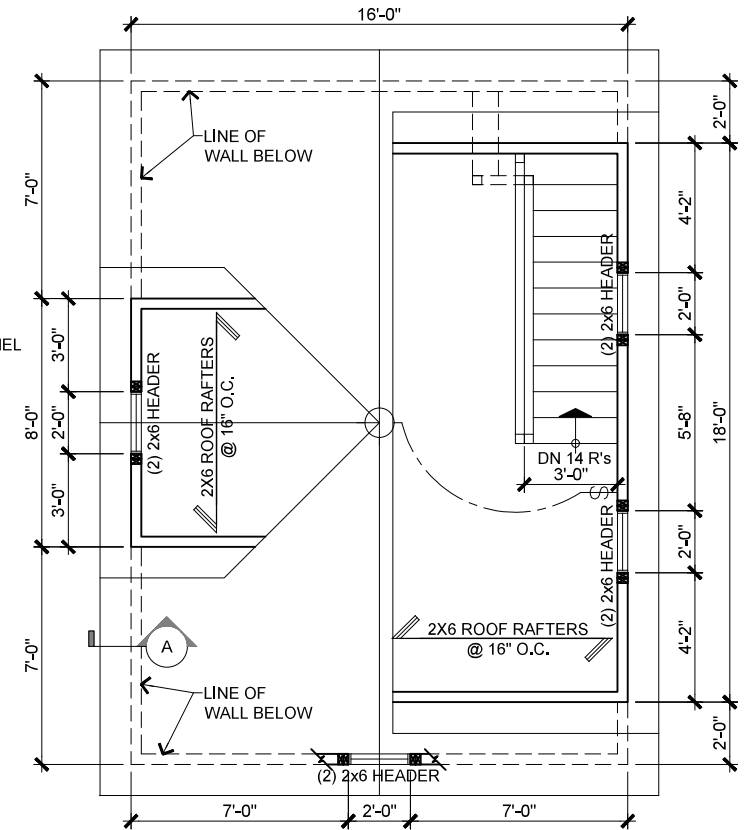
FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



ELECTRIC DETAILS:

- CIRCUITS: (1) 20 AMP. #12 GA. (1) 15 AMP. #14 GA.
- CONTAINED IN 1/2" RIGID STEEL CONDUIT
- BURIAL DEPTH: 8 INCHES
- WIRING: SEPARATE CIRCUITS TO ELECTRICAL PANEL



ATTIC FLOOR PLAN

SCALE: 1/4" = 1'-0"



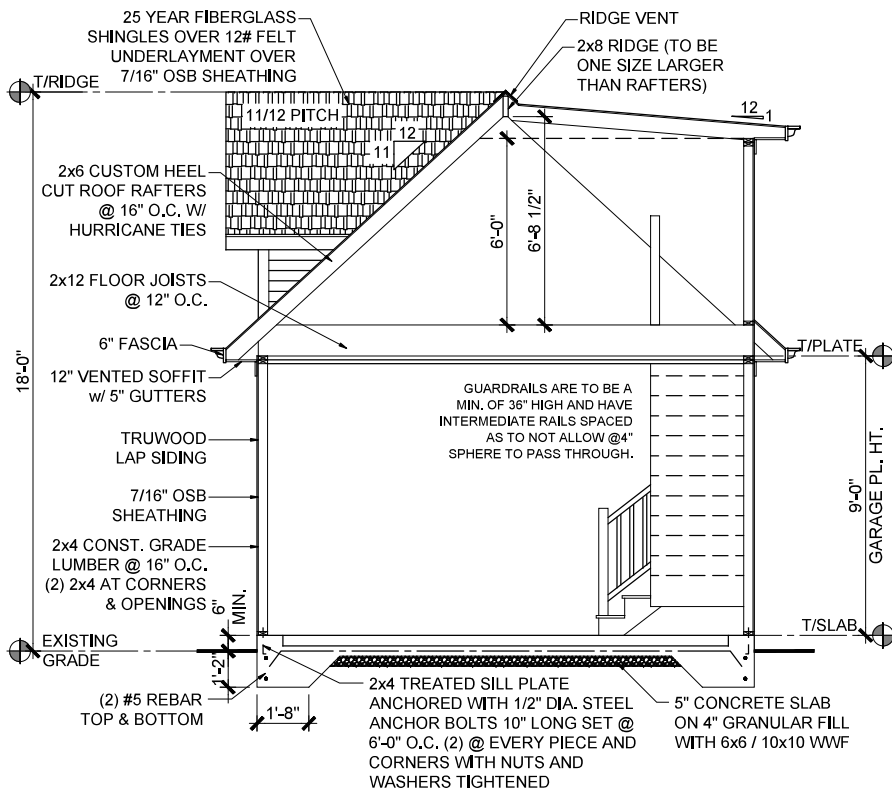
DETACHED GARAGE - GABLE ROOF

310 NORTH BROCKWAY STREET, PALATINE
SHAHINIAN RESIDENCE

THESE PLANS REMAIN THE PROPERTY OF MACH 1, INC. AND THEIR REPRODUCTION IS EXPRESSLY FORBIDDEN.

CONTRACTOR
HEARTLAND GARAGE BUILDERS
602 ACADEMY DRIVE
NORTHBROOK, IL 60062
PHONE: (224) 619-4539
EMAIL: INFO@HLGBS.COM

SHEET NAME:
FLOOR PLANS
SHEET NUMBER:
1 OF 4

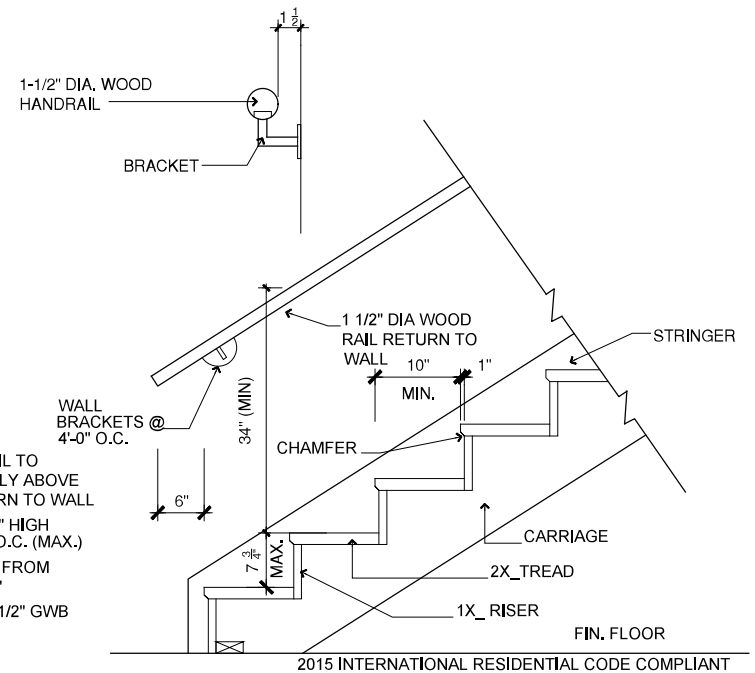


BUILDING SECTION

SCALE: 1/4" = 1'-0"

NOTES:

1. CONT. STAIR HANDRAIL TO EXTEND 6" HORIZONTALLY ABOVE THE TOP RISER & RETURN TO WALL
2. GUARDS SHALL BE 36" HIGH WITH BALUSTERS @ 4" O.C. (MAX.)
3. MINIMUM HEADROOM FROM NOSING TO CEILING 6'-8"
4. 1 LAYER OF TYPE "X" 1/2" GWB BELOW STAIRS (WHERE EXPOSED TO STORAGE)



STAIR SECTION

SCALE: 3/4" = 1'-0"



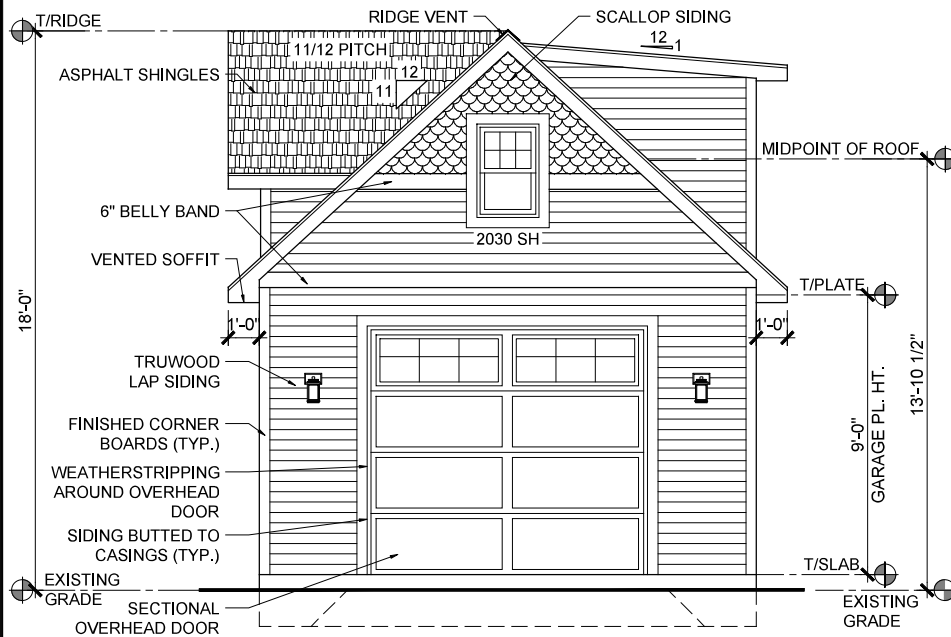
DETACHED GARAGE - GABLE ROOF

310 NORTH BROCKWAY STREET, PALATINE
SHAHINIAN RESIDENCE

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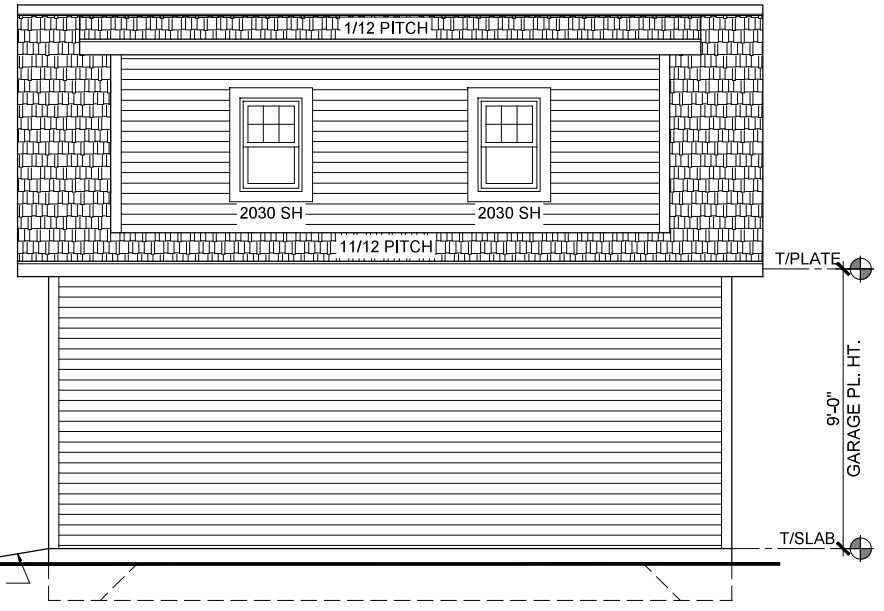
CONTRACTOR
HEARTLAND GARAGE BUILDERS
602 ACADEMY DRIVE
NORTHBROOK, IL 60062
PHONE: (224) 619-4539
EMAIL: INFO@HLGBS.COM

SHEET NAME:
BUILDING SECTION & STAIR SECTION
SHEET NUMBER:
2 OF 4



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



EAST ELEVATION

SCALE: 1/4" = 1'-0"



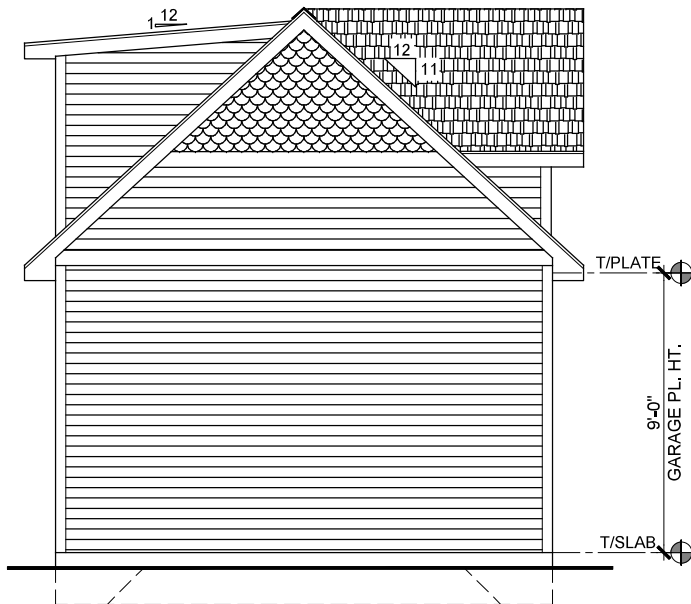
DETACHED GARAGE - GABLE ROOF

310 NORTH BROCKWAY STREET, PALATINE
SHAHINIAN RESIDENCE

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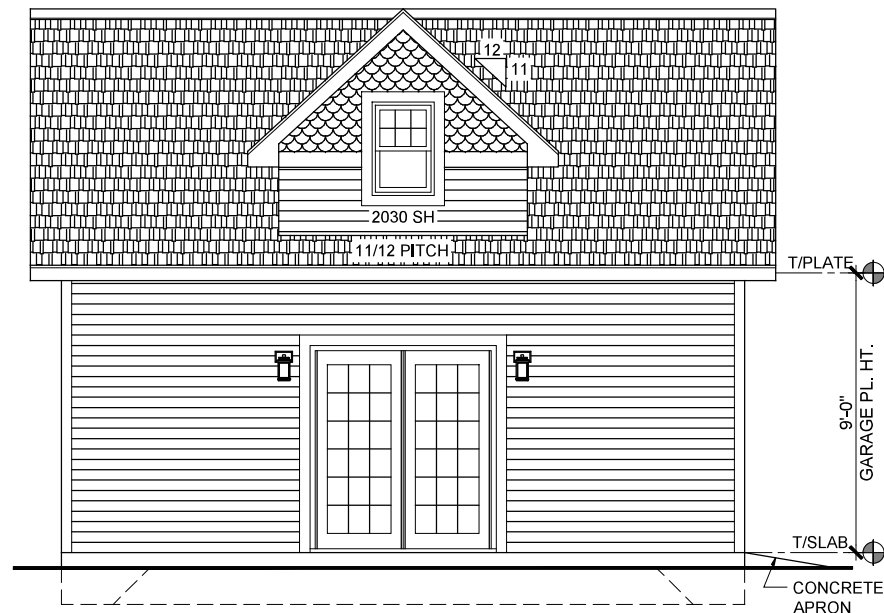
CONTRACTOR
HEARTLAND GARAGE BUILDERS
602 ACADEMY DRIVE
NORTHBROOK, IL 60062
PHONE: (224) 619-4539
EMAIL: INFO@HLGBS.COM

SHEET NAME:
ELEVATIONS
SHEET NUMBER:
3 OF 4



NORTH ELEVATION

SCALE: 1/4" = 1'-0"



WEST ELEVATION

SCALE: 1/4" = 1'-0"



DETACHED GARAGE - GABLE ROOF

310 NORTH BROCKWAY STREET, PALATINE
SHAHINIAN RESIDENCE

THESE PLANS REMAIN THE PROPERTY OF MACH 1, INC. AND THEIR REPRODUCTION IS EXPRESSLY FORBIDDEN.

CONTRACTOR
HEARTLAND GARAGE BUILDERS
602 ACADEMY DRIVE
NORTHBROOK, IL 60062
PHONE: (224) 619-4539
EMAIL: INFO@HLGBS.COM

SHEET NAME:
ELEVATIONS
SHEET NUMBER:
4 OF 4



Client: 9456920

Printed on: 7/28/2025

Created on: 6/26/2025

Heartland Garage Builders
Attn: Andrew Venamore
602 Academy Dr
Northbrook, IL 60062
Mobile Phone: (224) 619-4539
E-Mail Address: andrew@hlgbs.com

Bartlett Tree Experts
Sarah Westlund - Representative
1960 Old Willow Rd.
Northbrook, IL 60062

Property Address: 310 N Brockway St, Palatine, IL 60067

The following program is recommended for certain trees and shrubs on your property. In addition to a thorough plant health care program, or the specific services recommended, Bartlett Tree Experts also recommends having a tree risk assessment qualified arborist conduct a tree risk assessment on your property periodically to assist you in identifying potential risks of tree or limb failure and the potential consequences of such tree or limb failure relating to your trees and shrubs. An inspection of trees or shrubs for the purpose of writing a recommendation or conducting plant health care or tree care services is not a tree risk assessment. THIS IS NOT AN INVOICE.

Root Invigoration

Root Invigoration™: Cultivate the soil beneath the crown of Silver Maple located at the backyard right, northwest using an Air-Spade to improve soil health and promote root development and function. A radius of approximately 8 feet from the trunk will be cultivated to a depth of 6-8 inches. Note: The cultivated soil should be irrigated regularly following treatment to keep the soil moist if adequate rainfall does not occur.

- Biochar will be added to the soil during cultivation.
- Mulch should be applied to the treated area immediately after treatment.

Arborist Notes:

- The original placement plan for the proposed garage was within 15' of the critical root zone of the Silver Maple. Because of this, building the garage in this area would destroy the structural and nutrient absorbing roots of the tree, leading to death. We strongly recommend the garage be re-sited to allow for less invasive damage to the tree roots, as well as a comprehensive soil amendment program within a buffer zone. In addition to re-siting the garage beyond the 15' critical root zone area, we highly recommend establishing an 8' buffer zone for the Root Rx Root Invigoration treatment, as this creates the opportunity for the tree to add a substantial amount of fine root growth for better nutrient and water absorption, leading to better overall plant health and the ability to weather biotic and abiotic stressors.

Amount: \$1,480.00

Mulching

Supply and install approximately 2-4" layer of hardwood mulch. The area should extend 3 feet from the root collar of the Silver Maple located at the backyard right, northwest. Mulch helps to improve soil moisture conditions, moisture retention and protects the plant from mechanical injury.

Amount: \$270.00

Boost Liquid Treatment

Client: 9456920

Printed on: 7/28/2025

Created on: 6/26/2025

Apply Boost Midwest 20-8-8-20S to the following plant and location to help maintain plant health.

- Silver Maple located at the backyard right, northwest

Bartlett Boost Midwest 20-8-8-20S is specifically formulated by the Bartlett Tree Research Laboratories to meet the nutrient requirements of woody landscape plants. Boost releases its nutrients gradually to the plant over an entire growing season. Boost is mixed with water and injected under low pressure directly into the critical root zone of the plant.

Biochar is a stable form of organic matter that improves soil nutrient and water retention and promotes soil biological activity.

Fortiphite is recommended to supply potassium and increase plant defense to biotic and abiotic stresses.

Provide 2 treatments at 130.00 per treatment.

Estimated Treatment Dates: 7/8/2025, 10/8/2025.

Amount: \$260.00

Soil Treatment

Apply DryPhite Granular to the following plant and location to promote vitality and improve resistance to disease and stress.

- Silver Maple located at the backyard right, northwest

Provide 1 treatment at 99.00 per treatment.

Estimated Treatment Date: 3/15/2026.

Amount: \$99.00

Total Amount: \$2,109.00

If you would prefer to receive proposals and/or lab analysis results via email, please enter your email address below:

Email Address: _____

Client: 9456920

Printed on: 7/28/2025

Created on: 6/26/2025

Please review the terms and conditions attached, which become part of the agreement, and sign and return one copy authorizing the program.

(Customer Signature)



(Bartlett Representative - Sarah Westlund)

(Date)

7/28/2025

(Date)

Prices are guaranteed if accepted within thirty days.
All accounts are net payable upon receipt of invoice.

Work is done in accordance with ANSI A300 Tree Care Standards.

To access a certificate of liability insurance for Bartlett Tree Experts, please navigate to <http://www.bartlett.com/BartlettCOL.pdf>

A Job Site Safety Analysis was completed for your property, please contact your arborist for further details.

Bartlett Tree Experts does not sell client information to third parties. However, Bartlett may need to retain client information for digital advertising purposes. For further information on the type of client information collected, the purpose for which information may be used, and any client's ability to access and/or opt out of such use, please visit Bartlett's privacy policy on our website: <https://www.bartlett.com/privacy-policy.cfm>

ORDINANCE NO. 0-24-17

**AN ORDINANCE GRANTING A SPECIAL USE
310 NORTH BROCKWAY STREET**

**Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
on March 20, 2017**

ORDINANCE NO. 0-24-17

AN ORDINANCE GRANTING A SPECIAL USE
310 NORTH BROCKWAY STREET

WHEREAS, upon petition of owners of said property, a public hearing was held by the Zoning Board of Appeals on March 14, 2017 in accordance with the Zoning Ordinance of the Village of Palatine, in such cases made and provided, and said Zoning Board of Appeals having made its findings in a report to the Mayor and Village Council of the Village of Palatine regarding a request for a Special Use to permit a front yard setback of 20 feet, instead of the minimum required 30 feet and a side yard abutting a street setback of 11 feet, instead of the minimum required 20 feet, for the construction of a new home, pursuant to Section 10.06 (c)(13) of the Palatine Zoning Ordinance, on the following legally described property:

THE NORTH 104.5 FEET OF THE EAST 173 FEET OF THE FOLLOWING DESCRIBED REAL ESTATE: THE SOUTH 13 RODS 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 THAT PIECE OF LAND BEGINNING 13 RODS AND 19 LINKS DUE EAST FROM THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE SOUTH 36 RODS; THENCE EAST 25 RODS AND 21 LINKS; THENCE NORTH 36 RODS; THENCE WEST TO THE PLACE OF BEGINNING (EXCEPT THAT PART CONVEYED TO PALATINE CEMETERY ASSOCIATION, ALL IN COOK COUNTY, ILLINOIS.

commonly known as 310 N Brockway Street (PIN# 02-15-401-039)

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: Special Use to permit setback reductions to permit a front yard setback of 20 feet, instead of the minimum required 30 feet and a side yard abutting a street setback of 11 feet, instead of the 20 feet, for the construction of a new home, pursuant to Section 10.06 (c)(13) of the Palatine Zoning Ordinance, is hereby granted, subject to the following condition(s):

1. The Special Uses shall substantially conform to the site plan prepared by the Pearson, Brown & Associates dated 1/3/2017 and floor plans and elevation plans prepared by the ALA Architects dated 11/7/2016, except as such plans may be changed to conform to Village Codes and Ordinances.

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 20 day of March, 2017

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

APPROVED by me this 20 day of March, 2017

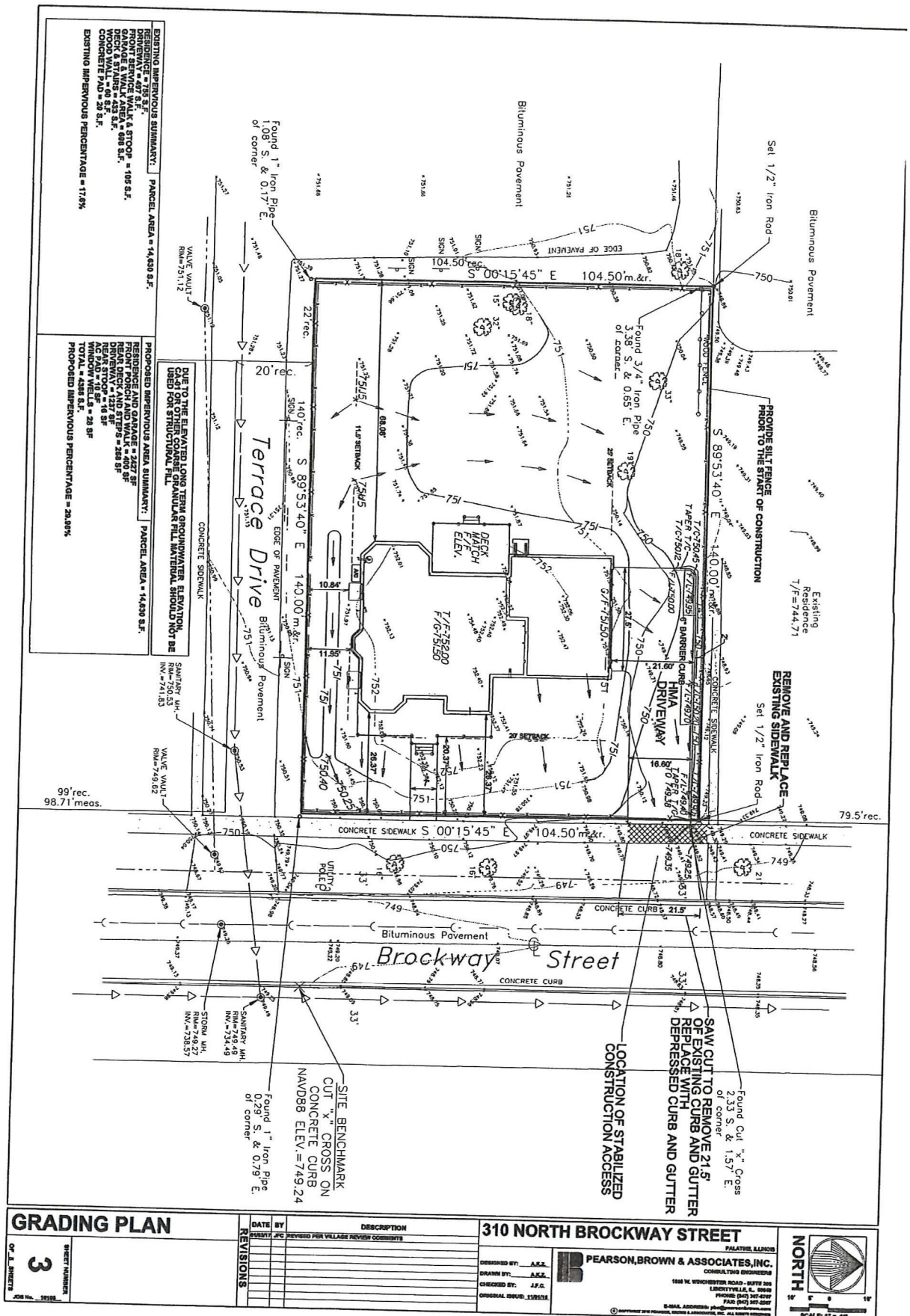


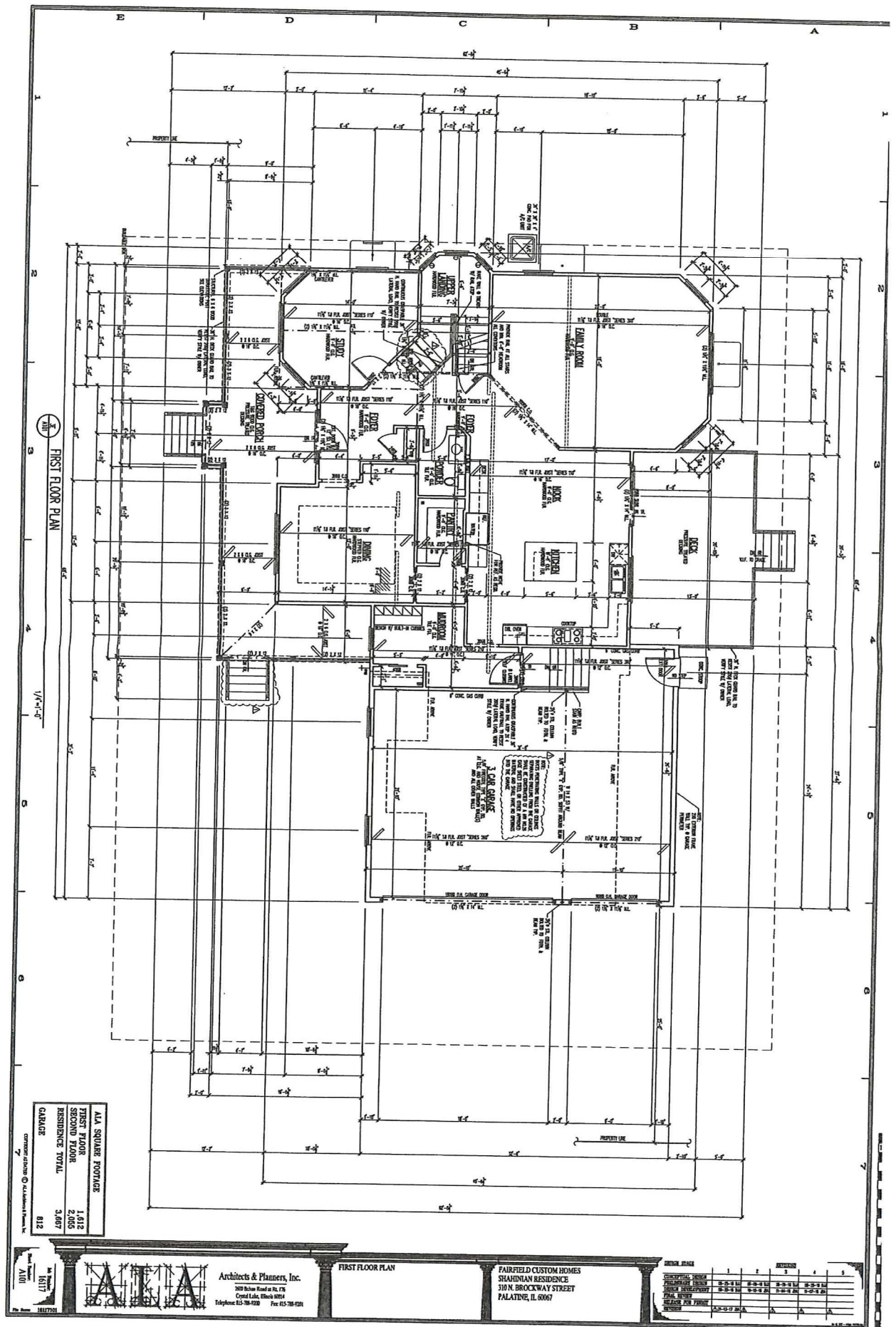
Mayor of the Village of Palatine

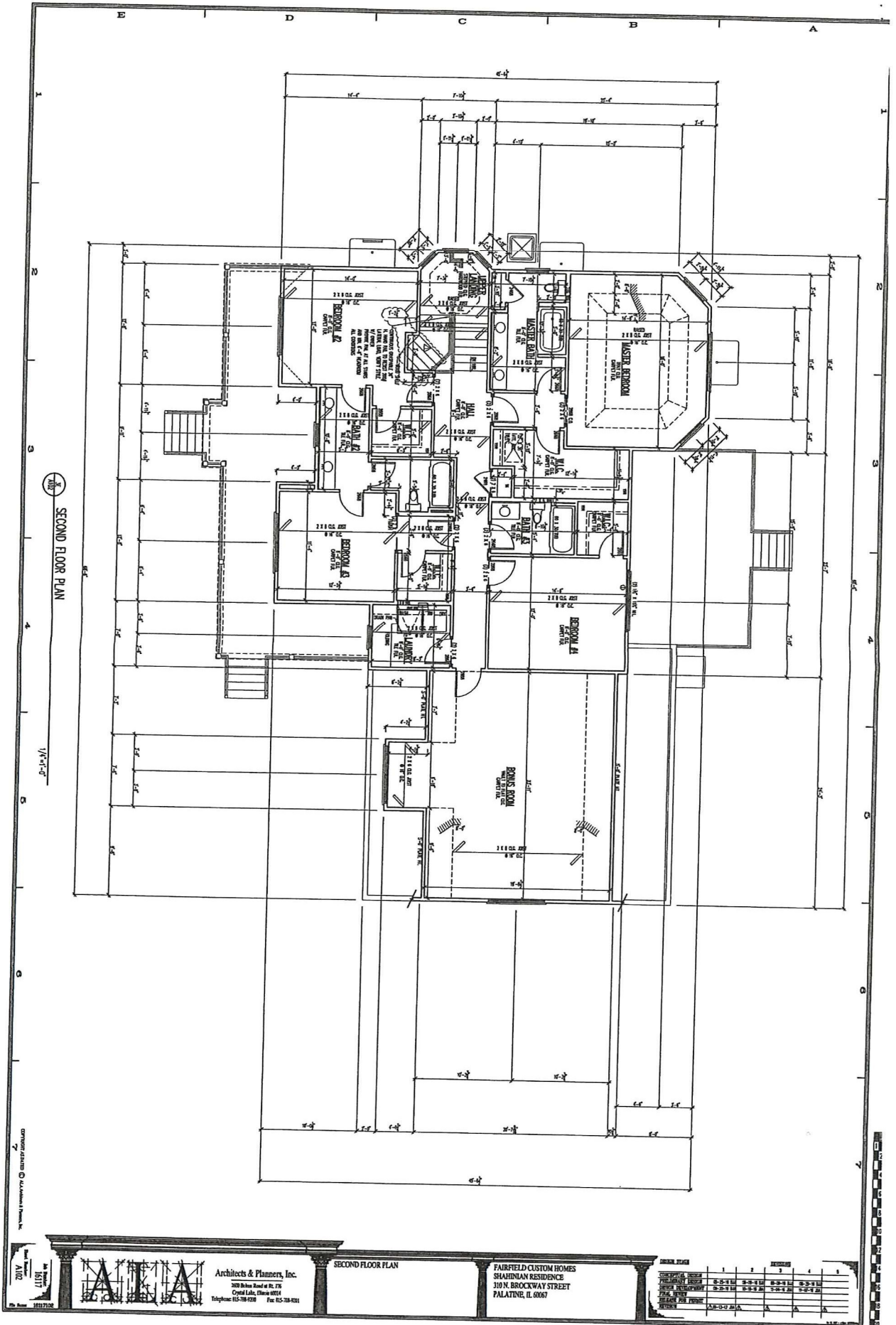
ATTESTED and FILED in the office of the Village Clerk this
20 day of March, 2017

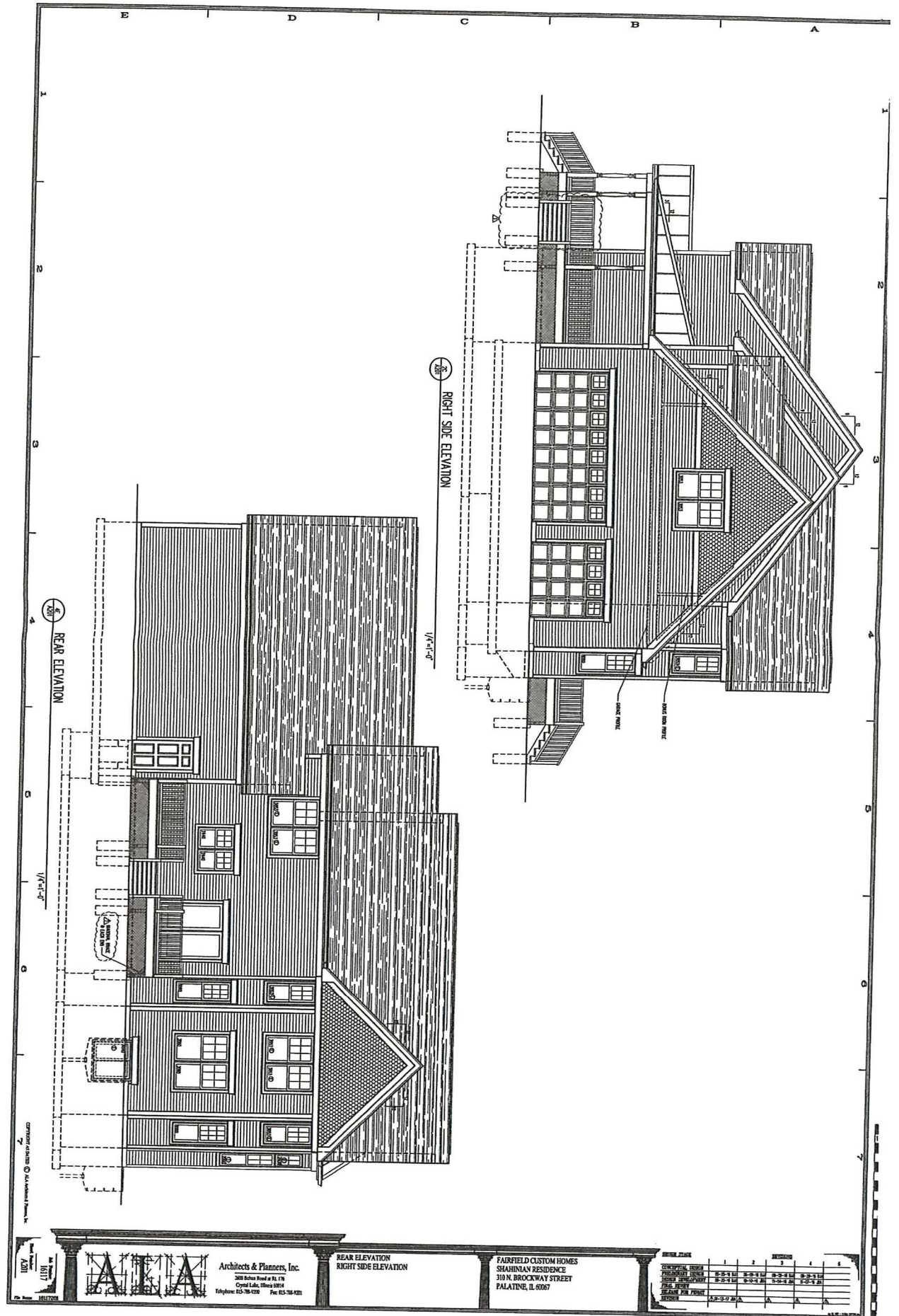


Village Clerk









Architects & Planners, Inc.
 2000 Belden Road at Rt. 176
 Crystal Lake, Illinois 60014
 Telephone: 815-768-4282 Fax: 815-768-4282

FAIRFIELD CUSTOM HOMES
SHAHINIAN RESIDENCE
 310 N. BROCKWAY STREET
 PALATINE, IL 60067

ITEM	1	2	3	4	5
CONTRACT PRICE	8-2-11	8-2-11	8-2-11	8-2-11	8-2-11
PERMITS	8-2-11	8-2-11	1-2-11	1-2-11	1-2-11
FINAL PRICE	8-2-11	8-2-11	1-2-11	1-2-11	1-2-11
REMARKS	8-2-11	8-2-11	1-2-11	1-2-11	1-2-11

PUBLIC NOTICE

A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, March 14, 2017, at 7:00 PM, in the Village Council Chambers in the Palatine Village Hall, 200 East Wood Street, relative to a request for the following:
Special Use to permit a new single family home to be setback 20 feet instead of the minimum 30 feet in the front yard and 11 feet instead of the 20 feet in the side yard abutting a street pursuant to Section 10.06 (c)(13) of the Palatine Zoning Ordinance. The property is commonly known as 310 N. Brockway Street (PIN# 02-15-401-039).
The Petitioners are proposing build a new single family home requiring a front and side yard setback.
The above petition has been filed by John & Laura Shalinian and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
FILE #: 17-08 VILLAGE OF PALATINE
Jan Wood, Chair
Palatine Zoning Board of Appeals
DATED: This 27th day of February, 2017.
Published in Daily Herald
Feb. 27, 2017 (4465393)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

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

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

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

I further certify that the **DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published February 27, 2017 in said **DAILY HERALD**.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Paula Baltz
Authorized Agent

Control # 4465393

PUBLIC NOTICE

A Public Hearing will be held before the Village of Palatine Planning and Zoning Commission on Tuesday August 26, 2025 at 7 PM, in the Village Council Chambers in Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

Variation to permit an accessory structure to be set back 7 feet from the existing principal structure, instead of the minimum required 10 feet.

The property is commonly known as 310 N. Brockway Street.

The Petitioner is proposing to build a new detached garage, which would be located approximately 7 feet from the primary structure.

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

FILE #: VAR-000201-2025 VILLAGE OF PALATINE

Jan Wood, Chair
Palatine Planning and Zoning Commission

DATED: This 7th day of August 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 310 N. BROCKWAY ST.
☒ ☐ ☐ ☐
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 7TH day of AUGUST, A.D. 2025, and the last publication thereof was made on the 7TH day of AUGUST, 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

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 7TH day of AUGUST, A.D., 2025.

By Todd Wessell

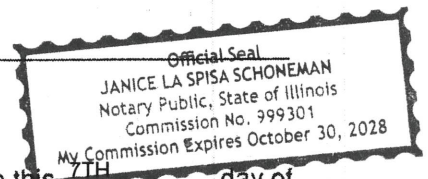
President

Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 7TH day of AUGUST, A.D., 2025.

My commission expires the 30TH day of August, A.D., 2028.





**VILLAGE OF PALATINE
PLANNING AND ZONING COMMISSION**

35 N. Ashland Avenue- Variation
August 26, 2025

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Ryan Auer

PETITIONER: Linda Breckler, Owner

PLAN NUMBER: VAR-000195-2025

ADDRESS: 35 N. Ashland

BACKGROUND:

The Subject Property is zoned “R-2” Single Family Residential and is approximately 11,340 square feet in area. The property currently consists of a single-family residence with an *attached* garage in the side yard. The structure is considered legally non-conforming as the existing garage is setback 1.6 feet from the side lot line. The existing garage will be replaced by a *detached* garage. The Petitioner is proposing to build a detached garage that encroaches upon the required minimum side yard setback, and, minimum setback from the principal structure. Therefore, the petitioner is requesting the following:

- 1. Variation to permit an accessory structure to be set back 3 feet from the side lot line, instead of the required 5-foot setback.**
- 2. Variation to permit an accessory structure to be set back 6 feet from the principal structure, instead of the required 10-foot setback.**

Surrounding Zoning/Uses:

North	R-2 Single Family Residential District
South:	R-2 Single Family Residential District
East:	R-2 Single Family Residential District
West:	R-2 Single Family Residential District

KEY ISSUES:

- The petitioner is proposing to demolish the existing attached garage and construct a detached garage 240 square feet in size. The proposed garage will remain approximately the same size as the current attached garage.
- The proposed garage will be located in a similar, but different, location to the existing garage. The proposed garage will maintain its alignment with the front

face of the home. The proposed detached garage will increase the side yard setback from 1.6 (current) to 3 feet. This new setback encroaches on the minimum required side lot line setback of 5 feet for accessory structures.

- The garage attachment and existing garage would be demolished, and therefore create open space between the residence and proposed garage. The proposed distance between the garage and the residence (principal structure) is 6.8 feet, encroaching on the minimum accessory structure setback of 10 feet from the principal structure.
- The petitioner is requesting the variance to construct the garage in a manner consistent with the surrounding area and for ease of access to the home. The project contractor stated building code requirements to re-construct the attached garage would be overly burdensome the homeowner.
- The request to align the garage with the front face of the home is consistent with the design of the surrounding properties. Along the subject block of North Ashland, there are several garages that align with the front face of the home. Most of these garages are attached and considered existing non-conforming due to side yard setbacks that do not conform to setback minimums. One residence (48 N. Ashland Avenue) contains a detached garage in the side yard, setback 5 feet from the home, and is aligned with the front face of the home.
- Due to the narrower width of the lot (60 feet) – there is no configuration in which the detached garage(12-feet-wide) would be permitted by-right, while maintaining alignment with the front face of the residence.
- Lot conditions do allow for a garage to be constructed in a manner that meets the required setbacks for a detached accessory structure. Re-locating to conform to these setbacks may require the applicant to remove a mature tree in the rear yard.
- The proposed plans meet both building and coverage requirements as described below:
 - Lot coverage: 19.6%
 - Building coverage: 9%

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 petitioner is requesting to locate the detached garage near its original location due to costs of construction and maintaining the property design. The proposed detached garage is consistent with the design of the surrounding residential properties. While still requiring zoning relief, the side yard setback is increasing almost two-fold from the existing circumstance, which has existed since its original construction.

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

1. The Variation shall substantially conform to the plans prepared by Polena Engineering, submitted 7/29/2025, and attached hereto as Exhibit 'A', except where revisions are necessary to comply with 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

Linda Breckler

Business Name (if applicable)

Subject Property Address

35 N ASHLAND AVENUE Palatine, IL 60074

Please provide a description of your proposed request:

The proposed project involves the demolition and complete replacement of the existing detached garage located at 35 N. Ashland Avenue. The current garage is aged, structurally compromised, and no longer meets present-day building or zoning code requirements. The intent of this project is to replace the structure in the same location with a new detached garage that is built to current code standards for safety, durability, and functionality.

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 unique characteristics of the lot—such as width of lot at 60.00'—render it practically impossible to construct a garage in full compliance without incurring prohibitive costs or significantly reducing the size and function of the structure. This results in a diminished ability to use the property in a manner typical of surrounding properties, reducing its usability and economic value.

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

Granting the requested variance will not alter the essential character of the locality or negatively impact surrounding properties. In fact, the proposed use is consistent with nearby developments and supports the broader goals of economic vitality and community sustainability.

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

The property has a width of only 60.00 feet, which is significantly narrower than the typical lot width contemplated when the current zoning regulations were adopted. This limited width imposes a practical hardship when attempting to comply with side-yard setback requirements while also maintaining the functional layout and accessibility of the home and proposed detached garage.

Because the zoning ordinance requires 5.00' side yard setback and 10.00' from principal building, compliance would leave only 6.83' for any improvements, including essential features like driveways, walkways, or garage placement. This is insufficient for a standard 12.00' wide one-car garage, particularly when also accounting for required separation from the principal structure and vehicular access.

These site limitations are not self-imposed and are a product of the original subdivision plat, which created lots narrower than what current zoning standards ideally support. As such, this property is uniquely burdened compared to others with wider lots that can accommodate detached accessory structures within required setbacks.

Due to the narrow lot width and resulting space constraints, strict application of the zoning ordinance would unreasonably restrict the owner's ability to construct a standard, functional detached garage. The requested variation is necessary to allow for reasonable use of the property in a way that is consistent with neighboring properties, many of which benefit from garages that may predate or differ from current zoning regulations.

In order to supplement the above standards, the Zoning Board of 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

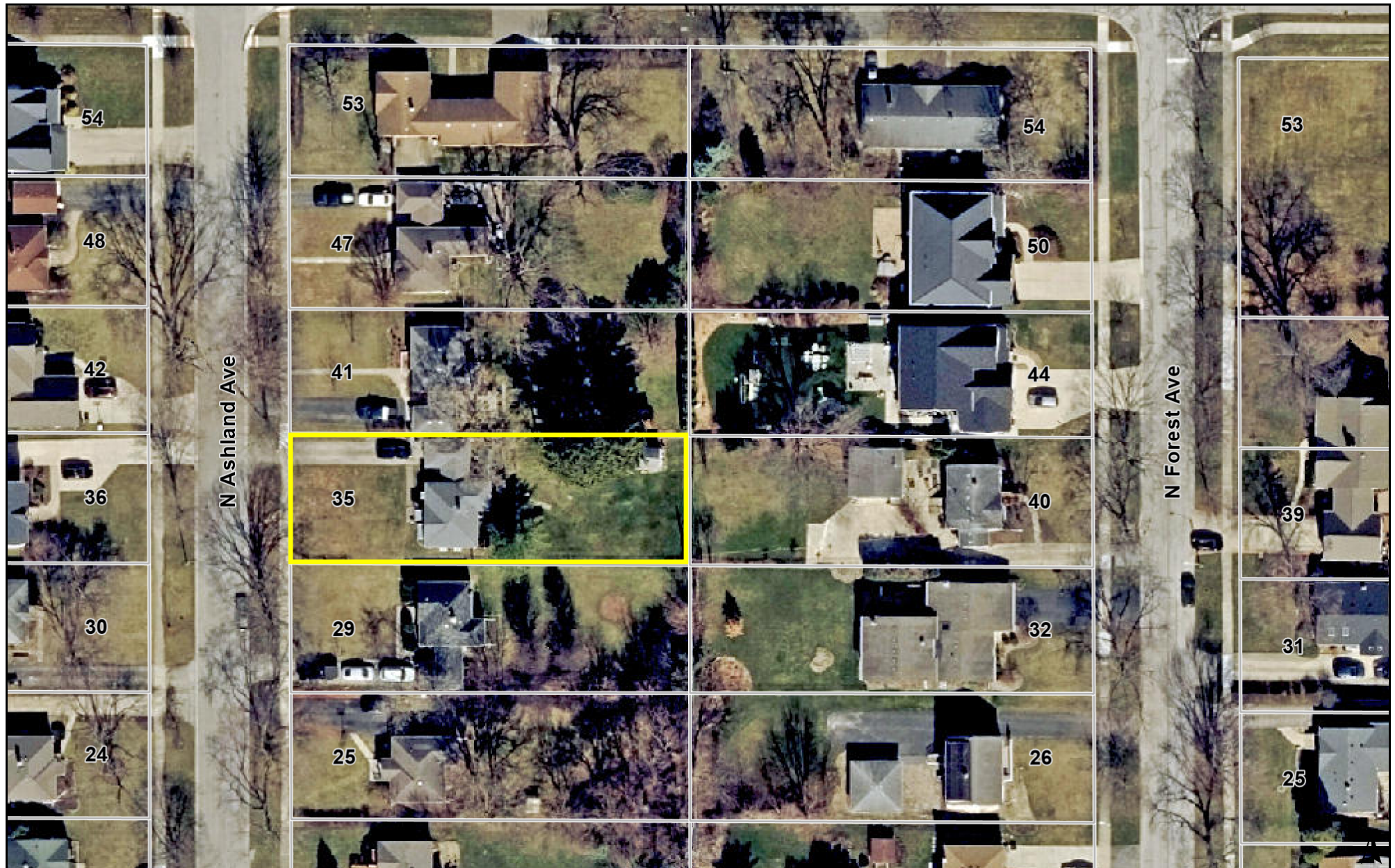
The proposed garage will be a detached, single-story structure consistent in height and scale with similar accessory buildings in the area. It will be located at the side of the property, away from adjacent homes. The design preserves adequate separation between structures, ensuring continued access to natural light and ventilation for neighboring properties.

The structure will be built in full compliance with all current fire code requirements, including fire-rated construction materials if required based on setback conditions. No part of the proposed garage presents an unusual fire hazard or deviation from standard residential safety practices.

The garage will not interfere with emergency access routes, visibility, or site drainage. It will not obstruct sidewalks, easements, or traffic sight lines.

The garage is designed to be visually compatible with the principal residence and surrounding homes. It will be constructed with quality materials and a residential aesthetic, enhancing the usability and appeal of the property. As detached garages are common and expected features in the neighborhood, this improvement is more likely to support or increase neighboring property values by maintaining community standards.

The requested variation does not permit an expansion of use or intensity, but rather a minor adjustment to allow reasonable use of the property consistent with its residential character. Many surrounding properties feature similar garage structures, some of which may not conform to current regulations due to age or prior standards.



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Print Date: 8/5/2025

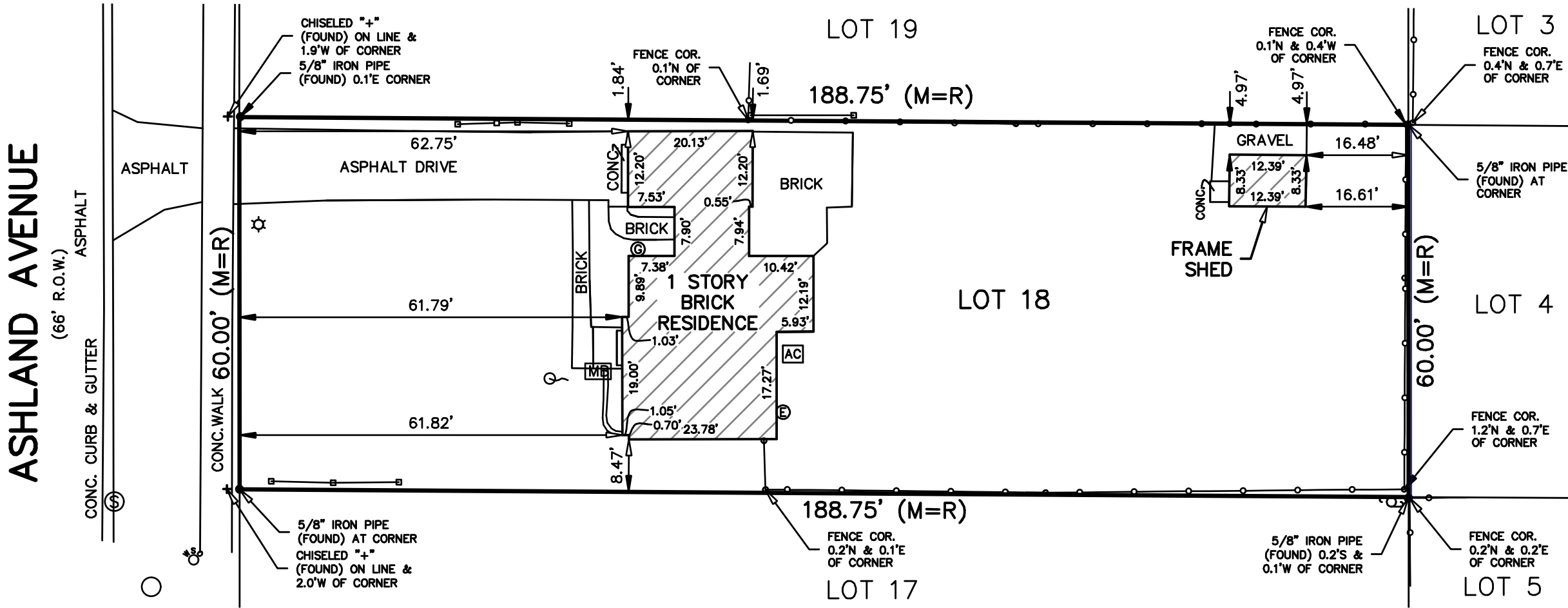
Notes

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 18 IN BLOCK 6 IN ARTHUR T. McINTOSH 7 COMPANY'S PALATINE NORTHWEST HIGHWAY ADDITION IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 35 NORTH ASHLAND AVENUE, PALATINE
PIN: 02-14-410-004
AREA: 0.26 ACRES



SYMBOL LEGEND	
	AIR CONDITIONER
	ELECTRIC METER
	GAS METER
	MAILBOX
	FLAGPOLE
	SANITARY MANHOLE
	CATCH BASIN
	B-BOX
	LIGHT POLE
	MAILBOX

LINE LEGEND	
	WOOD FENCE
	CHAINLINK FENCE

THE GARAGE BUILDER
OF LAKE COUNTY
EXISTING SITE PLAN

SCALE: 1" = 20'-0"

STATE OF ILLINOIS } S.S.
COUNTY OF MCHENRY }

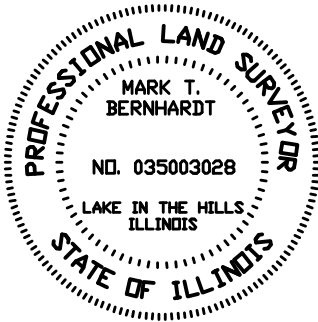
THIS IS TO CERTIFY THAT I, AN ILLINOIS LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE AND THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY. FIELD WORK COMPLETION DATE: 09/05/2024.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

GIVEN UNDER MY HAND AND SEAL AT LAKE IN THE HILLS, ILLINOIS, THIS 18TH. DAY OF SEPTEMBER, A.D., 2024.

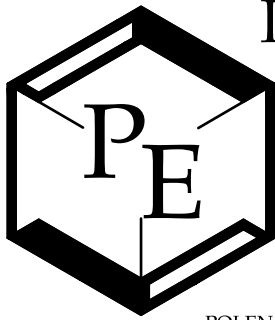
ILLINOIS LAND SURVEYOR NO. 3028; LICENSE EXPIRES 11/30/24
ILLINOIS DESIGN FIRM NO. 184-007260

REFER TO DEED OF GUARANTEE POLICY FOR RESTRICTIONS NOT SHOWN ON SURVEY.
ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF. COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY APPARENT DISCREPANCIES TO THE SURVEYOR.



ORDERED BY: LINDA BRECKLER. FILE NO. 240878

● = FOUND IRON STAKE
○ = SET IRON STAKE



POLENA ENGINEERING LLC

WHEATON: 630-653-6331
LAKE IN THE HILLS: 815-363-9200
INFO@POLENA.COM
WWW.POLENA.COM

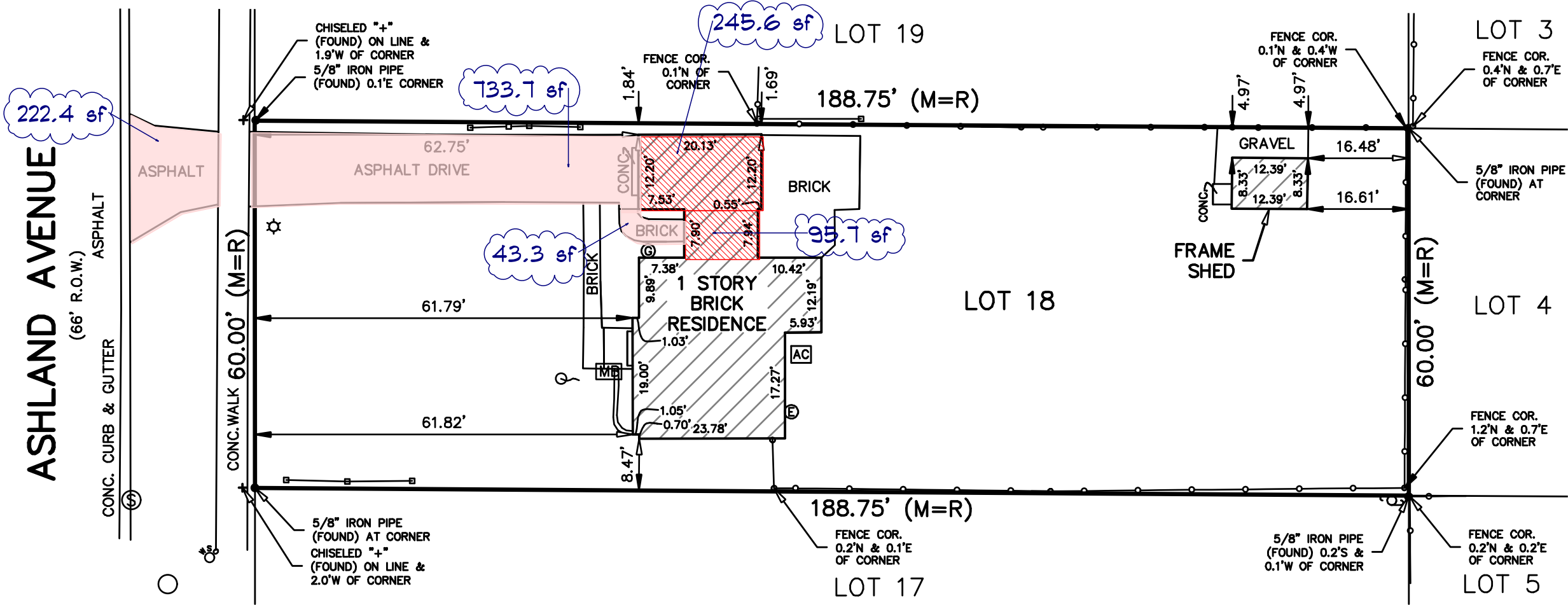
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POLENA COMPANIES INCLUDE LAND TECHNOLOGY, LAMBERT & ASSOCIATES, ALAN J COULSON, HERITAGE LAND CONSULTANTS, PAF SEPTIC DESIGN, AND MIONSKE SURVEYING

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⚡	LIGHT POLE
MB	MAILBOX

LINE LEGEND	
—□—□—□—	= WOOD FENCE
—○—○—○—	= CHAINLINK FENCE



THE GARAGE BUILDER
OF LAKE COUNTY

PROPOSED DEMOLITION SITE PLAN

SCALE: 1" = 20'-0"

STATE OF ILLINOIS } S.S.
COUNTY OF MCHENRY }

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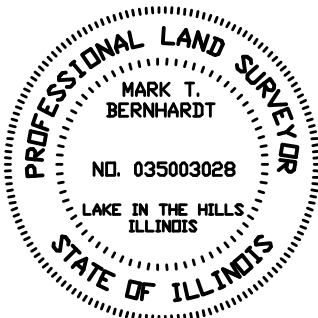
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Mark T. Bernhardt

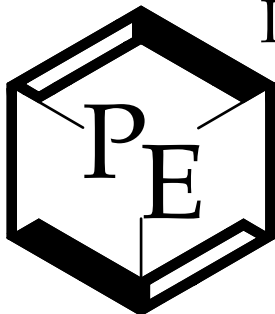
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ORDERED BY: LINDA BRECKLER. FILE NO. 240878

● = FOUND IRON STAKE
○ = SET IRON STAKE



POLENA ENGINEERING LLC

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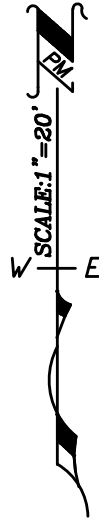
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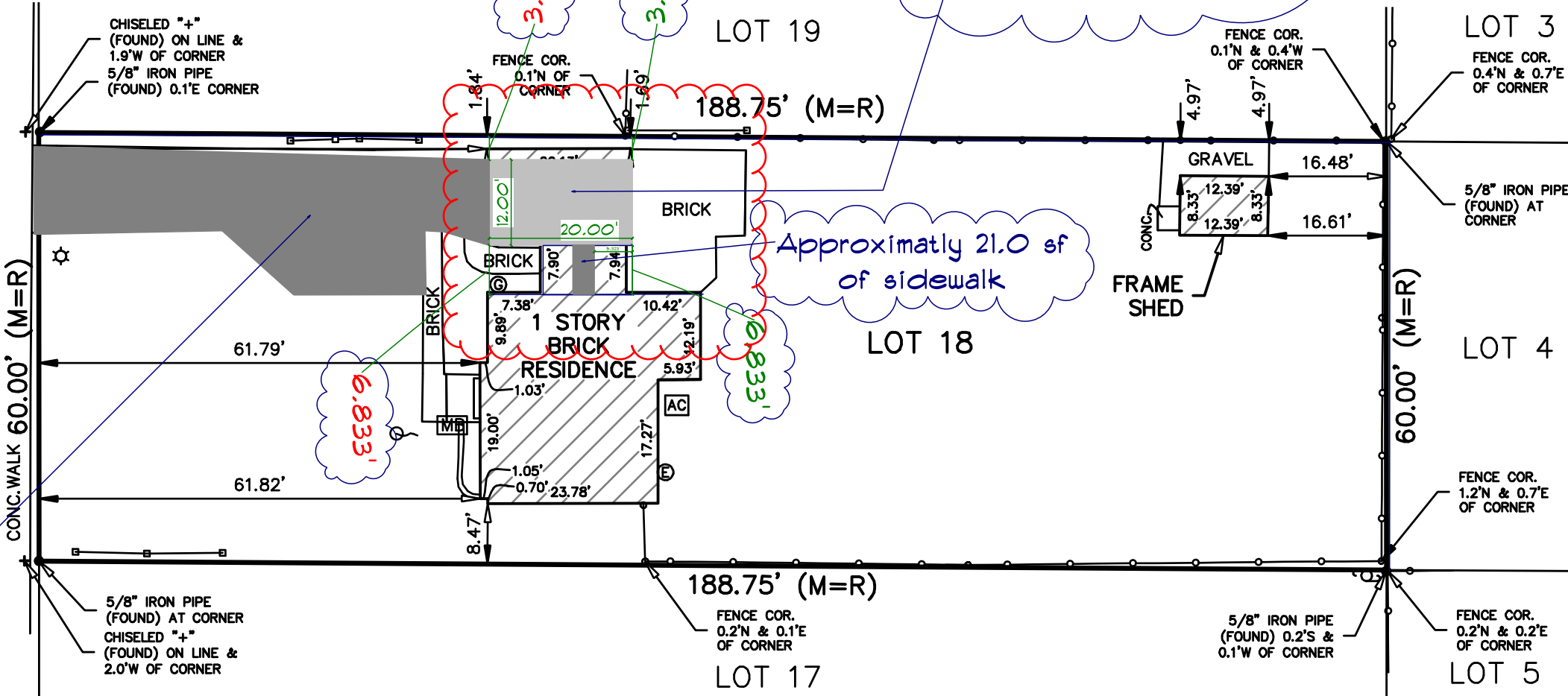
Approximately
223.4 sq ft.
of new 6" concrete
parkway.

PROPOSED
12' WIDE BY 20' DEEP
DETACHED GARAGE

Approximately
914.2 sq ft.
of new 5" concrete
driveway.

ASHLAND AVENUE

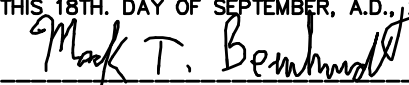
(66' R.O.W.)
ASPHALT
CONC. CURB & GUTTER



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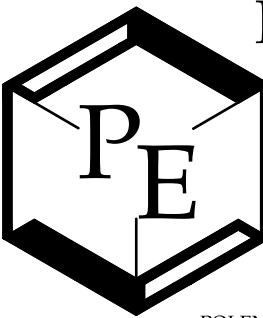
LINE LEGEND	
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PROPOSED SITE PLAN
SCALE: 1" = 20'-0"

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○ = SET IRON STAKE

GENERAL NOTES:

1. THE ARCHITECT IS NOT SUPERVISING THE CONSTRUCTION OF THIS BUILDING. THEREFORE, THE USE OF THESE DRAWINGS BY THE OWNER, OR ANY CONTRACTOR, SUBCONTRACTOR, BUILDER, TRADESMAN, OR WORKMAN SHALL CONSTITUTE A HOLD HARMLESS AGREEMENT BETWEEN THE DRAWING USER AND THE ARCHITECT. THE USER SHALL IN FACT AGREE TO HOLD THE ARCHITECT AND HIS ASSOCIATES HARMLESS FOR ANY RESPONSIBILITY IN REGARD TO THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES AND FOR ANY SAFETY PRECAUTIONS OR PROGRAMS IN CONNECTION WITH THE WORK. FURTHER, THE ARCHITECT AND HIS ASSOCIATES SHALL BE HELD HARMLESS AGAINST ANY LIABILITY OF ANY KIND WHATSOEVER, OR FOR ANY RESPONSIBILITY IN REGARD TO ANY COSTS OR PROBLEMS ARISING FROM THE NEGLIGENCE OF THE CONTRACTOR, SUBCONTRACTOR, BUILDER, TRADESMAN, OR WORKMAN. THE USE OF THESE DRAWINGS ALSO IMPLIES THAT THE ARCHITECT AND HIS ASSOCIATES SHALL ASSUME NO RESPONSIBILITY FOR THE PLAN USER'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE DRAWINGS OR THE CONTRACT DOCUMENTS.
2. THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF & NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OR SAFETY PRECAUTIONS & PROGRAMS IN CONNECTION WITH THE WORK OR FOR THE ACTS OR OMISSIONS OF THE SUB-CONTRACTOR'S, OR ANY OTHER PERSONS PERFORMING THE WORK, OR FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE INTENT OF THE CONSTRUCTION DOCUMENTS.
3. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR(S) / BUILDER SHALL BE RESPONSIBLE TO VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION OF ANY ITEM SHALL BEGIN UNTIL THE G.C. HAS RECEIVED ALL PLANS AND ANY OTHER DOCUMENTATION FROM ALL OF THE PERMITTING AND ANY OTHER REGULATORY AUTHORITIES. FAILURE OF THE CONTRACTOR(S) / BUILDER TO FOLLOW THIS PROCEDURE SHALL CAUSE THE CONTRACTOR(S) / BUILDER TO ASSUME FULL RESPONSIBILITY FOR ANY SUBSEQUENT MODIFICATION OF THE WORK MANDATED BY ANY AUTHORITY.
4. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, FEDERAL & NATIONAL BUILDING CODES AND ORDINANCES HAVING JURISDICTION.
5. BUILDING CODE SHALL TAKE PRECEDENT OVER THESE PLANS & SPEC'S IF THERE EXISTS A CONFLICT.
6. DO NOT SCALE DRAWINGS, DIMENSIONS SHALL GOVERN. VERIFY DIMENSIONS & FIELD CONDITIONS.
7. IT WILL BE THE BUILDER / G.C.'S RESPONSIBILITY TO PROTECT ALL ADJOINING PROPERTIES AND ROADWAYS FROM DIRT AND DAMAGE CAUSED BY DEMOLITION OR NEW CONSTRUCTION WORK.
8. ALL WORK AND WORK CONDITIONS SHALL COMPLY WITH OSHA STANDARDS FOR SAFETY.
9. PRIOR TO ANY TRENCHING IT SHALL BE THE BUILDER / G.C.'S RESPONSIBILITY TO VERIFY ALL EXISTING CONDITIONS.
10. CONTACT J.U.L.I.E. 48 HOURS BEFORE PERFORMING ANY UNDERGROUND WORK.
11. SHOULD UNSUITABLE SOIL CONDITIONS ARISE, NOTIFY THE BUILDER & ARCHITECT BEFORE PROCEEDING WITH ANY FURTHER WORK.

DESIGN SPECIFICATIONS

1. CONSTRUCTION LUMBER SHALL BE SPRUCE-PINE-FIR, FB 1000, # 2 OR BETTER UNLESS OTHERWISE NOTED. WOOD IN CONTACT WITH GROUND OR CONCRETE SHALL BE PRESSURE TREATED. SHIM ALL SILL PLATES & PROVIDE SILL SEALER. GROUT SILL PLATES WITH SHIM SPACE GREATER THAN 1/4".
2. ALL OPENINGS THROUGH STUDS SHALL OCCUR IN THE CENTER 1/3 OF THE MEMBER.
3. PROVIDE DOUBLE CRIPPLES UNDER HEADERS SPANNING GREATER THAN 5'-0".
4. ALL SILLS OR PLATES RESTING ON MASONRY OR CONCRETE SHALL BE PRESERVATIVE TREATED S.P.F. FASTENERS IN WOOD TREATED WITH COPPER AZOLE SHALL BE HOT DIPPED GALVANIZED OF MIN ASTM A193 OR ASTM A653 CLASS G185 STANDARDS WITH NO ALUMINUM FASTENERS PERMITTED.
5. WOOD PARTITIONS ADJOINING CONCRETE OR MASONRY SHALL HAVE 1/2" DIA. X 10" ANCHOR BOLTS AT 12" FROM THE ENDS OF PLATES AND 6'-0" O.C. AND MINIMUM TWO (2) BOLTS PER PLATE.
6. PROVIDE DOUBLE CRIPLES UNDER ALL HEADERS OVER 6'-0".
7. ALL BOLTS IN WOOD SHALL BE OF MINIMUM ASTM A307 STANDARDS AND SHALL BE RETIGHTENED PRIOR TO SHEATHING.
8. ENGINEERED JOISTS & BEAMS IE. TJI, MICROLAM LVL, ETC., SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
9. ROOF SHEATHING SHALL BE 1/2" CDX GRADE PLYWOOD WITH EXTERIOR GLUE OR ORIENTED STRAND BOARD (OSB). FASTENED WITH 8D PERIMETER NAILS 6" O.C. AND 12" O.C. IN THE FEILD UNLESS OTHERWISE NOTED ON PLAN.
10. ROOF SHEATHING SHALL BE LAID WITH FADE GRAIN AT 90 DEGREES TO SUPPORT MEMBERS AND JOINTS STAGGERED MINIMUM 2'-0".
11. CONCRETE WORK SHALL CONFORM TO ACI SPECIFICATION AND RECOMMENDATIONS. CONCRETE FOOTINGS SHALL BEAR ON UNDISTURBED SOIL WITH 3000 P.S.F. MINIMUM BEARING CAPACITY. CONCRETE SHALL ATTAIN 28 DAY COMPRESSIVE STRENGTH OF 4000 P.S.I. FOR FLOORS AND EXTERIOR SLABS. REINFORCING BARS SHALL BE ASTM GRADE 40 WITH SPLICES TO BE LAPPED 24" MIN.
12. CONCRETE REINFORCING FABRIC SHALL BE WELDED WIRE OF MINIMUM ASTM A185 STANDARDS.
13. PROTECT COLD WEATHER CONCRETE FROM PHYSICAL DAMAGE OR REDUCED STRENGTH IN COMPLIANCE WITH PROVISIONS OF ACI 306.
14. PLACE HOT WEATHER CONCRETE IN COMPLIANCE WITH PROVISIONS OF ACI 306.
15. ALL 120 VOLT RECEPTACLES TO BE BONDED TO THE RACEWAYS OR "AUTO GROUND" TYPE INCLUDING ALL GFCI RECEPTACLES
16. ALL ELECTRICAL DEVICES ARE TO BE LOOPED OR PIG-TAILED.
17. CIRCUITS WIRED WITH #12 GAGE WIRE SHALL HAVE A MAXIMUM TEN (10) OUTLETS OR GENERAL LIGHTING RECEPTACLES CONNECTED THERETO.
18. CIRCUITS WIRED WITH #14 GAGE WIRE SHALL HAVE A MAXIMUM EIGHT (8) OUTLETS OR GENERAL LIGHTING RECEPTACLES CONNECTED THERETO.
19. RECEPTACLES SHALL BE RATED AT THE BRANCH CIRCUIT RATING.
20. GARAGE SHALL HAVE A MINIMUM OF 1 - 20 AMP GFCI RECEPTACLE ON A SEPERATE CIRCUIT.
21. ALL RECEPTACLES IN THE GARGE SHALL BE GFCI PROTECTED.
22. GARAGE SHALL HAVE A MINIMUM 15 FOOT CANDLES OF ILLUMINATION IN THE ENTIRE GARAGE WITH NO DARK SPOTS.
23. ALL FIXTURES TO HAVE U.L. APPROVAL AND INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS.
24. ELECTRICAL CONTRACTOR SHALL SUPPLY ALL PANELS, BREAKERS, FUSES, DISCONNECTS, AND TRANSFORMERS, AND OBTAIN NECESSARY APPROVALS TO SUPPLY POWER FROM THE PRINCIPAL BUILDING TO THE DETACHED GARAGE.

RESERVED FOR COUNTY / VILLAGE / CITY NOTES:

Linda Breckler

PROPOSED DETACHED GARAGE
35 North Ashland Avenue, Palatine, IL 60074

DRAWING INDEX

- 1 TITLE PAGE
- 2 DEMOLITION PLAN
- 3 FLOOR PLAN / EXISTING HOUSE
- 4 BUILDING SECTION
- 5 ELEVATIONS
- 6 BRACED PORTAL FRAME DETAIL

BUILDING & ZONING DATA

PROPOSED DETACHED GARAGE AREA = 240 SF
PROPOSED CONSTRUCTION TYPE: VB
SEE SITE PLANS AND PLOT OF SURVEY FOR FURTHER LOT & ZONING INFO.

DESIGN LOADS:

ROOF SNOW LOAD 30 P.S.F.
ROOF DEAD LOAD 10 P.S.F.
GARAGE FLOOR LIVE LOAD 50 P.S.F.
ATTIC SPACE DEAD LOAD 20 P.S.F.
ATTIC SPACE DEAD LOAD 10 P.S.F.
(INACCESSIBLE)
WIND LOAD 115 MPH
(ULTIMATE WIND DESIGN 3-SECOND GUSTS)

ELECTRICAL SYMBOLS

⊕	FAN
⊕	LIGHT
⊕	OUTLET
⊕	OUTLET 220V
⊕	OUTLET GFI
⊕	REC. CAN LIGHT
\$	SWITCH
∇	PHONE / TV / DATA
⊕	SMOKE DETECTOR / SMOKE & CARBON MONOXIDE DETECTOR

DRAWING SYMBOLS

#	SYMBOL TAG
#	REVISION TAG
#	INTERIOR ELEVATION TAG
SECTION LETTER PAGE NUMBERS	SECTION TAG

CODE REQUIREMENTS AND STANDARDS TO MEET THE
FOLLOWING: BUILDING CODES ADOPTED FOR VILLAGE OF PALATINE

2021 INTERNATIONAL RESIDENTIAL CODE W/AMENDMENTS (IRC)
2021 INTERNATIONAL BUILDING CODE W/AMENDMENTS (IBC)
2021 INTERNATIONAL FIRE CODE W/AMENDMENTS (IFC)
2021 INTERNATIONAL MECHANICAL CODE W/AMENDMENTS (IMC)
2021 INTERNATIONAL FUEL GAS CODE W/AMENDMENTS (IFGC)
2021 ILLINOIS ENERGY CONSERVATION CODE W/ILLINOIS AMENDMENTS (IECC)
2020 NATIONAL ELECTRICAL CODE W/AMENDMENTS (NEC)
2015 INTERNATIONAL PLUMBING CODE (IPC)
2018 ILLINOIS ACCESIBILITY CODE (IAC)
2021 ILLINOIS EXISTING BUILDING CODE (IEBC)
2021 ILLINOIS SWIMMING POOL AND SPA CODE W/AMENDMENTS (ISPS&C)

THE APPROVED SET OF PRINTS, ALONG WITH THE COORDINATING PLAN REVIEW, MUST
BE KEPT ON-SITE DURING THE COURSE OF CONSTRUCTION. THESE ITEMS MUST BE
MADE AVAILABLE TO ALL REPRESENTATIVES OF THIS DEPARTMENT APON REQUEST.

I hereby certify these plans have been prepared under my direct supervision and to the best of my knowledge and belief complies with the building codes of (FILL IN VILLAGE/CITY COUNTY)

ARCHITECT SIGNATURE

STAMP
SEAL

Linda Breckler

35 North Ashland Avenue
Palatine
IL
60074
PHONE: 847-359-2557
FAX:
MOBILE:
l.breckler@sbcglobal.net

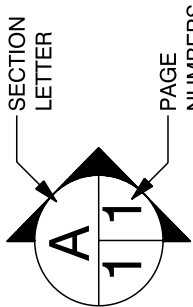
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1

DRAWN BY: Jeffery J. Maki

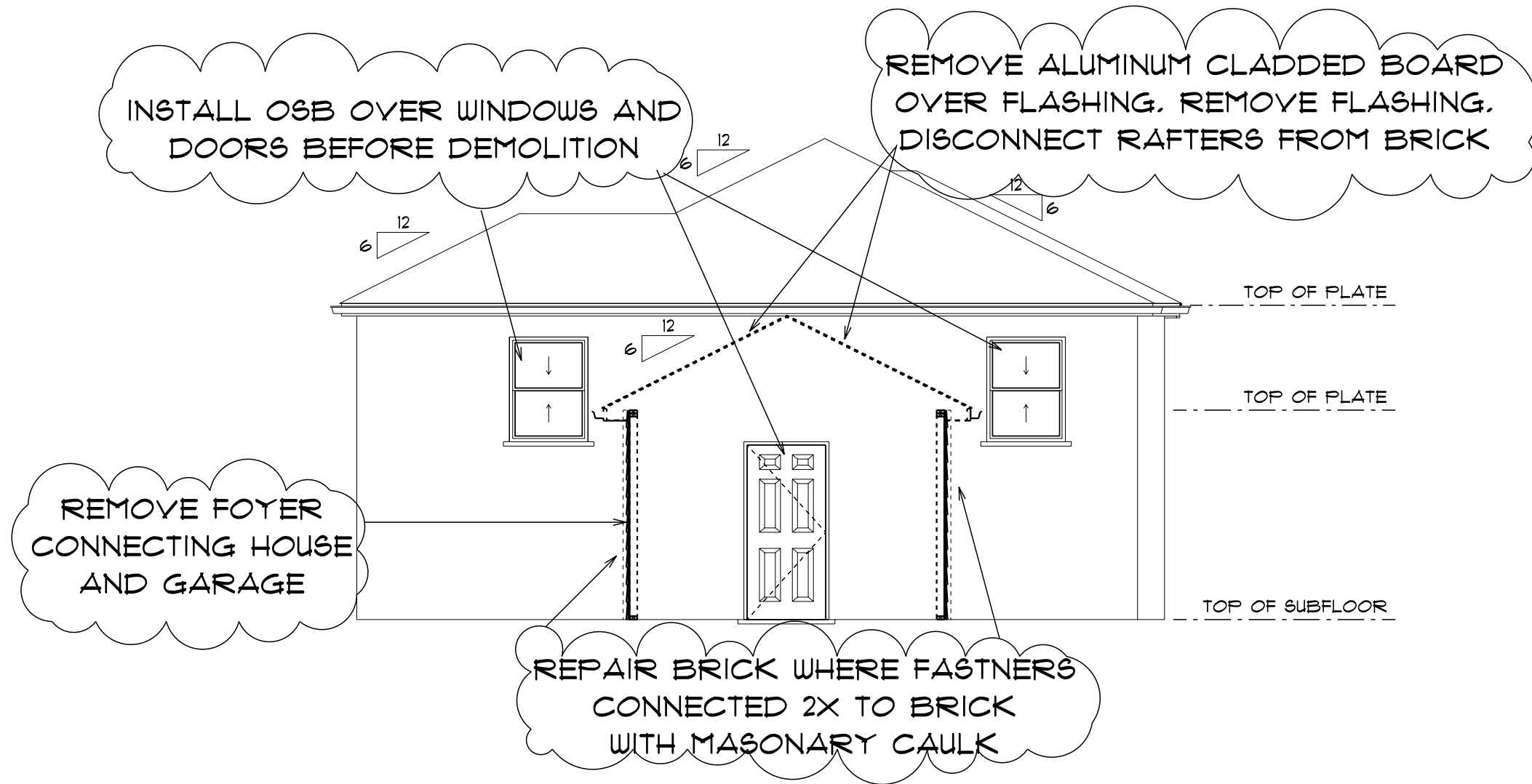
SCALE: 1/4" = 1'-0"

DATE: Saturday, April 26, 2025



The Garage Builder Corp.

25849 Cresthill Drive
Barrington
IL
60010
PHONE: (847) 4-DETACHED
FAX:
MOBILE: 224-567-1905
jeff@thegaragebuilder.com



A
32
DEMOLITION DETAIL
SCALE: 3/16" = 1'-0"

THE GARAGE BUILDER
OF LAKE COUNTY

The Garage Builder Corp.
25849 Cresthill Drive
Barrington
IL
60010

PHONE: (844) 4-DETACHED
FAX: MOBILE: 224-567-1905
jeff@thegaragebuilder.com

SECTION LETTER
A

PAGE NUMBERS
11

Linda Breckler
35 North Ashland Avenue
Palatine
IL
60074
PHONE: 847-359-2557
FAX: MOBILE: l.breckler@sbcglobal.net

DRAWN BY:
SCALE: 3/16" = 1'-0"
DATE: Saturday, April 26, 2025

PAGE: 2/6

2X8 RIDGE (TO BE ONE SIZE LARGER THAN RAFTERS)

ARCHITECTURAL SHINGLES OVER 15# FELT
UNDERLAYMENT OVER 1/2" OSB SHEATHING

2X4 COLLAR TIES @ 32" O.C.

2X6 CUSTOM HEEL CUT ROOF RAFTERS @ 16"
O.C. W/HURRICANE TIES

2X6 WALL TIES @ 32" O.C.

6" FASCIA W/GUTTERS & DRIP EDGE

12" VENTED SOFFIT

(2)2X4 TOP PLATE INTERLOCKED AT
CORNERS

D4 VINYL SIDING W/HOUSEWRAP

7/16" OSB SHEATHING

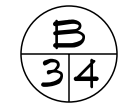
2X4 CONSTRUCTION GRADE LUMBER @ 16"
O.C. (2)2X4 AT CORNERS & OPENINGS

2X4 TREATED SILL PLATE ANCHORED WITH
1/2" DIA. STEEL ANCHOR BOLTS 10" LONG SET
@ 6'-0" O.C. (2) @ EVERY PIECE & CORNER
WITH NUTS AND WASHERS TIGHTENED

MINIMUM 6" ABOVE GRADE

20" WIDE X 14" DEEP FOOTING WITH
(2) #4 REBAR AT TOP AND BOTTOM

4" CONCRETE SLAB ON 4" GRANULAR FILL WITH
6X6 / 10X10 WWF & 6 MIL. VAPOR BARRIER



BUILDING SECTION

SCALE: 1/2" = 1'-0"

TOP OF PLATE

2.386'

8.00'



The Garage Builder Corp.
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Linda Breckler

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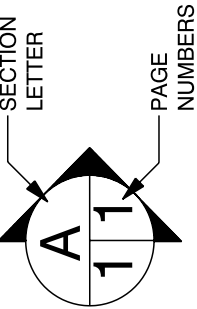
DRAWN BY: Jeffery J. Maki

SCALE: 1/2" = 1'-0"

DATE: Saturday, April 26, 2025

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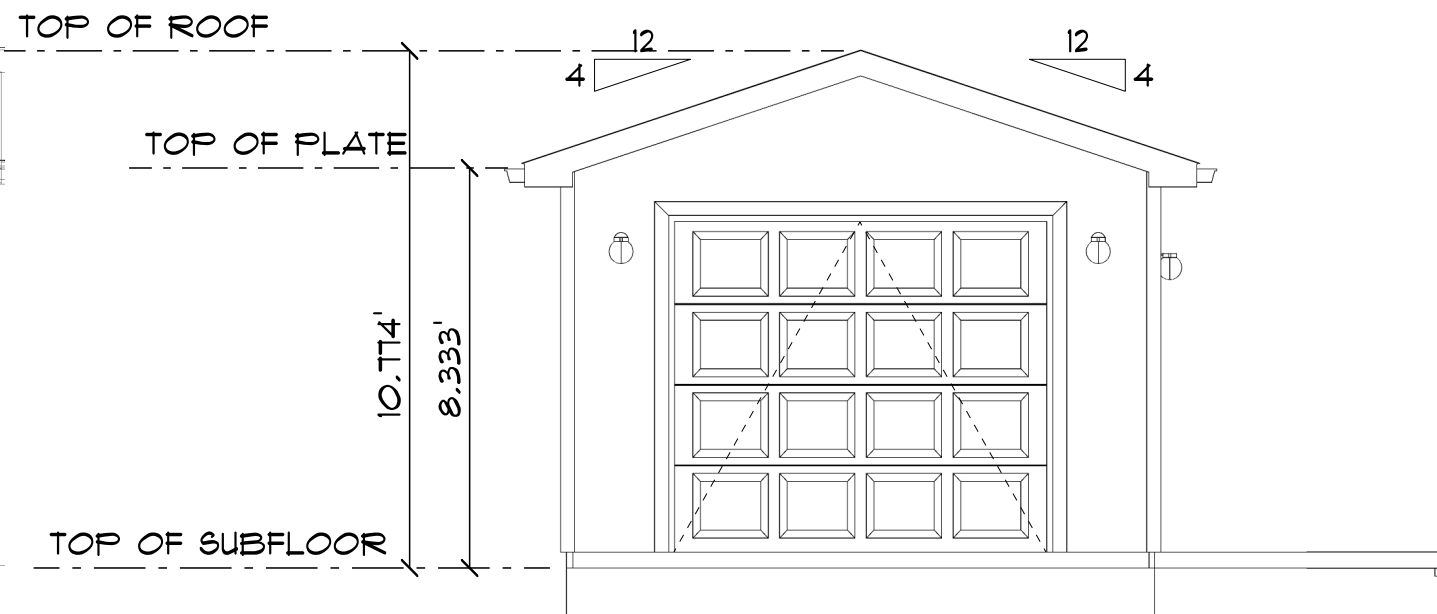
4





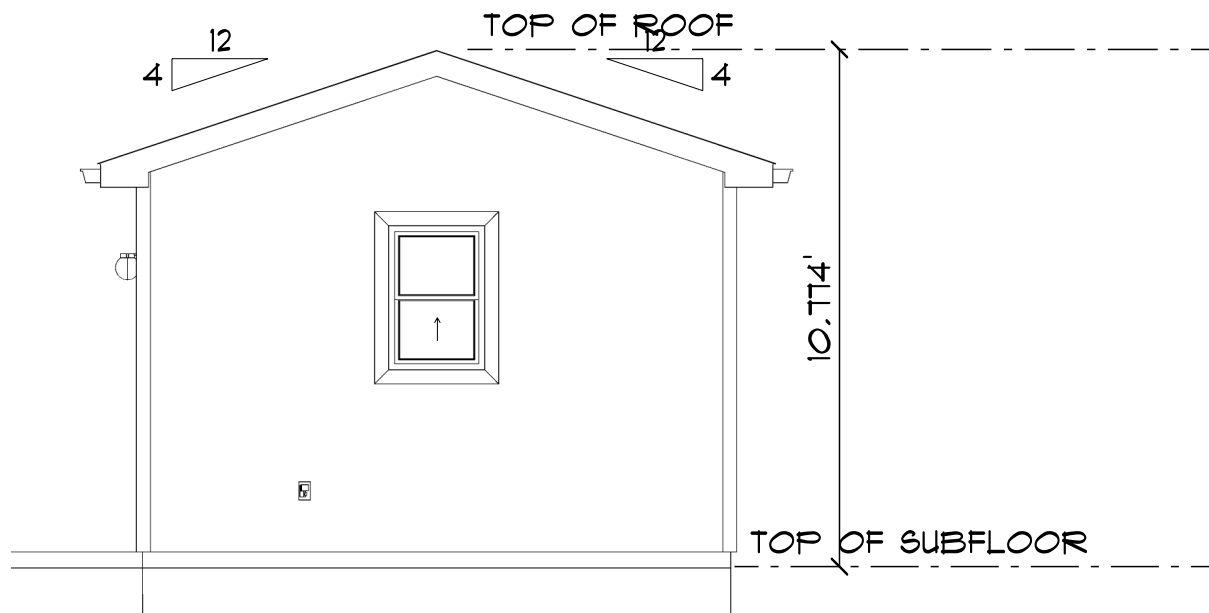
South Elevation

SCALE: 1/4" = 1'-0"



West Elevation

SCALE: 1/4" = 1'-0"



East Elevation

SCALE: 1/4" = 1'-0"

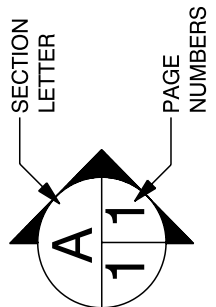


North Elevation

SCALE: 1/4" = 1'-0"



The Garage Builder Corp.
 25849 Cresthill Drive
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Linda Breckler

35 North Ashland Avenue
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 FAX: I.breckler@sbglobal.net
 MOBILE:

DRAWN BY: Jeffery J. Maki

SCALE: 1/4" = 1'-0"

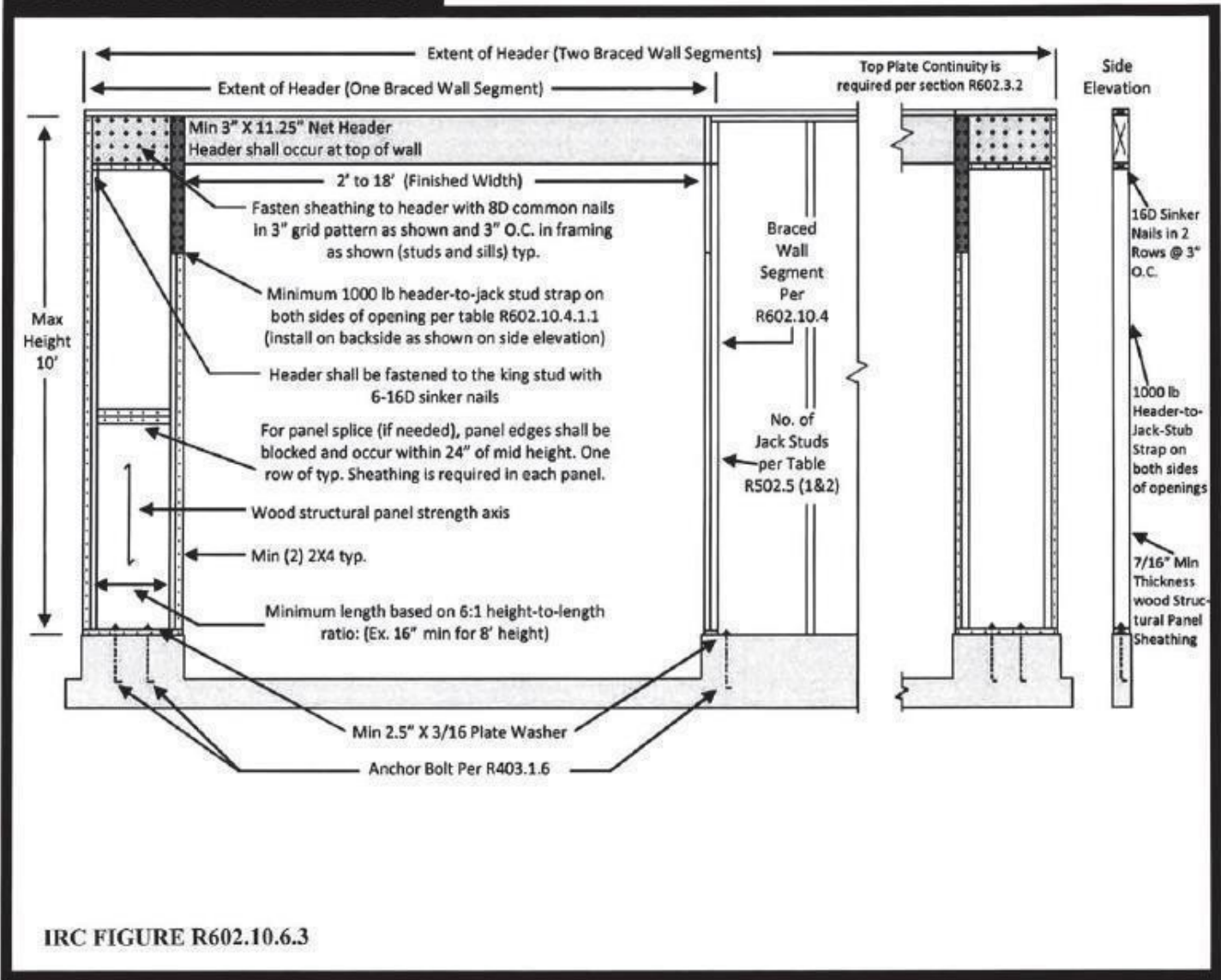
DATE: Saturday, April 26, 2025

PAGE:

5

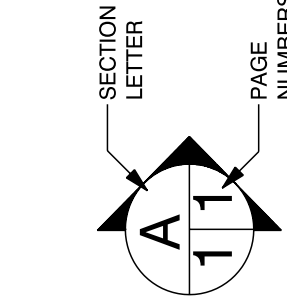
GARAGE RETURN BRACE WALL

Braced Wall Panel Detail



THE GARAGE BUILDER
OF LAKE COUNTY

The Garage Builder Corp.
25849 Cresthill Drive
Barrington
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jeff@thegaragebuilder.com



Linda Breckler

35 North Ashland Avenue
Palatine
IL 60074
PHONE: 847-359-2557
MOBILE:
l.breckler@sbcglobal.net

DRAWN BY: JEFFERY J. MAKI

SCALE: As Noted

DATE: Saturday, April 26, 2025

PAGE:

6/6

PUBLIC NOTICE

A Public Hearing will be held before the Village of Palatine Planning and Zoning Commission on Tuesday August 26, 2025 at 7 PM, in the Village Council Chambers in Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

Variation to permit an accessory structure to be set back 6 feet from the existing principal structure, instead of the minimum required 10 feet.

Variation to permit an accessory structure to be set back 3 feet from the side lot line, instead of the minimum required setback of 5 feet.

The property is commonly known as 35 N. Ashland Avenue.

The petitioner is proposing to demolish the existing attached garage and construct a detached garage 240 square feet in size. The garage will remain approximately the same size.

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

FILE #: VAR-000195-2025 VILLAGE OF PALATINE

Jan Wood, Chair
Palatine Planning and Zoning Commission

DATED: This 7th day of August 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 35 N. ASHLAND AVE.
☒ ☐ ☐ ☐
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 7TH day of AUGUST, A.D. 2025, and the last publication thereof was made on the 7TH day of AUGUST, 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

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 7TH day of AUGUST, A.D., 2025.

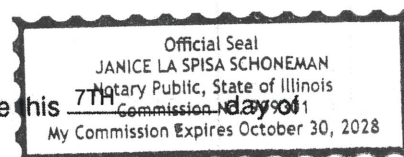
By Todd Wessell

President

Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 7TH day of AUGUST, A.D., 2025.



My commission expires the 30TH day of August, A.D., 2028.



**VILLAGE OF PALATINE
PLANNING AND ZONING COMMISSION**

**5 vacant lots south of W. Rosiland Road and north of
W. Ruhl Road (720 & 684 W. Ruhl Road and
1808, 15 & 17 W. Rosiland Road)**

August 26, 2025

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Tom McCabe, agent

PLAN NUMBER: PFSUB-000013-2025

ADDRESS: 5 vacant lots south of W. Rosiland Road and north of W. Ruhl Road
(720 & 684 W. Ruhl Road and 1808, 15 & 17 W. Rosiland Road).

BACKGROUND:

The properties were annexed in 2002 and consist of 5 lots, totaling approximately 202,687 square feet (4.65 acres). In 2015, a Final Planned Development, Subdivision, and Rezoning were approved for a 13-lot subdivision. While the project never moved forward, the properties, per Code, were rezoned to Planned Development. The residential lots surrounding the subject properties are zoned also zoned Planned Development, as part of the Dunhaven Woods Subdivision (East and South) and generally follow the R-2 standards. The Petitioner is requesting a Preliminary and Final Planned Development and Preliminary and Final Subdivision for 4 lots to construct 3 homes; therefore, the Petitioner is requesting:

Preliminary/Final Planned Development to permit a 4-lot Single-family Residential Development.

Preliminary/Final Plat of Subdivision to permit a 4-lot Single-family Residential Development.

The Subject Property is zoned: Planned Development

Surrounding Zoning/Uses:

North	Planned Development – Single Family Residential
South:	Planned Development – Single Family Residential
East:	Planned Development – Single Family Residential

West:	Planned Development – Single Family Residential
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KEY ISSUES:

Zoning and Site Design

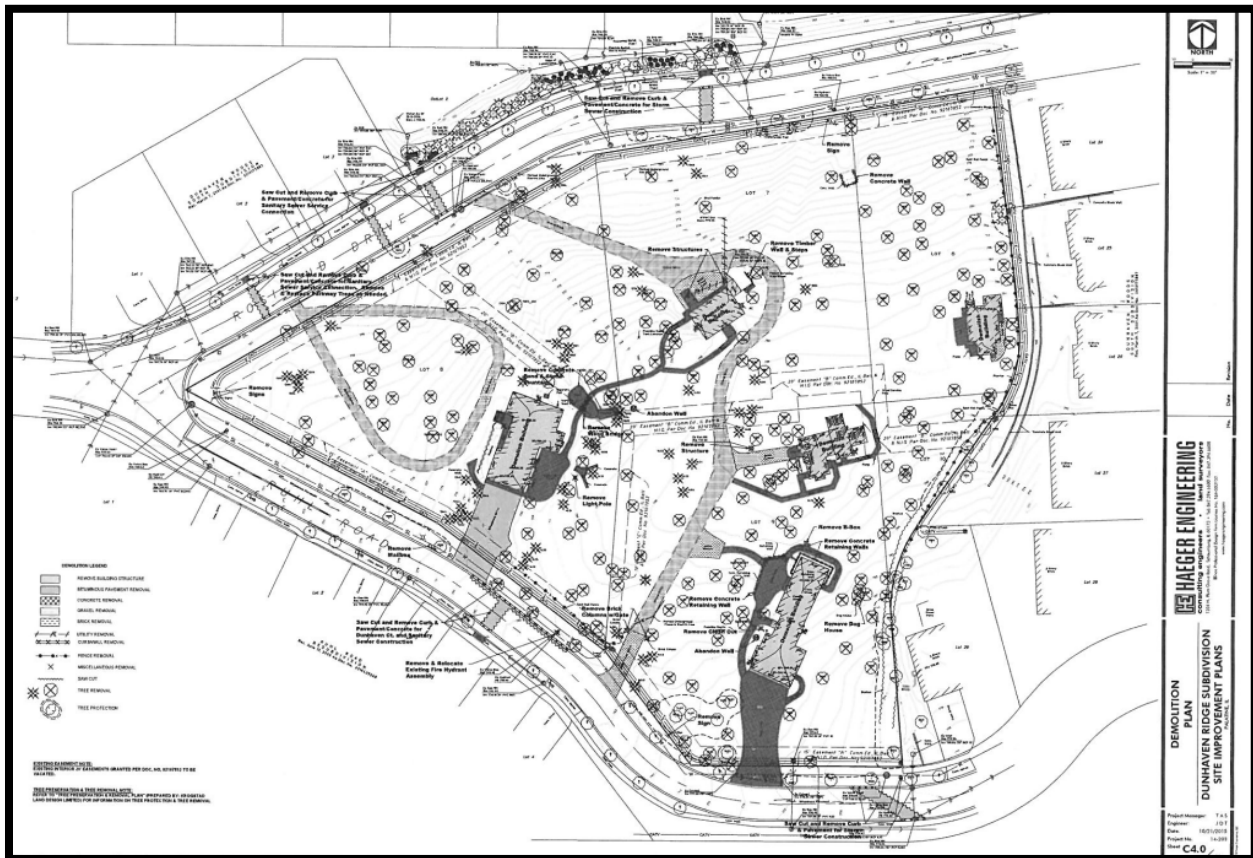
- The Petitioner is requesting zoning approval for a subdivision, consisting of 4 lots. The proposed site plan shows 3 homes being constructed on Lots 1-3 and Lot 4 would be initially undeveloped, with the private shared drive located along its western side. A cross access easement is a conditional requirement for the subdivision.
- The lots range from 22,895 to 78,053 square feet. These lots exceed all of the minimum single-family residential requirements. The table below details the lot data compared to the R-1, as due to the overall size and proposed setbacks, Staff is recommending that that the Planned Development would align with the R-1 bulk standards.

	Lot Size (R-1 = 20,000 sq. ft.)	Lot Width (R-1=100 feet)	Lot Depth (R-1=110' required)
Lot 1	64,375 sq. ft.	373'	392'
Lot 2	37,364 sq. ft.	190'	276'
Lot 3	78,053 sq. ft.	106'	506'
Lot 4	22,895 sq. ft	133'	172'

Engineering

- The lots are currently vacant. As required, the proposed lots will connect to Village water and sewer, utilizing the existing utilities along Rosiland Drive and Ruhl Road.
- The Subdivision and Site Development Ordinance requires the installation of sidewalks along Rosiland and Ruhl frontages.
- All storm water would be collected on site and directed into three detention basins, before ultimately being released into the existing storm sewer system in the Dunhaven Woods Subdivision. The Village Engineer has reviewed and conditionally approved the engineering and storm water management plan.
- The property grades upward from both from south to north and north to south, with the crown near the center and eastern portion of the Subject Property. The grade differential is approximately 25 feet (north) 17 feet (south) on the property. All storm water would be collected on site and directed into three detention basins before ultimately being released into the existing storm sewer system in the Dunhaven Woods Subdivision. The Village Engineer has reviewed and approved the preliminary storm water management plan.
- Per the tree preservation plan, approximately 1/3 of the trees would be preserved. The

majority of the trees proposed to be removed would be impacted by the proposed driveway, utility services, grading, or housing pads. For reference, the previously approved Dunhaven Ridge Subdivision engineering plans were approved to remove a majority of the existing trees within the site:



Architecture

The Petitioner has submitted architectural plans for 3 of the 4 lots they intend to build, currently leaving the 4th lot vacant. The proposed include floor plans, which range from 2,900 to 4,000 square feet. Elevations for all three homes contemplate a combination of stone, prefinished Hardi siding, and prefinished composite shake siding.

STAFF RECOMMENDATION:

The proposed development conforms all of the restrictions of the R-1 district and to the Subdivision Regulations and the proposed density is well below the maximum allowable density in the R-1 district. It also complies with the recommendations of the comprehensive

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

1. The development shall substantially conform to the Plat of Subdivision prepared by Reginal Land Services and the Engineering Plans prepared by Smith LaSalle, dated 5/29/2025 last revised 07/11/2025, except as such plans may be revised to conform to Village Codes and Ordinances.
2. All future residences shall follow the Village's R-1 Standards.
3. A Public Improvement letter of credit or appropriate security deposit shall be submitted in a manner acceptable to the Village Engineer.
4. Review fees in the amount of 1.5% of the total project improvement costs (as defined in the Village Code) shall be submitted in a manner acceptable to the Village Engineer.
5. A Planned Development letter of credit shall be submitted in a manner acceptable to the Director of Planning and Zoning.
6. The Final Plat of Subdivision shall be submitted on Mylar with the required signatures and significantly conform to the Plat of Subdivision prepared by Reginal Land Services.
7. A Subdivision Improvement Agreement shall be submitted in a manner acceptable to the Village Attorney.
8. Recording fees in the amount of \$300 shall be submitted.
9. The Final Engineering Plans and Final Engineer's Cost Estimate shall be revised in a manner acceptable to the Village Engineer.
10. A construction management plan, indicated the proposed material delivery routes and contractor parking areas, shall be submitted in a manner acceptable to the Village Engineer/Director of Planning and Zoning, as part of the site development/building permit review process.
11. A MWRD permit shall be submitted.



0 200 400
ft

Print Date: 8/18/2025

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.



**PRELIMINARY & FINAL PLAT
OF SUBDIVISION**

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

Petitioner Name

Tom MacCabe

Business Name (if applicable)

Smith LaSalle Inc

Property Owner (if different from petitioner)

Joy O'Donnell

Subject Property Address

5 vacant lots south of W. Rosiland Road and north of W. Ruhl Road (720 & 684 W. Ruhl Road and 1808, 15 & 17 W. Rosiland Road).

Property Interest of Petitioner(s):

Engineer

Owner, Lessee, Contract Purchaser, etc.

All existing land use(s) on the property are:

Vacant Property

The proposed use(s) on the property, if this petition is approved is (are):

Single Family Residential

Current zoning of property:

Planned Development

Size of the property: 4.653 acres

State the specific action requested:

Resubdivide 5 lots within the Dunhaven Woods Subdivision into 4 lots for development of single-family homes. The development of the property will require removal of trees, grading, building construction, sanitary sewer main, sanitary sewer services, water service connections, stormwater detention, a public driveway, and public sidewalk.



PRELIMINARY PLANNED DEVELOPMENT APPLICATION

Department of Planning & Zoning

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

Petitioner Name

Tom McCabe

Business Name (if applicable)

Smith LaSalle Inc

Subject Property Address

5 vacant lots south of W. Rosiland Road and north of W. Ruhl Road (720 & 684 W. Ruhl Road and 1808, 15 & 17 W. Rosiland Road).

All existing land uses on the property:

Vacant

Property acreage and proposed land use:

4 single-family residential homes

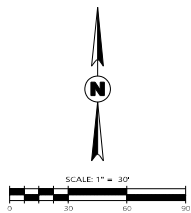
Property attributes (acreage and subdivision name):

4.653 acres
Ok Estates

FINAL PLAT OF RESUBDIVISION
OF
OK ESTATE

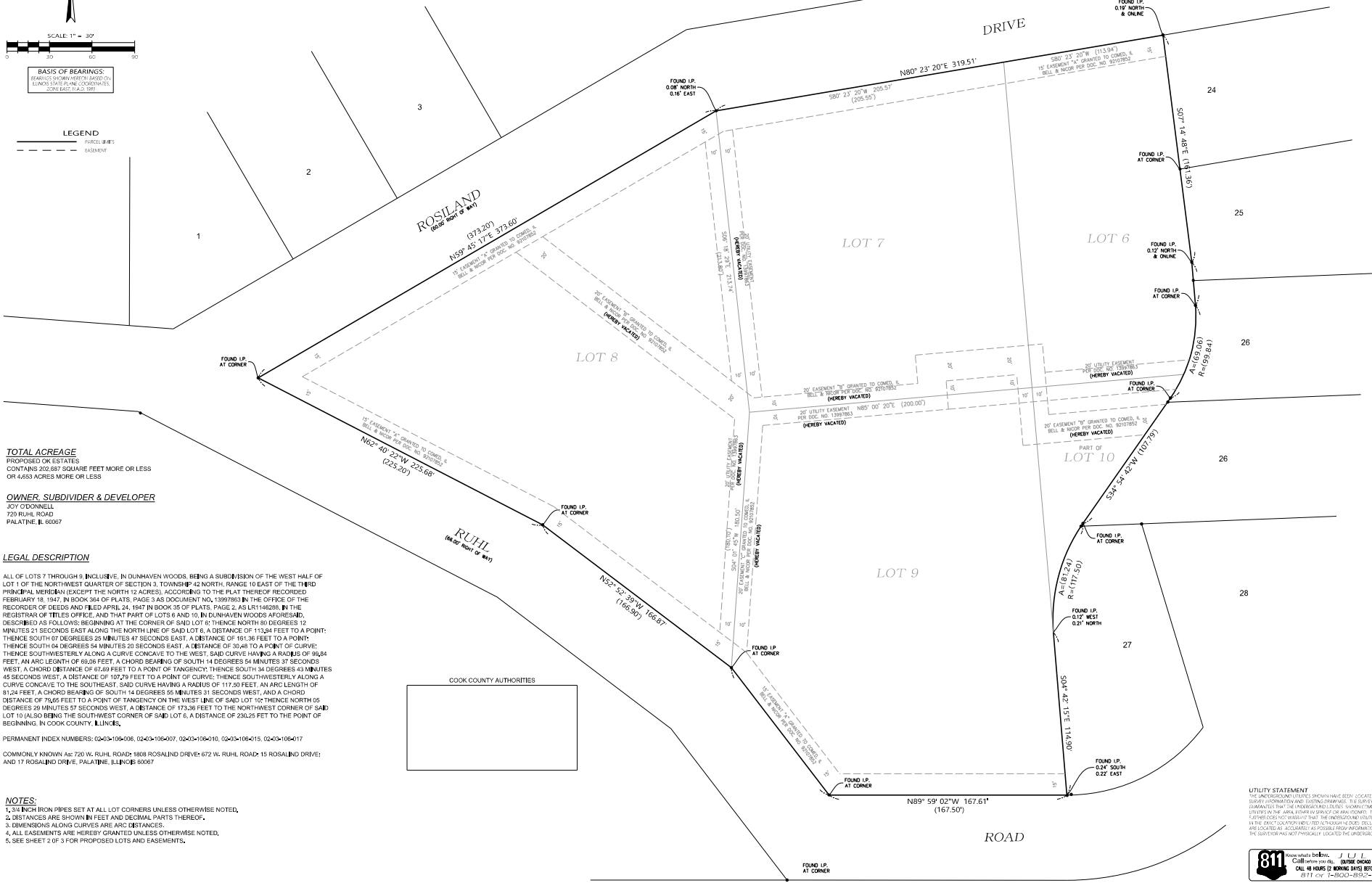
PART OF LOTS 6 AND 10 AND ALL OF LOTS 7 THROUGH 9, INCLUSIVE, IN DUNHAVEN WOODS, BEING A
SUBDIVISION OF THE WEST HALF OF LOT 1 OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 42 NORTH,
RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE NORTH 12 ACRES).

SEND TAX BILL TO:
JOY O'DONNELL
720 RUHL ROAD
PALATINE, IL 60067



BASIS OF BEARINGS:
BEARINGS SHOWN HEREON BASED ON
KUNDSCH'S 1946 PLANE COORDINATES
ZONE EAST (NAD 83)

LEGEND
--- PARCEL BOUNDARY
--- EASEMENT



TOTAL ACREAGE
PROPOSED OK ESTATES
CONTAINS 202.887 SQUARE FEET MORE OR LESS
OR 4.653 ACRES MORE OR LESS

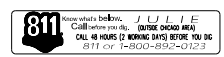
OWNER, SUBDIVIDER & DEVELOPER
JOY O'DONNELL
720 RUHL ROAD
PALATINE, IL 60067

LEGAL DESCRIPTION
ALL OF LOTS 7 THROUGH 9, INCLUSIVE, IN DUNHAVEN WOODS, BEING A SUBDIVISION OF THE WEST HALF OF
LOT 1 OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD
PRINCIPAL MERIDIAN (EXCEPT THE NORTH 12 ACRES), ACCORDING TO THE PLAT THEREOF RECORDED
FEBRUARY 18, 1947, IN BOOK 364 OF PLATS, PAGE 3 AS DOCUMENT NO. 13997803 IN THE OFFICE OF THE
RECORDER OF DEEDS AND FILED APRIL 24, 1947 IN BOOK 35 OF PLATS, PAGE 2, AS LIT 146236, IN THE
REGISTERAR OF TITLES OFFICE, AND THAT PART OF LOTS 6 AND 10, IN DUNHAVEN WOODS AFORESAID,
DESCRIBED AS FOLLOWS: BEGINNING AT THE CORNER OF SAID LOT 6; THENCE NORTH 80 DEGREES 12
MINUTES 21 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 113.24 FEET TO A POINT;
THENCE SOUTH 07 DEGREES 25 MINUTES 47 SECONDS EAST, A DISTANCE OF 161.36 FEET TO A POINT;
THENCE SOUTH 04 DEGREES 54 MINUTES 20 SECONDS EAST, A DISTANCE OF 30.48 TO A POINT OF CURVE;
THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE TO THE WEST, SAID CURVE HAVING A RADIUS OF 86.84
FEET, AN ARC LENGTH OF 69.06 FEET, A CHORD BEARING OF SOUTH 14 DEGREES 54 MINUTES 37 SECONDS
WEST, A CHORD DISTANCE OF 67.89 FEET TO A POINT OF TANGENCY; THENCE SOUTH 34 DEGREES 43 MINUTES
45 SECONDS WEST, A DISTANCE OF 107.79 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY ALONG A
CURVE CONCAVE TO THE SOUTHEAST, SAID CURVE HAVING A RADIUS OF 117.50 FEET, AN ARC LENGTH OF
81.24 FEET, A CHORD BEARING OF SOUTH 14 DEGREES 55 MINUTES 31 SECONDS WEST, AND A CHORD
DISTANCE OF 76.65 FEET TO A POINT OF TANGENCY ON THE WEST LINE OF SAID LOT 10; THENCE NORTH 05
DEGREES 29 MINUTES 57 SECONDS WEST, A DISTANCE OF 173.36 FEET TO THE NORTHWEST CORNER OF SAID
LOT 10 (ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 6, A DISTANCE OF 230.25 FEET TO THE POINT OF
BEGINNING, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBERS: 02403-106-006, 02403-106-007, 02403-106-010, 02403-106-015, 02403-106-017
COMMONLY KNOWN AS: 720 W. RUHL ROAD; 1808 ROSALIND DRIVE; 672 W. RUHL ROAD; 15 ROSALIND DRIVE;
AND 17 ROSALIND DRIVE, PALATINE, ILLINOIS 60067

NOTES:
1. 3/4 INCH IRON PIPES SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED,
2. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF,
3. DIMENSIONS ALONG CURVES ARE ARC DISTANCES,
4. ALL EASEMENTS ARE HEREBY GRANTED UNLESS OTHERWISE NOTED,
5. SEE SHEET 2 OF 3 FOR PROPOSED LOTS AND EASEMENTS.

UTILITY STATEMENT
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD
SURVEY INFORMATION AND EXISTING CHANGES. THE SURVEYOR MAKES NO
GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN CORRELATE AS SUCH
UTILITIES IN THE AREA FROM EXISTING OR AVAILABLE. THE SURVEYOR
CANNOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO OR LOSS OF UTILITIES
OR OTHER PROPERTY CAUSED BY THE UNDERGROUND UTILITIES SHOWN
IN THIS SURVEY AND/OR RELATED TO ANY OTHER SURVEY. THE SURVEYOR
AND LOCATED UTILITIES ARE SHOWN FOR INFORMATION AVAILABLE
THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



PROJECT NUMBER 230259		OWNER BY PLAN JOY O'DONNELL	
SHEET 1 OF 3		DRAWN BY JULIE	
DATE 02/25/2025		DATE 02/25/2025	
TOWN/CITY PALATINE, IL		TOWN/CITY PALATINE, IL	
COUNTY COOK		COUNTY COOK	
STATE ILLINOIS		STATE ILLINOIS	
DESCRIPTION FINAL PLAT OF RESUBDIVISION OF OK ESTATE		DESCRIPTION FINAL PLAT OF RESUBDIVISION OF OK ESTATE	

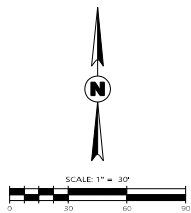
CLIENT:
SMITH LASALLE CONSULTING ENGINEERS
7002 PACIFIC AVENUE FRANKLIN PARK, IL 60061
PHONE: (847) 260-5005

REGIONAL LAND SERVICES
9512 FOWLER ROAD
ROCHELLE, ILLINOIS 61068
PHONE: (618) 595-2260

PROJ. C. NUMBER: 230259
DATE: 02/25/2025
SHEET: 1 OF 3
DRAWING NUMBER:
PLAT

FINAL PLAT OF RESUBDIVISION
OF
OK ESTATE

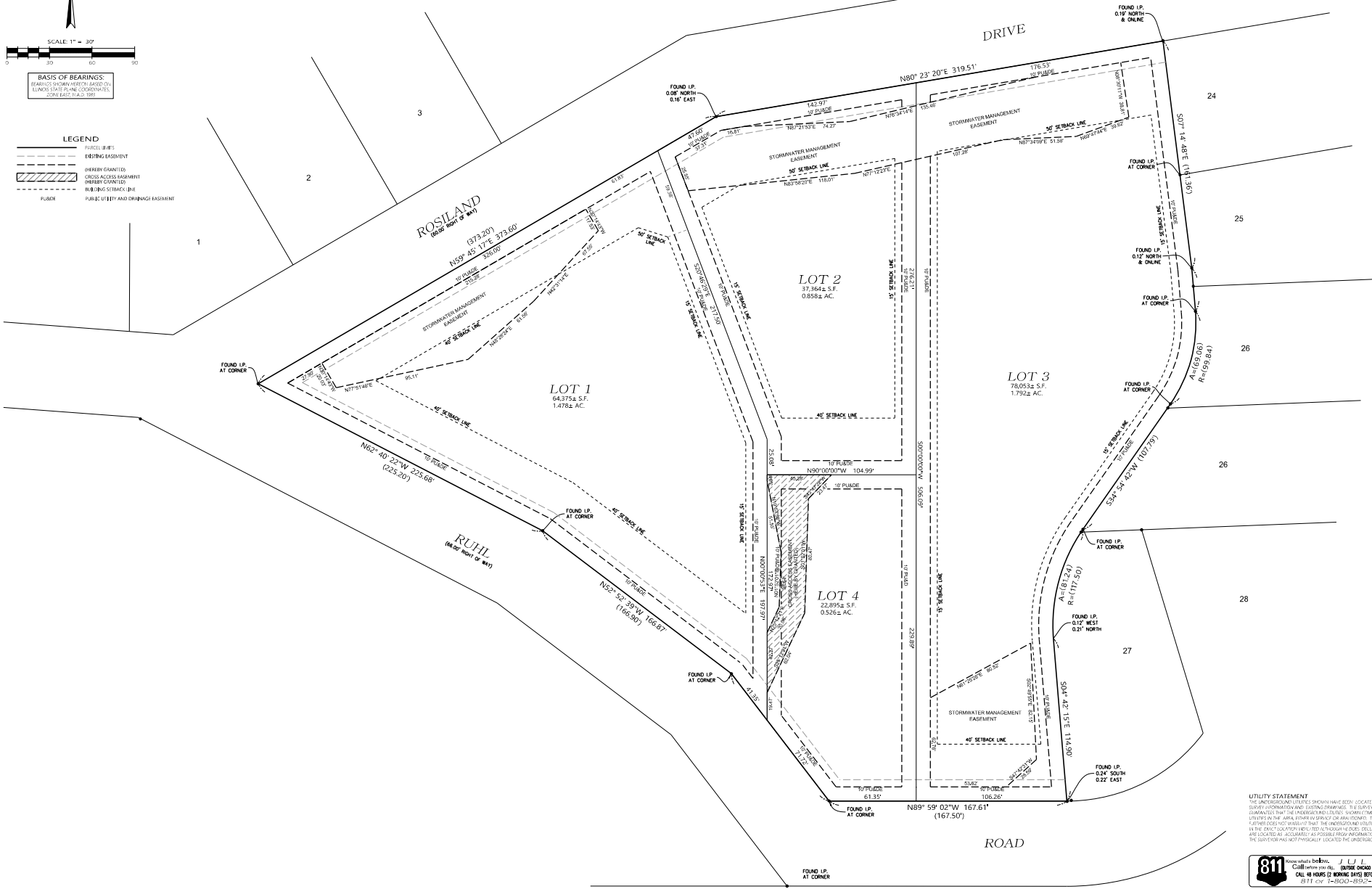
PART OF LOTS 8 AND 10 AND ALL OF LOTS 7 THROUGH 9, INCLUSIVE, IN DUNHAVEN WOODS, BEING A
SUBDIVISION OF THE WEST HALF OF LOT 1 OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 42 NORTH,
RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE NORTH 12 ACRES),



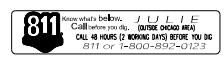
BASIS OF BEARINGS:
BEARINGS SHOWN HEREON BASED ON
KUNDS STATE PLANE COORDINATES,
ZONE EAST, NAD 83

LEGEND

- PUBLIC UTILITY
- - - - - EXISTING EASEMENT
- HEREBY GRANTED
- CROSS ACCESS EASEMENT
- HEREBY GRANTED
- BUILDING SETBACK LINE
- PUBLIC UTILITY AND DRAINAGE EASEMENT
- FENCE



UTILITY STATEMENT
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD
SURVEY INFORMATION AND EXISTING CHANGES. THE SURVEYOR MAKES NO
GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN CORRESPOND TO THE
ACTUAL UTILITIES IN THE AREA. THE SURVEYOR IS NOT RESPONSIBLE FOR THE
LOCATION OR DEPTH OF ANY UTILITIES NOT SHOWN ON THIS PLAT. THE
UNDERGROUND UTILITIES SHOWN ARE BASED ON THE BEST AVAILABLE
INFORMATION AND FIELD SURVEY. THE SURVEYOR HAS NOT PHYSICALLY
LOCATED THE UNDERGROUND UTILITIES.



PROJECT NUMBER	230259	DATE	05/20/2025
CLIENT	SMITH LASALLE CONSULTING ENGINEERS	DATE	05/20/2025
PROJECT NAME	OK ESTATE	DATE	05/20/2025
PROJECT ADDRESS	9512 FOWLER ROAD, ROCHELLE, ILLINOIS 61068	DATE	05/20/2025
PROJECT PHONE	PHONE: (815) 595-2260	DATE	05/20/2025
PROJECT FAX	FAX: (815) 595-2260	DATE	05/20/2025
PROJECT EMAIL	EMAIL: info@slce.com	DATE	05/20/2025
PROJECT WEBSITE	WEBSITE: www.slce.com	DATE	05/20/2025
PROJECT DESCRIPTION	PLAT	DATE	05/20/2025

CLIENT: SMITH LASALLE CONSULTING ENGINEERS
9512 FOWLER ROAD
ROCHELLE, ILLINOIS 61068
PHONE: (815) 595-2260

REGIONAL LAND SERVICES
9512 FOWLER ROAD
ROCHELLE, ILLINOIS 61068
PHONE: (815) 595-2260

PLAT

FINAL PLAT OF RESUBDIVISION OF OK ESTATE

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.,
THIS IS TO CERTIFY THAT _____ ARE THE OWNERS OF
THE PROPERTY DESCRIBED HEREON AND THAT THEY HAVE CAUSED THE SAID
PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN HEREON, FOR THE
USES AND PURPOSES THEREIN SET FORTH, AND DO HEREBY ACKNOWLEDGE
AND ADOPT THE SAME UNDER THE TITLE HEREON INDICATED.

DATED THIS _____ DAY OF _____, A.D., 2 _____

OWNER/OWNERS: _____

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE
AFORESAID, DO HEREBY CERTIFY THAT _____ ARE PERSONALLY
KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO
THE FOREGOING INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS
DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED
SAID INSTRUMENT OF THEIR OWN FREE AND VOLUNTARY ACT AND AS THE
FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET
FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____,
A.D., 2 _____

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES ON: _____

PLANNING AND ZONING COMMISSION CERTIFICATE

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF
PALATINE, COOK COUNTY, ILLINOIS, THIS _____ DAY OF
_____, 2 _____

SIGNED: _____

CHAIRMAN

ATTEST: _____

SECRETARY

VILLAGE COUNCIL CERTIFICATE

APPROVED BY THE VILLAGE COUNCIL OF THE VILLAGE OF PALATINE, COOK
COUNTY, ILLINOIS, THIS _____ DAY OF
_____, 2 _____

SIGNED: _____

MAYOR

ATTEST: _____

VILLAGE CLERK

MURDERCORE CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.,

THIS IS TO CERTIFY THAT _____ HEREBY CONSENTS TO THE PLAT
SHOWN HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH, AND
DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE TITLE
HEREON INDICATED.

DATED THIS _____ DAY OF _____, 2 _____

DATED THIS _____ DAY OF _____, A.D., _____

SIGNED: _____

BY: _____, TITLE: _____ VILLAGE COLLECTOR

ATTEST: _____, TITLE: _____

NOTARY CERTIFICATE

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY
IN THE STATE AFORESAID, DO HEREBY CERTIFY
THAT _____ AND
OF _____ ARE PERSONALLY KNOWN TO ME TO BE THE SAME
PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT
SUCH OFFICERS, APPEARED BEFORE ME THIS DAY IN PERSON AND
ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED SAID INSTRUMENT OF
THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY
ACT OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN SET
FORTH, AND THAT THE SAID _____ DID ALSO THEN AND
THERE ACKNOWLEDGE THAT HE/SHE, AS CUSTODIAN OF THE CORPORATE
SEAL OF SAID CORPORATION, DID AFFIX SAID SEAL TO SAID INSTRUMENT AS
HIS/HER OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY
ACT OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN SET
FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____

DAY OF _____, A.D., 2 _____

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES ON: _____

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

THIS PLAT HAS BEEN CHECKED FOR CONFORMANCE TO THE VILLAGE OF
PALATINE STANDARDS AND REQUIREMENTS, AND WORKING DRAWINGS AND
SPECIFICATIONS FOR IMPROVEMENTS HAVE BEEN PREPARED IN
CONFORMANCE WITH THE VILLAGE STANDARDS AND REQUIREMENTS, AND
ENGINEERING FEES DUE TO THE VILLAGE OF PALATINE HAS BEEN PAID.

DATED THIS _____ DAY OF _____, 2 _____

SIGNED: _____

VILLAGE ENGINEER

VILLAGE COLLECTOR CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.,

I DO HEREBY CERTIFY THAT THERE ARE NO DEFERRED SPECIAL ASSESSMENTS
OR UNPAID CURRENT ASSESSMENTS DUE AGAINST THE LAND INCLUDED IN
THE ABOVE PLAT

DATED THIS _____ DAY OF _____, 2 _____

SIGNED: _____

VILLAGE COLLECTOR

SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.,

WE HEREBY CERTIFY TO THE BEST OF OUR KNOWLEDGE AND BELIEF THAT
ADEQUATE PROVISIONS HAVE BEEN MADE FOR THE DIVERSION, AND
DETENTION OF SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WITHIN THE
RIGHTS OF THE SUBDIVIDER AND THAT SUCH SURFACE WATERS WILL NOT BE
DEPOSITED ON ADJACENT LAND OWNERS PROPERTY IN SUCH
CONCENTRATION AS MAY CAUSE DAMAGE BY EROSION OR SEDIMENTATION TO
SUCH PROPERTY BECAUSE OF CONSTRUCTION OF THE SUBDIVISION.

DATED THIS _____ DAY OF _____, 2 _____

BY: _____ DATED: _____

OWNER

BY: _____ DATED: _____

ILLINOIS PROFESSIONAL ENGINEER

SCHOOL DISTRICT CERTIFICATE

ELEMENTARY SCHOOL DISTRICT 15
HIGH SCHOOL DISTRICT #211

EASEMENTS FOR SINGLE FAMILY DEVELOPMENTS, WITHOUT COMMON AREAS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH
ELECTRICAL AND COMMUNICATIONS SERVICES, GAS, CABLE TELEVISION,
STORM WATER DRAINAGE AND SANITARY SEWERS IS HEREBY RESERVED FOR
AND GRANTED TO:

COMMONWEALTH Edison COMPANY
AND
AMERICAN
AND
NORTHERN ILLINOIS GAS COMPANY
AND
ANY CABLE COMMUNICATIONS FIRM OR COMPANY GRANTED A CABLE
COMMUNICATIONS FRANCHISE BY THE VILLAGE OF PALATINE,
AND

THE VILLAGE OF PALATINE GRANTEES
THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY,
FOR THE PLACEMENT, INSTALLATION, USE, OPERATION, MAINTENANCE,
REPAIR, RELOCATION, REPLACEMENT AND REMOVAL OF WATERMANS, STORM
SEWERS, SANITARY SEWERS, DRAINAGE DITCHES AND SWALES, RETENTION
POOLS, GAS MAINS, ELECTRICAL LINES, TELEPHONE LINES, FACILITIES USED IN
CONNECTION WITH UNDERGROUND TRANSMISSION AND DISTRIBUTION OF
ELECTRICITY AND SOUNDS AND SIGNALS, INCLUDING BUT NOT LIMITED TO
TELEVISION, DATA AND FAXED SIGNALS, TOGETHER WITH ALL BRIGGS, GUYS,
ANCHORS, MANHOLES, VALVES AND ALL OTHER EQUIPMENT AND
APPURTENANCES NECESSARY IN CONNECTION WITH AND UNDER THE
SUBDIVISION IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE
PROPERTY SHOWN WITHIN THE DOTTED LINES ON THE PLAT AND MARKED
"EASEMENT", AND THE PROPERTY SUBDIVIDED ON THE PLAT FOR STREETS
AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO
INSTALL, REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE
OF EACH LOT TO SERVE IMPROVEMENTS THEREON OR ON ADJACENT LOTS,
THE RIGHT TO CUT, TRIM, OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE
REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE
RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH
PURPOSES, CONSTRUCTING SHALL NOT BE PLACED OVER THE GRANTEES
FACILITIES OR IN UPON OR OVER THE PROPERTY WITHIN THE DOTTED LINES
MARKED "EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES.
EXCEPT GARDEN, SHRUBS, AND LANDSCAPING MAY BE PLACED OVER ANY SUB
SURFACE FACILITIES THAT DO NOT UNREASONABLY INTERFERE WITH THE
SAFETY, USEFULNESS OR UNREASONABLY RESTRICT TO, OR PREVENT THE
PROMPT MAINTENANCE OF REPAIR OF ANY SUCH SUB SURFACE FACILITIES.
AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE
SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO
INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.
RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF
GRANTOR/LOT OWNER UPON WRITTEN REQUEST. THE GRANTING OF THE
FOREGOING EASEMENT CONVEYS NO OBLIGATION ON THE VILLAGE OF
PALATINE TO REPAIR, REPAIR, OR REPLACE, OR REPLACE, OR REPLACE, ANY OF
THE FOREGOING UTILITIES.
THE GRANTING OF THE FOREGOING EASEMENT CONFERS NO OBLIGATION ON
THE PART OF THE VILLAGE OF PALATINE TO MAINTAIN, REPAIR, RELOCATE, OR
REMOVE ANY OF THE UTILITIES DESCRIBED HEREIN. THIS IS EASEMENT IS
SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN THE DECLARATION OF
COVENANTS AND RESTRICTIONS RECORDED HEREWITH AS DOCUMENT
NO. _____

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

I, RUDY P. JON, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003832, DO
HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING
DESCRIBED PROPERTY:

ALL OF LOTS 7 THROUGH 9, INCLUSIVE, IN DUNHAVEN WOODS, BEING A
SUBDIVISION OF THE WEST HALF OF LOT 1 OF THE NORTHWEST QUARTER OF
SECTION 1, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL
MERIDIAN (EXCEPT THE NORTH 12 ACRES), ACCORDING TO THE PLAT THEREOF
RECORDED FEBRUARY 16, 1947, IN BOOK 364 OF PLATS, PAGE 3 AS DOCUMENT
NO. 138989 IN THE OFFICE OF THE RECORDER OF DEEDS AND PLATS OF COOK
COUNTY, ILLINOIS, 1947 IN BOOK 35 OF PLATS, PAGE 2, AS LR1146288, IN THE REGISTRAR OF TITLES
OFFICE, AND THAT PART OF LOTS 8 AND 10, IN DUNHAVEN WOODS AFORESAID,
DESCRIBED AS FOLLOWS: BEGINNING AT THE CORNER OF SAID LOT 6; THENCE
NORTH 80 DEGREES 12 MINUTES 21 SECONDS EAST ALONG THE NORTH LINE OF
SAID LOT 6, A DISTANCE OF 113.34 FEET TO A POINT; THENCE SOUTH 07
DEGREES 25 MINUTES 47 SECONDS EAST, A DISTANCE OF 193.36 FEET TO A
POINT; THENCE SOUTH 04 DEGREES 54 MINUTES 20 SECONDS EAST, A
DISTANCE OF 30.48 TO A POINT OF CURVE; THENCE SOUTHWESTERLY ALONG A
CURVE CONCAVE TO THE WEST, SAID CURVE HAVING A RADIUS OF 69.04 FEET,
AN ARC LENGTH OF 69.06 FEET, A CHORD BEARING OF SOUTH 14 DEGREES 54
MINUTES 37 SECONDS WEST, A CHORD DISTANCE OF 67.69 FEET TO A POINT OF
TANGENCY; THENCE SOUTH 34 DEGREES 43 MINUTES 45 SECONDS WEST, A
DISTANCE OF 107.79 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY
ALONG A CURVE CONCAVE TO THE SOUTHEAST, SAID CURVE HAVING A RADIUS
OF 117.00 FEET, AN ARC LENGTH OF 81.24 FEET, A CHORD BEARING OF SOUTH
14 DEGREES 55 MINUTES 31 SECONDS WEST, AND A CHORD DISTANCE OF 79.65
FEET TO A POINT OF TANGENCY ON THE WEST LINE OF SAID LOT 10; THENCE
NORTH 05 DEGREES 29 MINUTES 27 SECONDS WEST, A DISTANCE OF 170.36
FEET TO THE NORTHWEST CORNER OF SAID LOT 10 (ALSO BEING THE
SOUTHWEST CORNER OF SAID LOT 6, A DISTANCE OF 230.25 FEET TO THE POINT
OF BEGINNING IN COOK COUNTY, ILLINOIS.

THE PLAT CORRECTLY REPRESENTS SAID SURVEY AND SUBDIVISION IN EVERY
DETAIL, ALL LOT CORNERS ARE MARKED BY A SIXTH INCH BY 24" REBAR UNLESS
OTHERWISE NOTED, ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS
THEREOF.

I FURTHER CERTIFY THAT THE LAND IS WITHIN THE CORPORATE LIMITS OF THE
VILLAGE OF PALATINE WHICH HAS ADOPTED A VILLAGE PLAN AND AND IS
EXERCISING THE SPECIAL POWER AUTHORIZED BY SECTION 12 OF ARTICLE 11
OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.

I FURTHER CERTIFY THAT UPON INSPECTION OF THE FLOOD INSURANCE RATE
MAP FOR THE SUBJECT AREA, PANEL NUMBER 1709702066K WITH EFFECTIVE
DATE OF SEPTEMBER 18, 2015, IT APPEARS THAT THE PROPERTY SHOWN
HEREON WOULD LIE IN "ZONE X", AREA OF MINIMAL FLOOD HAZARD.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF
_____, A.D., 2025

RUDY P. JON
035-003832
ILLINOIS

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 035-003832
LICENSE EXPIRES NOVEMBER 30, 2026



CLIENT:
SMITH LASALE CONSULTING ENGINEERS
10022 PACIFIC AVENUE FRANKLIN PARK, IL 60131
PHONE: (847) 260-5005

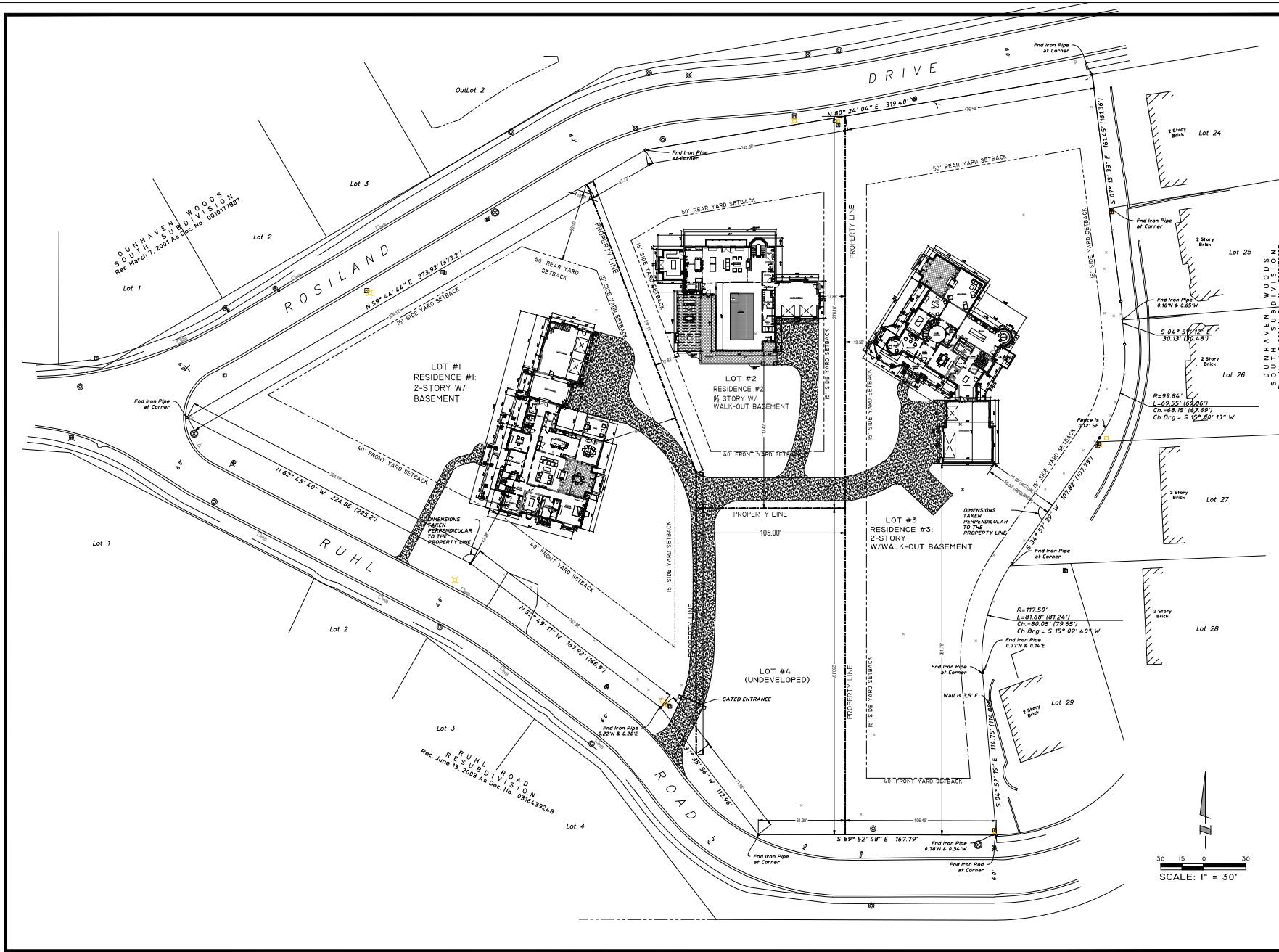


PROJECT NUMBER: 230259
DATE: 02/25/2025
SHEET: 3 OF 3
DRAWING NUMBER: PLAT

PROJECT NUMBER	DATE	PROJECT NAME	PROJECT LOCATION	PROJECT TYPE	PROJECT STATUS
230259	02/25/2025	OK ESTATE	720 8th E. ROAD	PLAT	PAID

REVISION	DATE	DESCRIPTION
1	02/25/2025	INITIAL DRAFT
2	02/25/2025	REVISED DRAFT
3	02/25/2025	FINAL DRAFT
4	02/25/2025	FINAL PLAT

Drawing: C:\Users\Bross\OneDrive\Documents\Comm\Jov O'Brien\Tom McCabe - Smith\05192025 - Latest Site Plan with New Lot Layout\Reviewed720 Ruhl Road_Site Plan SP-1.0_250515.dwg : 05/18/25, 8:13pm



DISCLAIMER:
THE PROJECT ARCHITECT OR ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ACTION TAKEN BY ANY PERSON ON THE PROJECT IF THAT PERSON HAS ANY KNOWLEDGE OF ANY DISCREPANCY, ERROR, OMISSION, OR ABUSE IN THE CALCULATIONS, DIMENSIONS, AND/OR SPECIFICATIONS NOTIFIED, AND HAS CORRECTED, MADE THE REVISIONS OR HAS WORKED CLOSELY TOGETHER THE SITE OF THE DESIGN CALCULATIONS AND / OR SPECIFICATIONS.

OK ESTATE
SITE PLAN
720 RUHL ROAD
PALATINE, IL 60067

SITE PLAN

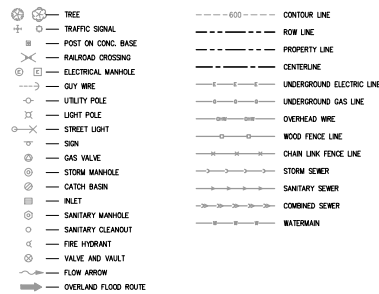
OBORA & ASSOCIATES
ARCHITECTS PLANNERS INTERIOR DESIGNERS
9616 SOUTH WINCHESTER AVENUE
CHICAGO, ILLINOIS 60643
VOICE: 312-953-2747/312-622-0827
EMAIL: obora@aol.com/space@aol.com

PRELIMINARY NOT FOR CONSTRUCTION	REVISIONS	
	NO./DATE	SUBVISION SUMMARY
DATE: 05/19/25	SHEET NO.	
DRAWN BY:	SP-1.0	
JOB NO: 22204.00	SHEET OF	

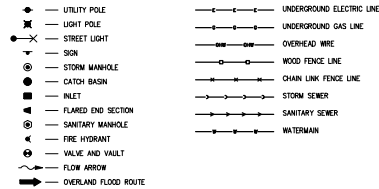
IMPROVEMENT PLANS FOR OK ESTATE 720 W RUHL ROAD PALATINE, IL 60074

LEGEND

EXISTING



PROPOSED



CALL J.U.L.I.E. AT 1-800-892-0123

WITH THE FOLLOWING INFORMATION:

COUNTY COOK

MUNICIPALITY VILLAGE OF PALATINE

SECTION, TOWNSHIP, RANGE NW 1/4 SECTION 3, T42N, R10E

48 HOURS BEFORE YOU DIG.
EXCLUDING SAT., SUN. & HOLIDAYS

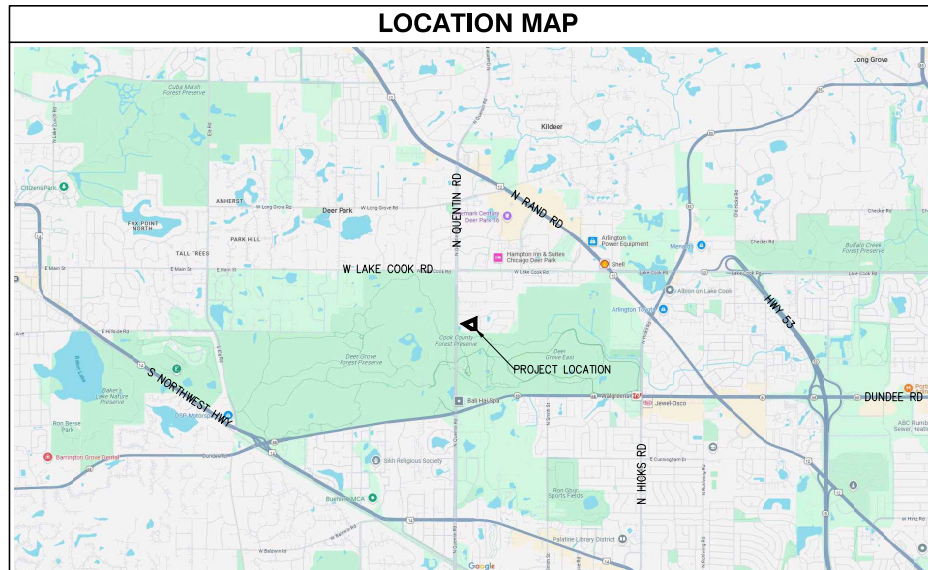
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PROFESSIONAL DESIGN FIRM NO. 184-005732 EXPIRATION DATE: 4/30/2027
SMITH LASALLE PROJECT NO. 613.22

LOCATION MAP



NO.	TITLE
1	TITLE SHEET
2	GENERAL NOTES AND SPECIFICATIONS
3	EXISTING CONDITIONS AND DEMOLITION PLAN
4	GEOMETRIC AND PAVING PLAN
5	GRADING PLAN
6	UTILITY PLAN
7	EROSION CONTROL PLAN
8	EROSION CONTROL DETAILS
9	CONSTRUCTION DETAILS
10	CONSTRUCTION DETAILS

THE NORTH COOK COUNTY SOIL AND WATER
CONSERVATION DISTRICT SHALL BE NOTIFIED
OF THE PRE-CONSTRUCTION MEETING

Thomas McCabe Jr.
CIVIL ENGINEER
THOMAS MCCABE JR., P.E.
ILLINOIS REGISTRATION NO.: 062-44159
EXPIRATION DATE: 11/30/2025

07/11/2025
DATE



**ISSUED FOR
REVIEW**

REV.	DATE	DESCRIPTION
1	7/11/25	REVISED FOR RELEASE COMMENTS

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CONSULTING ENGINEERS
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WWW.SMITHLASALLE.COM

SEAL

SEAL

DATE: 07/11/2025

OK ESTATE

720 W RUHL ROAD, PALATINE, IL 60074

TITLE SHEET

SCALE: NONE

SHEET 1 OF 10

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NOTICE

1. PRIOR TO THE COMMENCEMENT OF ANY WORK ONSITE, THE CONTRACTOR SHALL NOTIFY THE OWNER, THE ENGINEER, AND ALL AFFECTED MUNICIPALITIES OR GOVERNMENT AGENCIES A MINIMUM OF 72 HOURS OF THE START OF WORK.
2. PRIOR TO DISTURBING ANY UTILITIES OR PUBLIC IMPROVEMENTS, THE CONTRACTOR SHALL PROVIDE A MINIMUM OF 24 HOURS NOTICE TO THE UTILITY OWNER AND THE MUNICIPALITY'S PUBLIC WORKS DEPARTMENT (AND/OR MUNICIPAL ENGINEER).

REFERENCED CODES:

- ALL ROADWAY AND WATER SEWER CONSTRUCTION SHALL CONFORM TO ILLINOIS DEPARTMENT OF TRANSPORTATION'S "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AND ILLINOIS DEPARTMENT OF TRANSPORTATION'S "STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION" AND THE "ILLINOIS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" LATEST EDITION. THE DETAILS AND STANDARDS CONTAINED IN THE PLANS AND SPECIFICATIONS, AND THE LOCAL COMPACTS, SHALL PREVAIL IN THE EVENT OF A CONFLICT. THE LOCAL MUNICIPAL CODE SHALL TAKE PRECEDENCE.
4. ALL SANITARY SEWER AND WATER-MAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS" LATEST EDITION. THE DETAILS AND STANDARDS CONTAINED IN THE PLANS AND SPECIFICATIONS, AND THE LOCAL COMPACTS, SHALL PREVAIL IN THE EVENT OF A CONFLICT. THE LOCAL MUNICIPAL CODE SHALL TAKE PRECEDENCE.
5. ALL SIDEWALK AND WORK IN THE PUBLIC RIGHT OF WAY MUST BE IN ACCORDANCE WITH THE ILLINOIS, FEDERAL, AND ANY LOCAL ADA (AMERICANS WITH DISABILITIES ACT) ACCESSIBILITY

CONSTRUCTION OPERATIONS

4. ALL WORK PERFORM UNDER THIS CONTRACT SHALL BE GUARANTEED BY THE CONTRACTOR AND HIS SURETY FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF FINAL ACCEPTANCE OF THE PROJECT. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL DEFECTS IN MATERIALS AND WORKMANSHIP OF WHATEVER NATURE DURING THAT PERIOD. THIS GUARANTEE SHALL BE PROVIDED IN THE FORM OF A MAINTENANCE BOND IN THE AMOUNT OF 10% OF THE COST OF IMPROVEMENTS.
7. THE CONTRACTOR SOLELY SHALL BE RESPONSIBLE FOR JOB SITE SAFETY.
8. AT THE CLOSE OF EACH WORKING DAY AND AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS.
9. COPIES OF ALL TEST RESULTS SHALL BE PROVIDED TO THE MUNICIPALITY AND THEIR CONSTRUCTION REPRESENTATIVE FOR REVIEW AND APPROVAL.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE STREETS IN THE VICINITY OF THE PROJECT FREE FROM DIRT AND CONSTRUCTION DEBRIS AT ALL TIMES. PAVED AREAS IN THE IMMEDIATE AREA OF CONSTRUCTION SHALL BE WATERED DOWN FOR DUST CONTROL, AS NEEDED.
11. CONSTRUCTION MATERIALS AND/OR EQUIPMENT MAY NOT BE STORED IN THE RIGHT-OF-WAY WITHOUT THE APPROVAL OF THE MUNICIPALITY.
12. A TOPOGRAPHIC SURVEY WAS PERFORMED AND IS USED AS THE BASE FOR THE PROPOSED IMPROVEMENTS. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING LOCATIONS AND ELEVATIONS OF PERTINENT TOPOGRAPHY.
13. LAYOUT INFORMATION CONTAINED HEREIN IS BASED ON HORIZONTAL CONTROL PROVIDED WITHIN THE TOPOGRAPHIC SURVEY.
14. PAVEMENT, SIDEWALK AND CURB REMOVALS SHALL BE SAW-CUT, FULL DEPTH, PRIOR TO REMOVAL. THE COST SHALL BE INCIDENTAL TO THE REMOVAL ITEM.
15. THE CONTRACTOR SHALL NOTIFY AS NECESSARY, ALL TESTING AGENCIES AS CONTRACTED BY THE OWNER, SUFFICIENTLY IN ADVANCE OF CONSTRUCTION, ALL MATERIAL TESTING SHALL BE CONDUCTED BY THE TESTING AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE APPROVAL OF THE OWNER. FAILURE OF CONTRACTOR TO ALLOW PROPER NOTIFICATION TO THE TESTING AGENCIES SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. THE RESULTS OF THE CONTRACTOR SUSPENDING OPERATIONS (PERTAINING TO TESTING) UNTIL TESTING OPERATIONS CAN BE COMPLETED, COST OF SUSPENSION OF WORK TO BE BORNE BY CONTRACTOR.
16. ALL EXISTING UTILITIES OR IMPROVEMENTS, INCLUDING PAVEMENT AND PARKWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE PROMPTLY RESTORED TO THEIR RESPECTIVE ORIGINAL CONDITION. DAMAGE SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT UNLESS SPECIFICALLY NOTED ON THE PLANS.
17. BEFORE ACCEPTANCE BY THE OWNER AND FINAL PAYMENT, ALL WORK SHALL BE INSPECTED BY THE OWNER OR HIS REPRESENTATIVE. FINAL PAYMENT WILL BE MADE AFTER ALL THE WORK AND MATERIALS ARE ACCEPTED BY THE OWNER. THE MAINTENANCE BOND HAS BEEN RECEIVED.
18. EXCESS MATERIALS SHALL BE COMPLETELY REMOVED FROM THE CONSTRUCTION SITE AND LEGALLY DISPOSED OF OFF-SITE BY THE CONTRACTOR.
19. PROVIDE TEMPORARY SANITARY TOILET FACILITIES CONFORMING TO STATE AND LOCAL HEALTH AND SANITATION REGULATIONS IN SUFFICIENT NUMBER FOR THE CONTRACTORS AND SUBCONTRACTORS TO USE THROUGHOUT THE PROJECT.
20. THE CONTRACTOR SHALL VIDEO TAPE THE WORK AREA PRIOR TO THE START OF CONSTRUCTION FOR THE PURPOSE OF DOCUMENTING EXISTING CONDITIONS.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINAL SITE CLEAN-UP AND RELATED WORK.

UTILITIES:

22. THE UTILITY LOCATIONS SHOWN ARE BASED ON AVAILABLE RECORDS OF THE UTILITY OWNERS, AND ARE CONSIDERED APPROXIMATE. ADDITIONAL UNDERGROUND UTILITIES MAY ALSO BE PRESENT. THE ENGINEER HAS NO RESPONSIBILITY FOR THE ACCURACY OF THE UTILITY LOCATIONS SHOWN ON THE PLANS. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING JULIE A. BATES (800-992-0123) OR 811 FOR UTILITY LOCATIONS.
23. ALL MANHOLE CASTINGS, VALVES, AND OTHER STRUCTURES LOCATED WITHIN AREAS WHERE THE EXISTING GRADE IS CHANGED, SHALL BE ADJUSTED TO MEET FINISHED GRADE.
24. OWNER SHALL BE RESPONSIBLE TO OBTAIN OR GRANT ANY REQUIRED EASEMENTS IF NEEDED IN ORDER FOR THE CONTRACTOR TO CONSTRUCT THE PROJECT.
25. NO PLANS SHALL BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY MARKED "FOR CONSTRUCTION". ANY CHANGES TO THE PLANS SHALL BE MADE BY THE ENGINEER.
26. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY EASEMENTS IMMEDIATELY OF THE JOB SITE AGAINST THE PLANS AND SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY CHANGES TO THE PLANS. IN THE EVENT OF A DISCREPANCY BETWEEN THE CONTRACTOR'S CONSTRUCTION AND THE ENGINEER'S DETAILS, THE CONTRACTOR SHALL REQUEST AND SECURE WRITTEN INSTRUCTION FROM THE ENGINEER. IF THE CONTRACTOR FAILS TO NOTIFY THE ENGINEER OF SAID DISCREPANCY OR TO OBTAIN THE ENGINEER'S INSTRUCTIONS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL COSTS INCURRED BY THE ENGINEER.

GENERAL EXCAVATION

5. SLOPE SIDE OF EXCAVATIONS AS REQUIRED BY GOVERNING CODES. SHORE AND BRACE TRENCHES WHEN NOT SLOPING THE SIDES UNTIL BACKFILLED.
 6. GRADE ADJACENT SURFACES AWAY FROM EXCAVATIONS TO PREVENT RUNOFF FROM FLOWING INTO THE EXCAVATION PARTICULARLY WHEN THE TRENCH WILL BE LEFT OPEN OVER NIGHT. WHEN THE TRENCH IS TO BE LEFT OPEN OVER NIGHT, PROVIDE DRAINAGE TO PREVENT SOFTENING OF FOUNDATION SUBBASES OR UNDERSTANDING OF FOOTINGS. PROVIDE DEWATERING EQUIPMENT TO PREVENT WATER FROM ENTERING THE EXCAVATION. CONTROL AND DISCHARGE EXCESS RUNOFF FROM DEWATERING OPERATIONS IN A LOCATION AND MANNER ACCEPTABLE TO THE MUNICIPALITY OR AGENCY HAVING JURISDICTION.
 7. BEFORE ACCEPTANCE BY THE OWNER, ALL WORK SHALL BE INSPECTED BY THE OWNER OR THE OWNER'S DESIGNATED AGENT. FINAL PAYMENT WILL BE MADE AFTER THE CONTRACTOR'S WORK HAS BEEN INSPECTED AND ACCEPTED.
- UNDERGROUND WORK:
1. NO UNDERGROUND WORK SHALL BE BACK-FILLED BEFORE IT HAS BEEN INSPECTED BY THE GOVERNING MUNICIPALITY AND/OR UTILITY OWNER. PERMISSION TO PROCEED MUST BE OBTAINED FROM THE MUNICIPALITY.
 2. UNDERGROUND WORK SHALL INCLUDE: UNDOING, INSTALLATION OF PIPE, CASTINGS AND STRUCTURES, TRENCHES, TANKS AND COMPACTOR AND TESTING AS SHOWN OR CALLED FOR ON THE CONSTRUCTION PLANS, FITTINGS AND ACCESSORY ITEMS NECESSARY TO COMPLETE THE WORK AND TO MEET THE REQUIREMENTS OF THE CONTRACT OR SPECIFIED. BUT SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE CONTRACT.
 3. WHEN CONNECTING TO AN EXISTING STRUCTURE OR UTILITY LINE, THE STRUCTURE OR LINE SHALL BE CLEANED OF DEBRIS AND PATCHED OR REPAIRED AS NECESSARY TO ASSURE THE INTEGRITY OF THE EXISTING STRUCTURE OR UTILITY LINE.
 4. ANY DEWATERING OF UTILITY TRENCHES THAT MAY BE REQUIRED TO PERFORM THE WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE INCIDENTAL TO THE COST OF THE CONTRACT.
 5. COURSE AGGREGATE GRAVEL WILL BE REQUIRED IN TRENCHES FOR THE FULL DEPTH OF THE TRENCH AND TWO (2) INCHES OF THE PROPOSED OR EXISTING PAVEMENTS, DRIVEWAYS AND SIDEWALKS. BACKFILL SHALL CONSIST OF GRANULAR MATERIAL MEETING THE REQUIREMENTS OF DOT C&G GRADATION AND SHALL BE COMPACTED.
 6. THE CONTRACTOR SHALL INSTALL A 4"x4"x8" POST AT THE TERMINUS OF THE SANITARY, WATER AND GAS LINES. THE POST SHALL BE EXTENDED A MINIMUM OF 4" ABOVE THE GRADE AND BE LABELED WITH THE SIZE AND TYPE OF SERVICE.
 7. THE CONTRACTOR SHALL VERIFY THE SIZE AND INVERT ELEVATIONS OF ALL CONNECTIONS TO AVOID ANY CONFLICTS BEFORE COMMENCING WORK. CONTRACTOR TO NOTIFY THE OWNER AND ANY DISCREPANCIES.

GENERAL :

1. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN FROM THE OWNER AND READ THE SITE GEOTECHNICAL REPORT(S). IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE SOIL AND GROUNDWATER CONDITIONS AT THE SITE.
2. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THEIR OWN MATERIAL QUANTITIES. ANY QUANTITIES SHOWN ON THE PLANS ARE TO BE THE BUDGET FOR THE BENEFIT OF THE OWNER AND REVIEW AGENTS.
3. ELEVATIONS SHOWN ON THE PLANS ARE TO BE FINISHED SURFACE UNLESS OTHERWISE NOTED.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE DURING AROUND FROM STRUCTURES, NEIGHBORING PROPERTIES, AND EXCAVATIONS DURING CONSTRUCTION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO THE COMMENCEMENT OF GRADING. EROSION AND SEDIMENT CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL ALL DISTURBED SURFACES HAVE BEEN STABILIZED.
6. ALL EARTHWORK (GRADING) SHALL BE DONE UNDER THE SUPERVISION OF A LICENSED GEOTECHNICAL ENGINEER. THE GEOTECHNICAL ENGINEER SHALL DIRECT AND SUPERVISE THE CONSTRUCTION OF ALL EARTHWORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND PREPARATION OF ALL PAYMENT SUBGRADE. THE OWNER SHALL PAY FOR ALL GEOTECHNICAL SERVICES.
7. PRIOR TO THE COMMENCEMENT GRADING OPERATIONS, THE CONTRACTOR SHALL INSTALL APPROPRIATE MEASURES TO PROTECT IN PLACE ANY TREES DESIGNATED BY THE OWNER TO BE PRESERVED. PROTECTION FENCES OR BARRICADES SHALL EXTEND BEYOND THE Drip LINE OF ALL TREES TO BE PRESERVED AND SHALL BE MAINTAINED THROUGHOUT THE PROJECT. ANY TREES NOT DESIGNATED FOR PRESERVATION SHALL BE REMOVED PRIOR TO GRADING.
8. EXCESS MATERIAL NOT SUITABLE FOR FILL OR SPREADING ON-SITE SHALL BE COMPLETELY REMOVED AND DISPOSED OF OFF-SITE AT A SUITABLE DUMP BY THE CONTRACTOR.
9. VEGETATION SHALL BE REMOVED PRIOR TO THE STRIPPING OF EXISTING TOPSOIL. FROM AREAS TO BE GRADED, TOPSOIL REMOVED FROM THE SITE SHALL BE FREE OF CLAYS AND TRANSITIONAL MATERIALS. THE EXCESS TOPSOIL SHALL BE FREE OF CLAY. CLEAN TOPSOIL MAY BE STOCKPILED AND RESPIRED FOR USE IN LANDSCAPE AREAS. MODERATE COMPACTION IS REQUIRED IN ALL NON-STRUCTURAL FILL AREAS.
10. COMPACTION OF STRUCTURAL FILL SHALL BE TO AT LEAST 95% (MODIFIED PROCTOR) OR AT LEAST 92% (MODIFIED PROCTOR) FOR ALL WAREHOUSES AND ALL OTHER AREAS. COMPACTION SHALL BE AT LEAST 95% (MODIFIED PROCTOR DRY DENSITY) WITHIN THE PROPOSED BUILDING PAD AREAS. THE CONTRACTOR SHALL PROVIDE WATER TO ADJUST THE MOISTURE CONTENT TO ACHIEVE THE

PROOF-ROLLING

11. THE CONTRACTOR SHALL PROVIDE A FULL LOADED, 6-WHEEL TANDEM AXLE TRUCK FOR PROOF ROLLING THE PAVEMENT SUBGRADE PRIOR TO PLACEMENT OF THE PAVEMENT BASE MATERIAL. THIS PROOF ROLL SHALL BE WITNESSED BY THE GEOTECHNICAL ENGINEER AND THE OWNER (OR OWNER'S AGENT).
12. ANY UNSUITABLE MATERIAL ENCOUNTERED DURING THE PROOF ROLLING SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL AS DIRECTED BY THE GEOTECHNICAL ENGINEER. ALL TESTING REQUIRED SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE CONTRACT.

GENERAL

1. PAVING INCLUDES ALL SUB-GRADE SHAPING, PREPARATION AND COMPACTION OF THE SUB-GRADE AND SUB-BASE, BITUMINOUS BASE AND SURFACE COURSES, AND THE FORMING AND FINISHING OF CONCRETE DRIVEWAYS, SIDEWALKS, CEMENT CURBS AND SIDEWALKS.
 2. PAVEMENT SUB-GRADE AND SUB-BASE COURSE SHALL BE COMPACTED TO 93% (MODIFIED PROCTOR) AND AGGREGATE BASE COURSE TO 95% (MODIFIED PROCTOR).
 3. THE SUB-GRADE FOR PAVED AREAS SHALL BE FINISHED TO WITHIN 0.1 FOOT ± OF PLAN ELEVATION. AFTER COMPACTION, THE SUB-GRADE SHALL BE WITHIN 0.1 FOOT ± OF PLAN ELEVATION.
 4. MAXIMUM DEFLECTION DURING PROOF-ROLLING SHALL BE 7/16" IN ISOLATED AREAS.
 5. FOLLOWING FINE GRADING OF THE AGGREGATE BASE MATERIAL, THE BASE COURSE SHALL BE WITHIN 1/8" OF THE EXPECTED ELEVATION.
- FLEXIBLE PAVEMENT**
6. PAVEMENT MATERIAL FOR BITUMINOUS SURFACES (PARKING LOTS, DRIVEWAYS, SIDEWALKS, AND DRIVEWAYS) SHALL BE HOT-MIX BITUMINOUS ASPHALT (HMA) AS SHOWN ON THE PLANS. MINIMUM THICKNESS SPECIFIED IN THE PLANS AND DETAILS SHALL BE FIRM, COMPACTED THICKNESS.
 7. PRIOR TO PLACEMENT OF THE SURFACE COURSE, THE BINDER COURSE SHALL BE CLEAN AND FREE OF DEBRIS. ALL DAMAGED AREAS IN THE BASE COURSE SHALL BE REPAIRED TO THE FULL DEPTH OF THE PAVEMENT PRIOR TO PLACEMENT AND COMPACTION OF THE SURFACE COURSE.
- CONCRETE PAVEMENT**
8. ALL CONCRETE PAVEMENT AND PLATWORK SHALL BE OF PORTLAND CEMENT CONCRETE (POCC) WITH A MINIMUM OF 6" SIX (6) BAG CEMENT MIX AND SHALL DEVELOP A MINIMUM OF 3,500 PSI COMPRESSIVE STRENGTH. ALL CONCRETE SHALL BE PLACED AND FINISHED PERPENDICULAR TO THE DIRECTION OF TRAFFIC. CALCIUM CHLORIDE AND FLY ASH ARE STRICTLY PROHIBITED IN THE MIX.
 9. IN DRIVEWAYS PROVIDE 6/8" NO. 10 WELDED WIRE MESH AND 2" THICK PRECURED FIBER REINFORCED CONCRETE (FRC) TO OTHER SURFACES SUCH AS WALKWAYS AND BUILDING FOUNDATIONS AND AT 6' ON INTERVALS. PROVIDE SAVED OR FORMED CONCRETE JOINTS AT 12' ON INTERVALS.

GENERAL

1. SANITARY AND STORM SEWER PIPE SHALL BE SDP-26 P.V.C WITH PUSH-ON FITTINGS CONFORMING TO ASTM D-2312, SDP-21 WITH PUSH-ON FITTINGS CONFORMING TO ASTM D-3139, OR OF WATER QUALITY PIPE AND FITTINGS (SEE WATER NOTES).
 2. "BANDSALE" OR SIMILAR FLEXIBLE JOINT COUPLINGS SHALL BE USED WHEN CONNECTING SEWER LINES TO EXISTING WATER MAINS.
 3. ALL SANITARY SEWERS AND SERVICES ARE TO BE CONSTRUCTED USING A LASER INSTRUMENT TO MAINTAIN LINE AND GRADE.
 4. ALL INTERIOR FLOOR DRAINS TO CONNECT TO THE SANITARY SEWER.
 5. EXTERIOR AREA DRAINS, DOWNSPUTS, AND FOUNDATION DRAIN TILES SHALL NOT BE CONNECTED TO THE SANITARY SEWER, BUT RATHER SHOULD BE DISCHARGED TO GRADE VIA GRAVITY OR A SUMP PUMP WITH THE OUTLET A MINIMUM OF 10' FROM THE STRUCTURE AT THE POINT OF DISCHARGE. DISCHARGE LOCATIONS SHOULD BE IDENTIFIED AND MEASUREMENTS SHOULD BE NEEDED AT DISCHARGE LOCATION TO PREVENT INCREASED EROSION IN HIGHLY SLOPED AREAS.
 6. SANITARY SEWERS AND STORM SEWERS SHALL BE SEPARATED FROM WATERMAINS AND SANITARY SEWERS SHALL BE INSTALLED TO THE DEPTH OF THE WATERMAIN. SPECIAL AGENCY REQUIREMENTS AS SPECIFIED IN THE "WATERMAIN" SECTION OF THESE SPECIFICATIONS.
 7. ALL PIPE INSTALLATIONS, MANHOLES, FRAMES AND LIDS, SHALL BE AS SPECIFIED ON THE PLANS AND PLAN DETAILS.
 8. ALL PIPE INSTALLATIONS SHALL MAINTAIN A MINIMUM OF THREE (3) FEET OF COVER OVER THE TOP OF PIPE AT ALL TIMES FOR THE LENGTH OF THE INSTALLATION. IF EXISTING INTERFACES AT POINTS OF CONNECTION DO NOT ALLOW FOR A 3' OF COVER, THE CONTRACTOR SHALL COVER OVER ANY PITS TO PROVIDE THE REQUIRED COVER.
- CLEANING, TESTING AND ACCEPTANCE.**
1. ALL MANHOLES AND PIPES SHALL BE THOROUGHLY CLEANED OF DIRT AND DEBRIS BEFORE FINAL INSPECTION AND ACCEPTANCE.
 2. AIR AND DEFLECTION TESTING PER THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS" REQUIRED FOR THE FULL LENGTH OF THE SANITARY SEWER.
 3. THE SANITARY SEWER INSTALLATION SHALL BE TELEVIEWED FOR ITS FULL LENGTH AND A COPY OF THE VIDEO AND WRITTEN REPORT SHALL BE SUBMITTED TO THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.

RECORD DRAWINGS:

12. THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER ALL AS-BUILT INFORMATION INCLUDING FINAL GRADES, ELEVATIONS, AND LOCATIONS NECESSARY TO PREPARE AS-BUILT DRAWING.

GENERAL

1. ALL WATERMANS & SERVICES SHALL BE INSTALLED AT A DEPTH TO PROVIDE A MINIMUM OF FIVE FEET-3/4" (6'-0") OF COVER OVER THE TOP OF THE PIPE OR BELOW THE PROPOSED DRIVE PILE OR GRADE.
 2. ALL WATERMANS OR SERVICES 3" OR LARGER SHALL BE CONSTRUCTED OF BITUMINOUS COATED AND GENTLY CURED DUCTILE IRON PIPE, CLASS SJ, CONFORMING TO ANSI A21.50 (AWWA C100) AND ANSI A21-51 (AWWA C105). CEMENT MORTAR SHALL CONFORM TO ANSI A21-44 (AWWA C104), THE PIPE SHALL BE CORING GASKET PUSH-ON OR MECHANICAL JOINTS CONFORMING TO ANSI A21-44 (AWWA C111).
 3. ALL FITTINGS FOR USE WITH DUCTILE IRON PIPE SHALL BE CAST-IRON, WITH MECHANICAL JOINTS AND "M&G" RETAINER GLANDS, AND GEMENT LINED PER ANSI A21-4.
 4. ALL DUCTILE IRON PIPE AND FITTINGS SHALL BE WRAPPED IN 8 MIL POLYETHYLENE WRAP, ALL MECHANICAL JOINTS SHALL BE WRAPPED IN 12 MIL POLYETHYLENE WRAP.
 5. WATER SERVICES 2" IN DIAMETER OR LESS SHALL BE OF TYPE "K" COPPER WATER TUBING CONFORMING TO ASTM B-88 AND B-951, WITH COMPRESSION JOINTS AND FITTINGS.
 6. ALL VALVES ON WATERMANS 3" & LARGER SHALL BE MECHANICAL JOINT, RESILIENT MATE, GATE VALVES, THEY SHALL TURN COUNTERCLOCKWISE TO OPEN, THEY SHALL BE ROST BODY WITH BRONZE MOUNTED SEALS AND NON-RISING STEMS CONFORMING TO AWWA C-509.
 7. VALVE VAULTS SHALL BE PRECAST CONCRETE STRUCTURES AS NOTED AND DETAILED ON THE PLANS AND SHALL CONFORM TO THE REQUIREMENTS OF THE LOCAL MUNICIPALITY AND SHALL BEAR THE WORD "WATER".
 8. CORPORATION STOPS SHALL BE BRONZE BODY KEY STOPS CONFORMING TO AWWA C-800, AND SHALL INCLUDE "Y" BEND TAIL, PIECE AND COMPRESSION FITTINGS, SIZE AND LOCATION AS SHOWN ON THE PLAN.
 9. TAPPING SADDLES SPECIFICALLY DESIGNED FOR USE WITH THE WATER MAIN PIPE SHALL BE USED IN CONJUNCTION WITH THE CORPORATION STOP.
 10. SERVICE BOX: PROVIDE A CURB VALVE AND CURB BOX AT THE LOCATION INDICATED ON THE PLANS, AND OF A BRAND AND MODEL ACCEPTABLE TO THE LOCAL WATER PROVIDER, THE BOX SHOULD BE OF THE TYPE THAT WILL BE EASY TO ACCESS AND NOT BE SUBJECT TO BURGLARY.
 11. ALL WATERMANS SHALL BE PRESSURE TESTED, FLUSHED AND DISINFECTED IN ACCORDANCE WITH AWWA AND MUNICIPAL SPECIFICATIONS.
- LEPA WATER PROTECTION:**
12. HORIZONTAL SEPARATION: WATERMANS SHALL BE LAID TO MAINTAIN AT LEAST TEN (10) FEET OF HORIZONTAL SEPARATION FROM ANY EXISTING OR PROPOSED DRAIN, SEWER OR SANITARY SERVICE, OR SEWER SERVICE, WATERMANS MAY BE CLOSER THAN 10' FROM A SEWER LINE WHEN:
 - A) LOCAL CONDITIONS PREVENT A LATERAL SEPARATION OF 10 FEET;
 - B) THE WATER MAIN INVERT IS BELOW THE INVERT OF THE SEWER;
 - C) AND THE WATERMAIN IS EITHER IN A SEPARATE TRENCH OR INSTALLED ON AN UNDISTURBED BED OF SAND.
 13. BOTH THE WATERMAIN AND DRAIN OR SEWER SHALL BE CONSTRUCTED OF WATER QUALITY PIPE WHEN IT IS NOT POSSIBLE TO MEET EITHER CONDITION A) OR B) ABOVE.
 14. VERTICAL SEPARATION: A WATERMAIN SHALL BE INSTALLED SUCH THAT ITS INVERT IS A MINIMUM OF 18" ABOVE THE CROWN OF ANY DRAIN OR SEWER IT CROSSES FOR A MINIMUM OF 10 FEET. IF VERTICAL SEPARATION CANNOT BE MAINTAINED, THE INVERT OF THE DRAIN OR SEWER SHALL BE SUCH THAT IT IS NOT POSSIBLE TO PROVIDE THE REQUIRED 18" VERTICAL SEPARATION AS PREVIOUSLY STATED WITH THE WATERMAIN ABOVE THE SEWER MAIN. BOTH THE WATERMAIN AND THE DRAIN OR SEWER SHALL BE CONSTRUCTED OF WATER QUALITY PIPE OR PIPE A MINIMUM OF 10 FEET MINIMUM ON BOTH SIDES OF THE CROSSING AS MEASURED BY THE PIPE EXTERIOR.
 15. WHEN A WATERMAIN MUST PASS BELOW A DRAIN OR SEWER MAIN, BOTH PIPES SHALL BE CONSTRUCTED OUT OF WATER QUALITY PIPE WITH A MINIMUM OF 18" VERTICAL SEPARATION. THE WATERMAIN SHALL BE INSTALLED SUCH THAT ITS INVERT IS 18" ABOVE THE CROWN OF THE DRAIN OR SEWER FOR A MINIMUM OF 10 FEET ON EITHER SIDE OF THE CROSSING AS MEASURED BY THE PIPE EXTERIOR.

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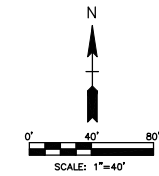
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OK ESTATE						720 W RUHL ROAD, PALATINE, IL 60074						GENERAL NOTES AND SPECIFICATIONS					
SCALE:						NONE											
SHEET 2						OF 10											
DWG. NO.						C1.1						REV. NO.					
1												1					



1. EXISTING CONDITIONS ARE BASED ON A TOPOGRAPHIC SURVEY PERFORMED BY REGIONAL LAND SERVICES ON 3/1/75.
2. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE BEFORE DEMOLITION BEGINS AS SHOWN IN THE EROSION CONTROL PLAN CONTAINED IN THIS PLAN SET.
3. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION, STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE CO-PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.
4. THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL AND THE TRACK-OUT OF DIRT ON PUBLIC ROADS. ROADWAYS MUST BE KEPT FREE OF MUD, DEBRIS, ETC. AT ALL TIMES.
5. THE EXISTING UTILITIES SHOWN ARE REPRESENTATIVE OF THE ACTUAL CONDITIONS TO THE BEST OF THE ENGINEER'S KNOWLEDGE. CONTRACTOR SHALL VERIFY ANY EXISTING CONFLICTS OR POTENTIAL CONFLICTS USING REFINED MEANS (E.G. TRENCHES) PRIOR TO PREVENT INJURY AND DELAYS DURING CONSTRUCTION. IN THE EVENT OF AN EXISTING UNDERGROUND UTILITY IS ENCOUNTERED, THE CONTRACTOR SHALL LEAVE THE ENGINEER.
6. WHEREVER PAVEMENT REMOVAL IS SHOWN, THE CONTRACTOR MAY LEAVE IN PLACE THE STONE BASE AS IS PRACTICABLE TO BE USED AS THE STONE BASE FOR THE PROPOSED PAVEMENT. CHECK DEPTH OF EXISTING STONE BASE FOR FINAL GRAD. IF THE STONE BASE IS NOT ADEQUATELY ACHIEVED; IF PROPOSED THICKNESS IS NOT ACHIEVED, THE STONE AND BASE SHALL BE REMOVED AND REPLACED WITH THE PROPOSED FOR THE NEW STONE BASE TO BE INSTALLED AT THE PROPOSED THICKNESS.

☒ TREE REMOVAL

[illegible]

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Phone: 847-263-6086 Fax: 877-776-6685
www.smlsusa.net

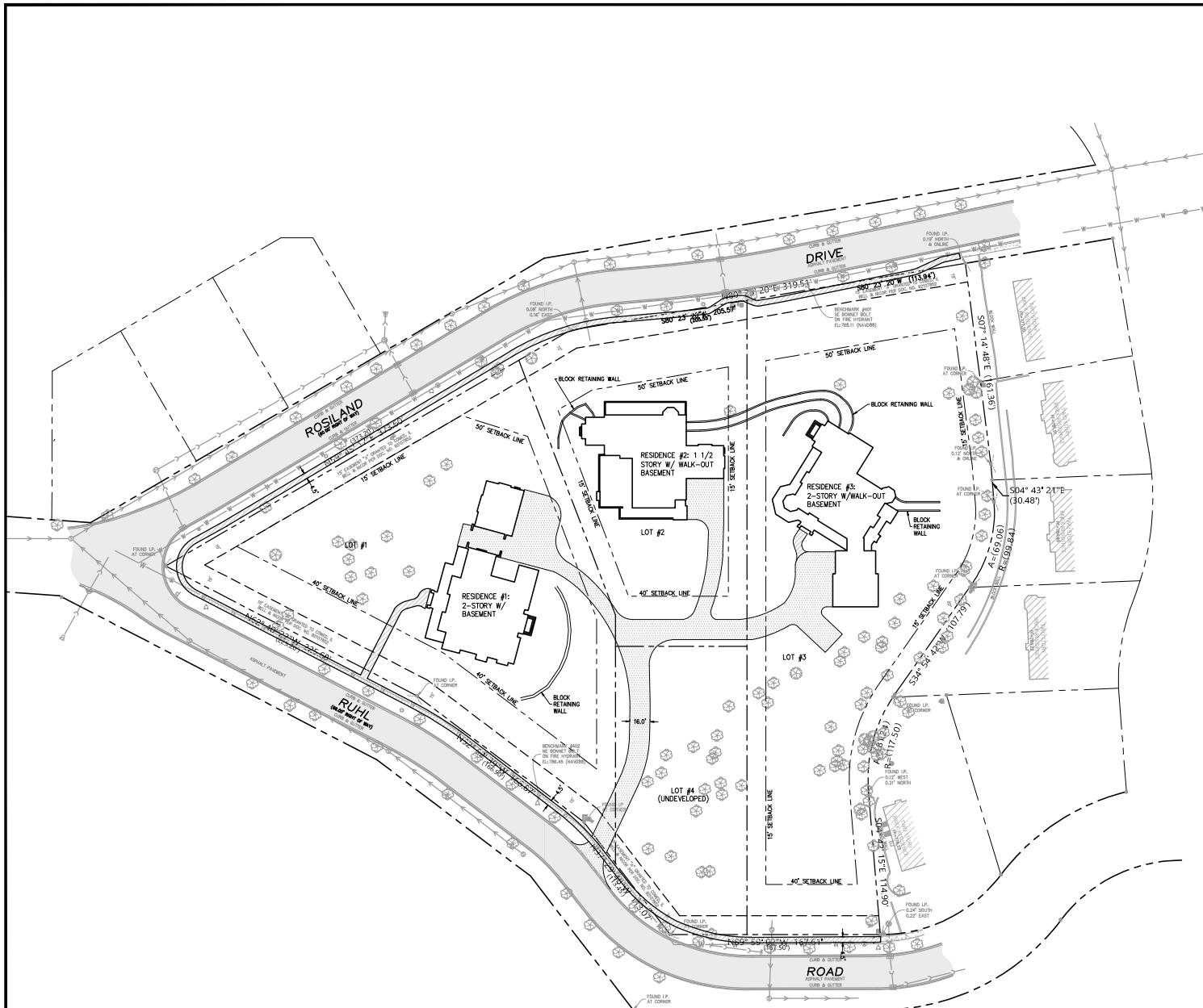
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DWG. ISSUE:

OK ESTATE
720 W RUHL ROAD, PALATINE, IL 60074

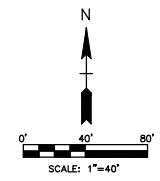
EXISTING CONDITIONS AND DEMOLITION PLAN

SCALE: 1" = 40'	
SHEET 3 OF 10	
DWG. NO. C2.0	REV. NO. 1



- NOTES:
1. INTERIOR BUILDING ELEMENTS ARE SHOWN FOR REFERENCE ONLY. FOR FULL INTERIOR DETAILS, REFER TO THE ARCHITECTURAL PLANS.
 2. REFER TO ARCHITECT'S SITE PLAN FOR PROPOSED STRUCTURE'S EXACT SETBACKS FROM PROPERTY LINES.
 3. REFER TO PLAT OF SURVEY FOR LOT DIMENSIONS AND DISTANCES FROM EXISTING STRUCTURES TO PROPERTY LINES.
 4. CA-6 AGGREGATE BASE COURSE SHALL COMPACTED TO 95% MODIFIED PROCTOR DENSITY.

- LEGEND
- ASPHALT
 - 2.0" SURFACE COURSE
 - 2.0" BASE COURSE
 - 8.0" CA-6 STONE BASE
 - SIDEWALK
 - 6.0" P.C. CONCRETE
 - 4.0" CA-6 STONE BASE



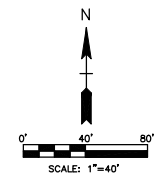
OK ESTATE	
720 W RUHL ROAD, PALATINE, IL 60074	
GEOMETRIC AND PAVING PLAN	
SCALE: 1" = 40'	SHEET 4 OF 10
C3.0	REV. NO. 1
SMITH LASALLE [®]	
CONSULTING ENGINEER	
7/17/23	
REVISED PAVING RELEASE COMMENTS	
DATE	
REVISIONS	



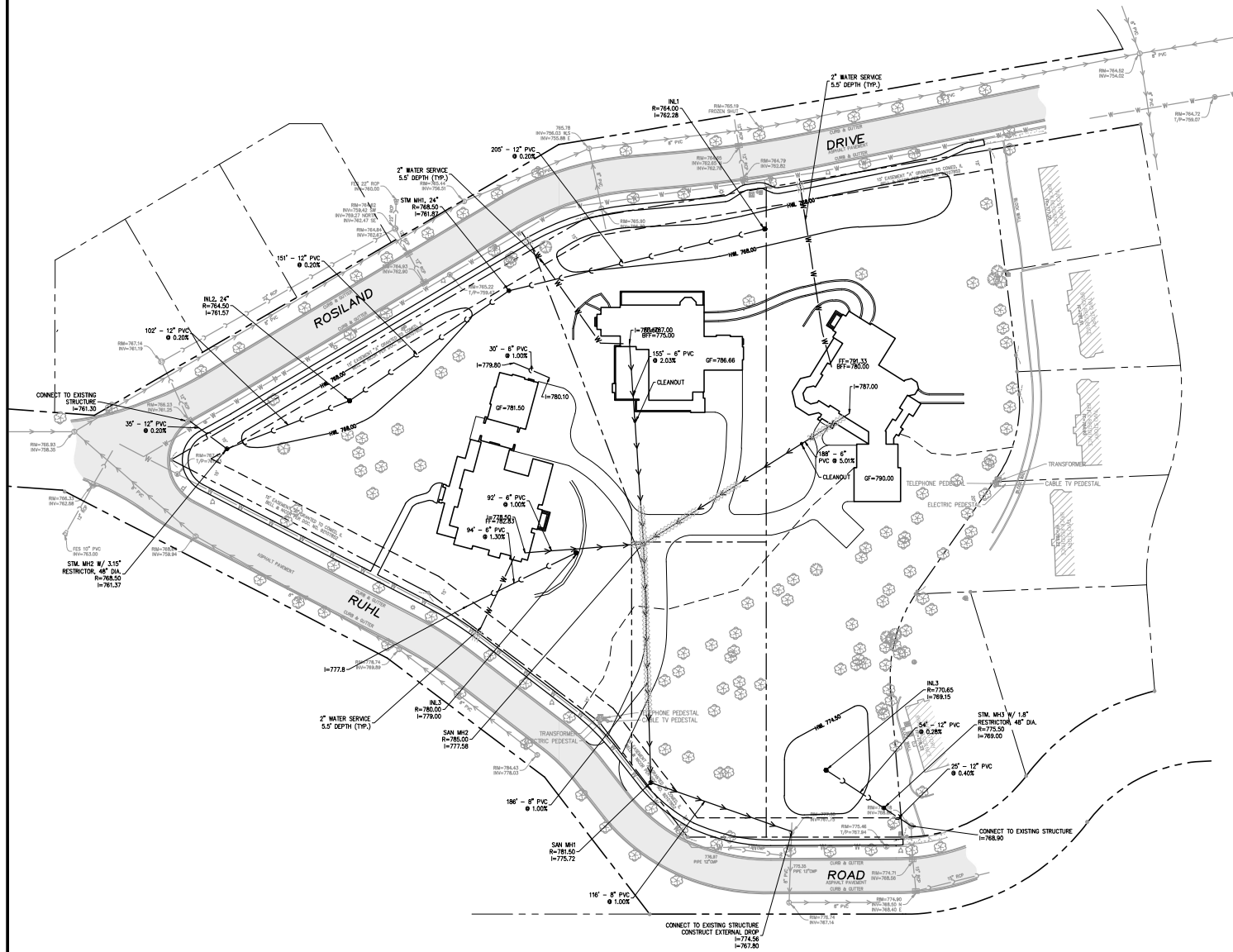
STORM DETENTION SUMMARY	
TRIBUTARY TO NORTH AND WEST BASIN	
Total Area = 3.42 Acres	
Penurious Area = 2.88 Acres	
Impervious Area = 0.74 Acres	
Runoff Coefficients, C	
Impervious = 0.90	
Penurious = 0.45	
Composite Runoff Coefficient = 0.55	
100 Year Storm Required Detention = 0.694 ACRE-FT	
10 Year Storm Required Detention = 0.35 ACRE-FT	
Northwest Detention Basin	
HWL (100 YR) ELEV: 768.00	
10 YR ELEV: 767.00	
North Detention Basin	
HWL (100 YR) ELEV: 768.00	
10 YR ELEV: 767.00	
TRIBUTARY TO SOUTH BASIN	
Total Area = 1.24 Acres	
Penurious Area = 1.14 Acres	
Impervious Area = 0.10 Acres	
Runoff Coefficients, C	
Impervious = 0.90	
Penurious = 0.45	
Composite Runoff Coefficient = 0.49	
100 Year Storm Required Detention = 0.215 ACRE-FT	
10 Year Storm Required Detention = 0.11 ACRE-FT	
South Detention Basin	
HWL (100 YR) ELEV: 774.50	
10 YR ELEV: 773.00	

- NOTES:
1. ALL PROPOSED SPOT ELEVATIONS SHOWN SHALL BE FINISHED GRADE. REFER TO GEOMETRIC AND PAVEMENT PLAN FOR PAVEMENT SECTIONS. REFER TO ARCHITECTURAL PLANS FOR FOUNDATION DETAILS. IF 500 IS BEING USED, FINISHED DIRT GRADE IN LAWN AREAS SHALL BE 2" BELOW TOP OF SOD.
 2. MAXIMUM FOUNDATION EXPOSURE SHALL BE 6" UNLESS NOTED OTHERWISE. AREA SURROUNDING THE BUILDING SHALL SLOPE AWAY FROM THE BUILDING.
 3. CONTRACTOR TO PROMPTLY REMOVE ANY EXCAVATED MATERIAL NOT REQUIRED FOR SITE BACKFILL.

LEGEND	
100	PROPOSED CONTOUR LINE
100	EXISTING CONTOUR LINE
X 100.00	PROPOSED SPOT GRADE
---	DRAINAGE DIVIDE



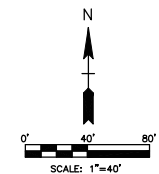
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1. CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND DEPTH OF EACH EXISTING UTILITY AT PROPOSED CROSSINGS TO ENSURE ACCURACY OF PLAN AND PROFILE. IF THERE IS A DISCREPANCY AND A CUSTODY EXIST, CONTACT THE ENGINEER BEFORE COMMENCING INSTALLATION OF THAT UTILITY.
2. ALL STORM SEWER SHALL BE PVC SDR26 UNLESS NOTED OTHERWISE. STORM SEWER SHALL CROSS OVER WATERMAIN SHALL BE WATERMAIN QUALITY PVC.
3. TRENCH BACKFILL UNDER PAVEMENT AND WITHIN 2 FEET OF PAVEMENT SHALL BE CA-7.
4. ALL SANITARY SEWER SHALL BE PVC SDR26 UNLESS NOTED OTHERWISE.
5. ALL WATER SERVICES SHALL BE 2" TYPE K COPPER. SEE DETAIL FOR REQUIREMENTS.
6. CONTRACTOR SHALL COORDINATE ALL NECESSARY INSPECTIONS WITH THE VILLAGE OF PALATINE.

LEGEND

- PROPOSED SANITARY MANHOLE
- PROPOSED STORM MANHOLE
- PROPOSED CATCH BASIN/INLET
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATER SERVICE
- ≡≡≡ PROPOSED TRENCH BACKFILL

[illegible]

SMITH LASALLE®
CONSULTING ENGINEERS
052 Pacific Avenue • Fresh Pond, N.Y. 11365
Phone: 847-262-6265 Fax: 877-774-6665
www.smithlasalle.net

SEAL

OWG. ISSUE:

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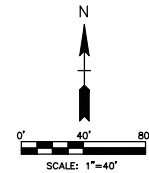
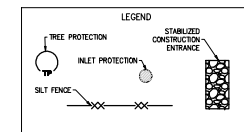
720 W RUHL ROAD, PALATINE, IL 60074

UTILITY PLAN

SCALE:	1" = 40'
SHEET	6 OF 10
DWG. NO.	REV. NO.
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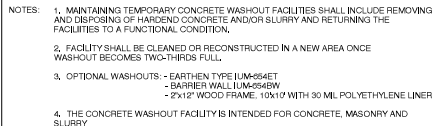


1. THE CONTRACTOR SHALL INSTALL THE EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE DRAWINGS.
2. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL PRIOR TO HYDROLOGIC DISTURBANCE OF THE SITE.
3. ALL DESIGN CRITERIA, SPECIFICATIONS, AND INSTALLATION OF EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL.
4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
5. INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED, AT A MINIMUM:
- a) UPON COMPLETION OF INITIAL EROSION AND SEDIMENT CONTROL MEASURES, PRIOR TO ANY SITE DISTURBANCE.
 - b) ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT WITH RAINFALL IN EXCESS OF 0.5 INCHES.
 - c) AFTER EACH MAJOR EROSION OR SEDIMENTATION EVENT.
6. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. IF STRIPPING, CULMING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE CO-PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.
7. THE CONTRACTOR SHALL INTERCEPT SURFACE WATERS FROM LEAVING THE CONSTRUCTION SITE WITH CONSTRUCTION CHANNELS, SEDIMENT TRAPS OR OTHER MEASURES AS NEEDED.
8. A STABILIZED MAT OF CRUSHED STONE SHALL BE INSTALLED AT ANY LOCATION WHERE TRAFFIC WILL BE ENTERING OR LEAVING THE CONSTRUCTION SITE, INITIAL OR SOIL HEADING AN IMPROVED PUBLIC HIGHWAY OR ANY STREET, ALLEY OR PARKING AREA, SHALL BE REDUCED BY SCRAPING OR STRUCK DOWNING AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.
9. DUST CONTROL SHALL BE PERFORMED ON A DAILY BASIS USING WATER DISPENSED FROM A TRUCK MOUNTED WATER SPRAYER OR OTHER MEASURES AS NEEDED TO MAINTAIN A DUST FREE SITE.
10. ANY LOOSE MATERIAL THAT IS DEPOSITED IN THE FLOW LINE OF ANY GUTTER OR DRAINAGE STRUCTURE DURING CONSTRUCTION SHALL BE REMOVED AT THE CLOSE OF EACH WORKING DAY.
11. CONCRETE WASHOUT FACILITIES SHALL BE INSTALLED PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITIES INVOLVING CONCRETE.
12. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN EVEN (7) DAYS.
13. SOIL STABILIZED SHALL BE AT A MINIMUM, BE PROTECTED WITH EROSION CONTROL STRIPS. CONTROL STRIPS SHALL NOT BE PLACED IN FLOOD PROTECTION AREAS OR THEIR BUTTRESSES.
14. EARTHEN EROSION SIDE SLOPES SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL BLANKET.
15. STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY APPROPRIATE EROSION CONTROL MEASURES TO PREVENT DAMAGE TO THEIR BUTTRESSES.
16. WATER PUMPED DURING CONSTRUCTION SHALL BE FILTERED. SEDIMENT LAIDEN WATERS SHALL NOT BE DISCHARGED TO WATERWAYS, FLOOD PROTECTION AREAS OR THE COMBINED SEWER SYSTEM.
17. ALL PERMANENT EROSION CONTROL PRACTICES SHALL BE MAINTAINED WITHIN SEVEN (7) DAYS FOLLOWING THE COMPLETION OF SOIL STABILIZATION.
18. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INITIATED AND REPAIRED AS NEEDED DURING CONSTRUCTION AND ANY PERIODS OF CONSTRUCTION SHUTDOWN/INTERRUPT. PERMANENT EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS NECESSARY. CONSTRUCTION ACTIVITIES SHALL BE MONITORED AS NECESSARY FOR EVIDENCE OF SOIL INTRUSION AND OTHER ADVERSE ENVIRONMENTAL IMPACTS. ANY PROBLEMS OR DEFICIENCIES SHALL BE CORRECTED IMMEDIATELY UPON THEIR IDENTIFICATION.
19. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER PERMANENT SITE STABILIZATION.
20. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER OR SITE INSPECTOR.
21. MAINTENANCE AND REPLACEMENT OF EROSION CONTROL ITEMS, WHEN DIRECTED BY THE ENGINEER, SHALL BE CONSIDERED AS PART OF THE CONTRACTOR'S OBLIGATIONS.
22. BACKLOG BEST MANAGEMENT PRACTICES SHALL BE KEPT ON SITE TO IMMEDIATELY IMPLEMENT CORRECTIVE ACTIONS FOLLOWING ANY INSTANCE OF NON-COMPLIANCE.



OK ESTATE											
720 W RUHL ROAD, PALATINE, IL 60074											
EROSION CONTROL PLAN											
SCALE: 1" = 40'											
SHEET 7 OF 10											
C6.0											
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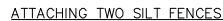
ILLINOIS URBAN MANUAL PRACTICE STANDARD IUM-054



ILLINOIS URBAN MANUAL PRACTICE STANDARD IUM-820 - 1 OF 2



ILLINOIS URBAN MANUAL PRACTICE STANDARD IUM-620 - 2 OF 2



- NOTES:
1. TEMPORARY SEGMENT FENCE SHALL BE INSTALLED PRIOR TO ANY GRADING WORK IN THE AREA TO BE PROTECTED, FENCE SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND REMOVED IN CONJUNCTION WITH THE FINAL GRADING AND SITE STABILIZATION.
 2. FILTER FABRIQU SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 9022 GEOTEXTILE TABLE 1 OR 2, CLASS 1 WITH EQUIVALENT OPENING SIZE OF AT LEAST 30 FOR NONWOVEN AND 30 FOR WOVEN.
 3. FENCE POSTS SHALL BE EITHER STANDARD STEEL POST OR WOOD POST WITH A MINIMUM CROSS-SECTIONAL AREA OF 1.5 x 1.5" OR A STEEL POST.

ILLINOIS URBAN MANUAL PRACTICE STANDARD IUM-690-B



- NOTES:
1. THE FENCE SHALL BE LOCATED A MINIMUM OF 1 FOOT OUTSIDE THE DRIP LINE OF THE TREE TO BE SAVED AND IN NO CASE CLOSER THAN 5 FEET TO THE TRUNK OF ANY TREE.
 2. FENCE POSTS SHALL BE EITHER STANDARD STEEL POSTS OR WOOD POSTS WITH A MINIMUM CROSS SECTIONAL AREA OF 3.0 SQ. IN.
 3. THE FENCE MAY BE EITHER 40' HIGH SNOW FENCE, 40' PLASTIC WOV FENCING OR ANY OTHER MATERIAL AS APPROVED BY THE ENGINEER/INSPECTOR.

INLET PROTECTION



1. INLET PROTECTION SHALL BE INSTALLED AT THE TIME THE STRUCTURE IS SET.
2. INSPECT AFTER EACH RAIN OR AS DIRECTED BY ENGINEER OR INSPECTOR.
3. IF THERE IS ACCUMULATION OF SEDIMENT, SLIDE THE GRATE OFF THE INLET, LIFT THE GRATE, EMPTY CONTENTS IN SUITABLE LOCATION, REPLACE BACK, AND REPLACE GRATE.
4. FRAME: TOP FLANGE FABRICATED FROM 1 1/4"X1 1/4"X1/8" ANGLE, BASE RIM FABRICATED FROM 1 1/2"X1 1/2"X1/8" CHANNEL, HANDLES AND SUPPORT BRACKET FABRICATED FROM 1 1/4"X1/4" FLAT STOCK, ALL STEEL CONFORMING TO ASTM-A36.
5. SEDIMENT BAG: BAG FABRICATED FROM 4 OZ./ SQ. YD. NON-WOVEN POLYPROPYLENE GEOTEXTILE REINFORCED WITH POLYESTER MESH, BAG SECURED TO FRAME WITH 1/2" DIA. GALV. STEEL RINGS, BAG SHALL BE SHAPED TO FRAME SHAPE GRATES SHALL BE APPROVED BY ENGINEER IN ADVANCE OF PLACEMENT.

ILLINOIS URBAN MANUAL PRACTICE STANDARD IUM-630 - 1 OF 2



1. FILTER FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 592 GEOTEXTILE, TABLE 1 OR 2, CLASS II, OR IV AND SHALL BE PLACED OVER THE CLEARED AREA PRIOR TO THE PLACING OF ROCK.
2. ROCK OR RECLAIMED CONCRETE SHALL MEET ONE OF THE FOLLOWING DOT COARSE AGGREGATE SPECIFICATIONS, C-1, C-2, C-3 OR C-4 AND BE PLACED ACCORDING TO CONSTRUCTION GRADATIONS 25 ROCKFILL USING PLACEMENT METHOD 1 AND CLASS III COMPACTION.
3. ANY DRAINAGE FACILITIES REQUIRED BECAUSE OF WASHING SHALL BE CONSTRUCTED ACCORDING TO MANUFACTURERS SPECIFICATIONS.
4. IF WASH RACKS ARE USED, THEY SHALL BE INSTALLED ACCORDING TO THE MANUFACTURERS SPECIFICATIONS.

ILLINOIS URBAN MANUAL PRACTICE STANDARD IUM-330 - 2 OF 2



- ILLINOIS URBAN MANUAL PRACTICE STANDARD IUM-530



- NOTES:
1. STAPLES SHALL BE PLACED IN A DIAMOND PATTERN AT 2 PER S.Y. FOR STITCHED BLANKETS. NON-STITCHED SHALL USE 4 STAPLES PER S.Y. OF MATERIAL. THIS EQUATES TO 200 STAPLES WITH STITCHED BLANKET AND 400 STAPLES WITH NON-STITCHED BLANKET PER 100 S.Y. OF MATERIAL.
 2. STAPLE OR PUSH PIN LENGTH SHALL BE SELECTED BASED ON SOIL TYPE AND CONDITIONS. (MINIMUM STAPLE LENGTH IS 6")
 3. EROSION CONTROL MATERIAL SHALL BE PLACED IN CONTACT WITH THE SOIL OVER A PREPARED SEEDED.
 4. ALL ANCHOR SLOTS SHALL BE STAPLED AT APPROXIMATELY 12" INTERVALS.

SMITH LASALLE
CONSULTING ENGINEERS
1052 Pacific Avenue @ French Park, Ithaca, NY 14850
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www.smithlasalle.com

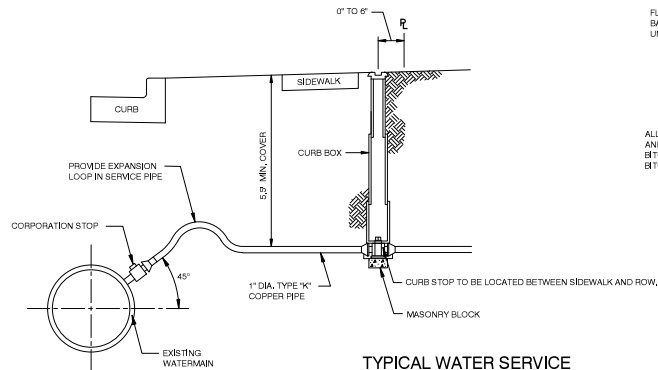
REFERENCES

SEAL

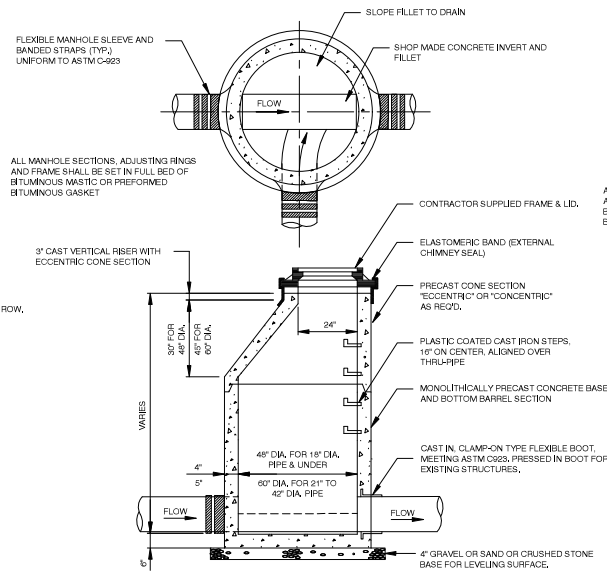
DWG. ISSUE:

OK ESTATE
720 W RUHL ROAD, PALATINE, IL 60074
EROSION CONTROL DETAILS

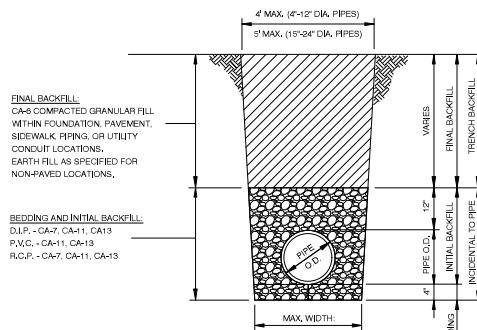
SCALE:	NONE
SHEET	8 OF 10
DWG. NO.	REV. NO.
C6.1	1



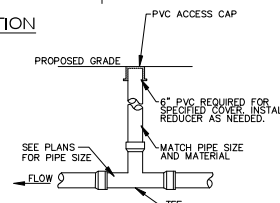
TYPICAL WATER SERVICE



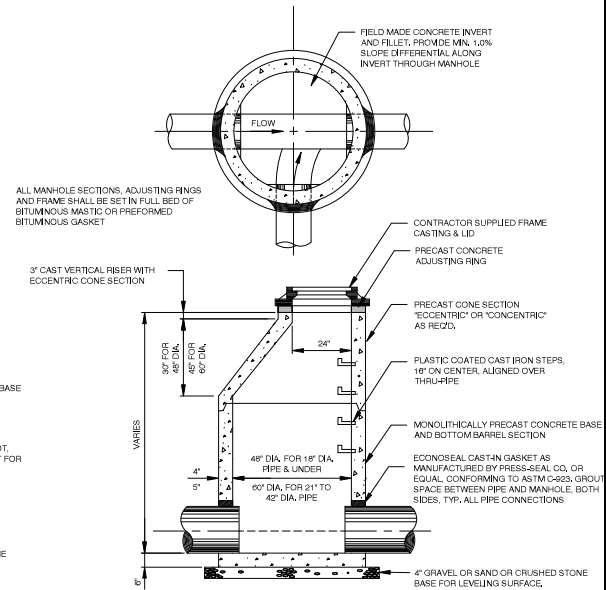
SANITARY MANHOLE, TYPE A



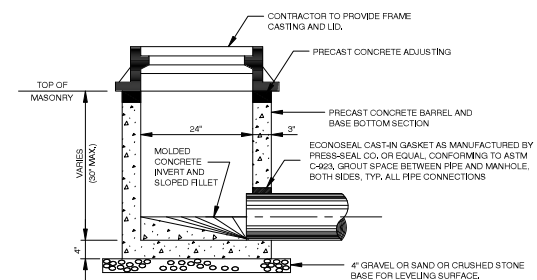
TRENCH SECTION



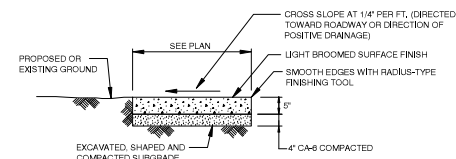
CLEANOUT DETAIL



STORM MANHOLE, TYPE A



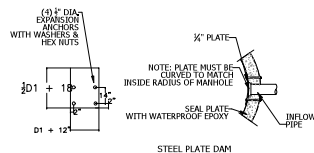
INLET, TYPE A



SIDEWALK DETAIL

- NOTES:
1. REQUIRED FOR 2FT. OR GREATER DROP TO SANITARY OR COMBINED SEWER.
 2. MINIMUM WALL THICKNESS IS 6" FOR CAST IN PLACE CONCRETE STRUCTURES AND 1/12 MANHOLE DIAMETER FOR PRECAST CONCRETE STRUCTURES.
 3. CONCRETE FOR ENCASMENT SHALL BE 4000 PSI @ 28 DAYS.
 4. FORCEMAIN FLOW NOT ALLOWED AS INCOMING SEWER, SEE FORCEMAIN DISCHARGE DETAIL.

DIAMETER (INCHES)	
D1	D2
6	8
8	8
10	8
12	8
15	10
18	12
21	15
24	18



- NOTES:
1. PLATE AND FASTENERS MUST BE FABRICATED IN STAINLESS STEEL, DUCTILE IRON, OR EQUIVALENT WATERPROOF/WEATHER PROOF MATERIALS.
 2. BOLTS TACK WELDED TO PLATE.
 3. ANCHOR EMBEDMENT: 3" MIN.

NOT TO SCALE

	TECHNICAL GUIDANCE MANUAL	7/1/16
	TYPICAL DROP MANHOLE CONNECTION	STD. DWG. NO. 33
		PAGE NO. 34

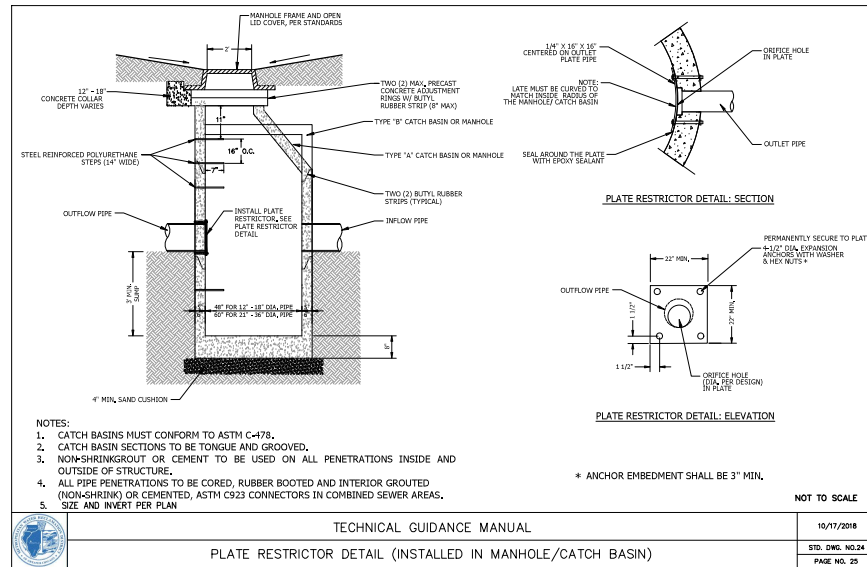
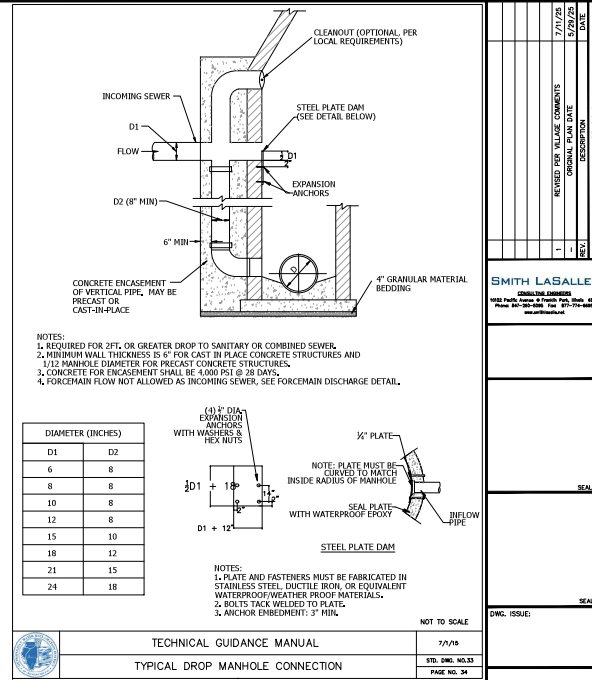
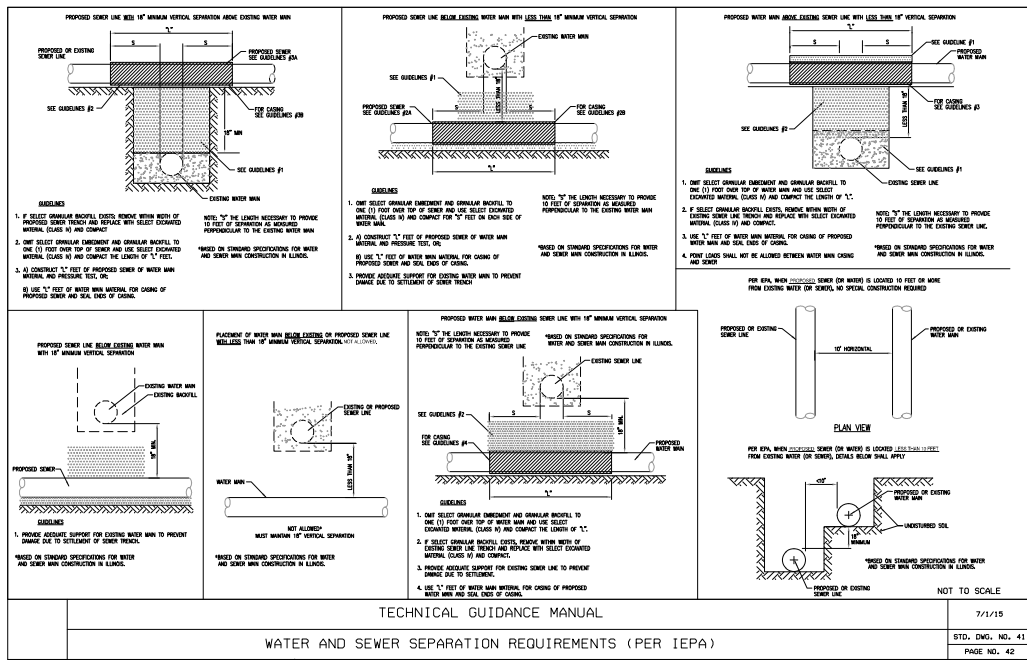
REV.	DATE	DESCRIPTION
1	7/17/2016	REVISED PER RELEASE COMMENTS

SMITH LASALLE
 CONSULTING ENGINEERS
 1000 N. W. 10th Ave., Suite 1000, Ft. Lauderdale, FL 33304
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 www.smithlasalle.com

DWG. ISSUE:

OK ESTATE
 720 W RUHL ROAD, PALATINE, IL 60074
 CONSTRUCTION DETAILS

SCALE:	NONE
SHEET	9 OF 10
C7.0	1

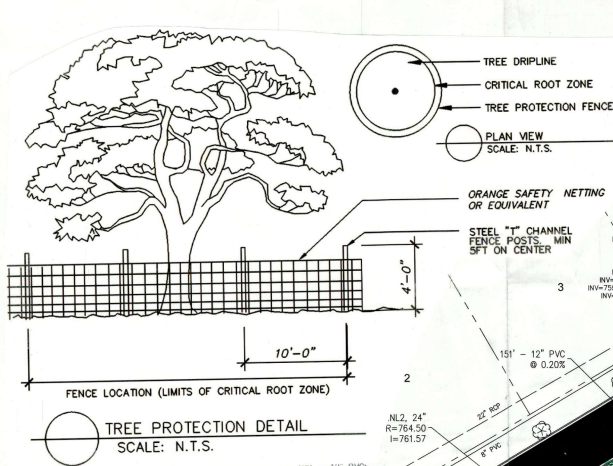


REVISIONS	
NO.	DATE
1	7/1/15

SMITH LA SALLE
 CONSULTING ENGINEERS
 1000 N. W. 10th Ave., Suite 1000, Fort Lauderdale, FL 33311
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 www.smithlasalle.com

OK ESTATE
 720 W RUHL ROAD, PALATINE, IL 60074
 CONSTRUCTION DETAILS

SCALE: NONE
 SHEET 10 OF 10
 DWG. NO. 1
 REV. NO. 1

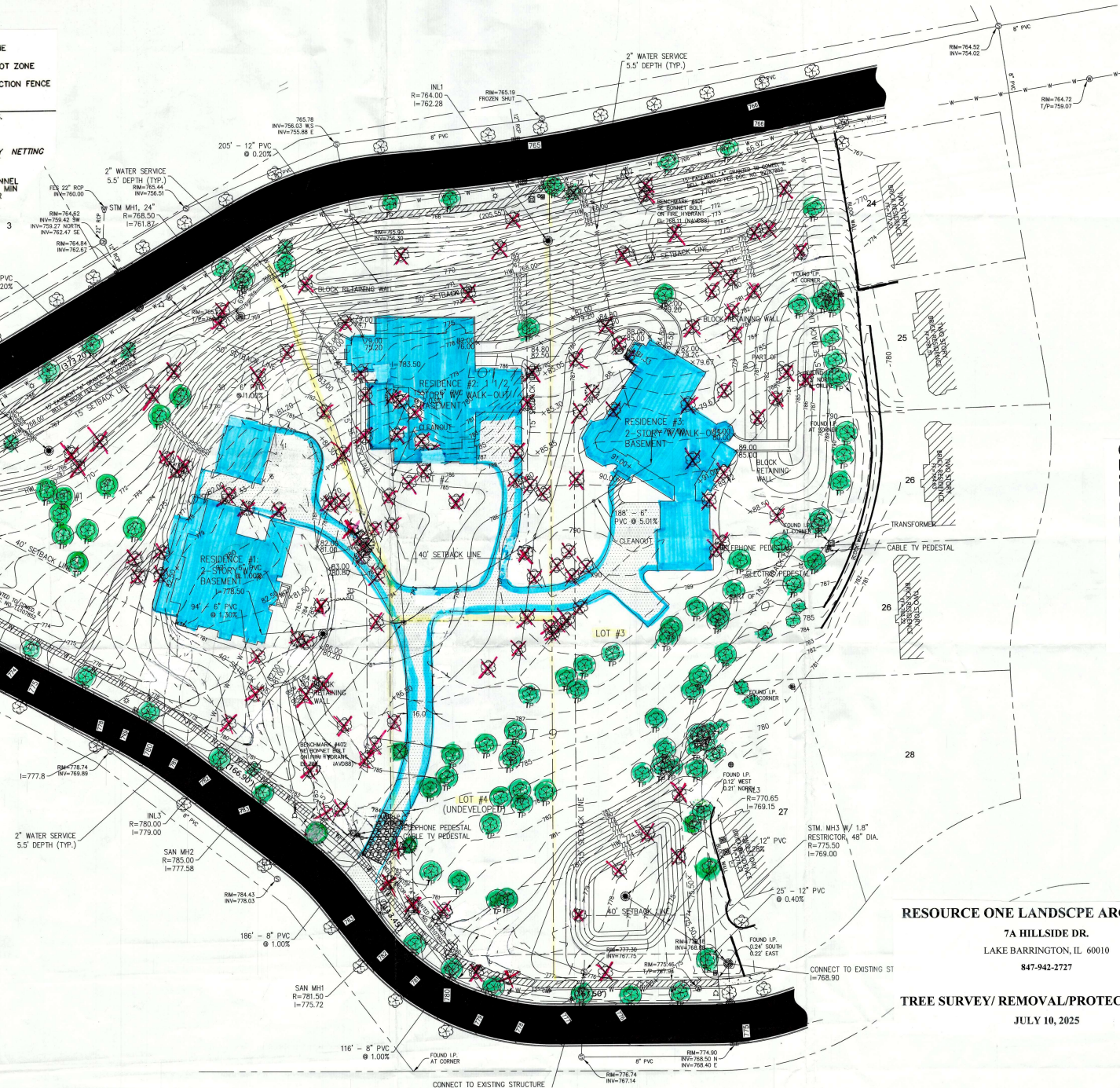


OK PROPERTIES

720 Ruhl Rd.
PALATINE, IL

Information is based on tree survey by Krogstad Limited in 2015.
Information was field verified on July 6-7, 2025 by D. Wilson, Landscape Architect.

- ✕ = Tree to be Removed
- = Tree to Remain & be protected per Village Ordinance



OK PROPERTIES
720 Ruhl Rd.
PALATINE, IL

RESOURCE ONE LANDSCAPE ARCHITECTS
7A HILLSIDE DR.
LAKE BARRINGTON, IL 60010
847-942-2727

TREE SURVEY/ REMOVAL/PROTECTION PLAN
JULY 10, 2025

1/2

Tag Number	Tree Name	Size	Condition	Reason for Removal
1301	Shagbark	11'	D Grd	
1302	Shagbark	12'	D Grd	
1303	Burr Oak	20'	Grd	
1304	Burr Oak	20'	Grd	
1305	Burr Oak	20'	Grd	
1306	Burr Oak	20'	Grd	
1307	Burr Oak	20'	Grd	
1308	Burr Oak	20'	Grd	
1309	Burr Oak	20'	Grd	
1310	Burr Oak	20'	Grd	
1311	Burr Oak	20'	Grd	
1312	Burr Oak	20'	Grd	
1313	Burr Oak	20'	Grd	
1314	Burr Oak	20'	Grd	
1315	Burr Oak	20'	Grd	
1316	Burr Oak	20'	Grd	
1317	Burr Oak	20'	Grd	
1318	Burr Oak	20'	Grd	
1319	Burr Oak	20'	Grd	
1320	Burr Oak	20'	Grd	
1321	Burr Oak	20'	Grd	
1322	Burr Oak	20'	Grd	
1323	Burr Oak	20'	Grd	
1324	Burr Oak	20'	Grd	
1325	Burr Oak	20'	Grd	
1326	Burr Oak	20'	Grd	
1327	Burr Oak	20'	Grd	
1328	Burr Oak	20'	Grd	
1329	Burr Oak	20'	Grd	
1330	Burr Oak	20'	Grd	
1331	Burr Oak	20'	Grd	
1332	Burr Oak	20'	Grd	
1333	Burr Oak	20'	Grd	
1334	Burr Oak	20'	Grd	
1335	Burr Oak	20'	Grd	
1336	Burr Oak	20'	Grd	
1337	Burr Oak	20'	Grd	
1338	Burr Oak	20'	Grd	
1339	Burr Oak	20'	Grd	
1340	Burr Oak	20'	Grd	
1341	Burr Oak	20'	Grd	
1342	Burr Oak	20'	Grd	
1343	Burr Oak	20'	Grd	
1344	Burr Oak	20'	Grd	
1345	Burr Oak	20'	Grd	
1346	Burr Oak	20'	Grd	
1347	Burr Oak	20'	Grd	
1348	Burr Oak	20'	Grd	
1349	Burr Oak	20'	Grd	
1350	Burr Oak	20'	Grd	
1351	Burr Oak	20'	Grd	
1352	Burr Oak	20'	Grd	
1353	Burr Oak	20'	Grd	
1354	Burr Oak	20'	Grd	
1355	Burr Oak	20'	Grd	
1356	Burr Oak	20'	Grd	
1357	Burr Oak	20'	Grd	
1358	Burr Oak	20'	Grd	
1359	Burr Oak	20'	Grd	
1360	Burr Oak	20'	Grd	
1361	Burr Oak	20'	Grd	
1362	Burr Oak	20'	Grd	
1363	Burr Oak	20'	Grd	
1364	Burr Oak	20'	Grd	
1365	Burr Oak	20'	Grd	
1366	Burr Oak	20'	Grd	
1367	Burr Oak	20'	Grd	
1368	Burr Oak	20'	Grd	
1369	Burr Oak	20'	Grd	
1370	Burr Oak	20'	Grd	
1371	Burr Oak	20'	Grd	
1372	Burr Oak	20'	Grd	
1373	Burr Oak	20'	Grd	
1374	Burr Oak	20'	Grd	
1375	Burr Oak	20'	Grd	
1376	Burr Oak	20'	Grd	
1377	Burr Oak	20'	Grd	
1378	Burr Oak	20'	Grd	
1379	Burr Oak	20'	Grd	
1380	Burr Oak	20'	Grd	
1381	Burr Oak	20'	Grd	
1382	Burr Oak	20'	Grd	
1383	Burr Oak	20'	Grd	
1384	Burr Oak	20'	Grd	
1385	Burr Oak	20'	Grd	
1386	Burr Oak	20'	Grd	
1387	Burr Oak	20'	Grd	
1388	Burr Oak	20'	Grd	
1389	Burr Oak	20'	Grd	
1390	Burr Oak	20'	Grd	
1391	Burr Oak	20'	Grd	
1392	Burr Oak	20'	Grd	
1393	Burr Oak	20'	Grd	
1394	Burr Oak	20'	Grd	
1395	Burr Oak	20'	Grd	
1396	Burr Oak	20'	Grd	
1397	Burr Oak	20'	Grd	
1398	Burr Oak	20'	Grd	
1399	Burr Oak	20'	Grd	
1400	Burr Oak	20'	Grd	
1401	Burr Oak	20'	Grd	
1402	Burr Oak	20'	Grd	
1403	Burr Oak	20'	Grd	
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1406	Burr Oak	20'	Grd	
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1411	Burr Oak	20'	Grd	
1412	Burr Oak	20'	Grd	
1413	Burr Oak	20'	Grd	
1414	Burr Oak	20'	Grd	
1415	Burr Oak	20'	Grd	
1416	Burr Oak	20'	Grd	
1417	Burr Oak	20'	Grd	
1418	Burr Oak	20'	Grd	
1419	Burr Oak	20'	Grd	
1420	Burr Oak	20'	Grd	
1421	Burr Oak	20'	Grd	
1422	Burr Oak	20'	Grd	
1423	Burr Oak	20'	Grd	
1424	Burr Oak	20'	Grd	
1425	Burr Oak	20'	Grd	
1426	Burr Oak	20'	Grd	
1427	Burr Oak	20'	Grd	
1428	Burr Oak	20'	Grd	
1429	Burr Oak	20'	Grd	
1430	Burr Oak	20'	Grd	
1431	Burr Oak	20'	Grd	
1432	Burr Oak	20'	Grd	
1433	Burr Oak	20'	Grd	

TREE REMOVALS LOT#2

Tag Number	Tree Name	Size	Condition	Reason for Removal
1372	Shagbark	15'	Grd	
1370	Shagbark	12'	Grd	
1371	Burr Oak	22'	D Grd	
1497	Burr Oak	22'	D Grd	
1498	Burr Oak	22'	D Grd	
1495	Burr Oak	14'	Bld	
1494	Burr Oak	10'	Bld	
1492	Shagbark	15'	Bld	
1491	Burr Oak	20'	Bld	
1490	Burr Oak	17'	Drive	
1489	Aust. Pine	5'	gone	
1486	Aust. Pine	6'	gone	
1474	Burr Oak	24'	Drive	
1376	Norway Sp.	11'	Bld	
1377	Burr Oak	16'	Bld	
1378	Shagbark	14'	Bld	
1375	Burr Oak	22'	Bld	
1374	Norway Sp.	10'	Bld	
1373	Burr Oak	25'	Bld	
1484	gone			
1485	gone			
1389	Burr Oak	20'	Grd	
1385	Shagbark	14'	Grd	
1386	Honey Locust	6'	Grd	
1387	Burr Oak	17'	Grd	
1397	Burr Oak	17'	Grd	
1398	Burr Oak	20'	Grd	
1390	gone			
1381	Burr Oak	17'	Bld	
1382	Burr Oak	14'	Bld	
1383	Burr Oak	16'	Bld	
1384	Burr Oak	17'	Bld	

TREE REMOVALS LOT#3

Tag Number	Tree Name	Size	Condition	Reason for Removal
1883	Burr Oak	18'	D Grd	
1881	Sugar Maple	13'	D Grd	
1880	Shagbark	21'	D Grd	
1878	Sip. Elm	17'	D Grd	
1878	Shagbark	17'	D Grd	
1876	Weep Willow	60'	D Grd	
1480	Burr Oak	20'	Grd	
1481	Burr Oak	15'	Grd	
1482	Burr Oak	17'	Grd	
1483	Burr Oak	18'	Grd	
1496	Burr Oak	28'	Grd	
1826	Shagbark	14'	Bld	
1825	Scots pine	8'	Bld	
1827	Burr Oak	20'	Bld	
1824	Burr Oak	27'	Grd	
1820	Burr Oak	24'	Grd	
1821	Burr Oak	21'	Grd	
1822	Burr Oak	17'	Grd	
1823	Burr Oak	13'	Grd	
1853	Burr Oak	20'	Bld	
1854	Burr Oak	22'	Bld	
1842	Burr Oak	20'	Bld	
1843	Burr Oak	18'	Bld	
1844	Burr Oak	25'	Bld	
1828	Burr Oak	20'	Bld	
1829	Burr Oak	25'	Bld	
1838	Burr Oak	19'	Grd	
1839	Burr Oak	10'	Grd	
1840	Burr Oak	15'	Grd	
1841	Burr Oak	22'	Grd	
1814	Burr Oak	16'	Grd	
1815	Burr Oak	23'	Grd	
1816	Burr Oak	18'	Grd	
1817	Burr Oak	17'	Grd	
1818	Burr Oak	12'	Grd	
1819	Burr Oak	19'	Grd	
1830	Burr Oak	24'	Grd	
1831	Burr Oak	20'	Grd	
1801	Burr Oak	23'	D Grd	
1802	Burr Oak	25'	D Grd	
1811	Burr Oak	31'	D Grd	
1812	Shagbark	18'	D Grd	
1808	Burr Oak	22'	D Grd	
1809	Burr Oak	11'	D Grd	
1810	Burr Oak	18'	D Grd	
1805	Burr Oak	20'	D Grd	

TREE REMOVALS LOT#4

Tag Number	Tree Name	Size	Condition	Reason for Removal
1459	Bik Walnut	10'	D Grd	
1451	Pin Oak	13'	gone	
1453	Red Oak	7'	Grd	
1454	Red Oak	13'	gone	
1455	Burr Oak	14'	gone	
1444	Shagbark	17'	Grd	
1445	Shagbark	10'	Grd	
1426	Bik Walnut	25'	gone	
1467	Burr Oak	22'	Grd	
1473	Burr Oak	18'	Grd	
1475	Burr Oak	15'	Grd	
1476	Burr Oak	15'	Grd	
1477	Burr Oak	10'	Grd	
1478	Burr Oak	19'	Grd	
1479	Burr Oak	20'	Grd	

• Denotes Trees which are still on site as of 7-7-2025

Trees which are in very poor condition.
Hollow Trunks, split trunks, co-dominate leaders,
Severe leans, and major dead branches. Overall Health.

Tag Number				
1491	1492	1494	1854	763
1842	328	1811	842	1378
1346	1334			

RESOURCE ONE LANDSCAPE ARCHITECTS
7A HILLSIDE DR.
LAKE BARRINGTON, IL. 60010
847-942-2727

TREE SURVEY/REMOVAL/PROTECTION PLAN
JULY 10, 2025

2/2

Drawing: C:\Users\Bross\OneDrive\Documents\Comm\Joy O'Donnell\Joy House - Plans & Elevations\Current Plans & Elev. - 2025 Village Submission\et_#1 Residence - Plan & Elev.-250513.dwg : 05.18.25, 8:15pm



① **RESIDENCE #1 - WEST/FRONT ELEVATION**
SCALE: N.T.S.



② **RESIDENCE #1 - NORTH-EAST ELEVATION**
SCALE: N.T.S.

DISCLAIMER:
THE PROJECT ARCHITECT OR ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ACTION TAKEN BY ANY PERSON ON THE PROJECT IF THAT PERSON HAS ANY KNOWLEDGE OF ANY DISCREPANCY, ERROR, OMISSION, OR INADEQUACY IN THE CALCULATIONS, DIMENSIONS, AND/OR SPECIFICATIONS. THE PROJECT ARCHITECT OR ENGINEER HAS BEEN NOTIFIED, AND HAS CORRECTED, MADE THE REVISIONS OR HAS WORK CLEARLY EXPOSING THE ERROR OF THE DRAWING CALCULATIONS AND / OR SPECIFICATIONS.

OK ESTATE
LOT #1/RESIDENCE #1
720 RUHL ROAD
PALATINE, IL 60067

RESIDENCE #1
WEST & NORTH
ELEVATIONS

OBORA & ASSOCIATES
ARCHITECTS PLANNERS INTERIOR DESIGNERS
9616 SOUTH WINCHESTER AVENUE
CHICAGO, ILLINOIS 60643
VOICE: 312-953-2747/312-622-0827
EMAIL: obora@aol.com/spassac@aol.com

PRELIMINARY NOT FOR CONSTRUCTION	REVISIONS	
	05/19	SUBMISSION
DATE: 05/19/25		
DRAWN BY:		
JOB NO: 22204.00	SHEET	OF

A-0.0

C:\Users\Bross\OneDrive\Documents\Comm\Joy O'Donnell\Joy House - Plans & Elevations\Current Plans & Elev. - 2025\Villa Submittal.dwg 1: 05.18.25, 8:15pm



1 RESIDENCE #1 - EAST ELEVATION
SCALE: N.T.S.



2 RESIDENCE #1 - SOUTH-EAST ELEVATION
SCALE: N.T.S.

DISCLAIMER
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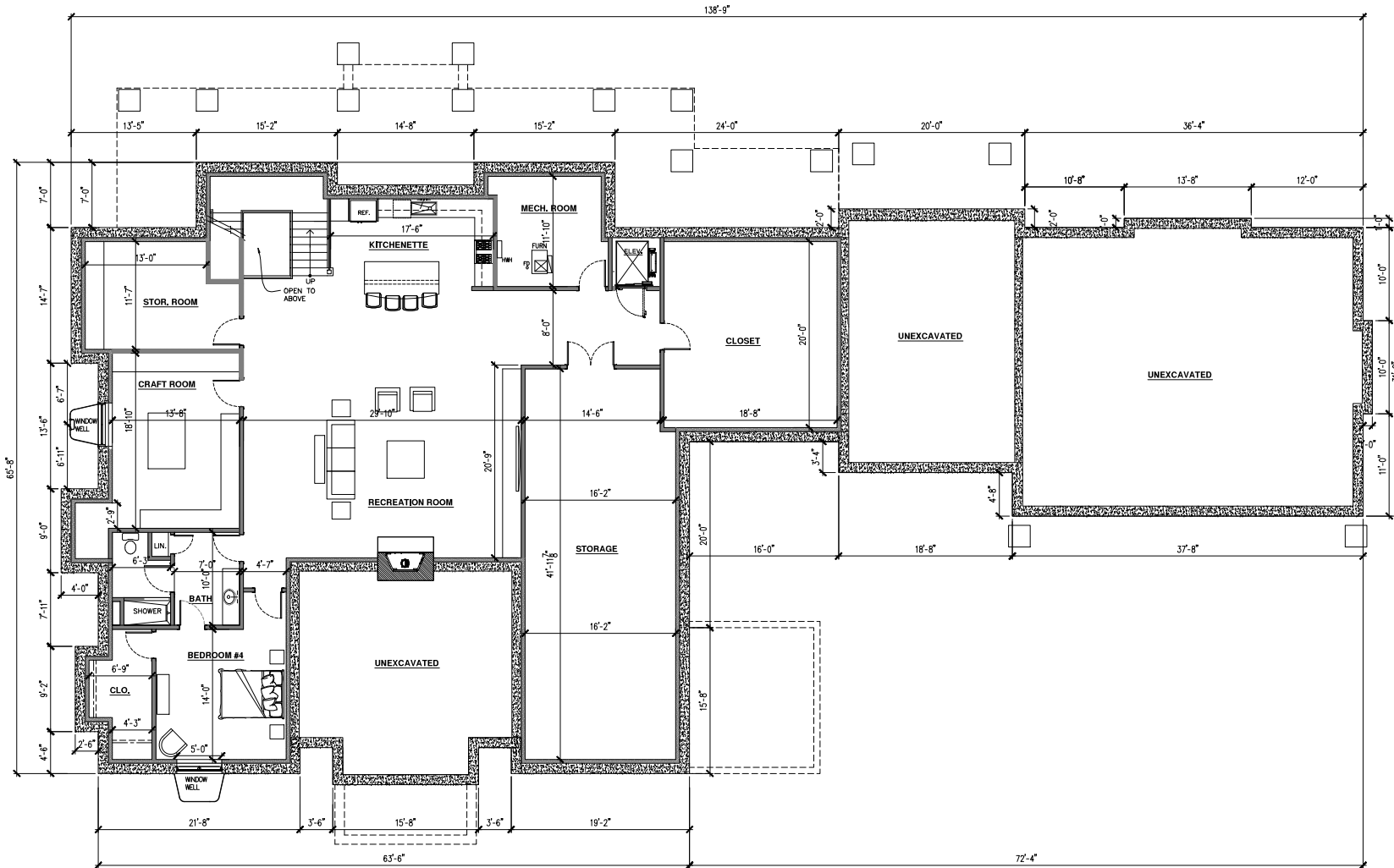
OK ESTATE
LOT #1/RESIDENCE #1
720 RUHL ROAD
PALATINE, IL 60067

RESIDENCE #1
EAST & NORTH
ELEVATIONS

OBORA & ASSOCIATES
ARCHITECTS PLANNERS INTERIOR DESIGNERS
9616 SOUTH WINCHESTER AVENUE
CHICAGO, ILLINOIS 60643
VOICE: 312-953-2747/312-622-0827
EMAIL: obora@aol.com/spassac@aol.com

REVISIONS	REVISIONS	
	DATE	REVISION
PRELIMINARY NOT FOR CONSTRUCTION	05/19/25	SUBMISSION
DATE: 05/19/25	SHEET NO.	
DRAWN BY:	A-0.1	
JOB NO: 22204.00	SHEET	OF

Drawing: C:\Users\Bross\OneDrive\Documents\Comm\Joy O'Brien\Joy House - Plans & Elevations\Current Plans & Elev. - 2025\2025 Village Submitted.ctb #1 Residence - Plan & Elev-250513.dwg : 05/18/25, 8:17pm



1 RESIDENCE #1 - LOWER LEVEL/BASEMENT FLOOR PLAN
SCALE: 3/16" = 1'-0"



DISCLAIMER
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OK ESTATE
LOT #1/RESIDENCE #1
720 RUHL ROAD
PALATINE, IL 60067

RESIDENCE #1
LOWER LEVEL/
BASEMENT
FLOOR PLAN

OBORA & ASSOCIATES

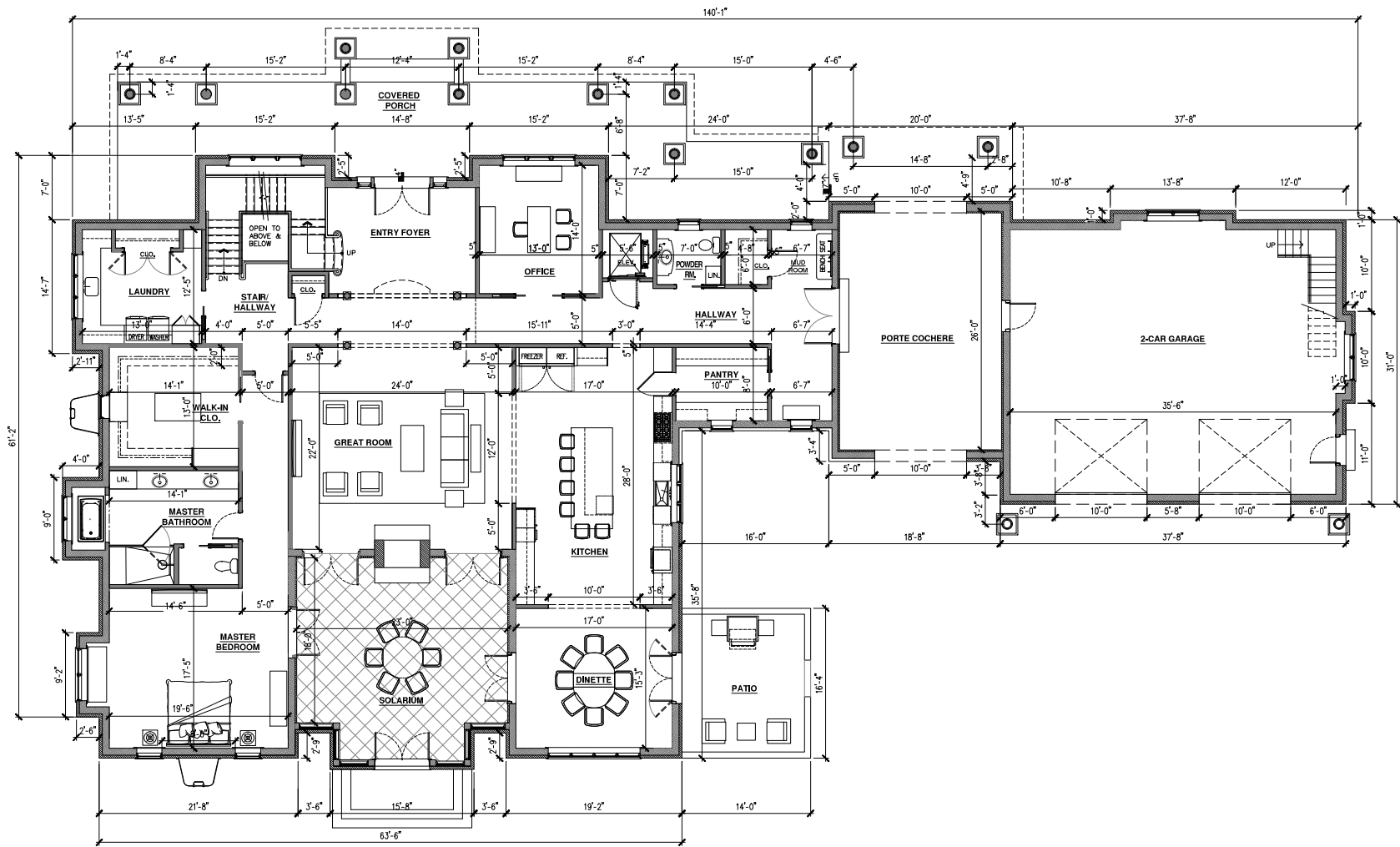
ARCHITECTS PLANNERS INTERIOR DESIGNERS

9616 SOUTH WINCHESTER AVENUE
CHICAGO, ILLINOIS 60643

VOICE: 312-953-2747/312-622-0827
EMAIL: obora@oai.com/spassac@oai.com

PRELIMINARY NOT FOR CONSTRUCTION	REVISIONS	
	DATE	REVISION
DATE: 05/19/25	05/19	SUBMISSION
DRAWN BY:	SHEET NO.	
	A-1.0	
JOB NO: 22204.00	SHEET OF	

Drawing: C:\Users\Bross\OneDrive\Documents\Comm\Jody O'Donnell\Jody House - Plans & Elevations\Current Plans & Elev. - 2025\Jody House Submitted.dwg : 05/18/25, 8:17pm



1 RESIDENCE #1 - FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"



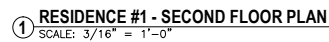
DISCLAIMER
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OK ESTATE
LOT #1/RESIDENCE #1
720 RUHL ROAD
PALATINE, IL 60067

RESIDENCE #1
FIRST FLOOR
PLAN

OBORA & ASSOCIATES
ARCHITECTS PLANNERS INTERIOR DESIGNERS
9616 SOUTH WINCHESTER AVENUE
CHICAGO, ILLINOIS 60643
VOICE: 312-953-2747/312-622-0827
EMAIL: obora@aol.com/spassoc@aol.com

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JOB NO: 22204.00	SHEET	OF



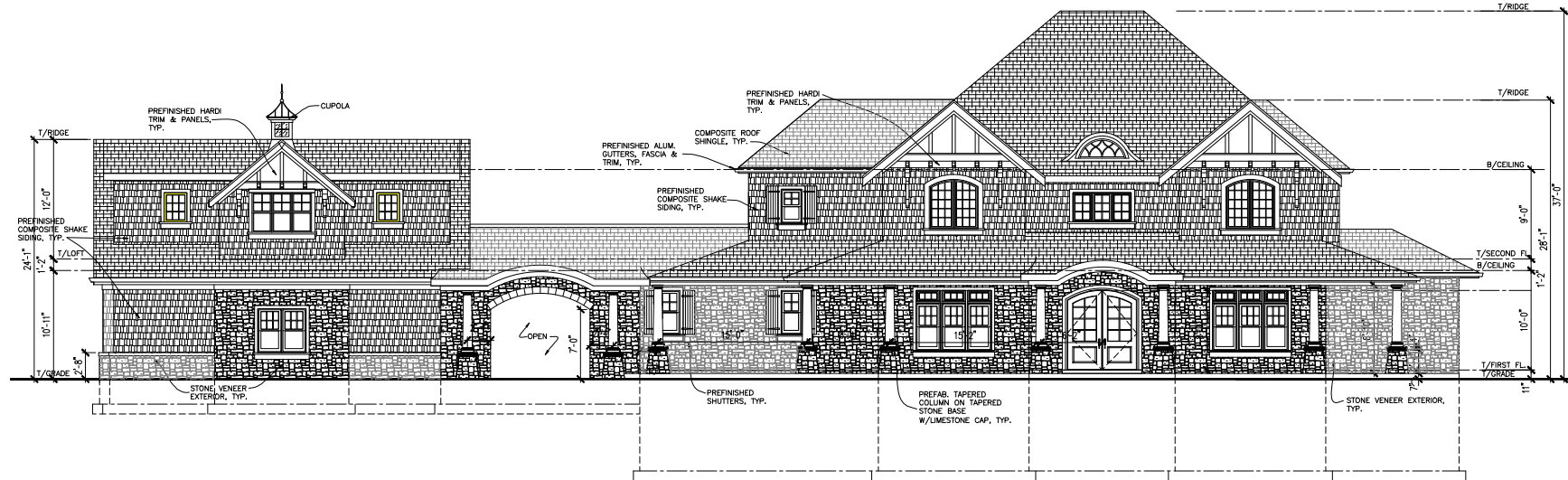
**RESIDENCE #1
SECOND FLOOR
PLAN**

OBORA & ASSOCIATES
ARCHITECTS PLANNERS INTERIOR DESIGNERS

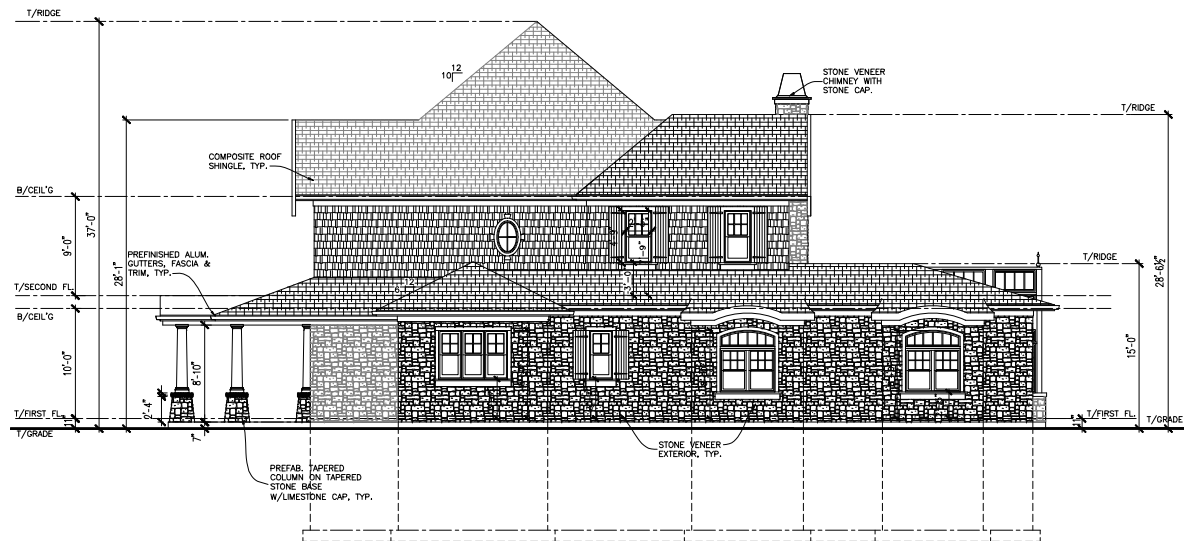
9616 SOUTH WINCHESTER AVENUE
CHICAGO, ILLINOIS 60643

VOICE: 312-953-2747/312-622-0827
EMAIL: obora@aol.com/opassoc@aol.com

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DATE: 05/19/25		SHEET NO.	
DRAWN BY:		A-1.2	
JOB NO: 22204.00		SHEET OF	



① RESIDENCE #1 - FRONT/WEST ELEVATION
SCALE: $\frac{3}{16}"=1'-0"$



② RESIDENCE #1 - SOUTH ELEVATION
SCALE: $\frac{3}{16}"=1'-0"$

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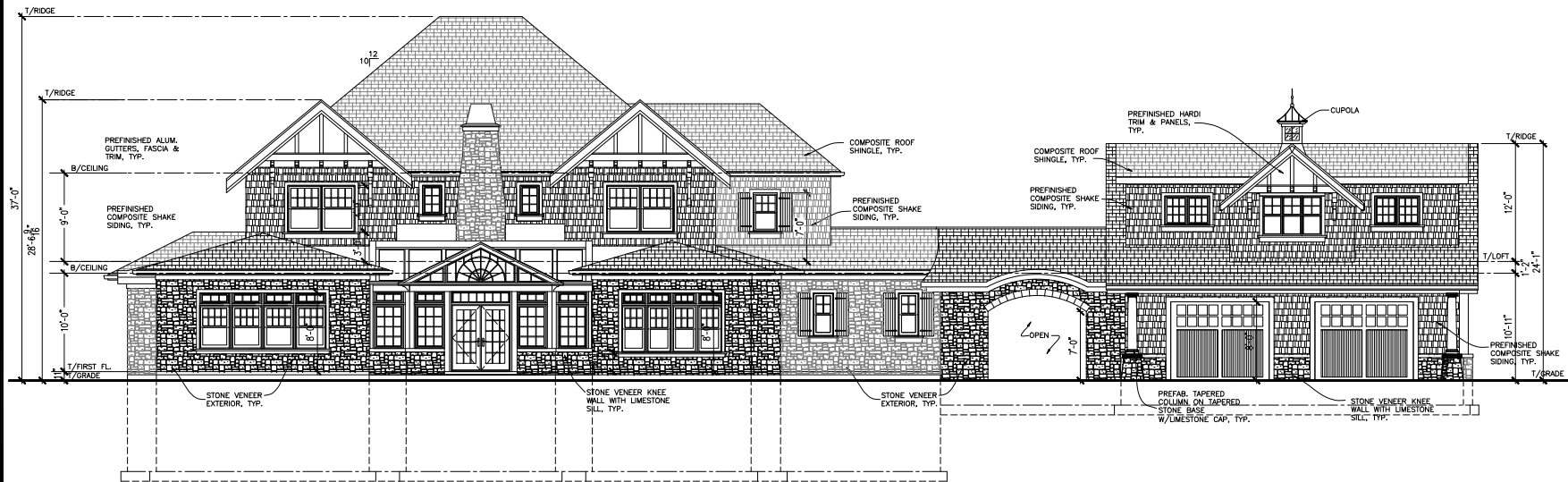
OK ESTATE
LOT #1/RESIDENCE #1
720 RUHL ROAD
PALATINE, IL 60067

RESIDENCE #1
WEST & SOUTH
ELEVATIONS

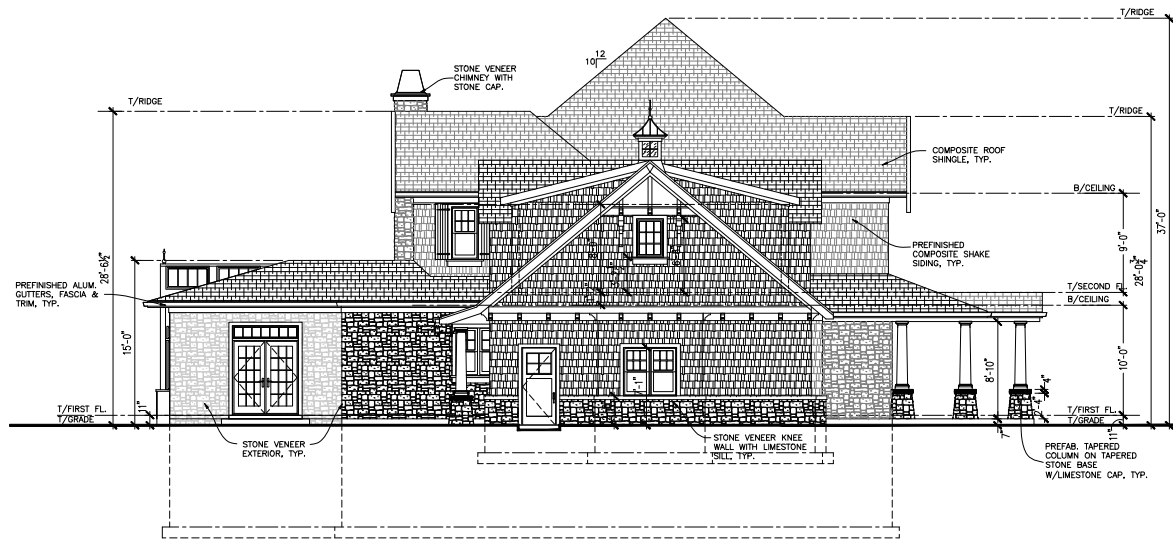
OBORA & ASSOCIATES
ARCHITECTS PLANNERS INTERIOR DESIGNERS
9616 SOUTH WINCHESTER AVENUE
CHICAGO, ILLINOIS 60643
VOICE: 312-953-2747/312-622-0827
EMAIL: obora@aol.com/spassac@aol.com

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	DATE	DESCRIPTION
DATE: 05/19/25	SHEET NO.	
DRAWN BY:	A-2.0	
JOB NO: 22204.00	SHEET	OF

Drawing: C:\Users\Bross\OneDrive\Documents\Comm\Jody O'Donnell\Jody House - Plans & Elevations\Current Plans & Elev. - 2025 Village Submission\J. #1 Residence - Plan & Elev. 250513.dwg : 05/18/25, 8:10pm



1 RESIDENCE #1 - EAST ELEVATION
SCALE: $\frac{1}{8}'' = 1'-0''$



2 RESIDENCE #1 - NORTH ELEVATION
SCALE: $\frac{1}{8}'' = 1'-0''$

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OK ESTATE
LOT #1/RESIDENCE #1
720 RUHL ROAD
PALATINE, IL 60067

RESIDENCE #1
EAST & NORTH
ELEVATIONS

OBORA & ASSOCIATES
ARCHITECTS PLANNERS INTERIOR DESIGNERS
9616 SOUTH WINCHESTER AVENUE
CHICAGO, ILLINOIS 60643
VOICE: 312-953-2747/312-622-0827
EMAIL: obora@aol.com/spassco@aol.com

PRELIMINARY NOT FOR CONSTRUCTION	REVISIONS	
	NO./DATE	SUBMISSION
DATE: 05/19/25		
DRAWN BY:		
JOB NO: 22204.00		

SHEET NO.
A-2.1

SHEET OF

Drawing: C:\Users\jdoehr_000\Projects\22204 - 684-720 W. Ruhl Rd-Positive\Draws\Final Pool Hse\Residence_#2_Pool-Guest House(1)_031225.dwg : 05/19/25, 9:09am



① **RESIDENCE #2 - SOUTH/FRONT ELEVATION**
SCALE: N.T.S.



② **RESIDENCE #2 - WEST ELEVATION**
SCALE: N.T.S.

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OK ESTATES
LOT #2/RESIDENCE #2
720 RUHL ROAD
PALATINE, IL 60067

RESIDENCE #2
SOUTH & WEST
ELEVATIONS

OBORA & ASSOCIATES
ARCHITECTS PLANNERS INTERIOR DESIGNERS
9616 SOUTH WINCHESTER AVENUE
CHICAGO, ILLINOIS 60643
VOICE: 312-953-2747/312-622-0827
EMAIL: obora@aol.com/opasoc@aol.com

PRELIMINARY NOT FOR CONSTRUCTION	REVISIONS	
	05/19	SUPERVISION SUBMITTAL
DATE: 05/19/2025	SHEET NO.	
DRAWN BY:	A-0.0	
JOB NO: 22204.00	SHEET	OF

Drawing: C:\Users\jdoehr_000\Projects\22204 - 684-720 W. Ruhl Rd-Positive\Draws\Pool Pool Hse\Residence_#2_Pool-Guest House(1)_031225.dwg : 05/19/25, 9:09am



① **RESIDENCE #2 - NORTH ELEVATION**
SCALE: N.T.S.



② **RESIDENCE #2 - EAST ELEVATION**
SCALE: N.T.S.

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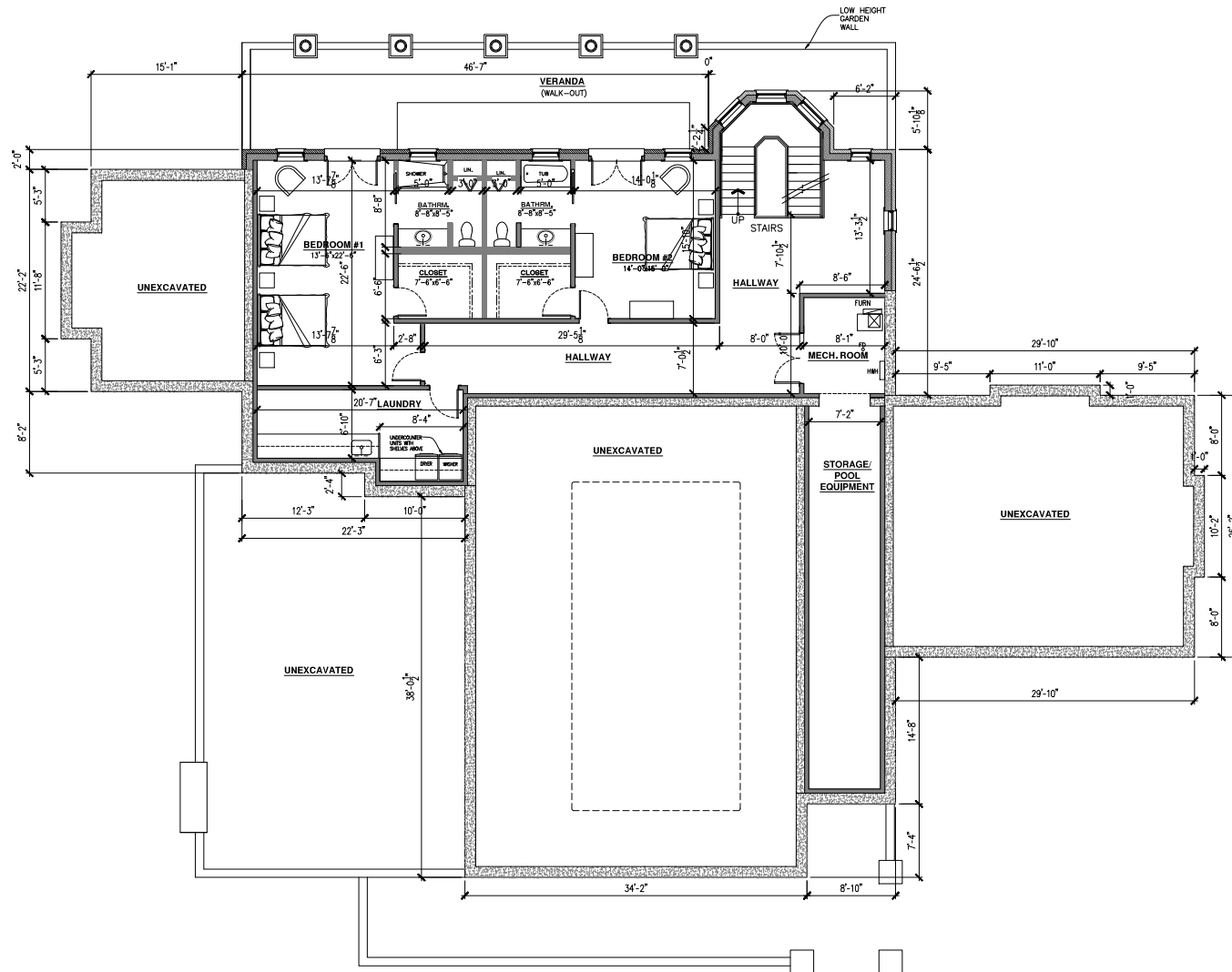
OK ESTATES
LOT #2/RESIDENCE #2
720 RUHL ROAD
PALATINE, IL 60067

RESIDENCE #2
NORTH & EAST
ELEVATIONS

OBORA & ASSOCIATES
ARCHITECTS PLANNERS INTERIOR DESIGNERS
9616 SOUTH WINCHESTER AVENUE
CHICAGO, ILLINOIS 60643
VOICE: 312-953-2747/312-622-0827
EMAIL: obora@aol.com/spassoc@aol.com

PRELIMINARY NOT FOR CONSTRUCTION	REVISIONS	
	DATE	DESCRIPTION
DATE: 05/19/2025		
DRAWN BY:	SHEET NO.	
	A-0.1	
	JOB NO: 22204.00	
	SHEET OF	

Drawing: C:\Users\jboehm_000\Projects\22204 - 684-720 W. Ruhl Rd-Positive\Draws\Final Pool Hse\Residence_#2_Pool-Guest House(1)_031225.dwg : 05/19/2025, 9:10am



1 RESIDENCE #2 - LOWER LEVEL FLOOR PLAN
SCALE: 3/16" = 1'-0"



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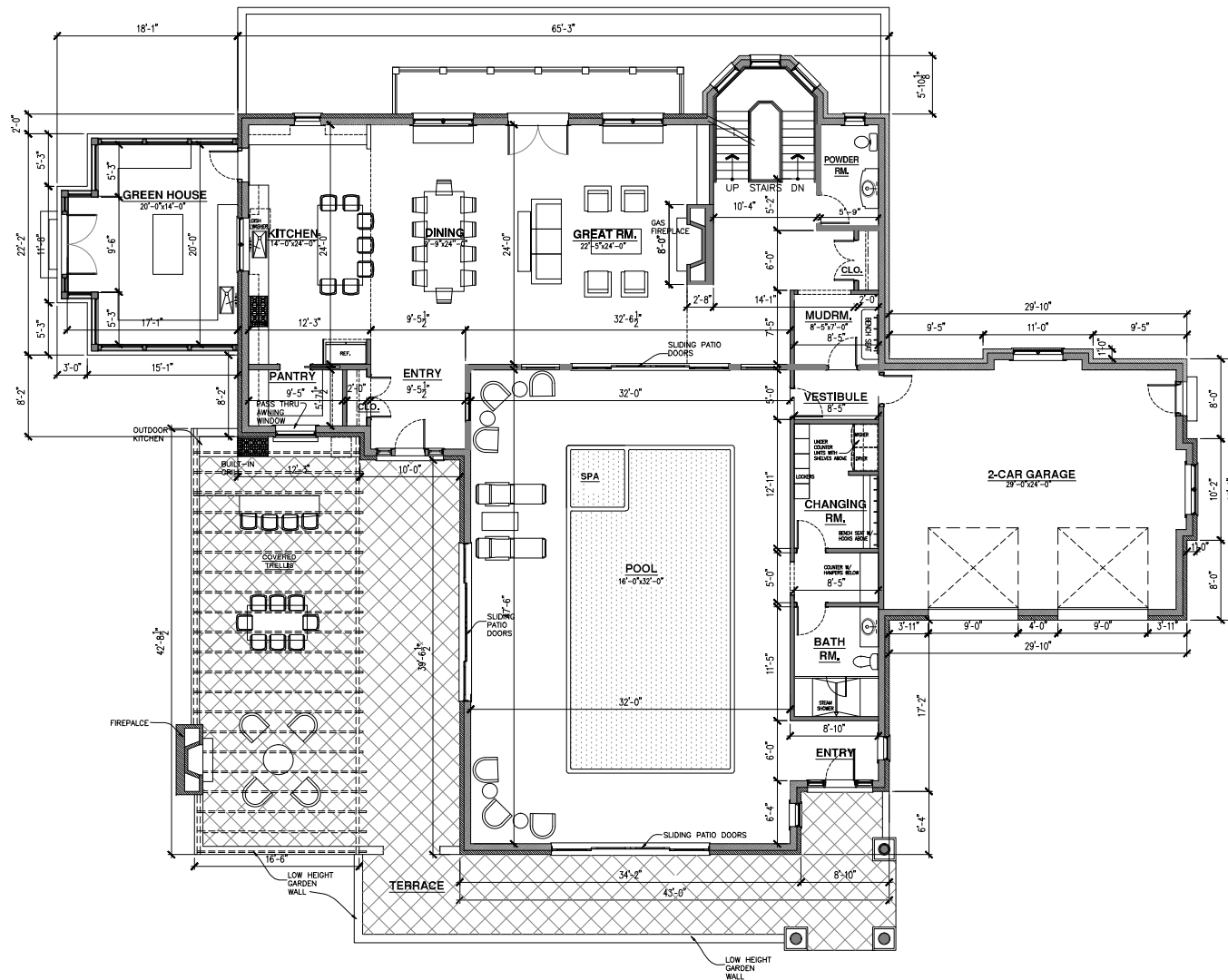
OK ESTATES
LOT #2/RESIDENCE #2
720 RUHL ROAD
PALATINE, IL 60067

RESIDENCE #2
LOWER LEVEL
FLOOR PLAN

OBORA & ASSOCIATES
ARCHITECTS PLANNERS INTERIOR DESIGNERS
9616 SOUTH WINCHESTER AVENUE
CHICAGO, ILLINOIS 60643
VOICE: 312-953-2747/312-622-0827
EMAIL: obora@aol.com/opassoc@aol.com

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	NO./DATE	DESCRIPTION
DATE: 05/19/2025 DRAWN BY: JOB NO: 22204.00		
SHEET NO.		A-1.0
SHEET		OF

Drawing: C:\Users\jboehm_000\Projects\22204 - 684-720 W. Ruhl Rd-Positive\Draw\Pool Pool Hse\Residence #2_Pool-Guest House(1)_031225.dwg : 05/19/2025, 9:11am



1 RESIDENCE #2 - FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"



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OK ESTATES
LOT #2/RESIDENCE #2
720 RUHL ROAD
PALATINE, IL 60067

RESIDENCE #2
FIRST FLOOR
PLAN

OBORA & ASSOCIATES
ARCHITECTS PLANNERS INTERIOR DESIGNERS

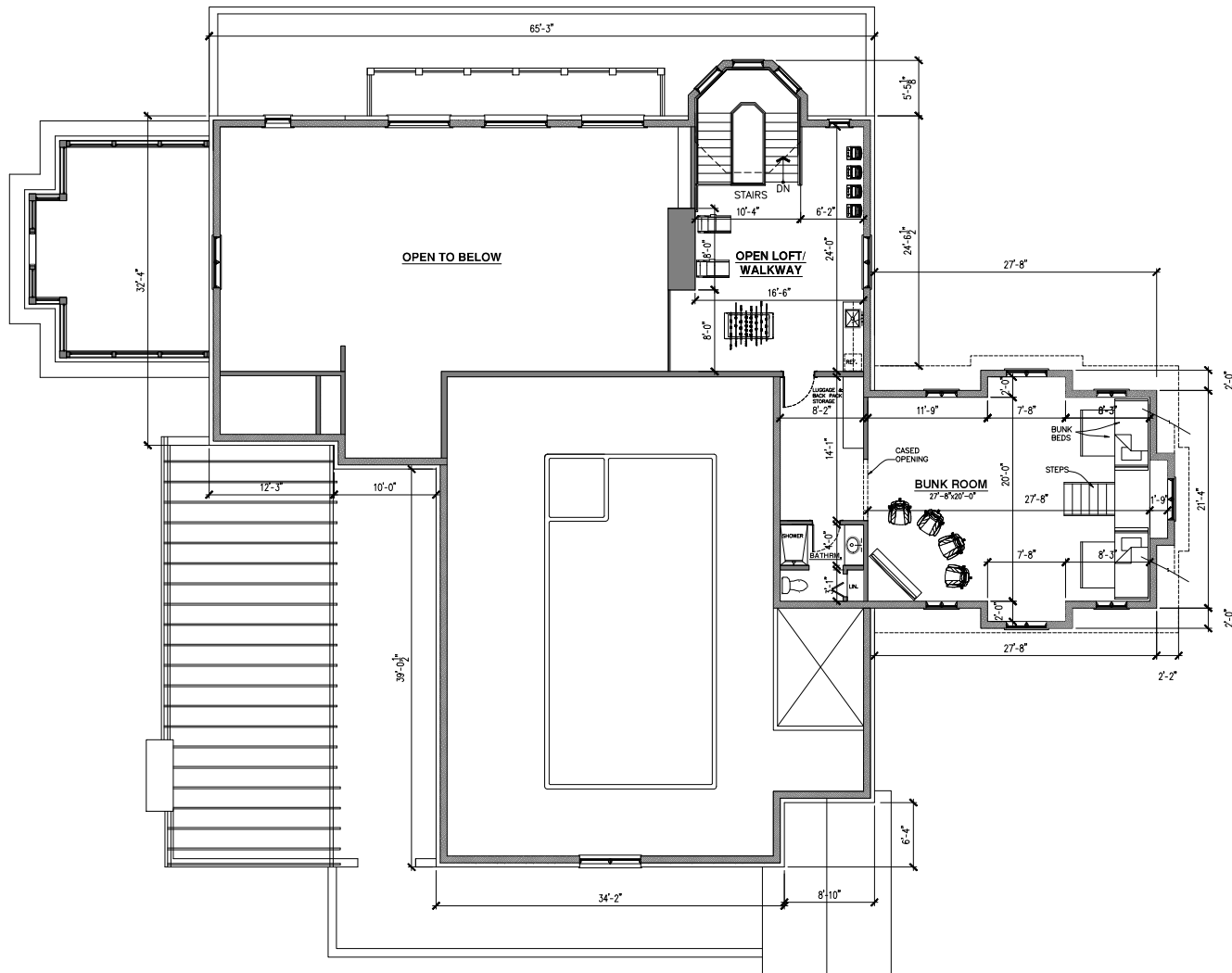
9616 SOUTH WINCHESTER AVENUE
CHICAGO, ILLINOIS 60643

VOICE: 312-953-2747/312-622-0827
EMAIL: obora@aol.com/spassoc@aol.com

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	NO./DATE	DESCRIPTION
DATE: 05/19/2025		
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JOB NO: 22204.00	SHEET	OF

A-1.1

Drawing: C:\Users\jdoerh_000\Projects\22204 - 684-720 W. Ruhl Rd-Positive\Draws\Final Pool Hse\Residence_#2_Pool-Guest House(1)_031225.dwg : 05/19/25, 9:11am



1 RESIDENCE #2 - LOFT FLOOR PLAN
SCALE: 3/16" = 1'-0"



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OK ESTATES
LOT #2/RESIDENCE #2
720 RUHL ROAD
PALATINE, IL 60067

RESIDENCE #2
LOFT FLOOR
PLAN

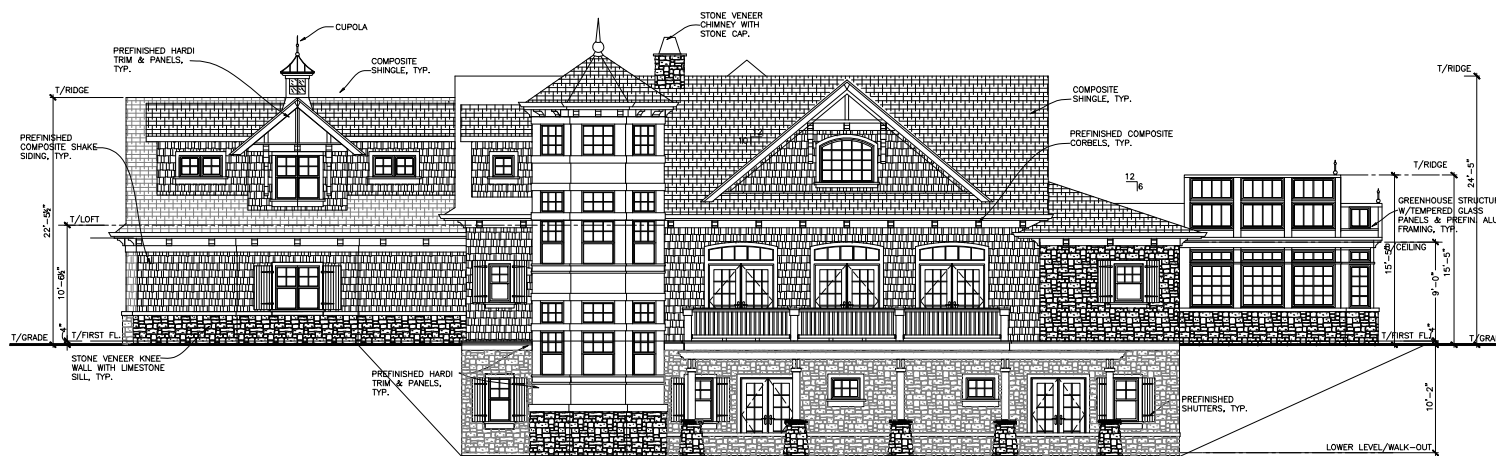
OBORA & ASSOCIATES
ARCHITECTS PLANNERS INTERIOR DESIGNERS

9616 SOUTH WINCHESTER AVENUE
CHICAGO, ILLINOIS 60643

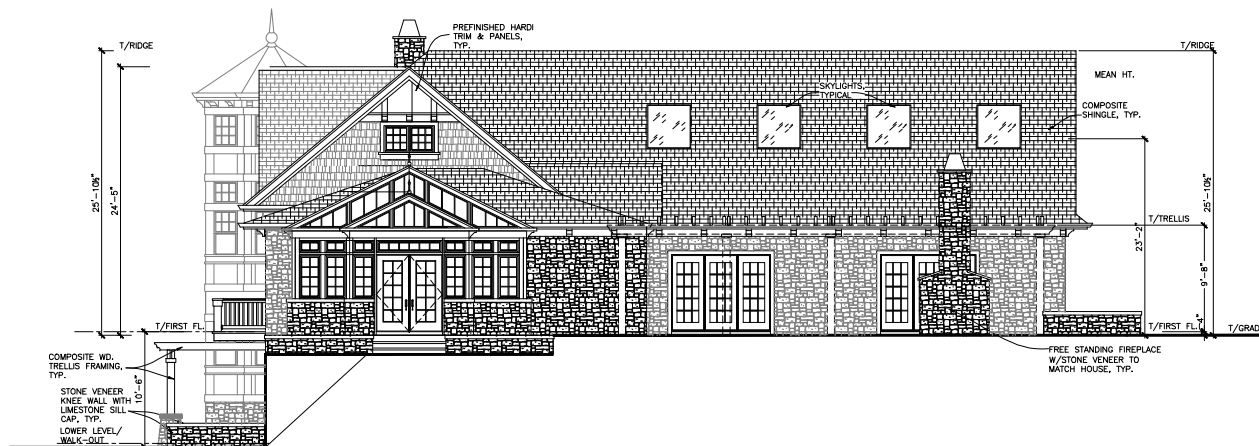
VOICE: 312-953-2747/312-622-0827
EMAIL: obora@aol.com/opassoc@aol.com

PRELIMINARY NOT FOR CONSTRUCTION	REVISIONS	
	DATE/REVISION	SUBMITTAL
DATE: 05/19/2025		
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	A-1.2	
JOB NO: 22204.00	SHEET OF	

Drawing: C:\Users\jdoerh\OneDrive\Projects\22204 - 684-720 W. Ruhl Rd - Positive\Draw\Pool House\Residence #2_Pool-Guest House(1)_031225.dwg : 05/19/2025, 9:12am



① RESIDENCE #2 - NORTH ELEVATION
SCALE: 3/16" = 1'-0"



② RESIDENCE #2 - WEST ELEVATION
SCALE: 3/16" = 1'-0"

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OK ESTATES
LOT #2/RESIDENCE #2
720 RUHL ROAD
PALATINE, IL 60067

RESIDENCE #2
NORTH & WEST
ELEVATIONS

OBORA & ASSOCIATES
ARCHITECTS PLANNERS INTERIOR DESIGNERS
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CHICAGO, ILLINOIS 60643
VOICE: 312-953-2747/312-622-0827
EMAIL: obora@aol.com/opassoc@aol.com

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SHEET NO.		A-2.1
SHEET OF		

Drawing: C:\Users\Bross\OneDrive\Documents\Comm\Jody O'Donnell\Jody's House\Velley House Plans & Elev. - Current 2025\Velley Submission - Zoned Lot #3-Residence Plans & Elev\250515.dwg : 05/18/25, 8:22pm



① **RESIDENCE #3 - SOUTH/WEST ELEVATION**
SCALE: 3/16" = 1'-0"



② **RESIDENCE #3 - WEST ELEVATION**
SCALE: 3/16" = 1'-0"

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OK ESTATE
LOT #3/RESIDENCE #3
720 RUHL ROAD
PALATINE, IL 60067

RESIDENCE #3
SOUTH & WEST
ELEVATIONS

OBORA & ASSOCIATES
ARCHITECTS PLANNERS INTERIOR DESIGNERS
9616 SOUTH WINCHESTER AVENUE
CHICAGO, ILLINOIS 60643
VOICE: 312-953-2747/312-622-0827
EMAIL: obora@aol.com/spassoc@aol.com

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DATE: 05/19/25	05/19	SUBMISSION
DRAWN BY:	SHEET NO.	
	A-0.0	
JOB NO: 22204.00	SHEET	OF

Drawing: C:\Users\Bross\OneDrive\Documents\Comm\Joy O'Donnell\Joy's House\Velley House Plans & Elev. - Current 2025\Velley Submission - ZonLot #3-Residence Plans & Elev\250513.dwg : 05/18/25, 8:23pm



① **RESIDENCE #3 - NORTH ELEVATION**
SCALE: N.T.S.



② **RESIDENCE #3 - EAST ELEVATION**
SCALE: N.T.S.

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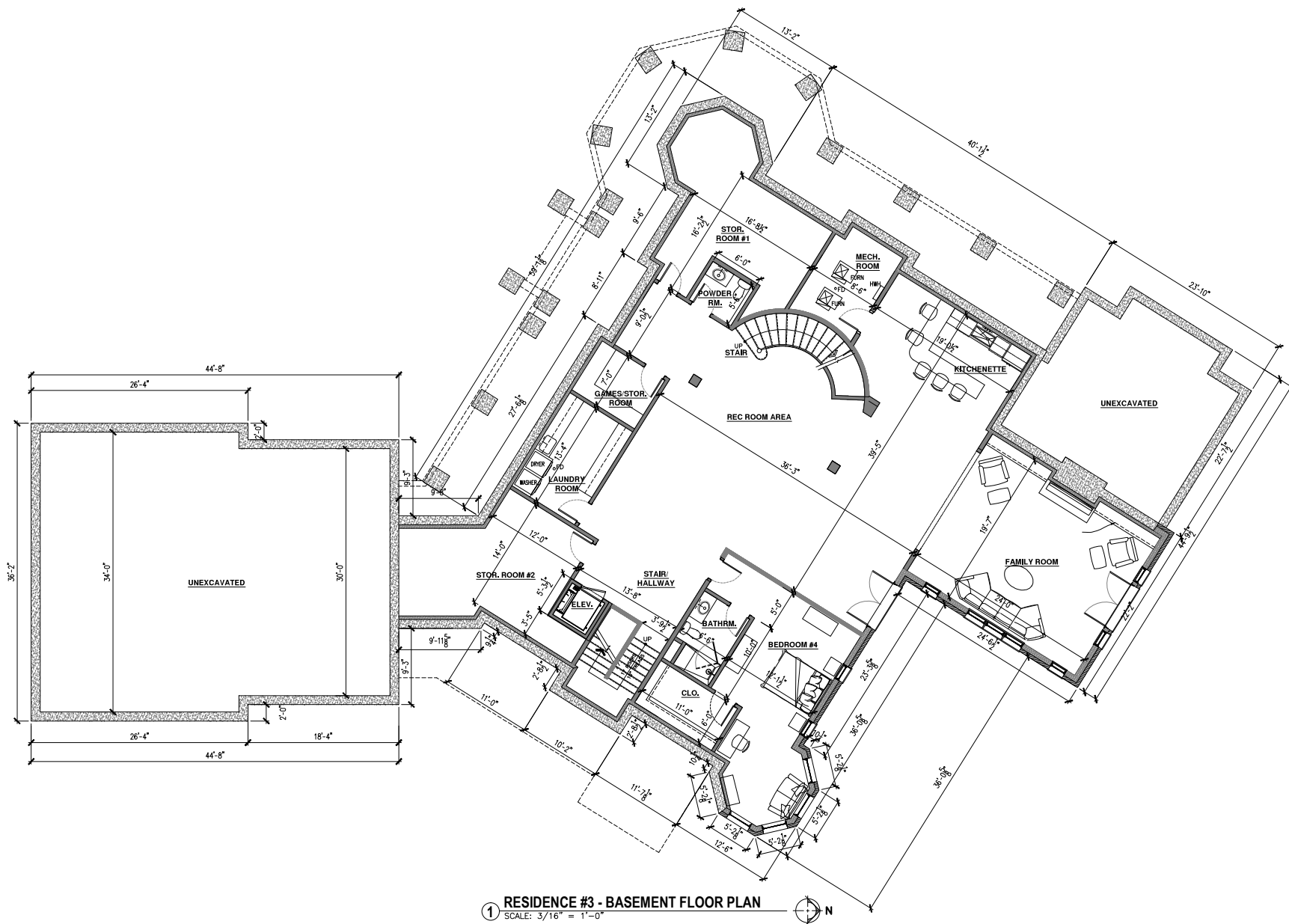
OK ESTATE
LOT #3/RESIDENCE #3
720 RUHL ROAD
PALATINE, IL 60067

RESIDENCE #3
NORTH & EAST
ELEVATIONS

OBORA & ASSOCIATES
ARCHITECTS PLANNERS INTERIOR DESIGNERS
9616 SOUTH WINCHESTER AVENUE
CHICAGO, ILLINOIS 60643
VOICE: 312-953-2747/312-622-0827
EMAIL: obora@aol.com/spassac@aol.com

PRELIMINARY NOT FOR CONSTRUCTION	REVISIONS	
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DATE: 05/19/25		
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JOB NO: 22204.00		

A-0.1



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OK ESTATE
LOT #3/RESIDENCE #3
7220 RUHL ROAD
PALATINE, IL 60067

**RESIDENCE #3
LOWER LEVEL/
BASEMENT
FLOOR PLAN**

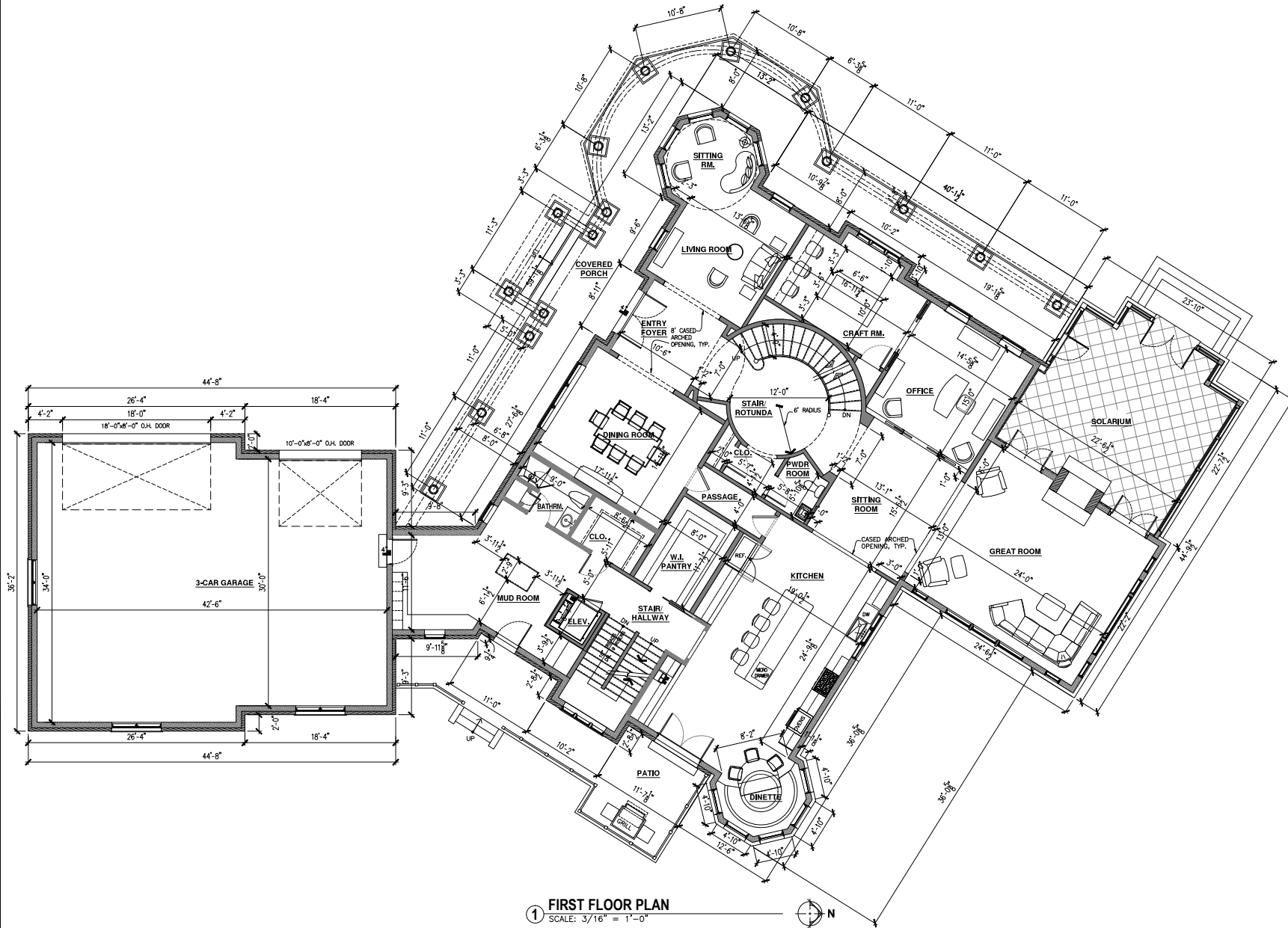
OBORA & ASSOCIATES

9616 SOUTH WINCHESTER AVENUE
CHICAGO, ILLINOIS 60643

VOICE: 312-953-2747/312-622-0827
EMAIL: oboro@aol.com/opassoc@aol.com

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DATE: 05/19/25	SHEET NO.	
DRAWN BY:	A-1.0	
JOB NO: 22204.00	SHEET	OF

Drawing: C:\Users\Bross\OneDrive\Documents\Comm\Jody O'Donnell\Jody's House\Velley House Plans & Elev. - Current 2023\Velley Submission - ZonLot #3-Residence Plans & Elev\20230113.dwg : 05/18/25, 8:24pm



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OK ESTATE

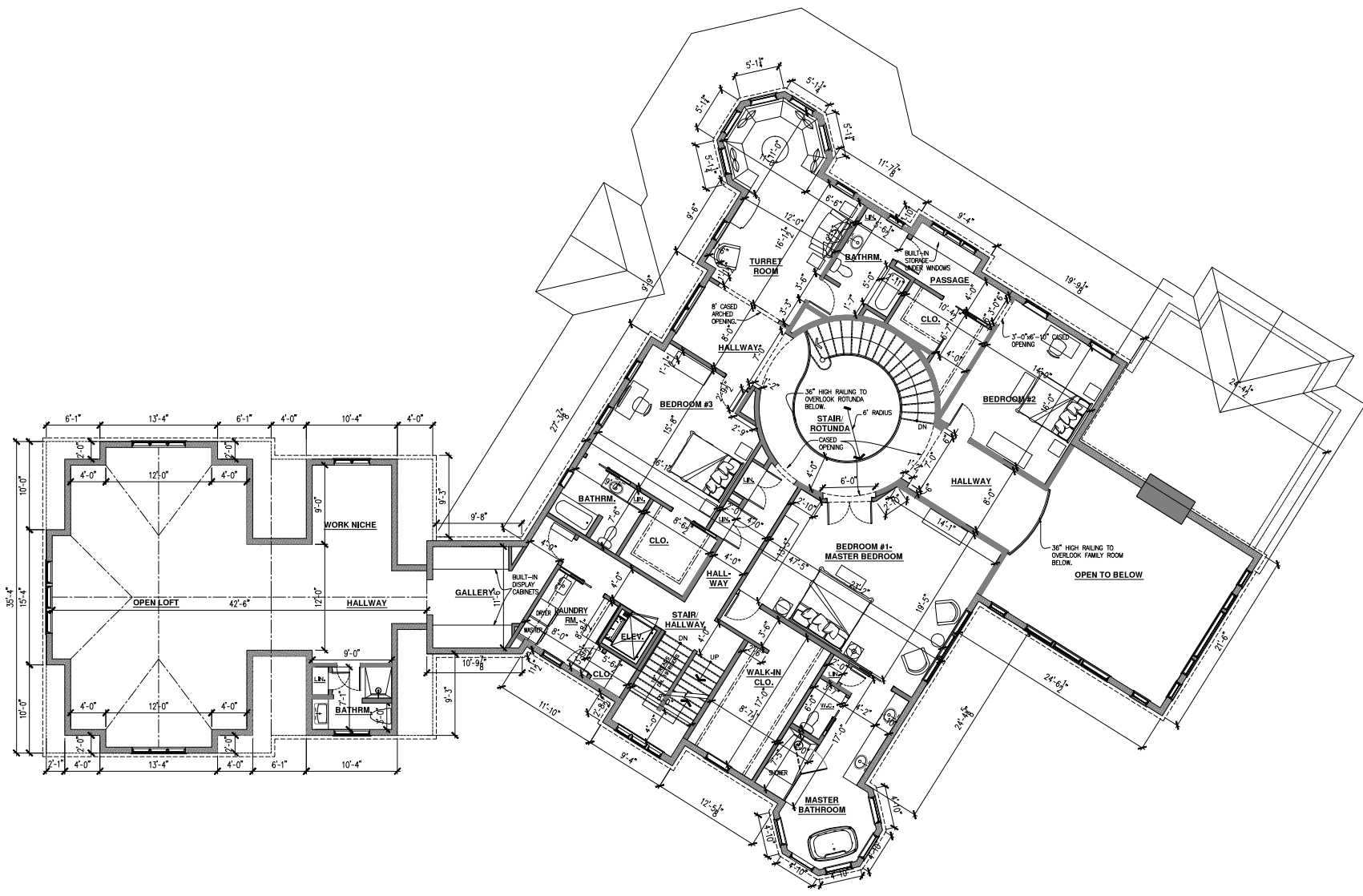
LOT #3/RESIDENCE #3
720 RUHL ROAD
PALATINE, IL 60067

RESIDENCE #3 FIRST FLOOR PLAN

OBORA & ASSOCIATES
ARCHITECTS PLANNERS INTERIOR DESIGNERS
9616 SOUTH WINCHESTER AVENUE
CHICAGO, ILLINOIS 60643
VOICE: 312-953-2747/312-622-0827
EMAIL: obora@aol.com/spasoc@aol.com

PRELIMINARY NOT FOR CONSTRUCTION	REVISIONS	
	DATE	DESCRIPTION
DATE: 05/19/25	SHEET NO.	
DRAWN BY:	A-1.1	
JOB NO: 22204.00	SHEET	OF

Drawing: C:\Users\Bross\OneDrive\Documents\Comm\Jody O'Donnell\Jody's House\Velvet House Plans & Elev. - Current 2023\Velvet Submission - Zoned Lot #3-Residence Plans & Elev\20230113.dwg : 05.18.25, 8:26pm



1 SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

DISCLAIMER
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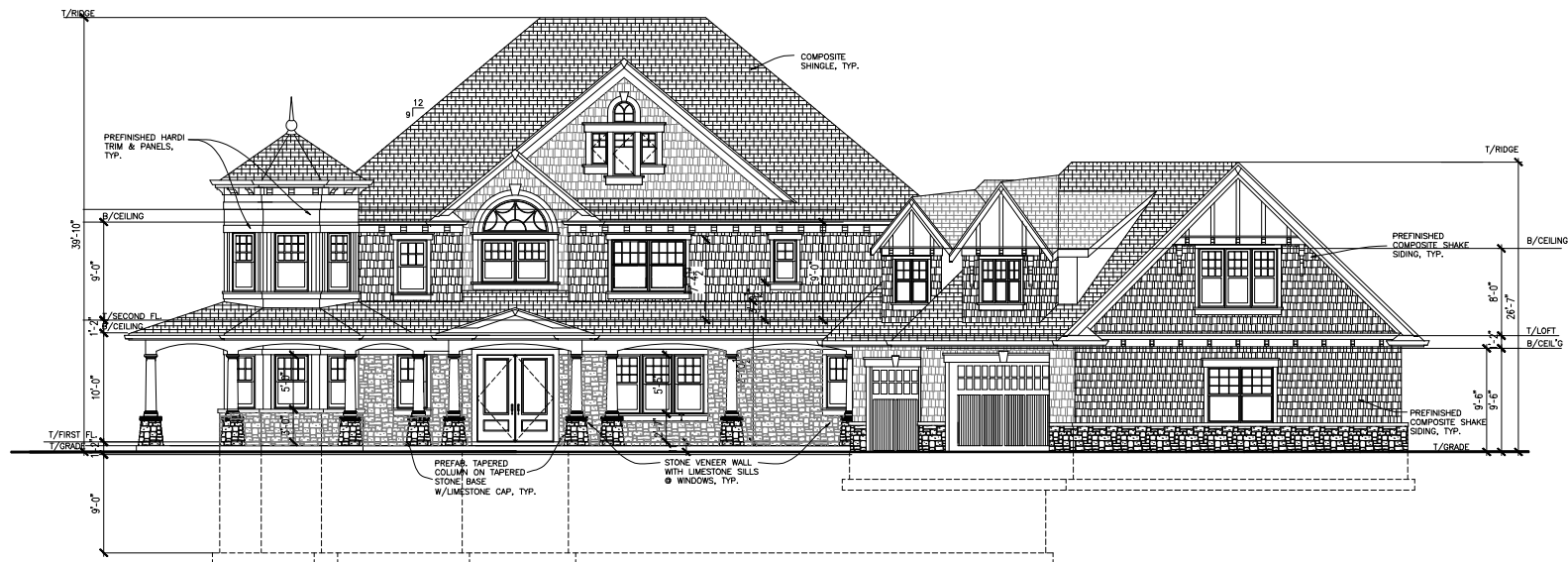
OK ESTATE LOT #3/RESIDENCE #3 720 RUHL ROAD PALATINE, IL 60067

RESIDENCE #3 SECOND FLOOR PLAN

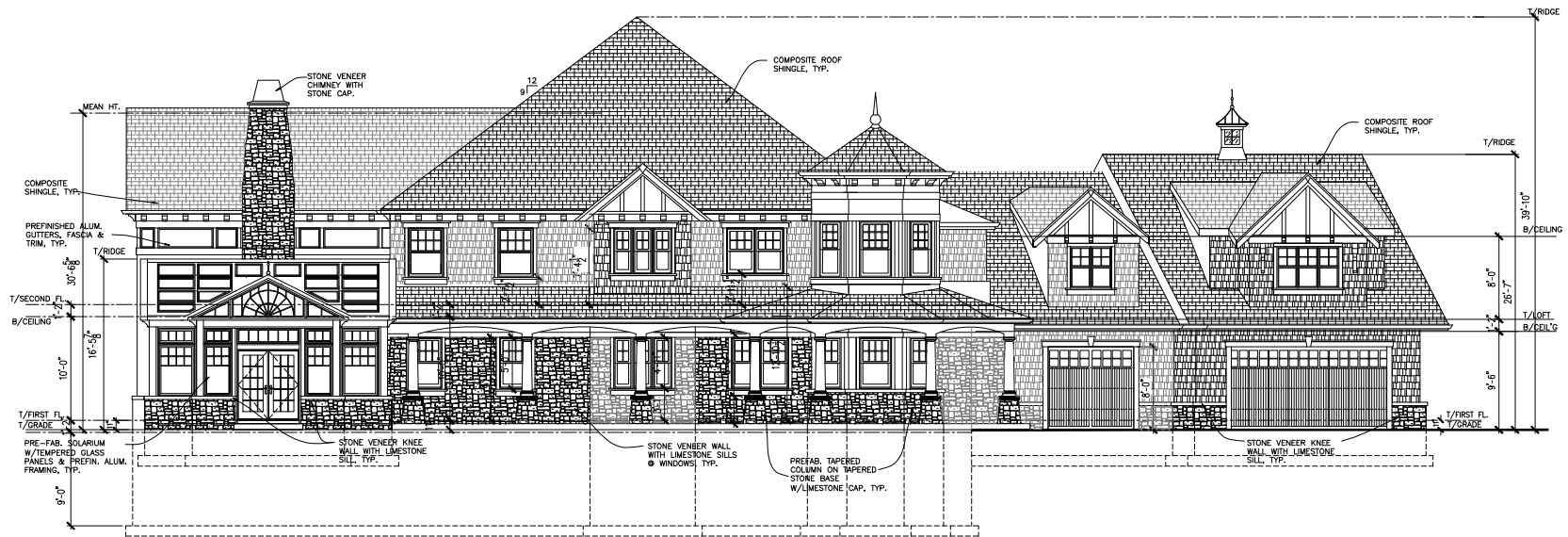
OBORA & ASSOCIATES
ARCHITECTS PLANNERS INTERIOR DESIGNERS
9616 SOUTH WINCHESTER AVENUE
CHICAGO, ILLINOIS 60643
VOICE: 312-953-2747/312-622-0827
EMAIL: obora@aol.com/spassoc@aol.com

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	DATE	DESCRIPTION
DATE: 05/19/25		
DRAWN BY:		
JOB NO: 22204.00		

A-1.2



① RESIDENCE #3 - SOUTH/FRONT BUILDING ELEVATION
SCALE: 3/16" = 1'-0"



② RESIDENCE #3 - WEST BUILDING ELEVATION
SCALE: 3/16" = 1'-0"

DISCLAIMER:
THE PROJECT ARCHITECT OR ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ACTION TAKEN BY ANY PERSON ON THE PROJECT IF THAT PERSON HAS ANY KNOWLEDGE OF ANY DISCREPANCY, ERROR, OMISSION, OR AMBIGUITY IN THE CALCULATIONS, DIMENSIONS, AND/OR SPECIFICATIONS NOTIFIED, AND HAS CORRECTED, MADE THE REVISIONS OR HAS WORK CLEARLY FOLLOWING THE SCOPE OF THE DRAWING CALCULATIONS AND / OR SPECIFICATIONS.

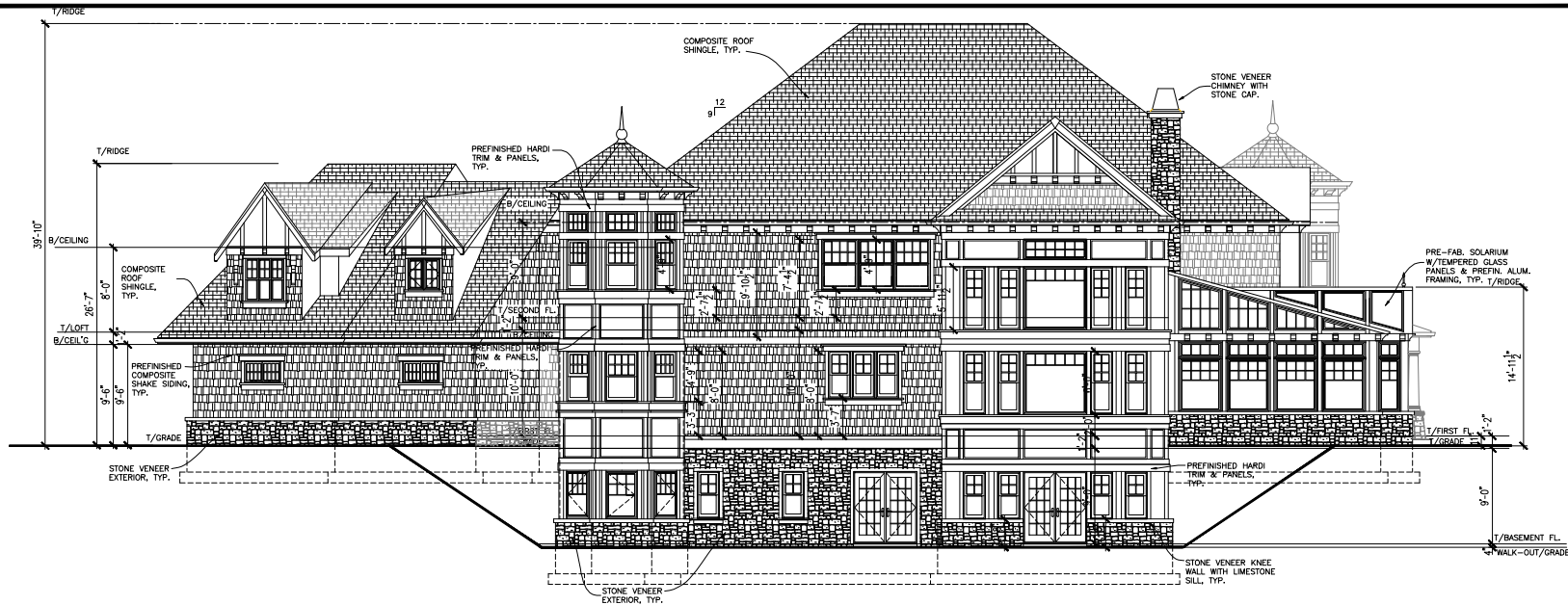
OK ESTATE
LOT #3/RESIDENCE #3
720 RUHL ROAD
PALATINE, IL 60067

RESIDENCE #3
SOUTH & WEST
ELEVATIONS

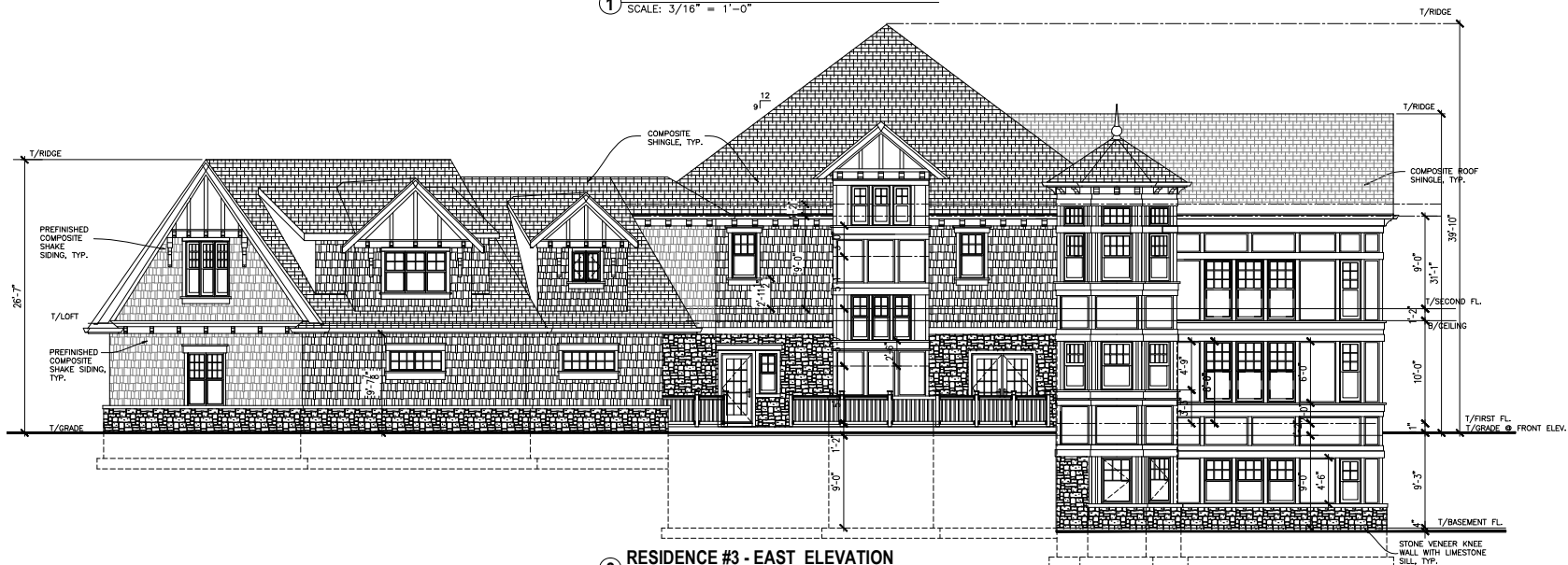
OBORA & ASSOCIATES
ARCHITECTS PLANNERS INTERIOR DESIGNERS
9616 SOUTH WINCHESTER AVENUE
CHICAGO, ILLINOIS 60643
VOICE: 312-953-2747/312-622-0827
EMAIL: obora@aol.com/space@aol.com

PRELIMINARY NOT FOR CONSTRUCTION	REVISIONS	
	NO./DATE	REVISIONS
DATE: 05/19/23		
DRAWN BY:		
JOB NO: 22204.00		

SHEET NO.
A-2.0
SHEET OF



1 RESIDENCE #3 - NORTH ELEVATION
SCALE: 3/16" = 1'-0"



2 RESIDENCE #3 - EAST ELEVATION
SCALE: 3/16" = 1'-0"

DISCLAIMER)

THE PROJECT ARCHITECT OR ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ACTION TAKEN BY ANY PERSON OR THE PROJECT IF THAT PERSON HAS ANY KNOWLEDGE OF ANY DISCREPANCY, ERROR, OMISSION, OR AMBIGUITY IN THE CALCULATIONS, DRAWINGS, AND/OR SPECIFICATIONS UNTIL THE PROJECT ARCHITECT OR ENGINEER HAS BEEN NOTIFIED, AND HAS CORRECTED, MADE THE INCLUSION OF HAS MORE CLEARLY EXPLAINED THE INTENT OF THE DRAWING CALCULATIONS AND / OR SPECIFICATIONS.

OK ESTATE
LOT #3/RESIDENCE #3
7220 RUHL ROAD
PALATINE, IL 60067

**RESIDENCE #3
NORTH & EAST
ELEVATIONS**

OBORA & ASSOCIATES

ARCHITECTS PLANNERS INTERIOR DESIGNERS

9616 SOUTH WINCHESTER AVENUE
CHICAGO, ILLINOIS 60643

VOICE: 312-953-2747/312-622-0827
EMAIL: obora@aol.com/opassoc@aol.com

PRELIMINARY
NOT FOR
CONSTRUCTION

DATE: 05/19/25

DRAWN BY:

JOB NO: 22204.00

REVISIONS		
DATE	SUBVISION	SUMMARY

SHEET NO.

A-2.1

SHEET OF

PUBLIC NOTICE

A Public Hearing will be held before the Village of Palatine Planning and Zoning Commission on Tuesday, August 26, 2025 at 7 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

Preliminary/Final Planned Development to permit a 4-lot single-family residential development.

Preliminary and Final Plat of Subdivision for a 4-lot single-family residential subdivision.

The properties are commonly known as 5 vacant lots south of W. Rosiland Road and north of W. Ruhl Road (720 & 684 W. Ruhl Road and 1808, 15 & 17 W. Rosiland Road).

The Petitioner is proposing to resubdivide 5 lots within the Dunhaven Woods Subdivision into 4 lots for development of single-family homes.

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

FILE #: PFSUB-000013-2025 VILLAGE OF PALATINE

Jan Wood, Chair
Palatine Planning & Zoning Commission

DATED: This 7th day of August 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 720 & 684 W. RUHL RD. 1808, 15, 17 W. ROSILAND 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 7TH day of AUGUST, A.D. 2025, and the last publication thereof was made on the 7TH day of AUGUST, 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

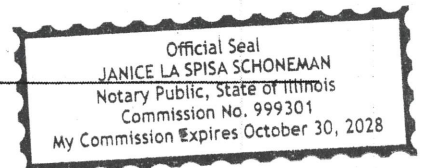
IN WITNESS WHEREOF, THE DES PLAINES JOURNAL, INC., has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 7TH day of AUGUST A.D., 2025.

By Todd Wessell

President

Title of Corporate Officer

County of Cook
State of Illinois



Subscribed and sworn to before me this 7TH day of AUGUST A.D., 2025.

My commission expires the 30TH day of October A.D., 2028.



**VILLAGE OF PALATINE
PLANNING AND ZONING COMMISSION**

**1170 E. Dundee Road – Special Use
August 26, 2025**

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Ryan Auer

PETITIONER: Bogdan Stakhura

PLAN NUMBER: SU-000188-2025

ADDRESS: 1170 E. Dundee Road

BACKGROUND:

The Subject Property is zoned “B-1”, Shopping Center District, and is located within the Laredo Plaza re-subdivision (Plaza Rosita). Current uses within the commercial plaza consist of restaurant, service, and retail uses. The Petitioner is proposing to operate a restaurant, with bar services. Therefore, the Petitioner is requesting:

1. Special Use to permit a restaurant and bar.

Surrounding Zoning/Uses:

North	Planned Development – Windhaven Condominiums
South:	Planned Development – Park Place / Wal-Mart shopping center
East:	“B-2”, General Business District – Dundee Commons shopping center
West:	“R-2”, Single Family District – Capri Gardens Residences

KEY ISSUES:

- The 7,500 square-foot property is located in the Laredo Plaza re-subdivision and is currently vacant. The commercial tenant space was previously used for a banquet /events hall. The petitioner is requesting to operate a restaurant and bar. The proposed floor plan includes multiple billiard tables (6 snooker & 10 pool) for patron use.
- Proposed hours of operation are as follows:
 - **Sunday–Thursday:** 11 AM – 12 AM
 - **Friday–Saturday:** 11 AM – 2 AM
- In addition to the restaurant and bar use, the business plan proposes to use the property for billiards’ tournaments events, on a monthly basis. The Zoning Ordinance considers the tournament events as incidental to the primary restaurant/bar use. The petitioner has stated the proposed business will not include any live entertainment (music or “DJ” performance)

on-site.

- Alcohol and bar service and the hours of operation are commensurate with the underlying liquor license. The Police Department completed the required liquor license background review, with no issues were identified. In conjunction with the proposed bar and assembly uses/tournament activities, Staff required a security plan and measures to ensure business operations comply with the Liquor License requirements and Village Code standards. The Petitioner submitted a preliminary security plan to address these items. Security measures include video surveillance, identification scanning, and a dedicated security staff.
- As a condition of review, the final security plan will require additional coordination with the Police Department. The Police Department initially reviewed the proposed plan and did not initially identify any additional requirements. The Petitioner identified the anticipated number of participant for the pool tournaments, in addition to any of the restaurant/bar customers.
- The Zoning Ordinance requires restaurant uses provide one (“1”) parking space per 100 square feet of gross floor area, or, one (“1”) space per 2.5 seats – whichever total is greater. Staff calculated the required number of spaces using these ratios. Results are listed below. **Bold** highlights the greater total, indicating required number of spaces for the proposed business.

Table 1. Parking Calculations

Parking Calculation	Proposed	Required parking
1 space / 100 square feet of floor area	7,500 square feet	75 spaces required
1 space / 2.5 seats	90 seats	36 spaces required

- In 2009, a parked variation (#O-77-09) granted Laredo Plaza to provide 224 parking spaces. This approval was for the banquet/event hall and accessory live entertainment at the subject property. This use warranted a total of 120 parking spaces. Until 2024, the subject property has operated as banquet/event hall use.
- The required number of parking spaces (displayed in table 1 above) for the proposed use, 75, is well below the required parking for the former banquet/event hall uses. Therefore, no additional parking variations are required.
- Between the 2009 approval and this application submittal, the retail center continues to largely consist of retail and service tenants. Parking demand has not changed and the subject retail center does not have a history of parking deficiencies.
- The Future Land Use map designates the subject property for “Business and Commercial” uses. This proposal aligns with the use types envisioned by the Palatine, IL comprehensive plan.

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, will be operated in a manner consistent with the public health, safety, and welfare, and that the Special

Use will not have a negative impact on the value of surrounding properties. The Petition for a Special Use is attached, and the Petitioners have attempted to address the required standards.

STAFF RECOMMENDATION:

The Petitioner is proposing to operate a restaurant and bar in the Laredo Plaza re-subdivision retail center. The business plan includes late-night hours billiard tournaments as an accessory use. To address these conditions, the petitioner has provided staff with a security plan. Staff does not anticipate the required parking of the proposed use to have a negative impact on existing parking conditions. While other uses within the Village have pool tables as accessories within the primary restaurant/bar uses, the proposed use and tournament activities would be unique to the subject tenant space.

As a result, Staff recommends action at the discretion of the Special Use request to the Planning and Zoning Commission. If the Planning and Zoning Commission recommends to approve the request, Staff would recommend the following conditions:

1. The Special Use shall substantially conform to the plans prepared by the Petitioner, dated 06/20/2025, except as such plans may be changed to conform to Village Codes and Ordinances.
2. The final security plan shall be submitted in a manner acceptable to the Police Chief and Director of Planning and Zoning.
3. Prior to the hosting of the first tournament, the Petitioner and any proposed security representative shall provide the final proposed security and operations' plan in a manner acceptable to the Police Department.
4. Security shall be provided through 30 minutes past closing the closing time and during all tournament events.
5. Per the business plan, the facilities proposed hours are listed below:
 - a. **Sunday–Thursday:** 11 AM – 12 AM
 - b. **Friday–Saturday:** 11 AM – 2 AM
6. The Village of Palatine shall conduct a 6-month review of the business operations. Based upon the results, Staff reserves the right to propose additional Special Use conditions to the Village Council for the proposed business.



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

Bohdan Stakhura

Business Name (if applicable)

Subject Property Address

1170 E. Dundee Road

Please provide a description of your proposed request:

Our project is an upscale billiards hall featuring a full-service bar and kitchen, designed to provide a vibrant and family-friendly entertainment destination for the local community. The facility will offer a clean, safe, and professionally managed environment for patrons of all ages to enjoy the game of billiards in a modern setting. In addition to daily recreational use, the business will host weekly local pool competitions, encouraging community engagement and friendly competition among adult players. To further support community involvement and

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:

This use is deemed necessary for public convenience as it will:
Provide a unique entertainment and social experience not currently offered nearby, encourage increased foot traffic and local business synergy, revitalize underused commercial space with a vibrant, controlled, and tax-generating operation, offer employment opportunities for local residents

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

The establishment will meet all applicable health and sanitation codes, including regular inspections, proper food handling, and cleanliness standards in both the kitchen and public areas. Ventilation, restroom facilities, and waste management will be maintained in accordance with local ordinances to provide a clean and safe environment for patrons and staff.
Security measures will be implemented, including surveillance cameras, controlled entry/exit points, and on-site staff supervision at all times to ensure a safe environment. The layout will

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

Our project will not harm the value of nearby properties. In fact, it can help improve the area by filling an empty space and bringing more people and business activity to the location. The business will be clean, well-managed, and focused on creating a safe and welcoming place for adults to enjoy. It's designed to fit in with other nearby businesses and won't create noise or problems for neighbors. By bringing more customers to the area and improving the look of the space, the project may actually help nearby properties maintain or even increase their value

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.

NA

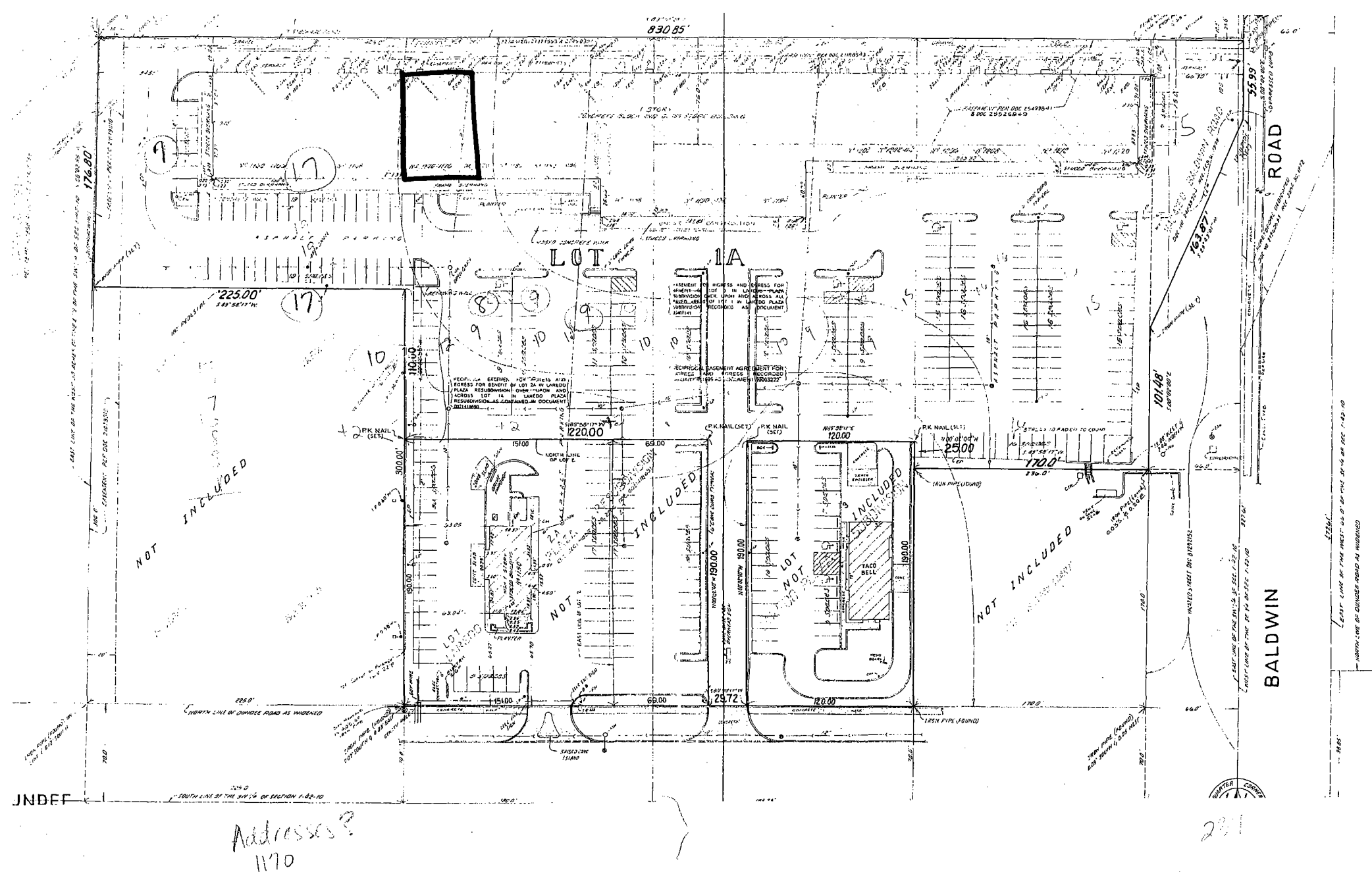


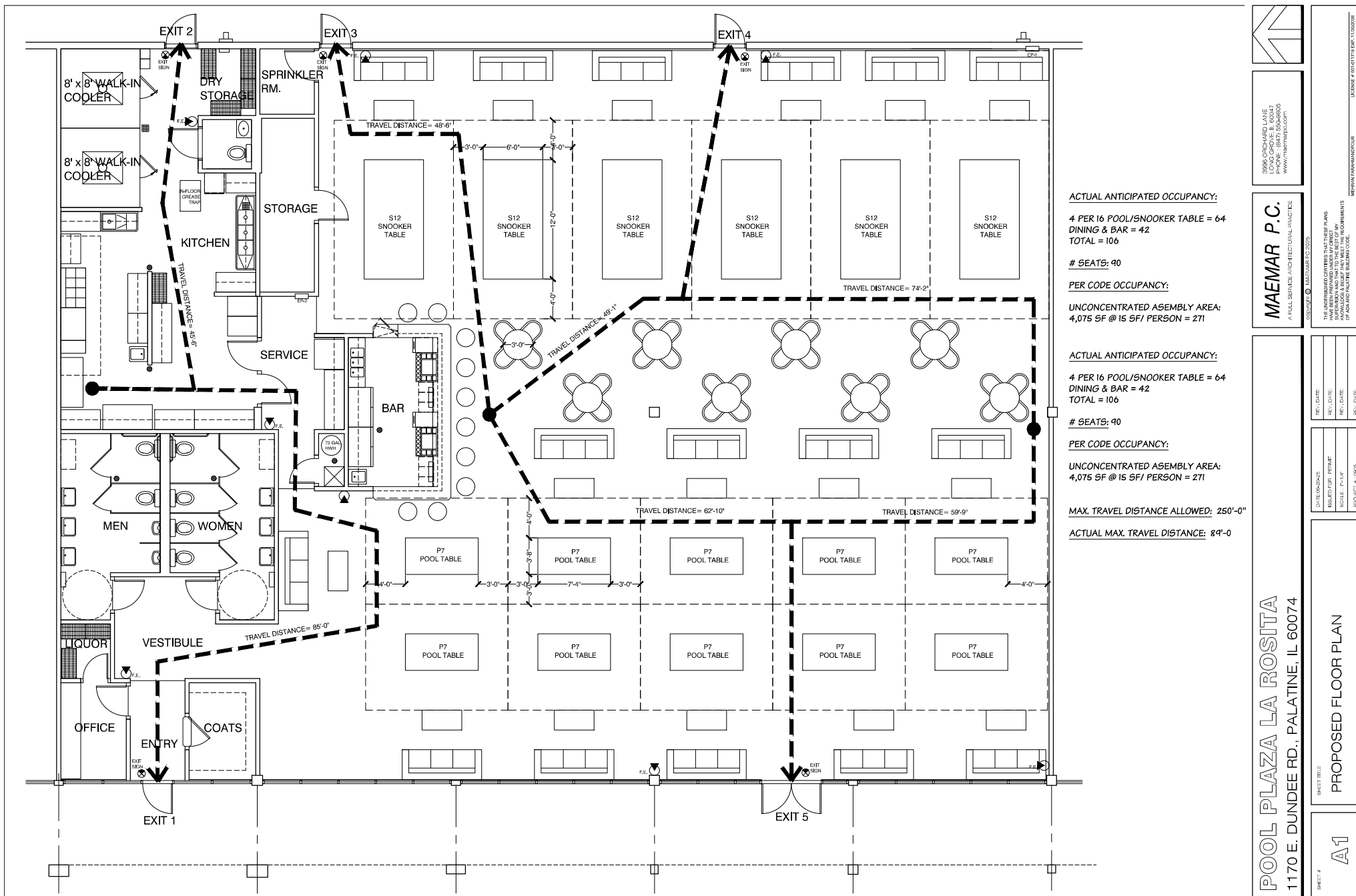
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Print Date: 8/5/2025

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.





Business Plan for The Gentlemen Billiards Bar and Grill Company

Business Information

Business Name: The Gentlemen Billiards Bar and Grill Company

Business Address: 1170 E Dundee Rd, Palatine IL 60074

Business Type: Billiards Hall, Sports Bar, and Pub-Style Restaurant

Owner: Bohdan Stakhura

Facility Size: 7,500 square feet

Executive Summary

The Gentlemen Billiards Bar and Grill Company will be a premier destination in Palatine, Illinois, offering a unique combination of upscale billiards, snooker, pub-style food, a full-service bar, and live sports entertainment. The facility will serve as a social and recreational hub for the community, catering to amateur and professional pool players, families, sports fans, and casual diners. A key feature of the business will be its involvement with the American Pool players Association (APA), including hosting regular league tournaments and events.

Business Description

The Gentlemen Billiards Bar and Grill Company is designed to blend the traditional charm of a classic billiards hall with the lively atmosphere of a modern sports bar. The layout will include:

- 6 full-size (12-ft) snooker tables
- 10 pool tables (mix of 7-ft and 9-ft sizes)
- Full-size bar offering beer, wine, cocktails, and spirits
- Kitchen serving a curated menu of pub-style food
- Multiple TVs for broadcasting all major sporting events
- Dedicated space for APA league play and local tournaments

- Pool and snooker school offering lessons and training programs

Hours of Operation

- Monday: 4 PM - 12 AM
- Tuesday - Thursday: 1 PM - 12 AM
- Friday - Saturday: 11 AM - 2 AM
- Sunday: 11 AM - 11 PM

Target Market

- Local residents aged 21-55
- Amateur and professional pool/snooker players
- APA league participants and spectators
- Sports fans and bar-goers
- Families and groups seeking recreational activities
- Local businesses looking for event or team-building venues

Menu Overview

Our menu will feature:

- Classic pub-style appetizers: wings, nachos, mozzarella sticks
- Sandwiches and burgers: cheeseburgers, chicken sandwiches, sliders
- Flatbreads and pizzas
- Salads and vegetarian options
- Soft drinks and a full bar menu including craft cocktails and beer

Staffing Plan

- 2 General Managers (Operations & Bar)

- 2 Bartenders

- 2 Cooks/Kitchen Staff

- 2 Floor Attendants/Servers

- 1 Billiards Instructors

- 1 Marketing/Event Coordinator

Marketing & Promotions

- Grand Opening Tournament & Specials

- APA League promotion and player nights

- Social media marketing (Instagram, Facebook, Google Business)

- Promotions tied to major sports events (e.g. Super Bowl, World Cup)

- Loyalty programs and memberships

Community Engagement

- Partnering with local schools for youth cue sports training

- Hosting charity tournaments and fundraisers

- Offering group lessons and corporate events

Compliance & Licensing

- Will secure all necessary business licenses and permits from the Village of Palatine

- Will obtain all required liquor, food service, and entertainment licenses

- Will ensure ADA compliance and all safety/fire code regulations

Conclusion

The Gentlemen Billiards Bar and Grill Company aims to become a landmark entertainment venue in Palatine. By combining the timeless appeal of cue sports with great food, drinks, and community engagement, we will offer a distinctive and memorable experience for all patrons.

Prepared by: Bohdan Stakhura

06/15/2025

Security Management Plan

Business Name: The Gentlemen Billiards Pub and Grill Company

Business Address: 1170 E Dundee Rd, Palatine, IL 60074

1. Purpose of the Security Plan

The purpose of this Security Plan is to ensure the safety and security of all patrons, staff, and property during regular operations and special events, including pool and snooker tournaments. The plan outlines staffing levels, alcohol age verification procedures, video surveillance, crowd control, and exterior security measures in compliance with the Village of Palatine requirements.

2. Business Hours

- **Sunday–Thursday:** 11:00 AM – 12:00 AM
 - **Friday–Saturday:** 11:00 AM – 2:00 AM (late-night operations)
-

3. Special Events (Pool/Snooker Tournaments)

- **Snooker Tournaments:** Expected **20–30 participants**. These tournaments will be held **once a month**.
- **APA League Pool Tournaments:** Expected **20–30 participants** per event.
- **Spectators:** Approximately **10–25 spectators** during tournaments.
- **Dining & Bar Patrons:** Up to **30 patrons** during tournaments.
- **Total Anticipated Occupancy:** At full capacity during events, **up to 106 people** may be present in the facility in accordance with the floor plan provided.

During tournaments, additional staff and security will be scheduled to ensure proper crowd control and safety.

4. Staffing and Security Levels

Regular Operations:

- 1 Manager on Duty
- 3–5 Servers/Bartenders (all BASSET certified)
- 1 Cook/Kitchen Staff

Tournaments / Late-Night Hours:

- 1 Manager on Duty
 - 4–6 Servers/Bartenders
 - 1 Cook/Kitchen Staff
 - **1 Security Staff** responsible for entry checks, ID verification, and crowd monitoring
-

5. Alcohol Age Verification

- All bartenders and servers will be BASSET certified.
 - An **ID scanning system** will be used at the bar and during tournament entry to verify the age of patrons consuming alcohol.
 - Wristbands will be provided to verified patrons consuming alcohol during tournament events.
-

6. Crowd Management Procedures

Entry Management

- A staff member or security personnel will be positioned at the entrance during tournaments to check IDs and control access.

Interior Control

- Designated seating areas will separate tournament participants/spectators from general restaurant patrons.
- Staff will monitor tables to prevent overcrowding and ensure safe movement within the facility.

Exit Procedures

- Staff and security will ensure an orderly departure of patrons at closing time, especially during late-night hours.

7. Video Surveillance System

- **Interior Cameras:** Covering all pool and snooker tables, the bar area, and all entry/exit points.
- **Exterior Cameras:** Covering the main entrance, rear exit, and the parking lot area.
- Video footage will be recorded continuously and stored for a minimum of 30 days.

8. Exterior Security Measures

- Adequate lighting will be maintained around the building and in the parking lot.
- Security staff will monitor patrons exiting the building and transitioning to the parking area during late-night hours.
- If required by the Police Department, additional exterior patrols can be arranged for larger events.

9. Emergency Procedures

- All staff will be trained in emergency response, including contacting law enforcement and emergency services as needed.
- The Manager on Duty will be responsible for ensuring compliance with safety procedures.

10. Compliance with Village Requirements

This Security Management Plan is designed to comply with the Village of Palatine's ordinance requirements for late-night establishments. We will work with the Palatine Police Department to ensure that any additional security measures they require are implemented.

ORDINANCE NO. 0-77-09

**AN ORDINANCE GRANTING A SPECIAL USE AND VARIATIONS
1168-1170 E. DUNDEE ROAD (CASE NO. 09-018) (BANQUET FACILITY)**

**Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
on June 15, 2009**

ORDINANCE NO. 0-77-09

**AN ORDINANCE GRANTING A SPECIAL USE AND VARIATIONS
1168-1170 E. DUNDEE ROAD (CASE NO. 09-018)**

WHEREAS, pursuant to a petition and public hearing on May 12, 2009 of which public notice was given as required by law, the Zoning Board of Appeals 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 banquet and meeting facility, including the service of food, liquor and live entertainment, pursuant to Section 11.02 (d) (3) of the Palatine Zoning Ordinance; and a Variation of 87 parking spaces to permit a shopping center to have 224 parking spaces instead of the minimum required 311 parking spaces pursuant to Section 7.03 (b) (1) (d) of the Palatine Zoning Ordinance, on the following legally described property.

Lot 1A in Laredo Plaza Resubdivision of Lots 1 and 2 in Laredo Plaza Subdivision of part of the East 1/2 of the Southwest 1/4 of Section 1, Township 42 North, Range 10, East of the Third Principal Meridian, according to the plat of said resubdivision recorded December 20, 2002 as Document 0021418691, in Cook County, Illinois.

commonly known as 1168 – 1170 E. Dundee Road (PIN #02-28-109-005).

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: A Special Use to permit a banquet and meeting facility, including the service of food, liquor and live entertainment, pursuant to Section 11.02 (d) (3) of the Palatine Zoning Ordinance; and a Variation of 87 parking spaces to permit a shopping center to have 224 parking spaces instead of the minimum required 311 parking spaces pursuant to Section 7.03 (b) (1) (d) of the Palatine Zoning Ordinance, is hereby granted, subject to the following conditions:

1. The Special Use shall substantially conform to the business plan attached hereto as Exhibit 'A,' and the floorplan attached hereto as Exhibit 'B,' and the site circulation plan attached hereto as Exhibit 'C,' except as such plans may be changed to conform to Village Codes and Ordinances.
2. The Banquet Facility may remain open until 1 AM (Monday – Friday) and 2 AM on Saturday and Sunday.
3. Security shall be provided until 1 AM (Monday – Friday) or 2 AM (Saturday – Sunday) or 30 minutes after closing, whichever is later. Security shall be coordinated with the Palatine Police Department and shall be provided for the banquet facility, as well as the rest of the shopping center (1164-1220 E. Dundee Road).
4. Food service including either full multiple course meals, hors d'oeuvres, buffet or smorgasbord will be provided at all events in accordance with the Class "H" Liquor License.
5. The banquet facility shall be permitted to hold events such as weddings, baptisms, cotillions, quinceñeras, social club events, reunions, family events, funeral luncheons, scheduled events or cultural events supporting a non-profit, religious, or community organization, or other similar events.
6. The Village of Palatine shall conduct a review of the operations, parking and traffic, no earlier than 6-months after the Petitioner receives a Certificate of Occupancy.

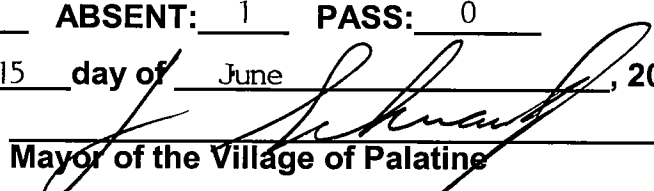
SECTION 2: That the petition for Special Use and variation, a copy of the public notice and the report of the hearing be attached hereto and form a part of this ordinance.

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 15 day of June, 2009

AYES: 5 **NAYS:** 0 **ABSENT:** 1 **PASS:** 0

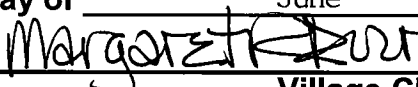
APPROVED by me this 15 day of June, 2009



Mayor of the Village of Palatine

ATTESTED and **FILED** in the office of the Village Clerk this

15 day of June, 2009



Village Clerk

Petitioner Justification:

1. The use is deemed necessary for the public convenience at that location
2. The use is designed, located, and proposed to be operated that the public health, safety and welfare will be protected
3. The use will not cause substantial injury to nearby property values
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 nature otherwise prohibited by law or village ordinance

Business Plan:

Nature of business – banquets, weddings, baptisms, cotillions, quinceaneras, social club events, reunions, family events, funeral luncheons, and other scheduled events or cultural events held in conjunction with a non-profit, religious, or other community organization.

Food service will be provided at all events in a manner consistent with the requirements for the Class "H" Liquor License.

Proposed Hours of operation – Friday until 2:00 a.m., Saturday until 2:00 a.m., Sunday until 1:00 a.m. and Holidays (could fall during a week day) ex: Thanksgiving Day, Christmas Eve and New Years Eve hours until 2:00 a.m.

Open mornings to hold community meetings or special events as early as 8:00 a.m.

Number of employees – 6 to 10 employees plus security guards on the nights of the events

Floor plan and menu – 7500 SF (floor plan and menu attached)

Proposed number of tables is 25 to 30 to seat 8 to 10 persons at each for an estimated total of 200 to 300 persons.

Mission Statement:

"To offer an affordable alternative to a culturally diverse community to hold unforgettable memories within the beauty of an event hall in an ever growing city without sacrificing the financial discomfort".

NOTES:

Dancing and family union is such a big part of the Hispanic community and there is no location in this area to hold such events at affordable prices. Being bilingual we have access to a larger client base and a unique perspective on things. Where some competitors do not have that multicultural aspect, for us, it is inherent.

Multiuse of the hall and plan to use for meetings that benefit the community such as morning bilingual book club to encourage verbal skills in English and other community meetings.

Community service place to meet, there is no place for meetings or events that serves the Hispanic community in Spanish.

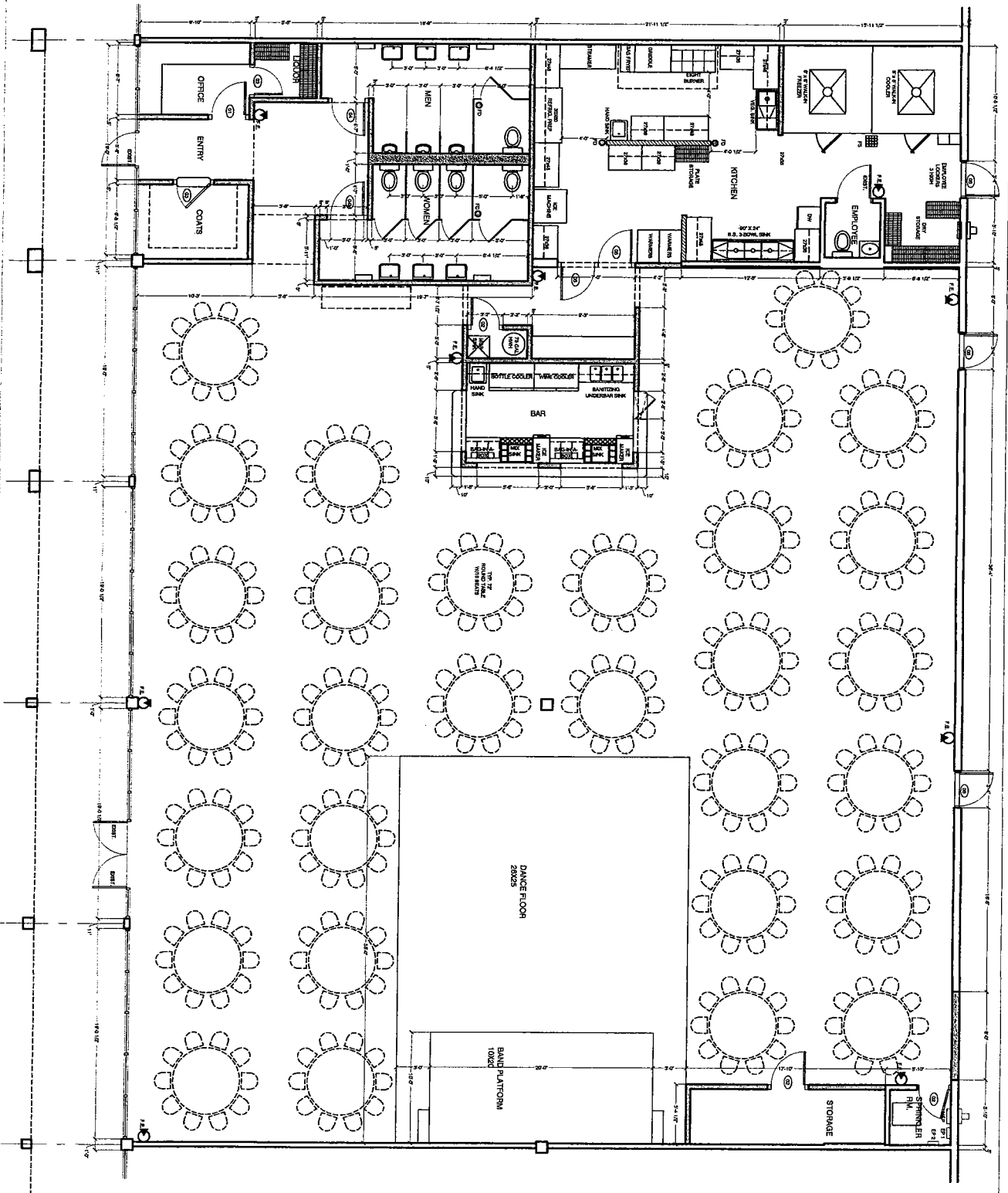
Security cameras will be installed inside the hall and outside as well as security guards during certain events.

Juan Pablo is the Co-Founder of State of Zacatecas, Mexico Social Club est. 1994 in Palatine and State of Zacatecas Federation Club representing several towns of the State of Zacatecas. Juan Pablo has extensive experience in event coordinating.

Juan Pablo has several years experience in the restaurant business worked for Marriot Lincolnshire Resort restaurant and has worked at various other restaurants as kitchen helper, bus boy and food server.

A family owned and operated business our daughter and son have current food handlers certificate with the State of Illinois, and our daughter is Basset Certified. We will comply with the Village of Palatine regulations on food handling classes for all working in the kitchen to be certified. Food will be served at of the events.

** Revised 6-12-09* EXHIBIT 'A'



PRELIMINARY - NOT FOR CONSTRUCTION

BANQUET FACILITY

1170 E. DUNDEE RD., IL

MAEMAR P.C.

A FULL SERVICE ARCHITECTURAL PRACTICE

3998 ORCHARD LANE
LONG GROVE, IL 60047
PHONE: (847) 555-9805
FAX: (847) 555-9815



SHEET #

A1

SHEET TITLE

PROPOSED FLOOR PLAN

DATE: 10-06

ISSUED FOR CLIENT REVIEW

SCALE: 1/4" = 1'-0"

PROJECT # 0608

REV. DATE:

REV. DATE:

REV. DATE:

REV. DATE:

THE UNDERSIGNED CERTIFIES THAT THESE PLANS

HAVE BEEN PREPARED UNDER MY DIRECT

SUPERVISION AND THAT TO THE BEST OF MY

KNOWLEDGE & BELIEF THEY MEET THE REQUIREMENTS

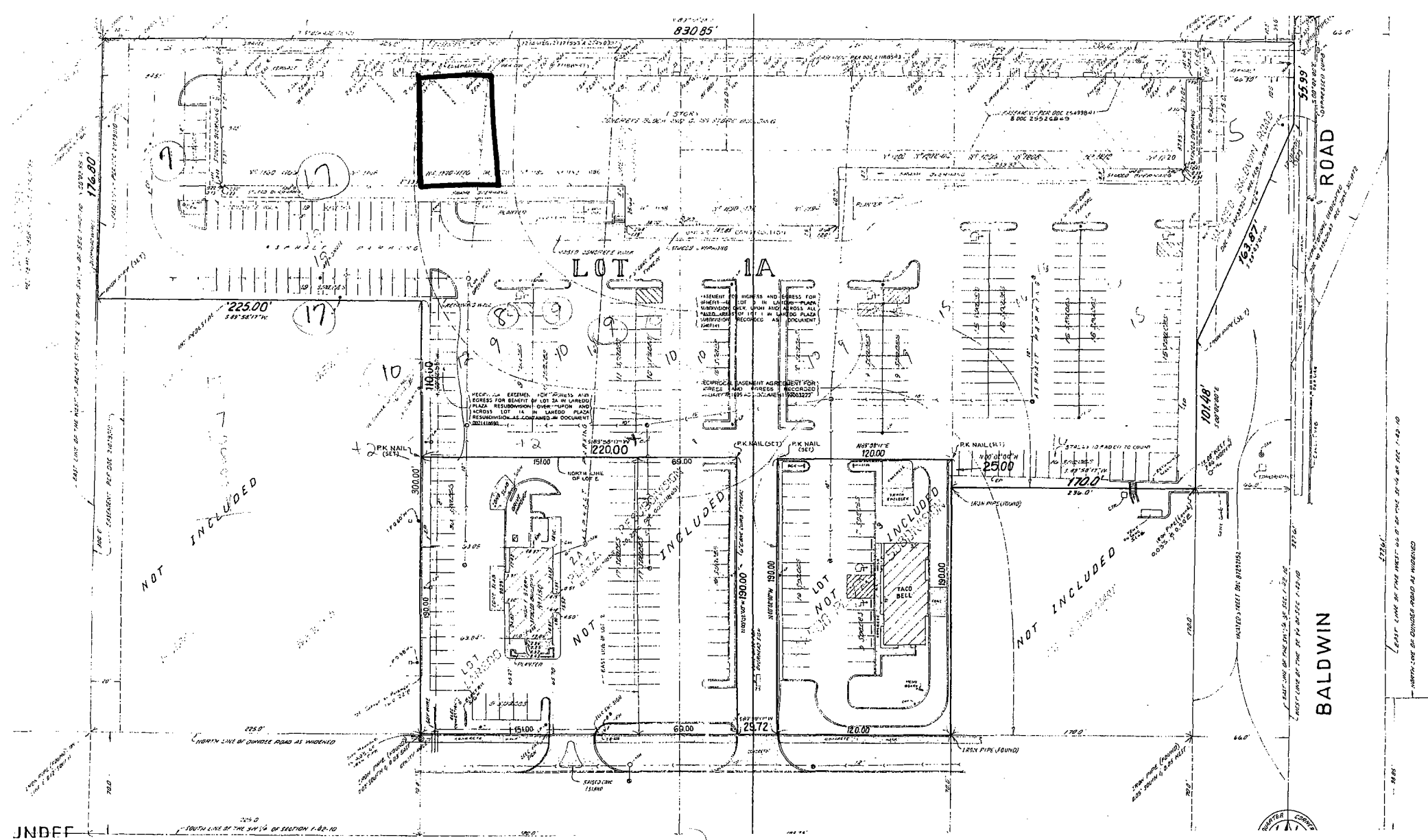
OF THE ILLINOIS BUILDING CODE.

MURRAY FAYANWAGGOSOUR

LICENSE # 001011710 EXP. 11/06/2012

Addresses?
1170

291



BALDWIN

ROAD



PUBLIC NOTICE

A Public Hearing will be held before the Village of Palatine Planning and Zoning Commission on Tuesday August 26, 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 restaurant, with alcohol service

The property is commonly known as 1170 E. Dundee Road.

The petitioner is requesting Special Use approval to operate a restaurant and associated billiards hall use, including alcohol and food service. This proposal includes assembly uses, as an accessory use for tournament events.

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

FILE #: SU-000188-2025

VILLAGE OF PALATINE

Jan Wood, Chair
Palatine Planning and Zoning Commission

DATED: This 7th day of August 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 1170 E. DUNDEE 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 7TH day of AUGUST, A.D. 2025, and the last publication thereof was made on the 7TH day of AUGUST, 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

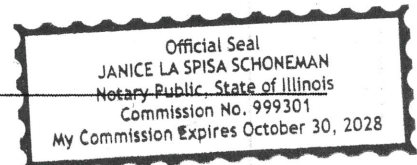
IN WITNESS WHEREOF, THE DES PLAINES JOURNAL, INC., has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 7TH day of AUGUST, A.D., 2025.

By Todd Wassell

President

Title of Corporate Officer

County of Cook
State of Illinois



Subscribed and sworn to before me this 7TH day of AUGUST, A.D., 2025.

My commission expires the 30TH day of August, A.D., 2028.