VILLAGE OF PALATINE

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

VILLAGE COUNCIL & COMMITTEE OF THE WHOLE

AGENDA

OCTOBER 9, 2023

Regular Meeting **7:00 PM**

I. ROLL CALL

II. PLEDGE TO THE FLAG

III. APPROVAL OF MINUTES

1. Village Council & Committee of the Whole - Regular Meeting - October 2, 2023

IV. MAYOR'S REPORT

1. As Submitted

V. RECESS TO THE COMMITTEE OF THE WHOLE

VI. COMMITTEE OF THE WHOLE

A. POLICE POLICY & CODE SERVICES COMMITTEE

TIM MILLAR, CHAIRMAN

1. Consider an Ordinance Approving a Special Use Transfer to Permit the Continued Operation of a Gas Station and Convenience Store at 802 W. Palatine Road (Council District: One)

2. Consider an Ordinance Granting a Special Use to Permit a Medical Office (Physical Therapy) at 315 E. Northwest Highway (Council District: Six)

3. Consider an Ordinance Granting a Variation to Permit a Fence to be Eight Feet in Height, Instead of the Maximum Permitted Six Feet, at 488 W. Center Road (Council District: Three)

4. Consider an Ordinance Granting a Special Use and Variation for a New Single-Family Residence and Access Drive at 1347 N. Grove Avenue and Vacant Lot to the East (Council District: One)

5. As Submitted

B. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE

KOLLIN KOZLOWSKI, CHAIRMAN

1. Consider an Ordinance Disconnecting Certain Property from the Village of Palatine (Council District: Three)

2. As Submitted

C. BUSINESS FINANCE & BUDGET COMMITTEE

SCOTT LAMERAND, CHAIRMAN

1. As Submitted

D. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

BRAD HELMS, CHAIRMAN

1. As Submitted

E. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE

GREG SOLBERG, CHAIRMAN

1. As Submitted

F. INFRASTRUCTURE & ENVIRONMENT COMMITTEE

DOUG MYSLINSKI, CHAIRMAN

1. As Submitted

VII. RECONVENE THE VILLAGE COUNCIL MEETING

VIII.CONSENT AGENDA

All items are considered to be routine by the Village Council and will be enacted by one motion, with waiver of first reading. There will be no separate discussion of these items unless a Council Member so requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

1. Consider an Ordinance Approving a Special Use Transfer to Permit the Continued Operation of a Gas Station and Convenience Store at 802 W. Palatine Road (Council District: One)

2. Consider an Ordinance Granting a Special Use to Permit a Medical Office (Physical Therapy) at 315 E. Northwest Highway (Council District: Six)

3. Consider an Ordinance Disconnecting Certain Property from the Village of Palatine (Council District: Three)

4. Consider a Resolution Approving a Security Deposit Reduction at VIK Subdivision and Commencement of the Required One-Year Maintenance Period (Council District: One)

IX. REPORTS OF STANDING COMMITTEE

A. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE

KOLLIN KOZLOWSKI, CHAIRMAN

1. As Submitted

B. BUSINESS FINANCE & BUDGET COMMITTEE

SCOTT LAMERAND, CHAIRMAN

1. As Submitted

C. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

BRAD HELMS, CHAIRMAN

1. As Submitted

D. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE

GREG SOLBERG, CHAIRMAN

1. As Submitted

E. INFRASTRUCTURE & ENVIRONMENT COMMITTEE

DOUG MYSLINSKI, CHAIRMAN

1. As Submitted

F. POLICE POLICY & CODE SERVICES COMMITTEE

TIM MILLAR, CHAIRMAN

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3. As Submitted

X. REPORTS OF THE VILLAGE OFFICERS

A. VILLAGE MANAGER

1. As Submitted

B. VILLAGE CLERK

1. As Submitted

C. VILLAGE ATTORNEY

1. As Submitted

XI. CLOSED SESSION AS REQUIRED

XII. RECOGNITION OF AUDIENCE

XIII.ADJOURNMENT

VILLAGE OF PALATINE

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

VILLAGE COUNCIL & COMMITTEE OF THE WHOLE

MINUTES

OCTOBER 2, 2023

Regular Meeting **7:00 PM**

Minutes Acceptance: Minutes of Oct 2, 2023 7:00 PM (APPROVAL OF MINUTES)

I. ROLL CALL – Time: 7:00 PM

Attendee Name	Title	Status	Arrived
Jim Schwantz	Mayor	Present	
Tim Millar	District 1 Councilman	Present	
Scott Lamerand	District 2 Councilman	Present	
Doug Myslinski	District 3 Councilman	Present	
Greg Solberg	District 4 Councilman	Present	
Kollin Kozlowski	District 5 Councilman	Present	
Brad Helms	District 6 Councilman	Present	

Also Present:
Village Clerk Marg Duer, Village Attorney Nicholas Standiford, Director of Community Development Mike Jacobs, Director of Planning & Zoning Ben Vyverberg, Director of Public Works Matt Barry, Deputy Police Chief Bill Nord, Fire Chief Patrick Gratzianna, IT Assistant Director Bryan Keadle, Director of Finance Paul Mehring

II. PLEDGE TO THE FLAG – Time: 7:00 PM

Mayor Schwantz invited everyone to stand and join him in the Pledge to the Flag.

III. APPROVAL OF MINUTES

RESULT:	**ADOPTED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Doug Myslinski, District 3 Councilman
SECONDER:	Scott Lamerand, District 2 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

1. Village Council & Committee of the Whole - Regular Meeting - September 18, 2023 **- Accepted**

2. Consider a Motion Approving the Amended Minutes of the September 11, 2023 Village Council Meeting **- Approved by Voice Vote**

IV. MAYOR'S REPORT

1. As Submitted **-**

Mayor Schwantz announced upcoming events:

Wednesday, October 4: 5:00 PM - 7:00 PM
Howl-O-Ween
Fred P. Hall Amphitheater

Friday, October 6: 5:00 PM - 8 PM
Harvest Hayride & Bonfire
Twin Lakes Tent
Pre-Registration Required

Saturday, October 7: 10:00 AM - 1:30 PM
Palatine Fire Department Open House
Fire Station 84

Saturday, October 7: 5:00 PM - 7:30 PM
Knights of Columbus Spaghetti Dinner
St. Theresa Lower - Dolan Center

V. RECESS TO THE COMMITTEE OF THE WHOLE – Time: 7:01 PM

Recess to Committee of the Whole **- Motion Carried by Voice Vote**

RESULT:	**MOTION CARRIED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Brad Helms, District 6 Councilman
SECONDER:	Greg Solberg, District 4 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

VI. COMMITTEE OF THE WHOLE

A. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE – Time: 7:01 PM

BRAD HELMS, CHAIRMAN

1. Consider a Motion Granting Preliminary Planned Development Approval for a Five-Lot Single-Family Residential Development at 37 N. Plum Grove Road **- Approved by Roll Call** (Council District: Six)

Planning & Zoning Director Ben Vyverberg presented the petitioner's proposal for a 5-lot Single-Family Preliminary Planned Development at 37 N. Plum Grove Road. The five 2-story homes range from 2,100 to 2,450 square feet with front porches and proposed non-conforming front and 5-foot side yard setbacks similar to many in the area. Final vote of the Planning & Zoning

Minutes Acceptance: Minutes of Oct 2, 2023 7:00 PM (APPROVAL OF MINUTES)

Commission was 4-3 to recommend denial of the 5-lot subdivision. Staff is neutral.

Vyverberg stated two area residents support the 5-lot subdivision.

Councilman Helms noted this parcel is larger than a similar site on Colfax and said he encouraged the developer to secure support from the neighbors.

In response to Councilman Millar, Vyverberg stated a fence was not part of the preliminary plan, and that two car garages are proposed for each home with parking on the side streets.

Community Development Director Mike Jacobs stated staff could look into providing additional parking.

Councilman Millar also cited the proximity of the patio to the neighboring bedroom windows and particularly cautioned about the possibility of demolishing existing homes to provide for more patio homes.

Greg Rose, GWR Builders, 47 N. Bothwell, confirmed there are no plans for fencing and that landscaping will provide privacy. Rose stated these residents will be first time homeowners. The HOA will stipulate locations for grills.

In response to Councilman Lamerand, Rose said garbage pick-up will be defined at final approval.

RESULT:	**APPROVED BY ROLL CALL [UNANIMOUS]**
MOVER:	Jim Schwantz, Mayor
SECONDER:	Doug Myslinski, District 3 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

2. As Submitted **-**

   Nothing was submitted.

B. INFRASTRUCTURE & ENVIRONMENT COMMITTEE – Time: 7:19 PM

DOUG MYSLINSKI, CHAIRMAN

1. Consider a Motion to Award a Contract for the 2023 Detention Basin Improvements Project **- Approved by Voice Vote**

   Public Works Director Matt Barry recommended the contract for the 2023 Detention Basin Improvements to Kelly Ann Drive and Evergreen Court be awarded to Maneval Construction Company, Incorporated of Ingleside, Illinois in the amount of $121,431.

   Councilman Myslinski noted that the Engineer's estimate was well above the

Minutes Acceptance: Minutes of Oct 2, 2023 7:00 PM (APPROVAL OF MINUTES)

bids that came in.

RESULT:	**APPROVED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Tim Millar, District 1 Councilman
SECONDER:	Scott Lamerand, District 2 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

2. Consider a Resolution to Approve an Intergovernmental Agreement Between the Village of Palatine and the Palatine Township Road District for Snow and Ice Control Services **- Adopted by Voice Vote**

   Public Works Director Matt Barry recommended approving a Resolution to adopt the intergovernmental agreement between the Village of Palatine and the Palatine Township Road District for snow and ice control services through April 30, 2024 be approved.

RESULT:	**ADOPTED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Brad Helms, District 6 Councilman
SECONDER:	Kollin Kozlowski, District 5 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

3. As Submitted **-**

   Nothing was submitted.

C. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE – Time: 7:22 PM

KOLLIN KOZLOWSKI, CHAIRMAN

1. Consider a Motion Authorizing the Village Manager to Execute a Revised Amendment 3 to the Agreement for Use of the Rights-of-Way with Verizon Access/MCImetro **- Approved by Voice Vote**

   Public Works Director Matt Barry recommended authorizing the Village Manager to execute the revised Amendment 3 for use of the Rights-of-Way with Verizon Access/MCImetro.

RESULT:	**APPROVED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Jim Schwantz, Mayor
SECONDER:	Tim Millar, District 1 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

2. As Submitted **-**

   Nothing was submitted.

Minutes Acceptance: Minutes of Oct 2, 2023 7:00 PM (APPROVAL OF MINUTES)

D. BUSINESS FINANCE & BUDGET COMMITTEE – Time: 7:23 PM

SCOTT LAMERAND, CHAIRMAN

1. As Submitted **-**

Nothing was submitted.

E. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE – Time: 7:24 PM

GREG SOLBERG, CHAIRMAN

1. As Submitted **-**

Nothing was submitted.

F. POLICE POLICY & CODE SERVICES COMMITTEE – Time: 7:24 PM

TIM MILLAR, CHAIRMAN

1. As Submitted **-**

Nothing was submitted.

VII. RECONVENE THE VILLAGE COUNCIL MEETING – Time: 7:24 PM

Reconvene the Village Council Meeting **- Motion Carried by Voice Vote**

RESULT:	**MOTION CARRIED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Brad Helms, District 6 Councilman
SECONDER:	Greg Solberg, District 4 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

VIII.CONSENT AGENDA

All items are considered to be routine by the Village Council and will be enacted by one motion, with waiver of first reading. There will be no separate discussion of these items unless a Council Member so requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

RESULT:	**ADOPTED BY ROLL CALL [UNANIMOUS]**
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Doug Myslinski, District 3 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

1. Consider a Motion to Approve 2023 Warrant #19 **- Approved**

Minutes Acceptance: Minutes of Oct 2, 2023 7:00 PM (APPROVAL OF MINUTES)

2. Consider a Motion to Award a Contract for the 2023 Detention Basin Improvements Project **- Approved**

3. Consider a Resolution to Approve an Intergovernmental Agreement Between the Village of Palatine and the Palatine Township Road District for Snow and Ice Control Services **- Adopted by Roll Call**

   Resolution #R-26-23

4. Consider a Motion Authorizing the Village Manager to Execute a Revised Amendment 3 to the Agreement for Use of the Rights-of-Way with Verizon Access/MCImetro **- Approved**

IX. REPORTS OF STANDING COMMITTEE

A. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE

KOLLIN KOZLOWSKI, CHAIRMAN

1. As Submitted **-**

   No Report

B. BUSINESS FINANCE & BUDGET COMMITTEE

SCOTT LAMERAND, CHAIRMAN

1. As Submitted **-**

   No Report

C. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE – Time: 7:25 PM

BRAD HELMS, CHAIRMAN

1. Consider a Motion Granting Preliminary Planned Development Approval for a Five-Lot Single-Family Residential Development at 37 N. Plum Grove Road **- Approved by Roll Call** (Council District: Six)

RESULT:	**APPROVED BY ROLL CALL [UNANIMOUS]**
MOVER:	Brad Helms, District 6 Councilman
SECONDER:	Doug Myslinski, District 3 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

2. As Submitted **-**

   No Report

Minutes Acceptance: Minutes of Oct 2, 2023 7:00 PM (APPROVAL OF MINUTES)

D. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE – Time: 7:26 PM

GREG SOLBERG, CHAIRMAN

1. As Submitted **-**

No Report

E. INFRASTRUCTURE & ENVIRONMENT COMMITTEE – Time: 7:26 PM

DOUG MYSLINSKI, CHAIRMAN

1. As Submitted **-**

No Report

F. POLICE POLICY & CODE SERVICES COMMITTEE – Time: 7:26 PM

TIM MILLAR, CHAIRMAN

1. As Submitted **-**

No Report

X. REPORTS OF THE VILLAGE OFFICERS

A. VILLAGE MANAGER – Time: 7:26 PM

1. As Submitted **-**

No Report

B. VILLAGE CLERK – Time: 7:26 PM

1. As Submitted **-**

No Report

C. VILLAGE ATTORNEY

1. As Submitted **-**

No Report

XI. CLOSED SESSION AS REQUIRED – Time: 7:26 PM

No Closed Session requested.

Minutes Acceptance: Minutes of Oct 2, 2023 7:00 PM (APPROVAL OF MINUTES)

XII. RECOGNITION OF AUDIENCE – Time: 7:26 PM

No one came forward.

XIII.ADJOURNMENT – Time: 7:26 PM

Adjourn the Village Council Meeting **- Motion Carried by Voice Vote**

RESULT:	**MOTION CARRIED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Brad Helms, District 6 Councilman
SECONDER:	Kollin Kozlowski, District 5 Councilman
AYES:	Lamerand, Myslinski, Solberg, Kozlowski, Helms

SUBMITTED BY:

Margaret R. Duer
Village Clerk

Minutes Acceptance: Minutes of Oct 2, 2023 7:00 PM (APPROVAL OF MINUTES)

Consider an Ordinance Approving a Special Use Transfer to Permit the Continued Operation of a Gas Station and Convenience Store at 802 W. Palatine Road

BACKGROUND:
The Special Use for a gas station and convenience store were originally approved in 1997. Mohammed Munaf, Palatine Oil Inc., is requesting to transfer the existing store to Mohanad Qader, QKQ Group LLC, and is therefore requesting approval of the following:

> **Transfer of Special Use #O-198-97 to permit the continued operation of a gas station and convenience store at 802 W. Palatine Road.**

KEY ISSUES:

- The Subject Property, zoned B-2 General Business, contains a service station and mart. The Special Use was initially approved in 1997, and was also transferred in 2004, 2016, and 2020.
- Other than the ownership change, the Petitioner is not proposing any other changes.
- Any changes to the floor plan or business operations would require additional Village review. Staff also advised the Petitioner about the temporary sign regulations, as part of the Special Use transfer application process.

ALTERNATIVES:

1. Recommend approval of the Special Use Transfer.
2. Do not recommend approval of the Special Use Transfer.

RECOMMENDATION:
Staff recommends approval of the Special Use Transfer at 802 W. Palatine Road.

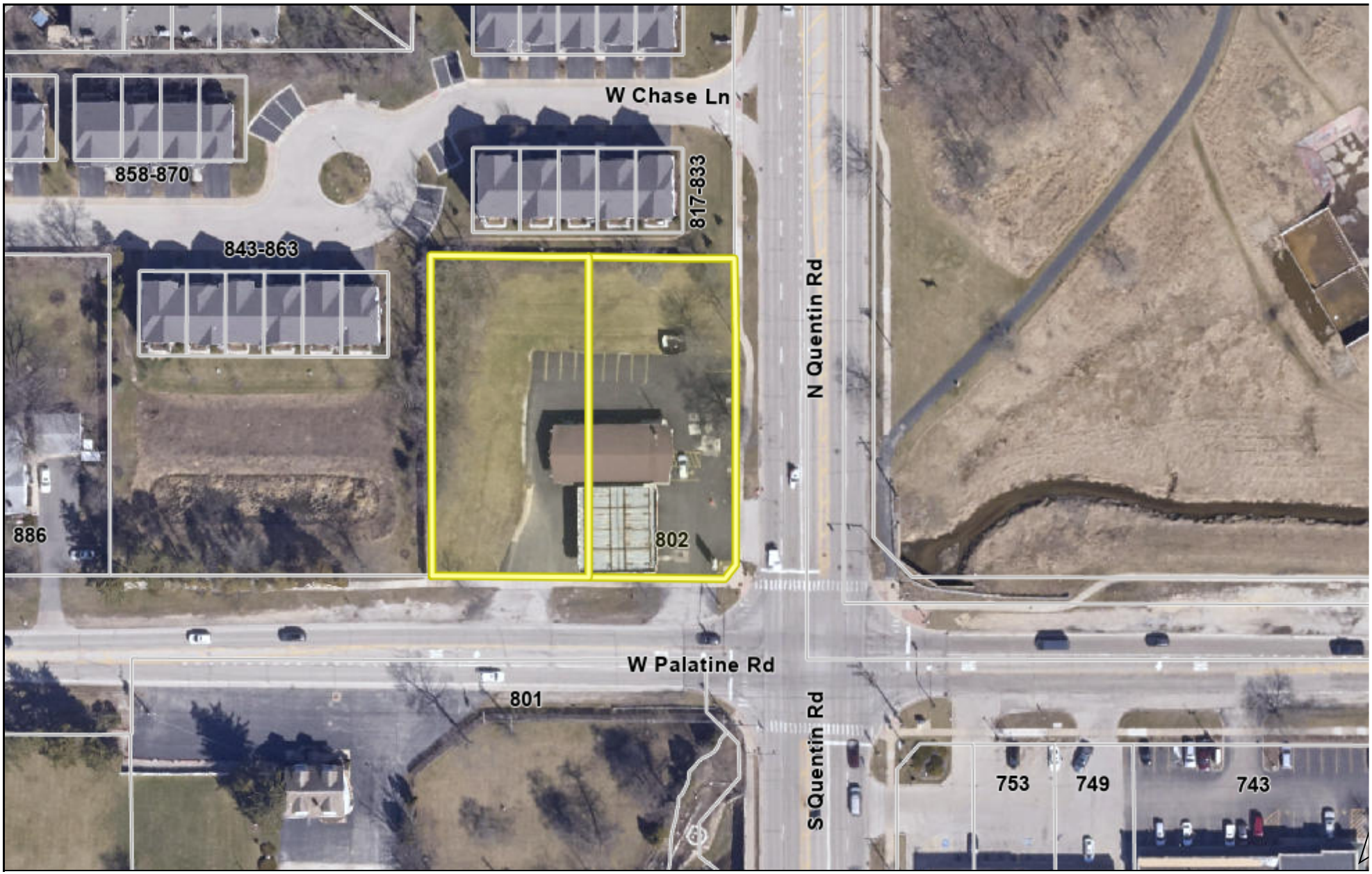
ACTION REQUIRED:
A motion to approve the Special Use Transfer of Ordinance # O-198-97 to Mohanad Qader, QKQ Group LLC, to permit the continued operation of a gas station and convenience store at 802 W. Palatine Road.

ATTACHMENTS:

- Aerial Map
- ORD SU Transfer 802 W. Palatine Road
- Special Use Ordinance #O-198-97
- Application

GISConsortium

802 W. Palatine Road



0 150 300 ft

Print Date: 10/2/2023

Notes

Cook County Aerial 2022

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.

Attachment: Aerial Map (802 W. Palatine Road - SU Transfer)

ORDINANCE NO._____

AN ORDINANCE TRANSFERRING SPECIAL USE ORDINANCE #O-198-97
802 W. PALATINE ROAD

WHEREAS, Ordinance #O-198-97 granted a Special Use for the operation of an automobile service station and automobile laundry, which was subsequently transferred in 2004, 2016, and 2020 on the property commonly known as 802 W. Palatine Road; and

WHEREAS, pursuant to Section 14.05(h) in Appendix A, in the event of the sale or lease of this business, the Special Use may be transferred after review and consent of the Village Council; and

WHEREAS, since the Village Council did meet on October 9, 2023 to review a request by Mohanad Qader, QKQ Group LLC, that the Special Use be transferred to permit the continued operation of an automobile service station and automobile laundry, with no substantial change, and it was the recommendation of the Village Council that the transfer of the Special Use Transfer to Mohanad Qader, QKQ Group LLC, be approved without amendment.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Village Council of the Village of Palatine:

SECTION 1: That the Special Use granted by Ordinance #O-198-97 is hereby transferred to Mohanad Qader, QKQ Group LLC.

SECTION 2: All conditions of Special Use Ordinance #O-198-97 shall remain in full force and effect.

DATED: This _____day of _____, 2023

AYES:_____ NAYS:_____ ABSENT:_____ PASS:_____

APPROVED by me this _____day of _____, 2023

_____
Mayor of the Village of Palatine

ATTEST and FILE in the office of the Village Clerk
this ____ day of _____, 2023.

_____
Village Clerk

Attachment: ORD SU Transfer 802 W. Palatine Road (802 W. Palatine Road - SU Transfer)

ORDINANCE NO. 0-198-97

AN ORDINANCE GRANTING A SPECIAL USE ORDINANCE FOR AN AUTOMOBILE SERVICE STATION AND MART 802 W. PALATINE ROAD

Published in pamphlet form by authority of the
Mayor and Council of the Village of Palatine
on December 8, 1997

Attachment: Special Use Ordinance #O-198-97 (802 W. Palatine Road - SU Transfer)

ORDINANCE NO. 0-198-97

AN ORDINANCE GRANTING A SPECIAL USE ORDINANCE FOR AN AUTOMOBILE SERVICE STATION AND MART 802 W. PALATINE ROAD

WHEREAS, Ordinances 0-171-90 granted permission for a canopy at the service station at 802 W. Palatine Road; and

WHEREAS, the station was in operation prior to annexation to the Village in 1978, no Special Use for an automobile service station has been granted for the property; and

WHEREAS, hearings were held by the Zoning Board of Appeals of the Village of Palatine on August 26, 1997 in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, and said Zoning Board of Appeals, having made its findings in a written report to the Mayor and Village Council of the Village of Palatine, on a petition for a special use to permit the operation of a Citgo Service Station and Mart, pursuant to Sec. 11.03 (d)(6) of the Palatine Zoning Ordinance on the following legally described property:

Attachment: Special Use Ordinance #O-198-97 (802 W. Palatine Road - SU Transfer)

Lot 6 (except the East 25.00 feet thereof) in Block 9 in Arthur T. McIntosh & Co's Chicago Avenue Farms, being a subdivision in the Southeast quarter of Section 16, Township 42 North, Range 10, East of the Third Principal Meridian, according to the plat thereof recorded May 3, 1926, as Document Number 9261330, in Cook County, Illinois

commonly known as 802 W. Palatine Road.

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

SECTION 1: That a Special Use to permit the operation of a Citgo Service Station and Mart, pursuant to Sec. 11.03 (d)(6) of the Palatine Zoning Ordinance be granted, subject to the following conditions:

1. The Special Use to permit the operation of the service station and mart is granted solely to Citgo Petroleum Corporation and may be transferred only after review by the Zoning Board of Appeals and consent of the Village Council. In the event of the sale or lease of this property, the existing and the prospective proprietors shall appear before a public meeting of the Zoning Board of Appeals. The Zoning Board of Appeals shall review the request and in its sole discretion, shall either:

   1.1 Recommend that the Village Council approve of the transfer of the lease and/or ownership to the new proprietor without amendment to the Special Use Ordinance, or

   1.2 If the Zoning Board of Appeals deems that the new proprietor contemplates a change in use which is inconsistent with this Special Use Ordinance, the new proprietor shall be required to petition for a public hearing before the Zoning Board of Appeals to amend the Special Use Ordinance.

2. The Special Use shall conform substantially to the Elevations and Signage Plans attached hereto as Exhibit "A", except as such plans may be changed to conform to Village Codes and Ordinances and the following conditions:

3. The proposed sign on the west elevation of the canopy shall not be part of this approval.

4. The petitioner shall obtain a building permit for the required sidewalk installation prior to scheduling for review before the Committee of the Whole of the Village Council. The sidewalk shall be installed in a manner acceptable to the Village, prior to the issuance of a building permit for the freestanding and attached signs.

Attachment: Special Use Ordinance #O-198-97 (802 W. Palatine Road - SU Transfer)

5. All conditions of Ordinance O-171-90 shall remain in effect.

SECTION 2: That the petition for amendment of the special use, a copy of the public notice, and the report of the Zoning Board of Appeals reporting on this petition be attached hereto and form a part of this ordinance.

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

PASSED: This 8 day of December, 1997

AYES: 4 NAYS: 0 ABSENT: 2 PASS: 0

APPROVED by me this 8 day of December, 1997

Mayor of the Village of Palatine

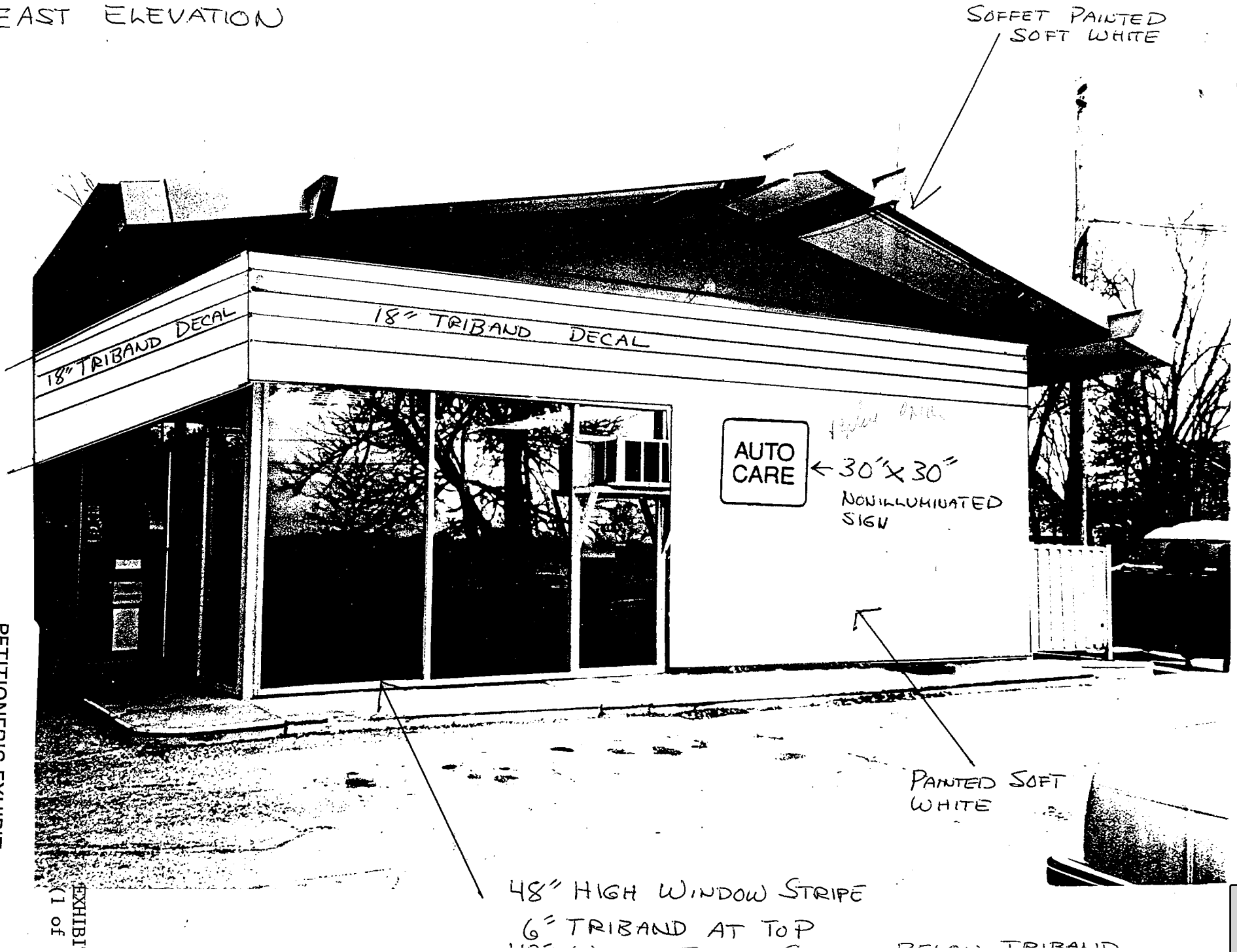
ATTESTED and FILED in the office of the Village Clerk this 8 day of December, 1997

Village Clerk

Attachment: Special Use Ordinance #O-198-97 (802 W. Palatine Road - SU Transfer)

802 W. PALATINE RD.

EAST ELEVATION



PETITIONER'S EXHIBIT # 6

EXHIBI
(1 of

A

Attachment: Special Use Ordinance #O-198-97 (802 W. Palatine Road - SU Transfer)

802 W. PALATINE RD.
SOUTH ELEVATION

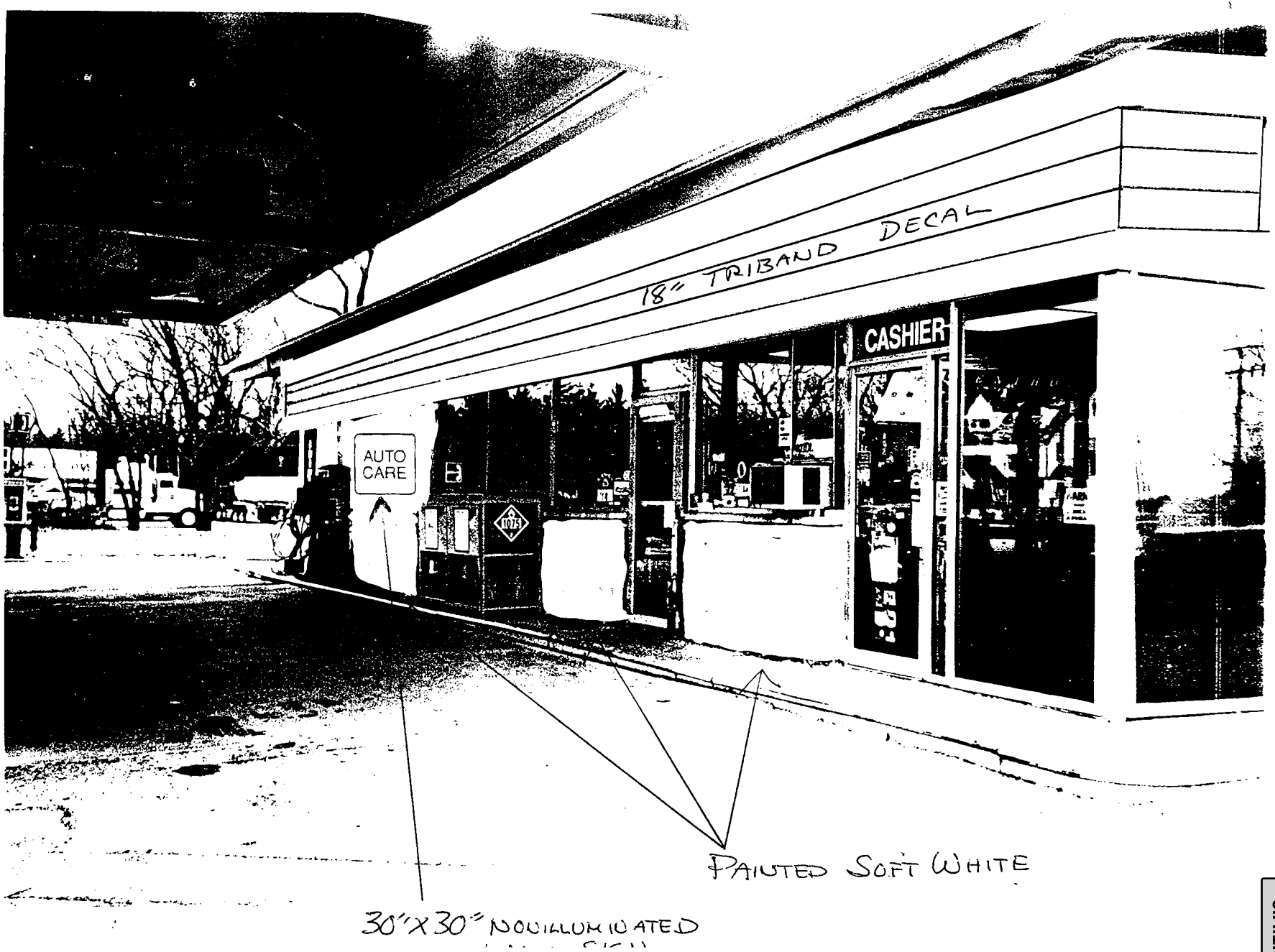
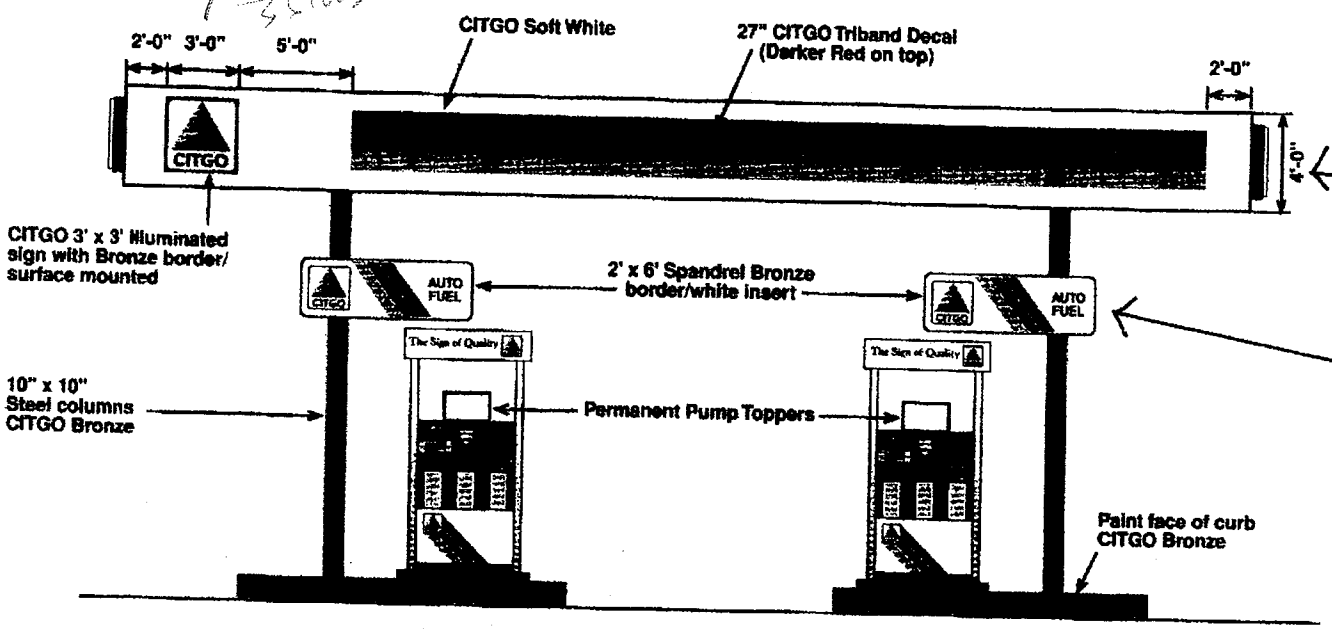


EXHIBIT "A"
(2 of 4)

Attachment: Special Use Ordinance #O-198-97 (802 W. Palatine Road - SU Transfer)

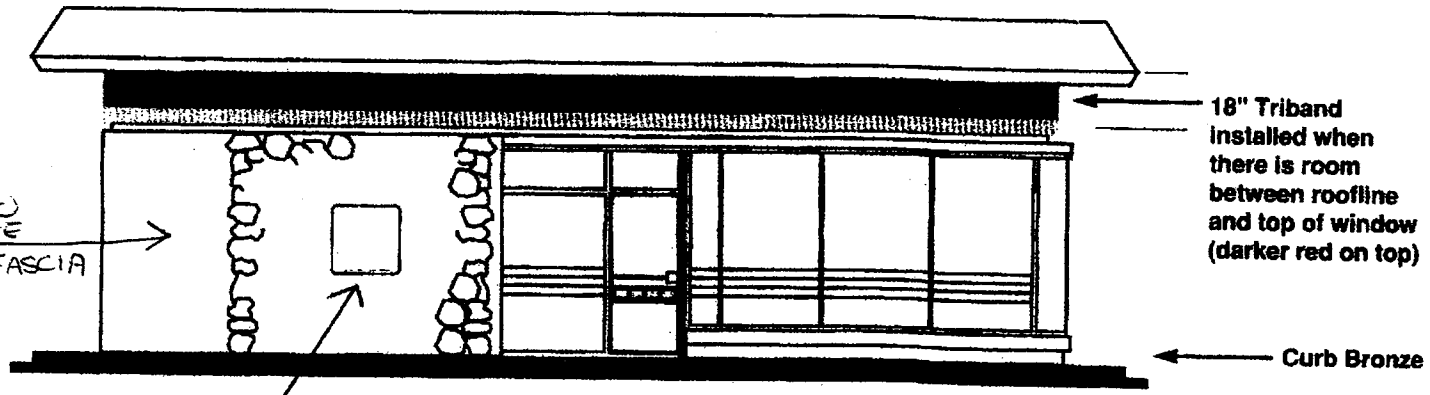
KEIMAGE GRAPHICS

802 W. PALATINE RD.
PALATINE, IL



THREE 3'x3' ILLUMINATED CITGO LOGO SIGNS ON CANOPY.

TWO ISLAND SPANDRELS.



AUTO CARE

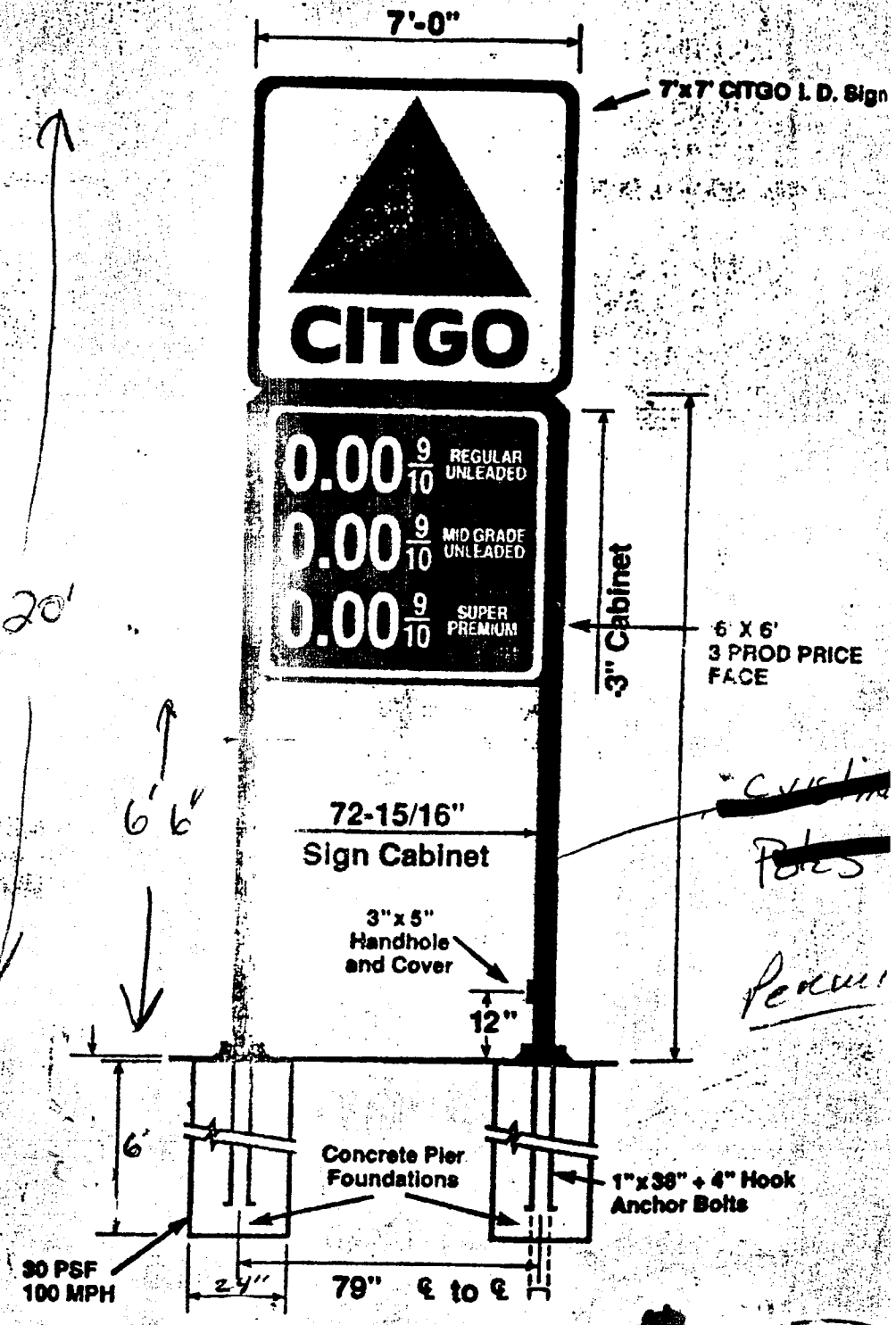
30"x30" NONILLUMINATED WALL SIGN ON SOUTH

Attachment: Special Use Ordinance #O-198-97 (802 W. Palatine Road - SU Transfer)

RECEIVED
21

10

)' Poles
et)



Date

Attachment: Special Use Ordinance #O-198-97 (802 W. Palatine Road - SU Transfer)

VI. PUBLIC HEARING

Z-97-38, 802 West Palatine Road. Consider a Special Use to permit the and operation of a service station and mart.

Mr. Goldman read the public notice. There was proof of publication in the Daily Herald dated August 11, 1997. There was evidence the surrounding property owners were notified of the public hearing.

The following exhibits were entered into evidence:

1. Petition for the Special Use
2. Real Estate Disclosure Form
3. Special Warranty Deed
4. Lease
5. Plat of Survey
6. Elevation and Signage Plans
7. Ordinance 0-171-90

8a-b. Photographs

Mr. Danecki provided background and analysis. The current zoning is "B-2" General Business District. The surrounding zoning to the North and West is "R-2" Single Family Residential, to the South is "R-5" Cook County Single Family Residential, and to the east is"R-1" Single Family Residential.

The subject property is located at 802 W. Palatine Rd. at the northwest corner of Palatine and Quentin Roads. The property is currently used as a Union 76 gas station which was constructed in the county and subsequently annexed by the Village in 1978. Because the station was in operation prior to annexation, no Special Use Ordinance has been granted for the property. However, Ordinance O-171-90 granted a Variation to permit the construction of the existing canopy. The petitioner, owner of the property, wishes to convert the 76 station into a Citgo service station and mart. Therefore, the petitioner seeks a Special Use for a service station and mart, pursuant to Section 11.03 (d) (6) of the Zoning Ordinance.

The petitioner wishes to operate the existing station as it currently operates, including the mart and service bays. Signage would be changed to reflect the change in ownership. The existing freestanding sign would be replaced with freestanding sign, 20 feet in height and 85 square feet in area. The proposed sign conforms to the requirements of the Zoning Ordinance. Attached signage would also be changed to Citgo signs. The existing attached canopy signs on the east and south elevations would be replaced with 9 square foot illuminated Citgo signs. The existing canopy sign on the west elevation of the canopy would be removed and not replaced to conform to the Zoning Ordinance. The petitioner had originally proposed to place a 9 square foot attached sign on the west elevation of the canopy, but has since withdrawn the request. A 27 inch tri-band decal would be placed on the canopy elevations. The attached building signs on the east and south elevations would each be replaced with 30" by 30" attached signs reading "Autocare". All signage would conform to Zoning Ordinance requirements.

The existing building would be repainted soft white on all sides. An 18" tri-band decal would be located on all sides of the building.

As a condition of the Variation Ordinance in 1990, sidewalks along the Palatine Road and Quentin Road frontage were required. Those sidewalks were never constructed. The petitioner has been informed of the sidewalk requirement and has agreed to install the required sidewalks.

Since this petition is not for a use publicly operated or traditionally affected with the public interest, only those standards under Section 14.05 C (2) and (3) are applicable. Specifically, the

Attachment: Special Use Ordinance #O-198-97 (802 W. Palatine Road - SU Transfer)

petitioner 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 Special Use is attached, and the petitioner has attempted to address the required standards.

Mr. Danecki stated Staff recommends approval of a Special Use to permit the operation of a service station, and mart, subject to the following conditions:

1. The Special Use to permit the operation of the service station and mart is granted solely to Citgo Petroleum Corporation and may be transferred only after review by the Zoning Board of Appeals and consent of the Village Council. In the event of the sale or lease of this property, the existing and the prospective proprietors shall appear before a public meeting of the Zoning Board of Appeals. The Zoning Board of Appeals shall review the request and in its sole discretion, shall either:

1.1 Recommend that the Village Council approve of the transfer of the lease and/or ownership to the new proprietor without amendment to the Special Use Ordinance, or

1.2 If the Zoning Board of Appeals deems that the new proprietor contemplates a change in use which is inconsistent with this Special Use Ordinance, the new proprietor shall be required to petition for a public hearing before the Zoning Board of Appeals to amend the Special Use Ordinance.

2. The Special Use shall conform substantially to the Elevations and Signage Plans attached hereto as Exhibit "A", except as such plans may be changed to conform to Village Codes and Ordinances and the following conditions:

3. The attached sign on the west elevation of the canopy shall not be part of this approval..

4. The petitioner shall obtain a building permit for the required sidewalk installation prior to scheduling for review before the Committee of the Whole of the Village Council. The sidewalk shall be installed in a manner acceptable to the Village, prior to the issuance of a building permit for the freestanding and attached signs.

5. All conditions of Ordinance O-171-90 shall remain in effect.

Mr. Goldman swore in the agent for the petitioner, Mr. Chris Berg.

Mr Berg noted that the sidewalks listed as a condition of the proposal have not been agreed to. As part of a request made in 1990 for a Variance, there was a requirement to put in sidewalks. Cook County and IDOT, the agencies that over saw Palatine Road and Quentin Road put requirements on the petitioner regarding the sidewalks. Cook County wanted the sidewalk move back from the intersection. He stated the cost may be prohibitive to installing the sidewalk. In 1994, they approached the Village regarding the option to raze and redevelop the property. The Village Board tabled that matter.

Mr. Danecki stated the costs of the sidewalks would be estimated around $10,000. Since this request is different from the original request, he did not expect the County to place the same requirements.

Mr. Berg noted past bids for this sidewalk came in excess of $19,000.

Mr. Danecki noted the sidewalks should be along the right-of-way. There would be no reason to modify the vents. They should be on the property.

Mr. Berg stated he estimated the cost for the sidewalk would be between $20,000 and $30,000. He also noted that there was not a sidewalk along the north side of Palatine Road. If the Special

Attachment: Special Use Ordinance #O-198-97 (802 W. Palatine Road - SU Transfer)

Use was not granted, they would close.

Mr Goldman swore in Mr. Henry Brztowski and Mr. Ed Brztowski. They stated as long as the petitioner stay within Village Ordinances, they would not oppose the proposal. Mr. H. Brztowski stated if the petitioner would install a sidewalk, he would put in a sidewalk in front of his properties extending to the adjacent Bridgeview Creek Development.

Mr. Marek questioned the petitioner what the pink colored truck trailer located on the property was used for.

Mr. Berg stated that it housed a remediation system. By law, Unical had to put it there. It will have to remain there for a long period of time.

The Board questioned if this could be painted to match the station.

Mr. Goldman questioned Staff about the timing for the sidewalk.

Mr. Danecki stated the condition discussing the sidewalk could be modified. The petitioner may apply for the permit for the sidewalk instead of obtaining the permit. A good faith effort to obtain the permits from the other government agencies may be taken into consideration.

DELIBERATIONS

Mr. Ginsberg stated the petitioner should not be forced to install the sidewalk. He suggested the Board approve this without the sidewalk requirement or to modify the language for that condition.

Mr. O'Brien noted the Zoning Board is charged to judge the standards of the Zoning Ordinance. Unless it helps to meet the standards in the ordinance, why put in the sidewalk.

Mr. Goldman noted the Village had requested a sidewalk as a condition of a past ordinance, and this condition was not fulfilled.

Mr. Marek motioned and Ms. Morris seconded the motion to recommend Staff's recommendation.

The Board discussed modifying the language for condition #4. This condition was modified to read, " The petitioner shall apply to IDOT and County of Cook for a building permit for the required sidewalk installation prior to scheduling for review before the Committee of the Whole of the Village Council. The sidewalk shall be installed in a manner acceptable to the Village, prior to the issuance of a building permit for the freestanding and attached signs."

The motion passed 5-1.

VII. FINDINGS OF FACT

Mr. Marek motioned and Ms. Morris seconded the motion to approve the Findings of Fact for Zoning Docket Z-97-36, 253 Pleasant Hill Road. The findings were approved by unanimous vote.

Mr. Marek motioned and Ms. Morris seconded the motion to approve the Findings of Fact for Zoning Docket Z-97-37, 5 W. Palatine Road. The findings were approved by unanimous vote.

Ms. Marek motioned and Ms. Morris seconded the motion to approve the Findings of Fact for Zoning Docket Z-97-38, 802 W. Palatine Road. The findings were approved by unanimous vote.

Attachment: Special Use Ordinance #O-198-97 (802 W. Palatine Road - SU Transfer)

DEPT. OF COMMUNITY DEVELOPMENT

VILLAGE OF PALATINE

FOR OFFICE USE ONLY
Zoning Docket # _____
Property recorded in Torrens _____
Filing Fee $_____ Date Filed _____

PETITION FOR HEARING

SPECIAL USE

PLEASE TYPE OR PRINT IN INK:

1. Name of Petitioner(s): CITGO PETROLEUM CORP.

   Address: P.O. BOX 3758 TULSA OK 74136
   (City, State, Zip)

   Telephone No. _____ Business Telephone No. 918- 495- 4857

2. Authorized Agent of Petitioner (if different):

   Name: TRI MARK INDUSTRIES, INC.

   Address: 700 OXBOW LANE BARRINGTON IL 60010
   (City, State, Zip)

   Telephone No. 847- 381-3249 Relationship to Petitioner: GENERAL CONTRACTO

3. Property interest of Petitioner(s): PURCHASER
   (Owner, Lessee, Contract Purchaser, etc.)

4. Address of the property for which this application is being filed: 802 W. PALATINE

   _____ Palatine, Illinois

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

   SERVICE STATION

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

   GASOLINE, AUTO SERVICE.

7. Current zoning of property: _____

8. State the specific action requested. City ordinance numbers and distances where applicable.

   APPROVE THE REIMAGE OF THE SITE FROM UNOCAL TO CITGO.

PETITIONER'S EXHIBIT

1

Attachment: Special Use Ordinance #O-198-97 (802 W. Palatine Road - SU Transfer)

PETITIONER JUSTIFICATION:

9. The petitioner is required to present specific evidence, not opinions, that the general standards for the granting of a special use will be met. Please justify the need for the Special Use making sure to address the attached standards (Section 14.05 of the Zoning Ordinance).

Ownership of real estate has changed effective May 1, 1997.

Disclosing Party is leasing real estate and requires special use permit to erect signage to display trademark.

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

Date: 7-3-97

K Craig Carlson
(Petitioner's Signature)

(Petitioner's Signature)

Attachment: Special Use Ordinance #O-198-97 (802 W. Palatine Road - SU Transfer)

VILLAGE OF PALATINE

REAL ESTATE INTEREST
DISCLOSURE FORM

Check applicable proceeding:

_____	Annexation	_____	Rezoning
_____	Special Use	_____	Variation
_____	Condemnation	Other	_____

1. Name of Disclosing Party (individual, business firm, partnership, corporation, etc.):
   CITGO Petroleum Corporation, Operator

2. Address of Disclosing Party:
   6100 South Yale, Tulsa, Oklahoma 74136

3. Brief description of the petition:
   Request for permission to erect signage at retail service station premises.

4. Common street address of real estate or general description:
   802 W. Palatine Road, Palatine, Illinois 60067

5. Legal description of real estate:
   (SEE ATTACHED)

5a. **PLEASE PROVIDE PROOF AS TO WHETHER OR NOT THIS PROPERTY IS REGISTERED UNDER TORRENS ACT.**

6. The name, address, legal nature, and extent of interests of any persons deriving an interest from or through the disclosing or filing party:

Name	Address	Legal Nature and Extent of Interest
PDV Midwest Refining, L.L.C.	135th Street and New Avenue Lemont, Illinois 60439-3659	Fee Owner/Lessor

(If additional space is required, please use reverse side or attach rider.)

7. I swear (or affirm) that there are no other persons deriving any interest from or through me or from or through any other person or entities above set forth in the property which is the subject of the contract or application for which I am filing this disclosure notice whom I have not disclosed. I understand that if there are any changes in the interest disclosed in this disclosure notice during the terms of the subject contract or before the Village has taken final action on the matter for which this disclosure notice is filed, I shall file a subsequent disclosure notice disclosing such changes.

Signature of Disclosing Party

SUBSCRIBED AND SWORN TO before me this 19th day of May 1997.

Notary Public

Attachment: Special Use Ordinance #O-198-97 (802 W. Palatine Road - SU Transfer)

PETITIONER'S EXHIBIT #

EXHIBIT A

5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

LOT 5 (EXCEPT THAT PART THEREOF CONVEYED TO THE COUNTY OF COOK, A BODY POLITIC AND CORPORATE BY DEED RECORDED AUGUST 31, 1982 AS DOCUMENT 26337739) AND LOT 6 IN BLOCK 9 IN ARTHUR T. MCINTOSH AND COMPANY'S CHICAGO AVENUE FARMS, BEING A SUBDIVISION IN THE SOUTH EAST 1/4 OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Attachment: Special Use Ordinance #O-198-97 (802 W. Palatine Road - SU Transfer)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

Daily Herald Values

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 **DAILY HERALD.** That said **DAILY HERALD** is a secular newspaper and has been published daily in the Village of Palatine County(ies) of Cook 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, 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 August 11, 1997 in said DAILY HERALD.

IN WITNESS WHEREOF, the undersigned, the said PADDOCK PUBLICATIONS, Inc., has caused this certificate to be signed by MARGIE FLANDERS, its Treasurer, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Kent Johnson
Assistant Treasurer

Control # 953195

Public Notice

A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, August 26, 1997, at 7:00 PM, in the Village Council Chambers in the Palatine Community Center, 200 E. Wood Street, relative to a request for a Special Use for an automobile service station and mart, pursuant to Section 11.03 (d) (6) of the Palatine Zoning Ordinance.

The property is legally described as follows:

Lot 6 (except the East 25.00 feet thereof) in Block 9 in Arthur T. McIntosh & Co's Chicago Avenue Farms, being a subdivision in the Southeast quarter of Section 16, Township 42 North, Range 10, East of the Third Principal Meridian, according to the plat thereof recorded May 3, 1926, as Document Number 9261330, in Cook County, Illinois.

Commonly known as 802 W. Palatine Road.

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

ZONING DOCKET: Z-97-38.
JOEL GOLDMAN
Chairman
Zoning Board of Appeals
Village of Palatine
DATED: This 11th day of August, 1997. (953195)N

Attachment: Special Use Ordinance #O-198-97 (802 W. Palatine Road - SU Transfer)

FOR Administration FROM Community Development DATE December 1, 1997

X ORDINANCE
____ RESOLUTION
____ MOTION
____ PUBLIC HEARING
____ DISCUSSION

DESCRIPTION: Consider a Special Use to permit the operation of service station and mart at 802 W. Palatine Road.

(Citgo) (District 1)

COMMITTEE ACTION UNANIMOUS APPROVAL DATE 12/1/97

BACKGROUND: The subject property is located at the northwest corner of Palatine and Quenti Roads. The property is currently used as a Union 76 gas station which was constructed in th county and subsequently annexed by the Village in 1978. Because the station was in operatio prior to annexation, no Special Use Ordinance had been granted for the property. Howeve Ordinance O-171-90 granted a Variation to permit the construction of the existing canopy. Th petitioner, owner of the property, wishes to convert the 76 station into a Citgo service station an mart. Therefore, the petitioner seeks a Special Use for a service station and mart, pursuant t Section 11.03 (d) (6) of the Zoning Ordinance.

DISCUSSION: The petitioner wishes to operate the existing station as it currently operates, includin the mart and service bays. Signage would be changed to reflect the change in ownership. Th existing freestanding sign would be replaced with a freestanding sign, 20 feet in height and 8 square feet in area. The proposed sign conforms to the requirements of the Zoning Ordinance Attached signage would also be changed to Citgo signs. The existing attached canopy signs on th east and south elevations would be replaced with 9 square foot illuminated Citgo signs. The existin canopy sign on the west elevation of the canopy would be removed and not replaced to conforr to the Zoning Ordinance. The petitioner had originally proposed to place a 9 square foot attache sign on the west elevation of the canopy, but since has withdrawn the request. A 27 inch tri-ban decal would be placed on the canopy elevations. The attached building signs on the east and soutl elevations would each be replaced with 30" by 30" attached signs reading "Autocare". All signag would conform to Zoning Ordinance requirements. The existing building would be repainted sof white on all sides. An 18" tri-band decal would be located on all sides of the building. As condition of the Variation Ordinance in 1990, sidewalks along the Palatine Road and Quentin Roa frontage were required. Those sidewalks were never constructed. The petitioner has been informe of the sidewalk requirement, has applied for the required building permit, and the permit has bee issued.

ALTERNATIVES:

1. Recommend approval of the Special Use.
2. Do not recommend approval of the Special Use.

RECOMMENDATION: The Zoning Board of Appeals held the required public hearing at the Augus 26, 1997 meeting. No objector were present. The ZBA voted to recommend approval of the Specia Use subject to the five (5) conditions in the attached ordinance. Staff concurs with thi recommendation.

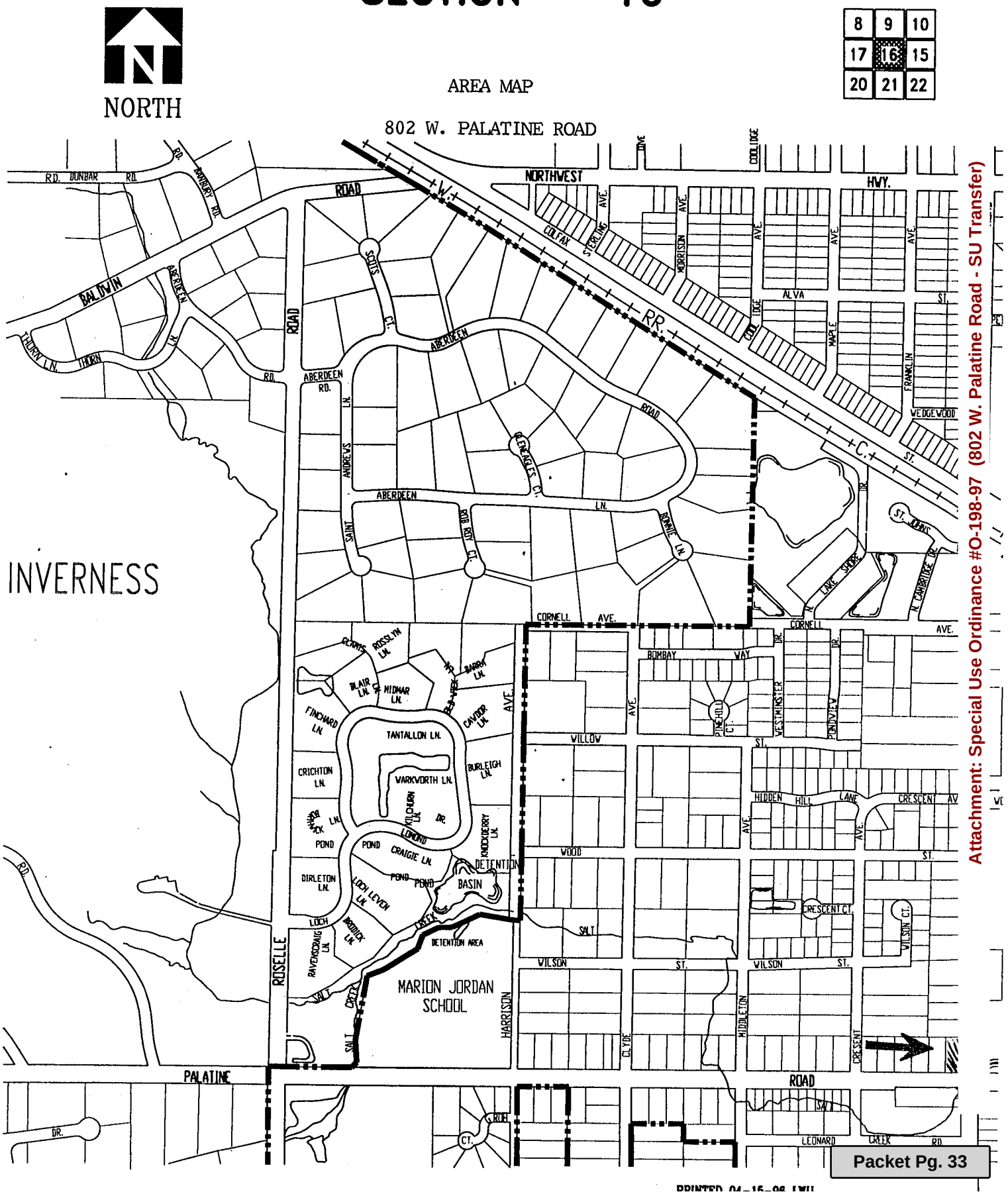
BUDGET IMPACT: N.A.

ACTION REQUIRED: Motion to recommend approval of an Ordinance granting a Special Use for the property at 802 W. Palatine Road.

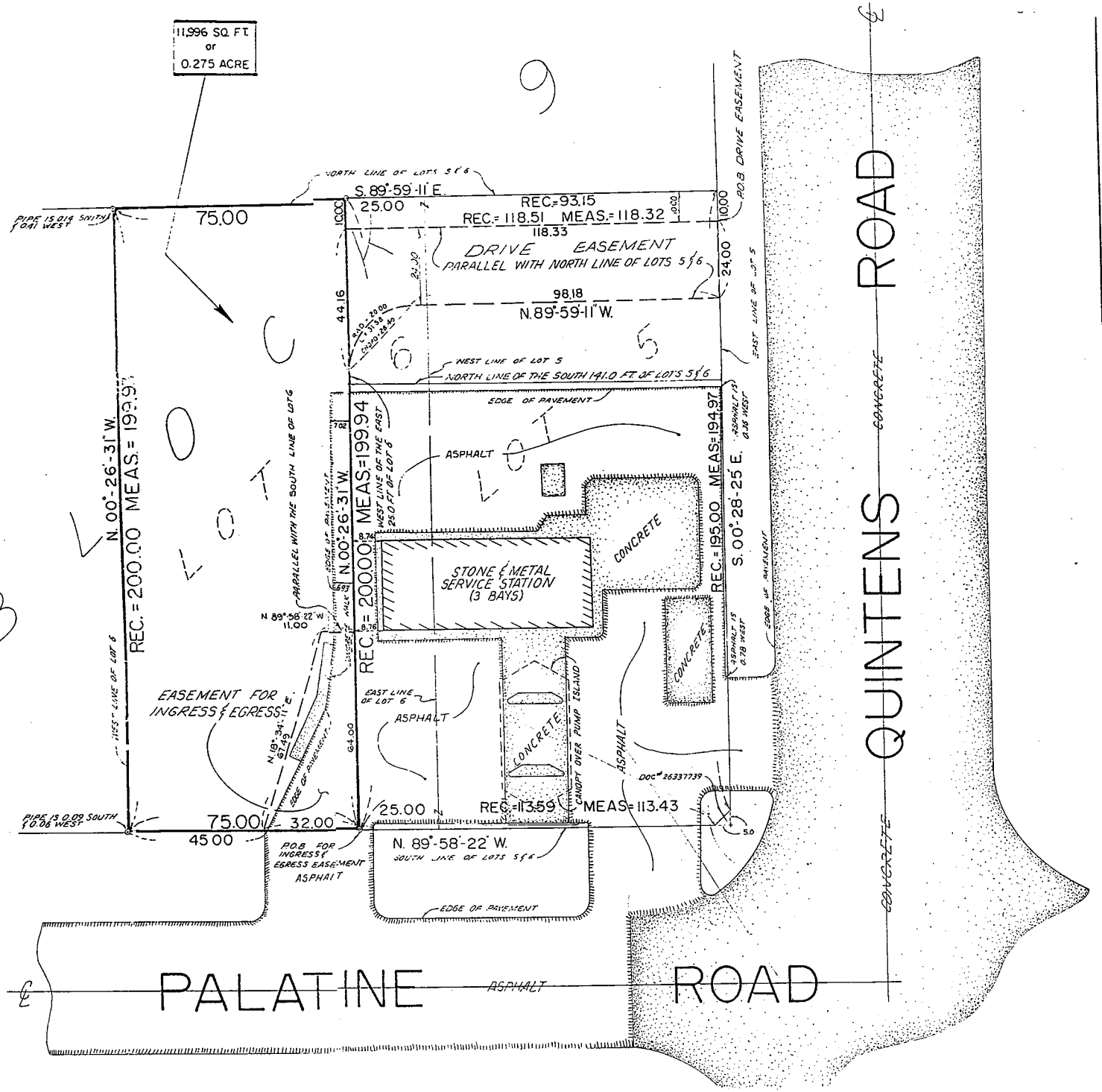
Attachment: Special Use Ordinance #O-198-97 (802 W. Palatine Road - SU Transfer)

VILLAGE OF PALATINE

SECTION---16



Attachment: Special Use Ordinance #O-198-97 (802 W. Palatine Road - SU Transfer)



DRIVE EASEMENT

THAT PART OF LOTS 5 AND 6 IN BLOCK 9 IN ARTH
CO'S. CHICAGO AVENUE FARMS, BEING A SUBDIVIS
QUARTER OF SECTION 16, TOWNSHIP 42 NORTH, RA
THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE P
MAY 3, 1926, AS DOCUMENT NUMBER 9261330; DES
BEGINNING ON THE EAST LINE OF SAID LOT 5, 10
NORTHEAST CORNER THEREOF AND RUNNING THENCE
ALONG THE EAST LINE OF SAID LOT 5; THENCE WE
PARALLEL WITH THE NORTH LINE OF SAID LOTS 5 AND 6
CURVE; THENCE SOUTHWESTERLY ALONG A CURVE TO THE L
RADIUS OF 20.00 FEET, AN ARC DISTANCE OF 31.58 FEE
ON THE WEST LINE OF THE EAST 25.00 FEET OF SAID LO
NORTH 44.16 FEET ALONG THE WEST LINE OF THE EAST 2
SAID LOT 6 TO A POINT 10.00 FEET SOUTH OF THE NORT
LOT 6; THENCE EAST 118.33 FEET PARALLEL WITH THE N
SAID LOTS 5 AND 6 TO THE POINT OF BEGINNING. IN CO
ILLINOIS.

PLAT OF SURVE

FOR

UNOCAL CORPORATION

1650 EAST GOLF ROAD

SCHAUMBURG ILLINOIS

SURVEYORS STATEMENT

STATE OF ILLINOIS)
) S.S.
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT CHRISTIAN-ROGE & RIBANDO HAVE
THE PROPERTY DESCRIBED IN THE ABOVE CAPTION AS SHOWN B
ANNEXED PLAT WHICH IS A TRUE AND CORRECT REPRESENTATIO
SAID SURVEY. ALL DISTANCES SHOWN ARE IN FEET AND DECI
THEREOF.

GIVEN UNDER MY HAND AND SEAL AT WOODRIDGE, ILLINOIS, T
27TH DAY OF DECEMBER, A.D. 1989.

CHRISTIAN-ROGE & RIBANDO

BY: Melvin A. Hummel
ILLINOIS LAND SURVEYOR NO. 17

MEL HUMMEL, RLS
DIRECTOR OF SURVEYING

PETITIONER'S EXHIBIT
5

VILLAGE OF PALATINE
200 East Wood Street • Palatine, Illinois 60067-5339 • 847-358-7500
FAX 359-9040
Member:
Northwest Municipal Conference
Illinois Municipal League
National League of Cities

August 26, 1997

TO: Mayor and Village Council

FROM: Joel Goldman, Chairman, Zoning Board of Appeals

RE: Findings of Fact

ZONING DOCKET: Z-97-38

PETITIONER: Citgo Petroleum Corporation

AGENT: Craig Carlson

LOCATION: 802 W. Palatine Rd.

PROPOSAL: Consider a Special Use to permit the and operation of a service station and mart.

PUBLIC HEARING:

After due notice as required by law, the Zoning Board of Appeals conducted a hearing relative to the above mentioned petition on August 26, 1997.

The agent for the petitioner, Mr. Craig Carlson was present and provided testimony as to the reasons for the request and why he believed that the petition met the necessary standards.

Mr. Dave Fieldman, Planning and Zoning Administrator, was present and testified Staff recommends approval of the amendment to the Special Use to permit the operation of a Citgo service station and mart, subject to conditions:

FINDINGS:

The Standards have been met.

Attachment: Special Use Ordinance #O-198-97 (802 W. Palatine Road - SU Transfer)

RECOMMENDATION:

Therefore, by a vote of 6 Ayes to 0 Nays, the Zoning Board of Appeals voted to recommend approval of a Special Use to permit the operation of a service station, and mart, subject to the following conditions:

1. The Special Use to permit the operation of the service station and mart is granted solely to Citgo Petroleum Corporation and may be transferred only after review by the Zoning Board of Appeals and consent of the Village Council. In the event of the sale or lease of this property, the existing and the prospective proprietors shall appear before a public meeting of the Zoning Board of Appeals. The Zoning Board of Appeals shall review the request and in its sole discretion, shall either:

1.1 Recommend that the Village Council approve of the transfer of the lease and/or ownership to the new proprietor without amendment to the Special Use Ordinance, or

1.2 If the Zoning Board of Appeals deems that the new proprietor contemplates a change in use which is inconsistent with this Special Use Ordinance, the new proprietor shall be required to petition for a public hearing before the Zoning Board of Appeals to amend the Special Use Ordinance.

2. The Special Use shall conform substantially to the Elevations and Signage Plans attached hereto as Exhibit "A", except as such plans may be changed to conform to Village Codes and Ordinances and the following conditions:

3. The proposed sign on the west elevation of the canopy shall not be part of this approval.

4. The petitioner shall obtain a building permit for the required sidewalk installation prior to scheduling for review before the Committee of the Whole of the Village Council. The sidewalk shall be installed in a manner acceptable to the Village, prior to the issuance of a building permit for the freestanding and attached signs.

5. All conditions of Ordinance O-171-90 shall remain in effect.

Attachment: Special Use Ordinance #O-198-97 (802 W. Palatine Road - SU Transfer)

STAFF STATEMENT TO THE
PALATINE ZONING BOARD OF APPEALS
JOEL GOLDMAN, CHAIR
FROM
DAVID FIELDMAN, PLANNING AND ZONING ADMINISTRATOR
MEETING TUESDAY, AUGUST 26, 1997, 7:00 PM

ZONING DOCKET:	Z-97-38
PETITIONER:	Citgo Petroleum Corporation
AGENT:	Craig Carlson
LOCATION:	802 W. Palatine Rd.
PROPOSAL:	Consider a Special Use to permit the operation of a service station and mart.
CURRENT ZONING:	"B-2" General Business District.
SURROUNDING CONDITIONS:	North and West: "R-2" Single Family Residential South: "R-5" Cook County Single Family Residential East: "R-1" Single Family Residential

BACKGROUND:

The subject property is located at 802 W. Palatine Rd. at the northwest corner of Palatine and Quentin Roads. The property is currently used as a Union 76 gas station which was constructed in the county and subsequently annexed by the Village in 1978. Because the station was in operation prior to annexation, no Special Use Ordinance has been granted for the property. However, Ordinance O-171-90 granted a Variation to permit the construction of the existing canopy. The petitioner, owner of the property, wishes to convert the 76 station into a Citgo service station and mart. Therefore, the petitioner seeks a Special Use for a service station and mart, pursuant to Section 11.03 (d) (6) of the Zoning Ordinance.

ANALYSIS:

The petitioner wishes to operate the existing station as it currently operates, including the mart and service bays. Signage would be changed to reflect the change in ownership. The existing freestanding sign would be replaced with freestanding sign, 20 feet in height and 85 square feet in area. The proposed sign conforms to the requirements of the Zoning Ordinance. Attached signage would also be changed to Citgo signs. The existing attached canopy signs on the east and south elevations would be replaced with 9 square foot illuminated Citgo signs. The existing canopy sign on the west elevation of the canopy would be removed and not replaced to conform to the Zoning Ordinance. The petitioner had originally proposed to place a 9 square foot attached

Attachment: Special Use Ordinance #O-198-97 (802 W. Palatine Road - SU Transfer)

sign on the west elevation of the canopy, but has since withdrawn the request. A 27 inch tri-band decal would be placed on the canopy elevations. The attached building signs on the east and south elevations would each be replaced with 30" by 30" attached signs reading "Autocare". All signage would conform to Zoning Ordinance requirements.

The existing building would be repainted soft white on all sides. An 18" tri-band decal would be located on all sides of the building.

As a condition of the Variation Ordinance in 1990, sidewalks along the Palatine Road and Quentin Road frontage were required. Those sidewalks were never constructed. The petitioner has been informed of the sidewalk requirement and has agreed to install the required sidewalks.

Standards for a Special Use.

Since this petition is not for a use publicly operated or traditionally affected with the public interest, only those standards under Section 14.05 C (2) and (3) are applicable. Specifically, the petitioner 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 Special Use is attached, and the petitioner has attempted to address the required standards.

STAFF RECOMMENDATION:

Staff recommends approval of a Special Use to permit the operation of a service station, and mart, subject to the following conditions:

1. The Special Use to permit the operation of the service station and mart is granted solely to Citgo Petroleum Corporation and may be transferred only after review by the Zoning Board of Appeals and consent of the Village Council. In the event of the sale or lease of this property, the existing and the prospective proprietors shall appear before a public meeting of the Zoning Board of Appeals. The Zoning Board of Appeals shall review the request and in its sole discretion, shall either:

    1.1 Recommend that the Village Council approve of the transfer of the lease and/or ownership to the new proprietor without amendment to the Special Use Ordinance, or

    1.2 If the Zoning Board of Appeals deems that the new proprietor contemplates a change in use which is inconsistent with this Special Use Ordinance, the new proprietor shall be required to petition for a public hearing before the Zoning Board of Appeals to amend the Special Use Ordinance.

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Attachment: Special Use Ordinance #O-198-97 (802 W. Palatine Road - SU Transfer)

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5. All conditions of Ordinance O-171-90 shall remain in effect.

ATTACHMENTS:

1. Area Map.
2. Petition for Special Use.
3. Elevation and Signage Plans.
4. Ordinance O-171-90.

Reviewed By: _____

Richard F. Kozdras,
Community Development Director

Attachment: Special Use Ordinance #O-198-97 (802 W. Palatine Road - SU Transfer)

VILLAGE OF PALATINE

SPECIAL USE TRANSFER

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)	**Business Name (If applicable)**
Mohanad Qader	QKQ Mart
Address	City/State/Zip Code
1735 Chelsea St.	Schererville, IN 46375
Telephone	Fax
(708) 359-2521	
Email	
MohanadQader@Yahoo.com	
Subject Property Address	
802 W Palatine Rd.	

AUTHORIZED AGENT (if applicable)	**Business Name (if applicable)**
Ayoub Qader	QKQ Mart
Address	City/State/Zip Code
7912 W 87th Pl.	Bridgeview, IL 60455
Telephone	Fax
(708) 829-1010	
Email	
~~Mohanad~~ AyoubQader2@gmail.com	

Attachment: Application (802 W. Palatine Road - SU Transfer)

VILLAGE OF PALATINE

SPECIAL USE TRANSFER

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

Required Materials

- ☐ Application Form
- ☐ Business Plan (including but not limited to nature of business, hours or operation, number of employees, floor plan, menu, and any proposed changes to the business
- ☐ Proof of Ownership

Business Owner(s):

Mohanad Qader, Nour Kalam, Samer Dutaish

Subject Property Address:

802 W Palatine Rd

The owner(s) listed above are requesting that Special Use Ordinance # O-198-97 be transferred from Palatine Oil Inc (Mohammed Mununa) to individuals(s) and/or company listed above. I have read the ordinance(s) and agree to comply with all applicable ordinance(s) and any conditions contained therein. As the new business owner(s), the following changes (if any) are proposed to the business operation and/or floor plan:

Not changing floor plan. However, I will be adding a lot of inventory, cleaning, and maintenance. Cleaning up outside giving the property more curb appeal.
6AM. to 10. PM

I understand that if the Village determines the nature or characteristics of the business will substantially change, a new Special Use may be required.

Attachment: Application (802 W. Palatine Road - SU Transfer)

VILLAGE OF PALATINE

Signature Page

Petitioner's Signature

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

Mohanad Qader
Name

09/19/2023
Date

Mohanad Qader
Signature

Signature of Consent from Landlord, Property Owner(s), or Former Operator

I consent to the Special Use Transfer of the above mentioned property and that the information contained on page 1 herein and in any accompanying documents is accurate to the best of my knowledge.

SYED KIRMANI
Name

09/19/2023
Date

Signature

Attachment: Application (802 W. Palatine Road - SU Transfer)

Consider an Ordinance Granting a Special Use to Permit a Medical Office (Physical Therapy) at 315 E. Northwest Highway

BACKGROUND:
The Petitioner is proposing to relocate an existing physical therapy clinic, currently operating in Palatine (Team Rehabilitation), to the Subject Property. Therefore, the Petitioner is requesting approval of the following:

> **Special Use to permit a medical office (physical therapy clinic) at the Subject Property.**

KEY ISSUES:
- The Petitioner received a special use for the same business at 235-239 W. Northwest Highway in 2018 (Ordinance #O-143-18). The current petition would relocate the existing physical therapy business to the new proposed location within Palatine at 315 E. Northwest Highway.
- The proposed hours of operation are Monday-Thursday 7 AM - 7 PM, Friday 7 AM - 5 PM, and Saturday by appointment only. There would be approximately 5 employees, with a maximum 15 patients at one time.
- There are existing parking variations for the Subject Property, primarily associated with Planet Fitness, allowing 562 parking spaces instead of the minimum required 604 parking spaces. The proposed medical office use does not increase the required parking and therefore an additional parking variation is not necessary.

ALTERNATIVES:
1. Approve the Special Use to permit a medical office (physical therapy clinic) at the subject property.
2. Do not approve the Special Use to permit a medical office (physical therapy clinic) at the subject property.

RECOMMENDATION:

Public Hearing**:**	PZC meeting on September 26, 2023.
Residents testifying:	None.
Vote:	The PZC voted unanimously to approve the to permit a medical office at the Subject Property, and Staff concurs with this recommendation.

ACTION REQUIRED:
A motion to approve the ordinance granting a Special Use to permit a medical office (physical therapy clinic) at the Subject Property.

ATTACHMENTS:
- Aerial Map
- SU ORD 315 E. Northwest Hwy
- EXHIBIT - Floor Plan
- EXHIBIT - Business Plan

- PZC Materials - September 26, 2023
- DRAFT PZC Minutes - September 26, 2023

GISConsortium

315 E. Northwest Highway



Attachment: Aerial Map (315 E. Northwest Highway - SU Medical Office (Physical Therapy))

0 300 600 ft

Print Date: 8/23/2023

Notes

Cook County Aerial 2022

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.

ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIAL USE
AT 315 E. NORTHWEST HIGHWAY

WHEREAS, pursuant to a petition and public hearing on September 26, 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, held such public hearing and reported their findings relative to a request for Special Use to permit a Medical Office (Physical Therapy Clinic) at the subject property pursuant to Section 11.03 (d) (43) of the Palatine Zoning Ordinance, on the following legally described property:

PARCEL 1: Lots 1 & 2 in Scher's Subdivision, being a subdivision of part of the Northwest quarter of Section 14, Township 42 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof recorded August 1, 1958, as Document #17277738 and as corrected by Certificate of Correction recorded August 28, 1958, as Document #17302943, in Cook County, Illinois; EXCEPT that part conveyed to the Department of Public Works and Buildings of the State of Illinois by Deed dated January 17, 1962, recorded August 20, 1962, as Document Number 18567814 described as follows: A segment or parcel of land, being that part of Lot 2 in Scher's Subdivision, being a subdivision of part of the Northwest Quarter of Section 14, Township 42 North, Range 10, East of the Third Principal Meridian, bounded and described as follows: Commencing at a point on the Southerly line of Northwest Highway as widened (also known as State Bond Issue Route 19) a distance of 871.49 feet Southeasterly of the intersection of the Southerly line of said Northwest Highway and center line of Benton Street, said point of commencement being also the most Northerly corner of said Lot 2 in Scher's Subdivision as aforesaid; thence Southeasterly along the Southerly line of the Northwest Highway, being also the Northeasterly line of said Lot 2 a distance of 481.55 feet to a point of curvature, being also the point of beginning of said segment or parcel of land; thence continuing Southeasterly along the Northeasterly line of said Lot 2, being also the Southerly line of Northwest Highway and being a curved line concave to the Southwest, having a radius of 955.00 feet and tangent to said last described course, a distance of 275.63 feet to a point; thence Northwesterly in a straight line (being thereof the chord of said segment or parcel of land), a distance of 275 feet to the point of beginning. ALSO EXCEPT that part conveyed to Amoco Oil Company, a Maryland

Attachment: SU ORD 315 E. Northwest Hwy (315 E. Northwest Highway - SU Medical Office (Physical Therapy))

Corporation, by Deed dated March 16, 1979, recorded December 26, 1979, as Document #25293781 described as follows: That part of Lot 1 lying Southeasterly of a line drawn perpendicular to the Southwesterly line of said Lot 1, which intersects the Northeasterly curved line thereof at a point 150 feet arc measured Northwesterly of the Southeasterly corner of said Lot 1, in Scher's Subdivision, being a subdivision of part of the Northwest Quarter of Section 14, Township 42 North, Range 10, East of the Third Principal Meridian in Cook County, Illinois. Commonly known as 315 E. Northwest Highway (PIN# 02-14-101-009-0000).

SECTION 1: Special Use to permit a Medical Office (Physical Therapy Clinic) at the subject property pursuant to Section 11.03 (d) (43) of the Palatine Zoning Ordinance, is hereby granted, subject to the following condition(s):

1. **The Special Use shall substantially conform to the floor plan and business plan submitted by the Petitioner, Lisa Fischer, Team Rehabilitation, except as such plans may be changed to conform to Village Codes and Ordinances.**

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 _____day of _____, 2023

AYES:_____ NAYS:_____ ABSENT:_____ PASS:_____

APPROVED by me this _____day of _____, 2023

_____
Mayor of the Village of Palatine

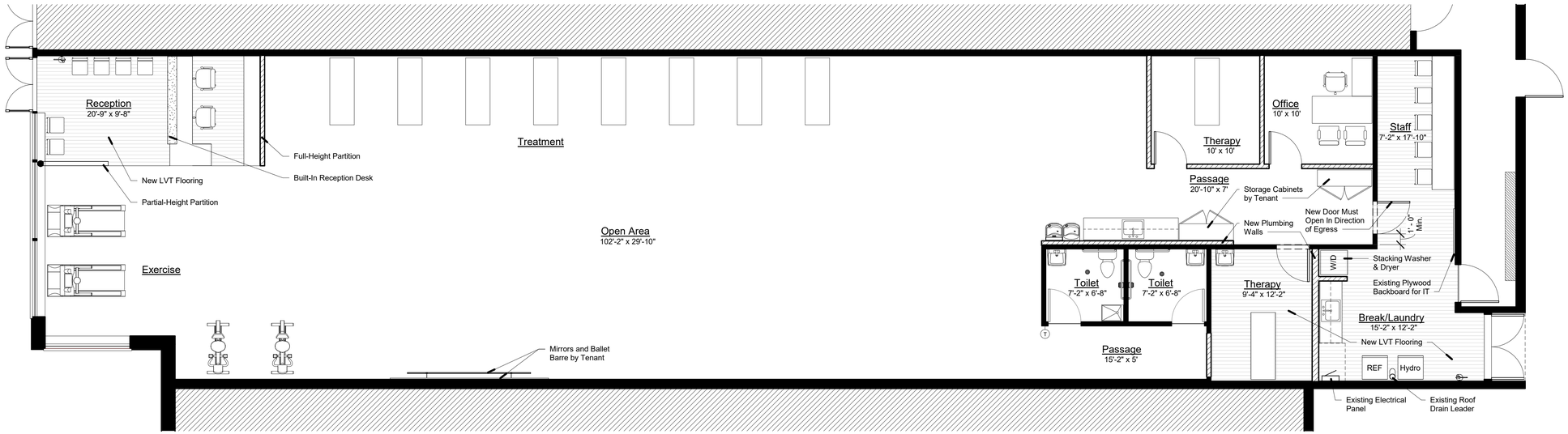
ATTESTED and FILED in the office of the Village Clerk this

_____day of _____, 2023

_____
Village Clerk

Attachment: SU ORD 315 E. Northwest Hwy (315 E. Northwest Highway - SU Medical Office (Physical Therapy))

EXHIBIT A TO LETTER OF INTENT



1 Space Study 2
3/16" = 1'-0"

MERRIFIELD
ARCHITECTURE, LTD.

1 E 22nd Street, Suite 301, Lombard, Illinois 60148
T: 630.926.3049 E: rlm@merrifieldarch.com

HIGHLAND
MANAGEMENT
ASSOCIATES, INC.

Project Name & Location:

TEAM REHABILITATION
PHYSICAL THERAPY

315 East Northwest Highway
Palatine, Illinois 60067

Drawing Title:

Space Study 2

Revisions:

Revision #	Description	Issue Date

Architect's Certification:

Merrifield Architecture, Ltd.
Illinois Professional Design Firm - License #184.008843-0001

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These drawings may have been reproduced at a size different than originally drawn. Architect assumes no responsibility for use of incorrect scale.

Do Not Scale Drawings

Project number	2318
Date	Rev. 8/8/2023
Drawn by	RLM
Checked by	RLM

SS-2

Scale 3/16" = 1'-0"

Attachment: EXHIBIT - Floor Plan (315 E. Northwest Highway - SU Medical Office (Physical Therapy))

TEAM REHABILITATION
PHYSICAL THERAPY

33900 Harper Ave, Suite 104, Clinton Township, MI 48035. Phone 586-416-9100. Fax 586-416-9103

August 14, 2023

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

To Whom It May Concern:

Team Rehab is a network of therapist-owned outpatient physical therapy clinics. Since opening our first clinic in Farmington Hills, Michigan in 2001, we have grown to 133 clinics with locations in Michigan and into Illinois, Indiana, Wisconsin, and Georgia. Our mission is to provide the best outpatient physical therapy, occupational therapy and speech therapy. We want our patients to enjoy therapy and experience clear improvements in their health. Our clinics receive the highest levels of patient satisfaction and our patients receive the best objectively measurable outcomes. A typical Team Rehab clinic will have a maximum of 15 patients at any one time and around 5 employees so that we can provide intensive hands-on care. We continue to open additional clinics in order to make physical, occupational and speech therapy even more accessible to our patients, their friends and their family.

Please contact me should you need additional information.

Best regards for Team Rehab,



Scott Detiveaux
Director of Clinic Development

Attachment: EXHIBIT - Business Plan (315 E. Northwest Highway - SU Medical Office (Physical Therapy))

VILLAGE OF PALATINE

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 09/26/23 07:00 PM

STAFF REPORT (ID # 8625)

315 E. Northwest Highway

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Alex Bradshaw

PETITIONER: Lisa Fischer (Team Rehabilitation)

PLAN NUMBER: SU-000068-2023

ADDRESS: 315 E. Northwest Highway

PROPOSAL:
Special Use to permit a medical office (physical therapy clinic) at the subject property.

LOCATION:	315 E. Northwest Highway District 6 (Helms)	**CURRENT ZONING:**	B-2 General Business District

SURROUNDING CONDITIONS:

North:	Planned Development (Renaissance)
South	R-2 Single-Family Residential
East:	R-3 Single-Family Residential / B-1 Shopping Center District
West:	R-1 Single-Family Residential (St. Teresa Catholic Church)

BACKGROUND:
The Petitioner is proposing to relocated an existing physical therapy clinic currently operating within Palatine, Team Rehabilitation, to the subject property. Therefore, the Petitioner is requesting:

> **Special Use to permit a medical office (physical therapy clinic) at the subject property.**

SITE ANALYSIS:

- The Subject Property, zoned B-2 General Business District, is within the Scher's Subdivision (Palatine Plaza) and is approximately 11.5 acres. The lot contains a multi-tenant shopping center. Tenants within the shopping center include Dollar Tree, Ace Hardware, Planet Fitness, etc. The subject tenant space was most recently occupied by a Play It Again Sports.
- The Petitioner had applied for and was granted a special use for the same business

Attachment: PZC Materials - September 26, 2023 (315 E. Northwest Highway - SU Medical Office (Physical Therapy))

at 235-239 W. Northwest Hwy in 2018 (O-143-18). The current petition is to relocate the existing business to the new proposed location, 315 E. Northwest Hwy, within Palatine.

- The use will occupy a vacant ~4,080 square foot tenant space, and would provide outpatient physical therapy, occupational therapy, and speech therapy.
- Per the business plan, Team Rehab is a network of therapist-owned outpatient physical therapy clinics. There are 133 locations throughout Michigan, Illinois, Indiana, Wisconsin, and Georgia.
- The proposed hours of operation are Monday-Thursday 7 AM - 7 PM, Friday 7 AM - 5 PM, and Saturday by appointment only.
- There would be approximately 5 employees with a maximum 15 patients at one time.
- The floor plan includes an open gym area, a treatment area with 8 treatment tables, and 2 private therapy rooms.
- There are existing parking Variations for the subject property, primarily associated with Planet Fitness, to allow a shopping center to have 562 parking spaces, instead of the minimum required 604 parking spaces (O-75-19 & O-13-21). The proposed medical office use would not change the parking requirement for the shopping center, therefore, it will meet Code.

DEPARTMENTAL REVIEWS:

Community Services	No Issues Identified.
Engineering	No Issues Identified.
Environmental Health	N/A
Fire Prevention	N/A
Public Works	N/A
Police	N/A

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

Attachment: PZC Materials - September 26, 2023 (315 E. Northwest Highway - SU Medical Office (Physical Therapy))

STAFF RECOMMENDATION:

The Petitioner is proposing to relocate an existing physical therapy clinic within Palatine to the subject property. The required parking with the proposed use would not change and the existing parking Variation for the shopping center is still valid. Furthermore, Staff has not received any complaints regarding parking at the center as a whole. Overall, there is a considerable mix of uses within the shopping center and the proposed physical therapy use should not cause substantial injury to the value of the other properties in the surrounding area. Therefore, Staff recommends approval of the proposed Special Use subject to the following condition:

1. The Special Use shall substantially conform the to the Floor Plan and Business Plan submitted by the Petitioner, Lisa Fischer, Team Rehabilitation, except as such plans may be changed to conform to Village Codes and Ordinances.

ATTACHMENTS:

- Aerial Map
- Special Use Application
- Plat of Survey
- Floor Plan
- Business Plan
- Public Notice

Attachment: PZC Materials - September 26, 2023 (315 E. Northwest Highway - SU Medical Office (Physical Therapy))

GISConsortium

315 E. Northwest Highway



0 300 600 ft

Print Date: 8/23/2023

Notes

Cook County Aerial 2022

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VILLAGE OF PALATINE

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

Lisa Fischer

Business Name (if applicable)

Team Rehabilitation

Subject Property Address

315 E. Northwest Highway

Please provide a description of your proposed request:

Proposed ~4080 sf tenant buildout in an existing multi-tenant building. Physical Therapy is considered a special use in this zoning district. Maximum occupancy at peak time will be 5 employees and 15 patients, which is consistent with a typical business or mercantile tenant. We believe the proposed use satisfies the intent of the code to assure no substantial impact on parking and traffic and therefore request approval

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:

Team Rehabilitation has completed demographic analysis of the area and has determined a public need for their services in Palatine. Clinic director has already been selected for Team Rehabilitation has completed demographic analysis of the area and has determined a public need for their services in Palatine. This is a relocation of an existing physical therapy facility that is currently operating in Palatine.

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

This is a proposed tenant buildout in an existing multi-tenant retail building. Use will have no negative impact on existing building, public health, safety, or welfare. Function of the business is actually to improve the health, safety, and welfare of clients.

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

This is a proposed tenant buildout to a currently vacant space in an existing multi-tenant retail building. Parking and traffic needs are consistent with permitted uses for which the building was designed. No injury to nearby property values, we anticipate our business will actually increase sales/customers for adjacent tenants.

Attachment: PZC Materials - September 26, 2023 (315 E. Northwest Highway - SU Medical Office (Physical Therapy))

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

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

a. Will meet the following aesthetic criteria:

i. Will not destroy existing vistas in the area;

ii. Will enhance the appearance of the homes and the streets in the area; and

iii. Will not detract from the overall appearance of the community; or

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

N/A

Attachment: PZC Materials - September 26, 2023 (315 E. Northwest Highway - SU Medical Office (Physical Therapy))

PLAT OF SURVEY

CHARLES A. MIONSKE, INC., SURVEYORS AND ENGINEERS
2024 ROUTE 176, CRYSTAL LAKE, ILL. 60014
PHONE NO. (815) 455-3252

SCALE: 1" = 30'
JOB NO. 84210-2
.95219
96399

NORTHWEST HIGHWAY (S.B.I. ROUTE #19)

BALDWIN ROAD

HICKS ROAD (S.B.I. ROUTE #53)

HIGHWAY

12.0961 ACRES ±

LOT 2

LOT 1

ROBERTSON AVENUE

SCHILLER STREET

MOZART STREET

SCHUBERT STREET

100' = R.O.W.

CONCRETE CURB (TYPICAL)

S. 78.77' = MEAS. ARC.
79.00' = REC. ARC.
RAD. = 7871.9.00'

FOUND CROSS IN WALK

FOUND 3/4" IRON PIPE (T)

DEPR. CURB

LIGHT POLE (TYPICAL)

S. 73° 29' 48" E.
401.72' = REC. & MEAS.
481.55' = HIGHWAY EXCEPTION LEGAL
480.49' = MEAS.

HIGHWAY EXCEPTION
275.63' = DEED
275.00' = DEED & MEAS.
S. 65° 13' 53" E.

FOUND 5/8" IRON PIPE
1.87' N.

FOUND 3/4" IRON PIPE

544.62' = REC. ARC.
955.00' = REC. RAD.
268.16' = MEAS. ARC.
955.50' = MEAS. RAD.

SMITH CORCORAN FUNERAL HOME

ASPHALT PARKING

METAL FENCE

N. 18° 31' 04" E.
300.00' = REC. = 298.75' = MEAS.

EDGE OF PAVEMENT (MEAS. & REC.)

90° 00' 00" = REC. & MEAS.

S. 73° 28' 56" E.
14.00' = REC. & MEAS.

90° 00' 00" = REC. & MEAS.

SET "MAG" NAIL OVER SIGNAL BENEATH NEW ASPHALT

FOUND 3/4" IRON PIPE

TRASH COMPACTOR

BOLLARD (TYP.)

HOBBY LOBBY

1 STORY BRICK BUILDING

NO PARKING FIRE LAW

FIRE HYDRANT

FIRE DEPT. KNOX BOX

HANDICAP SIGN

LIGHT POLE (TYPICAL)

NEW SIGN BEING CONSTRUCTED

TRAFF. SIG. VAULT

TRAFF. SIG. BOX

CONC. WALK

TRAFF. SIG. LIGHT

COMPACT CARS ONLY

PALATINE PLAZA SIGN

PALATINE VISION CENTER

SHERWIN WILLIAMS

FANNIE MAY

CLEANERS

NUMERO UNO

SUBWAY

ACE HARDWARE

1 STORY BRICK BUILDING

JORDEN HALLMARK SHOP

COMMONWEALTH EDISON COMPANY & AMERITECH (ILLINOIS BELL TELEPHONE CO.) EASEMENT AS PER DOC. #18133047 AS REC. IN COOK COUNTY, ILLINOIS

N. 16° 31' 04" E.
120.00' = REC. & MEAS.

N. 73° 28' 56" W.
172.87' = REC.
172.34' = MEAS.
94.82' = REC.
94.69' = MEAS.

FOUND 3/4" IRON PIPE

POWERPOLE (TYPICAL)

CHAIN LINK FENCE

S. 16° 31' 04" W.
117.34' = MEAS.
N. 43° 20' 06" W.

0.62' WIDE CONC. WALL

S. 89° 58' 18" E. = DEED
99.09' = MEAS.
N. 79° 28' 14" W.

FOUND 3/4" IRON PIPE
UNDERGROUND ELECTRIC

15.0' WIDE COMMONWEALTH EDISON COMPANY EASEMENT AS PER DOC. # 85038826 AS REC. IN COOK COUNTY, ILLINOIS

SAINT THERESA CATHOLIC CHURCH

RAD. = 280.00'
375.64' = REC. ARC.
357.48' = MEAS. ARC.
Δ = 73° 09' 03"
TOTAL CURVE

103.68' = DEED
103.55' = MEAS.
N. 42° 27' 49" W.

SET "MAG" NAIL OVER SIGNAL BENEATH NEW ASPHALT (1.5' N.E. OF EDGE OF PAVEMENT)

RAD. = 280.00'
115.29' = ARC.
DEED & MEAS.

ALL BLACK TOP PAVEMENT

VACANT

BROWN'S CHICKEN

FAMILY DENTISTRY

CARE

HEARING

FUN ARTS

GREAT CLIPS

CITY - FINANCIAL

RADIO SHACK

ONGLE! BUFFET

HIT OR MISS

CITIBANK

1 STORY BRICK BUILDING

ELECTRIC PANEL

GAS VALVE (TYPICAL)

FOUND 3/4" IRON PIPE

29.60' = REC. & MEAS.
N. 0° 19' 53" W.

FOUND 3/4" IRON PIPE AT THE S.W'LY CORN. OF LOT 2

0.5' EDGE OF PAVEMENT

709.41' = REC. — 709.20' = MEAS.
S. 89° 40' 07" W.

WOODEN STOCKADE FENCE

POWERPOLE (TYPICAL)

SOUTHWEST CORNER OF SCHER'S SUBDIVISION

SOUTH LINE OF THE N.W. 1/4 OF SECTION 14-42-10

33.0' R. & M.

CANOPY OVERHANG WITH BRICK COLUMN SUPPORT (TYP.)

CONC. WALK

METAL SIGN

COMED PAD

AMOCO SIGN

FOUND 3/4" IRON PIPE
0.04' N.

S. 28° 24' 15" E.
78.76' = MEAS.

61° 55' 40" = REC. & MEAS.

EXCEPTION
BY DOC. #25293781
(AMOCO GAS STATION)

ASPHALT W/ GAS TANKS LOCATED UNDERGROUND

GAS PUMPS

CONC. & WOOD FENCE GARBAGE ENCLOSURE

FOUND 3/4" IRON PIPE SOUTHWEST CORNER OF LOT 1

S. LINE OF LOT 1

150.00' = REC. & MEAS.

EAST LINE OF LOT 1

150.00' = REC. & MEAS.

SET "MAG" NAIL AT S.W. EDGE OF WALK 0.88' N.E. OF CORNER

FOUND 3/4" IRON PIPE AT SOUTHEAST CORNER OF LOT 1 & PLACE OF BEGINNING OF EXCEPTION

BLACKTOP PAVEMENT

CONCRETE WALK

WOOD & CHAIN LIN FENCE

EDGE OF PAVEMENT

124.93' = MEAS.
125.00' = REC.
N. 49° 08' 58" E.

262.12' = REC.
262.15' = MEAS.

FOUND IRON ROD
0.89' N.

FOUND 1/2" IRON PIPE
0.12' N.

FOUND 1/2" IRON PIPE
0.04' N.

FOUND 1/2" IRON PIPE
0.18' N.

FOUND 1/2" IRON PIPE
0.10' N.

FOUND 3/4" IRON PIPE
1.21' N.

UTILITIES LEGEND

- AERIAL ELECTRIC & TELEPHONE LINES (UNLESS OTHERWISE NOTED)
- UNDERGROUND GAS LINE
- ELECTRIC METER
- GAS METER
- TELEPHONE BOX

NOTE: 1. ALL DISTANCES INSIDE "( )" INDICATES MEASURED BY OTHERS.

2. UTILITIES SHOWN AS PER J.U.L.I.E. LOCATION 2-5-97. DOES NOT INCLUDE WATER, STORM OR SANITARY SEWERS.

3. ALL PARKING AREAS BORDERED BY CURB & GUTTER.

REGULAR PARKING SPACES	585
HANDICAP PARKING SPACES	13
TOTAL PARKING SPACES (DECEMBER, 1999)	598

STATE OF ILLINOIS
S. S.
COUNTY OF MCHENRY

To: Chicago Title Insurance Company

This is to certify that this map or plat and the survey on which it is based, were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA, ACSM and NSPS in 1997 and includes Items 1, 2, 3, 4, 7a, 9, 10 of Table A thereof, and pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of a "Suburban" Survey.

Dated this 13th day of December 1999 at Crystal Lake, Illinois.

CHARLES A. MIONSKE
ILLINOIS PROFESSIONAL LAND SURVEYOR #1790

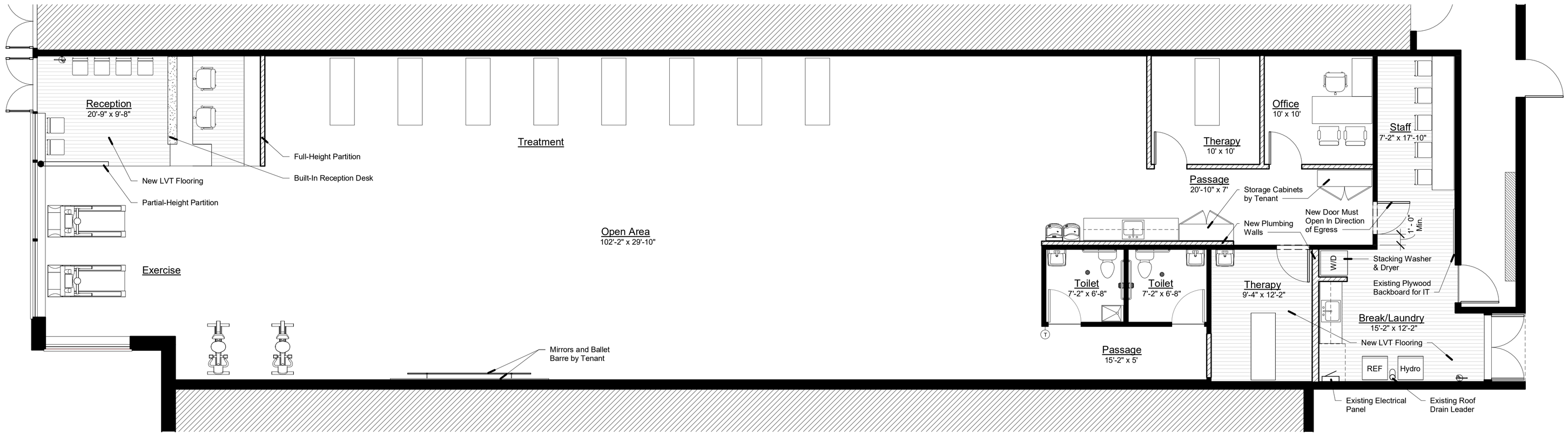
CHARLES A. MIONSKE 35-1790 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS

(REV. 12-13-99)
(REV. 2-21-97)
(REV. 2-7-97)
(REV. 8-13-86)
(REV. 9-18-85)
(REV. 9-20-84)
JOB NO. 84210-2 -S.S. , 95219, 96399, 99392

E. Northwest Highway - SU Medical Office (Physical Therapy)) (315 Attachment: PZC Materials - September 26, 2023

Attachment: PZC Materials - September 26, 2023 (315 E. Northwest Highway - SU Medical Office (Physical Therapy))

EXHIBIT A TO LETTER OF INTENT



1 Space Study 2
3/16" = 1'-0"

MERRIFIELD
ARCHITECTURE, LTD.

1 E 22nd Street, Suite 301, Lombard, Illinois 60148
T: 630.926.3049 E: rlm@merrifieldarch.com

HIGHLAND
MANAGEMENT
ASSOCIATES, INC.

Project Name & Location:

TEAM REHABILITATION
PHYSICAL THERAPY

315 East Northwest Highway
Palatine, Illinois 60067

Drawing Title:

Space Study 2

Revisions:

Revision #	Description	Issue Date

Architect's Certification:

Merrifield Architecture, Ltd.
Illinois Professional Design Firm - License #184.008843-0001

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Do Not Scale Drawings

Project number	2318
Date	Rev. 8/8/2023
Drawn by	RLM
Checked by	RLM

SS-2

Scale 3/16" = 1'-0"

TEAM REHABILITATION
PHYSICAL THERAPY

33900 Harper Ave, Suite 104, Clinton Township, MI 48035. Phone 586-416-9100. Fax 586-416-9103

August 14, 2023

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

To Whom It May Concern:

Team Rehab is a network of therapist-owned outpatient physical therapy clinics. Since opening our first clinic in Farmington Hills, Michigan in 2001, we have grown to 133 clinics with locations in Michigan and into Illinois, Indiana, Wisconsin, and Georgia. Our mission is to provide the best outpatient physical therapy, occupational therapy and speech therapy. We want our patients to enjoy therapy and experience clear improvements in their health. Our clinics receive the highest levels of patient satisfaction and our patients receive the best objectively measurable outcomes. A typical Team Rehab clinic will have a maximum of 15 patients at any one time and around 5 employees so that we can provide intensive hands-on care. We continue to open additional clinics in order to make physical, occupational and speech therapy even more accessible to our patients, their friends and their family.

Please contact me should you need additional information.

Best regards for Team Rehab,



Scott Detiveaux
Director of Clinic Development

Attachment: PZC Materials - September 26, 2023 (315 E. Northwest Highway - SU Medical Office (Physical Therapy))

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 315 E. NORTHWEST HWY.

(●) ( ) ( ) ( )

County of COOK

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

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 7TH day of SEPTEMBER, A.D. 20 23., and the last publication thereof was made on the 7TH day of SEPTEMBER, A.D. 20 23.

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

"OFFICIAL SEAL"
MARY ALICE WENZL
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 07/15/2025

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 7TH day of SEPTEMBER A.D., 20 23.

By Todd Wessell

President
Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 7TH day of SEPTEMBER A.D., 20 23.

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

Attachment: PZC Materials - September 26, 2023 (315 E. Northwest Highway - SU Medical Office (Physical Therapy))

3. 315 E. Northwest Highway

SU-000068-2023 - 315 E. Northwest Highway

Notice was published in the Journal & Topics on September 7th, 2023 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Special Use Application
2. Proof of Ownership
3. Plat of Survey
4. Floor Plan
5. Business Plan
6. Public Notice

Mr. Bradshaw provided a brief overview and states that the petitioner is proposing to relocate an existing physical therapy clinic currently operating within Palatine to the subject property. Request is for a Special Use to permit a medical office (physical therapy clinic) at the subject property.

Sworn in petitioner: Lisa Fischer - 235 W. Northwest Highway - Director and owner of practice.
Ms. Fischer states that she has been operating her business in Palatine at another location for the past four and a half years. Her lease is expiring and she would like to stay within Palatine. The new space is larger and accommodates her business needs. The clinic employees 5 staff members and can have up to 15 patients at any given time. The hours for the clinic would be Monday-Thursday 7AM - 7PM, Friday 7AM - 5PM and Saturday by appointment only. She presents the floor plan which she states is basic and simple with a nice open gym area.

Chairman Wood asks what the square footage of her current space is compared to the new location.
Ms. Fischer states her current space is approximately 3000 square feet and the new space is 4000 square feet.

Commissioner Bettenhausen asks what her anticipated opening date would be.
Ms. Fischer states her current lease expires on 1/31/24. She would move to the new space upon approval of the Special Use and the new space being built out.

Mr. Bradshaw provides information regarding the proposed new location which is in the Scher's Subdivision, Palatine Plaza. The space was most recently occupied by Play It Again Sports and surrounding tenants include Dollar Tree, Ace Hardware and Planet Fitness. The petition is to relocate the existing business to the new location. Team Rehab is a network of therapist-owned outpatient physical therapy clinics with 133 locations. Parking at the property

Attachment: DRAFT PZC Minutes - September 26, 2023 (315 E. Northwest Highway - SU Medical Office (Physical Therapy))

currently has a variation to allow 562 parking spaces instead of the minimum required of 604. The proposed medical office would not change the parking requirement for the shopping center.

Commissioner Fedota notes that there is an existing medical office in this shopping center and asks if parking has been an issue.
Mr. Bradshaw states Staff is not aware of any parking issues for the center.

STAFF RECOMMENDATION:
The Petitioner is proposing to relocate an existing physical therapy clinic within Palatine to the subject property. The required parking with the proposed use would not change and the existing parking Variation for the shopping center is still valid. Furthermore, Staff has not received any complaints regarding parking at the center as a whole. Overall, there is a considerable mix of uses within the shopping center and the proposed physical therapy use should not cause substantial injury to the value of the other properties in the surrounding area. Therefore, Staff recommends approval of the proposed Special Use subject to the following condition:

1. The Special Use shall substantially conform the to the Floor Plan and Business Plan submitted by the Petitioner, Lisa Fischer, Team Rehabilitation, except as such plans may be changed to conform to Village Codes and Ordinances.

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

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

DELIBERATIONS:

Commissioner Fedota states the request meets the standards and has no issues.

Chairman Wood states this request meets public safety, health and welfare. The business has operated for the past four years with no issues. She states that the plaza has a lot of parking and notes that seasonally there may be less space but it has not been an issue. The business would not require a large demand for parking and states it meets the standards for special use.

Commissioner Bettenhausen states that he appreciates that the business would like to remain in Palatine.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 6-0. This item will tentatively go to Village Council on Monday, October 9th, 2023.

Attachment: DRAFT PZC Minutes - September 26, 2023 (315 E. Northwest Highway - SU Medical Office (Physical Therapy))

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

Attachment: DRAFT PZC Minutes - September 26, 2023 (315 E. Northwest Highway - SU Medical Office (Physical Therapy))

Consider an Ordinance Granting a Variation to Permit a Fence to be Eight Feet in Height, Instead of the Maximum Permitted Six Feet, at 488 W. Center Road

BACKGROUND:
The Petitioner is proposing to construct a new 8-foot-tall woven wire fence along the western lot line of the Subject Property. The new fence would replace an existing 8-foot wire fence, which has existed on the property since its annexation in 2004. Therefore, the Petitioner is requesting approval of the following:

> **Variation to permit a fence to be 8 feet in height, instead of the maximum permitted 6 feet.**

KEY ISSUES:
- The Subject Property is just over 1 acre in size and currently consists of a single-family residence and a shed in the rear yard.
- The Petitioner is proposing to construct an 8-foot-tall woven wire fence along the western side lot line. The proposed fence would be replacing an existing non-conforming approximately 8-foot-tall fence that has been altered and pieced together by the Petitioner over time.
- Per the submitted application and justification, a 6-foot fence is not tall enough to deter deer from entering the subject property. Deer regularly graze on the Petitioner's landscaping and native plantings. The application further indicates that the woven wire fence is a less obstructive alternative to a solid wood fence.
- The proposed fence would not be visible from Center Road. The fence would be set back approximately 80 feet from the front property line and there is an additional 40 feet of unimproved right-of-way in front of the home. The dense vegetation and trees between the residence and the road further eliminate the visibility of the fence.
- The adjacent neighbors to the north, on Creekwood Drive, have existing non-conforming fencing that exceeds the maximum permitted fence height of 6 feet. The adjacent neighbor to the east, 442 W. Center Road, has a 6-foot solid wood fence along the Subject Property's shared lot line.
- Staff notes that 8-foot residential fences are only permitted by Code when along a shared lot line abutting a commercial property or within the manufacturing district.

ALTERNATIVES:
1. Approve the Variation to permit a fence to be 8 feet in height, instead of the maximum permitted 6 feet.
2. Do not approve the Variation to permit a fence to be 8 feet in height, instead of the maximum permitted 6 feet.

RECOMMENDATION:

Public Hearing**:**	PZC meeting on September 26, 2023.
Residents testifying:	One. Adjacent neighbor spoke on how the proposed fence would help with the increased deer population, and that the proposed woven wire fence would be more attractive than a solid fence.
Vote:	The PZC voted 5-1 to approve the Variation to permit a residential fence to exceed the maximum permitted height.

Staff recommended denial of the request.

ACTION REQUIRED:
A motion to approve the ordinance granting a Variation to permit a fence to be 8 feet in height, instead of the maximum permitted 6 feet.

ATTACHMENTS:

- Aerial Map
- ORD VAR 488 W Center Rd
- EXHIBIT - Site Plan
- EXHIBIT - Fence Elevation
- PZC Materials and Public Notice - September 26, 2023
- DRAFT PZC Minutes - September 26, 2023

GISConsortium

488 W. Center Road



0 150 300 ft

Print Date: 8/23/2023

Notes

Cook County Aerial 2022

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.

Attachment: Aerial Map (488 W. Center Road - VAR Fence)

ORDINANCE NO. _____

AN ORDINANCE GRANTING A VARIATION
488 W. CENTER ROAD

WHEREAS, pursuant to a petition and public hearing on September 26, 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 a Variation to permit an 8-foot fence, instead of the maximum permitted 6-foot fence pursuant to Section 6.03 (b) (1) of the Village of Palatine Zoning Ordinance, on the following legally described property:

LOT 6 IN 1ST ADDITION TO HIDDEN VALLEY BEING A RESUBDIVISION OF LOT 1 OF HIDDEN VALLEY A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Commonly known as 488 W. Center Road (02-03-104-087-0000).

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: Variation to permit an eight-foot fence, instead of the maximum permitted six-foot fence pursuant to Section 6.03 (b) (1) of the Village of Palatine Zoning Ordinance, is hereby granted, subject to the following condition(s):

1. **The Variation shall substantially conform to the Fence Elevation and Site Plan submitted by Petitioner, Margaret Simonsen, except as**

Attachment: ORD VAR 488 W Center Rd (488 W. Center Road - VAR Fence)

such plans may be changed to conform to Village Codes and Ordinances.

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 _____day of _____, 2023

AYES:_____ NAYS:_____ ABSENT:_____ PASS:_____

APPROVED by me this _____day of _____, 2023

_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this

_____day of _____, 2023

_____
Village Clerk

Attachment: ORD VAR 488 W Center Rd (488 W. Center Road - VAR Fence)

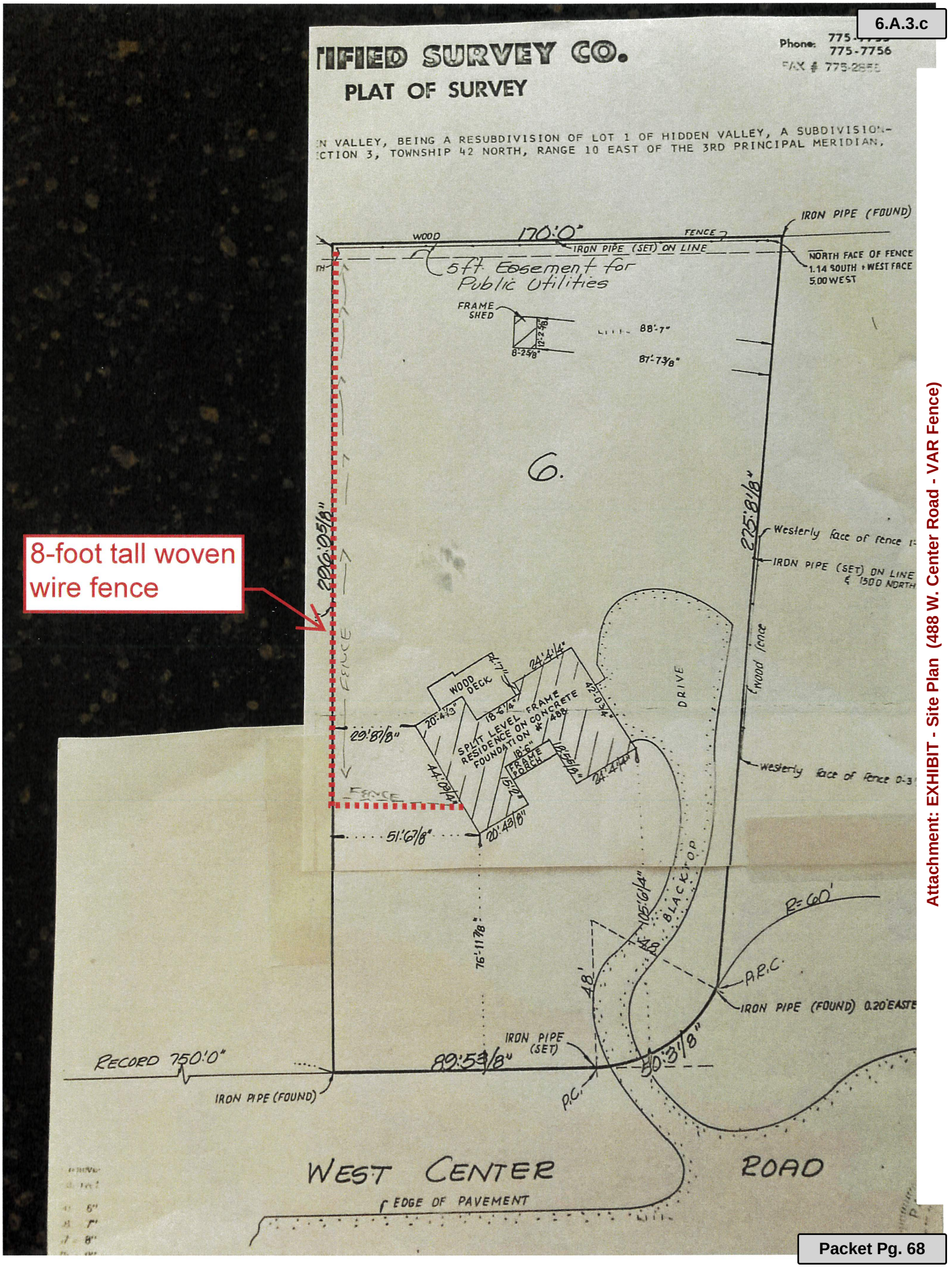
TIFIED SURVEY CO.

PLAT OF SURVEY

Phone: 775-7756

FAX # 775-2855

N VALLEY, BEING A RESUBDIVISION OF LOT 1 OF HIDDEN VALLEY, A SUBDIVISION-
CTION 3, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE 3RD PRINCIPAL MERIDIAN,



Attachment: EXHIBIT - Site Plan (488 W. Center Road - VAR Fence)





Attachment: EXHIBIT - Fence Elevation (488 W. Center Road - VAR Fence)

VILLAGE OF PALATINE

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 09/26/23 07:00 PM

STAFF REPORT (ID # 8626)

488 W. Center Road

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Alex Bradshaw

PETITIONER: Margaret (Peggy) Simonsen

PLAN NUMBER: SU-000070-2023

ADDRESS: 488 W. Center Road

PROPOSAL:
Variation to permit a fence to be 8 feet in height, instead of the maximum permitted 6 feet.

LOCATION:	488 W. Center Road District 3 (Myslinski)	**CURRENT ZONING:**	R-1 Single-Family Residential

SURROUNDING CONDITIONS:

North:	R-2 Single-Family Residential
South	R-1 Single-Family Residential
East:	R-1 Single-Family Residential
West:	R-1 Single-Family Residential

BACKGROUND:
The Petitioner is proposing to construct a new 8-foot tall woven wire fence along the western lot line of the subject property. The new fence would replace an existing 8-foot wire fence, which has existed on the property. Therefore, the Petitioner is requesting:

> **Variation to permit a fence to be 8 feet in height, instead of the maximum permitted 6 feet.**

SITE ANALYSIS:

- The Subject Property is zoned R-1 Single-Family and is within the First Addition to Hidden Valley Re-subdivision. The subject property is just over 1 acre in size, and currently consists of a single-family residence and a shed in the rear yard. The property was annexed into the Village in 2004.
- The Petitioners are proposing to construct an 8-foot tall woven wire fence along the

Attachment: PZC Materials and Public Notice - September 26, 2023 (488 W. Center Road - VAR Fence)

western side lot line. The proposed fence would be replacing an existing non-conforming approximate 8-foot tall fence that has been altered and pieced together by the Petitioner over the years.

- Per the submitted application, a 6-foot fence would not be tall enough to deter deer from entering the subject property. Deer regularly graze on the Petitioner's landscaping and native plantings. The woven wire fence is also a less obstructive alternative to a solid wood fence.
- The proposed fence would not be visible from Center Road. The fence would be setback approximately 80 feet from the front property line. Additionally, there is dense vegetation and trees between the residence and the road, further reducing the fence's visibility from the road.
- The adjacent neighbors to the north, on W. Creekwood Dr, have existing non-conforming fencing that exceeds the maximum permitted fence height of 6 feet. The adjacent neighbor to the east, 442 W. Center Rd, has a 6-foot solid wood fence along the subject property's shared lot line.

DEPARTMENTAL REVIEWS:

Community Services	The subject property does not abut commercial or industrial use, maximum residential fence height should be adhered to.
Engineering	The need for 8-foot livestock style fence is not justified within the Village.
Environmental Health	N/A
Fire Prevention	N/A
Public Works	N/A
Police	N/A

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 proposing to replace an old wire fence with a new 8-foot woven wire fence. The existing fence has been constructed over the years with iron posts, wire fencing, and rope. While Staff understands the request to have a taller than permitted fence to aid in deterring deer from entering the Subject Property, residential fences exceeding 6 feet in height have typically only been approved on properties abutting

Attachment: PZC Materials and Public Notice - September 26, 2023 (488 W. Center Road - VAR Fence)

commercial or industrial zoning districts.

Staff's review of the surrounding area identified other properties in the surrounding neighborhood with comparable fencing that exceed the maximum permitted 6 feet. However, all of the existing non-conforming fences identified were constructed prior to annexation or the application of the current Zoning Ordinance. With that said, the proposed fence should not alter the character of the area, but Staff concluded that the unique location of the property does not warrant a fence to exceed the maximum permitted height.

Therefore, Staff recommends denial of the proposed Variation. If the Planning and Zoning Commission recommends approval of the Variation, Staff recommends the following condition:

1. The Variation shall substantially conform to the Fence Elevation and Site Plan submitted by the Petitioner, Margaret Simonsen, except as such plans may be changed to conform to the Village Codes and Ordinances.

ATTACHMENTS:

- Aerial Map
- Variation Application
- Plat of Survey
- Site Plan
- Fence Elevation
- Public Notice

Attachment: PZC Materials and Public Notice - September 26, 2023 (488 W. Center Road - VAR Fence)

GISConsortium

488 W. Center Road



0 150 300 ft

Print Date: 8/23/2023

Notes

Cook County Aerial 2022

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.

Attachment: PZC Materials and Public Notice - September 26, 2023 (488 W. Center Road - VAR Fence)

VILLAGE OF PALATINE

VARIATION APPLICATION

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

Petitioner Name

Margaret Simonsen

Business Name (if applicable)

Subject Property Address

488 W. Center Road

Please provide a description of your proposed request:

Build a 273-foot galvanized oven wire fence, 8 feet high with posts set in concrete, and a gate opening alongside the house. Purpose of the fence is to keep deer out- they regularly graze on my landscaping and native plantings.

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 six-foot fence is not sufficient to keep deer out- they easily jump over it. The existing fence wires have been regularly broken by deer crashing thru them. The proposed fence will be sturdier and mesh, rather than strung wires.

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

Living near Deer Grove Forest Preserve East, there are herds of deer regularly moving thru the neighborhood. I use deer repellant on plants the deer like in my front yard, but with an acre of land, I can't do so in all the plants in the backyard.

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

The proposed fence will not be visible from the road- it will be in a wooded area. between my yard and my neighbors. (Who are pleased that I plan to build this.) It will be an improvement over the current fence damaged by deer.

Attachment: PZC Materials and Public Notice - September 26, 2023 (488 W. Center Road - VAR Fence)

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.

The alternative, a stockade fence as exists on the back and east side of the property, would indeed impair supply of light and air and increase the danger of fire.

Attachment: PZC Materials and Public Notice - September 26, 2023 (488 W. Center Road - VAR Fence)

ORTH ELSTON AVENUE
AGO, ILLINOIS 60646

CERTIFIED SURVEY CO.

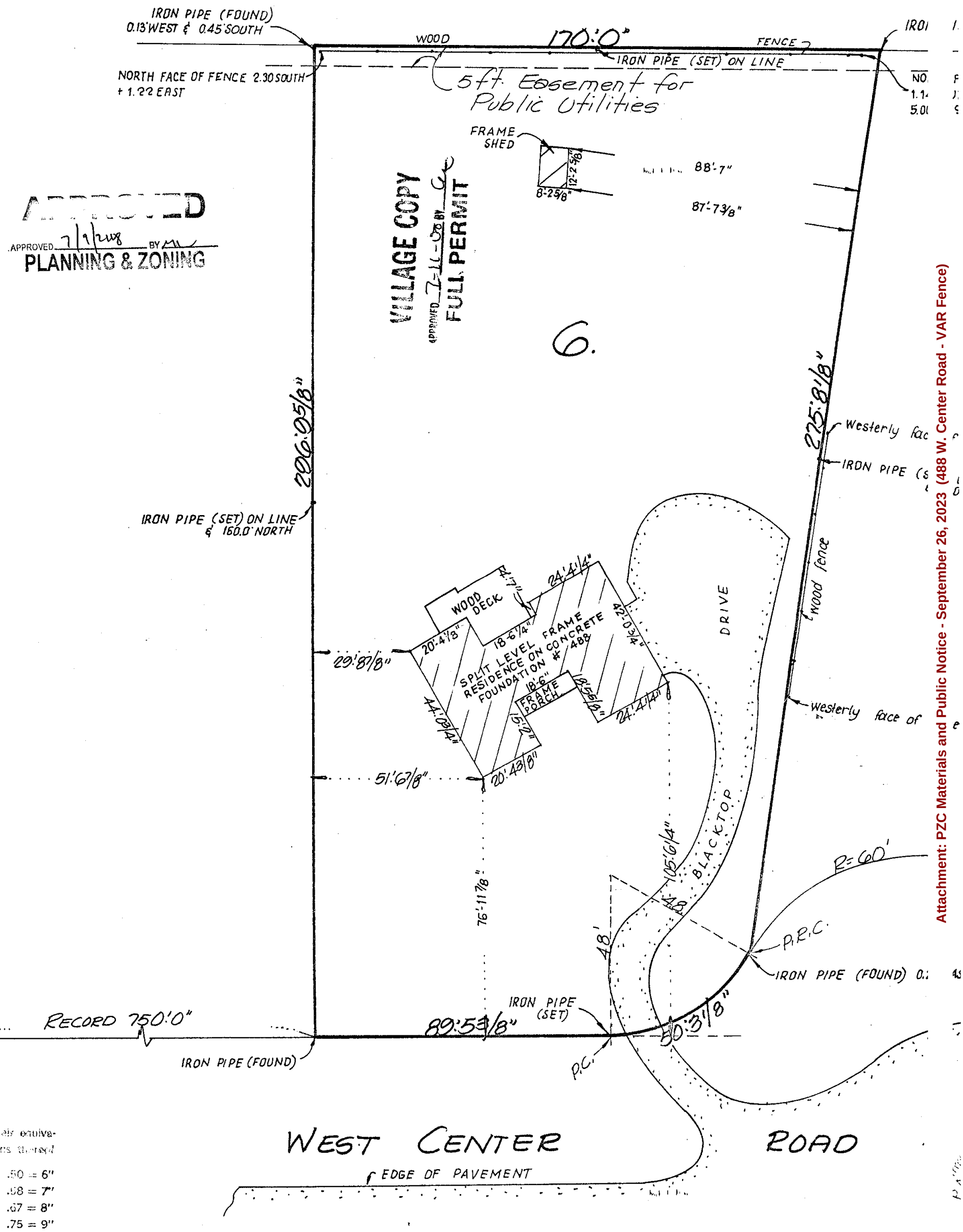
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FAX

PLAT OF SURVEY

LOT 6 IN FIRST ADDITION TO HIDDEN VALLEY, BEING A RESUBDIVISION OF LOT 1 OF HIDDEN VALLEY, A SUI
OF PART OF THE NORTHWEST ¼ OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE 3RD PRINCIPAL I
IN COOK COUNTY, ILLINOIS.

E



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nches and fractions thereof

"	.07 = ¾"	.50 = 6"
"	.08 = 1"	.58 = 7"
"	.17 = 2"	.67 = 8"
"	.25 = 3"	.75 = 9"
"	.33 = 4"	.83 = 10"
"	.42 = 5"	.92 = 11"
		1.00 = 12"

') IN BOX MEANS THIS SURVEY HAS BEEN
SE IN CONNECTION WITH A MORTGAGE LOAN
N AND IS NOT TO BE USED FOR ANY OTHER

ARE NOT TO BE ASSUMED FROM SCALING

BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACT.

State of Illinois } ss.
County of Cook }

COMPARE ALL POINTS BEFORE BUILDING BY S
ANY DIFFERENCE.

State of Illinois } ss.
County of Cook }

Attachment: PZC Materials and Public Notice - September 26, 2023 (488 W. Center Road - VAR Fence)

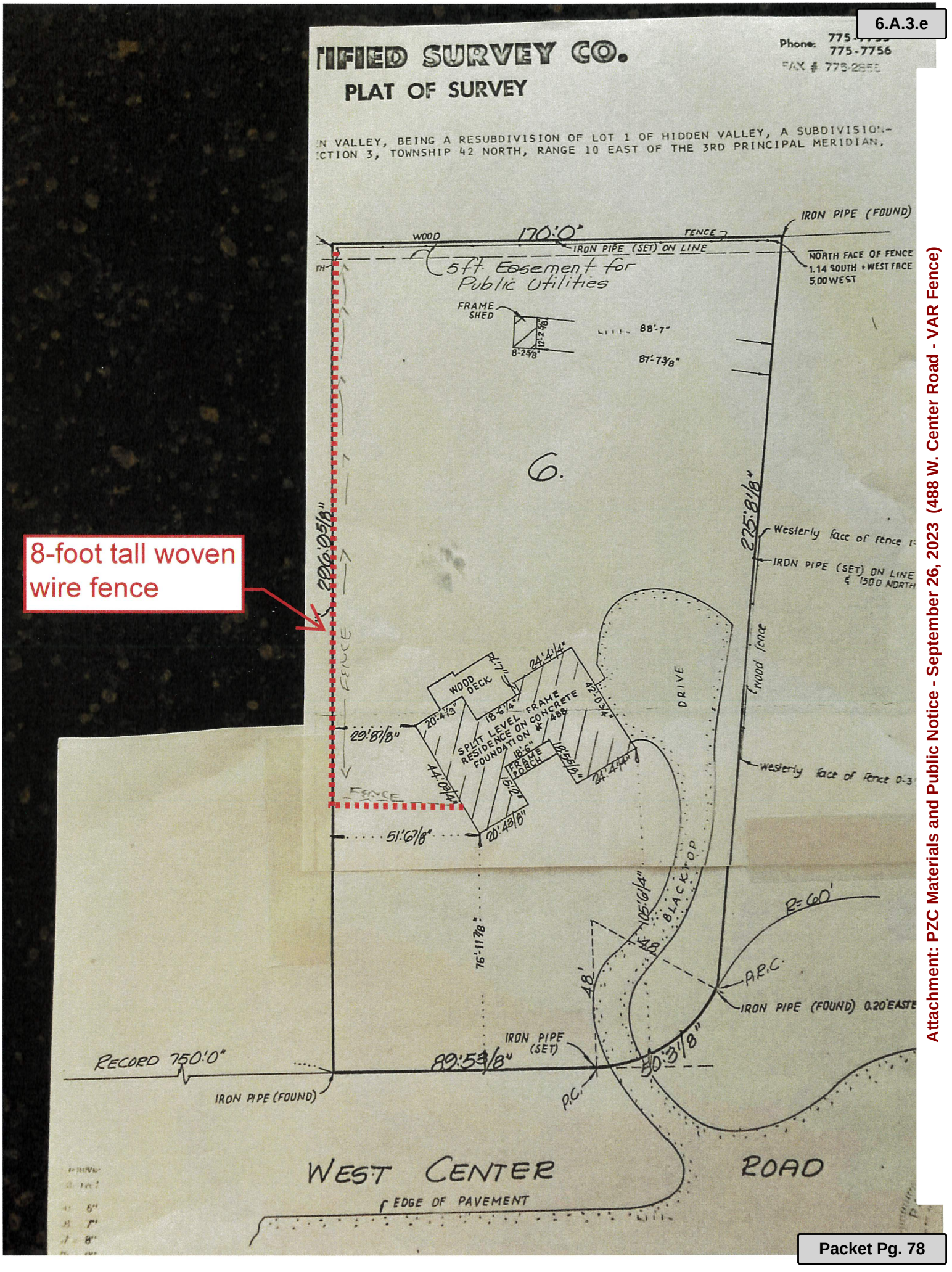
TIFIED SURVEY CO.

Phone: 775-7756

FAX # 775-2855

PLAT OF SURVEY

N VALLEY, BEING A RESUBDIVISION OF LOT 1 OF HIDDEN VALLEY, A SUBDIVISION-
CTION 3, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE 3RD PRINCIPAL MERIDIAN,



Attachment: PZC Materials and Public Notice - September 26, 2023 (488 W. Center Road - VAR Fence)



Attachment: PZC Materials and Public Notice - September 26, 2023 (680 W. Cherry Road - IAAI Fence)



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 488 W. CENTER 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 SEPTEMBER, A.D. 20 23., and the last publication thereof was made on the 7TH day of SEPTEMBER, A.D. 20 23.

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

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- ☐ Rolling Meadows Topics
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- ☐ Suburban Journal
- ☐ Northwest Journal
- ☐ Glenview Journal

"OFFICIAL SEAL"
MARY ALICE WENZL
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 07/15/2025

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 7TH day of SEPTEMBER A.D., 20 23.

By Todd Wessell

President
Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 7TH day of SEPTEMBER A.D., 20 23.

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

Attachment: PZC Materials and Public Notice - September 26, 2023 (488 W. Center Road - VAR Fence)

2. 488 W. Center Road

SU-000070-2023 - 488 W. Center Road

Notice was published in the Journal & Topics on September 7th, 2023 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:
1.) Variation Application
2.) Proof of Ownership
3.) Plat of Survey
4.) Site Plan
5.) Fence Elevation
6.) Public Notice

Mr. Bradshaw provided a brief overview and states that the petitioner is proposing to construct a new 8-foot-tall woven wire fence along the western lot line of the property. The new fence would replace an existing 8-foot wire fence.

Sworn in petitioner: Margaret (Peggy) Simonsen, 488 W. Center Road, owner
Ms. Simonsen explains that her property is a few houses over from the Deer Grove Forest Preserve property. The deer have inundated her property and eaten their way through her yard. She states that there was a small 4-foot fence on the west side of the property and has since been extended to 8 feet high. She provides an illustration of the existing conditions and explains how deer are entering her property. She explains that she is an active member of The Citizens of Conservation in Barrington. She plants vegetation that deer normally would not eat but has found that they still eat through her prized plants. The deer can easily jump a 6-foot fence and would only be deterred if it were a full panel fence since they will not jump it if they can't see through it. Ms. Simonsen provides a photo showing the view of her property from the front of the house. She states the property is densely wooded and the requested fence can't be seen from the street. She also states that the surrounding neighbors have no issues with her request to install an 8-foot woven wire fence.

Chairman Wood asks if the deer population has increased since she purchased the property.
Ms. Simonsen states that it has and further explains that the deer population was at approximately 8 deer per square mile when she purchased the property and is now at 80 deer per square mile.

Chairman Wood questions her experience with native plants.
Ms. Simonsen explains she has gained knowledge through her work with conservationist groups, and states it is a hobby.

Attachment: DRAFT PZC Minutes - September 26, 2023 (488 W. Center Road - VAR Fence)

Chairman Wood asks for the property size.
Ms. Simonsen states it is on 1 acre.

Commissioner Bettenhausen asks if deer repellant is an option.
Ms. Simonsen states she has used gallons of deer repellant. It also needs to be reapplied after rainfall and does not deter the deer. Certain native plants are more appealing to deer.

Commissioner Fedota asks if she could replant her yard with deer resistant plants as the deer are native to the area. He further states it seems that she is fighting a natural progression and notes that there are certain plants that are deer resistant.
Ms. Simonsen is aware of those plants but the deer population is dense and those plants do not deter enough to keep them from eating other plants in the yard.

Further discussion regarding deer vs. fence.

Mr. Bradshaw provides a site analysis and states that the property was annexed into the Village in 2004, is zoned R-1 and is just over 1 acre in size. The fence and structures were existing. He states that the proposed fence would be set back 80' from the property line and explains that the adjacent neighbors on W. Creekwood Dr. have an existing non-conforming fence that exceeds the maximum permitted fence height of 6 feet. He notes that Community Services reviewed and stated that the property does not abut commercial or industrial use and maximum residential fence height should be adhered to. He also states that Engineering reviewed and stated that the need for an 8-foot livestock style fence in not justified within the village.

Chairman Wood clarifies that the request is to approve an 8-foot fence and that a 7-foot fence is not being pursued at this time.
Ms. Simonsen states she would be open to 7-foot tall fence if 8-foot is not approved.

Sworn in Resident: Tim Stowe - 514 W. Center Road
Mr. Stowe is in support of the proposed 8-foot fence and has no issues with the request. He confirms that the deer population has multiplied quickly and states that he has witnessed as many as 15 deer at a time on his property. He believes it is a reasonable request.

Chairman Wood asks for confirmation on the existing height of the fence.
Mr. Bradshaw states that with modifications it is approximately 8-foot tall.

Commissioner Friedman asks if there is a downside to have a 6-foot wood fence.
Mr. Stowe states he'd rather have the open fence. The stockade-style wood fence would be noticeable and would take away from the densely wooded

Attachment: DRAFT PZC Minutes - September 26, 2023 (488 W. Center Road - VAR Fence)

appearance.

STAFF RECOMMENDATION:

The Petitioner is proposing to replace an old wire fence with a new 8-foot woven wire fence. The existing fence has been constructed over the years with iron posts, wire fencing, and rope. While Staff understands the request to have a taller than permitted fence to aid in deterring deer from entering the Subject Property, residential fences exceeding 6 feet in height have typically only been approved on properties abutting commercial or industrial zoning districts.

Staff's review of the surrounding area identified other properties in the surrounding neighborhood with comparable fencing that exceed the maximum permitted 6 feet. However, all of the existing non-conforming fences identified were constructed prior to annexation or the application of the current Zoning Ordinance. With that said, the proposed fence should not alter the character of the area, but Staff concluded that the unique location of the property does not warrant a fence to exceed the maximum permitted height.

Therefore, Staff recommends denial of the proposed Variation. If the Planning and Zoning Commission recommends approval of the Variation, Staff recommends the following condition:

1. The Variation shall substantially conform to the Fence Elevation and Site Plan submitted by the Petitioner, Margaret Simonsen, except as such plans may be changed to conform to the Village Codes and Ordinances.

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

Commissioner Friedman made a motion to approve subject staff's conditions; seconded by Commissioner Noonan.

DELIBERATIONS:

Commissioner Friedman states the fence is not enclosing the property and recognizes that the deer population is destructive to the land. This is a worthy application for a variance to meet the owners needs and protect the property.

Chairman Wood states that although it does not abut a commercial or industrial property a variation request is reasonable for the Petitioner's situation. She states the property is large, has an existing 8-foot non-conforming fence, it is not visible from street, and meets reasonable standards in her opinion.

Commissioner Ruth-Wurster believes it meets the standards and states that this is a highly unique circumstance. She states she is familiar with the area and

Attachment: DRAFT PZC Minutes - September 26, 2023 (488 W. Center Road - VAR Fence)

understands how deer travel to familiar areas that provide food. She further states that the Petitioner is knowledgeable and agrees that this is a unique situation.

Commissioner Fedota has difficulty in approving this request. He states that not only are the plants native but the deer are also native to this area. He states it is the essence of the property and is the natural setting for the area.

Chairman Wood summarized that this request has met the standards and was approved by a vote of 5-1. This item will tentatively go to Village Council on Monday, October 9, 2023.

RESULT:	**RECOMMEND TO APPROVE [5 TO 1]**
AYES:	Noonan, Roth-Wurster, Friedman, Wood, Bettenhausen
NAYS:	Fedota
ABSENT:	Luszczak, Kolososki, Cavanaugh

Attachment: DRAFT PZC Minutes - September 26, 2023 (488 W. Center Road - VAR Fence)

Consider an Ordinance Granting a Special Use and Variation for a New Single-Family Residence and Access Drive at 1347 N. Grove Avenue and Vacant Lot to the East

This item was continued until tonight's meeting due to a work conflict for the Petitioner. Unfortunately, the Petitioner had another work conflict for tonight's meeting and therefore Staff recommends continuing this item until the October 9th Village Council meeting.

BACKGROUND:
The Petitioner is proposing to build a new single-family home on the existing vacant lot directly east of 1347 N. Grove Avenue. In addition, a private drive is proposed to connect the vacant lot to Grove Avenue through the north side yard of 1347 N. Grove Avenue. Therefore, the Petitioner is requesting approval of the following:

Special Use to permit a new single-family residence to be set back 41 feet from the rear property line, instead of the minimum required 50 feet; and

Variation for the driveway width to be 29 feet in total width, within 5 feet of the lot line, instead of the maximum permitted 25 feet.

KEY ISSUES:
- The Subject Property, zoned R-1 Single-Family Residential, is approximately 15,488 square feet. It was platted in 1926 and conforms to the pre-1958 R-1 lot area standards (minimum of 12,000 square feet). The lots were platted in Cook County in 1926 and annexed in 2005. The vacant lot is under the same ownership as the single-family residence directly to the west (1347 N. Grove Avenue). The Village Council adopted a Sub Area Plan ("Northwest Sub Area") for these properties, which indicates that the property should be developed within the R-1 A standards.
- The Subject Property is landlocked; however, there is an unimproved right-of-way to the east. Therefore, the eastern side of the lot would be considered the front yard.
- The Petitioner is seeking to build a new home requiring a rear yard setback reduction from 50 feet to 41 feet. The remaining setbacks comply with the R-1 standards. The property to the north is vacant and the residence to the south is setback approximately 26 feet and appears to be existing nonconforming.
- The plans propose access from a private drive through 1347 N. Grove Avenue (west) reaching Grove Avenue. While there is existing unimproved right-of-way to the east (Coolidge Avenue - annexed from Cook County), the Petitioner indicates that building an access drive using the existing right of way is not feasible, due to the steep slope decline of over 6 feet across the 40 feet of the unimproved Coolidge right-of-way.
- The proposed driveway is 10 feet wide and will require an access easement to be recorded for the 1347 N. Grove Avenue property. Lot coverage for 1347 N. Grove Avenue would meet Code with the private drive addition. The driveway width at the front lot line exceeds the maximum 25 feet, therefore requiring a Variation.
- In addition to the Zoning relief requested, Chapter 16 Construction and Maintenance of Facilities in the Public Rights-of-Way of the Palatine Code of Ordinances contains regulations regarding driveways. These regulations include requiring a permit from the Village for constructing any driveway in public right-of-way. Per Chapter 16, a

driveway is defined as “a place improved for vehicular traffic **on street right-of-way** which **connects the traveled portion of the street with the lot or parcel of land adjacent thereto**.” As the proposed driveway would connect Grove Avenue (through an easement and not street right-of-way) to a lot or parcel of land that is not adjacent thereto, thus in conflict with the Code, the requested zoning relief for the driveway also includes a waiver from this regulation. Thus, even without the requested driveway width variation, the Village still has the authority to deny the proposed driveway/easement.

- All of the neighboring properties appear to be on well and septic. A water main exists along the west side of Grove Avenue, to which the new home will connect to. The closest sanitary line is located at the southeast corner of North Street and Grove Avenue. Due to the distance from the home, the Code does not require connection, unless the property is unable to provide the required septic to support the home.

ALTERNATIVES:

1. Approve the Special Use and Variation to permit a new single-family residence set back 41 from the rear lot line instead of the required minimum 50 feet and a driveway at the lot line 29 feet wide instead of the maximum 25 feet.
2. Do not approve the Special Use and Variation to permit a new single-family residence set back 41 from the rear lot line instead of the required minimum 50 feet and a driveway at the lot line 29 feet wide instead of the maximum 25 feet.

RECOMMENDATION:

Public Hearing**:**	PZC meeting on July 25, 2023.
Residents testifying:	None.
Vote:	The PZC voted unanimously to approve the Special Use and Variation to permit a new single-family residence set back 41 from the rear lot line instead of the required minimum 50 feet and a driveway at the lot line 29 feet wide instead of the maximum 25 feet. Staff at the time of the Plan Commission had recommended action at the discretion. Further review of the petition subsequent to the Plan Commission discussion and by the Village Manger have led to a recommendation to deny the petition.

ACTION REQUIRED:

A motion to approve the ordinance granting the Special Use and Variation to permit a new single-family residence set back 41 from the rear lot line instead of the required minimum 50 feet and a driveway at the lot line 29 feet wide instead of the maximum 25 feet at 1347 N. Grove Avenue and vacant lot to the east.

ATTACHMENTS:

- Aerial Map
- ORD SU VAR 1347 N Grove Ave
- EXHIBIT - Site Plan
- EXHIBIT - Architectural Plans

- 1347 N Grove - Driveway Easement Exhibit
- Planning and Zoning Commission materials - 7-25-23
- PZC Minutes - 7-25-23

GISConsortium | 1347 N Grove Ave.



0 300 600 ft

Print Date: 7/12/2023

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.

Attachment: Aerial Map (2023-75 : 1347 N Grove Ave - SU VAR NSFR)

ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIAL USE AND VARIATION
1347 N. GROVE AVE AND VACANT LOT TO EAST

WHEREAS, pursuant to a petition and public hearing on July 25, 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 a Special Use to permit a new single-family residence to be set back 41 feet from the rear property line, instead of the minimum required 50 feet, pursuant to Section 10.02 (h) (2) of the Village of Palatine Zoning Ordinance and a Variation for the driveway width to be 29 feet in total width within 5 feet of the lot line, instead of the maximum permitted 25 feet, pursuant to Section 7.04 (i) (3) of the Village of Palatine Zoning Ordinance, on the following legally described property:

LOTS 2 AND 5 IN BLOCK 2 IN WILSON'S FOREST VIEW HIGHLANDS A SUBDIVISION IN THE WEST HALF OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Commonly known as 1347 N. Grove Avenue and vacant lot to the east (02-09-110-002-0000 and 02-09-110-005-0000).

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: A Special Use to permit a new single-family residence to be set back 41 feet from the rear property line, instead of the minimum required 50 feet, pursuant to Section 10.02 (h) (2) of the Village of Palatine Zoning Ordinance and Variation for the driveway width to be 29 feet in total width within 5 feet of the lot line, instead of the maximum permitted 25 feet, pursuant to Section 7.04 (i) (3) of the Village of Palatine Zoning Ordinance, is hereby granted, subject to the following condition(s):

1. **The Special Use and Variation shall substantially conform to the site plan and**

Attachment: ORD SU VAR 1347 N Grove Ave (2023-75 : 1347 N Grove Ave - SU VAR NSFR)

architectural plans prepared by the Urban Design Group, submitted on 06/10/2023, except as said plans may be revised to conform to the Village Code of Ordinances.

2. **Connection to the public water supply shall be required for the new construction.**
3. **A complete septic evaluation/design report shall be submitted showing sufficient area for a new system and separation from all adjoining wells shall be provided for both lots. If both properties cannot support a new septic system in the allowed area the public sanitary main shall be extended the north corner of the property and the two structures shall be connected to the public sanitary main.**
4. **An easement shall be submitted in a manner acceptable to the Village Attorney and Village Engineer for both cross access, across the proposed driveway, and for the proposed waterline and any additional utilities.**

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 _____day of _____, 2023

AYES:_____ NAYS:_____ ABSENT:_____ PASS:_____

APPROVED by me this _____day of _____, 2023

_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this

_____day of _____, 2023

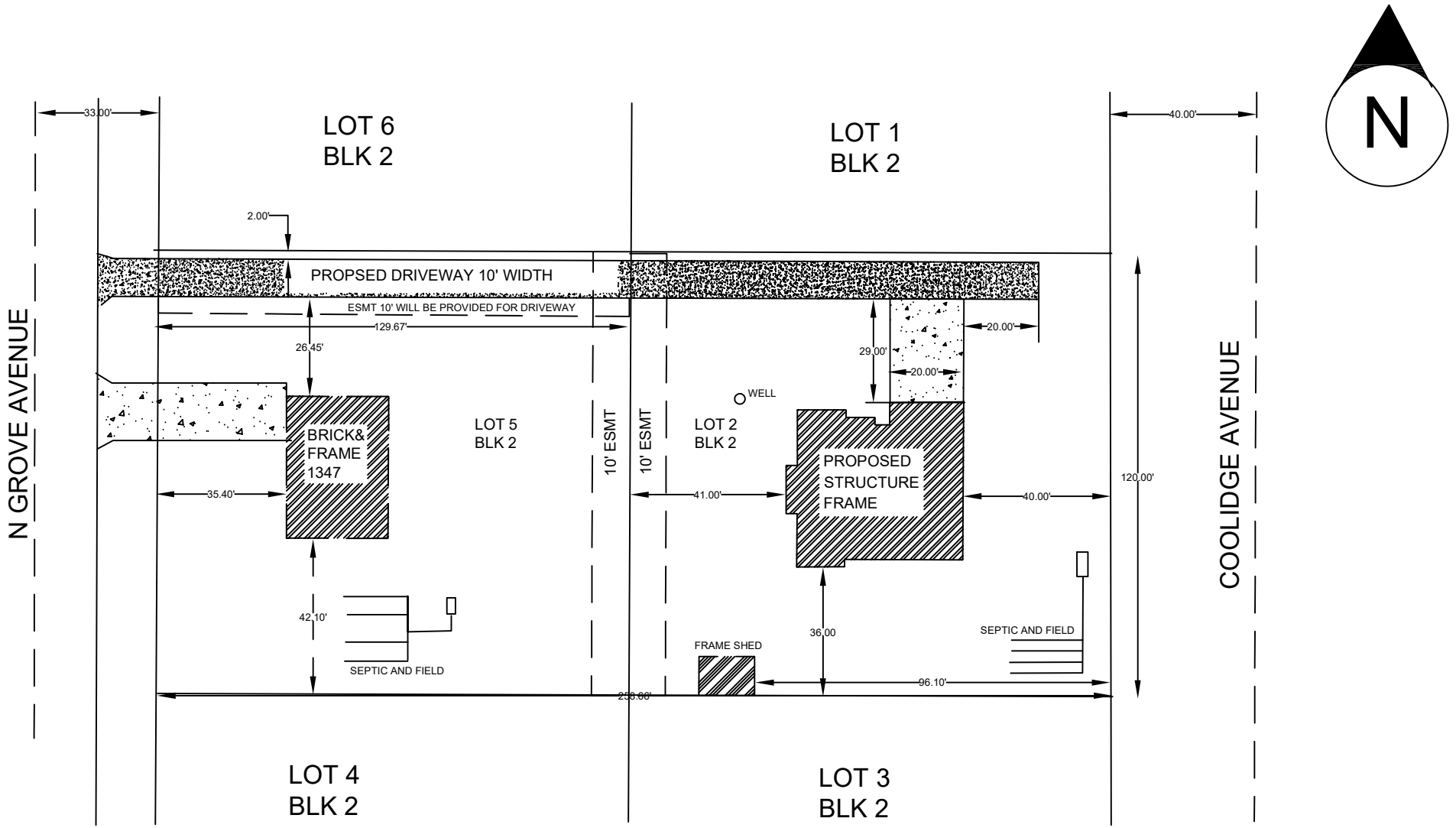
_____
Village Clerk

Attachment: ORD SU VAR 1347 N Grove Ave (2023-75 : 1347 N Grove Ave - SU VAR NSFR)

NOTES :
- LOT COVERAGE : 23% (PROPSED STRUCTURE, DRIVEWAYS AND FRAME SHED)
- PROPOSED STRUCTURE HEIGHT : 29.4FT
- COOLIDGE AVE NOT IMPROVED, STEEP DOWNHILL GROUND AND HIGH DENSITY TREES
- SEPTIC TANK IS 30 FT FROM PROPOSED BUILDING AND 6FT FROM PROPERTY LINE
- DISPOSAL FIELD IS 30FT FROM PROPOSED BUILDING, 98FT FROM WELL AND 5 FT FROM PROPERTY LINE

Definitions :

ESMT = EASEMENT



Attachment: EXHIBIT - Site Plan (2023-75 : 1347 N Grove Ave - SU VAR NSFR)

URBAN DESIGN GROUP
HEREBY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS AND DESIGNS AND PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION FROM URBAN DESIGN GROUP. WRITTEN DIMENSIONS ON THESE PLANS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS AND CONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB AND URBAN DESIGN GROUP MUST BE NOTIFIED IN WRITING OF ANY VARIATION FROM THE DIMENSIONS, CONDITIONS AND SPECIFICATIONS CONSTRUCTION SHOWN BY THESE DRAWINGS.
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FRONT ELEVATION

PROJECT NAME:

ALOBAIDI RESIDENCE



3D RENDERING NOTES:

3D ELEVATIONS ARE FOR REFERENCE ONLY.
THESE SHOULD NOT BE USED TO DETERMINE ANY PORTION OF THE CONSTRUCTION OTHER THAN GENERAL MATERIAL AND APPEARANCE.
REFER TO ELEVATION SHEETS FOR DETAILS.

BUILDING DEPARTMENT NOTES:

2018 INTERNATIONAL FIRE CODE (IFC)

HOME WILL BE REQUIRED TO HAVE A 13D SPRINKLER SYSTEM.

ALL SPRINKLERED HOMES WILL REQUIRE 1"METERS TO PROVIDE ADEQUATE FLOW.

ANY HOME WITH A FIRE SPRINKLER SYSTEM AND AN IRRIGATION SYSTEM IS REQUIRED TO HAVE AN AUTOMATIC IRRIGATION SHUT-OFF.

TEMPORARY ADDRESSING REQUIRED DURING CONSTRUCTION AND PERMANENT ADDRESSING REQUIRED. ALL FLAG LOTS ALSO REQUIRE ADDRESSING SIGN AT STREET ENTRANCE.

ALL PORTIONS OF THE EXTERIOR FIRST FLOOR OF THE OCCUPANCY MUST BE WITHIN 150' OF APPARATUS ACCESS (DRIVEWAY), AS MEASURED BY AN APPROVED ROUTE AROUND STRUCTURE.

SHEET INDEX

SHEET #	
	ARCHITECTURAL PLAN
A1	GENERAL NOTES & PLAN PREVIEW
A2	MAIN FLOOR PLAN
A3	UPPER FLOOR PLAN
A4	ELEVATIONS: FRONT & RIGHT
A5	ELEVATIONS: LEFT & REAR
A6	BUILDING CROSS-SECTION - 'A'
A7	DETAILS & VENTILATION SCHEDULE

PROJECT DESCRIPTION:

PROPOSING TWO-STORY SINGLE-FAMILY RESIDENCE (SFR) WITH ATTACHED 2-CAR GARAGE

PROJECT DATA:

PARCEL NO.:
PROPERTY TYPE:
ADDRESS:

ACRES:
Q.S.T.R.:
JURISDICTION:
ZONING:
SETBACKS:
WATER:
SEWER/SEPTIC:
ROAD ACCESS:
STREET SURFACE:

LEGAL DESCRIPTION:

DESIGN TEAM:

URBAN DESIGN GROUP
15445 53rd AVE. S. STE. 110
SEATTLE, WA 98188
(206) 838-8250
urbandesigncenter@yahoo.com

OWNER INFO:

MOHAMMED ALOBAIDI
1347 N GROVE AVE
PALATINE, IL 60067
PH: (321) 337-5908
EMAIL: malobadi94@yahoo.com

Project

SINGLE -FAMILY RESIDENCE
SINGLE USE

Prepared for

MOHAMMED ALOBAIDI
1347 N GROVE AVE
PALATINE, IL 60067
PH: (321) 337-5908
EMAIL: malobadi94@yahoo.com

URBAN DESIGN GROUP
15445 53rd AVE. S. STE. 110 SEATTLE, WA 98188
(206) 838-8250 E-mail: urbandesigncenter@yahoo.com

PLAN ISSUE:	DESIGN BY:	
REV. DATE:	COMMENTS:	
	1	1
	2	2

Project # :
1987-2-2
Sheet
COVER

Attachment: EXHIBIT - Architectural Plans (2023-75 : 1347 N Grove Ave - SU VAR NSFR)

GENERAL NOTES

INTERNATIONAL RESIDENTIAL CODE 2018 EDITION AND ALL APPLICABLE CODES AND AUTHORITIES HAVING JURISTICTION TO BE FOLLOWED.
2018 INTERNATIONAL RESIDENTIAL CODE
2018 INTERNATIONAL MECHANICAL CODE (IMC)
2018 UNIFORM PLUMBING CODE (UPC)
2018 INTERNATIONAL FIRE CODE (IFC)

CONTRACTOR SHALL VERIFY ALL NOTES, DIMENSIONS & CONDITIONS PRIOR TO CONSTRUCTION & PROVIDE TEMPORARY BRACING AS REQUIRED UNTIL ALL PERMANENT CONNECTIONS HAVE BEEN INSTALLED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO IDENTIFY

REPETITIVE FEATURES NOT NOTED ON THE DRAWINGS SHALL BE COMPLETELY PROVIDED AS IF DRAWN IN FULL

CONTRACTOR SHALL VERIFY ALL ROUGH-IN DIMENSIONS FOR ALL EQUIPMENT TO BE INSTALLED

SITE WORK

GENERAL

UNLESS A SOILS INVESTIGATION BY A QUALIFIED SOILS ENGINEER IS PROVIDED, FOUNDATION DESIGN IS BASED ON AN ASSUMED AVERAGE SOIL BEARING OF 1500 PSF. EXTERIOR FOOTINGS SHALL BEAR 1'6" (MINIMUM) BELOW FINISHED GRADE. ALL FOOTINGS TO BEAR ON FIRM UNDISTURBED EARTH BELOW ORGANIC SURFACE SOILS. BACK FILL TO BE THOROUGHLY COMPACTED. FOUNDATION VENTS SHALL NOT INTERFERE WITH DIRECT LOAD PATH OF COLUMNS.

CONCRETE

MIX AND 28 DAY STRENGTH OF CONCRETE

- BASEMENT WALLS & FOUNDATIONS & OTHER CONCRETE NOT EXPOSED TO WEATHER.	PER STRUCTURAL S-SHEETS
- BASEMENT SLABS & INTERIOR SLABS & INTERIOR SLABS ON GRADE, EXCEPT GARAGE DOOR SLABS	PER STRUCTURAL S-SHEETS
- BASEMENT WALLS & FOUNDATION WALLS, EXTERIOR WALLS & OTHER VERTICAL CONCRETE WORK EXPOSED TO THE WEATHER:	PER STRUCTURAL S-SHEETS
- PORCHES, CARPORT SLABS & STEPS EXPOSED TO WEATHER, & GARAGE FLOOR SLABS:	PER STRUCTURAL S-SHEETS

GARAGE FLOORS TO SLOPE 1/8"/FT. MIN. TOWARDS OPENING AS REQUIRED FOR DRAINAGE. CONCRETE SLABS TO HAVE CONTROL JOINTS AT 25' FT. (MAX.) INTERVALS EA. WAY. SLABS ARE TO BE 5-AIR ENTRAINED CONCRETE SIDEWALKS TO HAVE 3/4" IN. TOOLED JOINTS AT 5' FT. (MIN.) O.C.

CONCRETE COVER OF REINFORCING

3" CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH.
1 1/2" CONCRETE EXPOSED TO EARTH OR WEATHER.
1 1/2" BEAMS AND COLUMNS NOT EXPOSED TO EARTH OR WEATHER.
3/4" SLABS AND WALLS NOT EXPOSED TO EARTH OR WEATHER.
LAP COLUMN VERTICALS. CLASS "A" CONCRETE AND MASONRY COLUMN AND WALL VERTICALS 52 DIAMETERS. LAP ALL OTHER REINFORCING 24 DIAMETERS. SPLICES AT TENSION REGIONS SHALL NOT BE PERMITTED.

CARPENTRY

GENERAL

ALL FRAMING TO COMPLY WITH ENGINEERING S-SHEETS FOR NAIL SIZES AND SPACING.

ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED.

6" MIN. CLEARANCE BETWEEN WOOD AND EARTH.
18" MIN. CLEARANCE BETWEEN FLOOR JOIST AND EARTH.
12" MIN. CLEARANCE BETWEEN FLOOR BEAMS AND EARTH.

FASTENERS FOR PRESSURE PRESERVATIVE AND FIRE-RETANDANT-TREATED WOOD SHALL BE OF HOT-DIPPED GALVANIZED STEEL.

REFERENCE SHEET-S1 FOR SPECIES AND GRADE (BASE DESIGN VALUES)

BOLT HEADS AND NUTS BEARING AGAINST WOOD TO BE PROVIDED WITH 3"X3"X229" PLATE WASHERS. WOOD BEARING ON OR INSTALLED WITHIN 1" OF MASONRY OR CONCRETE TO BE TREATED WITH AN APPROVED PRESERVATIVE. SOLID BLOCKING OF NOT LESS THAN 2 X THICKNESS SHALL BE PROVIDED AT ENDS AND AT ALL SUPPORT OF JOISTS AND RAFTERS. BETWEEN SUPPORTS PROVIDED AT ENDS AND AT ALL SUPPORT OF JOISTS AND RAFTERS, JOISTS, 10'-0" FOR ROOF JOISTS. TYPICAL SILL BOLTS TO BE 5/8" DIAMETER AT 6'-0" O.C. MINIMUM 7" EMBED. ALL METAL FRAMING ANCHORS AND HANGERS SHOWN ON DRAWINGS SHALL BE STRONG TIE CONNECTORS AS MANUFACTURED BY SIMPSON COMPANY.

PLYWOOD

PLYWOOD WALL AND ROOF SHEATHING SHALL BE 3/4" CDX, UNLESS OTHERWISE SPECIFIED. PLYWOOD FLOOR SHEATHING SHALL BE 3/4" CDX T&G. UNLESS OTHERWISE SPECIFIED. STAGGER END LAPS AT ROOF AND FLOOR SHEATHING. OSB SHEATHING PRODUCTS OF EQUIVALENT SPAN RATINGS SHALL BE ALLOWED.

WOOD TRUSSES

ALL ROOF TRUSSES SHALL BE FRAMED AND TIED INTO THE FRAME WORK AND SUPPORTING WALLS SO AS TO FROM AN INTEGRAL PART OF THE WHOLE BUILDING. ROOF TRUSSES SHALL HAVE JOINTS WELL FITTED AND SHALL HAVE ALL TENSION MEMBERS WELL TIGHTENED BEFORE ANY LOAD IS PLACED UPON THE TRUSS. DIAGONAL AND SWAY BRACING SHALL BE USED TO BRACEALL TRUSSES.

SEE SHEET-S1 FOR DESIGN CRITERIA

INSULATION AND MOISTURE PROTECTION

GENERAL

INSULATION BAFFLES TO MAINTAIN 1" ABOVE BATT INSULATION
BAFFLES TO EXTEND 6" ABOVE BATT INSULATION
BAFFLES TO EXTEND 12" ABOVE LOOSE FILL INSULATION
INSULATE BEHIND TUBS/SHOWERS, PARTITIONS AND CORNERS
FACE STAPLE BATTS
FRICTION FIT FACED BATTS
USE 4 MIL POLY VAPOR RETARDER AT WALLS.
• R-10 RIGID FOAM INSULATION ON 4X EADERS AT EXTERIOR WALLS.

INFILTRATION CONTROL

1. EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES, OPENINGS BETWEEN WALLS AND FOUNDATIONS, BETWEEN WALLS AND ROOF AND BETWEEN WALL PANELS, OPENINGS AT PENETRATIONS OF UTILITY SERVICES THROUGH WALLS, FLOOR AND ROOFS, AND ALL OTHER SUCH OPENINGS IN THE BUILDING ENVELOPE, INCLUDING ACCESS PANELS INTO UNHEATED SPACES, SHALL BE SEALED, CAULKED, GASKETED OR WEATHER-STRIPPED TO LIMIT AIR LEAKAGE. ALL OPENINGS SHALL BE FLASHED. APPROVED CORROSION-RESISTIVE FLASHING SHALL BE PROVIDED IN THE EXTERIOR WALL ENVELOPE IN SUCH A MANNER AS TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH AND SHALL BE INSTALLED TO PREVENT WATER FROM REENTERING THE EXTERIOR WALL ENVELOPE. APPROVED CORROSION-RESISTANT FLSHING SHALL BE INSTALLED AT ALL OF THE FOLLOWING LOCATIONS:

1. AT TOP OF ALL EXTERIOR WINDOW AND DOOR OPENINGS IN SUCH A MANNER AS TO BE LEAKPROOF, EXCEPT THAT SELF-FLASHING WINDOWS HAVING A CONTINUOUS LAP OF NOT LESS THAN 1-1/8" OVER THE SHEATHING MATERIAL AROUND THE PERIMETER OF THE OPENING, INCLUDING CORNERS, DO NOT REQUIRE ADDITIONAL FLASHING; JAMB FLASHING MAY ALSO BE OMITTED WHEN SPECIFICALLY APPROVED BY THE BUILDING OFFICIALS.
2. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS.
3. UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
4. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
5. WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION.
6. AT WALL AND ROOF INTERSECTIONS.
7. AT BUILT-IN GUTTERS.

- ALL EXTERIOR DOORS, OTHER THAN FIRE-RATED DOORS, SHALL BE DESIGNED TO LIMIT AIR LEACKAGE AROUND THEIR PERIMETER WHEN IN A CLOSED POSITION. DOORS BETWEEN RESIDENCE AND GARAGE ARE NOT CONSIDERED FIRE-RATED AND MUST MEET THE ABOVE REQUIREMENT.

- ALL EXTERIOR WINDOWS SHALL BE DESIGNED TO AMIT INFILTRATION INTO OR FROM THE BUILDING ENVELOPE.

- Recessed Lighting Fixtures: When installed in the building envelope, recessed lighting fixtures shall be Type IC rated and certified to have no more than 2.0 cfm air movement from the conditioned space to the ceiling cavity. The lighting fixture shall be tested at 75 Pascals or 1.57 lbs/ft2 pressure difference and have a label attached, showing compliance with this test method. Recessed lighting fixtures shall be installed with a gasket or caulk between the fixture and ceiling to prevent air leakage.

VAPOR BARRIERS/ GROUND COVERS

AN APPROVED VAPOR BARRIER SHALL BE PROPERLY INSTALLED IN ROOF DECKS, IN ENCLOSED RAFTER SPACES FROMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS, AND AT EXTERIOR WALLS, INSET STAPLED BATTS WITH A PERM RATING LESS THAN ONE MAY BE INSTALLED IF THE VAPOR BARRIER IS TO THE WARM SIDE, STAPLES ARE PLACED NOT MORE THAN 8 INCHES ON CENTER AND GAPS BETWEEN THE FACING AND THE FRAMING DO NOT EXCEED 1/16 INCH.

A GROUND COVER OF 6 MIL (0.006"BLACK POLYETHYLENE OR EQUIVALENT, SHALL BE LAID OVER THE GROUND IN ALL CRAWL SPACES. THE GROUND COVER SHALL BE OVERLAPPED ONE FOOT AT EACH JOINT AND SHALL EXTEND TO THE FOUNDATION WALL.

WINDOWS, DOORS, HVAC, & ELECT. EQUIP.

GLAZING MAXIMUM:
ALL CLIMATE ZONES:
GLAZING "U" VALUE: VERTICAL (MAX): .28
OVERHEAD (MAX): .50
DOOR "U" VALUE (MAX): .20
(DOORS W/ MORE THAN 50 CONSIDERED A WINDOW)
HVAC PERFORMANCE: "MED" OR AFUE = .95
RECESSED LIGHT FIXTURES: IC RATED

DOORS, WINDOWS AND SKYLIGHTS

GENERAL
DOORS TO THE EXTERIOR SHALL HAVE MAX. 3" STEP TO MIN. 36" DEEP LANDING. .

BEDROOM EMERGENCY EGRESS WINDOWS MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. MIN. NET CLEAR OPEN ABLE WIDTH OF 20" AND MINIMUM NET CLEAR OPENING HEIGHT OF 24", MAXIMUM FINISHED SILL HEIGHT OF 44" ABOVE FLOOR.

FACTORY BUILT WINDOWS TO BE CONSTRUCTED TO PERMIT MAXIMUM INFILTRATION OF 0.5 CFM PER LINEAL FOOT OF OPERABLE SASH PERIMETER AS TESTED BY ASTM STANDARDS. SITE BUILT AND MILL WORK SHOP BUILT WOODEN SASH ARE EXEMPT FROM INFILTRATION CRITERIA ABOVE, BUT MUST BE MADE TIGHTLY FITTING AND WEATHER STRIPPED OR CAULKED. SLIDING GLASS DOORS TO PERMIT MAXIMUM INFILTRATION OF 0.5 CFM INFILTRATION PER SQUIARE FOOT OF DOOR AREA.

SAFETY GLAZING SHALL BE LOCATED WITHIN

1. INGRESS AND EGRESS DOORS
2. SLIDING GLASS DOORS, SWINGING GLASS DOORS
3. SHOWER AND BATHTUB ENCLOSURES
4. GLAZING W/ THE EXPOSED EDGE WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF A DOOR IN THE CLOSED PORTION& BOTTOM EDGE IS LESS THAN 60" ABOVE THE WALKING SURFACE.
ANY GLAZING WITHIN 36-INCHES OF WALKING SURFACES, MORE THAN 9 SQ. FT. SHALL BE SAFETY GLAZING IF THE BOTTOM OF GLAZED AREA IS LESS THAN 18-INCHES ABOVE FINISH FLOOR AND THE TOP IS MORE THAN 36-INCHES ABOVE FINISH FLOOR.

WINDOW SILLS: 612.2, 24" MINIMUM SILL HEIGHT EXCEPTIONS ALLOW FOR OPENING LIMITING DEVICE FOR 4" DIAMETER SPHERE AND WINDOW FALL PREVENTION DEVICE THAT COMPLIES WITH 612.3

STRUCTURAL NOTES

1. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CONTRACT DRAWINGS.
2. DURING THE CONSTRUCTION PERIOD THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE BUILDING.
3. THE CONTACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION PROCEDURES INCLUDING LAGGING, SHORING AND PROTECTION OF ADJACENT PROPERTY, STRUCTUES, STREETS AND UTILITIES IN ACCORDANCE WITH ALL NATIONAL, STATE AND LOCAL SAFETY ORDINANCES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDIANTING THE WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS. ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF ENGINEER
5. ALL DETAILS DESIGNATED AS STANDARD OR TYPICAL SHALL OCCUR IN ADDITION TO ANY OTHER SPECIFIC DETAIL CALLED OUT
6. COORDIATE WITH MECHANICAL, PLUMBING, AND ELECTICAL REQUIREMENTS FOR SIZE AND LOCATION OF ALL OPENINGS REQUIRED FOR DUCTS, PIPES, AND PIPE SLEEVES, ELECTRICAL CONDUITS, AND OTHER ITEMS TO BE EMBEDDED IN CONCRETE OR OTHERWISE INCORPORATED IN STRUCTURAL WORK.
7. PROVIDE OPENINGS AND SUPPORTS, AS REQUIRED PER STANDARD DETAILS FOR HEATERS, MECHANICAL EQUIPMINT, VENTS, DUCTS, PIPING, ETC. ALL SUSPENDED MECHANICAL EQUIPMENT SHALL BE SWAY OR LATERALLY BRACED.



PLAN PREVIEW

SCALE: NOT TO SCALE

Project
SINGLE -FAMILY RESIDENCE
SINGLE USE

Prepared for
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DESIGN BY :
COMMENTS :

Project # :
1987-2-2
Sheet
A1

Attachment: EXHIBIT - Architectural Plans (2023-75 : 1347 N Grove Ave - SU VAR NSFR)

TYPICAL FLOOR NOTES:

1. INSTALL SMOKE DETECTORS IN ALL SLEEPING ROOMS AND AT AREAS ADJACENT TO SLEEPING ROOMS, AND AT CEILING HEIGHT CHANGES GREATER THAN 24". SMOKE DETECTORS TO BE HARD-WIRED AND INTERCONNECTED, WITH BATTERY BACK-UP PER CODE.
2. INSTALL CARBON MONOXIDE SENSORS ADJACENT TO SLEEPING AREAS.
3. ALL INTERIOR WALLS TO BE 2x4 @ 16" O.C. (U.N.O.)
4. ALL EXTERIOR WALLS TO BE 2x6 @ 16" O.C. (U.N.O.)
5. MAIN FLOOR HEADERS PER STRUCTURAL @ 8'-0" AFF. (U.N.O.)
6. WINDOW SIZES ARE NOMINAL ROUGH OPENING, WIDTH AND HEIGHT.
7. DOOR SIZES NOTED ARE SLABS NOT ROUGH OPENINGS
8. PROVIDE FIREBLOCKING AT ALL PLUMBING OPENINGS.
9. PROVIDE SOLID BLOCKING OVER SUPPORTS.
10. WHEN THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR-CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF CONCEALED SPACE DOES NOT EXCEED 1000 SF. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS AND SHALL BE OF ½" GYP BOARD OR OTHER APPROVED MATERIALS INSTALLED PARALLEL TO THE FLOOR FRAMING MEMBERS PER CODE.
11. PROVIDE FIREBLOCKING TO CUT OFF ALL CONCEALED HORIZONTAL AND VERTICAL DRAFT OPENINGS AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STOIRES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. FIREBLOCKING SHALL CONSIST OF NOT LESS THAN 2" NOMINAL LUMBER OR OTHER APPROVED MATERIAL.
12. ASPHALT-SATURATED FELT FREE FROM HOLES OR BREAKS, WEIGHING NOT LESS THAN 14 POUNDS PER 100 SQUARE FEET AND COMPLYING WITH ASTM D 226 OR OTHER APPROVED WEATHER RESISTANT MATERIAL SHALL BE APPLIED OVER SHEATHING OF ALL EXTERIOR WALLS. APPROVED ALTERNATIVE WEATHERPROOF MEMBRANES SHALL BE USED FOR OPEN JOINT RAIN SCREEN SIDING. WEATHER RESISTANT MATERIALS SHALL BE APPLIED HORIZONTALLY PERMANUFACTURERS RECOMMENDATIONS, WITH THE UPPER LAYER LAPPED OVER THE LOWER LAYER NOT LESS THAN 2 INCHES AND NOT LESS THAN 6 INCHES WHERE JOINTS OCCUR PER CODE.
13. APPROVED CORROSION-RESISTIVE FLASHING SHALL BE PROVIDED IN THE EXTERIOR WALL ENVELOPE IN SUCH A MANNER AS TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDINGS STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL SURFACE AND SHALL BE INSTALLED TO PREVENT WATER FROM REENTERING THE EXTERIOR WALL ENVELOPE. FLASHING SHALL BE INSTALLED AT, BUT NOT LIMITED TO THE FOLLOWING LOCATIONS:
    - THE TOP OF ALL EXTERIOR WINDOW & DOOR OPENINGS
    - INTERSECTIONS OF FRAME WALLS AND MASONRY OR STUCCO
    - UNDER MASONRY, WOOD OR METAL COPINGS AND SILLS
    - CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM
    - WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL
    - AT WALL AND ROOF OR SOFFIT INTERSECTIONS
    - AT BUILT-IN GUTTERS
14. EXTERIOR LOCATIONS FOR ENVIRONMENTAL AIR DUCT EXHAUST & INTAKE OPENINGS TO BE A MINIMUM OF 3'-0" FROM PROPERTY LINE & MINIMUM 3'-0" FROM BUILDING OPENINGS. EQUIP ALL DUCTS W/ BACK-DRAFT DAMPERS.
15. AIR EXHAUST & INTAKE OPENINGS THAT TERMINATE OUTDOORS SHALL BE PROTECTED W/ CORROSION RESISTANT SCREENS, LOUVERS, OR GRILLS W/ 1/4" MINIMUM & 1/2" MAX OPENINGS IN ANY DIMENSION. OPENINGS SHALL BE PROTECTED AGAINST LOCAL WEATHER CONDITIONS PER 2018 IRC.
16. DUCTS FOR KITCHEN RANGES SHALL BE OF METAL AND BE EQUIPPED W/ BACK-DRAFT DAMPERS PER CODE.
17. ALL INTERIOR FINISHES TO MEET MINIMUM FLAME SPREAD INDEX AND SMOKE DEVELOPMENT INDEX AS REQUIRED BY 2018 IRC.
18. UNDER FLOOR CLEANOUT NOT MORE THAN 20' FROM ACCESS DOOR WITH AN UNOBSTRUCTED 30" WIDE X 18" HIGH PATH PATHWAY. CLEANOUTS ARE ACCESSIBLE, 12" CLEARANCE REQUIRED AT LINES LESS THAN OR EQUAL TO 2", 18" CLEARANCE AT LINES GREATER THAN 2". (UPC 707.9)
19. GLAZING IN ALL FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOORS SHALL BE CONSIDERED A HAZARDOUS LOCATION, SAFETY GLAZING.

GARAGE NOTES:

1. GARAGES SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 5/8" TYPE X GWB APPLIED TO THE GARAGE SIDE. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN ⅝" TYPE X GYPSUM BOARD OR EQUIVALENT.
2. OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8" IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8" THICK, OR 20-MINUTE FIRE-RATED DOORS.
3. DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIALS AND SHALL HAVE NO OPENINGS INTO THE GARAGE. IRC R309.1.1
4. PROVIDE OUTDOOR COMBUSTION AIR FOR WATER HEATER
5. GARAGE FLOOR SURFACES SHALL BE OF APPROVED NONCOMBUSTIBLE MATERIAL AND THE AREA USED FOR THE PARKING OF AUTOMOBILES OR OTHER VEHICLES SHALL BE SLOPED TO FACILITATE THE MOVEMENT OF LIQUIDS TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY.

AREA SUMMARY

MAIN FLOOR:	1,386	sf.
UPPER FLOOR:	1,665	sf.
TOTAL:	3,051	sf.
GARAGE/SHOP:	456	sf.
COVD PORCH:	137	sf.
COVD DECK (REAR):	286	sf.

* SQUARE FOOTAGE MEASURED PER EXTERIOR SIDE OF EXTERIOR WALLS

NOTE:
REFER TO STRUCTURAL SHEETS FOR SHEAR WALL SCHEDULE AND ENGINEERING PLAN WHICH CONTAIN REFERENCES AND/OR INSTRUCTIONS PERTAINING TO EACH SHEAR WALL INDICATED IN THIS PLAN

NOTE:
ALL SHOWERHEAD AND KITCHEN SINK FAUCETS INSTALLED IN THE HOUSE SHALL BE RATED AT 1.75 GPM OR LESS. ALL OTHER LAVATORY FAUCETS SHALL BE RATED AT 1.0 GPM OR LESS.

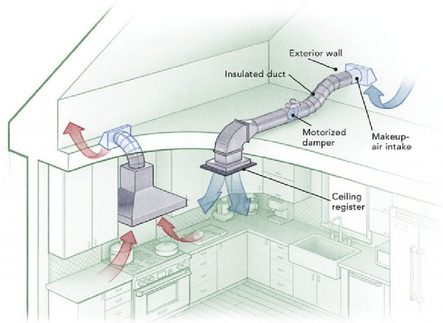
NOTE:
EACH DOOR TO BE UNDERCUT A MINIMUM OF 1/2-INCH TO ASSURE FREE FLOW OF FRESH AIR THROUGHOUT HABITABLE ROOMS

NOTE:
CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS OF PROJECT AND REPORT ANY OMISSIONS / DISCREPANCIES TO DESIGNER PRIOR TO COMMENCING WORK. DESIGNER SHALL NOT BE RESPONSIBLE FOR DISCREPANT CONDITIONS RESULTING FROM UNAUTHORIZED WORK PERFORMED BY THE CONTRACTOR.

FREESTANDING RANGE AND RANGE HOOD:

M1503.4 MAKEUP AIR REQUIRED:
EXHAUST HOOD SYSTEMS CAPABLE OF EXHAUSTING IN EXCESS OF 400 CUBIC FEET PER MINUTE (0.19 M3/S) SHALL BE MECHANICALLY OR NATURALLY PROVIDED WITH MAKEUP AIR AT A RATE APPROXIMATELY EQUAL TO THE EXHAUST AIR RATE. SUCH MAKEUP AIR SYSTEMS SHALL BE EQUIPPED WITH NOT LESS THAN ONE DAMPER. EACH DAMPER SHALL BE A GRAVITY DAMPER OR AN ELECTRICALLY OPERATED DAMPER THAT AUTOMATICALLY OPENS WHEN THE EXHAUST SYSTEM OPERATES. DAMPERS SHALL BE ACCESSIBLE FOR INSPECTION, SERVICE, REPAIR AND REPLACEMENT WITHOUT REMOVING PERMANENT CONSTRUCTION OR ANY OTHER DUCTS NOT CONNECTED TO THE DAMPER BEING INSPECTED, SERVICED, REPAIRED OR REPLACED.

M1503.4.1 LOCATION:
KITCHEN EXHAUST MAKEUP AIR SHALL BE DISCHARGED INTO THE SAME ROOM IN WHICH THE EXHAUST SYSTEM IS LOCATED OR INTO ROOMS OR DUCT SYSTEMS THAT COMMUNICATE THROUGH ONE OR MORE PERMANENT OPENINGS WITH THE ROOM IN WHICH SUCH EXHAUST SYSTEM IS LOCATED. SUCH PERMANENT OPENINGS SHALL HAVE A NET CROSS-SECTIONAL AREA NOT LESS THAN THE REQUIRED AREA OF THE MAKEUP AIR SUPPLY OPENINGS.



G2407.9.1 (304.9.1) MAKEUP AIR
WHERE EXHAUST FANS ARE INSTALLED, MAKEUP AIR SHALL BE PROVIDED TO REPLACE THE EXHAUSTED AIR.

G2407.9.2 (304.9.2) APPLIANCE INTERLOCK
EACH OF THE APPLIANCES SERVED SHALL BE INTERLOCKED WITH THE MECHANICAL AIR SUPPLY SYSTEM TO PREVENT MAIN BURNER OPERATION WHEN THE MECHANICAL AIR SUPPLY SYSTEM IS NOT IN OPERATION.

G2407.9.3 COMBINED COMBUSTION AIR AND VENTILATION AIR SYSTEM

WHERE COMBUSTION AIR IS PROVIDED BY THE BUILDING'S MECHANICAL VENTILATION SYSTEM, THE SYSTEM SHALL PROVIDE THE SPECIFIED COMBUSTION AIR RATE IN ADDITION TO THE REQUIRED VENTILATION AIR.

APPLIANCES:

1. THOR KITCHEN HRG3618U 36" PRO-STYLE 6 STAINLESS STEEL BURNER GAS RANGE.
2. THOR KITCHEN HRH3606U 36" STAINLESS STEEL UNDER CABINET RANGE HOOD.

1 RANGE & HOOD

SMOKE & CARBON MONOXIDE ALARMS:

SMOKE AND CARBON MONOXIDE ALARMS MUST BE PROVIDED IN ALL REQUIRED LOCATIONS AND MUST BE:
• AUDIBLE IN ALL PARTS OF THE HOUSE
• INSTALLED PER MANUFACTURER'S INSTRUCTIONS

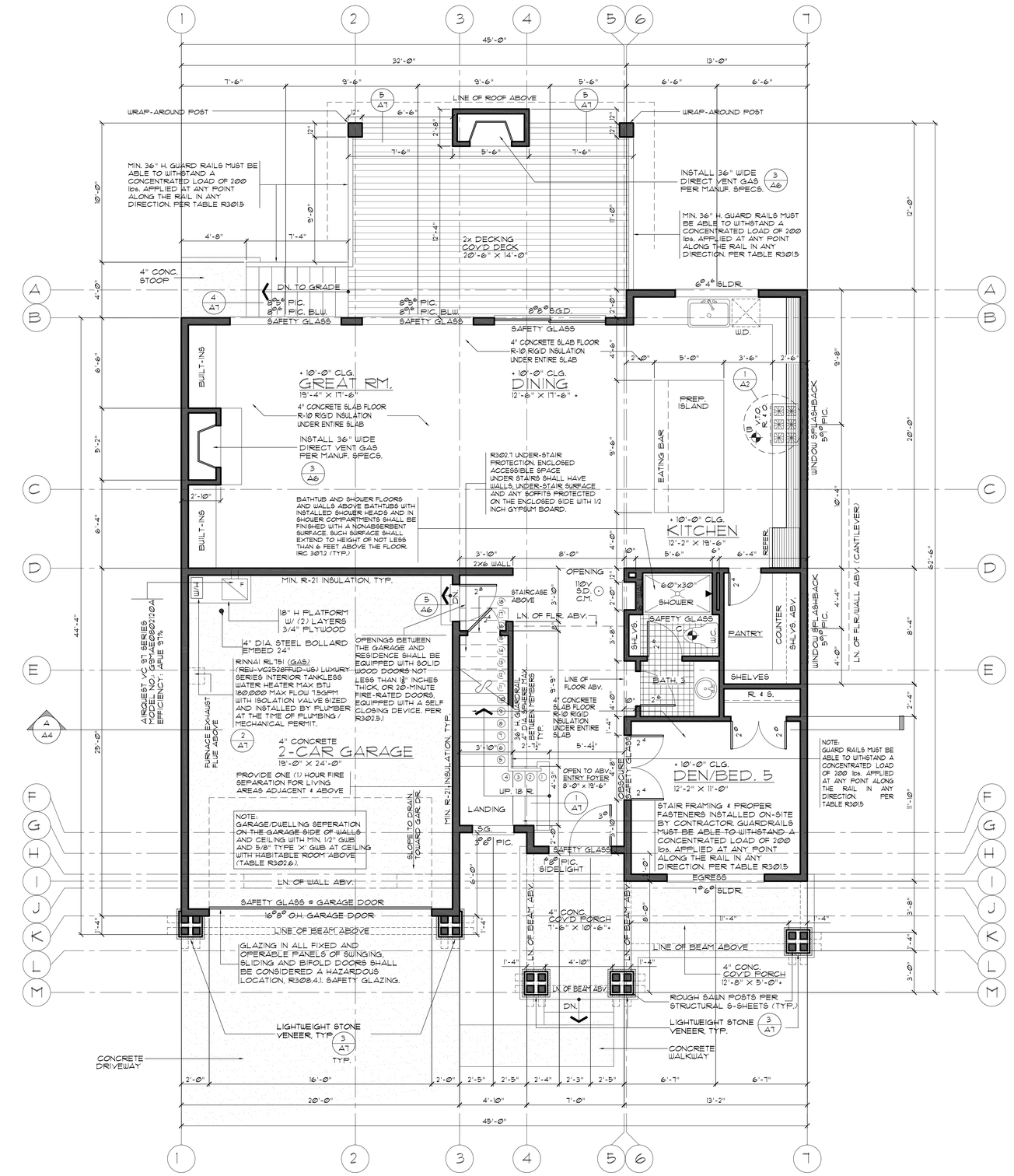
NEW HOUSES (IRC R314 & R315)
SMOKE ALARMS AND CARBON MONOXIDE ALARMS ARE REQUIRED AND MUST BE CONNECTED TO THE MAIN ELECTRICAL SYSTEM WITH BATTERY BACKUP.

CARBON MONOXIDE ALARMS ARE REQUIRED IN ALL NEW AND EXISTING HOMES, APARTMENTS, CONDOMINIUMS, AND OTHER MULTI-FAMILY UNITS.
REQUIRED LOCATIONS
• SMOKE ALARMS SHALL BE LOCATED IN EACH SLEEPING ROOM AND IN NAPPING AREAS IN A FAMILY HOME CHILD CARE.
• SMOKE ALARMS AND CARBON MONOXIDE ALARMS SHALL BE LOCATED OUTSIDE EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
• SMOKE ALARMS AND CARBON MONOXIDE ALARMS SHALL BE LOCATED ON EVERY FLOOR LEVEL, INCLUDING BASEMENTS (DOES NOT INCLUDE CRAWLSPACE AND UNINHABITABLE ATTICS).
• IN SPLIT LEVEL FLOOR PLANS, AT THE UPPER LEVEL, PROVIDED THERE IS NO INTERVENING DOOR BETWEEN ADJACENT LEVELS AND THE LOWER LEVEL IS LESS THAN A FULL STORY BELOW THE UPPER LEVEL
• A CARBON MONOXIDE ALARM IS REQUIRED IN A BEDROOM WHEN A FUEL-BURNING APPLIANCE IS INSTALLED IN THE BEDROOM OR ITS ATTACHED BATHROOM.
• A COMBINATION ALARM (COMBINED SMOKE AND CARBON MONOXIDE ALARM) IS ACCEPTABLE IN ANY REQUIRED LOCATION.
•WALL MOUNTED ALARMS MUST BE NOT MORE THAN 12 INCHES FROM THE ADJOINING CEILING SURFACE.
• AVOID PLACING ALARMS LESS THAN 3 FEET FROM SUPPLY REGISTERS OF A FORCED AIR HEATING OR COOLING SYSTEM AND DO NOT PLACE ALARMS IN THE DIRECT AIRFLOW OF THE REGISTERS.
• AVOID PLACING ALARMS WITHIN 3 FEET HORIZONTALLY FROM DOORS TO BATHROOMS CONTAINING A BATHTUB OR SHOWER.
• DO NOT PLACE ALARMS IN SPACES WHERE TEMPERATURES MAY BE ABOVE OR BELOW THE ALARM'S OPERATING TEMPERATURE RANGE.
• DO NOT PLACE ALARMS WITHIN 3 FEET OF THE BLADES OF A CEILING FAN.
• ALARMS IN PEAKED OR SLOPED CEILINGS MUST BE WITHIN 3 FEET OF THE PEAK, MEASURED HORIZONTALLY, BUT NOT IN THE HIGHEST 4 INCHES OF THE CEILING, MEASURED VERTICALLY.
A. PHOTOELECTRIC SMOKE ALARMS MUST NOT BE LESS THAN 6 FEET FROM A PERMANENT COOKING APPLIANCE.

B. IONIZATION SMOKE ALARMS WITH AN ALARM-SILENCING SWITCH MUST NOT BE LESS THAN 10 FEET FROM A PERMANENT COOKING APPLIANCE.

C. IONIZATION SMOKE ALARMS WITHOUT AN ALARM-SILENCING SWITCH MUST NOT BE LESS THAN 20 FEET FROM A PERMANENT COOKING APPLIANCE

CARBON MONOXIDE ALARM LOCATION LIMITATIONS
• DO NOT PLACE ALARMS DIRECTLY ABOVE OR BESIDE FUEL-BURNING APPLIANCES.
• DO NOT PLACE ALARMS IN DIRECT SUNLIGHT.
• DO NOT PLACE ALARMS IN LOW AREAS WHERE CHILDREN CAN REACH. DO NOT PLACE ALARMS BEHIND CURTAINS OR ANY STRUCTURE THAT MIGHT PREVENT CARBON MONOXIDE FROM REACHING THE SENSOR.



MAIN FLOOR PLAN

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

Prepared for
MOHAMMED ALOBAIDI
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Project
SINGLE -FAMILY RESIDENCE
SINGLE USE

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PLAN ISSUE: | DESIGN BY: | COMMENTS: | REV. DATE: | 1 | 2

Project # : 1987-2-2
Sheet A2

Attachment: EXHIBIT - Architectural Plans (2023-75 : 1347 N Grove Ave - SU VAR NSFR)

TYPICAL FLOOR NOTES:

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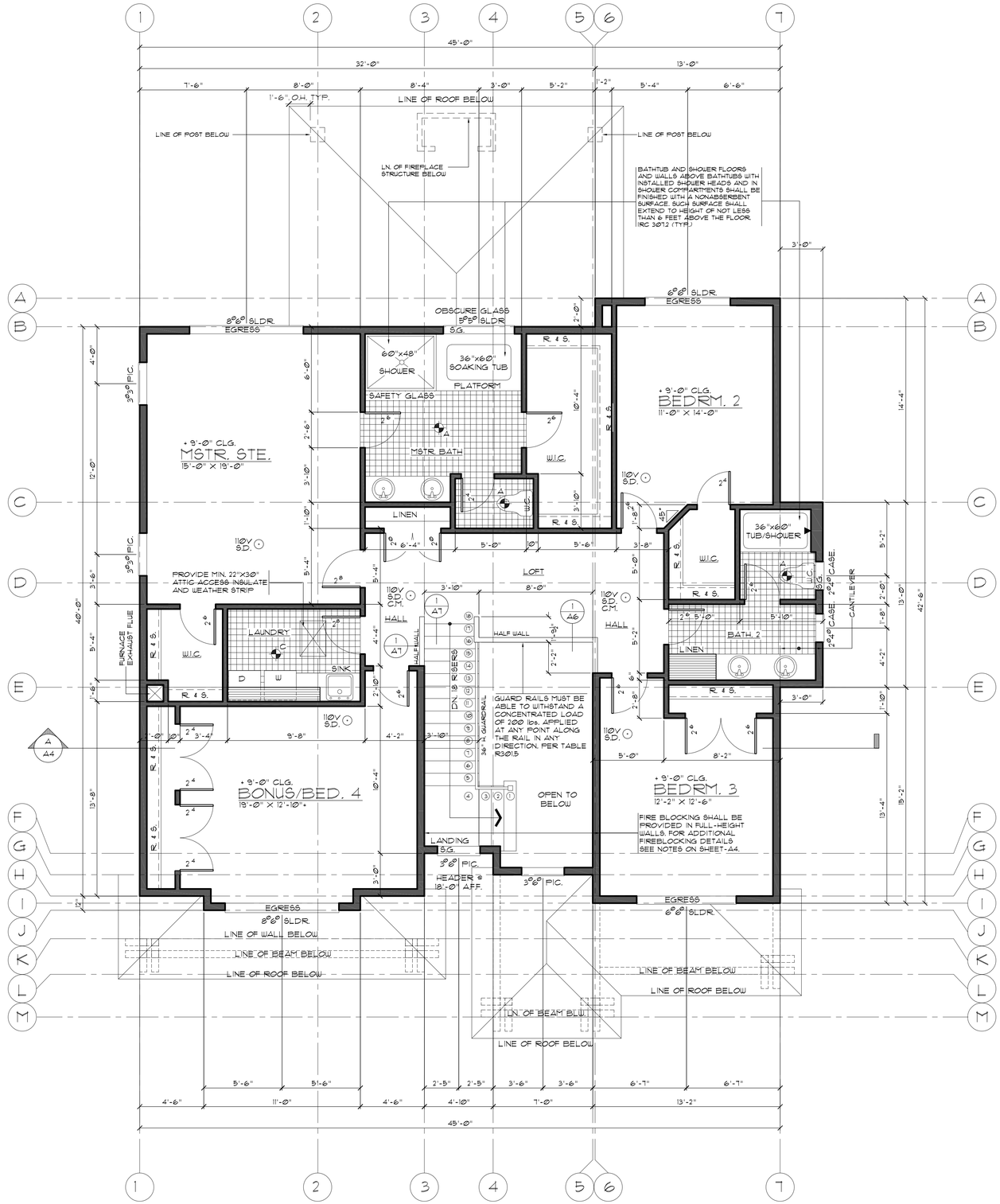
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CARBON MONOXIDE ALARMS ARE REQUIRED IN ALL NEW AND EXISTING HOMES, APARTMENTS, CONDOMINIUMS, AND OTHER MULTI-FAMILY UNITS.
REQUIRED LOCATIONS
- SMOKE ALARMS SHALL BE LOCATED IN EACH SLEEPING ROOM AND IN NAPPING AREAS IN A FAMILY HOME CHILD CARE.
- SMOKE ALARMS AND CARBON MONOXIDE ALARMS SHALL BE LOCATED OUTSIDE EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
- SMOKE ALARMS AND CARBON MONOXIDE ALARMS SHALL BE LOCATED ON EVERY FLOOR LEVEL, INCLUDING BASEMENTS (DOES NOT INCLUDE CRAWLSPACE AND UNINHABITABLE ATTICS).
- IN SPLIT LEVEL FLOOR PLANS, AT THE UPPER LEVEL, PROVIDED THERE IS NO INTERVENING DOOR BETWEEN ADJACENT LEVELS AND THE LOWER LEVEL IS LESS THAN A FULL STORY BELOW THE UPPER LEVEL
- A CARBON MONOXIDE ALARM IS REQUIRED IN A BEDROOM WHEN A FUEL-BURNING APPLIANCE IS INSTALLED IN THE BEDROOM OR ITS ATTACHED BATHROOM.
- A COMBINATION ALARM (COMBINED SMOKE AND CARBON MONOXIDE ALARM) IS ACCEPTABLE IN ANY REQUIRED LOCATION.
- WALL MOUNTED ALARMS MUST BE NOT MORE THAN 12 INCHES FROM THE ADJOINING CEILING SURFACE
- AVOID PLACING ALARMS LESS THAN 3 FEET FROM SUPPLY REGISTERS OF A FORCED AIR HEATING OR COOLING SYSTEM AND DO NOT PLACE ALARMS IN THE DIRECT AIRFLOW OF THE REGISTERS.
- AVOID PLACING ALARMS WITHIN 3 FEET HORIZONTALLY FROM DOORS TO BATHROOMS CONTAINING A BATHTUB OR SHOWER.
- DO NOT PLACE ALARMS IN SPACES WHERE TEMPERATURES MAY BE ABOVE OR BELOW THE ALARM'S OPERATING TEMPERATURE RANGE.
- DO NOT PLACE ALARMS WITHIN 3 FEET OF THE BLADES OF A CEILING FAN.
- ALARMS IN PEAKED OR SLOPED CEILINGS MUST BE WITHIN 3 FEET OF THE PEAK, MEASURED HORIZONTALLY, BUT NOT IN THE HIGHEST 4 INCHES OF THE CEILING, MEASURED VERTICALLY.
A. PHOTOELECTRIC SMOKE ALARMS MUST NOT BE LESS THAN 6 FEET FROM A PERMANENT COOKING APPLIANCE.

B. IONIZATION SMOKE ALARMS WITH AN ALARM-SILENCING SWITCH MUST NOT BE LESS THAN 10 FEET FROM A PERMANENT COOKING APPLIANCE.

C. IONIZATION SMOKE ALARMS WITHOUT AN ALARM-SILENCING SWITCH MUST NOT BE LESS THAN 20 FEET FROM A PERMANENT COOKING APPLIANCE

CARBON MONOXIDE ALARM LOCATION LIMITATIONS
- DO NOT PLACE ALARMS DIRECTLY ABOVE OR BESIDE FUEL-BURNING APPLIANCES.
- DO NOT PLACE ALARMS IN DIRECT SUNLIGHT.
- DO NOT PLACE ALARMS IN LOW AREAS WHERE CHILDREN CAN REACH. DO NOT PLACE ALARMS BEHIND CURTAINS OR ANY STRUCTURE THAT MIGHT PREVENT CARBON MONOXIDE FROM REACHING THE SENSOR.



UPPER FLOOR PLAN

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

Project
SINGLE -FAMILY RESIDENCE
SINGLE USE

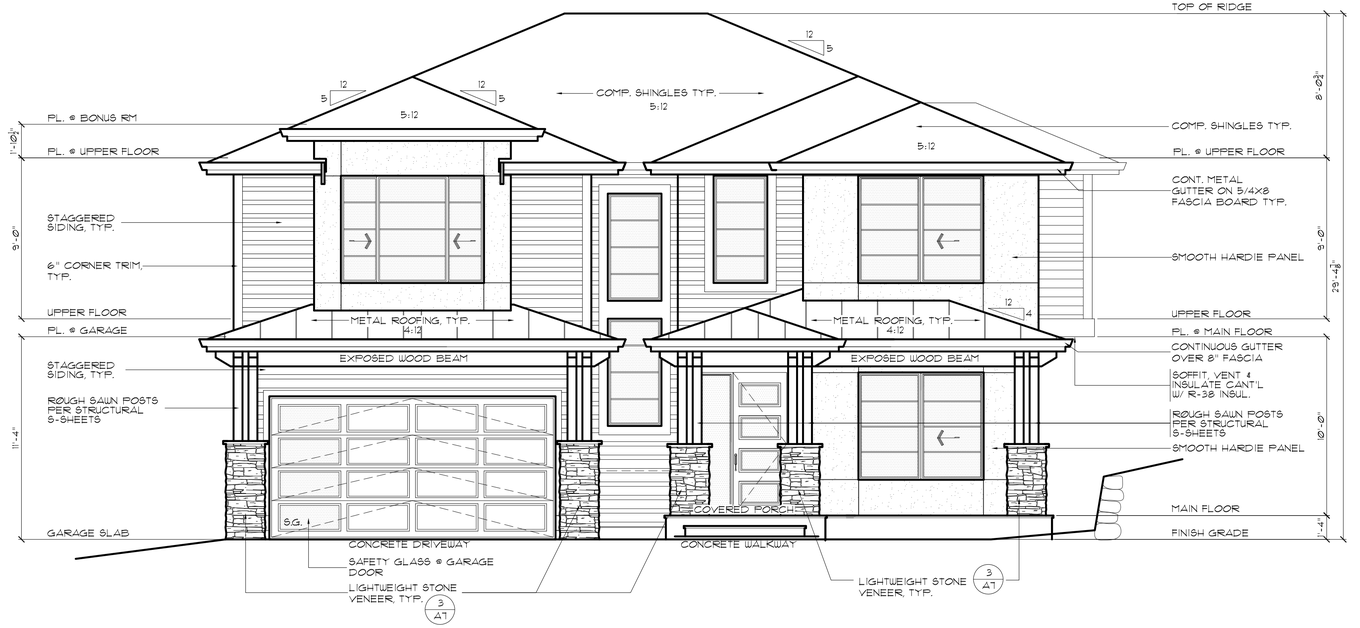
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FRONT ELEVATION

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



RIGHT ELEVATION

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

ELEVATION NOTES:

1. VERIFY SHEAR WALL NAILING & HOLDOWNS PER PLAN PRIOR TO INSTALLING SIDING.
2. CAULK ALL EXTERIOR JOINTS & PENETRATIONS.
3. PROVIDE APPROVED CORROSION RESISTANT FLASHING AT EXTERIOR WALL ENVELOPE PER I.R.C. R703.8
4. PROVIDE FLASHING AT ROOF PENETRATIONS PER I.R.C. R905.2.8
5. PROVIDE WEATHER STRIPPING AT ALL EXTERIOR & GARAGE-INTERIOR DOORS.
6. PROVIDE CONTINUOUS GUTTERS & DOWNSPOUTS @ ALL EAVES, TYP.
7. ADDRESS OR HOUSE NUMBER TO BE POSTED AND PLAINLY VISIBLE FROM THE STREET FRONTAGE. MIN. 4" HEIGHT, 1/2" STROKE WIDTH AND CONTRASTING BACKGROUND.
8. PROVIDE STAIRWAY ILLUMINATION PER I.R.C. R303.6
9. SEE SHEET A1 FOR ADDITIONAL NOTES.
10. PROVIDE SURFACE DRAINAGE 6" : 10' MIN. AWAY FROM HOUSE FOOTPRINT IRC R401.3

NOTE:
NO OPERABLE WINDOW SHALL BE INSTALLED LESS THAN 24 INCHES ABOVE FINISHED FLOOR THAT IS GREATER THAN 72 INCHES ABOVE THE FINISH GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING.

NOTE:
CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS OF PROJECT AND REPORT ANY OMISSIONS / DISCREPANCIES TO DESIGNER PRIOR TO COMMENCING WORK. DESIGNER SHALL NOT BE RESPONSIBLE FOR DISCREPANT CONDITIONS RESULTING FROM UNAUTHORIZED WORK PERFORMED BY THE CONTRACTOR.

Project
SINGLE -FAMILY RESIDENCE
SINGLE USE

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023-75 : 1347 N Grove Ave - SU VAR NSFR) (2
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REAR ELEVATION

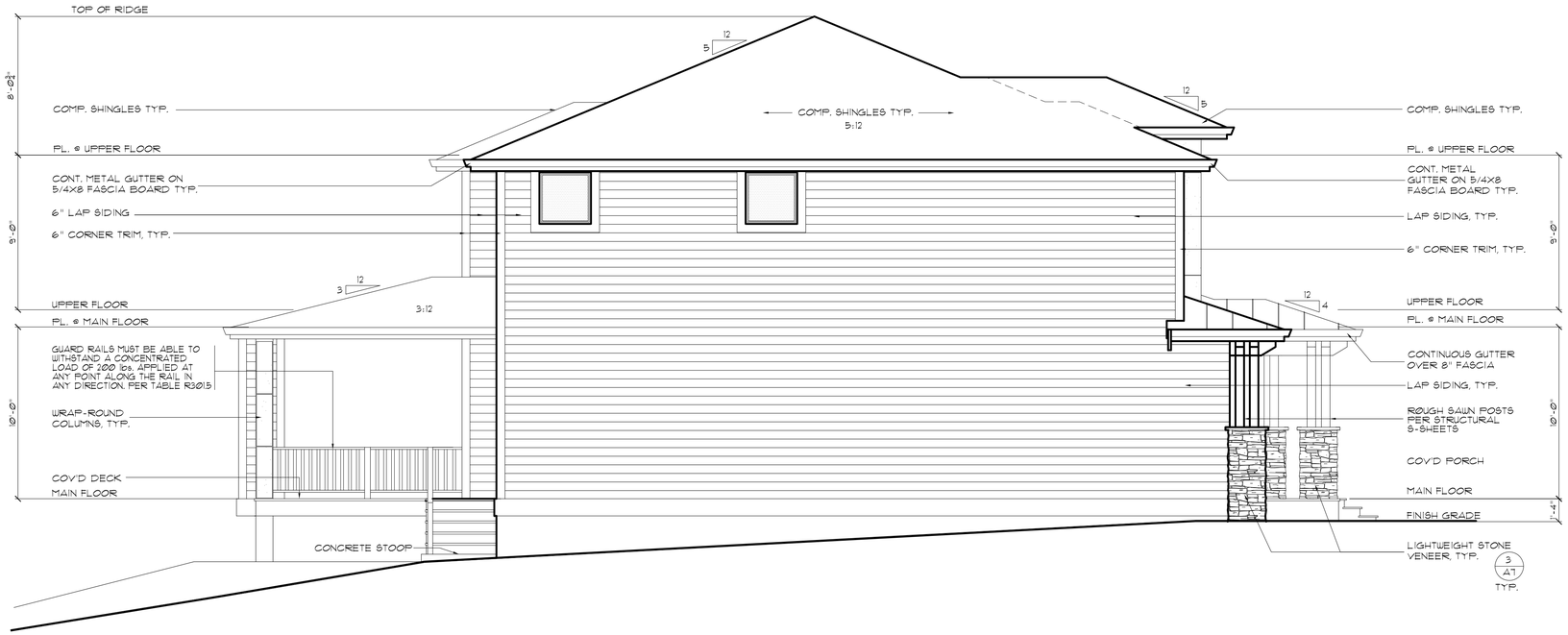
SCALE: 1/4" = 1'-0"

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5. PROVIDE WEATHER STRIPPING AT ALL EXTERIOR & GARAGE-INTERIOR DOORS.
6. PROVIDE CONTINUOUS GUTTERS & DOWNSPOUTS @ ALL EAVES, TYP.
7. ADDRESS OR HOUSE NUMBER TO BE POSTED AND PLAINLY VISIBLE FROM THE STREET FRONTAGE. MIN. 4" HEIGHT, 1/2" STROKE WIDTH AND CONTRASTING BACKGROUND.
8. PROVIDE STAIRWAY ILLUMINATION PER I.R.C. R303.6
9. SEE SHEET A1 FOR ADDITIONAL NOTES.
10. PROVIDE SURFACE DRAINAGE 6" : 10' MIN. AWAY FROM HOUSE FOOTPRINT IRC R401.3

NOTE:
NO OPERABLE WINDOW SHALL BE INSTALLED LESS THAN 24 INCHES ABOVE FINISHED FLOOR THAT IS GREATER THAN 72 INCHES ABOVE THE FINISH GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING.

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LEFT ELEVATION

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

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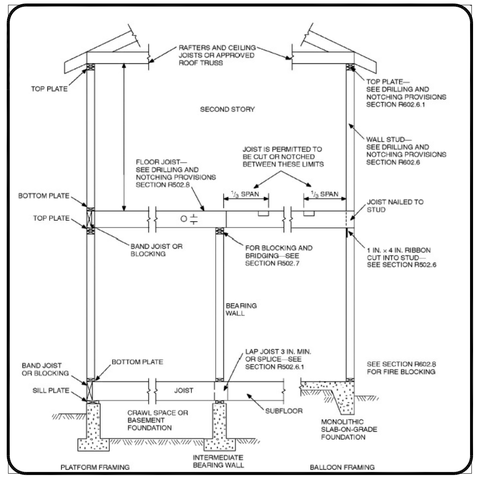
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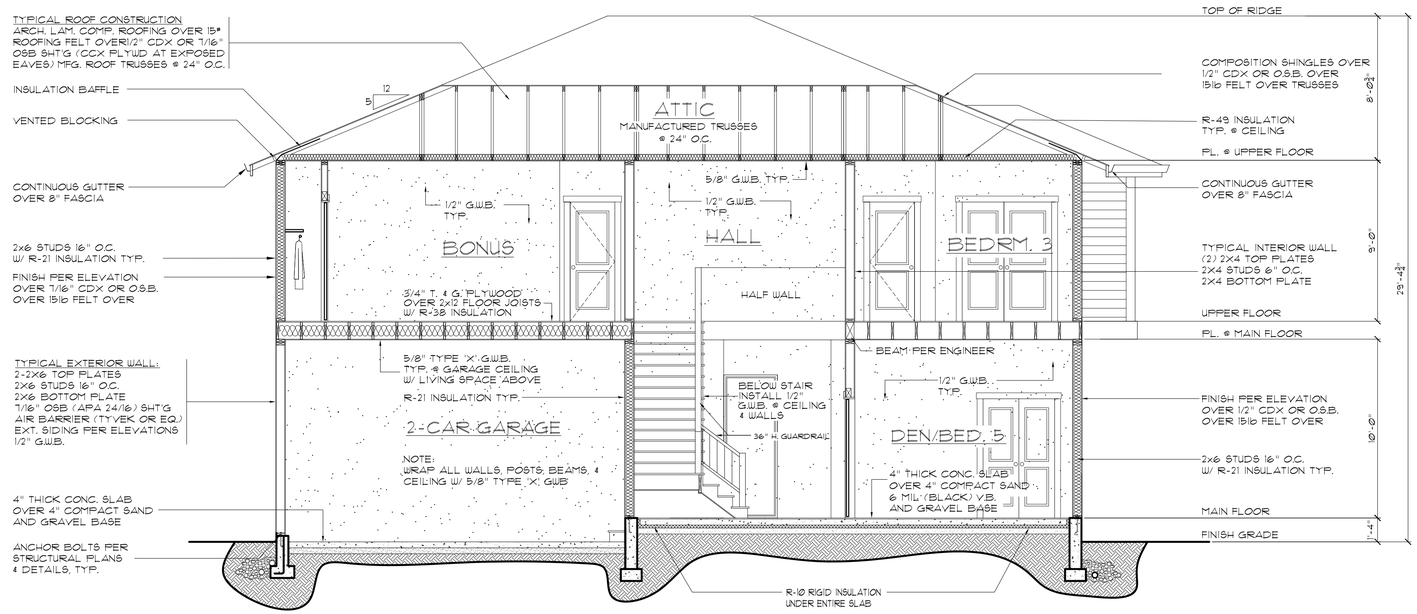
SECTION 312.12: RODENT PROOFING:
STRAINER PLATES ON DRAIN INLETS SHALL BE DESIGNED AND INSTALLED SO THAT NO OPENING EXCEEDS 1/2 OF AN INCH IN THE LEAST DIMENSION.
312.12.1:
METER BOXES SHALL BE CONSTRUCTED IN SUCH A MANNER THAT RATS CANNOT ENTER A BUILDING BY FOLLOWING THE SERVICE PIPES FROM THE BOX INTO THE BUILDING.
312.12.2: METAL COLLARS.
IN OR ON BUILDINGS WHERE OPENINGS HAVE BEEN MADE IN WALLS, FLOORS, OR CEILINGS FOR THE PASSAGE OF PIPES, SUCH OPENINGS SHALL BE CLOSED AND PROTECTED BY THE INSTALLATION OF APPROVED METAL COLLARS SECURELY FASTENED TO THE ADJOINING STRUCTURE.
312.12.3: TUB WASTE OPENINGS.
TUB WASTE OPENINGS IN FRAMED CONSTRUCTION TO CRAWL SPACES AT OR BELOW THE FIRST FLOOR SHALL BE PROTECTED BY THE INSTALLATION OF APPROVED METAL COLLARS OR METAL SCREEN SECURELY FASTENED TO THE ADJOINING STRUCTURE WITH NO OPENING GREATER THAN 1/2 OF AN INCH IN THE LEAST DIMENSION.
* 2018 UNIFORM PLUMBING CODE WITH WASHINGTON STATE AMENDMENTS (UPC)

2018 IRC SECTION R302.11 FIREBLOCKING.
IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS(BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:
1) IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS AS FOLLOWS:
A) VERTICALLY AT THE CEILING AND FLOOR LEVELS.
B) HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.
2) AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
3) IN CONCEALED SPACES AT STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7.
4) AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E 136 REQUIREMENTS.
5) FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE SECTION R1003.19.
6) FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING UNIT SEPARATION. FIRE BLOCKING MATERIALS SHALL CONSIST OF MATERIAL LISTED IN SECTION R302.11.1. LOOSE-FILL INSULATION MATERIAL SHALL NOT BE USED AS A FIREBLOCK UNLESS SPECIFICALLY TESTED IN THE FORM AND MANNER INTENDED. THE INTEGRITY OF ALL FIREBLOCKS SHALL BE MAINTAINED. DRAFTSTOPPING: WHEN THERE IS USABLE SPACE BOTH ABOVE AND BELOW A CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1000 SQUARE FEET. DRAFTSTOPS SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS. DRAFTSTOPPING MATERIALS SHALL CONSIST OF MATERIALS LISTED IN SECTION R302.12.1. DRAFTSTOPPING MATERIALS SHALL NOT BE LESS THAN 1 INCH GYPSUM, 3/8 INCH WOOD STRUCTURAL PANELS OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED. THE INTEGRITY OF THE DRAFTSTOPS SHALL BE MAINTAINED.



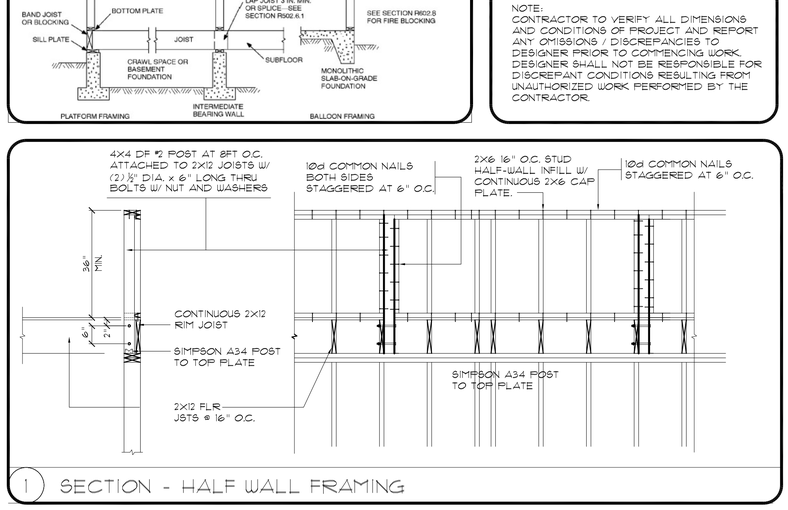
NOTE:
REFER TO STRUCTURAL SHEETS FOR SHEAR WALL SCHEDULE AND ENGINEERING PLAN WHICH CONTAIN REFERENCES AND/OR INSTRUCTIONS PERTAINING TO EACH SHEAR WALL INDICATED IN THIS PLAN

NOTE:
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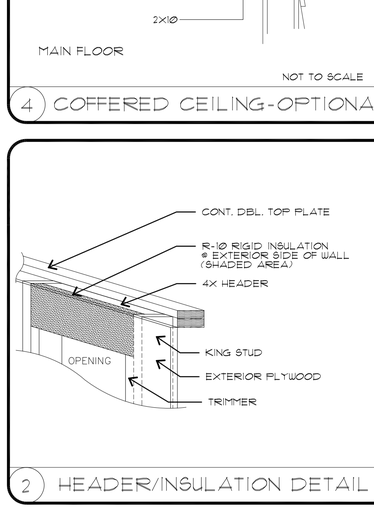


BUILDING CROSS-SECTION 'A'

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

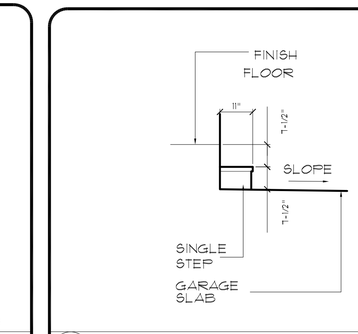


1 SECTION - HALF WALL FRAMING



2 HEADER/INSULATION DETAIL

3 FIREPLACE FRAMING



4 COFFERED CEILING-OPTIONAL

5 GARAGE STEP

REQUIRED SAFETY GLAZING LOCATIONS:

1. GLAZING IN SWINGING DOORS EXCEPT LOUVERED WINDOWS AND JALOUSIES COMPLYING WITH IRC R308.2.
2. GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SLIDING AND BIFOLD CLOSET DOOR ASSEMBLIES.
3. GLAZING IN STORM DOORS.
4. GLAZING IN ALL UNFRAMED SWINGING DOORS.
5. GLAZING IN DOORS, WALLS, FENCES AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHROOMS, AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE ANY STANDING OR WALKING SURFACE.
EXCEPTION: OPENINGS THROUGH WHICH A 3" SHPERE IS UNABLE TO PASS.
6. GLAZING IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.
EXCEPTION: WHERE THERE IS AN INTERVENING WALL OR PARTITION BETWEEN DOOR AND GLAZING OR WHERE THE DOOR ACCESSES A CLOSET 3' OR LESS IN DEPTH.
7. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL, WHEN ALL OF THE FOLLOWING APPLY:
7.1 EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SF.
7.2 BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR.
7.3 TOP EDGE GREATER THAN 36" ABOVE THE FLOOR.
7.4 ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE GLAZING.
EXCEPTION: WHERE A PROTECTIVE 1-1/2"-WIDE BAR IS INSTALLED ON THE ACCESSIBLE SIDE OF THE GLAZING 34" - 38" ABOVE THE FLOOR AND IS CAPABLE OF WITHSTANDING A LOAD OF 50 LBS PER LINEAL FOOT OR WHERE THE BOTTOM EDGE OF THE GLASS IS 25' OR MORE ABOVE GRADE, A ROOF, WALKING SURFACE, OR OTHER HORIZONTAL SURFACE.
8. GLAZING IN RAILINGS REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE. INCLUDES STRUCTURAL BALLUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS.
9. GLAZING IN WALLS AND FENCES ENCLOSING INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS, AND SPAS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE A WALKING SURFACE AND WITHIN 60" HORIZONTALLY OF THE WATER'S EDGE. THIS WILL APLY TO ALL SINGLE GLAZING AND ALL PANES IN MUTIPLE GLAZING.
10. R308.4.6 GLAZING ADJACENT TO STAIRS AND RAMPS.
GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36 INCHES (914 MM) ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS AND RAMPS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.

EXCEPTIONS:

1. WHERE A RAIL IS INSTALLED ON THE ACCESSIBLE SIDE(S) OF THE GLAZING 34 TO 38 INCHES (864 TO 965 MM) ABOVE THE WALKING SURFACE. THE RAIL SHALL BE CAPABLE OF WITHSTANDING A HORIZONTAL LOAD OF 50 POUNDS PER LINEAR FOOT (730 N/M) WITHOUT CONTACTING THE GLASS AND HAVE A CROSS-SECTIONAL HEIGHT OF NOT LESS THAN 1 1/2 INCHES (38 MM).

2. GLAZING 36 INCHES (914 MM) OR MORE MEASURED HORIZONTALLY FROM THE WALKING SURFACE.
11. R308.4.7 GLAZING ADJACENT TO THE BOTTOM STAIR LANDING.
GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36 INCHES (914 MM) ABOVE THE LANDING AND WITHIN A 60-INCH (1524 MM) HORIZONTAL ARC LESS THAN 180 DEGREES FROM THE BOTTOM TREAD NOSING SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.

EXCEPTION: THE GLAZING IS PROTECTED BY A GUARD COMPLYING WITH SECTION R312 AND THE PLANE OF THE GLASS IS MORE THAN 18 INCHES (457 MM) FROM THE GUARD.

Project
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SINGLE USE

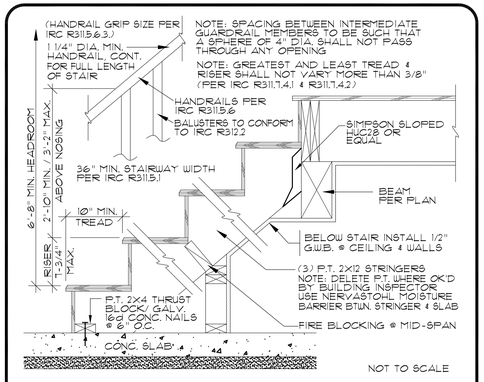
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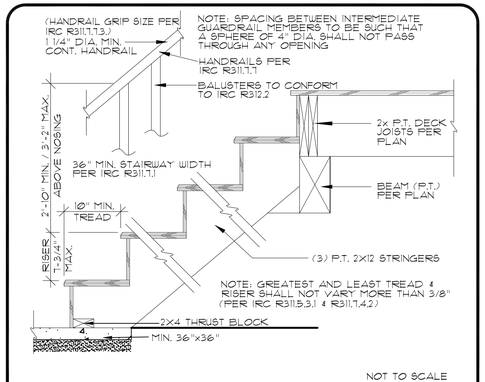
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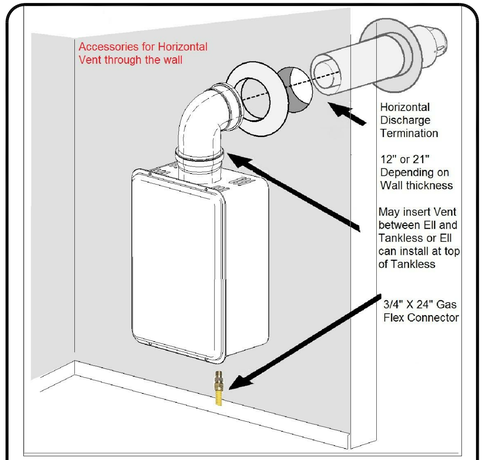
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1 INTERIOR STAIR W/ SLAB



4 EXTERIOR STAIR DETAIL



NOTE:
- ENERGY STAR QUALIFIED
- ENERGY FACTOR OF .95 FOR BOTH NATURAL GAS AND PROPANE
- CERTIFIED FOR INSTALLATION IN MANUFACTURED (MOBILE) HOMES
- ENHANCED SCALE DETECTION LESSENS POSSIBILITY OF SERIOUS, LONG-TERM DAMAGE TO UNIT
- TEMPERATURE LOCK FUNCTION PREVENTS ACCIDENTAL OR UNAUTHORIZED CHANGES TO WATER TEMPERATURE
- COMPLIES WITH SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT 14 NG/J OR 20 PPM NOX EMISSION LEVELS

NOT TO SCALE

2 RINNAI TANKLESS WATER HEATER

- CONTINUOUS FAN OPTION PER TABLE IRC M1507.3.3(1)

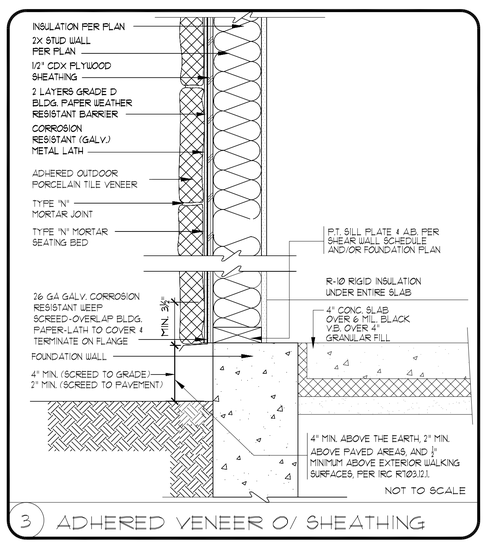
2018 WHOLE HOUSE VENTILATION

OPTION 1 - INTERMITTEN WHOLE HOUSE VENTILATION USING EXHAUST FANS

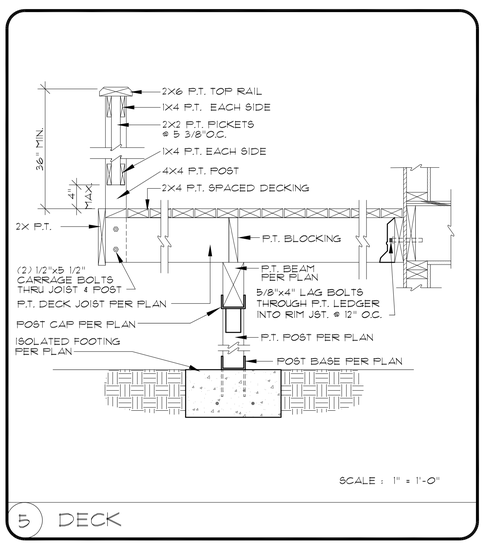
A.
- 90 CFM EXHAUST FAN FLOW RATING PER TABLE M1508.2
- FAN CONTROLS: 24 HOUR CLOCK TIMER WITH CAPACITY OF CONTINUOUS OPERATION, MANUAL AND AUTOMATIC CONTROL & ACCESSIBLE.
- WHOLE HOUSE FANS LOCATED 4 FEET OR LESS FROM THE INTERIOR GRILLE SHALL HAVE A SONE RATING OF 1.0 OR LESS AT .01 INCHES W.G.
- OUTDOOR AIR SHALL BE DISTRIBUTED TO EACH HABITABLE ROOM BY INDIVIDUAL OUTDOOR AIR INLETS. WHERE OUTDOOR AIR SUPPLIES ARE SEPARATED FROM EXHAUST POINTS BY DOORS, PROVISIONS SHALL BE MADE TO ENSURE AIR FLOW BY INSTALLING OF DISTRIBUTION DUCTS, UNDERCUTTING DOORS, GRILLES, TRANSOMES, OR SIMILAR MEANS. DOORS SHALL BE UNDERCUT A MINIMUM OF 1/2" ABOVE FLOOR COVERING

B.
90 CFM X 1.5 (66%) = 135 CFM INTERMITTEN WHOLE-HOUSE FAN @ 66% (1.5 FACTOR) RUNTIME PERCENTAGE IN EACH 4-HOUR SEGMENT PER IRC M1507.3.3(2).
- INTERMITTENT WHOLE-HOUSE MECHANICAL VENTILATION RATE PER TABLE IRC M1507.3.3(2)

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3 ADHERED VENEER O/ SHEATHING



5 DECK

GLAZING SCHEDULE

ROOM	# OF WNDS.	WND. W.	WND. H.	MANUF.	FRAME TYPE	WDW. TYPE	MODEL NO.	AIR GAP	GAS	LO-E	U-VAL. (1)	AREA	N.A.
MAIN FLOOR													
FOYER	1	3.00	6.00	MILGARD	VINYL	PICTURE	5320	1/2"	AIR	YES	0.28	18.00	5.04
FOYER	1	1.50	8.00	MILGARD	VINYL	PICTURE	5320	1/2"	AIR	YES	0.28	12.00	3.36
DEN/BED. 5	1	7.00	6.00	MILGARD	VINYL	SLIDER	5120	1/2"	AIR	YES	0.28	42.00	11.76
DINING	1	8.00	6.00	MILGARD	VINYL	SLIDER	5120	1/2"	AIR	YES	0.28	48.00	13.44
PANTRY	1	5.00	1.00	MILGARD	VINYL	PICTURE	5320	1/2"	AIR	YES	0.28	5.00	1.40
KITCHEN	1	6.00	4.50	MILGARD	VINYL	SLIDER	5120	1/2"	AIR	YES	0.28	27.00	7.56
KITCHEN	1	8.00	1.00	MILGARD	VINYL	PICTURE	5320	1/2"	AIR	YES	0.28	8.00	2.24
DINING	1	8.00	8.00	MILGARD	VINYL	S.G.D.	5521	1/2"	AIR	YES	0.28	64.00	17.92
GREAT RM.	2	8.00	1.50	MILGARD	VINYL	PICTURE	5320	1/2"	AIR	YES	0.28	24.00	6.72
GREAT RM.	2	8.00	5.50	MILGARD	VINYL	PICTURE	5320	1/2"	AIR	YES	0.28	88.00	24.64
UPPER FLOOR													
FOYER	2	3.00	6.00	MILGARD	VINYL	PICTURE	5320	1/2"	AIR	YES	0.28	36.00	10.08
BEDRM. 3	1	6.00	6.00	MILGARD	VINYL	SLIDER	5120	1/2"	AIR	YES	0.28	36.00	10.08
BATH 2	2	2.00	4.00	MILGARD	VINYL	CASE.	5521	1/2"	AIR	YES	0.28	16.00	4.48
BEDRM. 2	1	6.00	6.00	MILGARD	VINYL	SLIDER	5120	1/2"	AIR	YES	0.28	36.00	10.08
MSTR. BATH	1	5.00	5.50	MILGARD	VINYL	SLIDER	5120	1/2"	AIR	YES	0.28	27.50	7.70
MSTR. SUITE	1	8.00	6.00	MILGARD	VINYL	SLIDER	5120	1/2"	AIR	YES	0.28	48.00	13.44
MSTR. SUITE	2	3.00	3.00	MILGARD	VINYL	PICTURE	5320	1/2"	AIR	YES	0.28	18.00	5.04
BONUS	1	8.00	6.00	MILGARD	VINYL	SLIDER	5120	1/2"	AIR	YES	0.28	48.00	13.44
											WND. TOTAL:	**601.50**	**168.42**

DOORS WITH MORE THAN 50% GLASS

DOORS WITH MORE THAN 50% GLASS-TOTAL:
AVG. U-VALUE (VERTICAL GLASS):

SKYLIGHTS AND SKYWALLS

SKYLIGHT TOTAL:
AVG. U-VALUE (OVERHEAD GLASS):

	AREA	UA
	601.50	168.42
	TOTAL 1	TOTAL 2

GLAZING % = TOTAL 1 / HEATED AREA = 601.50 S.F. / 2954.00 S.F. = 20.36%

AVG. U-VALUE = UA TOTAL (TOT. 2) / AREA TOTAL (TOT. 1) = 168.42 UA / 601.50 A = 0.28 U-VALUE

ROOF VENTILATION

Standard Truss / Scissor Truss Roof Framing Assembly:		**LOWER ROOF**
Roof Area :	499 s.f.	
Ventilation Required:	499 s.f. x 144 s.i. / s.f. / 300 =	239.52 s.i. Req'd
Provide 1/2 ventilation at eaves, 1/2 above midpoint & min. 3 ft. above eave vents		
Eave Ventilation:		
Birdblocking =	4.71 s.i. / l.f. - 25% reduction =	3.53 s.i. / l.f.
Eave Ventilation Req'd =	239.52 s.i. / 2 / s.i. per l.f. =	33.90 l.f.
Provide :	34 l.f. birdblocking. Ventilation =	120.11 s.i.
Min. Ventilation Provided =	120.105 s.i. is greater than	119.76 s.i. Req'd
Upper Roof Ventilation:		
7"x7" Attic Roof Jack =	49 s.i. each - 25% screen reduction =	36.75 s.i. each.
Upper Ventilation Req'd =	239.52 s.i. / 2 / s.i. of each vent =	3.26 vents
Provide:	4 -7"x7" roof jacks. Ventilation =	147.00 s.i.
Ventilation Provided =	147.00 s.i. is greater than	119.76 s.i. Req'd
Use : (minimum)	**34 l.f. birdblocking. Ventilation =**	**120.11 s.i.**
Use : (minimum)	**4 -7"x7" roof jacks. Ventilation =**	**147.00 s.i.**
Total Min. Ventilation Provided =	**267.11 s.i. IS GREATER THAN :**	**239.52 s.i. Req'd**

ROOF VENTILATION

Standard Truss / Scissor Truss Roof Framing Assembly:		**MAIN ROOF**
Roof Area :	1858 s.f.	
Ventilation Required:	1858 s.f. x 144 s.i. / s.f. / 300 =	891.84 s.i. Req'd
Provide 1/2 ventilation at eaves, 1/2 above midpoint & min. 3 ft. above eave vents		
Eave Ventilation:		
Birdblocking =	4.71 s.i. / l.f. - 25% reduction =	3.53 s.i. / l.f.
Eave Ventilation Req'd =	891.84 s.i. / 2 / s.i. per l.f. =	126.23 l.f.
Provide :	127 l.f. birdblocking. Ventilation =	448.63 s.i.
Min. Ventilation Provided =	448.6275 s.i. is greater than	445.92 s.i. Req'd
Upper Roof Ventilation:		
7"x7" Attic Roof Jack =	49 s.i. each - 25% screen reduction =	36.75 s.i. each.
Upper Ventilation Req'd =	891.84 s.i. / 2 / s.i. of each vent =	12.13 vents
Provide:	13 -7"x7" roof jacks. Ventilation =	477.75 s.i.
Ventilation Provided =	477.75 s.i. is greater than	445.92 s.i. Req'd
Use : (minimum)	**127 l.f. birdblocking. Ventilation =**	**448.63 s.i.**
Use : (minimum)	**13 -7"x7" roof jacks. Ventilation =**	**477.75 s.i.**
Total Min. Ventilation Provided =	**926.38 s.i. IS GREATER THAN :**	**891.84 s.i. Req'd**

Project
SINGLE -FAMILY RESIDENCE
SINGLE USE

Prepared for
MOHAMMED ALOBAIDI
1347 N GROVE AVE
PALATINE, IL 60067
PH: (321) 337-5908
EMAIL: m.alobadi94@yahoo.com

URBAN DESIGN GROUP
15445 53rd AVE. S, STE. 110 SEATTLE, WA 98188
(206) 838-8250 E-mail: urbandesigncenter@yahoo.com

PLAN ISSUE:	DESIGN BY :	
REV. DATE:	COMMENTS :	
	1	2

Project # :
1987-2-2
Sheet
A7

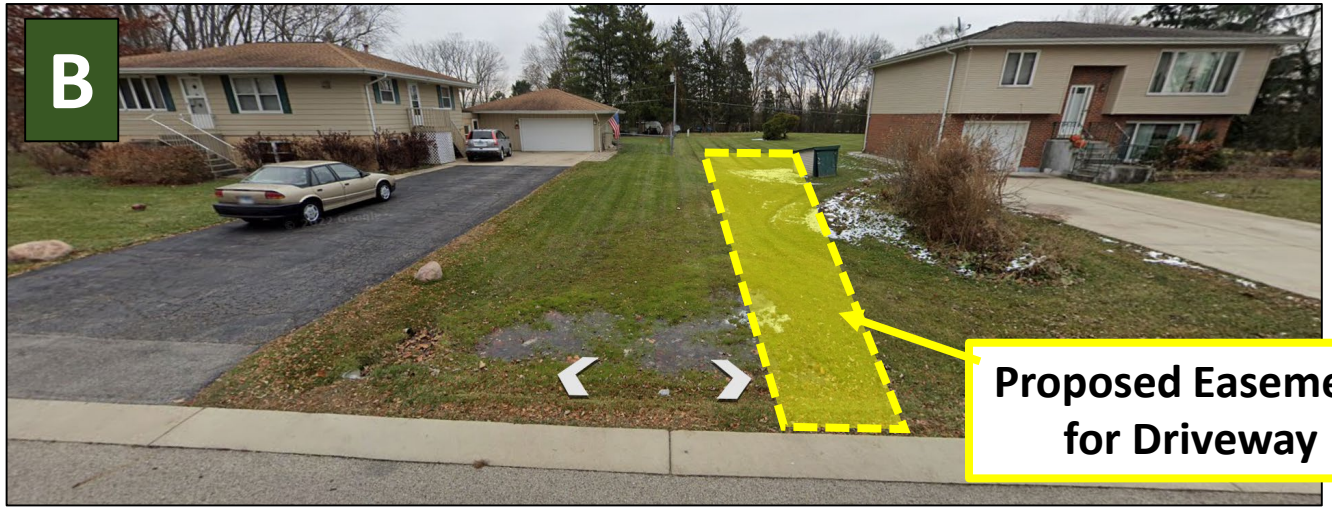
Attachment: EXHIBIT - Architectural Plans (2023-75 : 1347 N Grove Ave - SU VAR NSFR)

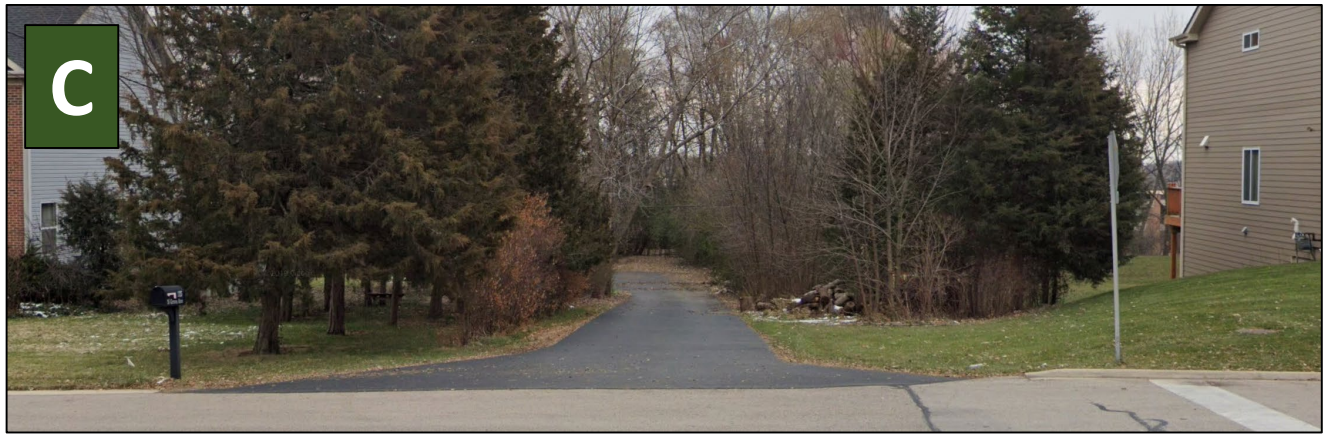
1347 N. Grove Street

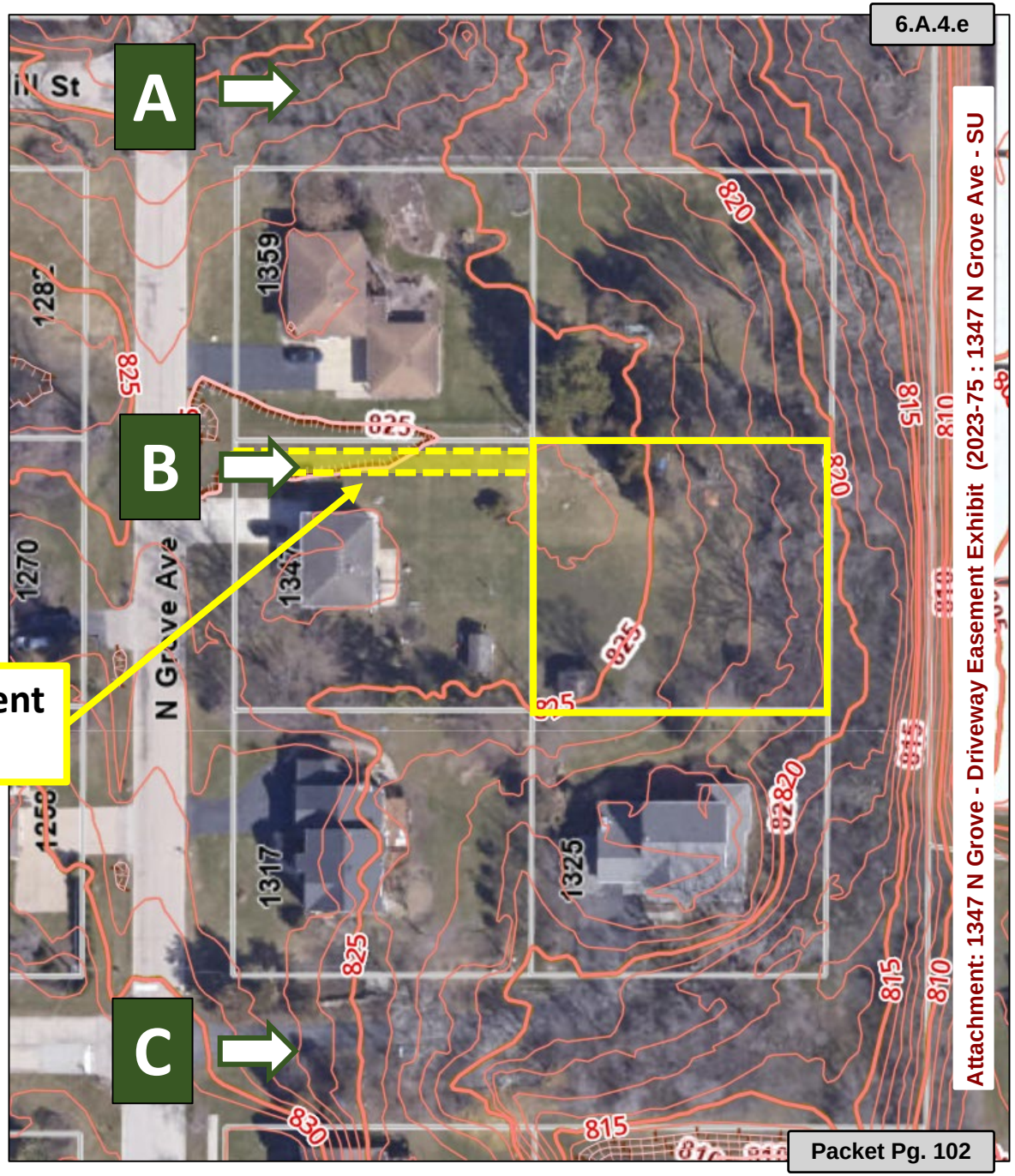


Attachment: 1347 N Grove - Driveway Easement Exhibit (2023-75 : 1347 N Grove Ave - SU









Attachment: 1347 N Grove - Driveway Easement Exhibit (2023-75 : 1347 N Grove Ave - SU

VILLAGE OF PALATINE

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 07/25/23 07:00 PM

STAFF REPORT (ID # 8492)

1347 N Grove Avenue

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Mohammed Alobaidi

PLAN NUMBER: SU-000049-2023

ADDRESS: 1347 N. Grove Avenue and Vacant Lot to the East

PROPOSAL:
Special Use to permit a new single-family residence to be set back 41 feet from the rear property line, instead of the minimum required 50 feet; and

Variation for the driveway width to be 29 feet in total width within 5 feet of the lot line instead of the maximum permitted 25 feet.

LOCATION:	1347 N Grove Ave District 1 (Millar)	**CURRENT ZONING:**	R-1 Single Family Residential

SURROUNDING CONDITIONS:

North:	R-1 Single Family Residential
South	R-1 Single Family Residential
East:	Planned Development - Multifamily Residential
West:	R-1 Single Family Residential

BACKGROUND:
The Petitioner is proposing to build a new single-family home on the vacant lot directly east of 1347 N. Grove Avenue. In addition, a private drive is proposed connecting the vacant property to Grove Avenue through the north side of 1347 N. Grove Avenue. Therefore, the Petitioner is requesting:

Special Use to permit a new single-family residence to be set back 41 feet from the rear property line, instead of the minimum required 50 feet; and

Variation for the driveway width to be 29 feet in total width within 5 feet of the lot line instead of the maximum permitted 25 feet.

Attachment: Planning and Zoning Commission materials - 7-25-23 (2023-75 : 1347 N Grove Ave - SU VAR NSFR)

SITE ANALYSIS:

- The Subject Property is zoned R-1 and is approximately 15,488 square feet and is conforming to the pre-1958 R-1 lot area standards (Zoning Ordinance Section 10.02 e) for a minimum of 12,000 square feet. The lots were platted in Cook County in 1926. The currently vacant property was annexed into the Village in 2005 and is under the same ownership as the single-family residence directly to the west. In conjunction with the annexation, the Village Council adopted a Sub Area Plan ("Northwest Sub Area"). The plan indicates that the property would be developed within the R-1 A standards. The subject property is landlocked, however, there is an undeveloped right of way to the east. Therefore, the eastern side of the lot would be considered the front yard.
- The Petitioner is seeking to build a new home that will require a rear yard setback reduction from 50 feet to 41 feet. The remaining setbacks comply with the R-1 requirements. The property to the north is vacant and the residence to the south is setback approximately 26 feet and appears to be existing nonconforming.
- The Petitioner is proposing to build a private drive through 1347 N. Grove Avenue to the west to access Grove Avenue. While there is existing unimproved right-of-way to the east (Coolidge Avenue), which existed at the time of annexation, the Petitioner indicates that building an access drive using the existing right of way is not feasible due to the steep slope decline of over 6 feet across the 40 feet of the Coolidge right of way.
- The proposed driveway would be 10 feet wide and will require an access easement to be recorded across 1347 N. Grove Avenue. Lot coverage for 1347 would meet code with the addition of the private drive. The driveway width at the front lot line would exceed the maximum 25 feet, therefore requiring a Variation.
- All of the neighboring properties appear to be on well and septic. There is a water main along the west side of Grove Avenue which the new home will be required to attached to. The closest sanitary line is located on the southeast corner of North Street and Grove Avenue. Due to the distance from the home, it will not be required to connect to the sanitary, unless the property is unable to provide the required septic to support the home.

DEPARTMENTAL REVIEWS:

Community Services	No Issues Identified
Engineering	Conditions for utility hook ups
Environmental Health	N/A
Fire Prevention	No Issues Identified
Public Works	N/A
Police	N/A

Attachment: Planning and Zoning Commission materials - 7-25-23 (2023-75 : 1347 N Grove Ave - SU VAR NSFR)

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

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

STAFF RECOMMENDATION:

The Petitioner has applied to reduce the required rear yard setback from 50 feet to 41 feet. The existing residence to the south has a legal non-conforming rear yard setback of approximately 20 feet from its' eastern lot line, which is roughly half of what the petitioner is proposing. It was constructed in unincorporated Cook County and annexing into the Village. In addition, the proposed side yard setbacks for the subject property exceed the required 15-foot setback, leaving a significant amount of open space. Therefore, the rear yard setback reduction should not impact the surrounding properties.

Due to the circumstance of being a land locked without direct access to an improved right of way, a private drive is proposed to allow access to the subject property. In adding the private drive, the total width of the two driveways exceeds the maximum 25 feet allowed width within 5 feet of the front lot line with a proposed 29 feet, thus requiring a Variation.

Due to the uniqueness of the proposed driveway access crossing the adjacent lot, and adding a second curb cut, this is ultimately a policy decision for the Planning and Zoning Commission to recommend and the Village Council to determine. Therefore, Staff recommends action and the discretion of the Planning and Zoning Commission. If the Planning and Zoning Commission recommends approval of Special Use and Variation, Staff recommends the following conditions:

1. The Special Use and Variation shall substantially conform to the site plan and architectural plans prepared by the Urban Design Group, submitted on 06/10/2023, except as said plans may be revised to conform to the Village Code of Ordinances.

Attachment: Planning and Zoning Commission materials - 7-25-23 (2023-75 : 1347 N Grove Ave - SU VAR NSFR)

2. Connection to the public water supply shall be required for the new construction.

3. A complete septic evaluation/design report shall be submitted showing sufficient area for a new system and separation from all adjoining wells shall be provided for both lots. If both properties cannot support a new septic system in the allowed area the public sanitary main shall be extended the north corner of the property and the two structures shall be connected to the public sanitary main.

4. An easement shall be submitted in a manner acceptable to the Village Attorney and Village Engineer for both cross access across the proposed driveway and for the proposed waterline and any additional utilities.

ATTACHMENTS:

- Aerial Map
- Special Use Application
- Plat of Survey
- Site Plan
- Elevation and Floor Plans
- Aerial-Utilites
- Petitioner Exhibits
- Public Notice

Attachment: Planning and Zoning Commission materials - 7-25-23 (2023-75 : 1347 N Grove Ave - SU VAR NSFR)

GISConsortium

1347 N Grove Ave.



0 300 600 ft

Print Date: 7/12/2023

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 t

Attachment: Aerial Map (1347 N Grove Ave - SU VAR NSFR)

VILLAGE OF PALATINE

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

Alobaidi, Mohammed

Business Name (if applicable)

Subject Property Address

1347 N Grove Ave Palatine, IL 60067

Please provide a description of your proposed request:

Proposing a single-family home building on interior LOT accessed through a driveway passing on the front lot to (Grove Ave), Sub-division (LOT 2 BLK 2)

Requesting a reduction in rear setback from 50ft to 41ft (9ft) to accommodate a standard-looking home on the lot, the following points explainS why the reduction is necessary in this case and the necessity of driveway to the lot :

1. (The Unique Circumstances)

Have worked diligently with the architecture to have the design minimize the encroachment on the required setbacks, however with the lot size and the established setbacks in the zoning ordinance it makes it really hard to design a house that will look in harmony with the rest of the neighborhood houses, otherwise, the house will look too thin in width,

2. (That because)

The sub-division design and sizes and the setback requirements in the zoning ordinance create a hardship to build on this LOT, almost every home on (Grove Ave) with R1 zoning doesn't have the required setback, and that affirms the unique circumstances in order to build on this LOT, in attachments is an example of next door LOT with only 21ft of rear setback.

3. (Such hardship has not been created by the applicant/owner)

this hardship is a result of the original plat sub-division and the required setbacks make no room to build a standard house that is consistent with the neighboring properties' design.

4. (Proposed Driveway)

although there's no violation to the zoning ordinance with the proposed driveway, it's important to mention why this driveway is important to the development of this LOT, current circumstances make this land look useless with no access and it's a hardship to the owner of the property, in the original plat sub-division it's indicated that (Coolidge Ave) can be developed to access the LOTS but with high trees density and the steep downhill ground makes the development of that road extremely hard and will require new soil and top fill to support the ground.

Attachment: Planning and Zoning Commission materials - 7-25-23 (2023-75 : 1347 N Grove Ave - SU VAR NSFR)

Petitioner Justification

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

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

The use is deemed necessary in this case because of the way this plat is sub-divided and the required setbacks in zoning ordinance makes it hard to build a standard house that will look in harmony and consistent with the rest of the neighborhood, otherwise, the house design will need to be too thin in width and it will not be consistent with rest of houses in the block, almost every house on (Grove Ave) with R1 Zoning doesn't meet the required setback requirements and that further affirm the need for special use request in this case,

with the generous amount of side setbacks of 41ft and 36ft respectively more than the required 15ft setback and with a front setback of 40ft, the requested reduction in the rear setback of 9ft will be a minimum variation from the zoning ordinance.

The Plat was divided to have homes built on it and to create that neighborhood feel instead of an empty LOT that requires a lot of maintenance with poor drainage and collects diseases from dead animals and their feces, with that it deemed to be a public convenience to have this empty LOT developed and have better drainage, cleaner, and occupied by future residents that will maintain and take a good care of the overall well being of this land.

The proposed Driveway is solves the hardship of no access to the land and an easement will be provided to the proposed driveway, it's not uncommon in the neighborhood to have a driveway to access the interior LOT, in the attachments are a few examples from the same subdivision.

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

Having an empty LOT in the block that was designed to have a house built on it and have residents occupy it makes the land more susceptible to environmental and health risks to the neighboring homes and their residents, the drainage on empty lands are poor and collects bugs, termites, rats, and mosquitos, I have seen neighbors complain about another empty LOT in the block that collects water and causing health and property damage to them, there have been instances where dead animals are found on the empty LOT and that create disease and other health factors,

with the proposed building request and the use request, the land that was intended to have a house built on it will be developed with the most up-to-date drainage systems, it will be treated for termites, rats, bugs, and other disease-causing factors, it will create cleaner and more environmentally friendly space for the neighbors and their residents,

With the requested building proposal safety took the number one priority to the surrounding neighbors and the future inhabitants of the property, by studying similar interior LOTS in the same sub-division and block, with improved signs and lighting will make this land safer than it is currently, 20ft of asphalt driveway has been added just east of the property to accommodate and give room to first responders vehicles when needed, and future plans to incorporate sidewalks from the proposed structure to (Grove ave) and south connecting with other sidewalks.

Attachment: Planning and Zoning Commission materials - 7-25-23 (2023-75 : 1347 N Grove Ave - SU VAR NSFR)

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

With no assumption about future financial values but to mention a few facts about recent empty lands that were developed on the same street and
historical data about developed interior LOTS for example (1325 N Grove Ave),
that home was built in the year of 2000, homes in that area saw a value increase of 7.8% same year in December (source: cook county house price index) the neighboring homes saw the same appreciation without any decline in value after building that lot,

The proposed building will not cause any damage to the nearby property values, in fact, based on historical data it usually enhances the nearby properties' value for the following reasons :

1. the proposed home design is consistent with the nearby home designs and will have a similar modern look.

2. the proposed building will give more of a community feel to the neighborhood instead of an empty undeveloped LOT, in fact, that usually enhances nearby properties' value.

3. for previously discussed health and environmental benefits the neighborhood will be more appealing when that empty land is developed.

4. the generous amount of side setbacks of 41ft and 36 ft instead of the required 15ft, plus the front setback of 40ft.

5. the request for the rear setback reduction of 9ft it will be the minimum variation from the established zoning ordinance and it will not cause a very significant deviation.

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

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

a. Will meet the following aesthetic criteria:

i. Will not destroy existing vistas in the area;

ii. Will enhance the appearance of the homes and the streets in the area; and

iii. Will not detract from the overall appearance of the community; or

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

N/A

Attachment: Planning and Zoning Commission materials - 7-25-23 (2023-75 : 1347 N Grove Ave - SU VAR NSFR)

Proposing a single-family home building on interior LOT accessed through a driveway passing on the front lot to (Grove Ave), Sub-division (LOT 2 BLK 2)

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2. (That because)

The sub-division design and sizes and the setback requirements in the zoning ordinance create a hardship to build on this LOT, almost every home on (Grove Ave) with R1 zoning doesn't have the required setback, and that affirms the unique circumstances in order to build on this LOT, in attachments is an example of next door LOT with only 21ft of rear setback.

3. (Such hardship has not been created by the applicant/owner)

this hardship is a result of the original plat sub-division and the required setbacks make no room to build a standard house that is consistent with the neighboring properties' design.

Attachment: Planning and Zoning Commission materials - 7-25-23 (2023-75 : 1347 N Grove Ave - SU VAR NSFR)

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The use is deemed necessary in this case because of the way this plat is sub-divided and the required setbacks in zoning ordinance makes it hard to build a standard house that will look in harmony and consistent with the rest of the neighborhood, otherwise, the house design will need to be too thin in width and it will not be consistent with rest of houses in the block, almost every house on (Grove Ave) with R1 Zoning doesn't meet the required setback requirements and that further affirm the need for special use request in this case,

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Attachment: Planning and Zoning Commission materials - 7-25-23 (2023-75 : 1347 N Grove Ave - SU VAR NSFR)

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(Environmental, Health, and Safety)

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Attachment: Planning and Zoning Commission materials - 7-25-23 (2023-75 : 1347 N Grove Ave - SU VAR NSFR)

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3. for previously discussed health and environmental benefits the neighborhood will be more appealing when that empty land is developed.

4. the generous amount of side setbacks of 41ft and 36 ft instead of the required 15ft, plus the front setback of 40ft.

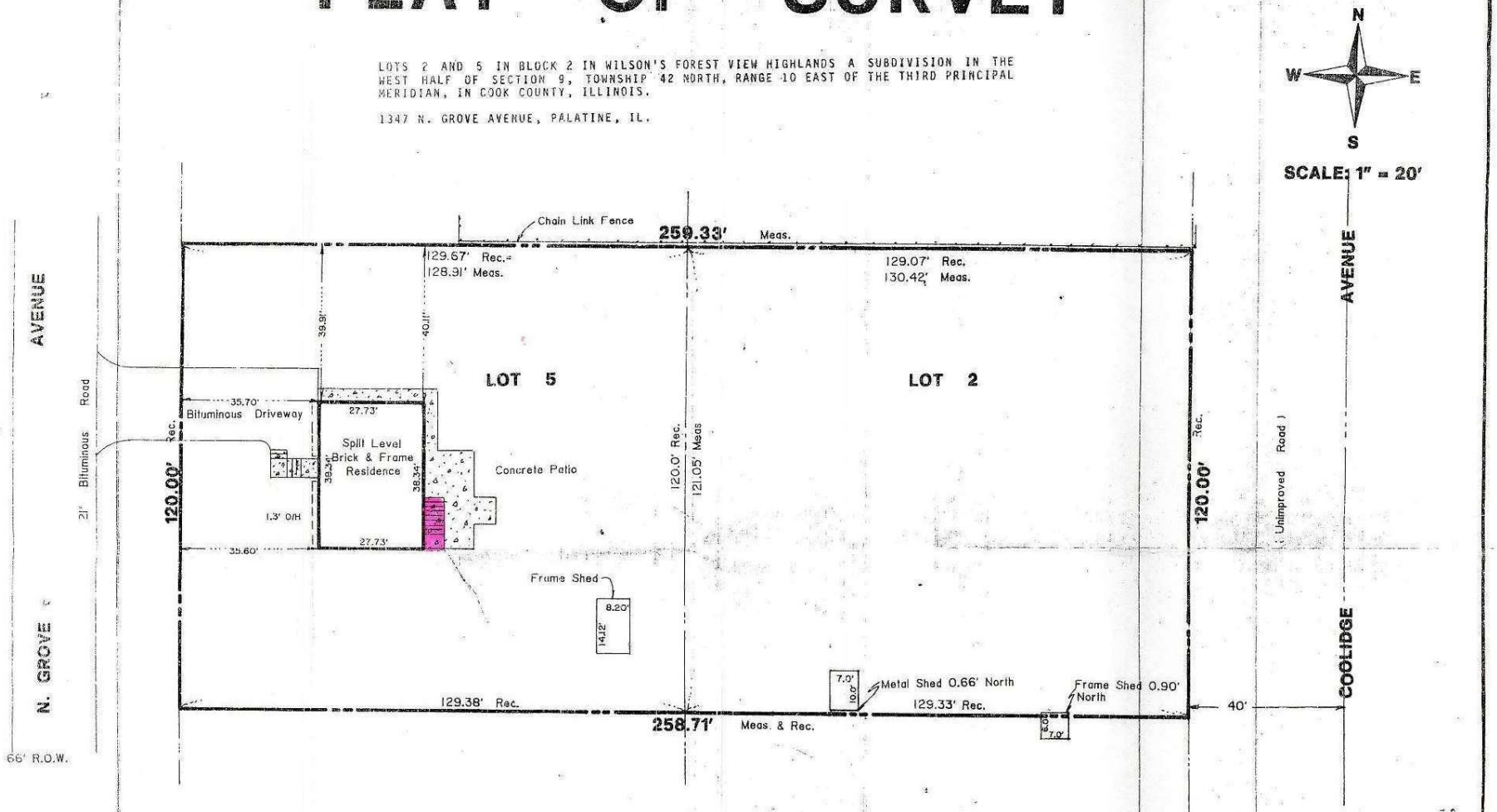
5. the request for the rear setback reduction of 9ft it will be the minimum variation from the established zoning ordinance and it will not cause a very significant deviation.

Attachment: Planning and Zoning Commission materials - 7-25-23 (2023-75 : 1347 N Grove Ave - SU VAR NSFR)

PLAT OF SURVEY

LOTS 2 AND 5 IN BLOCK 2 IN WILSON'S FOREST VIEW HIGHLANDS A SUBDIVISION IN THE WEST HALF OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

1347 N. GROVE AVENUE, PALATINE, IL.



VILLAGE COPY
APPROVED DATE: 10/17/19
BY:
FULL PERMIT

APPROVED
APPROVED 10/1/19 BY:
PLANNING & ZONING

KEITH E. LACY 1776 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS BARRINGTON

1. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON, REFER TO YOUR DEED, ABSTRACT CONTRACT AND LAND DEVELOPMENT ORDINANCES.
2. CAUTION: BUILDING TIE DIMENSIONS SHOULD NOT BE USED TO DETERMINE LOT LINE LOCATIONS WHEN BEING USED FOR CONSTRUCTION PURPOSES ALONG LOT LINES. REFER TO ACTUAL LOT CORNERS FOR CONSTRUCTION.
3. SCALING FROM REPRODUCTIONS IS NOT RECOMMENDED.
4. THE LEGAL DESCRIPTION SHOWN HEREON IS THAT PROVIDED TO THE SURVEYOR.

RECEIVED
SEP 30 2019
VILLAGE OF PALATINE

STATE OF ILLINOIS)
COUNTY OF COOK)

I, KEITH E. LACY, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT A SURVEY HAS BEEN MADE UNDER MY SUPERVISION OF THE PROPERTY DESCRIBED HEREON, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION THEREOF.

DATE: 01-19-98

KEITH E. LACY
PROFESSIONAL LAND SURVEYOR
ILLINOIS NO. 1776

BARRINGTON ENGINEERING
B S. NORTHWEST HWY.
RRINGTON, ILLINOIS 60010
: (847) 382-6337
: (847) 382-6386

d By: John E. Mery All'y Job No. 386-25 390-25

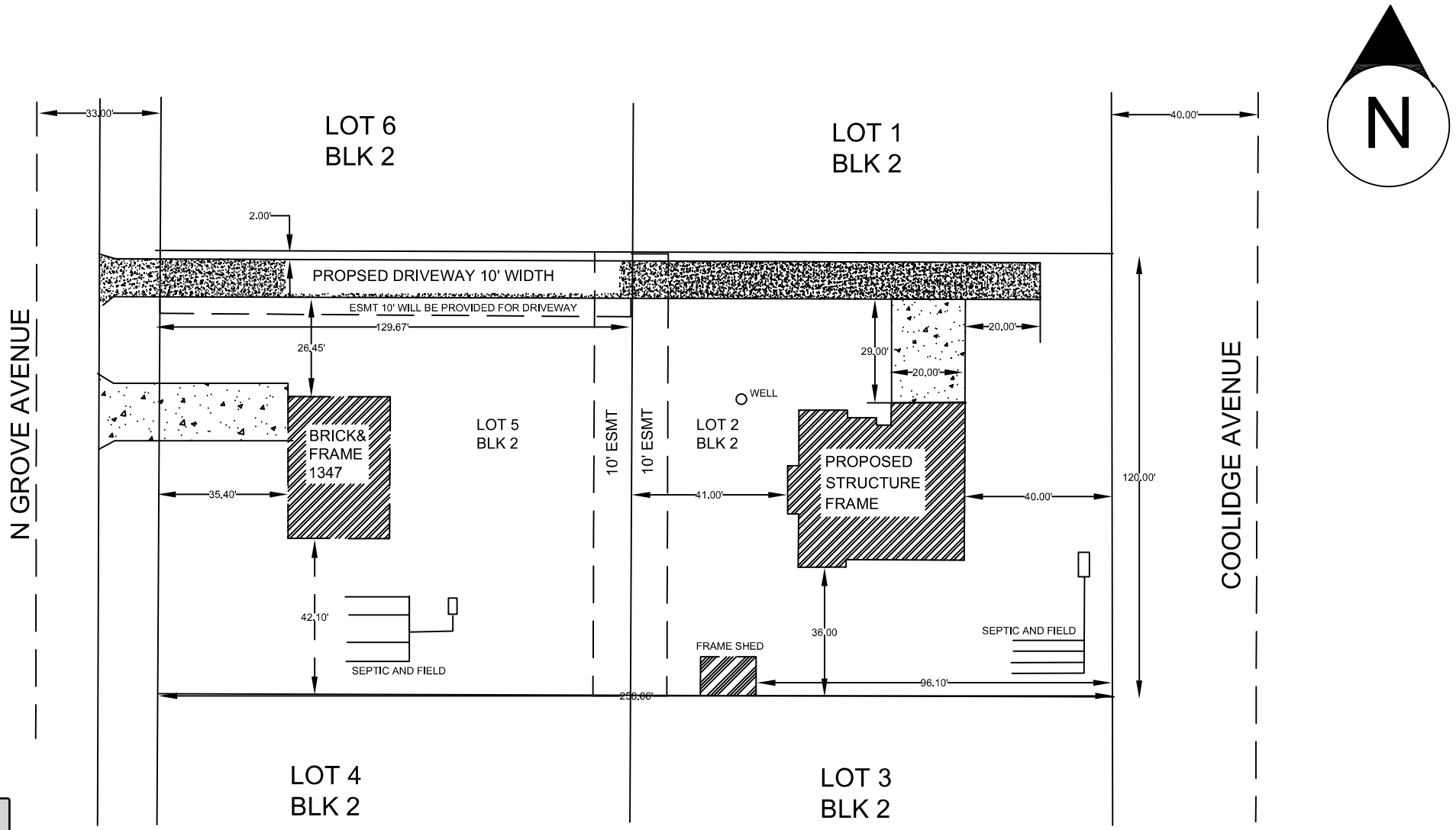
Attachment: Plat of Survey (1347 N Grove Ave - SU VAR NSFR)

Attachment: Planning and Zoning Commission materials - 7-25-23 (2023-75 : 1347 N Grove Ave - SU VAR NSFR)

NOTES :
- LOT COVERAGE : 23% (PROPSED STRUCTURE, DRIVEWAYS AND FRAME SHED)
- PROPOSED STRUCTURE HEIGHT : 29.4FT
- COOLIDGE AVE NOT IMPROVED, STEEP DOWNHILL GROUND AND HIGH DENSITY TREES
- SEPTIC TANK IS 30 FT FROM PROPOSED BUILDING AND 6FT FROM PROPERTY LINE
- DISPOSAL FIELD IS 30FT FROM PROPOSED BUILDING, 98FT FROM WELL AND 5 FT FROM PROPERTY LINE

Definitions :

ESMT = EASEMENT



Attachment: Site Plan (1347 N Grove Ave - SU VAR NSFR)

Attachment: Planning and Zoning Commission materials - 7-25-23 (2023-75 : 1347 N Grove Ave - SU VAR NSFR)

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FRONT ELEVATION

PROJECT NAME:

ALOBAIDI RESIDENCE



3D RENDERING NOTES:

3D ELEVATIONS ARE FOR REFERENCE ONLY.
THESE SHOULD NOT BE USED TO DETERMINE ANY PORTION OF THE CONSTRUCTION OTHER THAN GENERAL MATERIAL AND APPEARANCE.
REFER TO ELEVATION SHEETS FOR DETAILS.

BUILDING DEPARTMENT NOTES:

2018 INTERNATIONAL FIRE CODE (IFC)

HOME WILL BE REQUIRED TO HAVE A 13D SPRINKLER SYSTEM.

ALL SPRINKLERED HOMES WILL REQUIRE 1" METERS TO PROVIDE ADEQUATE FLOW.

ANY HOME WITH A FIRE SPRINKLER SYSTEM AND AN IRRIGATION SYSTEM IS REQUIRED TO HAVE AN AUTOMATIC IRRIGATION SHUT-OFF.

TEMPORARY ADDRESSING REQUIRED DURING CONSTRUCTION AND PERMANENT ADDRESSING REQUIRED. ALL FLAG LOTS ALSO REQUIRE ADDRESSING SIGN AT STREET ENTRANCE.

ALL PORTIONS OF THE EXTERIOR FIRST FLOOR OF THE OCCUPANCY MUST BE WITHIN 150' OF APPARATUS ACCESS (DRIVEWAY), AS MEASURED BY AN APPROVED ROUTE AROUND STRUCTURE.

SHEET INDEX

SHEET #	
	ARCHITECTURAL PLAN
A1	GENERAL NOTES & PLAN PREVIEW
A2	MAIN FLOOR PLAN
A3	UPPER FLOOR PLAN
A4	ELEVATIONS: FRONT & RIGHT
A5	ELEVATIONS: LEFT & REAR
A6	BUILDING CROSS-SECTION - 'A'
A7	DETAILS & VENTILATION SCHEDULE

PROJECT DESCRIPTION:

PROPOSING TWO-STORY SINGLE-FAMILY RESIDENCE (SFR) WITH ATTACHED 2-CAR GARAGE

PROJECT DATA:

PARCEL NO.:
PROPERTY TYPE:
ADDRESS:

ACRES:
Q.S.T.R.:
JURISDICTION:
ZONING:
SETBACKS:
WATER:
SEWER/SEPTIC:
ROAD ACCESS:
STREET SURFACE:

LEGAL DESCRIPTION:

DESIGN TEAM:

URBAN DESIGN GROUP
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SEATTLE, WA 98188
(206) 838-8250
urbandesigncenter@yahoo.com

OWNER INFO:

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PALATINE, IL 60067
PH: (321) 337-5908
EMAIL: m.alobadi94@yahoo.com

Project

SINGLE -FAMILY RESIDENCE
SINGLE USE

Prepared for

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PLAN ISSUE:	DESIGN BY:
REV. DATE:	COMMENTS:
1	
2	

Project # :
1987-2-2
Sheet
COVER

Attachment: Elevation and Floor Plans (1347 N Grove Ave - SU VAR NSFR)

GENERAL NOTES

INTERNATIONAL RESIDENTIAL CODE 2018 EDITION AND ALL APPLICABLE CODES AND AUTHORITIES HAVING JURISTICTION TO BE FOLLOWED.
2018 INTERNATIONAL RESIDENTIAL CODE
2018 INTERNATIONAL MECHANICAL CODE (IMC)
2018 UNIFORM PLUMBING CODE (UPC)
2018 INTERNATIONAL FIRE CODE (IFC)

CONTRACTOR SHALL VERIFY ALL NOTES, DIMENSIONS & CONDITIONS PRIOR TO CONSTRUCTION & PROVIDE TEMPORARY BRACING AS REQUIRED UNTIL ALL PERMANENT CONNECTIONS HAVE BEEN INSTALLED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO IDENTIFY

REPETITIVE FEATURES NOT NOTED ON THE DRAWINGS SHALL BE COMPLETELY PROVIDED AS IF DRAWN IN FULL

CONTRACTOR SHALL VERIFY ALL ROUGH-IN DIMENSIONS FOR ALL EQUIPMENT TO BE INSTALLED

SITE WORK

GENERAL

UNLESS A SOILS INVESTIGATION BY A QUALIFIED SOILS ENGINEER IS PROVIDED, FOUNDATION DESIGN IS BASED ON AN ASSUMED AVERAGE SOIL BEARING OF 1500 PSF. EXTERIOR FOOTINGS SHALL BEAR 16" (MINIMUM) BELOW FINISHED GRADE. ALL FOOTINGS TO BEAR ON FIRM UNDISTURBED EARTH BELOW ORGANIC SURFACE SOILS. BACK FILL TO BE THOROUGHLY COMPACTED. FOUNDATION VENTS SHALL NOT INTERFERE WITH DIRECT LOAD PATH OF COLUMNS.

CONCRETE

MIX AND 28 DAY STRENGTH OF CONCRETE

- BASEMENT WALLS & FOUNDATIONS & OTHER CONCRETE NOT EXPOSED TO WEATHER:	PER STRUCTURAL S-SHEETS
- BASEMENT SLABS & INTERIOR SLABS & INTERIOR SLABS ON GRADE EXCEPT GARAGE DOOR SLABS	PER STRUCTURAL S-SHEETS
- BASEMENT WALLS & FOUNDATION WALLS, EXTERIOR WALLS & OTHER VERTICAL CONCRETE WORK EXPOSED TO THE WEATHER.	PER STRUCTURAL S-SHEETS
- PORCHES, CARPORT SLABS & STEPS EXPOSED TO WEATHER, & GARAGE FLOOR SLABS.	PER STRUCTURAL S-SHEETS

GARAGE FLOORS TO SLOPE 1/8"/FT. MIN. TOWARDS OPENING AS REQUIRED FOR DRAINAGE. CONCRETE SLABS TO HAVE CONTROL JOINTS AT 25' FT. (MAX.) INTERVALS EA WAY. SLABS ARE TO BE 5% AIR ENTRAINED CONCRETE SIDEWALKS TO HAVE 3/4" IN. TOOLED JOINTS AT 5' FT. (MIN.) O.C.

CONCRETE COVER OF REINFORCING

3" CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH.
1 1/2" CONCRETE EXPOSED TO EARTH OR WEATHER.
1 1/2" BEAMS AND COLUMNS NOT EXPOSED TO EARTH OR WEATHER.
3/4" SLABS AND WALLS NOT EXPOSED TO EARTH OR WEATHER.
LAP COLUMN VERTICALS. CLASS "A" CONCRETE AND MASONRY COLUMN AND WALL VERTICALS 32 DIAMETERS. LAP ALL OTHER REINFORCING 24 DIAMETERS. SPLICES AT TENSION REGIONS SHALL NOT BE PERMITTED.

CARPENTRY

GENERAL

ALL FRAMING TO COMPLY WITH ENGINEERING S-SHEETS FOR NAIL SIZES AND SPACING.

ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED.

6" MIN. CLEARANCE BETWEEN WOOD AND EARTH.
18" MIN. CLEARANCE BETWEEN FLOOR JOIST AND EARTH.
12" MIN. CLEARANCE BETWEEN FLOOR BEAMS AND EARTH.

FASTENERS FOR PRESSURE PRESERVATIVE AND FIRE-RETANDANT-TREATED WOOD SHALL BE OF HOT-DIPPED GALVANIZED STEEL.

REFERENCE SHEET-S1 FOR SPECIES AND GRADE (BASE DESIGN VALUES)

BOLT HEADS AND NUTS BEARING AGAINST WOOD TO BE PROVIDED WITH 3"X3"X.229" PLATE WASHERS. WOOD BEARING ON OR INSTALLED WITHIN 1" OF MASONRY OR CONCRETE TO BE TREATED WITH AN APPROVED PRESERVATIVE. SOLID BLOCKING OF NOT LESS THAN 2 X THICKNESS SHALL BE PROVIDED AT ENDS AND AT ALL SUPPORT OF JOISTS AND RAFTERS. BETWEEN SUPPORTS PROVIDED AT ENDS AND AT ALL SUPPORT OF JOISTS AND RAFTERS, JOISTS, 10'-0" FOR ROOF JOISTS. TYPICAL SILL BOLTS TO BE 5/8" DIAMETER AT 6'-0" O.C. MINIMUM 7" EMBED. ALL METAL FRAMING ANCHORS AND HANGERS SHOWN ON DRAWINGS SHALL BE STRONG TIE CONNECTORS AS MANUFACTURED BY SIMPSON COMPANY.

PLYWOOD

PLYWOOD WALL AND ROOF SHEATHING SHALL BE 3/4" CDX, UNLESS OTHERWISE SPECIFIED. PLYWOOD FLOOR SHEATHING SHALL BE 3/4" CDX T&G, UNLESS OTHERWISE SPECIFIED. STAGGER END LAPS AT ROOF AND FLOOR SHEATHING. OSB SHEATHING PRODUCTS OF EQUIVALENT SPAN RATINGS SHALL BE ALLOWED.

WOOD TRUSSES

ALL ROOF TRUSSES SHALL BE FRAMED AND TIED INTO THE FRAME WORK AND SUPPORTING WALLS SO AS TO FROM AN INTEGRAL PART OF THE WHOLE BUILDING. ROOF TRUSSES SHALL HAVE JOINTS WELL FITTED AND SHALL HAVE ALL TENSION MEMBERS WELL TIGHTENED BEFORE ANY LOAD IS PLACED UPON THE TRUSS. DIAGONAL AND SWAY BRACING SHALL BE USED TO BRACE ALL TRUSSES.

SEE SHEET-S1 FOR DESIGN CRITERIA

INSULATION AND MOISTURE PROTECTION

GENERAL

INSULATION BAFFLES TO MAINTAIN 1" ABOVE BATT INSULATION
BAFFLES TO EXTEND 6" ABOVE BATT INSULATION
BAFFLES TO EXTEND 12" ABOVE LOOSE FILL INSULATION
INSULATE BEHIND TUBS/SHOWERS, PARTITIONS AND CORNERS
FACE STAPLE BATTS
FRICTION FIT FACED BATTS
USE 4 MIL POLY VAPOR RETARDER AT WALLS.
* R-10 RIGID FOAM INSULATION ON 4X EADERS AT EXTERIOR WALLS.

INFILTRATION CONTROL

1. EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES, OPENINGS BETWEEN WALLS AND FOUNDATIONS, BETWEEN WALLS AND ROOF AND BETWEEN WALL PANELS, OPENINGS AT PENETRATIONS OF UTILITY SERVICES THROUGH WALLS, FLOOR AND ROOFS, AND ALL OTHER SUCH OPENINGS IN THE BUILDING ENVELOPE, INCLUDING ACCESS PANELS INTO UNHEATED SPACES, SHALL BE SEALED, CAULKED, GASKETED OR WEATHER-STRIPPED TO LIMIT AIR LEAKAGE. ALL OPENINGS SHALL BE FLASHED, APPROVED CORROSION-RESISTIVE FLASHING SHALL BE PROVIDED IN THE EXTERIOR WALL ENVELOPE IN SUCH A MANNER AS TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH AND SHALL BE INSTALLED TO PREVENT WATER FROM REENTERING THE EXTERIOR WALL ENVELOPE. APPROVED CORROSION-RESISTANT FLSHING SHALL BE INSTALLED AT ALL OF THE FOLLOWING LOCATIONS:

1. AT TOP OF ALL EXTERIOR WINDOW AND DOOR OPENINGS IN SUCH A MANNER AS TO BE LEAKPROOF, EXCEPT THAT SELF-FLASHING WINDOWS HAVING A CONTINUOUS LAP OF NOT LESS THAN 1-1/8" OVER THE SHEATHING MATERIAL AROUND THE PERIMETER OF THE OPENING, INCLUDING CORNERS, DO NOT REQUIRE ADDITIONAL FLASHING. JAMB FLASHING MAY ALSO BE OMITTED WHEN SPECIFICALLY APPROVED BY THE BUILDING OFFICIALS.
2. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS.
3. UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
4. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
5. WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION.
6. AT WALL AND ROOF INTERSECTIONS.
7. AT BUILT-IN GUTTERS.

- ALL EXTERIOR DOORS, OTHER THAN FIRE-RATED DOORS, SHALL BE DESIGNED TO LIMIT AIR LEAKAGE AROUND THEIR PERIMETER WHEN IN A CLOSED POSITION. DOORS BETWEEN RESIDENCE AND GARAGE ARE NOT CONSIDERED FIRE-RATED AND MUST MEET THE ABOVE REQUIREMENT.

- ALL EXTERIOR WINDOWS SHALL BE DESIGNED TO LIMIT INFILTRATION INTO OR FROM THE BUILDING ENVELOPE.

- Recessed Lighting Fixtures: When installed in the building envelope, recessed lighting fixtures shall be Type IC rated and certified to have no more than 2.0 cfm air movement from the conditioned space to the ceiling cavity. The lighting fixture shall be tested at 75 Pascals or 1.57 lbs/ft2 pressure difference and have a label attached, showing compliance with this test method. Recessed lighting fixtures shall be installed with a gasket or caulk between the fixture and ceiling to prevent air leakage.

VAPOR BARRIERS/ GROUND COVERS

AN APPROVED VAPOR BARRIER SHALL BE PROPERLY INSTALLED IN ROOF DECKS, IN ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS, AND AT EXTERIOR WALLS. INSET STAPLED BATTS WITH A PERM RATING LESS THAN ONE MAY BE INSTALLED IF THE VAPOR BARRIER IS TO THE WARM SIDE. STAPLES ARE PLACED NOT MORE THAN 6 INCHES ON CENTER AND GAPS BETWEEN THE FACING AND THE FRAMING DO NOT EXCEED 1/6 INCH.

A GROUND COVER OF 6 MIL (0.006") BLACK POLYETHYLENE OR EQUIVALENT, SHALL BE LAID OVER THE GROUND IN ALL CRAWL SPACES. THE GROUND COVER SHALL BE OVERLAPPED ONE FOOT AT EACH JOINT AND SHALL EXTEND TO THE FOUNDATION WALL.

WINDOWS, DOORS, HVAC, & ELECT. EQUIP.

GLAZING MAXIMUM:
ALL CLIMATE ZONES:
GLAZING "U" VALUE: VERTICAL (MAX): .28
OVERHEAD (MAX): .50
DOOR "U" VALUE (MAX): .20
(DOORS W/ MORE THAN 50 CONSIDERED A WINDOW)
HVAC PERFORMANCE: "HSPF" OR AFUE = .95
RECESSED LIGHT FIXTURES: IC RATED

DOORS, WINDOWS AND SKYLIGHTS

GENERAL
DOORS TO THE EXTERIOR SHALL HAVE MAX. 3" STEP TO MIN. 36" DEEP LANDING. .

BEDROOM EMERGENCY EGRESS WINDOWS MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. MIN. NET CLEAR OPEN ABLE WIDTH OF 20" AND MINIMUM NET CLEAR OPENING HEIGHT OF 24", MAXIMUM FINISHED SILL HEIGHT OF 44" ABOVE FLOOR.

FACTORY BUILT WINDOWS TO BE CONSTRUCTED TO PERMIT MAXIMUM INFILTRATION OF .05 CFM PER LINEAL FOOT OF OPERABLE SASH PERIMETER AS TESTED BY ASTM STANDARDS. SITE BUILT AND MILL WORK SHOP BUILT WOODEN SASH ARE EXEMPT FROM INFILTRATION CRITERIA ABOVE, BUT MUST BE MADE TIGHTLY FITTING AND WEATHER STRIPPED OR CAULKED. SLIDING GLASS DOORS TO PERMIT MAXIMUM INFILTRATION OF .05 CFM INFILTRATION PER SQUARE FOOT OF DOOR AREA.

SAFETY GLAZING SHALL BE LOCATED WITHIN

1. INGRESS AND EGRESS DOORS
2. SLIDING GLASS DOORS, SWINGING GLASS DOORS
3. SHOWER AND BATHTUB ENCLOSURES
4. GLAZING W/ THE EXPOSED EDGE WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF A DOOR IN THE CLOSED PORTION & BOTTOM EDGE IS LESS THAN 60" ABOVE THE WALKING SURFACE.
ANY GLAZING WITHIN 36-INCHES OF WALKING SURFACES, MORE THAN 9 SQ. FT. SHALL BE SAFETY GLAZING IF THE BOTTOM OF GLAZED AREA IS LESS THAN 18-INCHES ABOVE FINISH FLOOR AND THE TOP IS MORE THAN 36-INCHES ABOVE FINISH FLOOR.

WINDOW SILLS: 6@2, 24" MINIMUM SILL HEIGHT EXCEPTIONS ALLOW FOR OPENING LIMITING DEVICE FOR 4" DIAMETER SPHERE AND WINDOW FALL PREVENTION DEVICE THAT COMPLIES WITH 6123

STRUCTURAL NOTES

1. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CONTRACT DRAWINGS.
2. DURING THE CONSTRUCTION PERIOD THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE BUILDING.
3. THE CONTACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION PROCEDURES INCLUDING LAGGING, SHORING AND PROTECTION OF ADJACENT PROPERTY, STRUCTURES, STREETS AND UTILITIES IN ACCORDANCE WITH ALL NATIONAL, STATE AND LOCAL SAFETY ORDINANCES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDIANTING THE WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS. ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF ENGINEER
5. ALL DETAILS DESIGNATED AS STANDARD OR TYPICAL SHALL OCCUR IN ADDITION TO ANY OTHER SPECIFIC DETAIL CALLED OUT
6. COORDIATE WITH MECHANICAL, PLUMBING, AND ELECTICAL REQUIREMENTS FOR SIZE AND LOCATION OF ALL OPENINGS REQUIRED FOR DUCTS, PIPES, AND PIPE SLEEVES, ELECTRICAL CONDUITS, AND OTHER ITEMS TO BE EMBEDDED IN CONCRETE OR OTHERWISE INCORPORATED IN STRUCTURAL WORK.
7. PROVIDE OPENINGS AND SUPPORTS, AS REQUIRED PER STANDARD DETAILS FOR HEATERS, MECHANICAL EQUIPMENT, VENTS, DUCTS, PIPING, ETC. ALL SUSPENDED MECHANICAL EQUIPMENT SHALL BE SWAY OR LATERALLY BRACED.



PLAN PREVIEW

SCALE: NOT TO SCALE

Project
SINGLE -FAMILY RESIDENCE
SINGLE USE

Prepared for
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PLAN ISSUE:	DESIGN BY:
REV. DATE:	COMMENTS:
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2	

Project # :
1987-2-2
Sheet
A1

Attachment: Elevation and Floor Plans (1347 N Grove Ave - SU VAR NSFR)

TYPICAL FLOOR NOTES:

1. INSTALL SMOKE DETECTORS IN ALL SLEEPING ROOMS AND AT AREAS ADJACENT TO SLEEPING ROOMS, AND AT CEILING HEIGHT CHANGES GREATER THAN 24". SMOKE DETECTORS TO BE HARD-WIRED AND INTERCONNECTED, WITH BATTERY BACK-UP PER CODE.
2. INSTALL CARBON MONOXIDE SENSORS ADJACENT TO SLEEPING AREAS.
3. ALL INTERIOR WALLS TO BE 2x4 @ 16" O.C. (U.N.O.)
4. ALL EXTERIOR WALLS TO BE 2x6 @ 16" O.C. (U.N.O.)
5. MAIN FLOOR HEADERS PER STRUCTURAL @ 8'-0" AFF. (U.N.O.)
6. WINDOW SIZES ARE NOMINAL ROUGH OPENING, WIDTH AND HEIGHT.
7. DOOR SIZES NOTED ARE SLABS NOT ROUGH OPENINGS
8. PROVIDE FIRESTOPPING AT ALL PLUMBING PENETRATIONS
9. PROVIDE SOLID BLOCKING OVER SUPPORTS.
10. WHEN THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR-CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF CONCEALED SPACE DOES NOT EXCEED 1000 SF. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS AND SHALL BE OF ½" GYP BOARD OR OTHER APPROVED MATERIALS INSTALLED PARALLEL TO THE FLOOR FRAMING MEMBERS PER CODE.
11. PROVIDE FIREBLOCKING TO CUT OFF ALL CONCEALED HORIZONTAL AND VERTICAL DRAFT OPENINGS AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. FIREBLOCKING SHALL CONSIST OF NOT LESS THAN 2" NOMINAL LUMBER OR OTHER APPROVED MATERIAL.
12. ASPHALT-SATURATED FELT FREE FROM HOLES OR BREAKS, WEIGHING NOT LESS THAN 14 POUNDS PER 100 SQUARE FEET AND COMPLYING WITH ASTM D 226 OR OTHER APPROVED WEATHER RESISTANT MATERIAL SHALL BE APPLIED OVER SHEATHING OF ALL EXTERIOR WALLS. APPROVED ALTERNATIVE WEATHERPROOF MEMBRANES SHALL BE USED FOR OPEN JOINT RAIN SCREEN SIDING. WEATHER RESISTANT MATERIALS SHALL BE APPLIED HORIZONTALLY WITH THE UPPER LAYER LAPPED OVER THE LOWER LAYER NOT LESS THAN 2 INCHES AND NOT LESS THAN 6 INCHES WHERE JOINTS OCCUR PER CODE.
13. CORROSION-RESISTIVE FLASHING SHALL BE PROVIDED IN THE EXTERIOR WALL ENVELOPE IN SUCH A MANNER AS TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING'S STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL SURFACE AND SHALL BE INSTALLED TO PREVENT WATER FROM REENTERING THE EXTERIOR WALL ENVELOPE. FLASHING SHALL BE INSTALLED AT, BUT NOT LIMITED TO THE FOLLOWING LOCATIONS:
    - THE TOP OF ALL EXTERIOR WINDOW & DOOR OPENINGS
    - INTERSECTIONS OF FRAME WALLS AND MASONRY OR STUCCO
    - UNDER MASONRY, WOOD OR METAL COPINGS AND SILLS
    - CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM
    - WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL
    - AT WALL AND ROOF OR SOFFIT INTERSECTIONS
    - AT BUILT-IN GUTTERS
14. EXTERIOR LOCATIONS FOR ENVIRONMENTAL AIR DUCT EXHAUST & INTAKE OPENINGS TO BE A MINIMUM OF 3'-0" FROM PROPERTY LINE & MINIMUM 3'-0" FROM BUILDING OPENINGS. EQUIP ALL DUCTS W/ BACK-DRAFT DAMPERS.
15. AIR EXHAUST & INTAKE OPENINGS THAT TERMINATE OUTDOORS SHALL BE PROTECTED W/ CORROSION RESISTANT SCREENS, LOUVERS, OR GRILLS W/ 1/4" MINIMUM & 1/2" MAX OPENINGS IN ANY DIMENSION. OPENINGS SHALL BE PROTECTED AGAINST LOCAL WEATHER CONDITIONS PER 2018 IRC.
16. DUCTS FOR KITCHEN RANGES SHALL BE OF METAL AND BE EQUIPPED W/ BACK-DRAFT DAMPERS PER CODE.
17. ALL INTERIOR FINISHES TO MEET MINIMUM FLAME SPREAD INDEX AND SMOKE DEVELOPMENT INDEX AS REQUIRED BY 2018 IRC.
18. UNDER FLOOR CLEANOUT NOT MORE THAN 20' FROM ACCESS DOOR WITH AN UNOBSTRUCTED 30" WIDE X 18" HIGH PATH. PATHWAY, CLEANOUTS ARE ACCESSIBLE. 12" CLEARANCE REQUIRED AT LINES LESS THAN OR EQUAL TO 2', 18" CLEARANCE AT LINES GREATER THAN 2'. (UPC 707.5)
19. GLAZING IN ALL FIXED AND OPERABLE PANELS OF SLIDING, SLIDING AND BIFOLD DOORS SHALL BE CONSIDERED A HAZARDOUS LOCATION, SAFETY GLAZING.

GARAGE NOTES:

1. GARAGES SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 5/8" TYPE X GWB APPLIED TO THE GARAGE SIDE. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN ⅝" TYPE X GYPSUM BOARD OR EQUAL.
2. OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8" IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8" THICK, OR 20-MINUTE FIRE-RATED DOORS.
3. DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIALS AND SHALL HAVE NO OPENINGS INTO THE GARAGE. IRC R302.5.1
4. PROVIDE OUTDOOR COMBUSTION AIR FOR WATER HEATER.
5. GARAGE FLOOR SURFACES SHALL BE OF APPROVED NONCOMBUSTIBLE MATERIAL AND THE AREA USED FOR THE PARKING OF AUTOMOBILES OR OTHER VEHICLES SHALL BE SLOPED TO FACILITATE THE MOVEMENT OF LIQUIDS TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY.

AREA SUMMARY

MAIN FLOOR:	1,386	sf.
UPPER FLOOR:	1,665	sf.
TOTAL:	3,051	sf.
GARAGE/SHOP:	456	sf.
COVD PORCH:	137	sf.
COVD DECK (REAR):	286	sf.

* SQUARE FOOTAGE MEASURED PER EXTERIOR SIDE OF EXTERIOR WALLS

NOTE:
REFER TO STRUCTURAL SHEETS FOR SHEAR WALL SCHEDULE AND ENGINEERING PLAN WHICH CONTAIN REFERENCES AND/OR INSTRUCTIONS PERTAINING TO EACH SHEAR WALL INDICATED IN THIS PLAN

NOTE:
ALL SHOWERHEAD AND KITCHEN SINK FAUCETS INSTALLED IN THE HOUSE SHALL BE RATED AT 1.75 GPM OR LESS. ALL OTHER LAVATORY FAUCETS SHALL BE RATED AT 1.0 GPM OR LESS.

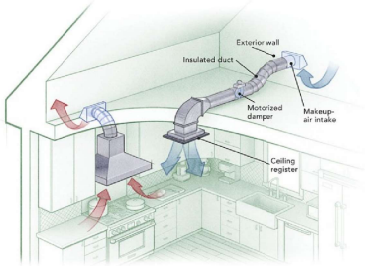
DOOR TO BE UNDERCUT A MINIMUM OF 1/2-INCH TO ASSURE FREE FLOW 50H AIR THROUGHOUT HABITABLE ROOMS

ACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS OF PROJECT AND RT ANY OMISSIONS / DISCREPANCIES TO DESIGNER PRIOR TO NCING WORK. DESIGNER SHALL NOT BE RESPONSIBLE FOR DISCREPANT TIONS RESULTING FROM UNAUTHORIZED WORK PERFORMED BY THE ACTOR.

FREESTANDING RANGE AND RANGE HOOD:

M1503.4 MAKEUP AIR REQUIRED:
EXHAUST HOOD SYSTEMS CAPABLE OF EXHAUSTING IN EXCESS OF 400 CUBIC FEET PER MINUTE (0.19 M3/S) SHALL BE MECHANICALLY OR NATURALLY PROVIDED WITH MAKEUP AIR AT A RATE APPROXIMATELY EQUAL TO THE EXHAUST AIR RATE. SUCH MAKEUP AIR SYSTEMS SHALL BE EQUIPPED WITH NOT LESS THAN ONE DAMPER. EACH DAMPER SHALL BE A GRAVITY DAMPER OR AN ELECTRICALLY OPERATED DAMPER THAT AUTOMATICALLY OPENS WHEN THE EXHAUST SYSTEM OPERATES. DAMPERS SHALL BE ACCESSIBLE FOR INSPECTION, SERVICE, REPAIR AND REPLACEMENT WITHOUT REMOVING PERMANENT CONSTRUCTION OR ANY OTHER DUCTS NOT CONNECTED TO THE DAMPER BEING INSPECTED, SERVICED, REPAIRED OR REPLACED.

M1503.4.1 LOCATION:
KITCHEN EXHAUST MAKEUP AIR SHALL BE DISCHARGED INTO THE SAME ROOM IN WHICH THE EXHAUST SYSTEM IS LOCATED OR INTO ROOMS OR DUCT SYSTEMS THAT COMMUNICATE THROUGH ONE OR MORE PERMANENT OPENINGS WITH THE ROOM IN WHICH SUCH EXHAUST SYSTEM IS LOCATED. SUCH PERMANENT OPENINGS SHALL HAVE A NET CROSS-SECTIONAL AREA NOT LESS THAN THE REQUIRED AREA OF THE MAKEUP AIR SUPPLY OPENINGS.



G2407.9.1 (304.9.1) MAKEUP AIR
WHERE EXHAUST FANS ARE INSTALLED, MAKEUP AIR SHALL BE PROVIDED TO REPLACE THE EXHAUSTED AIR.

G2407.9.2 (304.9.2) APPLIANCE INTERLOCK
EACH OF THE APPLIANCES SERVED SHALL BE INTERLOCKED WITH THE MECHANICAL AIR SUPPLY SYSTEM TO PREVENT MAIN BURNER OPERATION WHEN THE MECHANICAL AIR SUPPLY SYSTEM IS NOT IN OPERATION.

G2407.9.3 COMBINED COMBUSTION AIR AND VENTILATION AIR SYSTEM

WHERE COMBUSTION AIR IS PROVIDED BY THE BUILDING'S MECHANICAL VENTILATION SYSTEM, THE SYSTEM SHALL PROVIDE THE SPECIFIED COMBUSTION AIR RATE IN ADDITION TO THE REQUIRED VENTILATION AIR.

APPLIANCES:

1. THOR KITCHEN HRG3618U 36" PRO-STYLE 6 STAINLESS STEEL BURNER GAS RANGE.
2. THOR KITCHEN HRH3606U 36" STAINLESS STEEL UNDER CABINET RANGE HOOD.

1 RANGE & HOOD

SMOKE & CARBON MONOXIDE ALARMS:

SMOKE AND CARBON MONOXIDE ALARMS MUST BE PROVIDED IN ALL REQUIRED LOCATIONS AND MUST BE:
- AUDIBLE IN ALL PARTS OF THE HOUSE
- INSTALLED PER MANUFACTURER'S INSTRUCTIONS

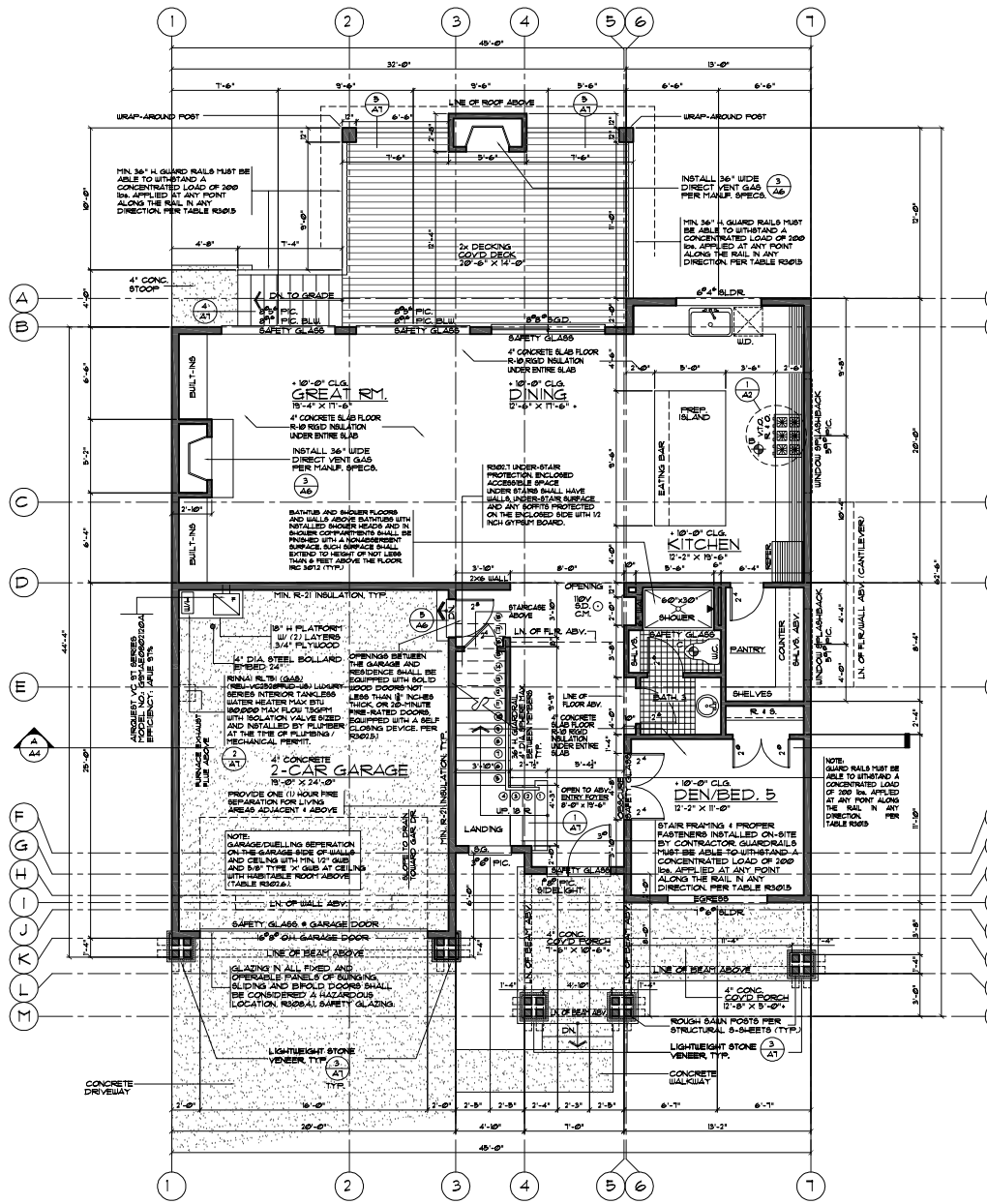
NEW HOUSES (IRC R314 & R315)
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REQUIRED LOCATIONS:
- SMOKE ALARMS SHALL BE LOCATED IN EACH SLEEPING ROOM AND IN NAPPING AREAS IN A FAMILY HOME CHILD CARE.
- SMOKE ALARMS AND CARBON MONOXIDE ALARMS SHALL BE LOCATED OUTSIDE EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
- SMOKE ALARMS AND CARBON MONOXIDE ALARMS SHALL BE LOCATED ON EVERY HABITABLE LEVEL INCLUDING BASEMENTS (DOES NOT INCLUDE CRAWLSPACE AND UNINHABITABLE ATTICS).
- IN SPLIT LEVEL FLOOR PLANS, AT THE UPPER LEVEL, PROVIDED THERE IS NO INTERVENING DOOR BETWEEN ADJACENT LEVELS AND THE LOWER LEVEL IS LESS THAN A FULL STORY BELOW THE UPPER LEVEL.
- A CARBON MONOXIDE ALARM IS REQUIRED IN A BEDROOM WHEN A FUEL-BURNING APPLIANCE IS INSTALLED IN THE BEDROOM OR ITS ATTACHED BATHROOM.
- A COMBINATION ALARM (COMBINED SMOKE AND CARBON MONOXIDE ALARM) IS ACCEPTABLE IN ANY REQUIRED LOCATION.
- WALL MOUNTED ALARMS MUST BE NOT MORE THAN 12 INCHES FROM THE ADJOINING CEILING SURFACE.
- AVOID PLACING ALARMS LESS THAN 3 FEET FROM SUPPLY REGISTERS OF A FORCED AIR HEATING OR COOLING SYSTEM AND DO NOT PLACE ALARMS IN THE DIRECT AIRFLOW OF THE REGISTERS.
- AVOID PLACING ALARMS WITHIN 3 FEET HORIZONTALLY FROM DOORS TO BATHROOMS CONTAINING A BATHTUB OR SHOWER.
- DO NOT PLACE ALARMS IN SPACES WHERE TEMPERATURES MAY BE ABOVE OR BELOW THE ALARM'S OPERATING TEMPERATURE RANGE.
- DO NOT PLACE ALARMS WITHIN 3 FEET OF THE BLADES OF A CEILING FAN.
- ALARMS IN PEAKED OR SLOPED CEILINGS MUST BE WITHIN 3 FEET OF THE PEAK, MEASURED HORIZONTALLY, BUT NOT IN THE HIGHEST 4 INCHES OF THE CEILING, MEASURED VERTICALLY.
- A PHOTOELECTRIC SMOKE ALARMS MUST NOT BE LESS THAN 6 FEET FROM A PERMANENT COOKING APPLIANCE.

B. IONIZATION SMOKE ALARMS WITH AN ALARM-SILENCING SWITCH MUST NOT BE LESS THAN 10 FEET FROM A PERMANENT COOKING APPLIANCE.

C. IONIZATION SMOKE ALARMS WITHOUT AN ALARM-SILENCING SWITCH MUST NOT BE LESS THAN 20 FEET FROM A PERMANENT COOKING APPLIANCE

CARBON MONOXIDE ALARM LOCATION LIMITATIONS
- DO NOT PLACE ALARMS DIRECTLY ABOVE OR BESIDE FUEL-BURNING APPLIANCES.
- DO NOT PLACE ALARMS IN DIRECT SUNLIGHT.
- DO NOT PLACE ALARMS IN LOW AREAS WHERE CHILDREN CAN REACH. DO NOT PLACE ALARMS BEHIND CURTAINS OR ANY STRUCTURE THAT MIGHT PREVENT CARBON MONOXIDE FROM REACHING THE SENSOR.



MAIN FLOOR PLAN

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

Prepared for
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Project: SINGLE -FAMILY RESIDENCE
SINGLE USE

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Project # : 1987-2-2
Sheet A2

Attachment: Elevation and Floor Plans (1347 N Grove Ave - SU VAR NSFR)

Attachment: Planning and Zoning Commission materials - 7-25-23 (2023-75 : 1347 N Grove Ave - SU VAR NSFR)

TYPICAL FLOOR NOTES:

1. INSTALL SMOKE DETECTORS IN ALL SLEEPING ROOMS AND AT AREAS ADJACENT TO SLEEPING ROOMS, AND AT CEILING HEIGHT CHANGES GREATER THAN 24". SMOKE DETECTORS TO BE HARD-WIRED AND INTERCONNECTED, WITH BATTERY BACK-UP PER CODE.
2. INSTALL CARBON MONOXIDE SENSORS ADJACENT TO SLEEPING AREAS.
3. ALL INTERIOR WALLS TO BE 2x4 @ 16" O.C. (U.N.O.)
4. ALL EXTERIOR WALLS TO BE 2x6 @ 16" O.C. (U.N.O.)
5. UPPER FLOOR HEADERS PER STRUCTURAL @ 8'-0" A.F.F. (U.N.O.)
6. WINDOW SIZES ARE NOMINAL ROUGH OPENING, WIDTH AND HEIGHT.
7. DOOR SIZES NOTED ARE SLABS NOT ROUGH OPENINGS
8. PROVIDE FIREBLOCKING AT ALL PLUMBING OPENINGS.
9. PROVIDE SOLID BLOCKING OVER SUPPORTS.
10. WHEN THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR-CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF CONCEALED SPACE DOES NOT EXCEED 1000 SF. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS AND SHALL BE OF ½" GYP BOARD OR OTHER APPROVED MATERIALS INSTALLED PARALLEL TO THE FLOOR FRAMING MEMBERS PER CODE.
11. PROVIDE FIREBLOCKING TO CUT OFF ALL CONCEALED HORIZONTAL AND VERTICAL DRAFT OPENINGS AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. FIREBLOCKING SHALL CONSIST OF NOT LESS THAN 2" NOMINAL LUMBER OR OTHER APPROVED MATERIAL.
12. ASPHALT-SATURATED FELT FREE FROM HOLES OR BREAKS, WEIGHING NOT LESS THAN 14 POUNDS PER 100 SQUARE FEET AND COMPLYING WITH ASTM D 226 OR OTHER APPROVED WEATHER RESISTANT MATERIAL SHALL BE APPLIED OVER SHEATHING OF ALL EXTERIOR WALLS. APPROVED ALTERNATIVE WEATHERPROOF MEMBRANES SHALL BE USED FOR OPEN JOINT RAIN SCREEN SIDING. WEATHER RESISTANT MATERIALS SHALL BE APPLIED HORIZONTALLY PER MANUFACTURERS RECOMMENDATIONS, WITH THE UPPER LAYER LAPPED OVER THE LOWER LAYER NOT LESS THAN 2 INCHES AND NOT LESS THAN 6 INCHES WHERE JOINTS OCCUR PER CODE.
13. APPROVED CORROSION-RESISTIVE FLASHING SHALL BE PROVIDED IN THE EXTERIOR WALL ENVELOPE IN SUCH A MANNER AS TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDINGS STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL SURFACE AND SHALL BE INSTALLED TO PREVENT WATER FROM REENTERING THE EXTERIOR WALL ENVELOPE. FLASHING SHALL BE INSTALLED AT, BUT NOT LIMITED TO THE FOLLOWING LOCATIONS:
    - -THE TOP OF ALL EXTERIOR WINDOW & DOOR OPENINGS
    - -INTERSECTIONS OF FRAME WALLS AND MASONRY OR STUCCO
    - -UNDER MASONRY, WOOD OR METAL COPINGS AND SILLS
    - -CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM
    - -WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL
    - -AT WALL AND ROOF OR SOFFIT INTERSECTIONS
    - -AT BUILT-IN GUTTERS
14. EXTERIOR LOCATIONS FOR ENVIRONMENTAL AIR DUCT EXHAUST & INTAKE OPENINGS TO BE A MINIMUM OF 3'-0" FROM PROPERTY LINE & MINIMUM 3'-0" FROM BUILDING OPENINGS. EQUIP ALL DUCTS W/ BACK-DRAFT DAMPERS.
15. AIR EXHAUST & INTAKE OPENINGS THAT TERMINATE OUTDOORS SHALL BE PROTECTED W/ CORROSION RESISTANT SCREENS, LOUVERS, OR GRILLS W/ 1/4" MINIMUM & 1/2" MAX. OPENINGS IN ANY DIMENSION. OPENINGS SHALL BE PROTECTED AGAINST LOCAL WEATHER CONDITIONS PER 2018 IRC.
16. DUCTS FOR KITCHEN RANGES SHALL BE OF METAL AND BE EQUIPPED W/ BACK-DRAFT DAMPERS PER CODE.
17. ALL INTERIOR FINISHES TO MEET MINIMUM FLAME SPREAD INDEX AND SMOKE DEVELOPMENT INDEX AS REQUIRED BY 2018 IRC.
18. UNDER FLOOR CLEANOUT NOT MORE THAN 20' FROM ACCESS DOOR WITH AN UNOBSTRUCTED 30" WIDE X 18" HIGH PATH. PATHWAY, CLEANOUTS ARE ACCESSIBLE 12" CLEARANCE REQUIRED AT LINES LESS THAN OR EQUAL TO 2', 18" CLEARANCE AT LINES GREATER THAN 2'. (UPC 707.5)
19. GLAZING IN ALL FIXED AND OPERABLE PANELS OF SLIDING, SLIDING AND BIFOLD DOORS SHALL BE CONSIDERED A HAZARDOUS LOCATION, SAFETY GLAZING.

AREA SUMMARY

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TOTAL:	3,051	sf.
GARAGE/SHOP:	436	sf.
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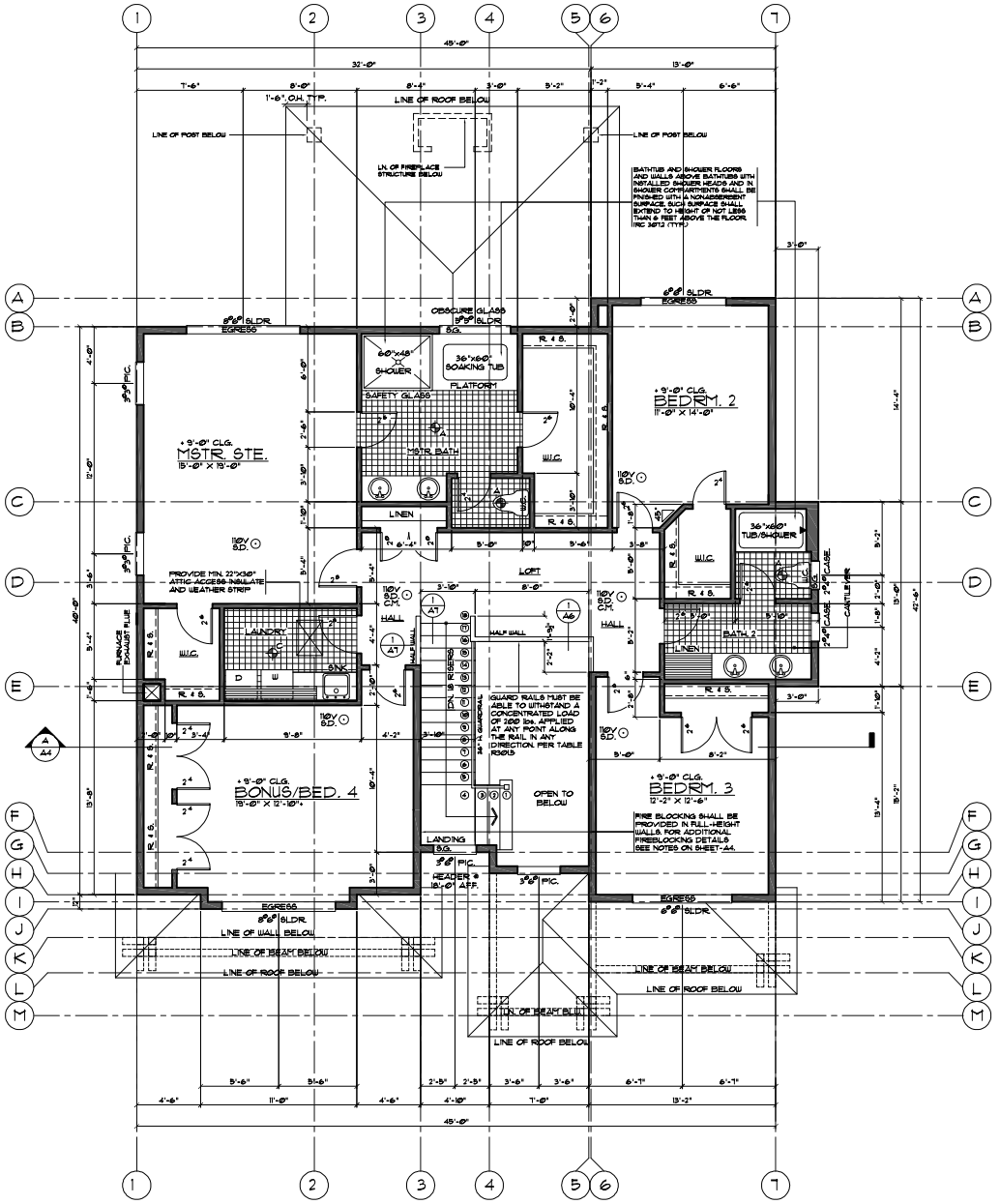
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UPPER FLOOR PLAN

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

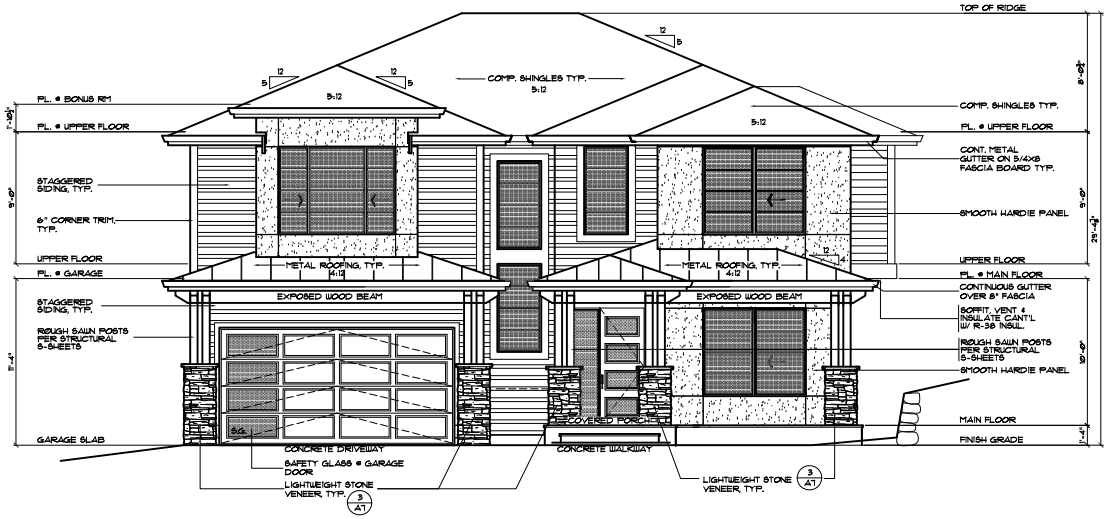
Project
SINGLE -FAMILY RESIDENCE
SINGLE USE

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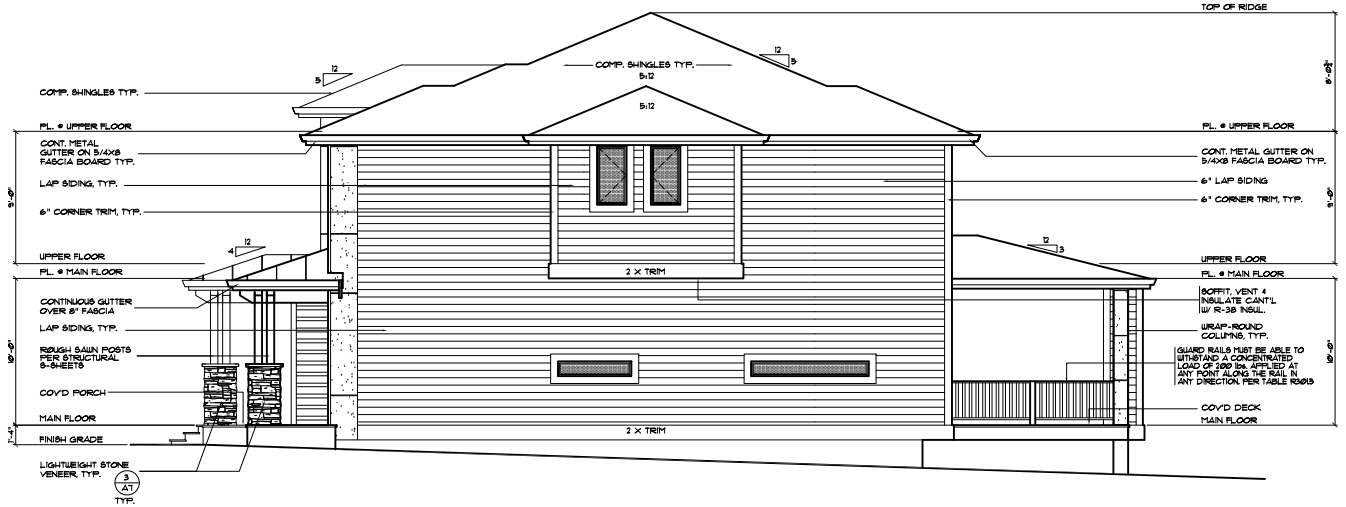
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A3



FRONT ELEVATION

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



RIGHT ELEVATION

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

ELEVATION NOTES:

1. VERIFY SHEAR WALL NAILING & HOLDOWNS PER PLAN PRIOR TO INSTALLING SIDING.
2. CAULK ALL EXTERIOR JOINTS & PENETRATIONS.
3. PROVIDE APPROVED CORROSION RESISTANT FLASHING AT EXTERIOR WALL ENVELOPE PER I.R.C. R703.8
4. PROVIDE FLASHING AT ROOF PENETRATIONS PER I.R.C. R905.2.8
5. PROVIDE WEATHER STRIPPING AT ALL EXTERIOR & GARAGE-INTERIOR DOORS.
6. PROVIDE CONTINUOUS GUTTERS & DOWNSPOUTS @ ALL EAVES, TYP.
7. ADDRESS OR HOUSE NUMBER TO BE POSTED AND PLAINLY VISIBLE FROM THE STREET FRONTAGE. MIN. 4" HEIGHT, 1/2" STROKE WIDTH AND CONTRASTING BACKGROUND.
8. PROVIDE STAIRWAY ILLUMINATION PER I.R.C. R303.6
9. SEE SHEET A1 FOR ADDITIONAL NOTES.
10. PROVIDE SURFACE DRAINAGE 6" : 10' MIN. AWAY FROM HOUSE FOOTPRINT IRC R401.3

NOTE:
NO OPERABLE WINDOW SHALL BE INSTALLED LESS THAN 24 INCHES ABOVE FINISHED FLOOR THAT IS GREATER THAN 72 INCHES ABOVE THE FINISH GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING.

NOTE:
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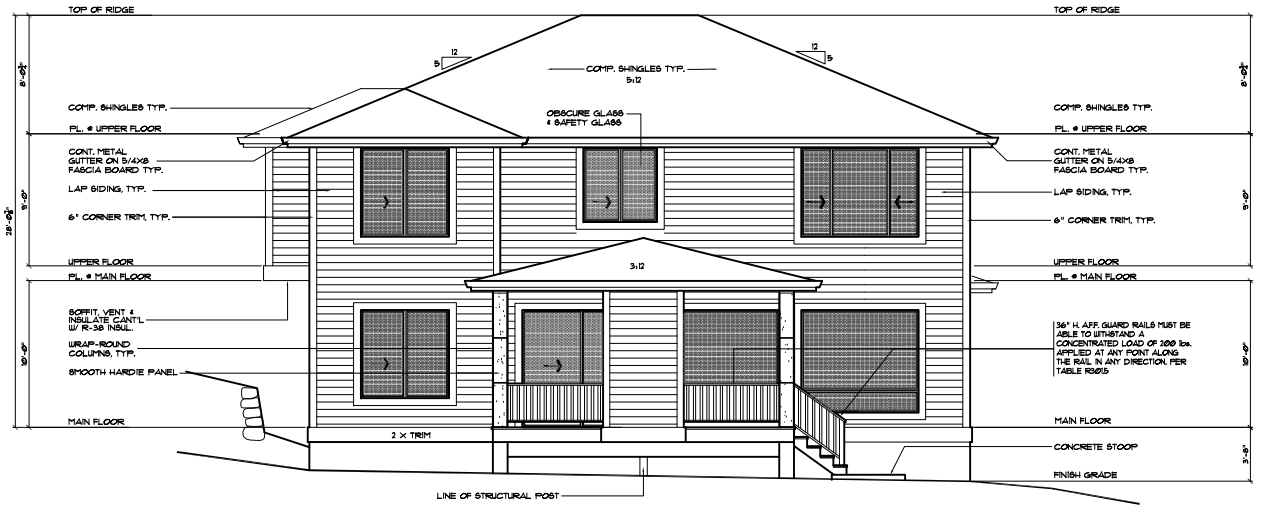
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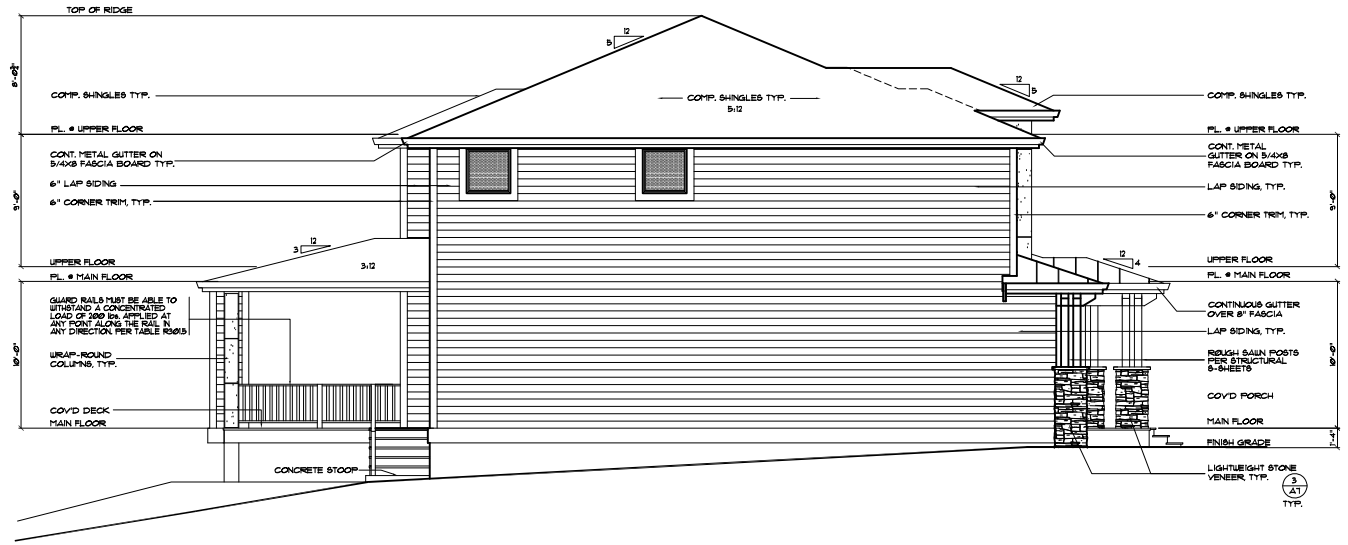
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REAR ELEVATION

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



LEFT ELEVATION

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

ELEVATION NOTES:

1. VERIFY SHEAR WALL NAILING & HOLDOWNS PER PLAN PRIOR TO INSTALLING SIDING.
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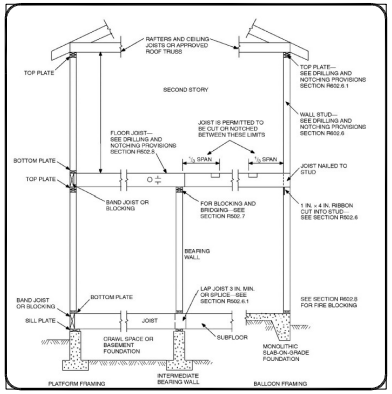
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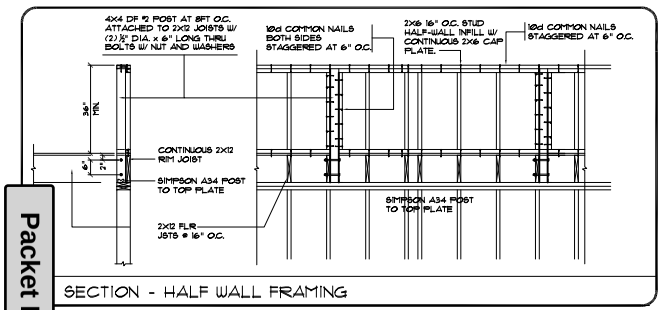
SECTION 312.12: RODENT PROOFING:
STRAINER PLATES ON DRAIN INLETS SHALL BE DESIGNED AND INSTALLED SO THAT NO OPENING EXCEEDS 1/2 OF AN INCH IN THE LEAST DIMENSION.
312.12.1:
METERS BOXES SHALL BE CONSTRUCTED IN SUCH A MANNER THAT RATS CANNOT ENTER A BUILDING BY FOLLOWING THE SERVICE PIPES FROM THE BOX INTO THE BUILDING.
312.12.2: METAL COLLARS.
IN OR ON BUILDINGS WHERE OPENINGS HAVE BEEN MADE IN WALLS, FLOORS, OR CEILINGS FOR THE PASSAGE OF PIPES, SUCH OPENINGS SHALL BE CLOSED AND PROTECTED BY THE INSTALLATION OF APPROVED METAL COLLARS SECURELY FASTENED TO THE ADJOINING STRUCTURE.
312.12.3: TUB WASTE OPENINGS.
TUB WASTE OPENINGS IN FRAMED CONSTRUCTION TO CRAWL SPACES AT OR BELOW THE FIRST FLOOR SHALL BE PROTECTED BY THE INSTALLATION OF APPROVED METAL COLLARS OR METAL SCREEN SECURELY FASTENED TO THE ADJOINING STRUCTURE WITH NO OPENING GREATER THAN 1/2 OF AN INCH IN THE LEAST DIMENSION.
* 2018 UNIFORM PLUMBING CODE WITH WASHINGTON STATE AMENDMENTS (UPC)

2018 IRC SECTION R302.11 FIREBLOCKING.
IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS(BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:
1) IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS AS FOLLOWS:
A) VERTICALLY AT THE CEILING AND FLOOR LEVELS.
B) HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.
2) AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
3) IN CONCEALED SPACES AT STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7.
4) AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E 136 REQUIREMENTS.
5) FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE SECTION R1003.19.
6) FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING UNIT SEPARATION. FIRE BLOCKING MATERIALS SHALL CONSIST OF MATERIAL LISTED IN SECTION R302.11. LOOSE-FILL INSULATION MATERIAL SHALL NOT BE USED AS A FIREBLOCK UNLESS SPECIFICALLY TESTED IN THE FORM AND MANNER INTENDED. THE INTEGRITY OF ALL FIREBLOCKS SHALL BE MAINTAINED. DRAFTSTOPPING: WHEN THERE IS USABLE SPACE BOTH ABOVE AND BELOW A CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1000 SQUARE FEET. DRAFTSTOPS SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS. DRAFTSTOPPING MATERIALS SHALL CONSIST OF MATERIALS LISTED IN SECTION R302.12.1. DRAFTSTOPPING MATERIALS SHALL NOT BE LESS THAN 1 INCH GYPSUM, 3/8 INCH WOOD STRUCTURAL PANELS OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED. THE INTEGRITY OF THE DRAFTSTOPS SHALL BE MAINTAINED.

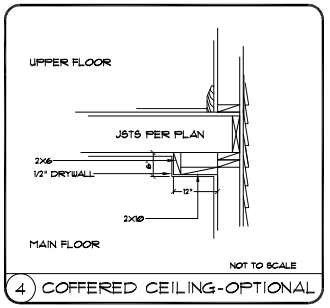


NOTE:
REFER TO STRUCTURAL SHEETS FOR SHEAR WALL SCHEDULE AND ENGINEERING PLAN WHICH CONTAIN REFERENCES AND/OR INSTRUCTIONS PERTAINING TO EACH SHEAR WALL INDICATED IN THIS PLAN

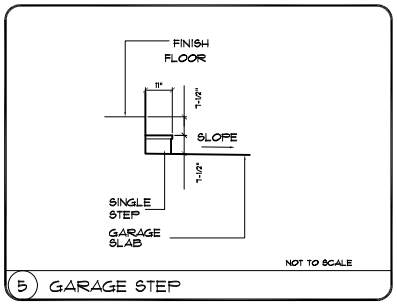
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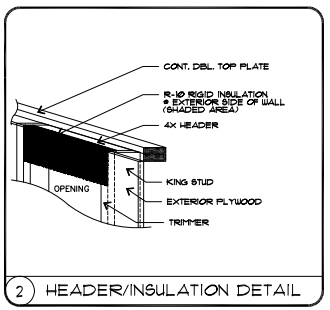
SECTION - HALF WALL FRAMING



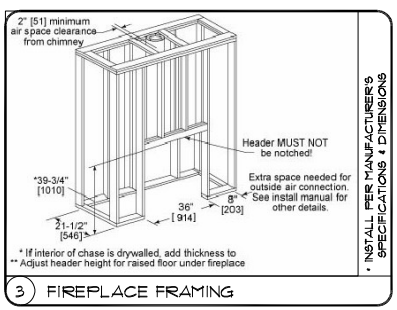
4 COFFERED CEILING-OPTIONAL



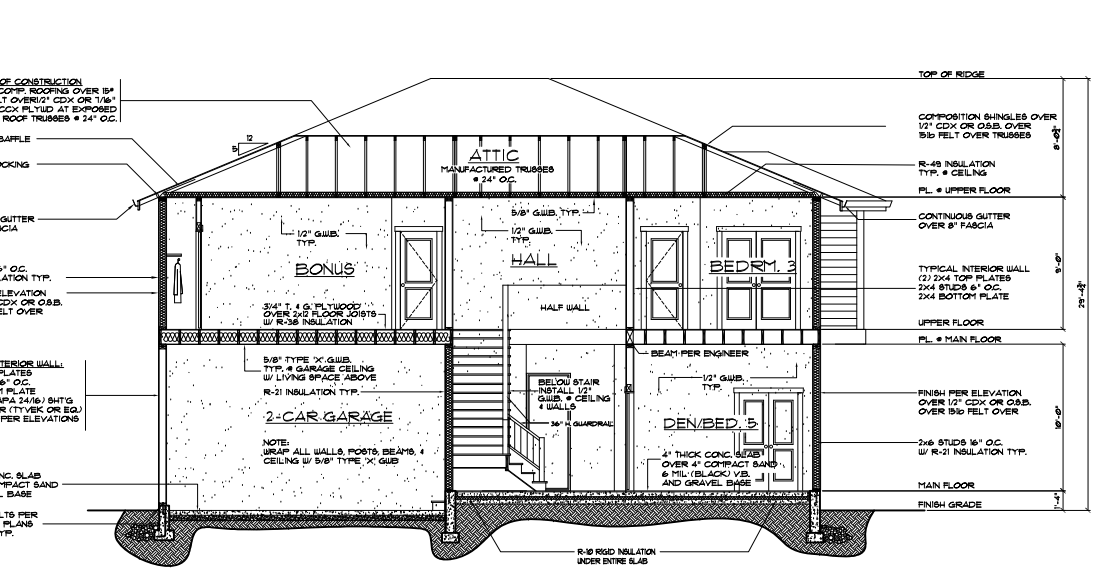
5 GARAGE STEP



2 HEADER/INSULATION DETAIL



3 FIREPLACE FRAMING



BUILDING CROSS-SECTION 'A'

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

REQUIRED SAFETY GLAZING LOCATIONS:

1. GLAZING IN SWINGING DOORS EXCEPT LOUVERED WINDOWS AND JALOUSIES COMPLYING WITH IRC R308.2.
2. GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SLIDING AND BIFOLD CLOSET DOOR ASSEMBLIES.
3. GLAZING IN STORM DOORS.
4. GLAZING IN ALL UNFRAMED SWINGING DOORS.
5. GLAZING IN DOORS, WALLS, FENCES AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHROOMS, AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE ANY STANDING OR WALKING SURFACE.
EXCEPTION: OPENINGS THROUGH WHICH A 3" SPHERE IS UNABLE TO PASS.
6. GLAZING IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.
EXCEPTION: WHERE THERE IS AN INTERVENING WALL OR PARTITION BETWEEN DOOR AND GLAZING OR WHERE THE DOOR ACCESSES A CLOSET 3' OR LESS IN DEPTH.
7. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL WHEN ALL OF THE FOLLOWING APPLY:
7.1 EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SF.
7.2 BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR.
7.3 TOP EDGE GREATER THAN 36" ABOVE THE FLOOR.
7.4 ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE GLAZING.
EXCEPTION: WHERE A PROTECTIVE 1-1/2"-WIDE BAR IS INSTALLED ON THE ACCESSIBLE SIDE OF THE GLAZING 34" - 38" ABOVE THE FLOOR AND IS CAPABLE OF WITHSTANDING A LOAD OF 50 LBS PER LINEAL FOOT OR WHERE THE BOTTOM EDGE OF THE GLASS IS 25" OR MORE ABOVE GRADE, A ROOF, WALKING SURFACE, OR OTHER HORIZONTAL SURFACE.
8. GLAZING IN RAILINGS REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE. INCLUDES STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS.
9. GLAZING IN WALLS AND FENCES ENCLOSING INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS, AND SPAS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE A WALKING SURFACE AND WITHIN 60" HORIZONTALLY OF THE WATER'S EDGE. THIS WILL APPLY TO ALL SINGLE GLAZING AND ALL PANES IN MULTIPLE GLAZING.
10. R308.4.6 GLAZING ADJACENT TO STAIRS AND RAMPS.
GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36 INCHES (914 MM) ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS AND RAMPS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.

EXCEPTIONS:

1. WHERE A RAIL IS INSTALLED ON THE ACCESSIBLE SIDE(S) OF THE GLAZING 34 TO 38 INCHES (864 TO 965 MM) ABOVE THE WALKING SURFACE. THE RAIL SHALL BE CAPABLE OF WITHSTANDING A HORIZONTAL LOAD OF 50 POUNDS PER LINEAR FOOT (730 N/M) WITHOUT CONTACTING THE GLASS AND HAVE A CROSS-SECTIONAL HEIGHT OF NOT LESS THAN 1½ INCHES (38 MM).
2. GLAZING 36 INCHES (914 MM) OR MORE MEASURED HORIZONTALLY FROM THE WALKING SURFACE.
11. R308.4.7 GLAZING ADJACENT TO THE BOTTOM STAIR LANDING.
GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36 INCHES (914 MM) ABOVE THE LANDING AND WITHIN A 60-INCH (1524 MM) HORIZONTAL ARC LESS THAN 180 DEGREES FROM THE BOTTOM TREAD NOSING SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.

EXCEPTION: THE GLAZING IS PROTECTED BY A GUARD COMPLYING WITH SECTION R312 AND THE PLANE OF THE GLASS IS MORE THAN 18 INCHES (457 MM) FROM THE GUARD.

Project
SINGLE -FAMILY RESIDENCE
SINGLE USE

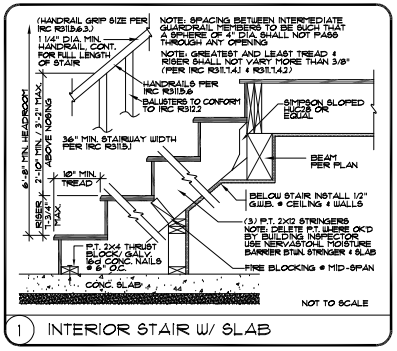
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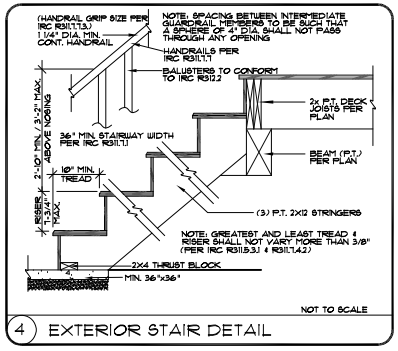
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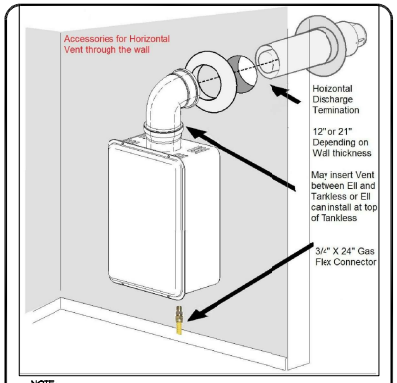
Attachment: Elevation and Floor Plans (1347 N Grove Ave - SU VAR NSFR)



1 INTERIOR STAIR W/ SLAB



4 EXTERIOR STAIR DETAIL



NOTE:
- ENERGY STAR QUALIFIED
- ENERGY FACTOR OF .80 FOR BOTH NATURAL GAS AND PROPANE
- CERTIFIED FOR INSTALLATION IN MANUFACTURED (MOBILE) HOMES
- ENHANCED SCALE DETECTION LESSENS POSSIBILITY OF SERIOUS, LONG-TERM DAMAGE TO UNIT
- TEMPERATURE LOCK FUNCTION PREVENTS ACCIDENTAL OR UNAUTHORIZED CHANGES TO WATER TEMPERATURE
- COMPLIES WITH SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT 14 NG/J OR 20 PPM NOX EMISSION LEVELS

NOT TO SCALE

2 RINNAI TANKLESS WATER HEATER

- CONTINUOUS FAN OPTION PER TABLE IRC M1507.3.3(1)

2018 WHOLE HOUSE VENTILATION

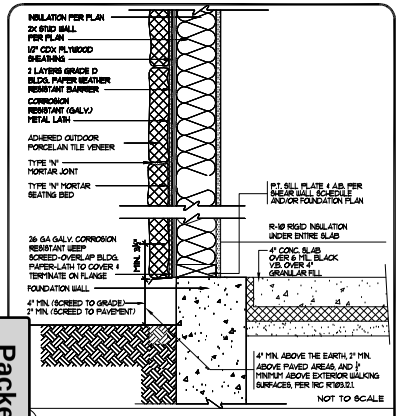
OPTION 1 - INTERMITTEN WHOLE HOUSE VENTILATION USING EXHAUST FANS

A.
- 90 CFM EXHAUST FAN FLOW RATING PER TABLE M1508.2
- FAN CONTROLS: 24 HOUR CLOCK TIMER WITH CAPACITY OF CONTINUOUS OPERATION, MANUAL AND AUTOMATIC CONTROL & ACCESSIBLE.
- WHOLE HOUSE FANS LOCATED 4 FEET OR LESS FROM THE INTERIOR GRILLE SHALL HAVE A SONE RATING OF 1.0 OR LESS AT .01 INCHES W.G.
- OUTDOOR AIR SHALL BE DISTRIBUTED TO EACH HABITABLE ROOM BY INDIVIDUAL OUTDOOR AIR INLETS. WHERE OUTDOOR AIR SUPPLIES ARE SEPARATED FROM EXHAUST POINTS BY DOORS, PROVISIONS SHALL BE MADE TO ENSURE AIR FLOW BY INSTALLING OF DISTRIBUTION DUCTS, UNDERCUTTING DOORS, GRILLES, TRANSFERS, OR SIMILAR MEANS. DOORS SHALL BE UNDERCUT A MINIMUM OF 1/2" ABOVE FLOOR COVERING

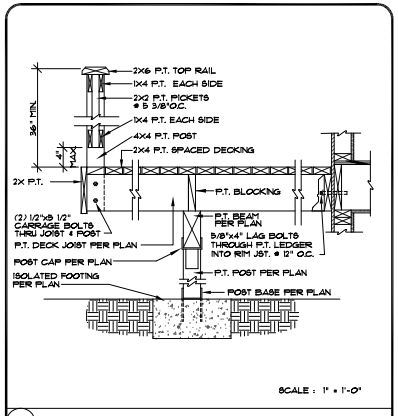
B.
90 CFM X 15 (66%) + 135 CFM INTERMITTEN WHOLE-HOUSE FAN @ 66% (15 FACTOR) RUNTIME PERCENTAGE IN EACH 4-HOUR SEGMENT PER IRC M1507.3.3(2).

- INTERMITTENT WHOLE-HOUSE MECHANICAL VENTILATION RATE PER TABLE IRC M1507.3.3(2)

NOTE:
CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS OF PROJECT AND REPORT ANY OMISSIONS / DISCREPANCIES TO DESIGNER PRIOR TO COMMENCING WORK. DESIGNER SHALL NOT BE RESPONSIBLE FOR DISCREPANT CONDITIONS RESULTING FROM UNAUTHORIZED WORK PERFORMED BY THE CONTRACTOR.



ADHERED VENEER O/ SHEATHING



5 DECK

GLAZING SCHEDULE

ROOM	# OF WNDS.	WND. W.	WND. H.	MANUF.	FRAME TYPE	WDW. TYPE	MODEL NO.	AIR GAP	GAS	LO-E	U-VAL (1/	AREA	N.A.
MAIN FLOOR													
FOYER	1	3.00	6.00	MILGARD	VINYL	PICTURE	5320	1/2"	AIR	YES	0.28	18.00	5.04
FOYER	1	1.50	8.00	MILGARD	VINYL	PICTURE	5320	1/2"	AIR	YES	0.28	12.00	3.36
DEN/BED. 5	1	7.00	6.00	MILGARD	VINYL	S_DER	5120	1/2"	AIR	YES	0.28	42.00	11.76
DINING	1	8.00	6.00	MILGARD	VINYL	S_DER	5120	1/2"	AIR	YES	0.28	48.00	13.44
PANTRY	1	5.00	1.00	MILGARD	VINYL	PICTURE	5320	1/2"	AIR	YES	0.28	5.00	1.40
KITCHEN	1	6.00	4.50	MILGARD	VINYL	S_DER	5120	1/2"	AIR	YES	0.28	27.00	7.56
KITCHEN	1	8.00	1.00	MILGARD	VINYL	PICTURE	5320	1/2"	AIR	YES	0.28	8.00	2.24
DINING	1	8.00	8.00	MILGARD	VINYL	S.G.D.	5521	1/2"	AIR	YES	0.28	64.00	17.92
GREAT RM.	2	8.00	1.50	MILGARD	VINYL	PICTURE	5320	1/2"	AIR	YES	0.28	24.00	6.72
GREAT RM.	2	8.00	5.50	MILGARD	VINYL	PICTURE	5320	1/2"	AIR	YES	0.28	88.00	24.64
UPPER FLOOR													
FOYER	2	3.00	8.00	MILGARD	VINYL	PICTURE	5320	1/2"	AIR	YES	0.28	36.00	10.08
BEDRM. 3	1	9.00	8.00	MILGARD	VINYL	S_DER	5120	1/2"	AIR	YES	0.28	36.00	10.08
BAT-12	2	2.00	4.00	MILGARD	VINYL	CASE	5521	1/2"	AIR	YES	0.28	16.00	4.48
BEDRM. 2	1	9.00	8.00	MILGARD	VINYL	S_DER	5120	1/2"	AIR	YES	0.28	36.00	10.08
MSTR. BATH	1	5.00	5.50	MILGARD	VINYL	S_DER	5120	1/2"	AIR	YES	0.28	27.50	7.70
MSTR. SUITE	1	8.00	6.00	MILGARD	VINYL	S_DER	5120	1/2"	AIR	YES	0.28	48.00	13.44
MSTR. SUITE	2	3.00	3.00	MILGARD	VINYL	PICTURE	5320	1/2"	AIR	YES	0.28	18.00	5.04
BONUS	1	8.00	8.00	MILGARD	VINYL	S_DER	5120	1/2"	AIR	YES	0.28	48.00	13.44
											WND. TOTAL:	601.50	168.42

DOORS WITH MORE THAN 50% GLASS

DOORS WITH MORE THAN 50% GLASS-TOTAL:
AVG. U-VALUE (VERTICAL GLASS):

SKYLIGHTS AND SKYWALLS

SKYLIGHT TOTAL:
AVG. U-VALUE (OVERHEAD GLASS):

					AREA	UA
					601.50	168.42
					TOTAL 1	TOTAL 2
GLAZING % =	TOTAL 1	=	601.50	S.F. =	20.36%	
	HEATED AREA		2954.00	S.F.		
AVG. U-VALUE =	UA TOTAL (TOT. 2)	=	168.42	UA =	0.28	U-VALUE
	AREA TOTAL (TOT. 1)		601.50	A		

ROOF VENTILATION

Standard Truss / Scissor Truss Roof Framing Assembly:		LOWER ROOF
Roof Area :	499 s.f.	
Ventilation Required:	499 s.f. x 144 s.i. / s.f. / 300 =	239.52 s.i Req'd
Provide 1/2 ventilation a: eaves, 1/2 above midpoint & min. 3 ft. above eave vents		
Eave Ventilation:		
Birdblocking =	4.71 s.i. / l.f. - 25% reduction =	3.53 s.i / l.f.
Eave Ventilation Req'd =	239.52 s.i. / 2 / s.i. per l.f. =	33.90 l.f.
Provide :	34 l.f. birdblocking. Ventilation =	120.11 s.i
Min. Ventilation Provided =	120.105 s.i. is greater than	119.76 s.i Req'd
Upper Roof Ventilation:		
7"x7" Attic Roof Jack =	49 s.i. each - 25% screen reduction =	36.75 s.i each
Upper Ventilation Req'd =	239.52 s.i. / 2 / s.i. of each vent =	3.26 vents
Provide:	4 -7"x7" roof jacks. Ventilation =	147.00 s.i
Ventilation Provided =	147.00 s.i. is greater than	119.76 s.i Req'd
Use : (minimum)	**34 l.f. birdblocking. Ventilation =**	**120.11 s.i**
Use : (minimum)	**4 -7"x7" roof jacks. Ventilation =**	**147.00 s.i**
Total Min. Ventilation Provided =	**267.11 s.i. IS GREATER THAN :**	**239.52 s.i Req'd**

ROOF VENTILATION

Standard Truss / Scissor Truss Roof Framing Assembly:		MAIN ROOF
Roof Area :	1858 s.f.	
Ventilation Required:	1858 s.f. x 144 s.i. / s.f. / 300 =	891.84 s.i Req'd
Provide 1/2 ventilation a: eaves, 1/2 above midpoint & min. 3 ft. above eave vents		
Eave Ventilation:		
Birdblocking =	4.71 s.i. / l.f. - 25% reduction =	3.53 s.i / l.f.
Eave Ventilation Req'd =	891.84 s.i. / 2 / s.i. per l.f. =	126.23 l.f.
Provide :	127 l.f. birdblocking. Ventilation =	448.63 s.i
Min. Ventilation Provided =	448.6275 s.i. is greater than	445.92 s.i Req'd
Upper Roof Ventilation:		
7"x7" Attic Roof Jack =	49 s.i. each - 25% screen reduction =	36.75 s.i each
Upper Ventilation Req'd =	891.84 s.i. / 2 / s.i. of each vent =	12.13 vents
Provide:	13 -7"x7" roof jacks. Ventilation =	477.75 s.i
Ventilation Provided =	477.75 s.i. is greater than	445.92 s.i Req'd
Use : (minimum)	**127 l.f. birdblocking. Ventilation =**	**448.63 s.i**
Use : (minimum)	**13 -7"x7" roof jacks. Ventilation =**	**477.75 s.i**
Total Min. Ventilation Provided =	**926.38 s.i. IS GREATER THAN :**	**891.84 s.i Req'd**

Project
SINGLE -FAMILY RESIDENCE
SINGLE USE

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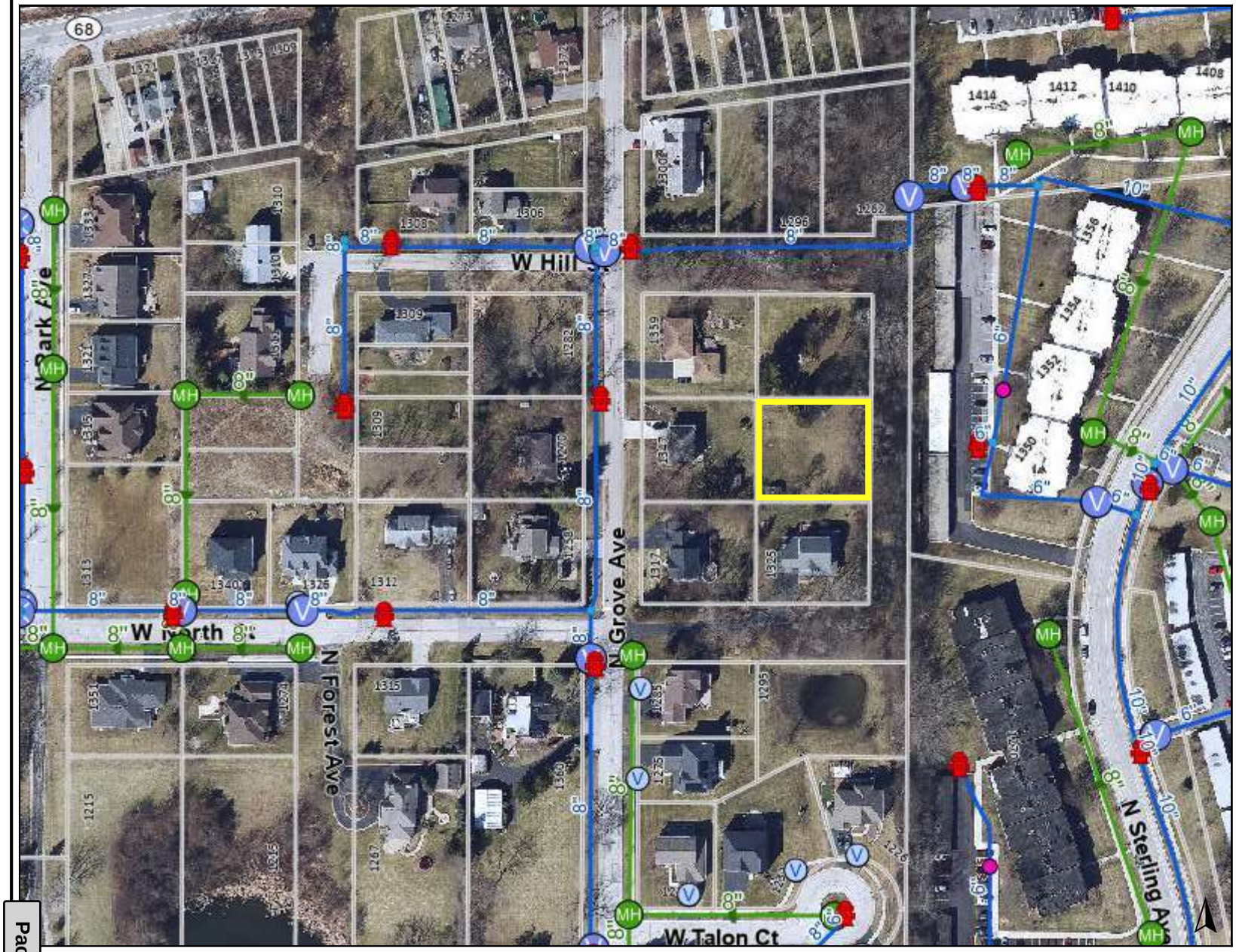
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COMMENTS :
DESIGN BY :

Project # :
1987-2-2
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Attachment: Elevation and Floor Plans (1347 N Grove Ave - SU VAR NSFR)

GISConsortium | Utilites for 1347 N Grove Ave



Legend

Water Utilities
- Hydrant
- Water Fitting
- Water Valve
  - Open
- Water Service Valve
  - Open
- Water Main Break
- Water Main
  - Active

Sanitary Utilities
- Sanitary Manhole
- Sanitary Main
  - Active

0 300 600 ft

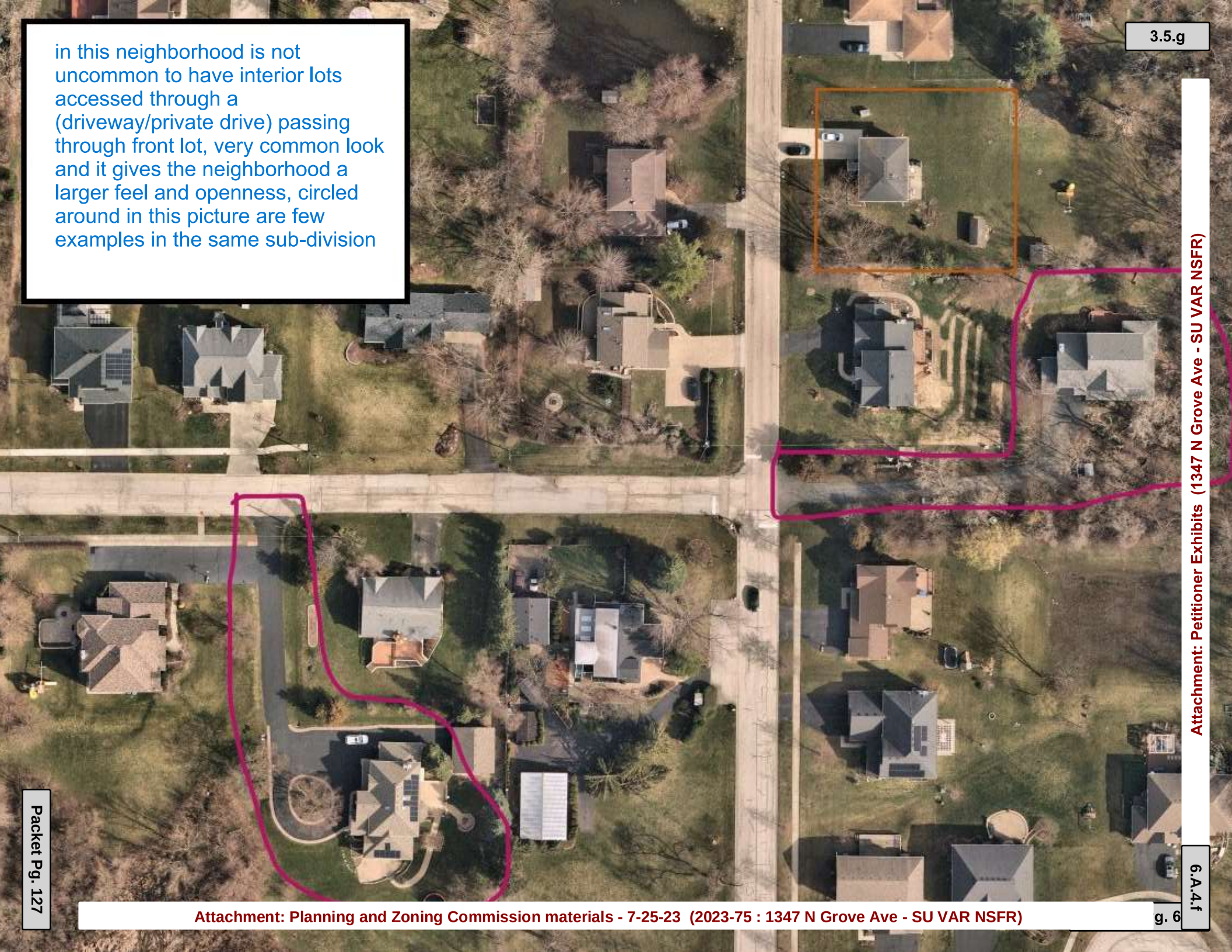
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Notes

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 t

Attachment: Aerial-Utilites (1347 N Grove Ave - SU VAR NSFR)

Attachment: Planning and Zoning Commission materials - 7-25-23 (2023-75 : 1347 N Grove Ave - SU VAR NSFR)


in this neighborhood is not uncommon to have interior lots accessed through a (driveway/private drive) passing through front lot, very common look and it gives the neighborhood a larger feel and openness, circled around in this picture are few examples in the same sub-division

Google Maps

next door lot with structure, rear setback only 21ft



Map data ©2023 , Map data ©2023 20 ft

Measure distance
Total distance: 21.04 ft (6.41 m)

in this block is not uncommon for homes to be less than 50ft in rear setback or 40ft in front setback, most homes around proposed structure doesn't have the required setbacks

Attachment: Planning and Zoning Commission materials - 7-25-23 (2023-75 : 1347 N Grove Ave - SU VAR NSFR)

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 1347 N. GROVE 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 6TH day of JULY, A.D. 20 23., and the last publication thereof was made on the 6TH day of JULY, A.D. 20 23.

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

"OFFICIAL SEAL"
MARY ALICE WENZL
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 07/15/2025

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 6TH day of JULY A.D., 20 23.

By Todd Wessell

President
Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 6TH day of JULY A.D., 20 23.

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

Attachment: Public Notice (1347 N Grove Ave - SU VAR NSFR)
Attachment: Planning and Zoning Commission materials - 7-25-23 (2023-75 : 1347 N Grove Ave - SU VAR NSFR)

5. 1347 N Grove Avenue **- Recommend To Approve**

Notice was published in the Journal & Topics on July 6, 2023 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application for Special Use & Variation
2. Proof of Ownership
3. Plat of Survey
4. Site Plan
5. Elevations and Floor Plans
6. Aerial- Utilities
7. Aerial- common neighborhood properties
8. Public Notice

Ms. Bremanis gave a brief outline of the request explaining the petitioner is proposing to build a new single-family home on the vacant lot directly east of 1347 N. Grove Avenue. In addition, a private drive is proposed connecting the vacant property to Grove Avenue through the north side of 1347 N. Grove Avenue. Therefore, the petitioner is requesting:

- Special Use to permit a new single-family residence to be set back 41 feet from the rear property line, instead of the minimum required 50 feet; and
- Variation for the driveway width to be 29 feet in total width within 5 feet of the lot line instead of the maximum permitted 25 feet.

Sworn in petitioner: Mr. Muhammed Alobaidi 1347 N. Grove Avenue
Mr. Alobaidi stated they have lived in the Village for almost 2 years. He stated his family is growing and the home is becoming too small. Mr. Alobaidi explained they are looking to build a new home on the back lot which would need an additional driveway to access. He explained the need for the relief is for the driveway access which is 4ft more than minimum required. He stated the only way to build within code is to cut the existing driveway which will not look right. He stated the special use request would not even be needed, if they were zoned the same as neighboring properties.

Chairman Wood asked if they own both lots. She asked what will happen to existing house.
Mr. Alobaidi answered yes and stated it will remain.

Chairman Wood asked about setback relief
Mr. Alobaidi tried with stay within setback but would have to be very narrow at 29ft and would not be consistent with neighborhood.

Ms. Bremanis gave a brief overview stating it is zoned R-1 and is approximately

Attachment: PZC Minutes - 7-25-23 (2023-75 : 1347 N Grove Ave - SU VAR NSFR)

15,488 square feet and is conforming to the pre-1958 R-1 lot area standards. She stated when annexed it was planned under the sub area plan to be developed under the R1A standards, with front yard setback being 30ft and the rear yard being 45ft. versus the R-1 standards of 40ft & 50ft. Ms. Bremanis explained the petitioner could have accommodated the required setbacks if zoned R1A. She spoke to the driveway options and referred to the aerial slide to show alternative location using the right of way. She stated based on elevations there is a 6-7ft drop along Coolidge Ave undeveloped property and is highly densely wooded. Ms. Bremanis referred to existing conditions slide to show what proposed driveway would look like. She stated the home will be required to hook into water and possibly septic if Cook County deems it not able to take care of proposed home. She stated Community Services and Fire Prevention reviewed and had no issues. She stated Engineering reviewed and identified the utility hookup conditions.

Commissioner Friedman asked staff how the front and backyard are determined.
Ms. Bremanis explained they took Coolidge Ave as their front yard.

Commissioner Bettenhausen asked about the easement width being the same as the drive. He asked if that's enough if they need waterline access won't they need more
Ms. Bremanis stated staff told them to identify the easements, but the final plans would be reviewed and submitted in a manner acceptable to the Village Engineer.
Discussion on easements and additional 2ft gap to lot line.

STAFF RECOMMENDATION:
The Petitioner has applied to reduce the required rear yard setback from 50 feet to 41 feet. The existing residence to the south has a legal non-conforming rear yard setback of approximately 20 feet from its' eastern lot line, which is roughly half of what the petitioner is proposing. It was constructed in unincorporated Cook County and annexed into the Village. In addition, the proposed side yard setbacks for the subject property exceed the required 15-foot setback, leaving a significant amount of open space. Therefore, the rear yard setback reduction should not impact the surrounding properties.
Due to the circumstance of being a land locked without direct access to an improved right of way, a private drive is proposed to allow access to the subject property. In adding the private drive, the total width of the two driveways exceeds the maximum 25 feet allowed width within 5 feet of the front lot line with a proposed 29 feet, thus requiring a Variation.
Due to the uniqueness of the proposed driveway access crossing the adjacent lot, and adding a second curb cut, this is ultimately a policy decision for the Planning and Zoning Commission to recommend and the Village Council to determine. Therefore, Staff recommends action and the discretion of the

Attachment: PZC Minutes - 7-25-23 (2023-75 : 1347 N Grove Ave - SU VAR NSFR)

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

1. The Special Use and Variation shall substantially conform to the site plan and architectural plans prepared by the Urban Design Group, submitted on 06/10/2023, except as said plans may be revised to conform to the Village Code of Ordinances.
2. Connection to the public water supply shall be required for the new construction.
3. A complete septic evaluation/design report shall be submitted showing sufficient area for a new system and separation from all adjoining wells shall be provided for both lots. If both properties cannot support a new septic system in the allowed area the public sanitary main shall be extended the north corner of the property and the two structures shall be connected to the public sanitary main.
4. An easement shall be submitted in a manner acceptable to the Village Attorney and Village Engineer for both cross access across the proposed driveway and for the proposed waterline and any additional utilities.

Ms. Bremanis pointed out house to south is setback 29ft and has a private drive, as well, but had access to right of way to build an access drive.

Commissioner Kolososki asked if there is any chance the streets will be put in. Ms. Bremanis stated Public Works has no current plans.

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

Commissioner Cavanaugh made a motion to approve subject staff's conditions; seconded by Commissioner Kolososki

DELIBERATIONS:

Commissioner Kolososki stated it is a tight situation, but it works. He pointed out they are not asking for anything excessive. He stated it is a small project that fills a small area.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 5-0. This item will tentatively go to Village Council on August 14, 2023

RESULT:	**RECOMMEND TO APPROVE [UNANIMOUS]**
MOVER:	Kevin Cavanaugh, Commissioner
SECONDER:	Robert Kolososki, Commissioner
AYES:	Friedman, Wood, Bettenhausen, Kolososki, Cavanaugh
ABSENT:	Noonan, Roth-Wurster, Luszczak, Fedota

Attachment: PZC Minutes - 7-25-23 (2023-75 : 1347 N Grove Ave - SU VAR NSFR)

Consider an Ordinance Disconnecting Certain Property from the Village of Palatine

BACKGROUND:
The property located at the southeast corner of Quentin and Lake Cook Roads is currently in the Village of Deer Park. The vacant parcels immediately east of the corner properties are in the Village of Palatine. The ability to develop the property with the highest and best use will require a combination of all parcels and thus, for the parcels to end up in one community. An agreement was approved earlier this year by the Village of Palatine Village of Deer Park and the owners of Persin Robin Jewelers that would ultimately lead to the redevelopment of the parcels within the Village of Deer Park with sales tax revenues to be shared between the communities and property tax offsets to be paid to Palatine.

KEY ISSUES:
The Village of Deer Park has recently approved a Planned Development for the redevelopment of the property. This was approved with the consent of Palatine. A condition of the approval is the disconnection from Palatine of two parcels so that they can be annexed to Deer Park and the permits issued.

ALTERNATIVES:
1. Approve the Ordinance disconnecting parcels from Palatine.
2. Do not approve disconnecting parcels from Palatine and forego development.

RECOMMENDATION:
Staff recommends approval of an Ordinance Disconnecting Certain Territory from the Village of Palatine.

ACTION REQUIRED:
A motion to approve the ordinance.

ATTACHMENTS:

- Disconnection Ordinance
- 311-22 DISCONNECTION FINAL 08-15-23
- Petition for Disconnection

ORDINANCE NO. _____

AN ORDINANCE DISCONNECTING CERTAIN TERRITORY FROM THE VILLAGE OF PALATINE

WHEREAS, 783 Lake Cook Enterprises LLC ("Petitioner") is the owner of record of the land described and depicted in the Plat of Disconnection attached hereto as Exhibit A. ("Territory")

WHEREAS, Petitioner has petitioned the Village of Palatine for disconnection pursuant to Section 7-3-4 of the Illinois Municipal Code (65 ILCS 5/7-3-4); and

WHEREAS, the Territory is on the border of the Village of Palatine and currently within the boundary of the Village of Palatine; and

WHEREAS, Petitioner has presented a Certificate from the Clerk of Cook County showing that all taxes are fully paid; and

WHEREAS, the purpose of the disconnection is so that the Territory may be annexed into the Village of Deer Park pursuant to a certain tri-party agreement ("Agreement") between the Petitioner, the Village of Palatine and the Village of Deer Park; and

WHEREAS, the Village of Deer Park has taken all necessary steps pursuant to said Agreement to annex and approve the development of the Territory pursuant to the Agreement, subject to the disconnection of the Territory from the Village of Palatine; and

WHEREAS, it is otherwise in the best interest of the Village of Palatine to disconnect the Territory.

NOW, THEREFORE BE IT ORDAINED by the Village Council of the Village of Palatine, Cook County, Illinois, pursuant to its home rule powers, as follows:

SECTION 1: The following described Territory is hereby disconnected from the Village.

PARCEL 1:

THE NORTH HALF (1/2) (EXCEPT THE EAST 2 ACRES AND EXCEPT THE EAST 423 FEET OF THE WEST FIVE (5) ACRES THEREOF AND EXCEPT THAT PART

DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT

Attachment: Disconnection Ordinance (Ordinance Disconnecting Certain Property from the Village of Palatine)

TWO (2) HEREINAFTER DESCRIBED; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 376.0 FEET; THENCE SOUTH ALONG A LINE RUNNING PARALLEL WITH

THE WEST LINE OF SAID LOT 231.75 FEET TO THE SOUTH LINE OF THE NORTH HALF (1/2) OF THE NORTH FOURTEEN (14) ACRES OF THE WEST HALF (1/2) OF SAID LOT TWO (2); THENCE WEST ALONG SAID SOUTH LINE TO THE WEST LINE OF SAID LOT 2; THENCE NORTH ALONG SAID WEST LINE TO THE PLACE OF BEGINNING) OF THE NORTH FOURTEEN (14) ACRES OF THE PREMISES AS DESCRIBED AS THE WEST HALF (1/2) (EXCEPT THE SOUTH TWELVE (12) ACRES THEREOF) OF LOT TWO (2) OF THE NORTHWEST QUARTER (1/4) OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN.

PIN 02-03-100-022

PARCEL 2:

THE WEST 141 FEET OF THE EAST 423 FEET OF THE WEST 5 ACRES OF THE NORTH ½ OF THE NORTH 14 ACRES OF THE WEST ½ OF LOT 2 OF THE NORTHWEST ¼ OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PIN 02-03-100-023

SECTION 2: The Village Clerk has authorized and directed to record with the Office of the Recorder of Deeds, Cook County, Illinois and to file with the County Clerk Cook County, Illinois a certified copy of this Ordinance together with an accurate map of the Territory appended to this Ordinance.

SECTION 3: All Ordinances or parts of Ordinances in conflict with these provisions are hereby repealed.

SECTION 4: The Territory is hereby disconnected from the Village of Palatine so that it may be annexed by the Village of Deer Park. The disconnection shall become effective upon the annexation of the Territory by the Village of Deer Park as otherwise provided by law.

Attachment: Disconnection Ordinance (Ordinance Disconnecting Certain Property from the Village of Palatine)

SECTION 5: This Ordinance shall become effective from and after its passage, approval and publication in pamphlet form and the manner prescribed by law.

SECTION 6: The Recitals contained in this Ordinance are hereby incorporated herein as if fully set forth in this Ordinance.

PASSED: This ___ day of _____, 2023

AYES: _____ NAYS: _____ ABSENT:_____ PASS:_____

APPROVED by me this ____ day of _____, 2023.

_____
Mayor of the Village of Palatine

ATTESTED and FILED in the
Office of the Village Clerk this
___ day of _____ 2023.

_____
Village Clerk

Attachment: Disconnection Ordinance (Ordinance Disconnecting Certain Property from the Village of Palatine)

PLAT OF DISCONNECTION

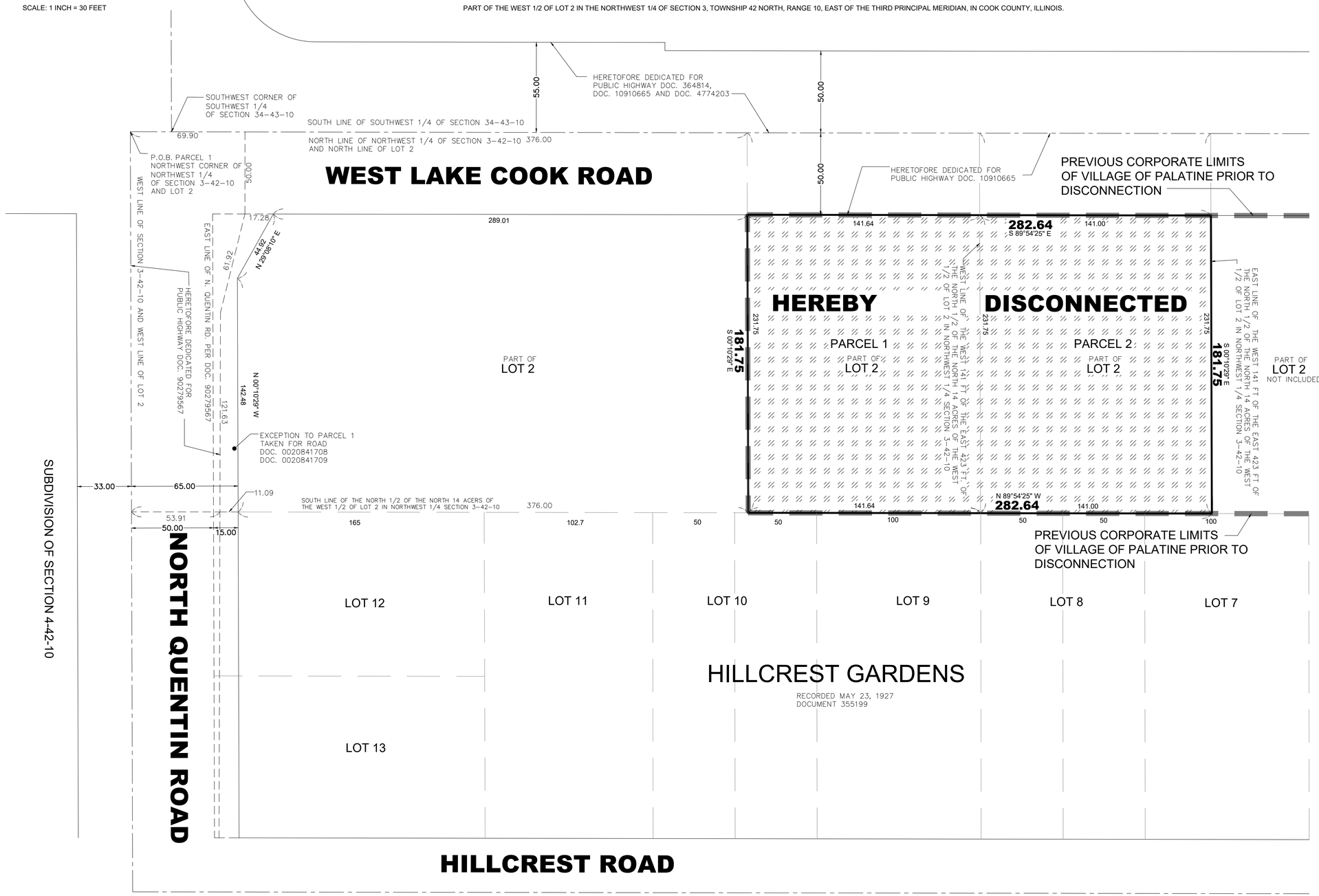
FROM THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS.

PART OF THE WEST 1/2 OF LOT 2 IN THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

30 0 15 30 60 120

SCALE: 1 INCH = 30 FEET

N



COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I,_____, COUNTY CLERK OF COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT I FIND NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID SPECIAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE DISCONNECTION PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE DISCONNECTION PLAT.
GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK, DATED

THIS____DAY OF_____, 20____A.D.

_____
COUNTY CLERK

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

THIS IS TO CERTIFY THAT I, _____ IS/ARE THE OWNER (S) OF THE PROPERTY SHOWN AND DESCRIBED ON THE PLAT OF DISCONNECTION AND THAT THEY HAVE CAUSED THE SAME TO BE PLATTED AS INDICATED HEREON FOR THE USE AND PURPOSES HEREIN SET FORTH, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREON INDICATED.
THIS_____DAY OF_____, 20_____A.D.

BY: _____

TITLE: _____

ATTESTED:_____

TITLE: _____

OWNER'S NOTARY

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

THIS IS TO CERTIFY THAT I, _____, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY, IN A STATE AFORESAID, DO HEREBY CERTIFY THAT _____ 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 INSTRUMENTS AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH. GIVEN UNDER MY HAND AND NOTARIAL SEAL
THIS_____DAY OF_____,20____A.D.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES:_____

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

ANDREW SPIEWAK LAND SURVEYOR, INC., A PROFESSIONAL DESIGN FIRM, LAND SURVEYING CORPORATION, LICENSE No.: 184.006518, DO HEREBY CERTIFY THAT WE PREPARED UNDER THE SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR THE ABOVE PLAT OF DISCONNECTION FROM OFFICIAL RECORDERS AND MAPS FOR THE PURPOSE OF SHOWING LANDS TO BE DISCONNECTED FROM THE VILLAGE OF PALATINE AS DESCRIBED ABOVE. GIVEN UNDER MY HAND AND SEAL

THIS 15th DAY OF AUGUST, 2023 A.D.

_____
ILLINOIS PROFESSIONAL LAND SURVEYOR
ANDRZEJ F. SPIEWAK LICENSE NO. 035.003178
LICENSE EXPIRES 11/30/2024

PROFESSIONAL DESIGN FIRM, LAND SURVEYING CORPORATION,
LICENSE NO. 184-006518 LICENSE EXPIRES 04/30/2025

PROJECT No. 311-22 DISCONNECTION

ORDERED BY: BRADLEY ROBBIN
COMPANY OR ORGANIZATION: 783 LAKE COOK ENTERPRISES LLC
SURVEYED BY: JG
DRAWN BY: AFS
CHECKED BY: AFS
PREPARED FOR OR OWNER: 783 LAKE COOK ENTERPRISES LLC

ADDRESS:
719, 735, W. LAKE COOK RD.
PALATINE, IL 60074

UNDERLYING
PARCEL IDENTIFICATION NUMBERS:
02-03-100-022 PARCEL 1
02-03-100-023 PARCEL 2

LEGEND

AREA HEREBY DISCONNECTED
EXISTING MUNICIPAL BOUANDRIES
LOT LINE
SECTION LINE
RIGHT OF WAY LINE

LEGAL DESCRIPTION

PARCEL 1:
THE NORTH HALF (1/2) (EXCEPT THE EAST 2 ACRES AND EXCEPT THE EAST 423 FEET OF THE WEST FIVE (5) ACRES THEREOF AND EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH WEST CORNER OF LOT TWO (2) HEREINAFTER DESCRIBED; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 376.0 FEET; THENCE SOUTH ALONG A LINE RUNNING PARALLEL WITH THE WEST LINE OF SAID LOT 231.75 FEET TO THE SOUTH LINE OF THE NORTH HALF (1/2) OF THE NORTH FOURTEEN (14) ACRES OF THE WEST HALF (1/2) OF SAID LOT TWO (2); THENCE WEST ALONG SAID SOUTH LINE TO THE WEST LINE OF SAID LOT 2; THENCE NORTH ALONG SAID WEST LINE TO THE PLACE OF BEGINNING) OF THE NORTH FOURTEEN (14) ACRES OF THE PREMISES AS DESCRIBED AS THE WEST HALF (1/2) (EXCEPT THE SOUTH TWELVE (12) ACRES THEREOF) OF LOT TWO (2) OF THE NORTHWEST QUARTER (1/4) OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN.

PIN 02-03-100-022

PARCEL 2
THE WEST 141 FEET OF THE EAST 423 FEET OF THE WEST 5 ACRES OF THE NORTH 1/2 OF THE NORTH 14 ACRES OF THE WEST 1/2 OF LOT 2 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN 02-03-100-023

SHEET 1 OF 1
PLAT OF DISCONNECTION EXHIBIT A

DATE ISSUED: 10-26-2022

REVISION:
1. 08-15-23

ANDREW SPIEWAK LAND SURVEYOR, INC.
PROFESSIONAL DESIGN FIRM
LICENSE NO.:184.006518
1030 W. HIGGINS RD. SUITE 218, PARK RIDGE, IL 60068
phone: (773) 853-2672
phone: (630) 351-9489
www.landsurveyors.pro
andrew@landsurveyors.pro

Attachment: 311-22 DISCONNECTION FINAL 08-15-23 (Ordinance Disconnecting Certain Property from the Village of Palatine)

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

PETITION FOR DISCONNECTION

TO THE CORPORATE AUTHORITIES OF
THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS:

The undersigned, being the owner of record of all the land legally described and depicted in the Plat of Disconnection attached hereto as Exhibit A, pursuant to Section 7-3-4 of the Illinois Municipal Code (65 ILCS 5/7-3-4), hereby petitions the corporate authorities of the Village of Palatine to disconnect the above-identified properties from the Village of Palatine. The properties legally described and depicted on the attached Exhibit B are on the border of the Village of Palatine and currently within the boundary of the Village of Palatine. Attached as Exhibit C hereto is the certificate of the Clerk of Cook County showing that all city taxes or assessments due up to the date of this Petition are fully paid.

DATE: 11/16/2022

783 Lake Cook Enterprises LLC

Sole Manager: Bradley Robbin

CLERK'S OFFICE
OCT 04 2023
VILLAGE OF PALATINE

Attachment: Petition for Disconnection (Ordinance Disconnecting Certain Property from the Village of Palatine)

EXHIBIT A

Plat of Disconnection

[See Attached Plat of Disconnection attached as Exhibit A]

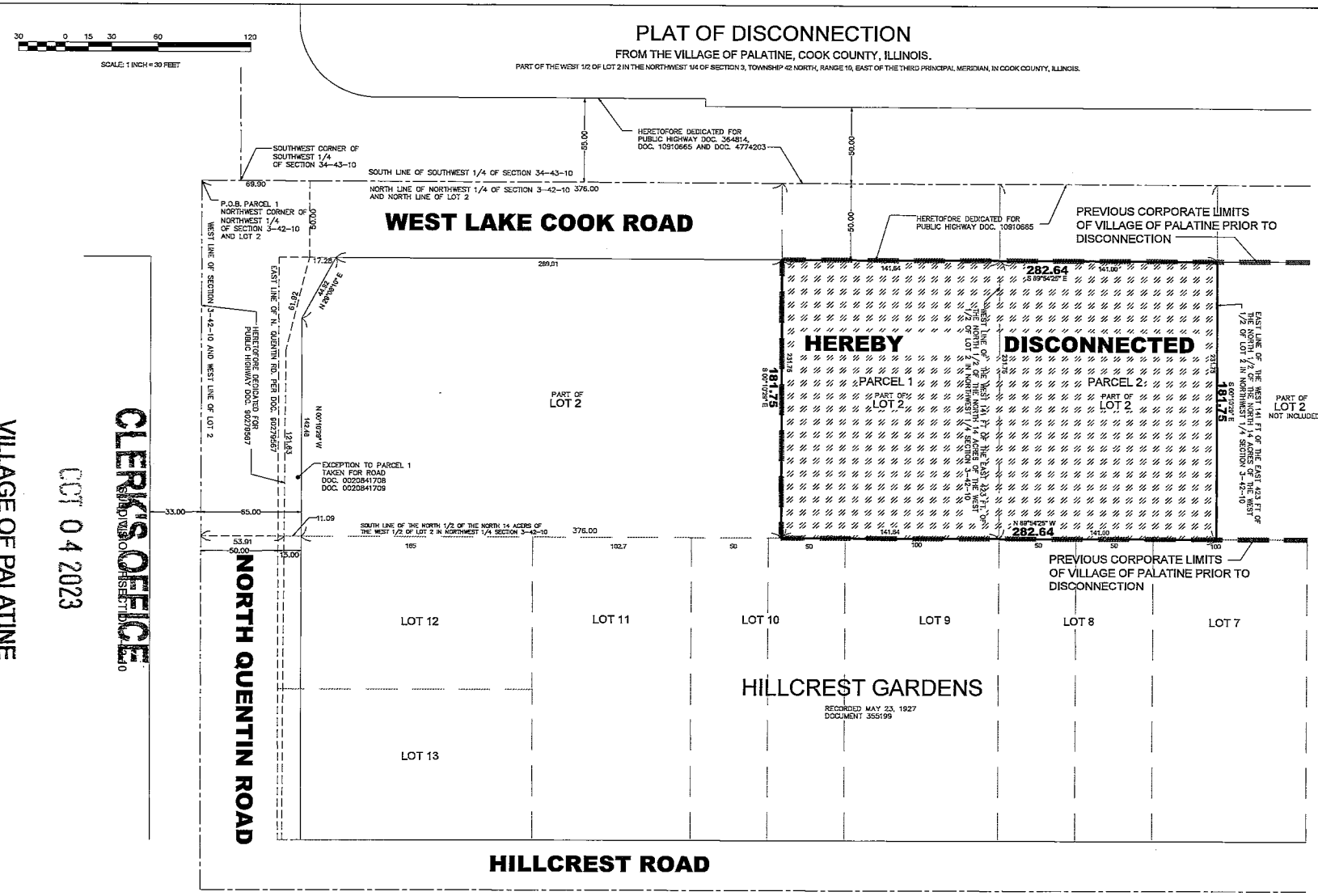
CLERK'S OFFICE
OCT 04 2023
VILLAGE OF PALATINE

Attachment: Petition for Disconnection (Ordinance Disconnecting Certain Property from the Village of Palatine)

PLAT OF DISCONNECTION

FROM THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS.

PART OF THE WEST 1/2 OF LOT 2 IN THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



VILLAGE OF PALATINE

CLERK'S OFFICE

OCT 04 2023

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, _____, COUNTY CLERK OF COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT I FIND NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID SPECIAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE DISCONNECTION PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE DISCONNECTION PLAT.
GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK, DATED

THIS ____ DAY OF _____, 20___ A.D.

_____
COUNTY CLERK

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

THIS IS TO CERTIFY THAT I, _____ IS/ARE THE OWNER (S) OF THE PROPERTY SHOWN AND DESCRIBED ON THE PLAT OF DISCONNECTION AND THAT THEY HAVE CAUSED THE SAME TO BE PLATTED AS INDICATED HEREON FOR THE USE AND PURPOSES HEREIN SET FORTH, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREON INDICATED.
THIS ____ DAY OF ____ 20____ A.D.

BY: _____

TITLE: _____

ATTESTED: _____

TITLE: _____

OWNER'S NOTARY

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

THIS IS TO CERTIFY THAT I, _____, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY, IN A STATE AFORESAID, DO HEREBY CERTIFY THAT _____ 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 INSTRUMENTS AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH. GIVEN UNDER MY HAND AND NOTARIAL SEAL
THIS ____ DAY OF _____ 20____ A.D.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

ANDREW SPIEWAK LAND SURVEYOR, INC., A PROFESSIONAL DESIGN FIRM, LAND SURVEYING CORPORATION, LICENSE No.: 184.006518, DO HEREBY CERTIFY THAT WE PREPARED UNDER THE SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR THE ABOVE PLAT OF DISCONNECTION FROM OFFICIAL RECORDERS AND MAPS FOR THE PURPOSE OF SHOWING LANDS TO BE DISCONNECTED FROM THE VILLAGE OF PALATINE AS DESCRIBED ABOVE. GIVEN UNDER MY HAND AND SEAL.

THIS 15th DAY OF AUGUST, 2023 A.D.

ILLINOIS PROFESSIONAL LAND SURVEYOR
ANDRZEJ F. SPIEWAK LICENSE NO. 035.003178
LICENSE EXPIRES 11/30/2024

PROFESSIONAL DESIGN FIRM, LAND SURVEYING CORPORATION,
LICENSE NO. 184-006518 LICENSE EXPIRES 04/30/2025

PROJECT No. 311-22 DISCONNECTION

ORDERED BY: BRADLEY ROBBIN
COMPANY OR ORGANIZATION: 783 LAKE COOK ENTERPRISES LLC
SURVEYED BY: JG
DRAWN BY: AFS
CHECKED BY: AFS
PREPARED FOR OR OWNER: 783 LAKE COOK ENTERPRISES LLC

ADDRESS: LAKE COOK RD.
PALATINE, IL 60074

UNIFICATION NUMBERS:
02-03-100-022 PARCEL 1
02-03-100-023 PARCEL 2

LEGEND

AREA HEREBY DISCONNECTED
EXISTING MUNICIPAL BOUANDRIES
LOT LINE
SECTION LINE
RIGHT OF WAY LINE

LEGAL DESCRIPTION

PARCEL 1:
THE NORTH HALF (1/2) (EXCEPT THE EAST 2 ACRES AND EXCEPT THE EAST 423 FEET OF THE WEST FIVE (5) ACRES THEREOF AND EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH WEST CORNER OF LOT TWO (2) HEREINAFTER DESCRIBED; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 378.0 FEET; THENCE SOUTH ALONG A LINE RUNNING PARALLEL WITH THE WEST LINE OF SAID LOT 231.75 FEET TO THE SOUTH LINE OF THE NORTH HALF (1/2) OF THE NORTH FOURTEEN (14) ACRES OF THE WEST HALF (1/2) OF SAID LOT TWO (2); THENCE WEST ALONG SAID SOUTH LINE TO THE WEST LINE OF SAID LOT 2; THENCE NORTH ALONG SAID WEST LINE TO THE PLACE OF BEGINNING) OF THE NORTH FOURTEEN (14) ACRES OF THE PREMISES AS DESCRIBED AS THE WEST HALF (1/2) (EXCEPT THE SOUTH TWELVE (12) ACRES THEREOF) OF LOT TWO (2) OF THE NORTHWEST QUARTER (1/4) OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN.

PIN 02-03-100-022

PARCEL 2
THE WEST 141 FEET OF THE EAST 423 FEET OF THE WEST 5 ACRES OF THE NORTH 1/2 OF THE NORTH 14 ACRES OF THE WEST 1/2 OF LOT 2 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN 02-03-100-023

SHEET 1 OF 1
PLAT OF DISCONNECTION EXHIBIT A

DATE ISSUED: 10-26-2022
REVISION:
1. 08-15-23

ANDREW SPIEWAK LAND SURVEYOR, INC.
PROFESSIONAL DESIGN FIRM
LICENSE NO.:184.006518
1030 W. HIGGINS RD. SUITE 218, PARK RIDGE, IL 60068
phone: (773) 853-2672
phone: (630) 351-9489
www.landsurveyors.pro
andrew@landsurveyors.pro

Attachment: Petition for Disconnection (Ordinance Disconnecting Certain Property from the Village of Palatine)

EXHIBIT B

Legal Description of the Territory

PARCEL 1:
THE NORTH HALF (1/2) (EXCEPT THE EAST 2 ACRES AND EXCEPT THE EAST 423 FEET OF THE WEST FIVE (5) ACRES THEREOF AND EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH WEST CORNER OF LOT TWO (2) HEREINAFTER DESCRIBED; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 376.0 FEET; THENCE SOUTH ALONG A LINE RUNNING PARALLEL WITH THE WEST LINE OF SAID LOT 231.75 FEET TO THE SOUTH LINE OF THE NORTH HALF (1/2) OF THE NORTH FOURTEEN (14) ACRES OF THE WEST HALF (1/2) OF SAD LOT TWO (2); THENCE WEST ALONG SAID SOUTH LINE TO THE WEST LINE OF SAID LOT 2; THENCE NORTH ALONG SAID WEST LINE TO THE PLACE OF BEGINNING) OF THE NORTH FOURTEEN (14) ACRES OF THE PREMISES AS DESCRIBED AS THE WEST HALF (1/2) (EXCEPT THE SOUTH TWELVE (12) ACRES THEREOF) OF LOT TWO (2) OF THE NORTHWEST QUARTER (1/4) OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN.

PIN 02-03-100-022

PARCEL 2
THE WEST 141 FEET OF THE EAST 423 FEET OF THE WEST 5 ACRES OF THE NORTH 1/2 OF THE NORTH 14 ACRES OF THE WEST 1/2 OF LOT 2 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN 02-03-100-023

INCLUDING ALL HIGHWAYS ADJACENT TO PARCELS 1 AND 2.

Common Street Address: 719, 735 West Lake Cook Road, Palatine, IL 60074

CLERK'S OFFICE
OCT 04 2023
VILLAGE OF PALATINE

Attachment: Petition for Disconnection (Ordinance Disconnecting Certain Property from the Village of Palatine)

SHAPIRO & ASSOCIATES LAW

618 Academy Drive, Unit B | Northbrook, IL 60062

September 29, 2023

CLERK'S OFFICE
OCT 04 2023
VILLAGE OF PALATINE

Patrick T Brankin, Esq.
Schain, Banks, Kenny & Schwartz, Ltd.
70 W. Madison Street, Suite 5300
Chicago, IL 60602

Re: Petition to Disconnect

Dear Patrick:

Enclosed find 783 Lake Cook Enterprises LLC's Petition to Disconnect along with a copy of the final plat of disconnection. Please let me know if you have any questions.

Very truly yours,

SHAPIRO & ASSOCIATES LAW

By _____
Dan Shapiro

cc: Bradley Robbin

Attachment: Petition for Disconnection (Ordinance Disconnecting Certain Property from the Village of Palatine)

Consider an Ordinance Approving a Special Use Transfer to Permit the Continued Operation of a Gas Station and Convenience Store at 802 W. Palatine Road

BACKGROUND:
The Special Use for a gas station and convenience store were originally approved in 1997. Mohammed Munaf, Palatine Oil Inc., is requesting to transfer the existing store to Mohanad Qader, QKQ Group LLC, and is therefore requesting approval of the following:

> **Transfer of Special Use #O-198-97 to permit the continued operation of a gas station and convenience store at 802 W. Palatine Road.**

KEY ISSUES:

- The Subject Property, zoned B-2 General Business, contains a service station and mart. The Special Use was initially approved in 1997, and was also transferred in 2004, 2016, and 2020.
- Other than the ownership change, the Petitioner is not proposing any other changes.
- Any changes to the floor plan or business operations would require additional Village review. Staff also advised the Petitioner about the temporary sign regulations, as part of the Special Use transfer application process.

ALTERNATIVES:
1. Recommend approval of the Special Use Transfer.
2. Do not recommend approval of the Special Use Transfer.

RECOMMENDATION:
Staff recommends approval of the Special Use Transfer at 802 W. Palatine Road.

ACTION REQUIRED:
A motion to approve the Special Use Transfer of Ordinance # O-198-97 to Mohanad Qader, QKQ Group LLC, to permit the continued operation of a gas station and convenience store at 802 W. Palatine Road.

Consider an Ordinance Granting a Special Use to Permit a Medical Office (Physical Therapy) at 315 E. Northwest Highway

BACKGROUND:
The Petitioner is proposing to relocate an existing physical therapy clinic, currently operating in Palatine (Team Rehabilitation), to the Subject Property. Therefore, the Petitioner is requesting approval of the following:

> **Special Use to permit a medical office (physical therapy clinic) at the Subject Property.**

KEY ISSUES:
- The Petitioner received a special use for the same business at 235-239 W. Northwest Highway in 2018 (Ordinance #O-143-18). The current petition would relocate the existing physical therapy business to the new proposed location within Palatine at 315 E. Northwest Highway.
- The proposed hours of operation are Monday-Thursday 7 AM - 7 PM, Friday 7 AM - 5 PM, and Saturday by appointment only. There would be approximately 5 employees, with a maximum 15 patients at one time.
- There are existing parking variations for the Subject Property, primarily associated with Planet Fitness, allowing 562 parking spaces instead of the minimum required 604 parking spaces. The proposed medical office use does not increase the required parking and therefore an additional parking variation is not necessary.

ALTERNATIVES:
1. Approve the Special Use to permit a medical office (physical therapy clinic) at the subject property.
2. Do not approve the Special Use to permit a medical office (physical therapy clinic) at the subject property.

RECOMMENDATION:

Public Hearing**:**	PZC meeting on September 26, 2023.
Residents testifying:	None.
Vote:	The PZC voted unanimously to approve the to permit a medical office at the Subject Property, and Staff concurs with this recommendation.

ACTION REQUIRED:
A motion to approve the ordinance granting a Special Use to permit a medical office (physical therapy clinic) at the Subject Property.

Consider an Ordinance Disconnecting Certain Property from the Village of Palatine

BACKGROUND:
The property located at the southeast corner of Quentin and Lake Cook Roads is currently in the Village of Deer Park. The vacant parcels immediately east of the corner properties are in the Village of Palatine. The ability to develop the property with the highest and best use will require a combination of all parcels and thus, for the parcels to end up in one community. An agreement was approved earlier this year by the Village of Palatine Village of Deer Park and the owners of Persin Robin Jewelers that would ultimately lead to the redevelopment of the parcels within the Village of Deer Park with sales tax revenues to be shared between the communities and property tax offsets to be paid to Palatine.

KEY ISSUES:
The Village of Deer Park has recently approved a Planned Development for the redevelopment of the property. This was approved with the consent of Palatine. A condition of the approval is the disconnection from Palatine of two parcels so that they can be annexed to Deer Park and the permits issued.

ALTERNATIVES:
1. Approve the Ordinance disconnecting parcels from Palatine.
2. Do not approve disconnecting parcels from Palatine and forego development.

RECOMMENDATION:
Staff recommends approval of an Ordinance Disconnecting Certain Territory from the Village of Palatine.

ACTION REQUIRED:
A motion to approve the ordinance.

Consider a Resolution Approving a Security Deposit Reduction at VIK Subdivision and Commencement of the Required One-Year Maintenance Period

BACKGROUND:
The Vik Subdivision (828 W. Hillside Street) was approved in 2021 and created one new vacant lot. Prospect Properties LLC completed the construction of a new home at 844 W. Hillside Street and completed all the necessary Public Improvements and received a Certificate of Occupancy. A security deposit of $35,439.64 was submitted to the Village in 2021. The developer completed all of the improvements, which were inspected and approved by the Village Engineer, and is therefore requesting approval of the following:

Authorization to reduce the Security Deposit for Vik Subdivision and commence the required one-year maintenance period

RECOMMENDATION:
- The Petitioner has completed all the public improvements, as outlined in their Subdivision Improvement Agreement, which have been inspected and accepted by the Village Engineer.
- Therefore, the Petitioner has requested a letter of credit reduction of $31,896.43.
- The public improvements security deposit could be reduced to a remaining total of $3,543 and still cover the required one-year maintenance period.

ALTERNATIVES:
1. Authorize the reduction in the public improvements' security deposit and commencement of the required one-year maintenance period.
2. Do not authorize the reduction in the public improvements' security deposit and commencement of the required one-year maintenance period.

RECOMMENDATION:
Staff recommends that the public improvements security deposit is reduced and that the required maintenance period commences.

ACTION REQUIRED:
A motion to approve a resolution granting a reduction in the Public Improvements security deposit and commencement of the maintenance period for Vik Subdivision.

ATTACHMENTS:

- Aerial Map
- RES - Vik Subdivision Reduction and Maintenance period

GISConsortium | Vik Subdivision



Legend

0 300 600 ft

Print Date: 10/4/2023

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.

Attachment: Aerial Map (VIK Subdivision Security Deposit Reduction and Maintenance Period (CA))

RESOLUTION NO. _____

RESOLUTION AUTHORIZING A REDUCTION IN THE PUBLIC IMPROVEMENT SECURITY DEPOSIT REDUCTION OF FOR VIK SUBDIVISION AND COMMENCE OF THE ONE-YEAR MAINTENANCE PERIOD, PURSUANT TO THE VILLAGE OF PALATINE MUNICIPAL CODE, APPENDIX B, COMPREHENSIVE SUBDIVISION ORDINANCE SECTION 9.02

WHEREAS, on the 17th day of February, 2021, Prospect Properties LLC, for good and valuable consideration agreed to complete the required public improvements associated with the construction of a new single-family home, identified in the Vik Subdivision, pursuant to Resolution #R-20-21; and

WHEREAS, pursuant to Section 9.02 of Appendix B of the Palatine Municipal Code, an owner or developer of a subdivision is required to deposit certain security or evidence thereof with the Village of Palatine to guarantee the completion of the public improvements; and

WHEREAS, in the matter of Prospect Properties LLC, a security deposit in the amount of $35,439.64 was deposited with the Village of Palatine on the 17th day of February, 2021, to ensure the project improvements; and

WHEREAS, the all of the require public improvements are complete and were accepted by the Village Engineer; and

Attachment: RES - Vik Subdivision Reduction and Maintenance period (VIK Subdivision Security Deposit Reduction and Maintenance Period

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Village of Palatine that:

SECTION 1: Approval pursuant to the Palatine Municipal Code, Appendix B Section 9.02 be and is hereby granted for the project improvements having a value of $31,896.64 and the required one-year maintenance period may commence.

SECTION 2: The letter of credit is hereby reduced to $3,543 for the required one-year maintenance period.

PASSED: This _____ day of _____, 2023.

AYES:_____ NAYS:_____ABSENT:_____PASS:_____

_____
Mayor

ATTESTED and FILED in the Office of the Village Clerk this _____ day of _____, 2023.

_____
Village Clerk

Attachment: RES - Vik Subdivision Reduction and Maintenance period (VIK Subdivision Security Deposit Reduction and Maintenance Period

Consider an Ordinance Granting a Variation to Permit a Fence to be Eight Feet in Height, Instead of the Maximum Permitted Six Feet, at 488 W. Center Road

BACKGROUND:
The Petitioner is proposing to construct a new 8-foot-tall woven wire fence along the western lot line of the Subject Property. The new fence would replace an existing 8-foot wire fence, which has existed on the property since its annexation in 2004. Therefore, the Petitioner is requesting approval of the following:

> **Variation to permit a fence to be 8 feet in height, instead of the maximum permitted 6 feet.**

KEY ISSUES:
- The Subject Property is just over 1 acre in size and currently consists of a single-family residence and a shed in the rear yard.
- The Petitioner is proposing to construct an 8-foot-tall woven wire fence along the western side lot line. The proposed fence would be replacing an existing non-conforming approximately 8-foot-tall fence that has been altered and pieced together by the Petitioner over time.
- Per the submitted application and justification, a 6-foot fence is not tall enough to deter deer from entering the subject property. Deer regularly graze on the Petitioner's landscaping and native plantings. The application further indicates that the woven wire fence is a less obstructive alternative to a solid wood fence.
- The proposed fence would not be visible from Center Road. The fence would be set back approximately 80 feet from the front property line and there is an additional 40 feet of unimproved right-of-way in front of the home. The dense vegetation and trees between the residence and the road further eliminate the visibility of the fence.
- The adjacent neighbors to the north, on Creekwood Drive, have existing non-conforming fencing that exceeds the maximum permitted fence height of 6 feet. The adjacent neighbor to the east, 442 W. Center Road, has a 6-foot solid wood fence along the Subject Property's shared lot line.
- Staff notes that 8-foot residential fences are only permitted by Code when along a shared lot line abutting a commercial property or within the manufacturing district.

ALTERNATIVES:
1. Approve the Variation to permit a fence to be 8 feet in height, instead of the maximum permitted 6 feet.
2. Do not approve the Variation to permit a fence to be 8 feet in height, instead of the maximum permitted 6 feet.

RECOMMENDATION:

Public Hearing**:**	PZC meeting on September 26, 2023.
Residents testifying:	One. Adjacent neighbor spoke on how the proposed fence would help with the increased deer population, and that the proposed woven wire fence would be more attractive than a solid fence.
Vote:	The PZC voted 5-1 to approve the Variation to permit a residential fence to exceed the maximum permitted height.

Staff recommended denial of the request.

ACTION REQUIRED:
A motion to approve the ordinance granting a Variation to permit a fence to be 8 feet in height, instead of the maximum permitted 6 feet.

Consider an Ordinance Granting a Special Use and Variation for a New Single-Family Residence and Access Drive at 1347 N. Grove Avenue and Vacant Lot to the East

This item was continued until tonight's meeting due to a work conflict for the Petitioner. Unfortunately, the Petitioner had another work conflict for tonight's meeting and therefore Staff recommends continuing this item until the October 9th Village Council meeting.

BACKGROUND:
The Petitioner is proposing to build a new single-family home on the existing vacant lot directly east of 1347 N. Grove Avenue. In addition, a private drive is proposed to connect the vacant lot to Grove Avenue through the north side yard of 1347 N. Grove Avenue. Therefore, the Petitioner is requesting approval of the following:

Special Use to permit a new single-family residence to be set back 41 feet from the rear property line, instead of the minimum required 50 feet; and

Variation for the driveway width to be 29 feet in total width, within 5 feet of the lot line, instead of the maximum permitted 25 feet.

KEY ISSUES:
- The Subject Property, zoned R-1 Single-Family Residential, is approximately 15,488 square feet. It was platted in 1926 and conforms to the pre-1958 R-1 lot area standards (minimum of 12,000 square feet). The lots were platted in Cook County in 1926 and annexed in 2005. The vacant lot is under the same ownership as the single-family residence directly to the west (1347 N. Grove Avenue). The Village Council adopted a Sub Area Plan ("Northwest Sub Area") for these properties, which indicates that the property should be developed within the R-1 A standards.
- The Subject Property is landlocked; however, there is an unimproved right-of-way to the east. Therefore, the eastern side of the lot would be considered the front yard.
- The Petitioner is seeking to build a new home requiring a rear yard setback reduction from 50 feet to 41 feet. The remaining setbacks comply with the R-1 standards. The property to the north is vacant and the residence to the south is setback approximately 26 feet and appears to be existing nonconforming.
- The plans propose access from a private drive through 1347 N. Grove Avenue (west) reaching Grove Avenue. While there is existing unimproved right-of-way to the east (Coolidge Avenue - annexed from Cook County), the Petitioner indicates that building an access drive using the existing right of way is not feasible, due to the steep slope decline of over 6 feet across the 40 feet of the unimproved Coolidge right-of-way.
- The proposed driveway is 10 feet wide and will require an access easement to be recorded for the 1347 N. Grove Avenue property. Lot coverage for 1347 N. Grove Avenue would meet Code with the private drive addition. The driveway width at the front lot line exceeds the maximum 25 feet, therefore requiring a Variation.
- In addition to the Zoning relief requested, Chapter 16 Construction and Maintenance of Facilities in the Public Rights-of-Way of the Palatine Code of Ordinances contains regulations regarding driveways. These regulations include requiring a permit from the Village for constructing any driveway in public right-of-way. Per Chapter 16, a

driveway is defined as “a place improved for vehicular traffic **on street right-of-way** which **connects the traveled portion of the street with the lot or parcel of land adjacent thereto**.” As the proposed driveway would connect Grove Avenue (through an easement and not street right-of-way) to a lot or parcel of land that is not adjacent thereto, thus in conflict with the Code, the requested zoning relief for the driveway also includes a waiver from this regulation. Thus, even without the requested driveway width variation, the Village still has the authority to deny the proposed driveway/easement.

- All of the neighboring properties appear to be on well and septic. A water main exists along the west side of Grove Avenue, to which the new home will connect to. The closest sanitary line is located at the southeast corner of North Street and Grove Avenue. Due to the distance from the home, the Code does not require connection, unless the property is unable to provide the required septic to support the home.

ALTERNATIVES:

1. Approve the Special Use and Variation to permit a new single-family residence set back 41 from the rear lot line instead of the required minimum 50 feet and a driveway at the lot line 29 feet wide instead of the maximum 25 feet.
2. Do not approve the Special Use and Variation to permit a new single-family residence set back 41 from the rear lot line instead of the required minimum 50 feet and a driveway at the lot line 29 feet wide instead of the maximum 25 feet.

RECOMMENDATION:

Public Hearing**:**	PZC meeting on July 25, 2023.
Residents testifying:	None.
Vote:	The PZC voted unanimously to approve the Special Use and Variation to permit a new single-family residence set back 41 from the rear lot line instead of the required minimum 50 feet and a driveway at the lot line 29 feet wide instead of the maximum 25 feet. Staff at the time of the Plan Commission had recommended action at the discretion. Further review of the petition subsequent to the Plan Commission discussion and by the Village Manger have led to a recommendation to deny the petition.

ACTION REQUIRED:

A motion to approve the ordinance granting the Special Use and Variation to permit a new single-family residence set back 41 from the rear lot line instead of the required minimum 50 feet and a driveway at the lot line 29 feet wide instead of the maximum 25 feet at 1347 N. Grove Avenue and vacant lot to the east.