



**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 9, 2023**

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**Regular Meeting**

**7:00 PM**

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**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 | Absent  |         |
| Doug Myslinski   | District 3 Councilman | Present |         |
| Greg Solberg     | District 4 Councilman | Present |         |
| Kollin Kozlowski | District 5 Councilman | Absent  |         |
| Brad Helms       | District 6 Councilman | Present |         |

Also Present:

Village Clerk Marg Duer, Deputy Village Manager Hadley Skeffington-Vos, Village Attorney Patrick Brankin, Director of Community Development Mike Jacobs, Director of Planning & Zoning Ben Vyverberg, Director of Public Works Matt Barry, Police Chief Dave Daigle, Deputy Fire Chief Scott Mackeben, IT Director Larry Schroth, Director of Finance Paul Mehring, and Director of Human Resources Pam Jackson

**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 – Time: 7:00 PM**

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

|                  |                                       |
|------------------|---------------------------------------|
| <b>RESULT:</b>   | <b>ACCEPTED [UNANIMOUS]</b>           |
| <b>MOVER:</b>    | Doug Myslinski, District 3 Councilman |
| <b>SECONDER:</b> | Greg Solberg, District 4 Councilman   |
| <b>AYES:</b>     | Millar, Myslinski, Solberg, Helms     |
| <b>ABSENT:</b>   | Lamerand, Kozlowski                   |

**IV. MAYOR'S REPORT – Time: 7:00 PM**

## 1. As Submitted -

Mayor Schwantz announced upcoming events:

**Wednesday, October 11 - 7 PM - 9 PM**

District 1 & 2 Advisory Meeting - Hosted by Councilman Millar and Councilman Lamerand  
Village Hall Council Chambers

**Wednesday, October 25 - 7 PM - 9 PM**

District 3 & 4 Advisory Meeting - Hosted by Councilman Myslinski and Councilman Solberg  
Village Hall Council Chambers

**Friday, October 13 - Sunday October 15**

Fall Used Book Sale  
Palatine Library

**Saturday, October 14 - 10:30 AM - 3:30 PM**

Fall Festival at Palatine Stables  
Palatine Stables

**Saturday, October 14 - 8 AM - 12 PM**

Textile Recycling Event  
Palatine Township

**Calling All Kids**

Help Santa and me light the annual holiday tree!  
For a chance to be selected, write a one-page letter to Santa and me by November 11th about the importance of the holiday.  
Submit letters to:  
Tree Lighting - Village of Palatine  
200 E. Wood St.  
Palatine IL 60067

**V. RECESS TO THE COMMITTEE OF THE WHOLE – Time: 7:02 PM**

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

|                  |                                                 |
|------------------|-------------------------------------------------|
| <b>RESULT:</b>   | <b>MOTION CARRIED BY VOICE VOTE [UNANIMOUS]</b> |
| <b>MOVER:</b>    | Greg Solberg, District 4 Councilman             |
| <b>SECONDER:</b> | Doug Myslinski, District 3 Councilman           |
| <b>AYES:</b>     | Millar, Myslinski, Solberg, Helms               |
| <b>ABSENT:</b>   | Lamerand, Kozlowski                             |



## VI. COMMITTEE OF THE WHOLE

### A. POLICE POLICY & CODE SERVICES COMMITTEE – Time: 7:02 PM

*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 - **Motion Carried by Voice Vote** (Council District: One)

Planning & Zoning Director Ben Vyverberg presented Mohammed Munaf's, Palatine Oil, Inc., request to transfer his 1997 Special Use for a gas station and convenience store to Mohanad Qader, QKQ Group LLC. Staff recommends approval.

|                  |                                                 |
|------------------|-------------------------------------------------|
| <b>RESULT:</b>   | <b>MOTION CARRIED BY VOICE VOTE [UNANIMOUS]</b> |
| <b>MOVER:</b>    | Jim Schwantz, Mayor                             |
| <b>SECONDER:</b> | Doug Myslinski, District 3 Councilman           |
| <b>AYES:</b>     | Schwantz, Millar, Myslinski, Solberg, Helms     |
| <b>ABSENT:</b>   | Lamerand, Kozlowski                             |

2. Consider an Ordinance Granting a Special Use to Permit a Medical Office (Physical Therapy) at 315 E. Northwest Highway - **Motion Carried by Voice Vote** (Council District: Six)

Planning & Zoning Director Ben Vyverberg presented Team Rehabilitation's request for a Special Use to permit a physical therapy (medical) office at 315 E. Northwest Highway. Parking is sufficient. The Planning and Zoning Commission voted unanimously to approve the Special Use, and staff concurs.

|                  |                                                 |
|------------------|-------------------------------------------------|
| <b>RESULT:</b>   | <b>MOTION CARRIED BY VOICE VOTE [UNANIMOUS]</b> |
| <b>MOVER:</b>    | Brad Helms, District 6 Councilman               |
| <b>SECONDER:</b> | Greg Solberg, District 4 Councilman             |
| <b>AYES:</b>     | Schwantz, Millar, Myslinski, Solberg, Helms     |
| <b>ABSENT:</b>   | Lamerand, Kozlowski                             |

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 - **Motion Carried by Roll Call** (Council District: Three)

Planning & Zoning Director Ben Vyverberg presented the petitioner's request for a Variation to permit an 8-foot fence (maximum permitted 6 feet) to replace an existing non-conforming irregular 8-foot fence to deter deer. The Planning and Zoning Commission voted 5-1 to approve the Variation, and staff recommended denial of the request. Vyverberg added that generally 8-foot fences are only permitted when abutting commercial property.

Councilman Myslinski noted the unique situation in the northern area of the

Village, he would support it. Councilman Millar agreed.

|                  |                                                |
|------------------|------------------------------------------------|
| <b>RESULT:</b>   | <b>MOTION CARRIED BY ROLL CALL [UNANIMOUS]</b> |
| <b>MOVER:</b>    | Doug Myslinski, District 3 Councilman          |
| <b>SECONDER:</b> | Greg Solberg, District 4 Councilman            |
| <b>AYES:</b>     | Millar, Myslinski, Solberg, Helms              |
| <b>ABSENT:</b>   | Lamerand, Kozlowski                            |

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 - **Motion Failed by Roll Call** (Council District: One)

Planning & Zoning Director Ben Vyverberg presented the petitioner's request for a Special Use to permit a new single-family residence to be set back 41 feet from the rear property line, (minimum required 50 feet); and a Variation for the driveway width to be 29 feet (maximum 25 feet), within 5 feet of the lot line. The vacant lot is under the same ownership as the single-family residence directly to the west. The subject property is landlocked; however, there is an unimproved right-of-way to the east.

The petitioner indicates that building an access drive using the existing right of way is not feasible, due to the steep 6-foot decline. The proposed driveway is 10 feet wide and will require the recording of an access easement for the 1347 N. Grove Avenue property.

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. The closest sanitary line is located at North Street and Grove Avenue. Due to the distance, the Code does not require connection, unless septic is not feasible.

The Planning and Zoning Commission voted unanimously to approve the Special Use and Variation. Careful review and discussion by staff and the Village Manager have led to a recommendation to deny the petition.

Councilman Millar noted the Council has not approved such flag lots in the past. Vyverberg stated there are no plans to improve North Street and extend it east.

Councilman Helms cited 6 unimproved lots that could benefit from the continuation of Hill or Coolidge Street in the right of way, but it would have to be privately funded.

In response to Councilman Solberg, Community Development Director Mike Jacobs stated that for a single home, a roadway would be built to driveway standards, if many homes would access the road, it would have to meet Subdivision Code.

|                  |                                             |
|------------------|---------------------------------------------|
| <b>RESULT:</b>   | <b>MOTION FAILED BY ROLL CALL [0 TO 5]</b>  |
| <b>MOVER:</b>    | Brad Helms, District 6 Councilman           |
| <b>SECONDER:</b> | Doug Myslinski, District 3 Councilman       |
| <b>NAYS:</b>     | Schwantz, Millar, Myslinski, Solberg, Helms |
| <b>ABSENT:</b>   | Lamerand, Kozlowski                         |

5. As Submitted -

Nothing was submitted.

**B. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE – Time:**

7:20 PM

*KOLLIN KOZLOWSKI, CHAIRMAN*

In the absence of Chairman Kozlowski, Vice Chairman Brad Helms called this Committee to order.

1. Consider an Ordinance Disconnecting Certain Property from the Village of Palatine - **Motion Carried by Roll Call** (Council District: Three)

Village Attorney Brankin explained an agreement was approved earlier this year by the Villages of Palatine and 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.

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. Staff recommends approval of an Ordinance Disconnecting Certain Territory from the Village of Palatine.

|                  |                                                |
|------------------|------------------------------------------------|
| <b>RESULT:</b>   | <b>MOTION CARRIED BY ROLL CALL [UNANIMOUS]</b> |
| <b>MOVER:</b>    | Doug Myslinski, District 3 Councilman          |
| <b>SECONDER:</b> | Jim Schwantz, Mayor                            |
| <b>AYES:</b>     | Schwantz, Millar, Myslinski, Solberg, Helms    |
| <b>ABSENT:</b>   | Lamerand, Kozlowski                            |

2. As Submitted -

Nothing was submitted.

**C. BUSINESS FINANCE & BUDGET COMMITTEE**

*SCOTT LAMERAND, CHAIRMAN*

In the absence of Chairman Lamerand, Vice-Chairman Myslinski called this Committee to order.

1. As Submitted -

Nothing was submitted.

**D. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE – Time: 7:22 PM**

*BRAD HELMS, CHAIRMAN*

1. As Submitted -

Nothing was submitted.

**E. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE – Time: 7:23 PM**

*GREG SOLBERG, CHAIRMAN*

1. As Submitted -

Nothing was submitted.

**F. INFRASTRUCTURE & ENVIRONMENT COMMITTEE – Time: 7:23 PM**

*DOUG MYSLINSKI, CHAIRMAN*

1. As Submitted -

Nothing was submitted.

**VII. RECONVENE THE VILLAGE COUNCIL MEETING – Time: 7:23 PM**

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

|                  |                                                 |
|------------------|-------------------------------------------------|
| <b>RESULT:</b>   | <b>MOTION CARRIED BY VOICE VOTE [UNANIMOUS]</b> |
| <b>MOVER:</b>    | Brad Helms, District 6 Councilman               |
| <b>SECONDER:</b> | Doug Myslinski, District 3 Councilman           |
| <b>AYES:</b>     | Millar, Myslinski, Solberg, Helms               |
| <b>ABSENT:</b>   | Lamerand, Kozlowski                             |

**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.

|                  |                                         |
|------------------|-----------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED BY ROLL CALL [UNANIMOUS]</b> |
| <b>MOVER:</b>    | Greg Solberg, District 4 Councilman     |
| <b>SECONDER:</b> | Brad Helms, District 6 Councilman       |
| <b>AYES:</b>     | Millar, Myslinski, Solberg, Helms       |
| <b>ABSENT:</b>   | Lamerand, Kozlowski                     |

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 - **Approved** (Council District: One)

Ordinance #O-115-23

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

Ordinance #O-116-23

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

Ordinance #O-117-23

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

Resolution #R-27-23

**IX. REPORTS OF STANDING COMMITTEE****A. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE**

*KOLLIN KOZLOWSKI, CHAIRMAN*

In the absence of Chairman Kozlowski, Vice Chairman Helms called this Committee to order.

1. As Submitted -

No Report

**B. BUSINESS FINANCE & BUDGET COMMITTEE***SCOTT LAMERAND, CHAIRMAN*

In the absence of Chairman Lamerand, Vice-Chairman Myslinski called this Committee to order.

1. As Submitted -

No Report

**C. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE – Time: 7:24 PM***BRAD HELMS, CHAIRMAN*

1. As Submitted -

No Report

**D. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE – Time: 7:24 PM***GREG SOLBERG, CHAIRMAN*

1. As Submitted -

No Report

**E. INFRASTRUCTURE & ENVIRONMENT COMMITTEE – Time: 7:24 PM***DOUG MYSLINSKI, CHAIRMAN*

1. As Submitted -

No Report

**F. POLICE POLICY & CODE SERVICES COMMITTEE – Time: 7:24 PM***TIM MILLAR, CHAIRMAN*

1. 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 - **Motion Carried by Roll Call** (Council District: Three)

This item was discussed in Committee earlier this evening.

|                  |                                                |
|------------------|------------------------------------------------|
| <b>RESULT:</b>   | <b>MOTION CARRIED BY ROLL CALL [UNANIMOUS]</b> |
| <b>MOVER:</b>    | Doug Myslinski, District 3 Councilman          |
| <b>SECONDER:</b> | Tim Millar, District 1 Councilman              |
| <b>AYES:</b>     | Millar, Myslinski, Solberg, Helms              |
| <b>ABSENT:</b>   | Lamerand, Kozlowski                            |

2. 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 - **Motion Failed by Roll Call** (Council District: One)

This item was discussed in Committee earlier this evening.

|                  |                                            |
|------------------|--------------------------------------------|
| <b>RESULT:</b>   | <b>MOTION FAILED BY ROLL CALL [0 TO 4]</b> |
| <b>MOVER:</b>    | Brad Helms, District 6 Councilman          |
| <b>SECONDER:</b> | Doug Myslinski, District 3 Councilman      |
| <b>NAYS:</b>     | Millar, Myslinski, Solberg, Helms          |
| <b>ABSENT:</b>   | Lamerand, Kozlowski                        |

3. 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 – Time: 7:26 PM**

1. As Submitted -

No Report

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

No Closed Session requested.

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

Greg Minogue, 640 E. Tahoe Trail, reported the sidewalk on Tahoe has been raised by tree roots and is dangerous even after attempted repair.

Mayor Schwantz recommended he meet with Public Works Director Matt Barry directly after the meeting.

**XIII.ADJOURNMENT – Time: 7:27 PM**

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

|                  |                                                 |
|------------------|-------------------------------------------------|
| <b>RESULT:</b>   | <b>MOTION CARRIED BY VOICE VOTE [UNANIMOUS]</b> |
| <b>MOVER:</b>    | Brad Helms, District 6 Councilman               |
| <b>SECONDER:</b> | Tim Millar, District 1 Councilman               |
| <b>AYES:</b>     | Millar, Myslinski, Solberg, Helms               |
| <b>ABSENT:</b>   | Lamerand, Kozlowski                             |

SUBMITTED BY:

Margaret R. Duer  
Village Clerk





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**VILLAGE COUNCIL & COMMITTEE OF THE WHOLE**

**MINUTES**

**OCTOBER 2, 2023**

**Regular Meeting**

**7:00 PM**

**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 Gratziana, IT Assistant Director Bryan Keadle, Director of Finance Paul Mehning

**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**

|                  |                                                        |
|------------------|--------------------------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED BY VOICE VOTE [UNANIMOUS]</b>               |
| <b>MOVER:</b>    | Doug Myslinski, District 3 Councilman                  |
| <b>SECONDER:</b> | Scott Lamerand, District 2 Councilman                  |
| <b>AYES:</b>     | Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms |

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

|                  |                                                        |
|------------------|--------------------------------------------------------|
| <b>RESULT:</b>   | <b>MOTION CARRIED BY VOICE VOTE [UNANIMOUS]</b>        |
| <b>MOVER:</b>    | Brad Helms, District 6 Councilman                      |
| <b>SECONDER:</b> | Greg Solberg, District 4 Councilman                    |
| <b>AYES:</b>     | 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

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.

|                  |                                                                  |
|------------------|------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>APPROVED BY ROLL CALL [UNANIMOUS]</b>                         |
| <b>MOVER:</b>    | Jim Schwantz, Mayor                                              |
| <b>SECONDER:</b> | Doug Myslinski, District 3 Councilman                            |
| <b>AYES:</b>     | 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

bids that came in.

|                  |                                                                  |
|------------------|------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>APPROVED BY VOICE VOTE [UNANIMOUS]</b>                        |
| <b>MOVER:</b>    | Tim Millar, District 1 Councilman                                |
| <b>SECONDER:</b> | Scott Lamerand, District 2 Councilman                            |
| <b>AYES:</b>     | 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.

|                  |                                                                  |
|------------------|------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED BY VOICE VOTE [UNANIMOUS]</b>                         |
| <b>MOVER:</b>    | Brad Helms, District 6 Councilman                                |
| <b>SECONDER:</b> | Kollin Kozlowski, District 5 Councilman                          |
| <b>AYES:</b>     | 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/MCI metro - **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/MCI metro.

|                  |                                                                  |
|------------------|------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>APPROVED BY VOICE VOTE [UNANIMOUS]</b>                        |
| <b>MOVER:</b>    | Jim Schwantz, Mayor                                              |
| <b>SECONDER:</b> | Tim Millar, District 1 Councilman                                |
| <b>AYES:</b>     | Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms |

2. As Submitted -

Nothing was submitted.

**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**

|                  |                                                        |
|------------------|--------------------------------------------------------|
| <b>RESULT:</b>   | <b>MOTION CARRIED BY VOICE VOTE [UNANIMOUS]</b>        |
| <b>MOVER:</b>    | Brad Helms, District 6 Councilman                      |
| <b>SECONDER:</b> | Greg Solberg, District 4 Councilman                    |
| <b>AYES:</b>     | 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.

|                  |                                                        |
|------------------|--------------------------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED BY ROLL CALL [UNANIMOUS]</b>                |
| <b>MOVER:</b>    | Scott Lamerand, District 2 Councilman                  |
| <b>SECONDER:</b> | Doug Myslinski, District 3 Councilman                  |
| <b>AYES:</b>     | Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms |

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

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/MCI metro - **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)

|                  |                                                        |
|------------------|--------------------------------------------------------|
| <b>RESULT:</b>   | <b>APPROVED BY ROLL CALL [UNANIMOUS]</b>               |
| <b>MOVER:</b>    | Brad Helms, District 6 Councilman                      |
| <b>SECONDER:</b> | Doug Myslinski, District 3 Councilman                  |
| <b>AYES:</b>     | Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms |

2. As Submitted -

No Report

**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.

**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**

|                  |                                                 |
|------------------|-------------------------------------------------|
| <b>RESULT:</b>   | <b>MOTION CARRIED BY VOICE VOTE [UNANIMOUS]</b> |
| <b>MOVER:</b>    | Brad Helms, District 6 Councilman               |
| <b>SECONDER:</b> | Kollin Kozlowski, District 5 Councilman         |
| <b>AYES:</b>     | 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.

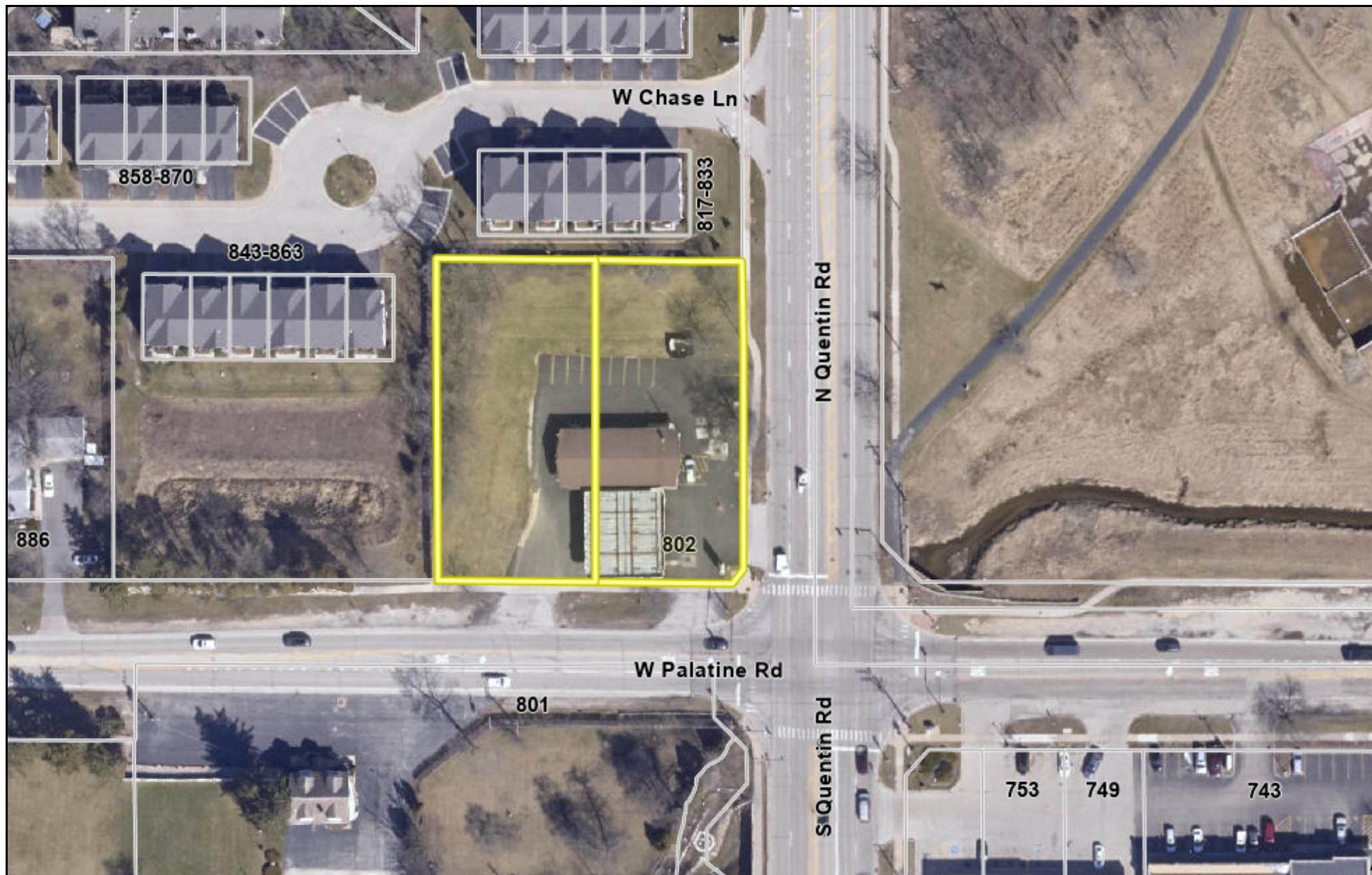
## ACTION REQUIRED:

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

|                  |                                                 |
|------------------|-------------------------------------------------|
| <b>RESULT:</b>   | <b>MOTION CARRIED BY VOICE VOTE [UNANIMOUS]</b> |
| <b>MOVER:</b>    | Jim Schwantz, Mayor                             |
| <b>SECONDER:</b> | Doug Myslinski, District 3 Councilman           |
| <b>AYES:</b>     | Schwantz, Millar, Myslinski, Solberg, Helms     |
| <b>ABSENT:</b>   | Scott Lamerand, Kollin Kozlowski                |



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 (2023-97 : 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 (2023-97 : 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**

**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 (2023-97 : 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 (2023-97 : 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.

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

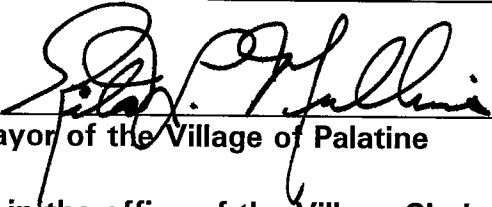
**SECTION 2:** That the petition for amendment of the special use, a copy of the public notice, and the report of the Zoning Board of Appeals reporting on this petition be attached hereto and form a part of this ordinance.

**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

-802 W. PALATINE RD.  
EAST ELEVATION

SOFFET PAINTED  
SOFT WHITE



6.A.1.c

Attachment: Special Use Ordinance #O-198-97 (2023-97 : 802 W. Palatine Road - SU Transfer)

48" HIGH WINDOW STRIPE  
6" TRIBAND AT TOP

PAINTED SOFT  
WHITE

AUTO  
CARE

← 30" X 30"  
NONILLUMINATED  
SIGN

18" TRIBAND DECAL

18" TRIBAND DECAL

EXHIBIT A  
(1 of 1)

PETITIONER'S EXHIBIT

#

6

Packet Pg. 26



802 W. PALATINE RD.  
SOUTH ELEVATION



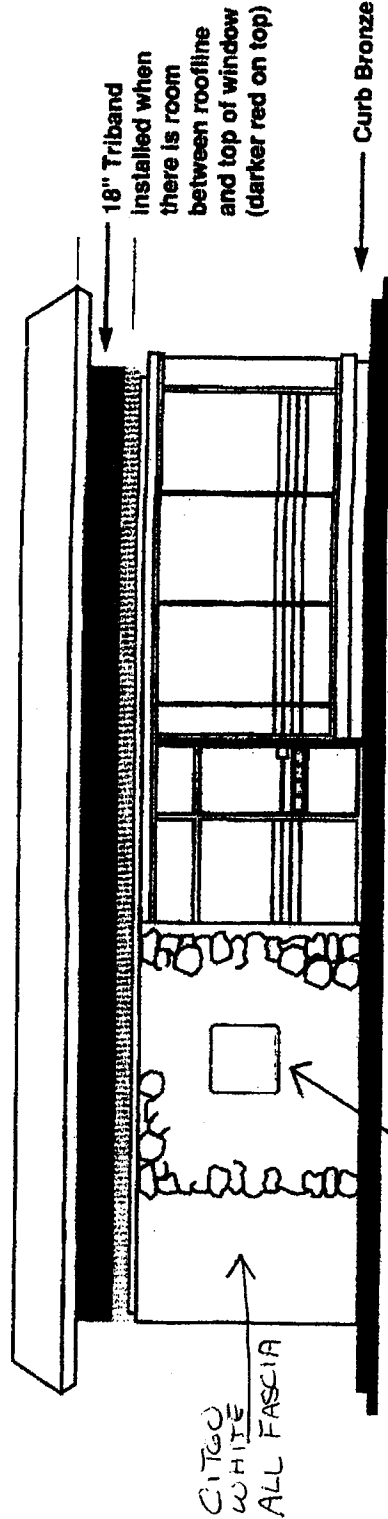
6.A.1.c

EXHIBIT "A"  
(2 of 4)

Packet Pg. 27

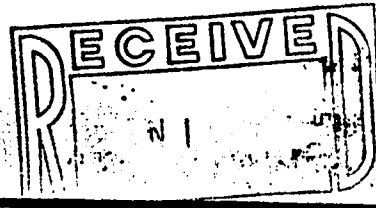
Attachment: Special Use Ordinance #O-198-97 (2023-97 : 802 W. Palatine Road - SU Transfer)

802 W, PALATINE RD.  
PALATINE, IL



30"X30" NONILLUMINATED  
WALL SIGN ON SOUTH

**AUTO  
CARE**



1' Poles  
et)

7'-0"

7'x7' CITGO I.D. Sign



0.00 <sup>9</sup>/<sub>10</sub> REGULAR UNLEADED

0.00 <sup>9</sup>/<sub>10</sub> MID GRADE UNLEADED

0.00 <sup>9</sup>/<sub>10</sub> SUPER PREMIUM

3" Cabinet

6' X 6'  
3 PROD PRICE  
FACE

72-15/16"  
Sign Cabinet

3"x5"  
Handhole  
and Cover

12"

Concrete Pier  
Foundations

1"x38" + 4" Hook  
Anchor Bolts

30 PSF  
100 MPH

24"

79"  $\epsilon$  to  $\epsilon$

85 SF  
total

20'

6'6"

~~Cursive~~  
~~Poles~~  
~~Permit~~

Attachment: Special Use Ordinance #O-198-97 (2023-97 : 802 W. Palatine Road - SU Transfer)

Date

## 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

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

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.



DEPT. OF COMMUNITY DEVELOPMENT  
VILLAGE OF PALATINE

PETITION FOR HEARING

SPECIAL USE

FOR OFFICE USE ONLY

Zoning Docket # \_\_\_\_\_

Property recorded in Torrens \_\_\_\_\_

Filing Fee \$ \_\_\_\_\_ Date Filed \_\_\_\_\_

PLEASE TYPE OR PRINT IN INK:

1. Name of Petitioner(s): CITGO PETROLEUM CORP.  
Address: P.O. BOX 3758 TULSA OK 74136  
Telephone No. \_\_\_\_\_ Business Telephone No. 918-495-4857 City, State, Zip
2. Authorized Agent of Petitioner (if different):  
Name: TRI MARK INDUSTRIES, INC.  
Address: 700 OXBOW LANE BARRINGTON IL 60010  
Telephone No. 847-381-3249 City, State, Zip Relationship to Petitioner: GENERAL CONTRACTOR
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

#





## VILLAGE OF PALATINE

REAL ESTATE INTEREST  
DISCLOSURE FORM

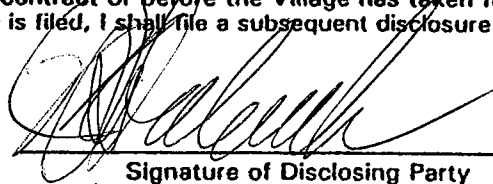
## Check applicable proceeding:

|                                       |                                                         |
|---------------------------------------|---------------------------------------------------------|
| <input type="checkbox"/> Annexation   | <input type="checkbox"/> Rezoning                       |
| <input type="checkbox"/> Special Use  | <input type="checkbox"/> Variation                      |
| <input type="checkbox"/> Condemnation | <input type="checkbox"/> Other <input type="checkbox"/> |

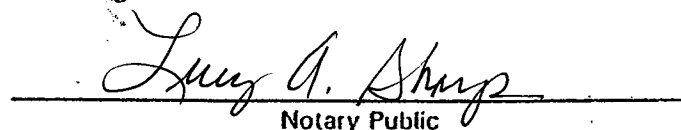
1. Name of Disclosing Party (individual, business firm, partnership, corporation, etc.):  
CITGO Petroleum Corporation, Operator
2. Address of Disclosing Party:  
6100 South Yale, Tulsa, Oklahoma 74136
3. Brief description of the petition:  
Request for permission to erect signage at retail service station 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<br>Extent of Interest |
|------------------------------|------------------------------------------------------------------|----------------------------------------|
| PDV Midwest Refining, L.L.C. | 135th Street and<br>New Avenue<br>Lemont, Illinois<br>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 19<sup>th</sup> day of May 1997.

  
Notary Public

Attachment: Special Use Ordinance #O-198-97 (2023-97 : 802 W. Palatine Road - SU Transfer)

NOTIONER'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.

# 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

JOEL GOEDMAN  
Chairman  
Zoning Board of Appeals

DATED: This 11th day of

August, 1997. (953195)N

FOR Administration FROM Community Development *HSK* DATE December 1, 1997

☒ 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 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 had 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.

**DISCUSSION:** 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 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 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 since has 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, has applied for the required building permit, and the permit has been 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 August 26, 1997 meeting. No objector were present. The ZBA voted to recommend approval of the Special Use subject to the five (5) conditions in the attached ordinance. Staff concurs with this 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.

# VILLAGE OF PALATINE

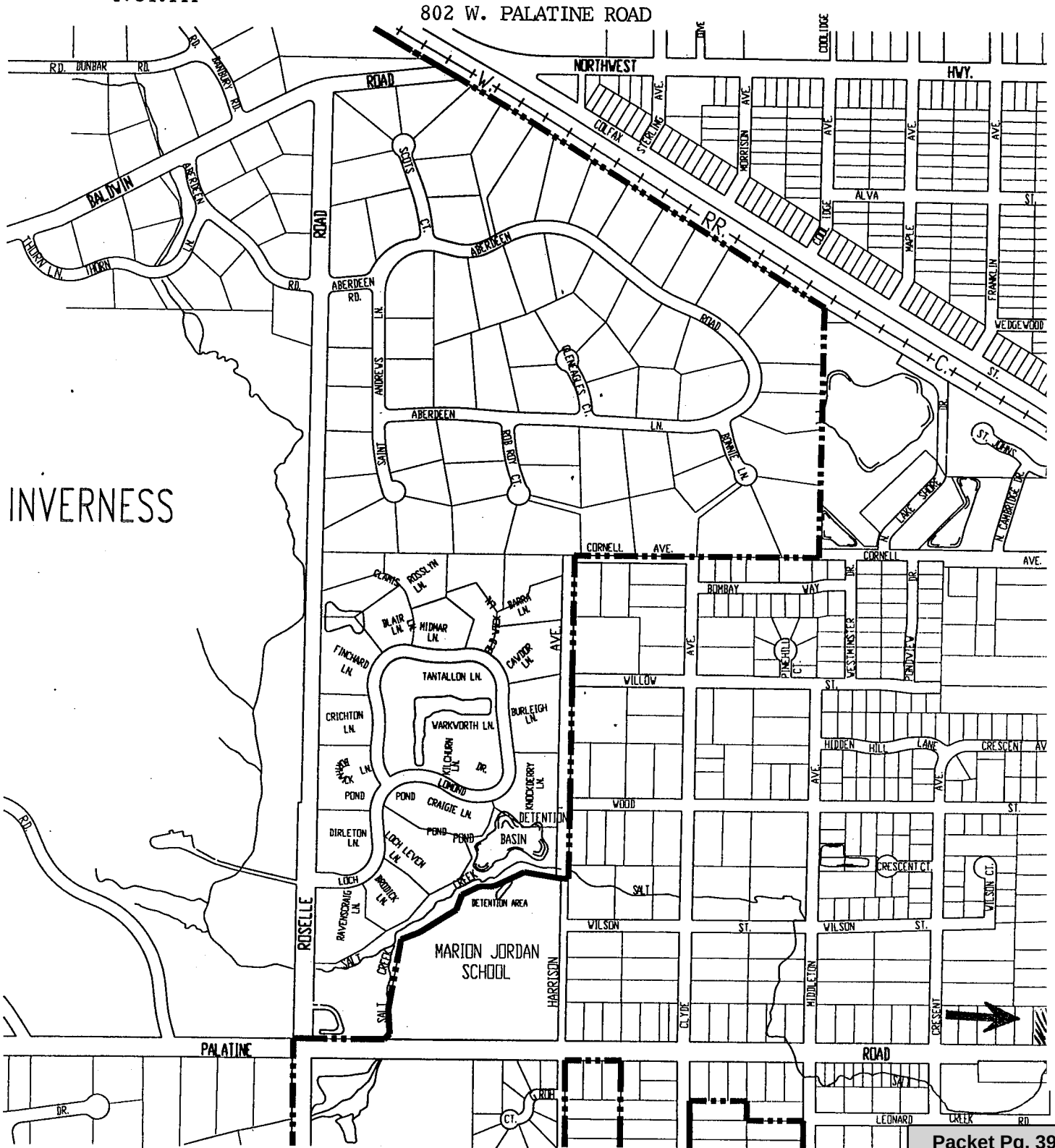
## SECTION---16



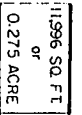
NORTH

AREA MAP

|    |    |    |
|----|----|----|
| 8  | 9  | 10 |
| 17 | 16 | 15 |
| 20 | 21 | 22 |



Attachment: Special Use Ordinance #O-198-97 (2023-97 : 802 W. Palatine Road - SU Transfer)





# 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 (2023-97 : 802 W. Palatine Road - SU Transfer)





Findings of Fact Z-97-38, 802 West Palatine Road  
8/26/97 Page 2

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.



**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**

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

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.
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.

**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



# 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

|                                            |  |                                      |  |
|--------------------------------------------|--|--------------------------------------|--|
| <b>PETITIONER(S)</b>                       |  | <b>Business Name (if applicable)</b> |  |
| Mohanad Qader                              |  | QKQ Mart                             |  |
| Address                                    |  | City/State/Zip Code                  |  |
| 1735 Chelsea St.                           |  | Schererville, IN 46375               |  |
| Telephone                                  |  | Fax                                  |  |
| (708) 359-2521                             |  |                                      |  |
| Email                                      |  |                                      |  |
| Mohanad.Qader@yahoo.com                    |  |                                      |  |
| Subject Property Address                   |  |                                      |  |
| 802 W Palatine Rd.                         |  |                                      |  |
| <b>AUTHORIZED AGENT (if applicable)</b>    |  | <b>Business Name (if applicable)</b> |  |
| Ayoub Qader                                |  | QKQ Mart                             |  |
| Address                                    |  | City/State/Zip Code                  |  |
| 7812 W 87 <sup>th</sup> Pl. Bridgeview, IL |  | 60455                                |  |
| Telephone                                  |  | Fax                                  |  |
| (708) 829-1010                             |  |                                      |  |
| Email                                      |  |                                      |  |
| <del>Mohamad</del> Ayoub.Qader@gmail.com   |  |                                      |  |

Attachment: Application (2023-97 : 802 W. Palatine Road - SU Transfer)



## 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 of operation, number of employees, floor plan, menu, and any proposed changes to the business)
- ☐ Proof of Ownership

Business Owner(s):

Mohamad Qader, Nour Kalam, Samer Outaish

Subject Property Address:

802 W Palatine Rd

The owner(s) listed above are requesting that Special Use Ordinance # 0-198-97 be transferred from Palatine oil INC (Mohammed Mununaf) 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.  
6 AM 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 (2023-97 : 802 W. Palatine Road - SU Transfer)

**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.

Mohamad Qader  
Name

09/19/2023  
Date

Mohamad 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]  
Signature

# 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

|                  |                                                 |
|------------------|-------------------------------------------------|
| <b>RESULT:</b>   | <b>MOTION CARRIED BY VOICE VOTE [UNANIMOUS]</b> |
| <b>MOVER:</b>    | Brad Helms, District 6 Councilman               |
| <b>SECONDER:</b> | Greg Solberg, District 4 Councilman             |
| <b>AYES:</b>     | Schwantz, Millar, Myslinski, Solberg, Helms     |
| <b>ABSENT:</b>   | Scott Lamerand, Kollin Kozlowski                |





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 (2023-98 : 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:\_\_\_\_\_

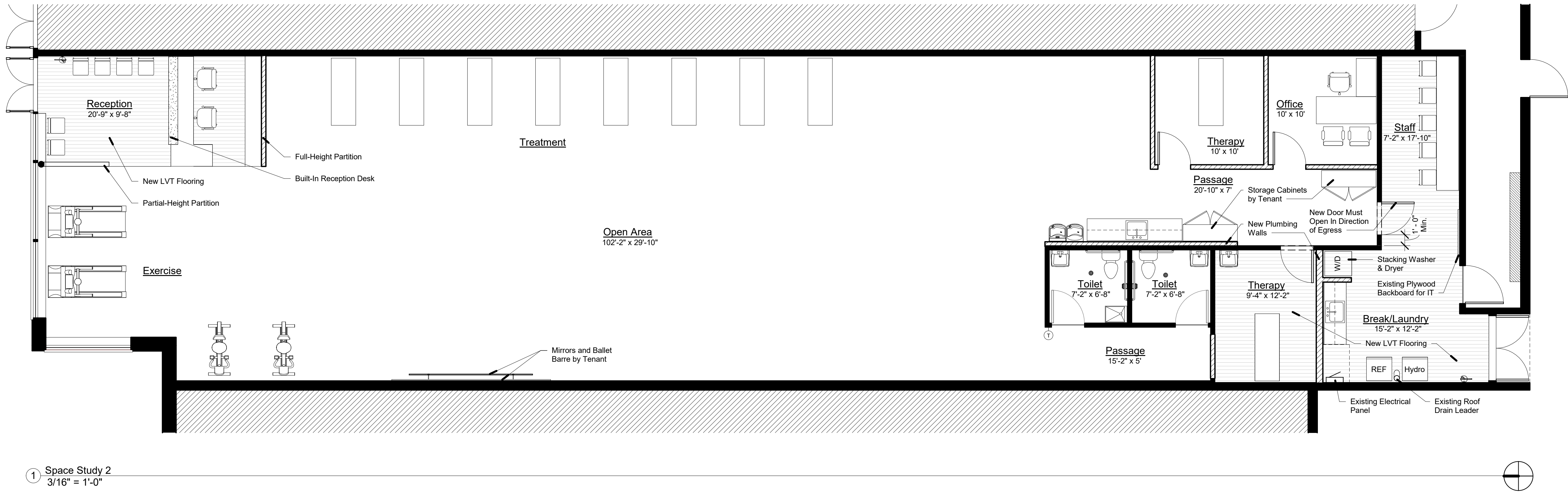
APPROVED by me this \_\_\_\_\_ day of \_\_\_\_\_, 2023

\_\_\_\_\_  
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this

\_\_\_\_\_ day of \_\_\_\_\_, 2023

\_\_\_\_\_  
Village Clerk



① Space Study 2  
3/16" = 1'-0"



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



Project Name & Location:



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"



---

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,

A handwritten signature in blue ink, appearing to read "Scott Detiveaux".

Scott Detiveaux  
Director of Clinic Development

**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.

|                         |                                                |                               |                                  |
|-------------------------|------------------------------------------------|-------------------------------|----------------------------------|
| <b><u>LOCATION:</u></b> | 315 E. Northwest Highway<br>District 6 (Helms) | <b><u>CURRENT ZONING:</u></b> | B-2 General Business<br>District |
|-------------------------|------------------------------------------------|-------------------------------|----------------------------------|

**SURROUNDING CONDITIONS:**

|                      |                                                              |
|----------------------|--------------------------------------------------------------|
| <b><u>North:</u></b> | Planned Development (Renaissance)                            |
| <b><u>South</u></b>  | R-2 Single-Family Residential                                |
| <b><u>East:</u></b>  | R-3 Single-Family Residential / B-1 Shopping Center District |
| <b><u>West:</u></b>  | 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



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:**

|                             |                       |
|-----------------------------|-----------------------|
| <b>Community Services</b>   | No Issues Identified. |
| <b>Engineering</b>          | No Issues Identified. |
| <b>Environmental Health</b> | N/A                   |
| <b>Fire Prevention</b>      | N/A                   |
| <b>Public Works</b>         | N/A                   |
| <b>Police</b>               | 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.

**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





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.



## 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.

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.

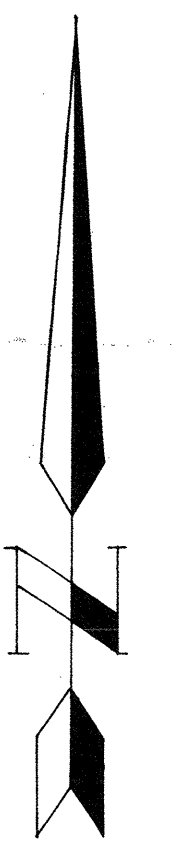
N/A



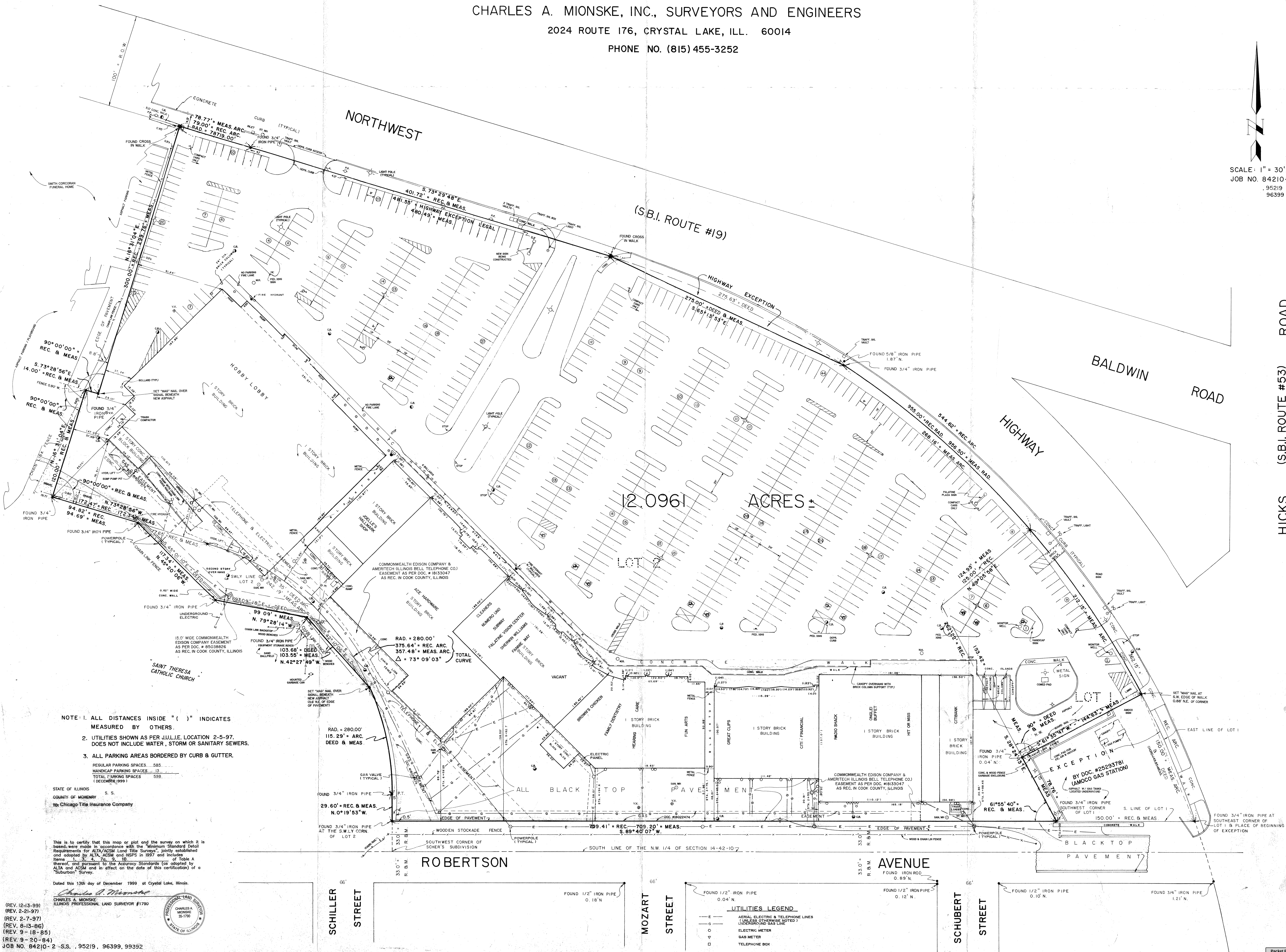
## SHEET 2 OF 2

2024 ROUTE 176, CRYSTAL LAKE, ILL. 60014

PHONE NO. (815) 455-3252



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



ROAD

(S.B.I. ROUTE #53)

HICKS

Attachment: PZC Materials - September 26, 2023 (2023-88 : 315 E. Northwest Highway - SU Medical Office (Physical Therapy))

Packet Pg. 62





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



Project Name & Location:



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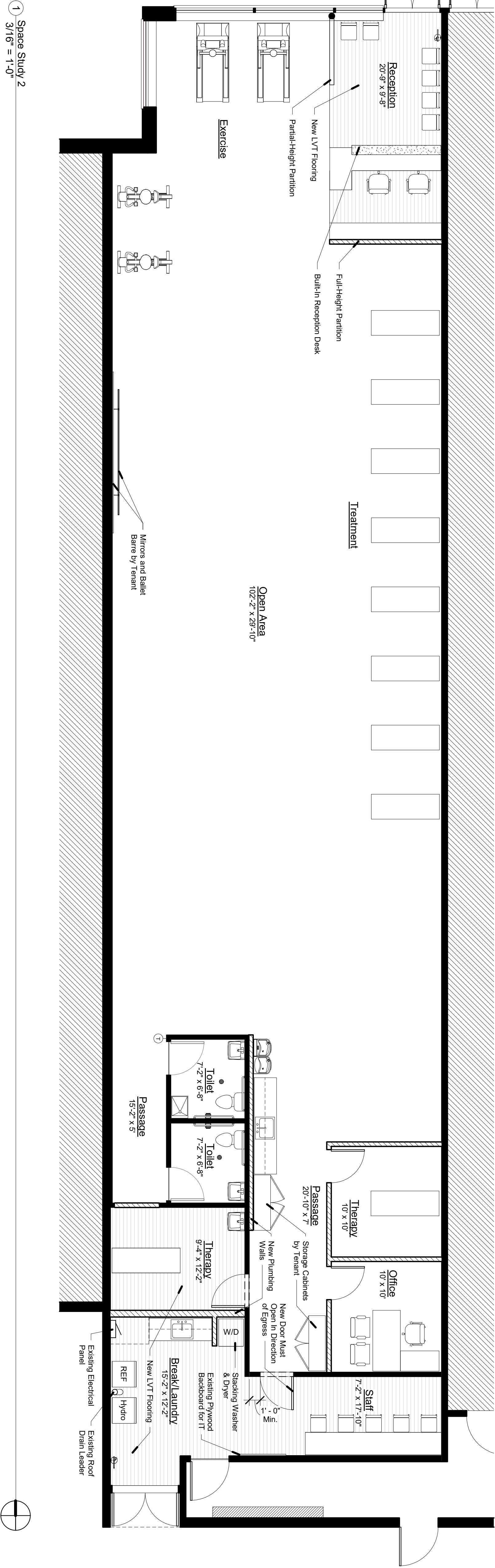
These drawings may have been reproduced at a size different than originally drawn. Architect assumes no responsibility for use of incorrect scale.

**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"

**EXHIBIT A TO LETTER OF INTENT**





---

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

# 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.



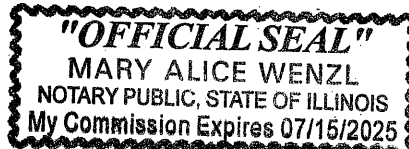
County of COOK

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. 2023, and the last publication thereof was made on the 7TH day of SEPTEMBER, A.D. 2023.

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

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



*Mary Alice Wenzl*

IN WITNESS WHEREOF, THE DES PLAINES JOURNAL, INC., has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 7TH day of SEPTEMBER, A.D., 2023.

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., 2023.

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



## 3. 315 E. Northwest Highway

**SU-000068-2023 - 315 E. Northwest Highway**

Notice was published in the Journal & Topics on September 7<sup>th</sup>, 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

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 9<sup>th</sup>, 2023.**

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

## **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

|                  |                                                      |
|------------------|------------------------------------------------------|
| <b>RESULT:</b>   | <b>MOTION CARRIED BY ROLL CALL [UNANIMOUS]</b>       |
| <b>MOVER:</b>    | Doug Myslinski, District 3 Councilman                |
| <b>SECONDER:</b> | Greg Solberg, District 4 Councilman                  |
| <b>AYES:</b>     | Tim Millar, Doug Myslinski, Greg Solberg, Brad Helms |
| <b>ABSENT:</b>   | Scott Lamerand, Kollin Kozlowski                     |





Attachment: Aerial Map (2023-99 : 488 W. Center Road - VAR Fence)

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.

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 1<sup>ST</sup> 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

ORDINANCE NO.

Page 2 of 2

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 (2023-99 : 488 W. Center Road - VAR Fence)



## Packet Pg. 74











**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.

|                                                                      |                                                                |
|----------------------------------------------------------------------|----------------------------------------------------------------|
| <b><u>LOCATION:</u></b> 488 W. Center Road<br>District 3 (Myslinski) | <b><u>CURRENT ZONING:</u></b> R-1 Single-Family<br>Residential |
|----------------------------------------------------------------------|----------------------------------------------------------------|

**SURROUNDING CONDITIONS:**

|               |                               |
|---------------|-------------------------------|
| <b>North:</b> | R-2 Single-Family Residential |
| <b>South:</b> | R-1 Single-Family Residential |
| <b>East:</b>  | R-1 Single-Family Residential |
| <b>West:</b>  | 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

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:**

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



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





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.





## 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.



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.



# 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  $\frac{1}{4}$  OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE 3RD PRINCIPAL 1  
IN COOK COUNTY, ILLINOIS.

**APPROVED**  
 APPROVED 7/1/2008 BY MA  
**PLANNING & ZONING**

VILLAGE COPY  
 7-11-88 BY C  
 FULL PERMIT

**कुछ**

6.

Attachment: PZC Materials and Public Notice - September 26, 2023 (2023-99 : 488 W. Center Road - VAR Fence)

of a foot and their equivalents and fractions thereof

|   |                        |            |
|---|------------------------|------------|
| " | .07 = $\frac{7}{16}$ " | .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  
BE IN CONNECTION WITH A MORTGAGE LOAN  
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 \$  
ANY DIFFERENCE.

State of Illinois } ss.  
County of Cook }

Packet Pg. 83

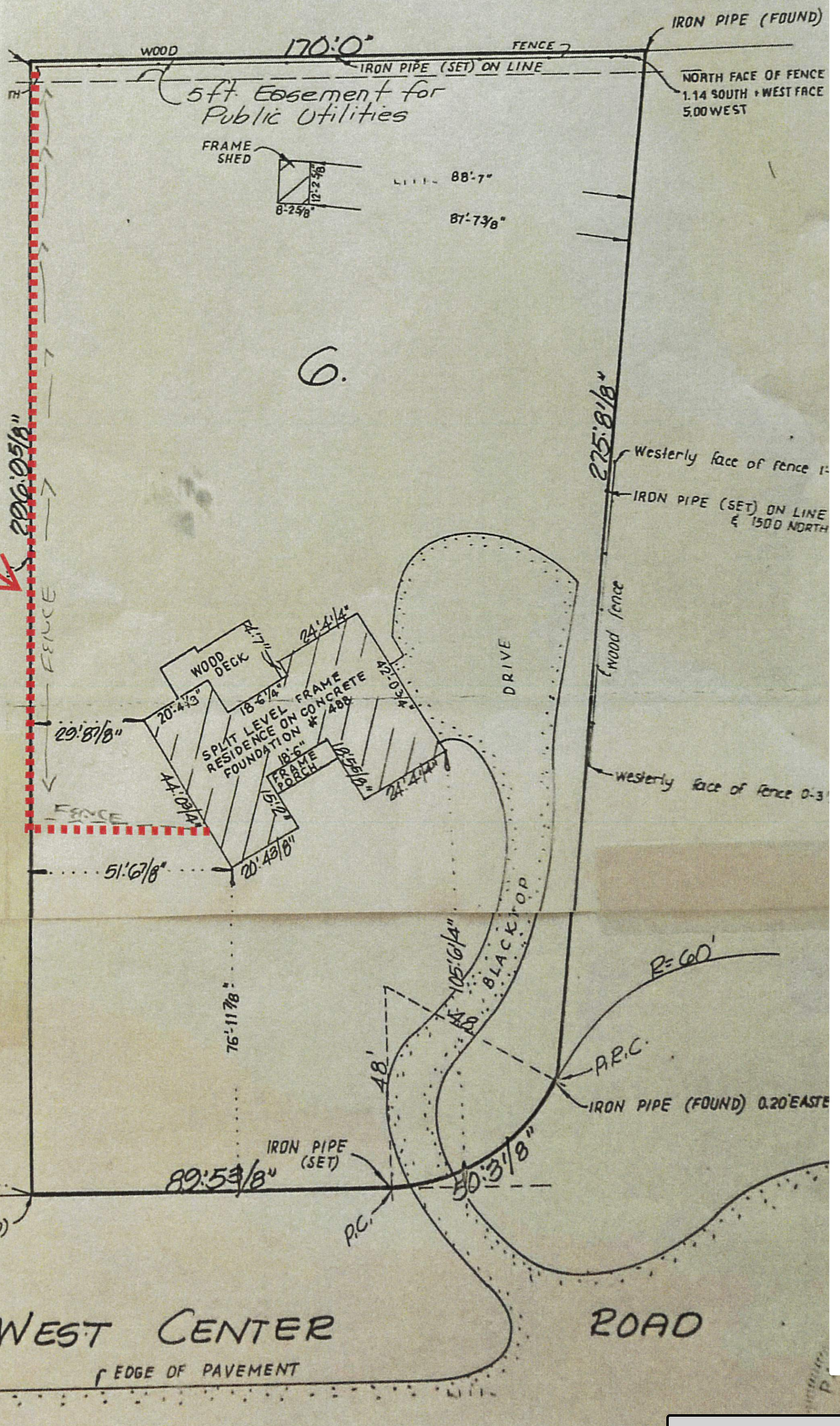


# UNIFIED SURVEY CO.

## PLAT OF SURVEY

Phone: 775-775-7756  
775-7756  
FAX # 775-2855

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



8-foot tall woven wire fence

Attachment: PZC Materials and Public Notice - September 26, 2023 (2023-99 : 488 W. Center Road - VAR 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.



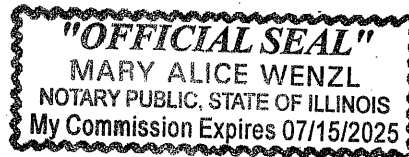
County of COOK

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. 2023, and the last publication thereof was made on the 7TH day of SEPTEMBER, A.D. 2023.

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

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



*Mary Alice Wenzl*

IN WITNESS WHEREOF, THE DES PLAINES JOURNAL, INC., has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 7TH day of SEPTEMBER, A.D., 2023.

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., 2023.

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



## 2. 488 W. Center Road

**SU-000070-2023 - 488 W. Center Road**

Notice was published in the Journal & Topics on September 7<sup>th</sup>, 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.



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 is 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



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



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.**

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



## 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 9<sup>th</sup> 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 Manager 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

**RESULT:**        **MOTION FAILED BY ROLL CALL [0 TO 5]**  
**MOVER:**        Brad Helms, District 6 Councilman  
**SECONDER:**   Doug Myslinski, District 3 Councilman  
**NAYS:**         Schwantz, Millar, Myslinski, Solberg, Helms  
**ABSENT:**       Scott Lamerand, Kollin Kozlowski





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.*



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)

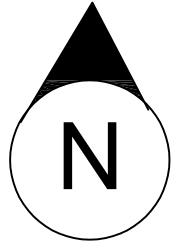
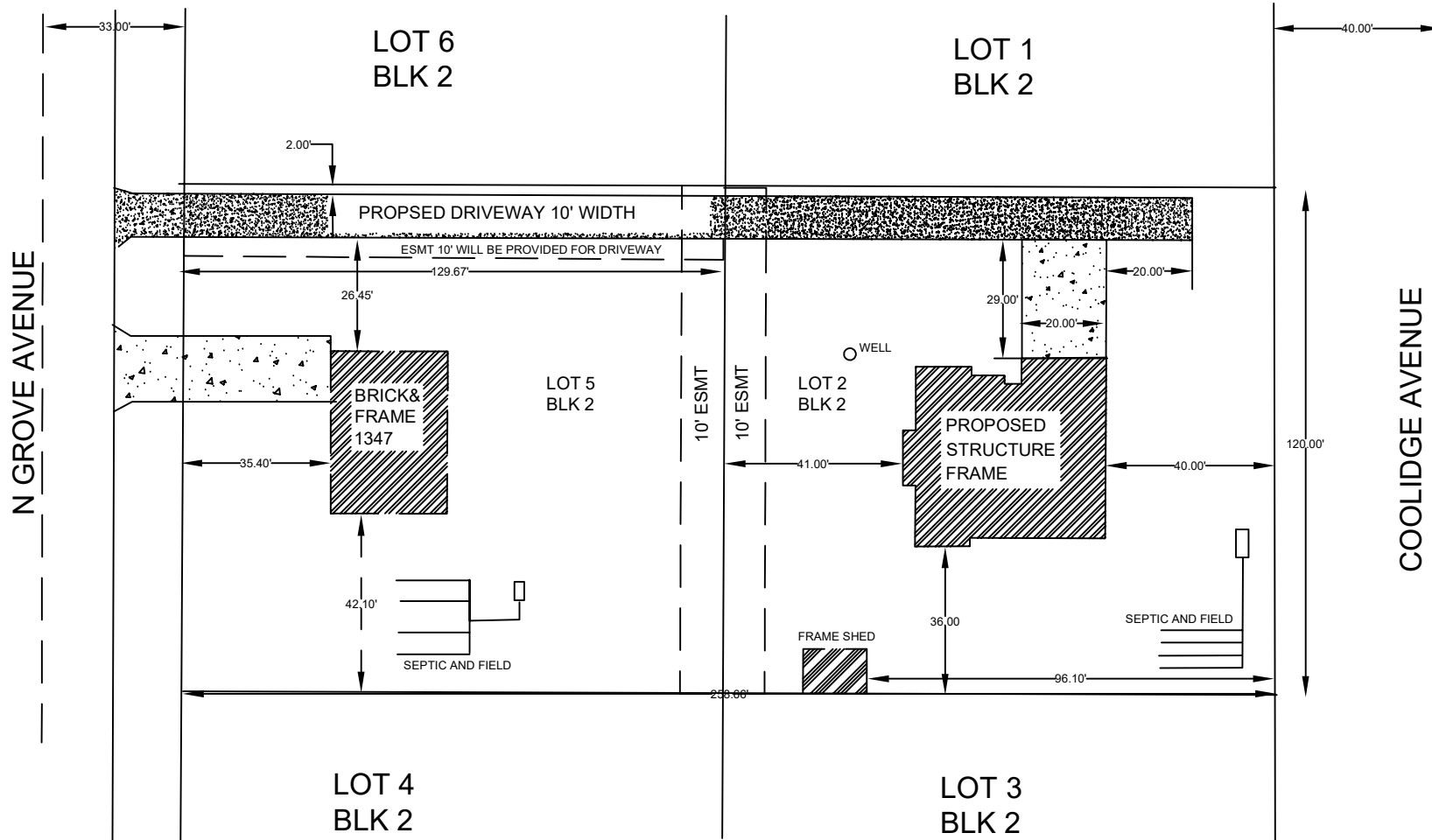


NOTES :

- LOT COVERAGE : 23% (PROPOSED 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





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FRONT ELEVATION

PROJECT NAME:

A LOBAIDI 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 98108  
(206) 838-8250  
urbandesignteam@yahoo.com

OWNER INFO:

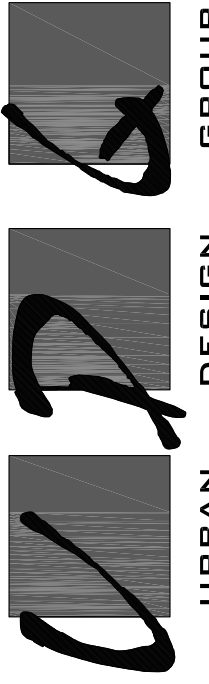
MOHAMMED ALOBAIDI  
1341 N GROVE AVE  
PALATINE, IL 60067  
PH: (321) 337-5908  
EMAIL: m.alobadi94@yahoo.com

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 98108  
(206) 838-8250 E-mail: urbandesigncenter@yahoo.com

DESIGN BY:

COMMENTS:



Project # :

1987-2-2

Sheet

COVER



GENERAL NOTES

INTERNATIONAL RESIDENTIAL CODE 2018 EDITION AND ALL APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION TO BE FOLLOWED.  
2018 INTERNATIONAL RESIDENTIAL CODE (IRC)  
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 5-SHEETS

- BASEMENT SLABS & INTERIOR SLABS  
+ INTERIOR SLABS ON GRADE EXCEPT GARAGE DOOR SLABS

PER STRUCTURAL 5-SHEETS

- BASEMENT WALLS & FOUNDATION WALLS, EXTERIOR WALLS & OTHER VERTICAL CONCRETE WORK EXPOSED TO THE WEATHER:

PER STRUCTURAL 5-SHEETS

- PORCHES, CARPORT SLABS & STEPS EXPOSED TO WEATHER, & GARAGE FLOOR SLABS:

PER STRUCTURAL 5-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 5-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-RETARDANT-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"x22S" 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. 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 FORM 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 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 15 Pascals or 151 lbs/sq12 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: "TYPED" 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 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: 612, 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, 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 ELECTRICAL 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.
1. 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

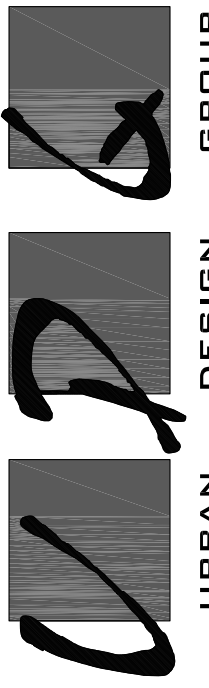
SCALE: NOT TO SCALE

Project

SINGLE -FAMILY RESIDENCE  
SINGLE USE

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COMMENTS:



PLAN (SHEET)

REV. DATE

Project # :

1987-2-2

Sheet

A1



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 2'-4". SMOKE DETECTORS TO BE HARD-WIRED AND INTERCONNECTED, WITH BATTERY BACKUP PER CODE.
2. INSTALL CARBON MONOXIDE SENSORS ADJACENT TO SLEEPING AREAS.
3. ALL INTERIOR WALLS TO BE 2x4 @ 16" O.C. (UNO).
4. ALL EXTERIOR WALLS TO BE 2x6 @ 16" O.C. (UNO).
5. MAIN FLOOR HEADERS PER STRUCTURAL @ 8'-0" AFF. (UNO.)
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 1/2" 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 STOREYS, 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 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 1/12" 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 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 101.9)
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 GUE 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 5/8" TYPE X GYPSUM BOARD OR EQUIVALENT.
2. OPENINGS BETWEEN THE GARAGE & 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 R309.11
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 DRIVEWAY.

AREA SUMMARY

|                   |      |     |
|-------------------|------|-----|
| MAIN FLOOR:       | 1386 | sf. |
| UPPER FLOOR:      | 1665 | sf. |
| TOTAL:            | 3051 | sf. |
| GARAGE/SHOP:      | 456  | sf. |
| COVD PORCH:       | 151  | 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 175 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.

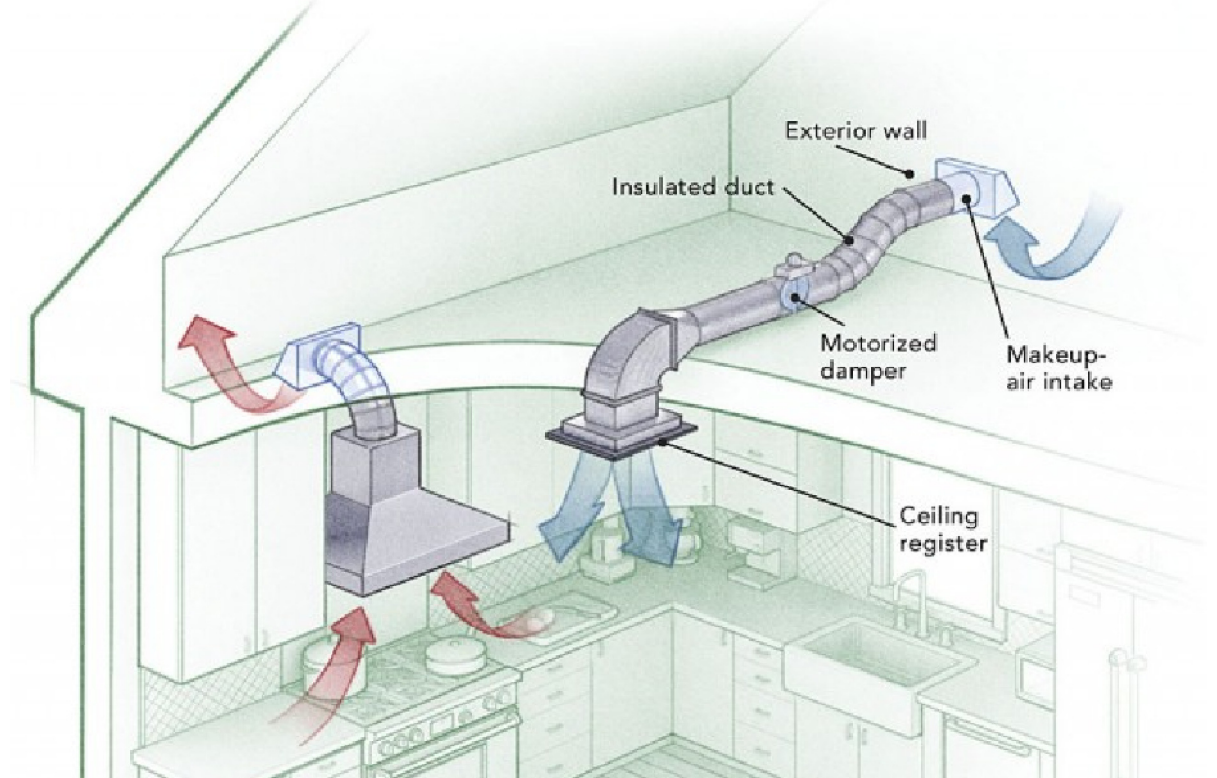
FREESTANDING RANGE AND RANGE HOOD:

MIS03.4 MAKEUP AIR REQUIRED:

EXHAUST HOOD SYSTEMS CAPABLE OF EXHAUSTING IN EXCESS OF 400 CUBIC FEET PER MINUTE (CFM) 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.

MIS03.4.1 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.



G24013.1 (304.9.1) MAKEUP AIR  
HERE EXHAUST FANS ARE INSTALLED, MAKEUP AIR SHALL BE PROVIDED TO REPLACE THE EXHAUSTED AIR.

G24013.2 (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.

G24013.3 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 HRG3610U 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 UNHABITABLE 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.

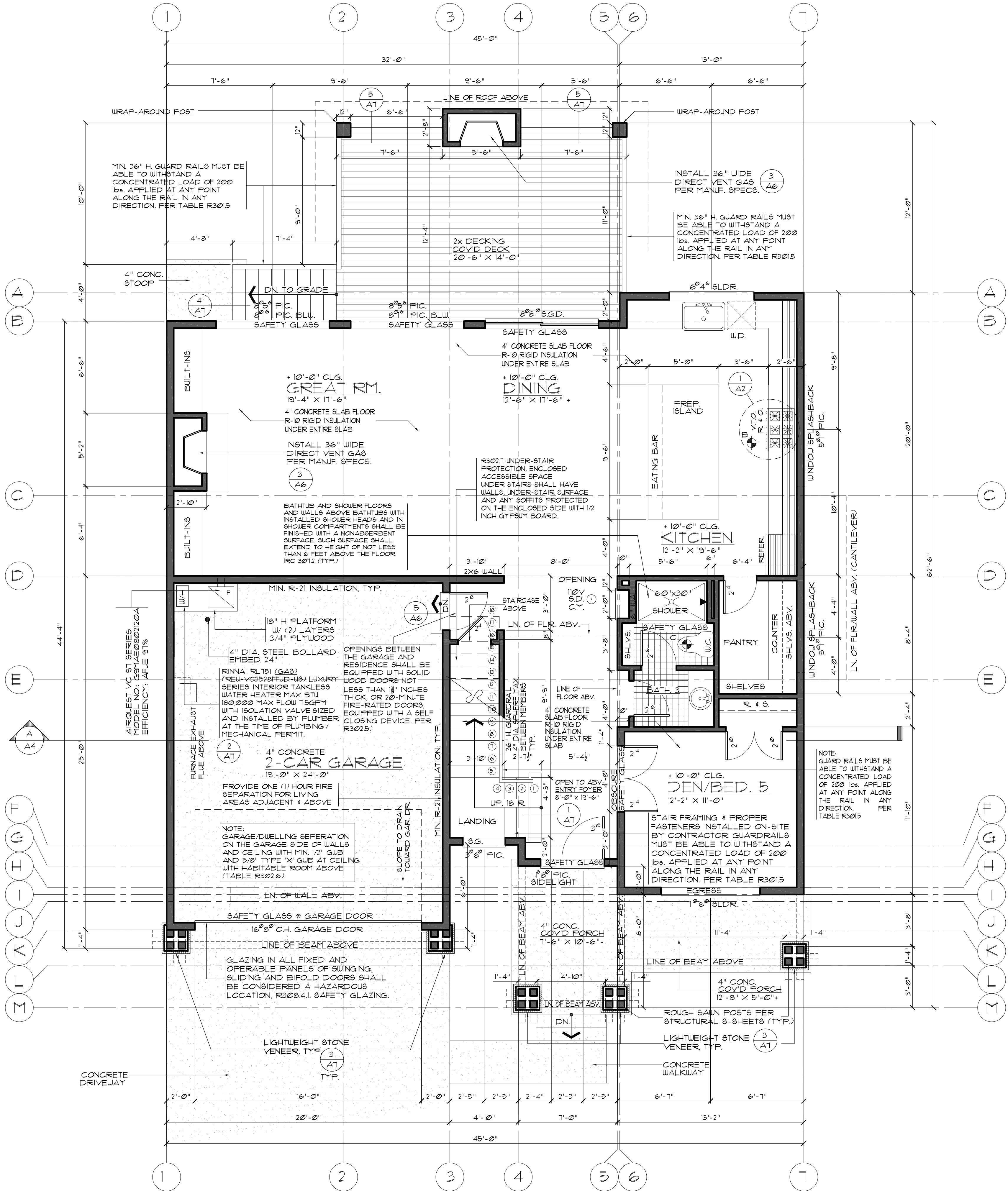
- \* AVOID PLACING ALARMS LESS THAN 3 FEET FROM SUPPLY REGISTERS OF A FORCED AIR HEATING OR COOLING SYSTEM AND DO NOT PLACE ALARMS IN THE DIRECT AIRFLOW OF THE REGISTERS.
- \* AVOID PLACING ALARMS WITHIN 3 FEET HORIZONTALLY FROM DOORS TO BATHROOMS CONTAINING A BATHTUB OR SHOWER.
- \* DO NOT PLACE ALARMS IN SPACES WHERE TEMPERATURES MAY BE ABOVE OR BELOW THE ALARMS 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.
- \* PHOTOELECTRIC SMOKE ALARMS MUST NOT BE LESS THAN 6 FEET FROM A PERMANENT COOKING APPLIANCE.

- \* IONIZATION SMOKE ALARMS WITH AN ALARM-SILENCING SWITCH MUST NOT BE LESS THAN 10 FEET FROM A PERMANENT COOKING APPLIANCE.
- \* 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 CURTAIN OR ANY STRUCTURE THAT MIGHT PREVENT CARBON MONOXIDE FROM REACHING THE SENSOR.



MAIN FLOOR PLAN

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

Project  
SINGLE -FAMILY RESIDENCE  
SINGLE USE

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| PLAN ISSUE: |           |
| REV. DATE:  |           |

Project # :  
1987-2-2  
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A2



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" 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 1/2" 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 STOREYS, 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 101.9)
19. GLAZING IN ALL FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BI-FOLD DOORS SHALL BE CONSIDERED A HAZARDOUS LOCATION, SAFETY GLAZING.

AREA SUMMARY

|                    |      |     |
|--------------------|------|-----|
| MAIN FLOOR:        | 1386 | sf. |
| UPPER FLOOR:       | 1665 | sf. |
| TOTAL:             | 3051 | sf. |
| GARAGE/SHOP:       | 456  | sf. |
| COVID PORCH:       | 131  | sf. |
| COVID 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.

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 MANUFACTURERS 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.

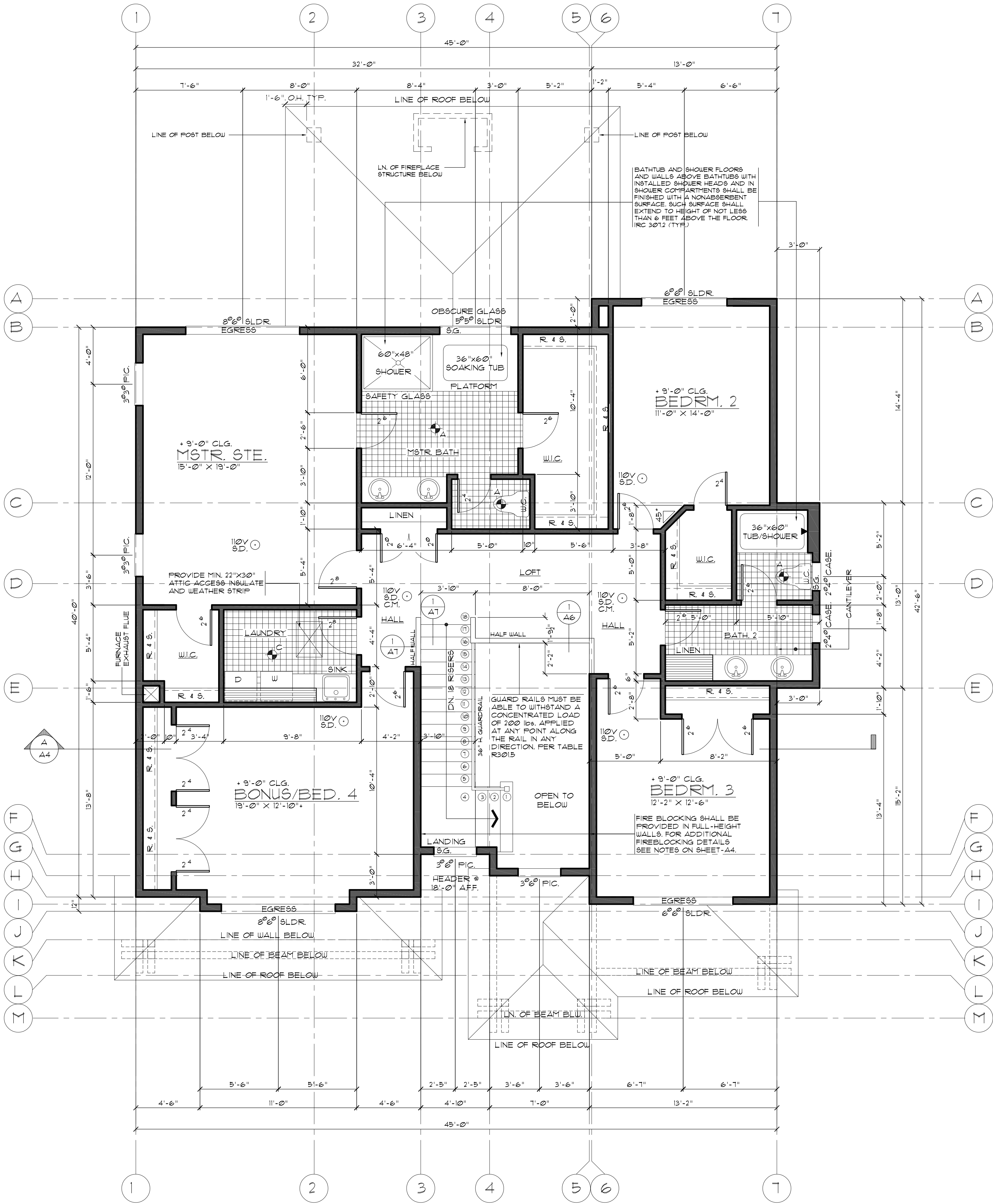
C. IONIZATION SMOKE ALARMS WITHOUT AN ALARM-SILENCING SWITCH MUST NOT BE LESS THAN 20 FEET FROM A PERMANENT COOKING APPLIANCE

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.



UPPER FLOOR PLAN

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

Project

SINGLE -FAMILY RESIDENCE  
SINGLE USE

Prepared for

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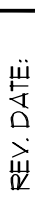
15445 53rd Ave. S. STE. 110 SEATTLE, WA 98188  
(206) 835-0150 E-mail: urbandesigngroup@yahoo.com

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

DESIGN BY:

REV. DATE:

COMMENTS:



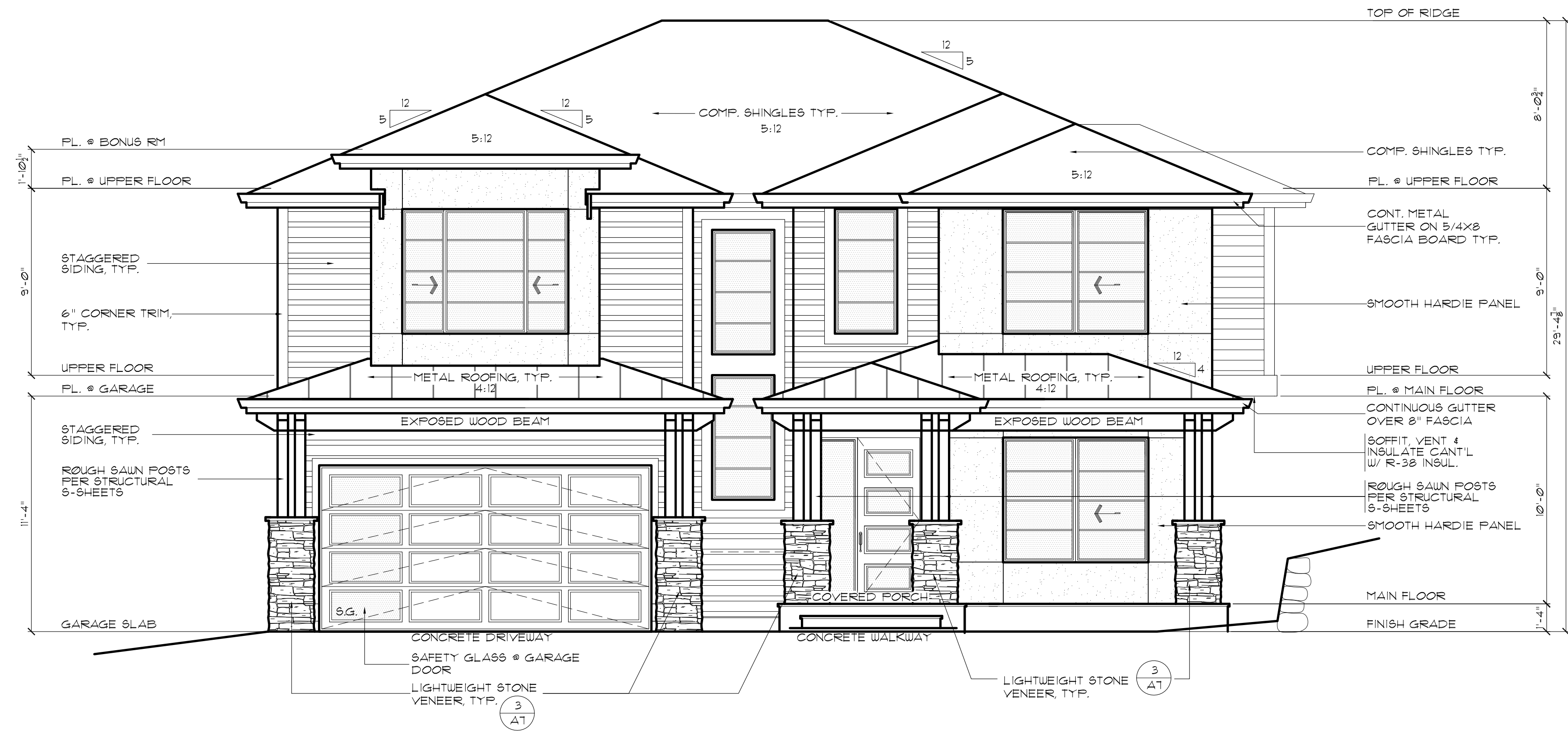
Project # :

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Sheet

A3





## FRONT ELEVATION

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



## RIGHT ELEVATION

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

### ELEVATION NOTES:

1. VERIFY SHEAR WALL NAILING & HOLDDOWNS 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. R103.2
4. PROVIDE FLASHING AT ROOF PENETRATIONS PER I.R.C. R305.2.2
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 I.R.C. R401.3

NOTE:  
NO OPERABLE WINDOW SHALL BE INSTALLED LESS THAN 24 INCHES ABOVE FINISHED FLOOR THAT IS GREATER THAN 12 INCHES ABOVE THE FINISH GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING.

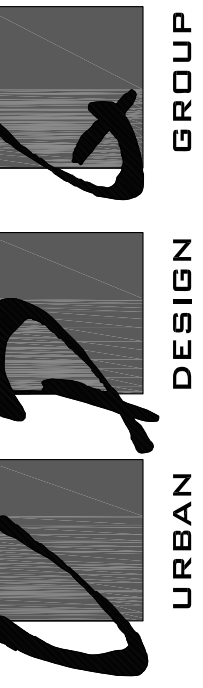
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Project

SINGLE -FAMILY RESIDENCE  
SINGLE USE

Prepared for

MOHAMMED ALOBAIDI  
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DESIGN BY:

COMMENTS:

REV. DATE:

COMMENTS:

Project # :

1987-2-2

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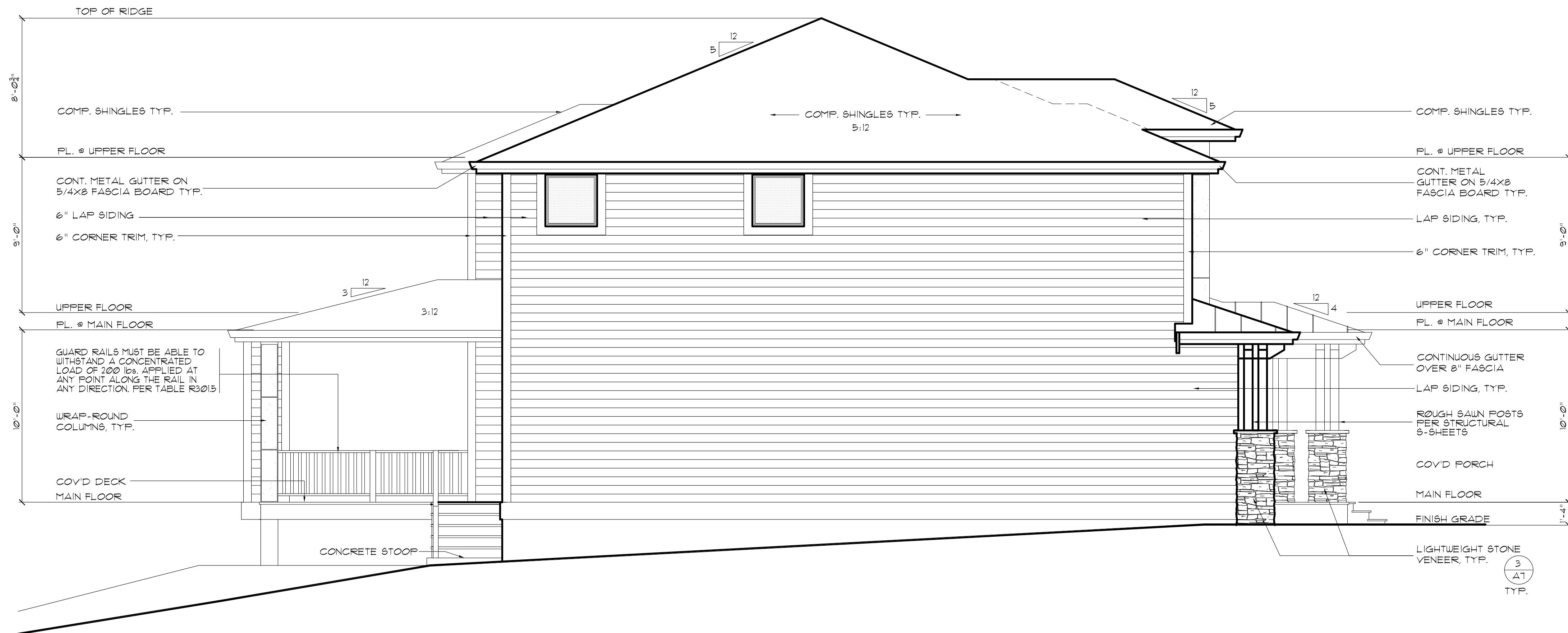
A4





## REAR ELEVATION

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



## LEFT ELEVATION

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

### ELEVATION NOTES:

1. VERIFY SHEAR WALL NAILING & HOLDDOWNS 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. R103.8
4. PROVIDE FLASHING AT ROOF PENETRATIONS PER I.R.C. R305.2.8
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" x 10" MIN. AWAY FROM HOUSE FOOTPRINT I.R.C. R401.3

NOTE:  
NO OPERABLE WINDOW SHALL BE INSTALLED LESS THAN 24 INCHES ABOVE FINISHED FLOOR THAT IS GREATER THAN 12 INCHES ABOVE THE FINISH GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING.

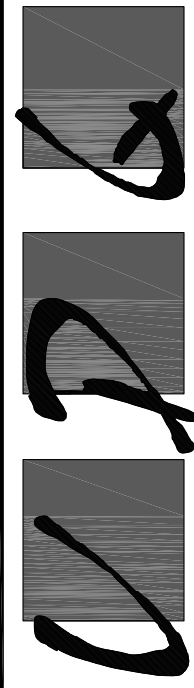
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| PLAN (SHEET) | DESIGN BY: | COMMENTS: |
| REV. DATE:   |            |           |

Project # :

1987-2-2

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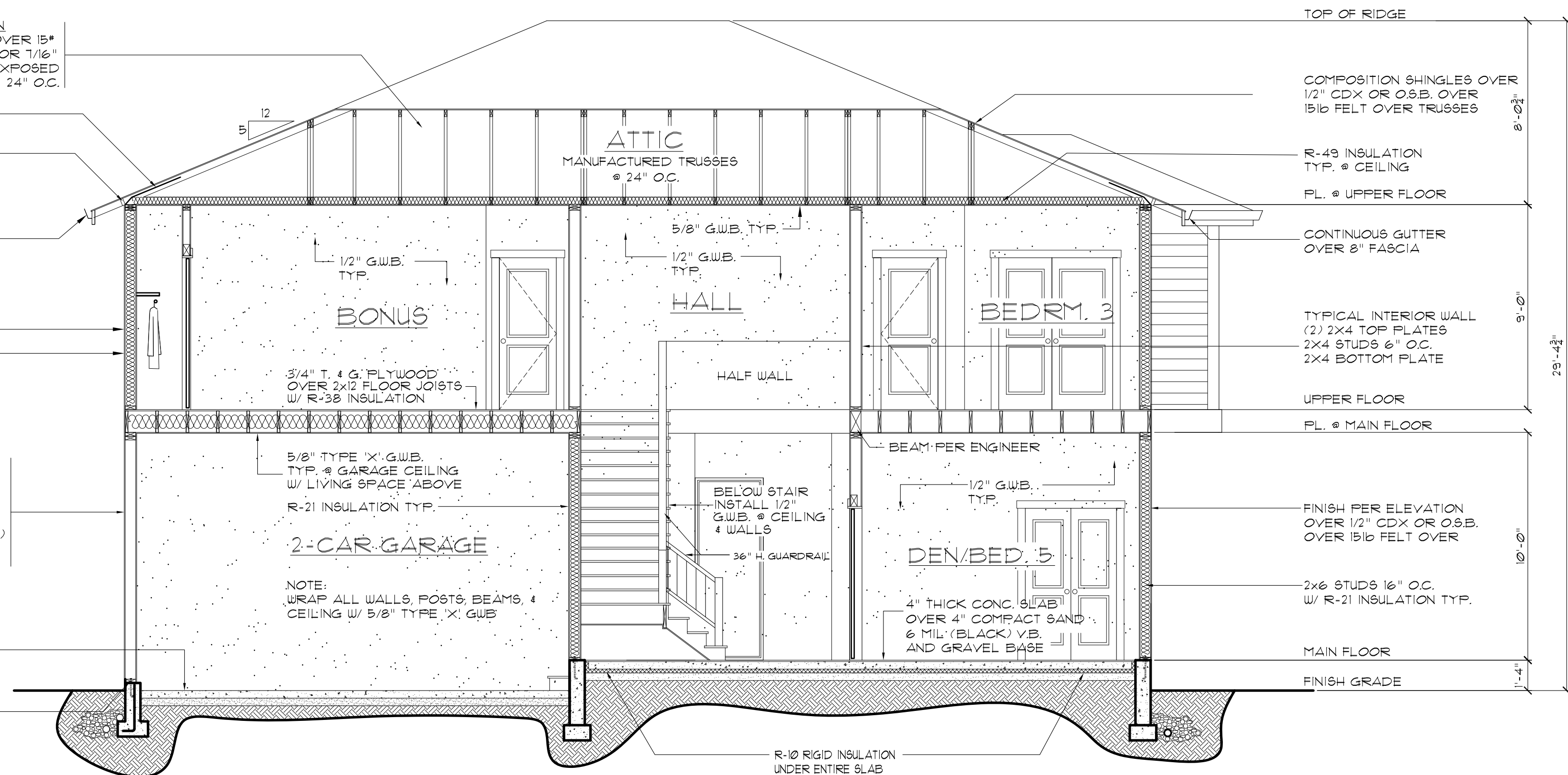
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**SECTION 312.12: RODENT PROOFING:**  
 STRAINER PLATES ON DRAIN INLETS SHALL BE DESIGNED AND INSTALLED SO THAT NO OPENING EXCEEDS 1/2 OF AN INCH IN THE LEAST DIMENSION.  
**312.12.1:**  
 METER BOXES SHALL BE CONSTRUCTED IN SUCH A MANNER THAT RATS 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)

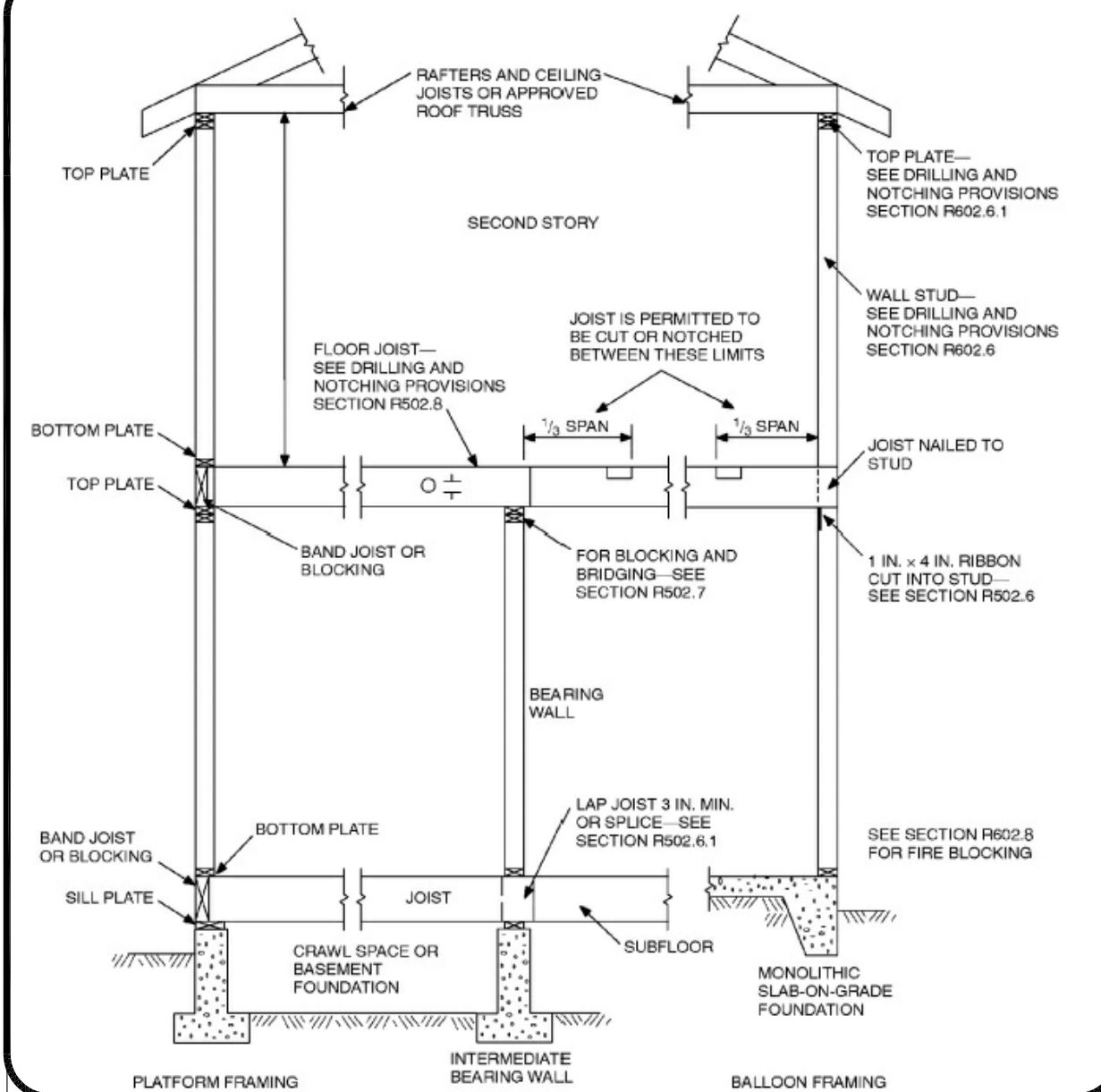
**2018 IRC SECTION R302.11 FIREBLOCKING:**  
 IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. FIREBLOCKING SHALL BE PROVIDED 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 REST 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 R1003.13.  
 6) FIREBLOCKING OF CORNICES OF A TWO-FAMILY DUELLING IS REQUIRED AT THE LINE OF DUELLING 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 THICK 3/8 INCH WOOD STRUCTURAL PANELS OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED. THE INTEGRITY OF THE DRAFTSTOPS SHALL BE MAINTAINED.

**TYPICAL ROOF CONSTRUCTION:**  
 ARCH. LAM. COMP. ROOFING OVER 15" ROOFING FELT OVER 1/2" CDX OR 1/16" OSB SHT'G (CCX PLYWD AT EXPOSED EAVES) MFG. ROOF TRUSSES @ 24" O.C.  
 INSULATION Baffle  
 VENTED BLOCKING  
 CONTINUOUS GUTTER OVER 8" FASCIA  
 2x6 STUDS 16" O.C. W/ R-21 INSULATION TYP.  
 FINISH PER ELEVATION OVER 1/16" CDX OR OSB OVER 1516 FELT OVER  
**TYPICAL EXTERIOR WALL:**  
 2-2X6 TOP PLATES  
 2X6 STUDS 16" O.C.  
 2X6 BOTTOM PLATE  
 1/16" OSB (APA 24/16) SHT'G AIR BARRIER (TYVEK OR EQ.) EXT. SIDING PER ELEVATIONS 1/2" G.W.B.  
 4" THICK CONC. SLAB OVER 4" COMPACT SAND AND GRAVEL BASE  
 ANCHOR BOLTS PER STRUCTURAL PLANS & DETAILS, TYP.



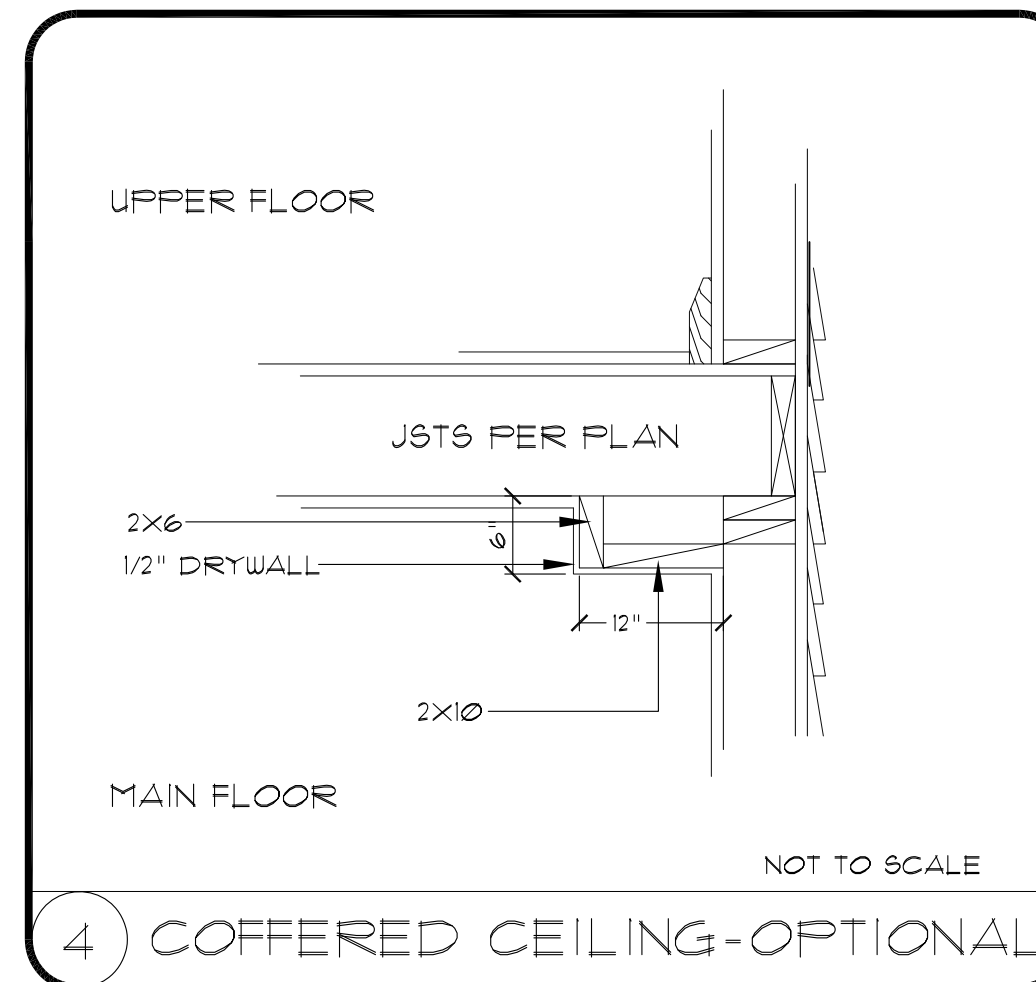
## BUILDING CROSS-SECTION 'A'

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



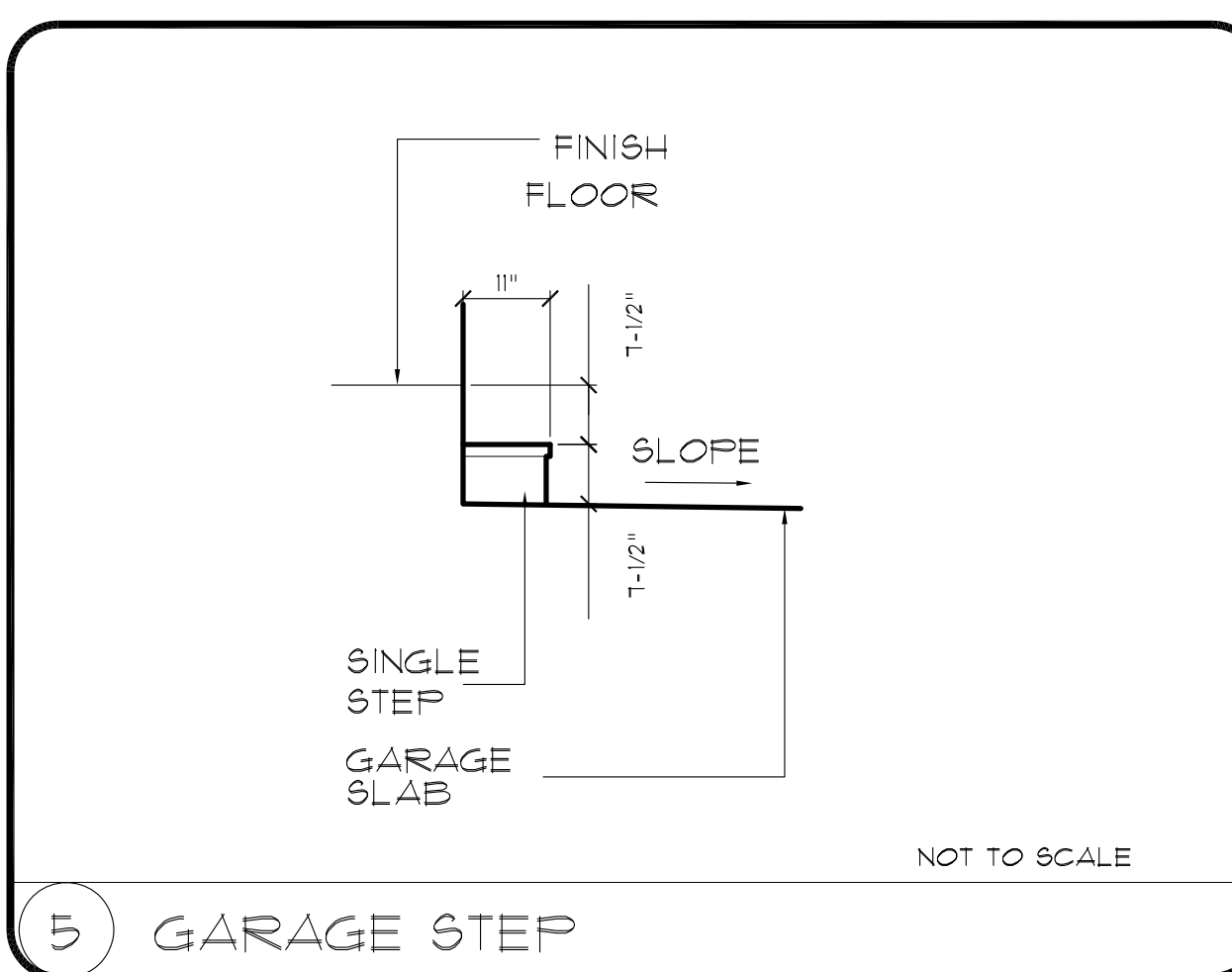
NOTE:  
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NOTE:  
 CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS OF PROJECT AND REPORT ANY OMISSIONS / DISCREPANCIES TO DESIGNER PRIOR TO COMMENCING WORK. DESIGNER SHALL NOT BE RESPONSIBLE FOR DISCREPANT CONDITIONS RESULTING FROM UNAUTHORIZED WORK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



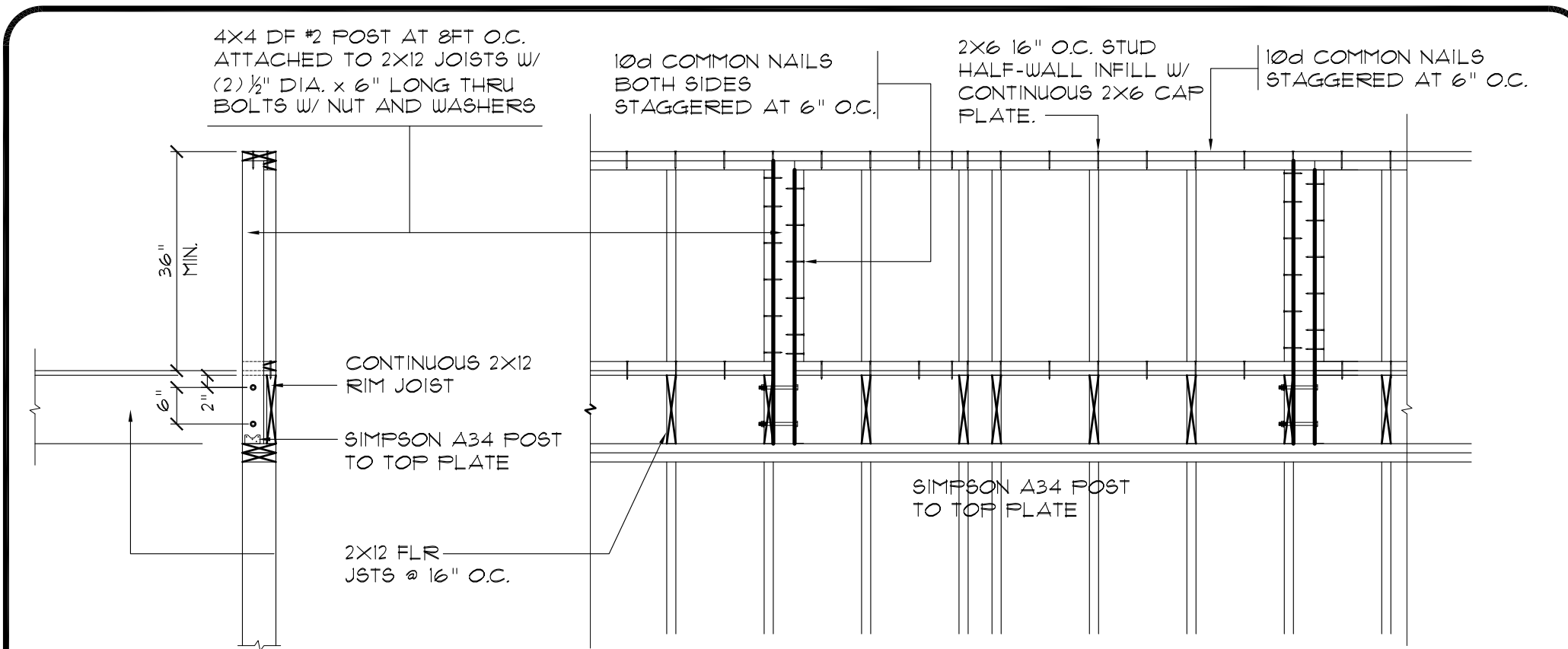
### 4 COFFERED CEILING-OPTIONAL

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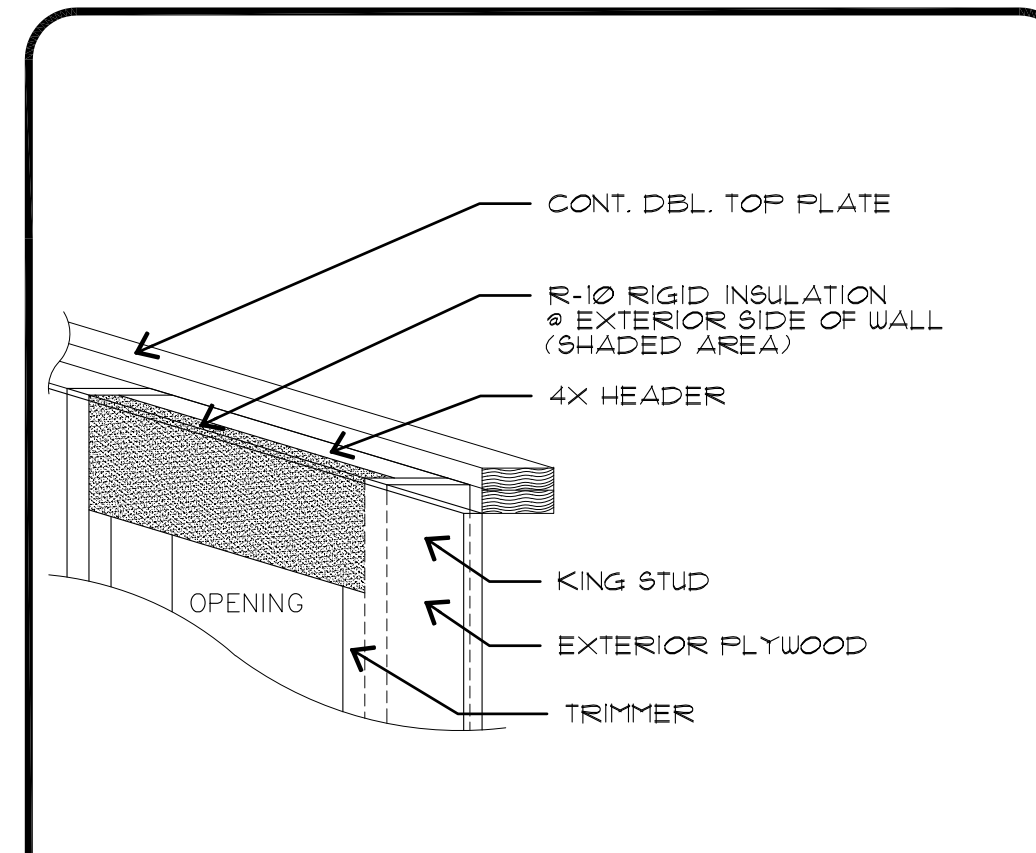


### 5 GARAGE STEP

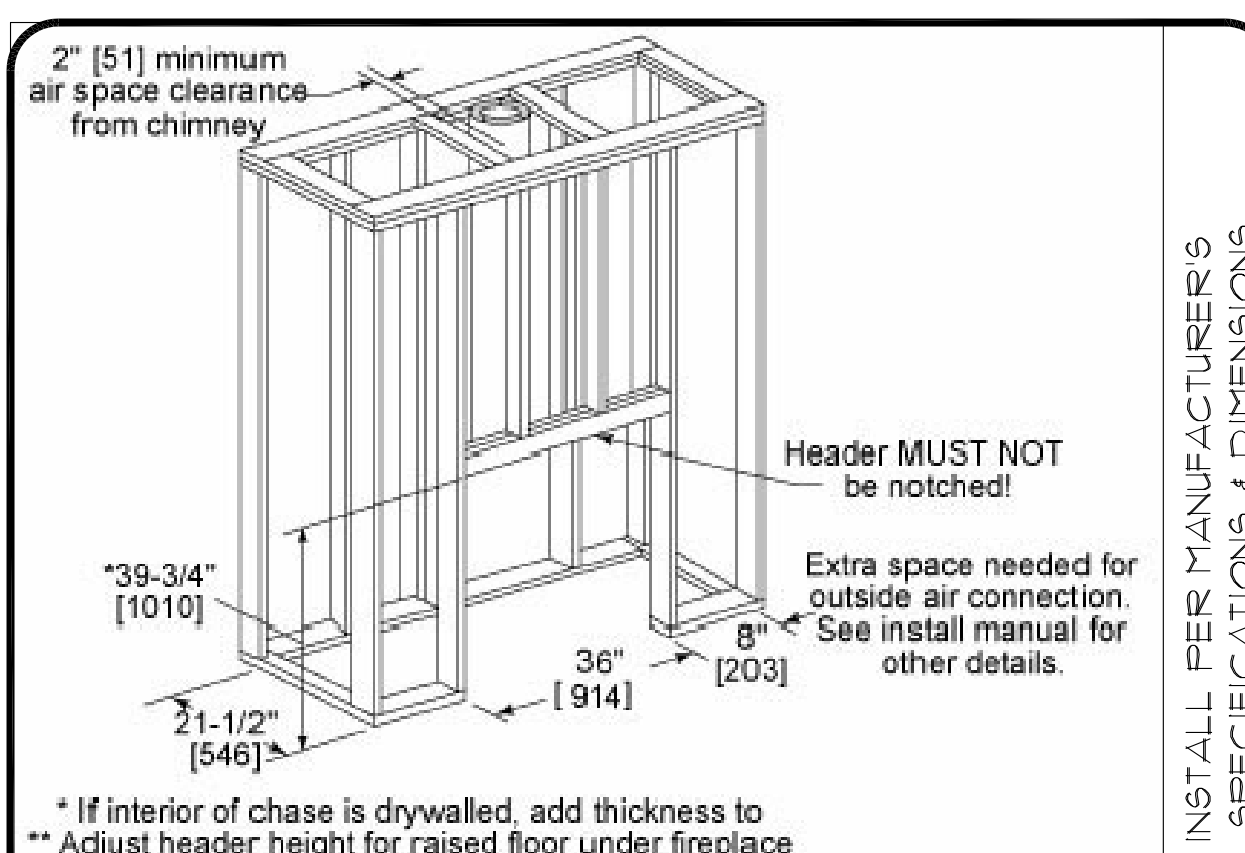
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### 1 SECTION - HALF WALL FRAMING



### 2 HEADER/INSULATION DETAIL



### 3 FIREPLACE FRAMING

## REQUIRED SAFETY GLAZING LOCATIONS:

- GLAZING IN SWINGING DOORS EXCEPT LOUVERED WINDOWS AND JALOUSIES COMPLYING WITH IRC R302.2.
- GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SLIDING AND BIFOLD CLOSET DOOR ASSEMBLIES.
- GLAZING IN STORM DOORS.
- GLAZING IN ALL UNFRAMED SWINGING DOORS.
- 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.
- 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.
- GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL, WHEN ALL OF THE FOLLOWING APPLY:  
 1) EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SF.  
 12) BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR.  
 13) TOP EDGE GREATER THAN 36" ABOVE THE FLOOR.  
 14) 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.
- GLAZING IN RAILINGS REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE. INCLUDES STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS.
- 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.
- R302.4.6 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:

- 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).
- GLAZING 36 INCHES (914 MM) OR MORE MEASURED HORIZONTALLY FROM THE WALKING SURFACE.
- R302.4.7 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.

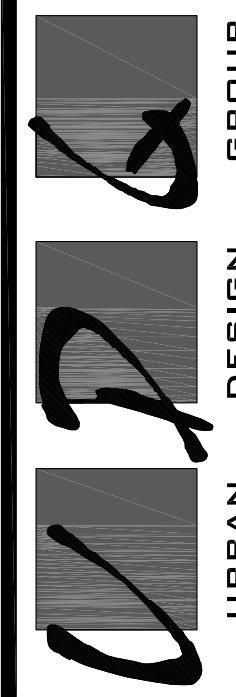
EXCEPTION: THE GLAZING IS PROTECTED BY A GUARD COMPLYING WITH SECTION R312 AND THE PLANE OF THE GLASS IS MORE THAN 18 INCHES (457 MM) FROM THE GUARD.

Project

SINGLE -FAMILY RESIDENCE  
 SINGLE USE

Prepared for

MOHAMMED ALOBAIDI  
 1347 N GROVE AVE  
 PALATINE, IL 60067  
 PH: (312) 337-5908  
 EMAIL: m.alobadi94@yahoo.com

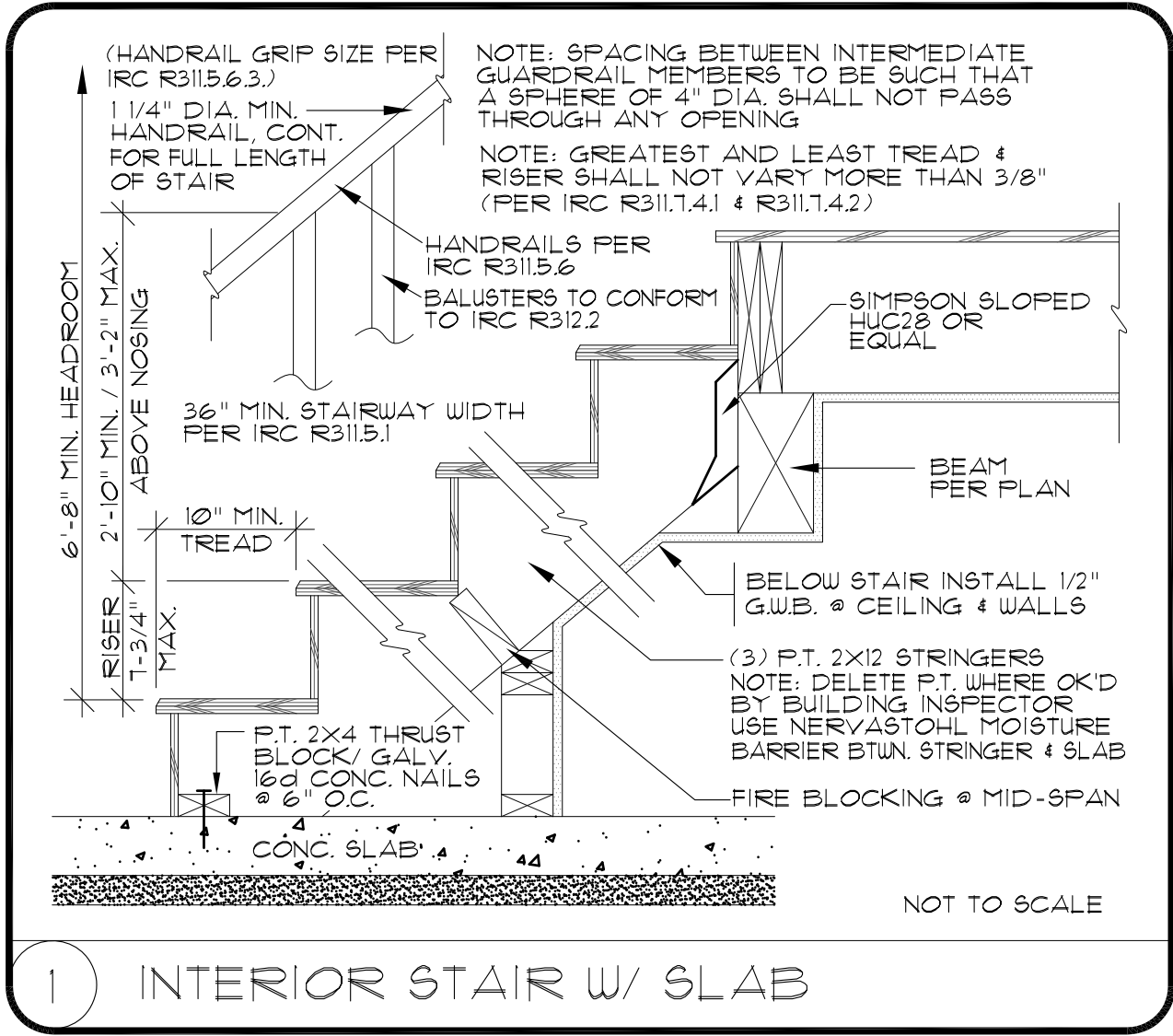


15445 57th AVE. S. STE. 110 SEATTLE, WA 98148  
 (206) 835-8250 E-mail: urbandesigngroup@yahoo.com

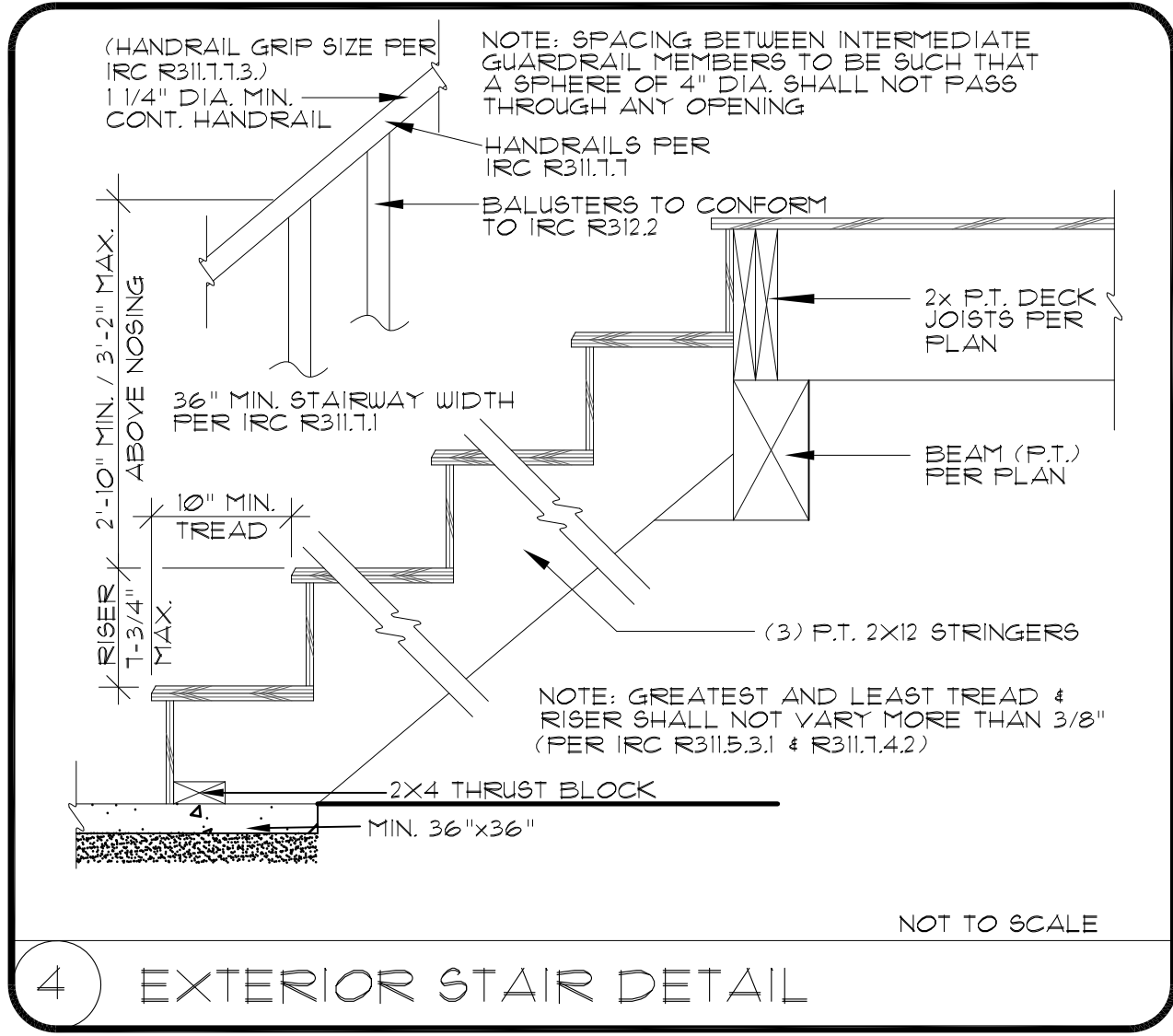
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|-------------|------------|
| PLAN (SEE:) | REV. DATE: |

Project # :  
 1987-2-2  
 Sheet  
 A6

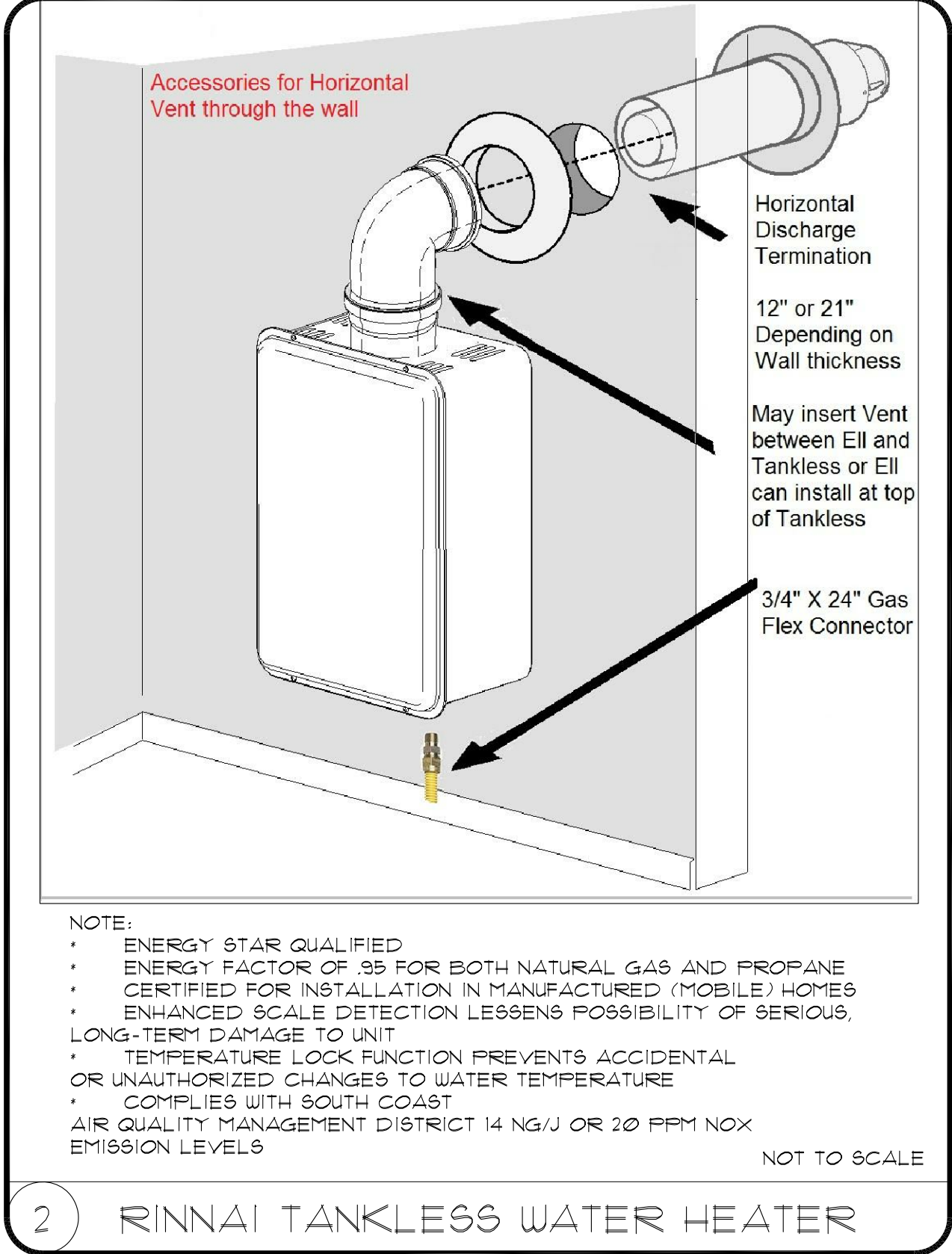




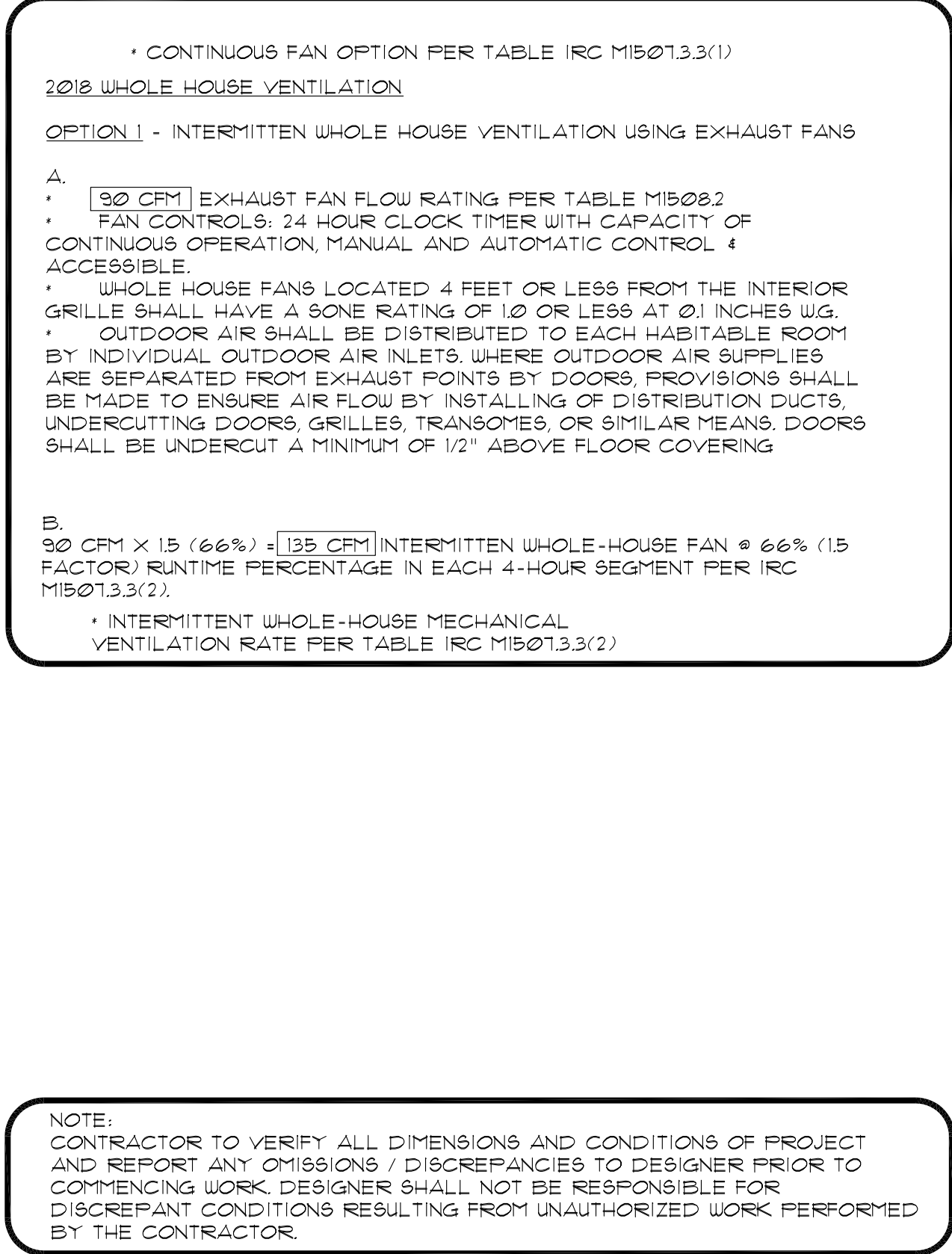
1 INTERIOR STAIR W/ SLAB



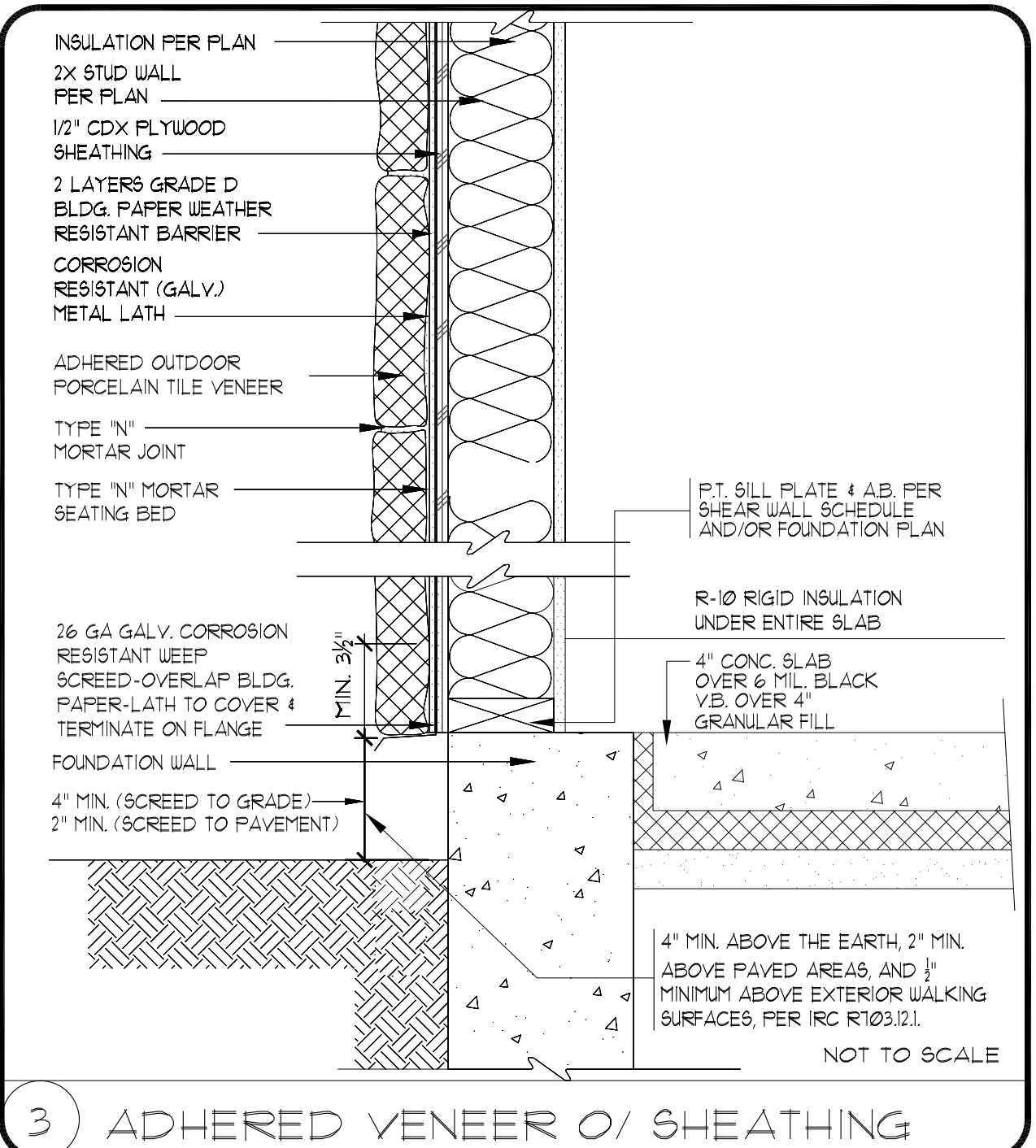
4 EXTERIOR STAIR DETAIL



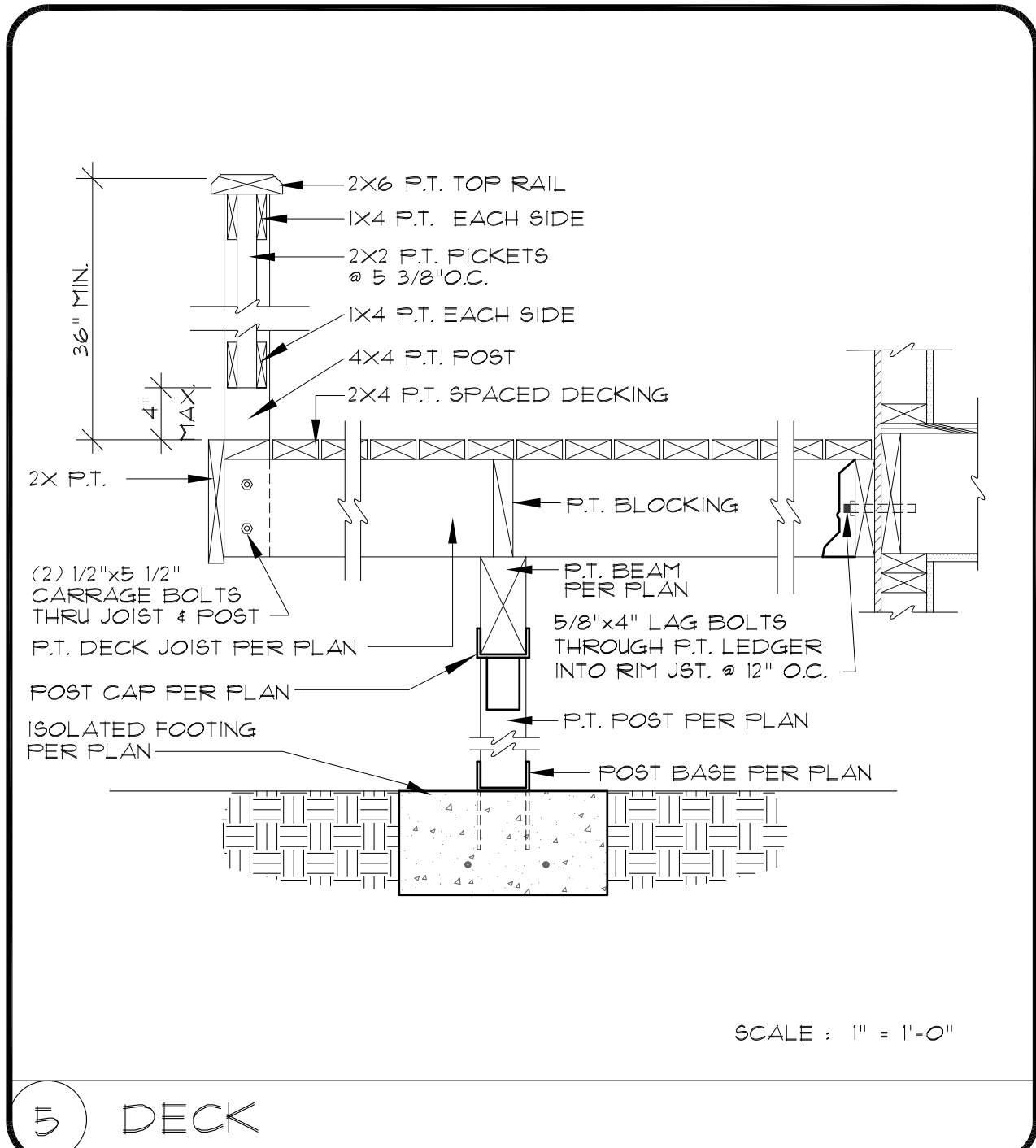
2 RINNAI TANKLESS WATER HEATER



5 DECK



3 ADHERED VENEER O/ SHEATHING



5 DECK

| GLAZING SCHEDULE                                                                                                                                                          |             |         |         |         |            |           |           |         |     |      |            |        |        |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|---------|---------|---------|------------|-----------|-----------|---------|-----|------|------------|--------|--------|
| ROOM                                                                                                                                                                      | # OF WINDS. | 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  |
| WIND. TOTAL:                                                                                                                                                              |             |         |         |         |            |           |           |         |     |      |            | 601.50 | 168.42 |
| 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  |
| 1STR. BATH                                                                                                                                                                | 1           | 5.00    | 5.50    | MILGARD | VINYL      | SLIDER    | 5120      | 1/2"    | AIR | YES  | 0.28       | 27.50  | 7.70   |
| 1STR. SUITE                                                                                                                                                               | 1           | 8.00    | 6.00    | MILGARD | VINYL      | SLIDER    | 5120      | 1/2"    | AIR | YES  | 0.28       | 48.00  | 13.44  |
| 1STR. 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  |
| WIND. TOTAL:                                                                                                                                                              |             |         |         |         |            |           |           |         |     |      |            | 601.50 | 168.42 |
| DOORS WITH MORE THAN 50% GLASS                                                                                                                                            |             |         |         |         |            |           |           |         |     |      |            |        |        |
| DOORS WITH MORE THAN 50% GLASS-TOTAL:<br>AVG. U-VALUE (VERTICAL GLASS):                                                                                                   |             |         |         |         |            |           |           |         |     |      |            |        |        |
| SKYLIGHTS AND SKYWALLS                                                                                                                                                    |             |         |         |         |            |           |           |         |     |      |            |        |        |
| SKYLIGHT TOTAL:<br>AVG. U-VALUE (OVERHEAD GLASS):                                                                                                                         |             |         |         |         |            |           |           |         |     |      |            |        |        |
| GLAZING % = TOTAL 1 = 601.50 S.F. = 20.36%<br>HEATED AREA = 2954.00 S.F.<br>AVG. U-VALUE = UA TOTAL (TOT. 2) = 168.42 UA = 0.28 U-VALUE<br>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 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

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URBAN DESIGN GROUP

13445 52nd Ave. S. STE. 110 SEATTLE, WA 98148  
(206) 835-8250 E-mail: urbandesign@urban-design.com

DESIGN BY :

REV. DATE :

COMMENTS :

Project # :  
1987-2-2  
Sheet  
A7



# 1347 N. Grove Street



Proposed Easement  
for Driveway

Exiting Driveways in  
R-O-W







**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.

|                                                                 |                                                                |
|-----------------------------------------------------------------|----------------------------------------------------------------|
| <b><u>LOCATION:</u></b> 1347 N Grove Ave<br>District 1 (Millar) | <b><u>CURRENT ZONING:</u></b> R-1 Single Family<br>Residential |
|-----------------------------------------------------------------|----------------------------------------------------------------|

**SURROUNDING CONDITIONS:**

|                      |                                               |
|----------------------|-----------------------------------------------|
| <b><u>North:</u></b> | R-1 Single Family Residential                 |
| <b><u>South</u></b>  | R-1 Single Family Residential                 |
| <b><u>East:</u></b>  | Planned Development - Multifamily Residential |
| <b><u>West:</u></b>  | 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:**

|                             |                                 |
|-----------------------------|---------------------------------|
| <b>Community Services</b>   | No Issues Identified            |
| <b>Engineering</b>          | Conditions for utility hook ups |
| <b>Environmental Health</b> | N/A                             |
| <b>Fire Prevention</b>      | No Issues Identified            |
| <b>Public Works</b>         | N/A                             |
| <b>Police</b>               | 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.

**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.



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



1347 N Grove Ave.

GIS Consortium

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



Notes

Print Date: 7/12/2023



Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user assumes all responsibility for its use.

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





## 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.



## 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.



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



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, it's not uncommon in this neighborhood for interior lots to be accessed through a driveway/private drive in the attachments are few examples.

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.

(Environmental, Health, and Safety)

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.

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.



# 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.



SCALE: 1" = 20'

AVENUE

COOLIDGE

LOT 2

LOT 5

Chain Link Fence

250.33' Meas.

129.07' Rec.

130.42' Meas.

121.05' Meas.  
120.0' Rec.

Frame Shed 0.66' North

129.33' Rec.

258.71' Meas. & Rec.

129.38' Rec.

40'

(Unimproved Road)

21' Bituminous Road

N. GROVE

AVENUE

66' R.O.W.

120.00' Rec.

Frame Shed 0.90' North

129.33' Rec.

258.71' Meas. & Rec.

129.38' Rec.

40'

(Unimproved Road)

21' Bituminous Road

N. GROVE

AVENUE

66' R.O.W.

120.00' Rec.

APPROVED

APPROVED BY: *[Signature]*  
PLANNING & ZONING

VILLAGE COPY

APPROVED DATE: 10/17/19

FULL PERMIT



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: 01-19-88

*[Signature]*  
KEITH E. LACY  
PROFESSIONAL LAND SURVEYOR  
ILLINOIS NO. 1776



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.

BARRINGTON ENGINEERING  
18 S. NORTHWEST HWY.  
BARRINGTON, ILLINOIS 60010

(847) 382-6337  
(847) 382-6386

Job No. 386-25 390-25

Job No. 386-25 390-25

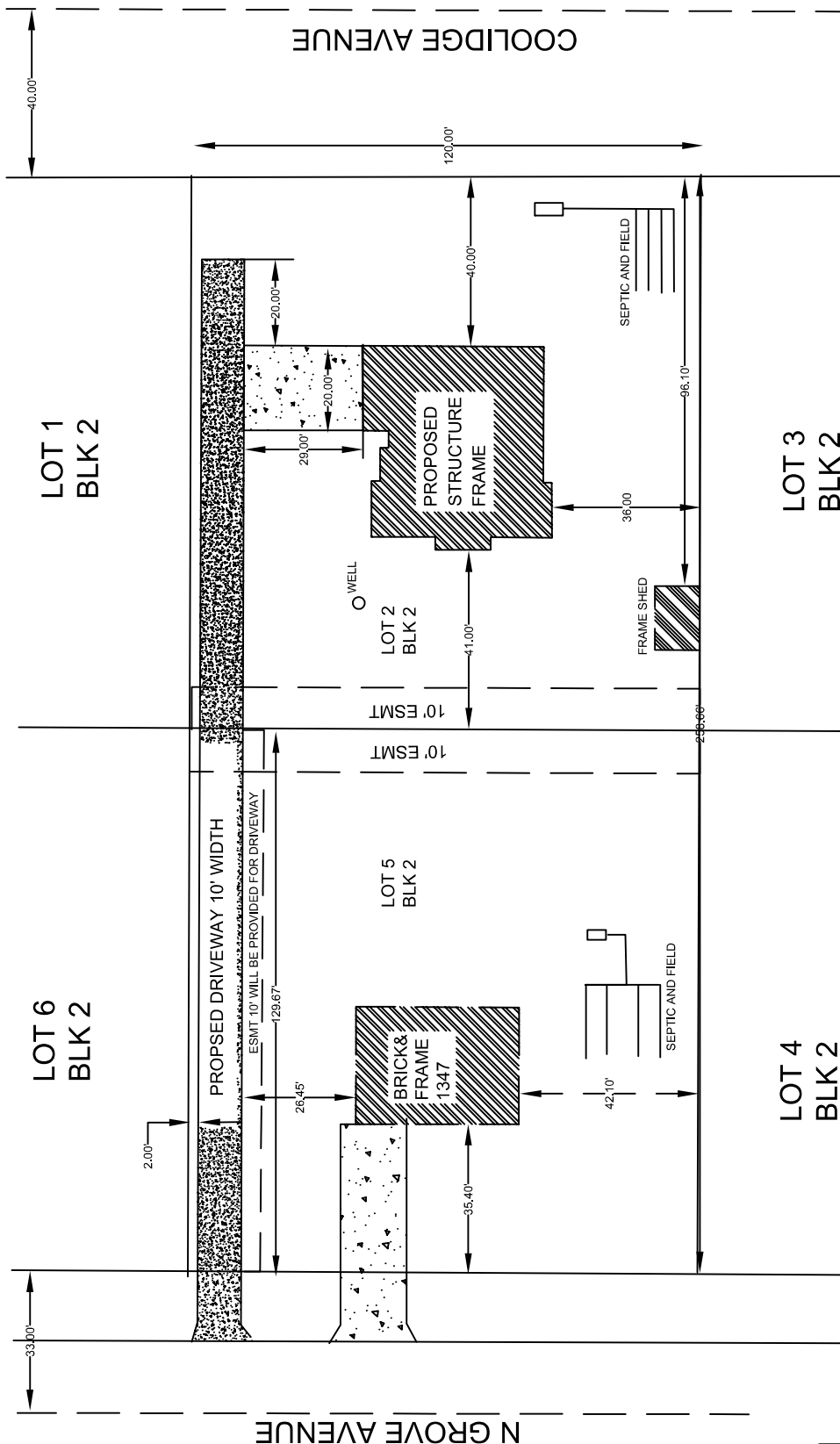
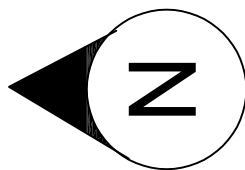


NOTES :

- LOT COVERAGE : 23% (PROPOSED 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





|         |                                |
|---------|--------------------------------|
| 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 1

**PROJECT DESCRIPTION:**

PROPOSING TWO-STORY SINGLE-FAMILY RESIDENCE (9FR) WITH ATTACHED 2-CAR GARAGE

**PROJECT DATA:**

|              |              |             |                                                                                                                                                                                                                                                                                                                          |
|--------------|--------------|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PROJECT DATA | DESIGN TEAM: | OWNER INFO: | <p>URBAN DESIGN GROUP<br/>         1845 52nd AVE S, STE 10<br/>         MINNEAPOLIS, MN 55406<br/>         TEL: (612) 838-8200<br/>         urbanidesigngroup@yahoo.com</p>                                                                                                                                              |
|              |              |             | <p>MUHAMMAD ALQADHI<br/>         1845 N GROVE AVE<br/>         MINNEAPOLIS, MN 55407<br/>         PH: (312) 337-5900<br/>         EMail: m.alqadhi@yahoo.com</p>                                                                                                                                                         |
|              |              |             | <p>PARCEL NO.<br/>         PROPERTY TYPE:<br/>         ADDRESS:<br/>         ACCESS:<br/>         JURISDICTION:<br/>         GATE:<br/>         DRIVE:<br/>         SETBACKS:<br/>         WATER:<br/>         SEWER/SEPTIC:<br/>         FLOOD ZONING:<br/>         STREET SURFACE:<br/>         LEGAL DESCRIPTION:</p> |

**DESIGN TEAM:**

**OWNER INFO:**

PH: (321) 337-5908  
EMAIL: maldad194@yahoo.com

**PROJECT NAME:**

BUILDING DEPARTMENT NOTES:



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.

2009 INTERNATIONAL FIRE CODE (IFC).  
HOPE WILL BE REQUIRED TO HAVE A 150 SPRINKLER SYSTEM.  
ALL SPRINKLERED HOUSES WILL REQUIRE 1 PETERS TO PROVIDE ADEQUATE FLOW.  
ANY HOME WITH A FIRE SPRINKLER SYSTEM AND AN IRIGATION SYSTEM IS  
REQUIRED TO HAVE AN AUTOMATIC IRIGATION SHUT-OFF.  
TEMPORARY ADDRESSING REQUIRED DURING CONSTRUCTION AND PERMANENT  
ADDRESSING REQUIRED. ALL LOTS ALSO REQUIRE ADDRESSING SIGN AT  
STREET ENTRANCE.  
ALL PORTIONS OF THE EXISTING FIRST  
FLOOR OF THE OCCUPANCY MUST BE WITHIN 60' OF APPROXIMATE ACCESS  
DRIVE/AV. AS MEASURED BY AN APPROVED ROUTE AROUND STRUCTURE.

FRONT ELEVATION



Packet Pg. 124











TYPICAL FLOOR NOTES:

1. INSTALL SMOKE DETECTORS IN ALL SLEEPING ROOMS AND AT AREAS OF EXCESSIVE HEAVY FURNITURE OR STORAGE. DETECTORS SHALL BE INSTALLED IN THE CENTER OF THE ROOM OR AT THE CENTER OF THE ROOM WHEN THE ROOM IS LARGER THAN 12' x 12'. SMOKE DETECTORS TO BE HARDWIRED AND INTERCONNECTED WITH A BATTERY BACKUP. DETECTORS SHALL BE INSTALLED IN THE CENTER OF THE ROOM OR AT THE CENTER OF THE ROOM WHEN THE ROOM IS LARGER THAN 12' x 12'. SMOKE DETECTORS TO BE HARDWIRED AND INTERCONNECTED WITH A BATTERY BACKUP.
2. ALL INTERIOR WALLS TO BE 5/8" x 8" OC (UNO).
3. ALL INTERIOR FLOORS TO BE 5/8" x 8" OC (UNO).
4. ALL INTERIOR CEILING TO BE 5/8" x 8" OC (UNO).
5. ALL INTERIOR DOORS TO BE 2' x 6' x 1 3/4" (UNO).
6. ALL INTERIOR WINDOWS TO BE 2' x 4' x 1 3/4" (UNO).
7. ALL INTERIOR PARTITIONS TO BE 5/8" x 8" OC (UNO).
8. ALL INTERIOR STAIRS TO BE 5/8" x 8" OC (UNO).
9. ALL INTERIOR ROOFS TO BE 5/8" x 8" OC (UNO).
10. ALL INTERIOR FLOORS TO BE 5/8" x 8" OC (UNO).
11. PROVIDE FLOORING TO CUT OFF ALL CONCEALED HORIZONTAL AND VERTICAL JOINTS. PROVIDE FLOORING TO CUT OFF ALL CONCEALED HORIZONTAL AND VERTICAL JOINTS. PROVIDE FLOORING TO CUT OFF ALL CONCEALED HORIZONTAL AND VERTICAL JOINTS.
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**SMOKE & CARBON MONOXIDE ALARMS:**

SMOKE AND CARBON MONOXIDE ALARMS MUST BE PROVIDED IN ALL REQUIRED LOCATIONS. ALARMS MUST BE PROVIDED IN ALL REQUIRED LOCATIONS. ALARMS MUST BE PROVIDED IN ALL REQUIRED LOCATIONS.

**SMOKE ALARMS:**

- SMOKE ALARMS SHALL BE PROVIDED IN ALL REQUIRED LOCATIONS.
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**CARBON MONOXIDE ALARMS:**

- CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN ALL REQUIRED LOCATIONS.
- CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN ALL REQUIRED LOCATIONS.
- CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN ALL REQUIRED LOCATIONS.

| AREA SUMMARY                        |         |
|-------------------------------------|---------|
| MAIN FLOOR                          | 1346 SF |
| UPPER FLOOR                         | 1645 SF |
| TOTAL                               | 2991 SF |
| GARAGE/SHOP                         | 486 SF  |
| COVD DECK (PATIO)                   | 286 SF  |
| SQUARE FOOTAGE TREATED PER EXTERIOR |         |
| DOOR                                | 1346 SF |
| WINDOW                              | 1645 SF |
| GLAZING                             | 2991 SF |

NOTE: REFER TO STRUCTURAL SHEETS FOR SHEAR WALL SCHEDULE AND ENGINEERING NOTES. REFER TO STRUCTURAL SHEETS FOR SHEAR WALL SCHEDULE AND ENGINEERING NOTES. REFER TO STRUCTURAL SHEETS FOR SHEAR WALL SCHEDULE AND ENGINEERING NOTES.

NOTE: ALL SHOWERHEAD AND KITCHEN SINK FAUCETS INSTALLED IN THE HOUSE SHALL BE INSTALLED AT 18" O.C. OR LESS. ALL SHOWERHEAD AND KITCHEN SINK FAUCETS INSTALLED IN THE HOUSE SHALL BE INSTALLED AT 18" O.C. OR LESS.



SINGLE - FAMILY RESIDENCE  
SINGLE USE

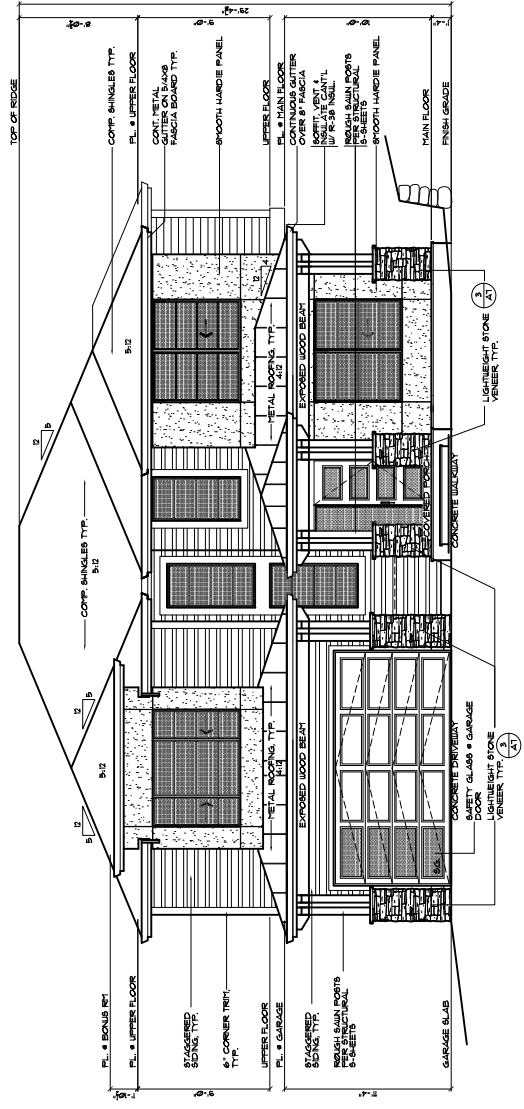
MOHAMMED ALOBAIDI  
1347 N GROVE AVE  
PALATINE, IL 60067  
PH: (321) 337-5908  
EMAIL: m.alobadi94@yahoo.com

URBAN DESIGN GROUP  
3045 34th AVE S STE 100 SEATTLE WA 98148  
(206) 838-8260 E-MAIL: info@urbandesigngroup.com

| REV. | DATE | DESCRIPTION |
|------|------|-------------|
| 1    |      | DESIGN BY   |
| 2    |      | COMMENTS    |

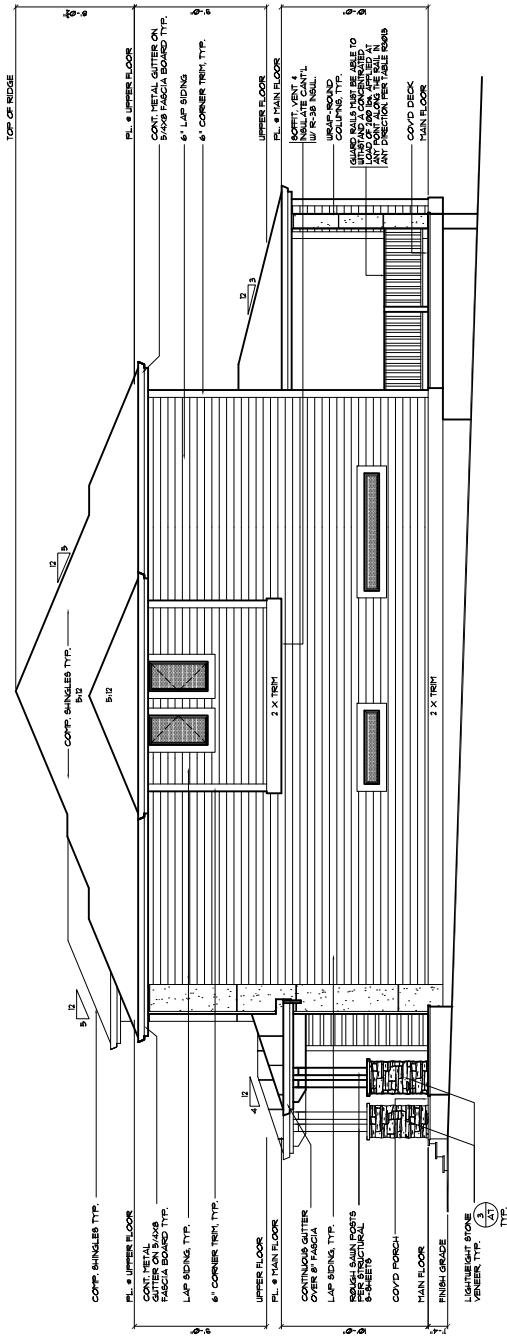
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6.A.4.f



FRONT ELEVATION

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



RIGHT ELEVATION

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

- ELEVATION NOTES:
1. PROVIDE WEATHER STRIPPING AT ALL EXTERIOR DOORS.
  2. PROVIDE WEATHER STRIPPING AT ALL EXTERIOR DOORS.
  3. PROVIDE WEATHER STRIPPING AT ALL EXTERIOR DOORS.
  4. PROVIDE WEATHER STRIPPING AT ALL EXTERIOR DOORS.
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  9. PROVIDE WEATHER STRIPPING AT ALL EXTERIOR DOORS.
  10. PROVIDE WEATHER STRIPPING AT ALL EXTERIOR DOORS.

NOTE:  
NO CHANGE IN WORK SHALL BE MADE UNLESS THE CONTRACTOR HAS BEEN ADVISED IN WRITING BY THE ARCHITECT. ANY CHANGES TO THE WORK SHALL BE MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE AND BONDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY REFERENCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY REFERENCES.







SINGLE-FAMILY RESIDENCE  
SINGLE USE

MOHAMMED ALOBAIDI  
1347 N GROVE AVE  
PALATINE, IL 60067  
PH: (321) 337-5908  
EMAIL: m.alobaidi94@yahoo.com

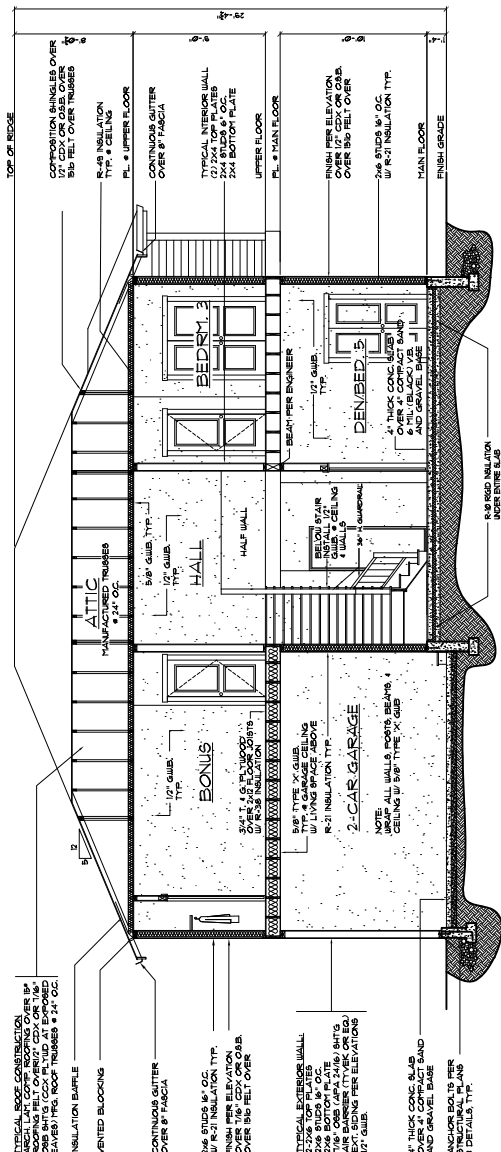
URBAN DESIGN GROUP

|           |                                                                                   |    |
|-----------|-----------------------------------------------------------------------------------|----|
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| CONTINUED |                                                                                   | 17 |

Project # : 1987-2-2

— Sheet —

6.A.4.f

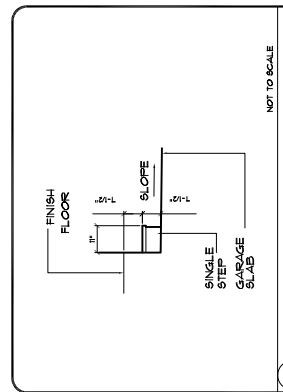


## BUILDING CROSS-SECTION "A"

**Journal of Management Inquiry**

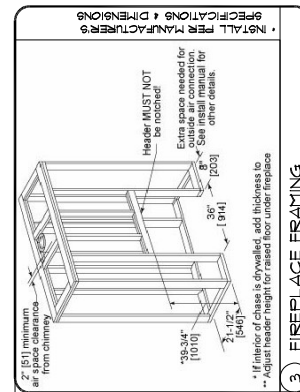
NOTE: REFER TO STRUCTURAL SHEETS FOR SHEAR WALL SCHEDULE AND ENGINEERING PLAN WHICH CONTAIN REFERENCES AND/OR INSTRUCTIONS PERTAINING TO EACH SHEAR WALL INDICATED IN THIS PLAN.

NOTE: 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

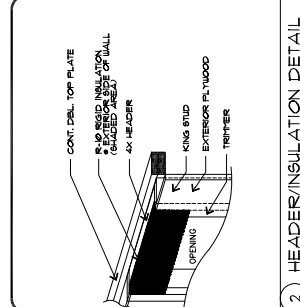


5. ADVANCE STEPS

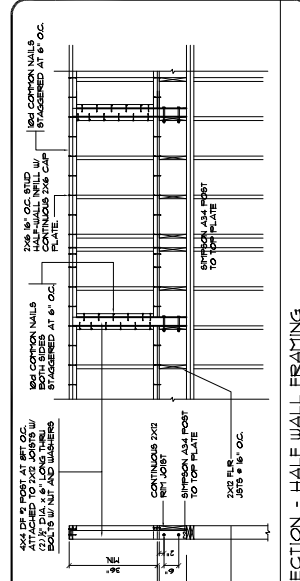
4. COEFFICIENT OF VARIATION (CV) =  $\frac{\text{Standard Deviation}}{\text{Mean}}$  (NOT TO SCALE)



### 3 FIREPLACE FRAMING

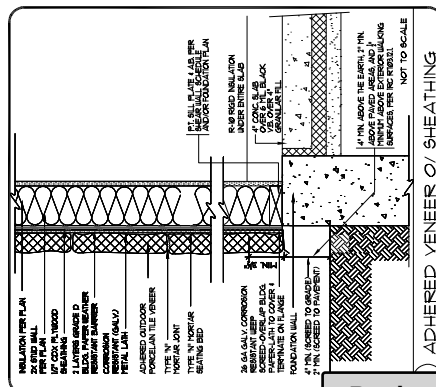
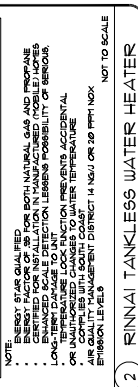
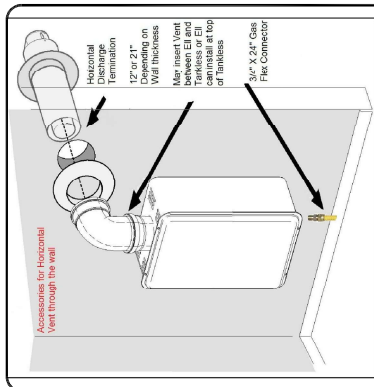
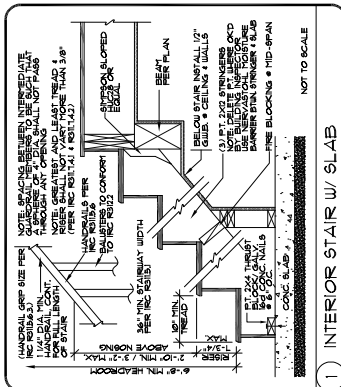
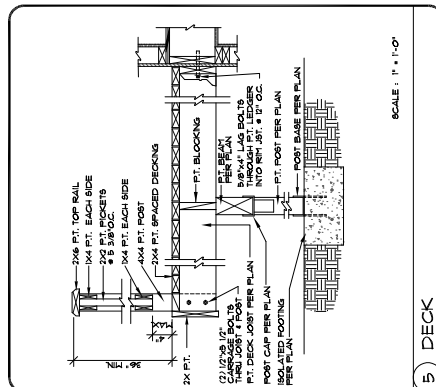
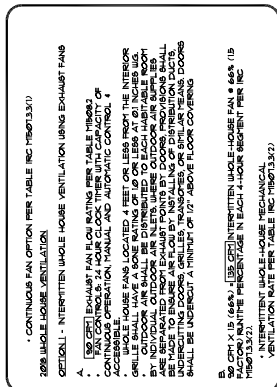
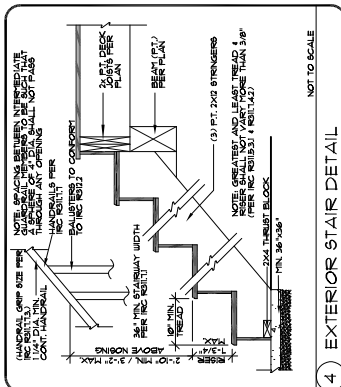


## 2) HEADER/INSULATION DETAIL



## SECTION - HALF WALL FRAMING

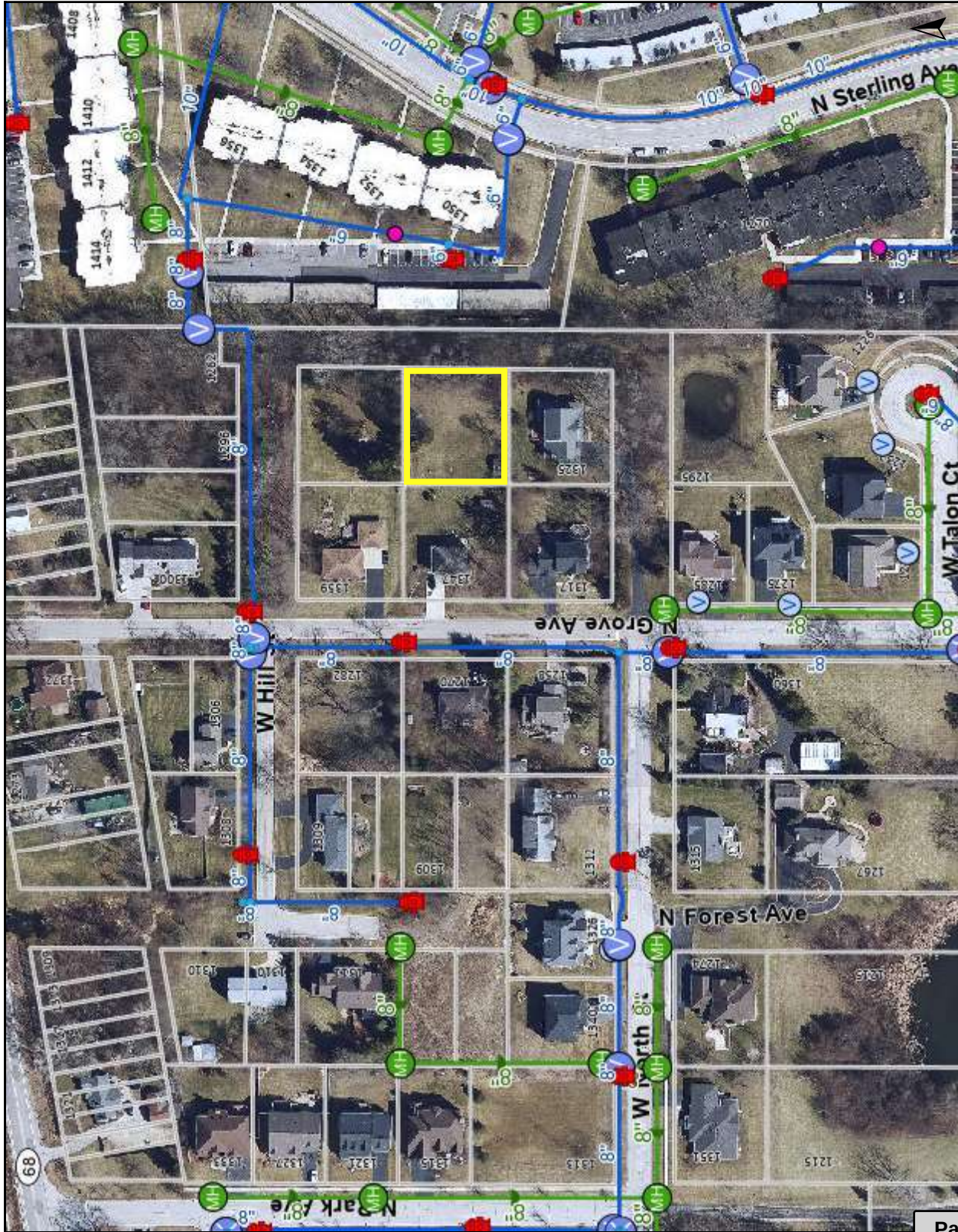


[illegible]

| ROOF VENTILATION                                                                   |                                           | LOWER ROOF        |       |
|------------------------------------------------------------------------------------|-------------------------------------------|-------------------|-------|
| Standard Truss / Scissor Truss Roof Framing Assembly:                              |                                           |                   |       |
| Roof Area:                                                                         | 469 sq. ft.                               |                   |       |
| Ventilation Required:                                                              | 489 s.f. x 144 s.f. / 300 =               | 239.52 s.f.       | Req'd |
| Provision 1/2 Ventilation = eaves, 1/2 above midspan & min. 3 ft. above eave vents |                                           |                   |       |
| Eave Ventilation:                                                                  |                                           |                   |       |
| Crackblocking =                                                                    | 4.71 s.f. / 1 ft. - 25% reduction =       | 3.53 s.f. / 1 ft. |       |
| Eave Ventilation Req'd =                                                           | 259.52 s.f. / 2 s.f. x 36 in./ft. =       | 33.9C s.f.        |       |
| Provide:                                                                           | 34 ft. bldgbox-crg. Ventilation =         | 120.11 s.f.       |       |
| Ventilation Provided =                                                             | 120.105 s.f. is greater than              | 119.76 s.f.       | Req'd |
| Upper Roof Ventilation:                                                            |                                           |                   |       |
| Crackblocking =                                                                    | 42.105 s.f. each - 25% screen reduction = | 36.75 s.f. each   |       |
| Upper Ventilation Req'd =                                                          | 259.52 s.f. / 2 s.f. of each vent =       | 3.26 vents        |       |
| Provide:                                                                           | 4 - 3"x7" roof joists. Ventilation =      | 147.0C s.f.       |       |
| Ventilation Provided =                                                             | 147.00 s.f. is greater than               | 119.76 s.f.       | Req'd |
| Use: (minimum)                                                                     | 24 ft. blocking. Ventilation =            | 120.11 s.f.       |       |
| Use: (minimum)                                                                     | 4 - 3"x7" roof joists. Ventilation =      | 147.0C s.f.       |       |
| Total Min. Ventilation Provided =                                                  | 287.1 s.f. IS GREATER THAN:               | 239.52 s.f.       | Req'd |
| MAIN ROOF                                                                          |                                           |                   |       |
| Standard Truss / Scissor Truss Roof Framing Assembly:                              |                                           |                   |       |
| Roof Area:                                                                         | 1858 sq. ft.                              |                   |       |
| Ventilation Required:                                                              | 1858 s.f. x 144 s.f. / 300 =              | 891.64 s.f.       | Req'd |
| Provision 1/2 Ventilation = eaves, 1/2 above midspan & min. 3 ft. above eave vents |                                           |                   |       |
| Eave Ventilation:                                                                  |                                           |                   |       |
| Crackblocking =                                                                    | 4.71 s.f. / 1 ft. - 25% reduction =       | 3.53 s.f. / 1 ft. |       |
| Eave Ventilation Req'd =                                                           | 891.64 s.f. / 2 s.f. x 36 in./ft. =       | 126.22 s.f.       |       |
| Provide:                                                                           | 127 ft. bldgbox-crg. Ventilation =        | 448.63 s.f.       |       |
| Ventilation Provided =                                                             | 448.6275 s.f. is greater than             | 445.92 s.f.       | Req'd |
| Upper Roof Ventilation:                                                            |                                           |                   |       |
| Crackblocking =                                                                    | 49 s.f. each - 25% screen reduction =     | 36.75 s.f. each   |       |
| Upper Ventilation Req'd =                                                          | 891.64 s.f. / 2 s.f. of each vent =       | 2.23 vents        |       |
| Provide:                                                                           | 47.75 s.f. is greater than                | 47.75 s.f.        | Req'd |
| Ventilation Provided =                                                             | 127.14 blocking. Ventilation =            | 448.63 s.f.       |       |
| Use: (minimum)                                                                     | 3 - 3"x7" roof joists. Ventilation =      | 448.63 s.f.       |       |
| Total Min. Ventilation Provided =                                                  | 906.38 s.f. IS GREATER THAN:              | 891.64 s.f.       | Req'd |



# GIS Consortium Utilities 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

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

Notes

Print Date: 6/15/2023



Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user assumes all responsibility for its use.

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

3.5.g





Map data ©2023, Map data ©2023 20 ft

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

Measure distance

Total distance: 21.04 ft (6.41 m)



# 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. 2023, and the last publication thereof was made on the 6TH day of JULY, A.D. 2023.

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

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



*Mary Alice Wenzl*

IN WITNESS WHEREOF, THE **DES PLAINES JOURNAL, INC.**, has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 6TH day of JULY, A.D., 2023.

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., 2023.

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

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



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



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**

|                  |                                                    |
|------------------|----------------------------------------------------|
| <b>RESULT:</b>   | <b>RECOMMEND TO APPROVE [UNANIMOUS]</b>            |
| <b>MOVER:</b>    | Kevin Cavanaugh, Commissioner                      |
| <b>SECONDER:</b> | Robert Kolososki, Commissioner                     |
| <b>AYES:</b>     | Friedman, Wood, Bettenhausen, Kolososki, Cavanaugh |
| <b>ABSENT:</b>   | Noonan, Roth-Wurster, Luszczak, Fedota             |



# 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

|                  |                                                |
|------------------|------------------------------------------------|
| <b>RESULT:</b>   | <b>MOTION CARRIED BY ROLL CALL [UNANIMOUS]</b> |
| <b>MOVER:</b>    | Doug Myslinski, District 3 Councilman          |
| <b>SECONDER:</b> | Jim Schwantz, Mayor                            |
| <b>AYES:</b>     | Schwantz, Millar, Myslinski, Solberg, Helms    |
| <b>ABSENT:</b>   | Scott Lamerand, Kollin Kozlowski               |



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



Ordinance #  
Page 2 of 3

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 (2023-100 : Ordinance Disconnecting Certain Property from the Village of Palatine)



Ordinance #  
Page 3 of 3

**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: \_\_\_\_\_

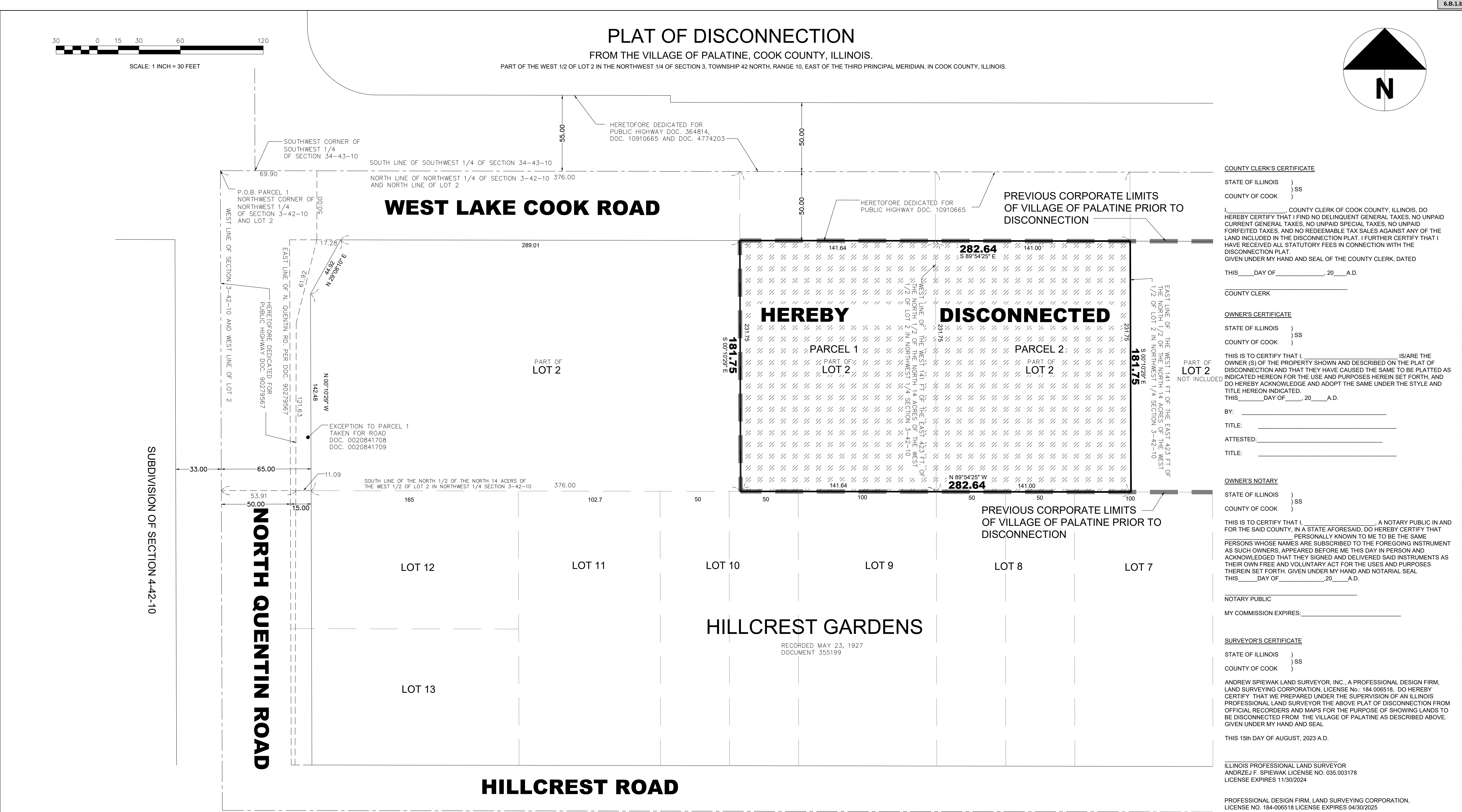
APPROVED by me this \_\_\_\_ day of \_\_\_\_\_, 2023.

ATTESTED and FILED in the  
Office of the Village Clerk this  
\_\_\_\_ day of \_\_\_\_\_ 2023.

\_\_\_\_\_  
Mayor of the Village of Palatine

\_\_\_\_\_  
Village Clerk





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

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF COOK )SS

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 )  
COUNTY OF COOK )SS

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 )  
COUNTY OF COOK )SS

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 )  
COUNTY OF COOK )SS

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

SHEET 1 OF 1  
PLAT OF DISCONNECTION EXHIBIT A

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

DATE ISSUED: 10-26-2022

REVISION:  
1. 08-15-23



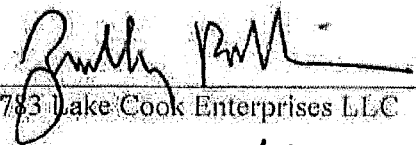
STATE OF ILLINOIS )  
 ) SS.  
 COUNTY OF COOK )

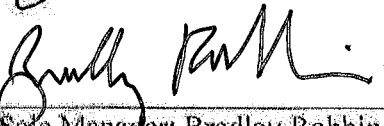
### PETITION FOR DISCONNECTION

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**



**EXHIBIT A**  
**Plat of Disconnection**

*[See Attached Plat of Disconnection attached as Exhibit A]*

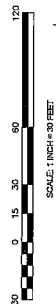
**CLERK'S OFFICE**

OCT 04 2023

VILLAGE OF PALATINE

Attachment: Petition for Disconnection (2023-100 : Ordinance Disconnecting Certain Property from the Village of Palatine)





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.

[illegible]

# CLERK'S OFFICE

CCT 04 2023

## VILLAGE OF PALATINE

PROJECT NO. 31122 DISCONNECTED  
ORDERED BY: BRADLEY ROBBEN  
COMPANY OR ORGANIZATION: 783 LAKE COOK ENTERPRISES LLC  
SURVEYED BY: J6  
DRAWN BY: AFS  
CHECKED BY: AFS  
DATE: 11/1/2011  
FOR OWNER: 783 LAKE COOK ENTERPRISES LLC

Packet Pg. 146

[illegible]

PN 02-03-10A-022  
PARCEL 2  
THE WEST 141 FEET OF THE EAST 425 FEET OF THE NORTH 1/2 OF THE NORTH 1/4 ACRES OF THE WEST 1/2 OF LOT 2 OF  
THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.  
PN 02-03-10A-003

**ANDREW SPIEMAK LAND SURVEYOR, INC.**  
PROFESSIONAL DESIGN FIRM  
LICENSE NO. 114-006518  
1030 W. HIGGINS RD. SUITE 218, PARK RIDGE, IL 60068  
phone: (773) 852-2672  
phone: (630) 351-9489  
[www.landsurveyors.pro](http://www.landsurveyors.pro)  
[andrew@landsurveyors.pro](mailto:andrew@landsurveyors.pro)

### 6.B.1.c

**Attachment: Petition for Disconnection (2023-100 : 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 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

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



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 (2023-100 : 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.

|                  |                                                      |
|------------------|------------------------------------------------------|
| <b>RESULT:</b>   | <b>APPROVED BY CONSENT VOTE [UNANIMOUS]</b>          |
| <b>MOVER:</b>    | Greg Solberg, District 4 Councilman                  |
| <b>SECONDER:</b> | Brad Helms, District 6 Councilman                    |
| <b>AYES:</b>     | Tim Millar, Doug Myslinski, Greg Solberg, Brad Helms |
| <b>ABSENT:</b>   | Scott Lamerand, Kollin Kozlowski                     |



# 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.



**RESULT:**        **APPROVED BY CONSENT VOTE [UNANIMOUS]**  
**MOVER:**        Greg Solberg, District 4 Councilman  
**SECONDER:**   Brad Helms, District 6 Councilman  
**AYES:**         Tim Millar, Doug Myslinski, Greg Solberg, Brad Helms  
**ABSENT:**       Scott Lamerand, Kollin Kozlowski



## 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.

|                  |                                                      |
|------------------|------------------------------------------------------|
| <b>RESULT:</b>   | <b>APPROVED BY CONSENT VOTE [UNANIMOUS]</b>          |
| <b>MOVER:</b>    | Greg Solberg, District 4 Councilman                  |
| <b>SECONDER:</b> | Brad Helms, District 6 Councilman                    |
| <b>AYES:</b>     | Tim Millar, Doug Myslinski, Greg Solberg, Brad Helms |
| <b>ABSENT:</b>   | Scott Lamerand, Kollin Kozlowski                     |



## 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:

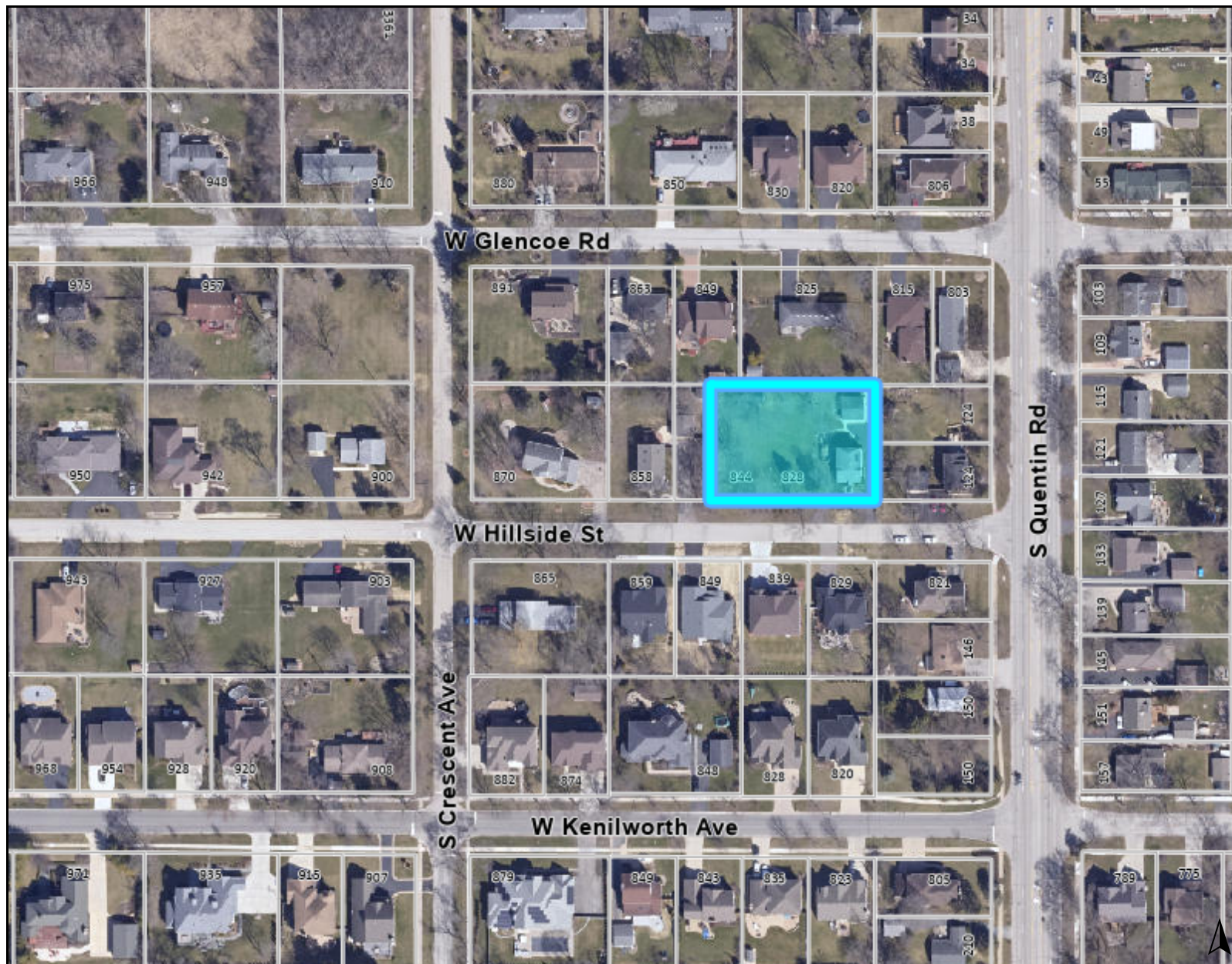
A motion to approve a resolution granting a reduction in the Public Improvements security deposit and commencement of the maintenance period for Vik Subdivision.

### ATTACHMENTS:

- Aerial Map
- RES - Vik Subdivision Reduction and Maintenance period

|                  |                                                         |
|------------------|---------------------------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED BY ROLL CALL BY CONSENT VOTE [UNANIMOUS]</b> |
| <b>MOVER:</b>    | Greg Solberg, District 4 Councilman                     |
| <b>SECONDER:</b> | Brad Helms, District 6 Councilman                       |
| <b>AYES:</b>     | Tim Millar, Doug Myslinski, Greg Solberg, Brad Helms    |
| <b>ABSENT:</b>   | Scott Lamerand, Kollin Kozlowski                        |





### 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 17<sup>th</sup> 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 17<sup>th</sup> 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



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



# 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.

|                  |                                                      |
|------------------|------------------------------------------------------|
| <b>RESULT:</b>   | <b>MOTION CARRIED BY ROLL CALL [UNANIMOUS]</b>       |
| <b>MOVER:</b>    | Doug Myslinski, District 3 Councilman                |
| <b>SECONDER:</b> | Tim Millar, District 1 Councilman                    |
| <b>AYES:</b>     | Tim Millar, Doug Myslinski, Greg Solberg, Brad Helms |
| <b>ABSENT:</b>   | Scott Lamerand, Kollin Kozlowski                     |



## 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 9<sup>th</sup> 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 Manager 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.



**RESULT:** MOTION FAILED BY ROLL CALL [0 TO 4]  
**MOVER:** Brad Helms, District 6 Councilman  
**SECONDER:** Doug Myslinski, District 3 Councilman  
**NAYS:** Tim Millar, Doug Myslinski, Greg Solberg, Brad Helms  
**ABSENT:** Scott Lamerand, Kollin Kozlowski