



VILLAGE OF PALATINE

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

PLANNING AND ZONING COMMISSION

AGENDA • OCTOBER 8, 2024

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

II. MEETING MINUTES

1. Planning and Zoning Commission - Regular Meeting - Sep 24, 2024 7:00 PM

III. PUBLIC HEARING

1. Two vacant properties south of 1311 W. Hill Street.
 - a. Preliminary and Final Subdivision (Plat of Consolidation) to permit the 2 existing vacant platted lots to be consolidated into 1 lot.
2. Vacant property north of 152 N. Maple Street
 - a. Special Use to permit a home to be set back 15 feet from the side lot line, instead of the minimum required 20 feet.
3. 401 N. Northwest Highway
 - a. Special Use to permit a food store at the subject property.

IV. COMMUNICATIONS

V. ADJOURNMENT



VILLAGE OF PALATINE

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PLANNING AND ZONING COMMISSION

MINUTES • SEPTEMBER 24, 2024

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

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

II. MEETING MINUTES

1. Planning and Zoning Commission - Regular Meeting - Sep 10, 2024 7:00 PM -
Accepted as Amended

RESULT: ACCEPTED AS AMENDED [UNANIMOUS]
MOVER: Patrick Noonan, Commissioner
SECONDER: Cindy Roth-Wurster, Commissioner
AYES: Noonan, Roth-Wurster, Friedman, Wood, Bettenhausen, Kolososki, Cavanaugh, Fedota, Schubert

Minutes Acceptance: Minutes of Sep 24, 2024 7:00 PM (Meeting Minutes)

III. PUBLIC HEARING

1. 617 S. Williams Avenue - **Recommend To Approve**

VAR-000122-2024 - 617 S Williams

Notice was published in the Journal & Topics on September 5th, 2024 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. **Variation Application**
2. **Proof of Ownership**
3. **Plat of Survey - Site Plan**
4. **Existing Conditions Photo 9-20-24**
5. **Letter of Support - C. Gotshall**
6. **Letter of Support - D. Davis**
7. **Public Notice**

Background:

The Subject Property is zoned R-1C Single-Family, and is within the Tobin's Re-Subdivision. The property is approximately 19,660 square feet and consists of a single-family residence with a detached two-car garage in the rear yard.

The Petitioner is proposing to expand the existing driveway, increasing from the approximately 17-foot wide existing driveway to an approximately 20-foot wide drive at its widest point. The proposed expansion would encroach into the required 2-foot setback from the side property line. The Petitioner is requesting a Variation to permit a residential driveway to be set back 0 feet from the side property line, instead of the minimum required 2 feet.

Sworn in petitioner: William Hanley - 617 S Williams Ave.

Mr. Hanley presented his request to extend the existing driveway on his property, which he has owned for over 12 years. He explained that his large family and frequent visitors necessitate additional parking space. His plan involves reconstructing the asphalt driveway and adding concrete ribbons on either side to replace the existing driveway area. Mr. Hanley emphasized that the improvements would enhance the property's appearance and blend well with the neighborhood, particularly by matching the recently installed concrete ribbons the village placed in lieu of sidewalks. He expressed a desire to avoid stepping into dirt or mud when exiting vehicles and noted that his neighbors are supportive of the project and present to show their approval.

Commissioner Cavanaugh inquired if the proposed additional driveway width would be beneficial.

Minutes Acceptance: Minutes of Sep 24, 2024 7:00 PM (Meeting Minutes)

Mr. Hanley responded, stating that the requested 20' width would indeed be helpful.

Commissioner Kolososki asked about the materials planned for the new driveway.

Mr. Hanley reiterated that it would be asphalt with a concrete ribbon on each side.

Chairman Wood questioned whether the existing driveway would also be repaired as part of the project.

Mr. Hanley again reiterated that the driveway is being replaced with new, a repair is not required as it is being replaced.

Chairman Wood further asked if the tree on the property would remain and whether there were alternative ways to meet the request without encroaching into the setback.

Mr. Hanley stated that the tree would remain and that the requested extension is the preferred option, as the B-box is located in the front yard and would need to be relocated if the driveway were to extend into that area.

Mr. Shubert inquired if the front pad in front of the house would be staying.

Mr. Hanley confirmed that it had already been removed and is not part of the new plan.

Mr. Vyverberg provided additional information, stating that the driveway begins at 17 feet wide and widens to approximately 20 feet towards the back. He also noted that the parking pad has been removed. Staff did not identify a specific hardship for this request. The driveway setbacks meet the code requirements and there are several existing condition properties in the area with a 1-foot setback or properties extending to the property line. The proposed ribbon would encroach on the 2-foot setback, thus requiring the requested relief.

Sworn In: Footloose Frank - 635 S Williams Ave.

Mr. Hanley explained that his driveway was originally installed in 1943. He provided information on the conditions of surrounding driveways, noting that driveways built at that time did not account for modern use. He emphasized that the requested changes would be an improvement to the property and expressed his support for the request.

Sworn in: Cindy Gotshall - 1409 E Olive St.

States she is at the corner of Olive and Williams and is in favor of the neighbor's request to widen his driveway.

STAFF RECOMMENDATION:

The Petitioner's plan to expand the existing driveway to the shared side property line would effectively fill-in a stretch of unimproved surface to provide additional functionality of the driveway for two personal vehicles to be parked side-by-side. Although there are similar scenarios in the surrounding locality, with driveways that encroach into the required 2-foot setback, all are existing non-conforming circumstances.

Ultimately, the Petitioner's application to expand into the required setback is not made in order to meet the minimum residential driveway standards, nor does Staff identify any unique circumstances, which prevents the Petitioner from utilizing the existing driveway or expanding the driveway in a Code compliant manner. Therefore, Staff recommends denial of the proposed Variation. If the Planning and Zoning Commission recommends approval of the proposed Variation, Staff recommends the following conditions:

1. The Variation shall substantially conform to the site plan submitted by the Petitioner, William Hanley, except as such plans may be changed to conform to the Village's Codes and Ordinances.

Mr. Vyverberg clarified that the request for relief is solely for the encroachment of the setback, as the lot size does not necessitate a variation for lot coverage.

Ms. Wood inquired how the petitioner could achieve his goals without needing a variation. Mr. Vyverberg responded that an expansion to the south could be feasible, as the water valve and B-box would be located in the right of way, allowing for utilities and infrastructure to be accommodated there. He further explained that if the expansion were directed southward, no relief would be required.

Chairman Wood then asked if the expansion could extend the full length of the driveway. Mr. Vyverberg provided specific measurements to illustrate how this could be achieved.

Mr. Hanley expressed his desire to maintain a yard in front of his house rather than a parking pad, emphasizing that he wants to improve the property while ensuring it remains consistent with the neighborhood aesthetic. He stated that he prefers to have a front lawn instead of a parking lot visible from his front window.

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.

DISCUSSION:

Commissioner Kolososki expressed that the proposed improvement would be beneficial, agreeing with the petitioner that it presents an opportunity to enhance both the property and the neighborhood. He noted that, prior to the area being annexed into Cook County, there was little control over what was installed, and mentioned that today's larger vehicles are not compatible with what was constructed 50 years ago.

Commissioner Cavanaugh states it would be a noticeable improvement to the property, notes that the neighbors are in favor and supports the request.

Commissioner Friedman stated that he is not inclined to approve the request, expressing that an 18-foot width would provide sufficient space for vehicles without the need for the additional concrete ribbon. He emphasized that adhering to the setback requirements would still result in a functional and aesthetically

pleasing driveway, thus negating the need for relief.

Commissioner Roth-Wurster remarked that the petitioner aims to park cars side by side and questioned whether a reasonable return would be achieved under current conditions if the code is met. She expressed that this situation does not present a unique circumstance and suggested that installing ribbons in accordance with the code would suffice. She also noted that the character of the neighborhood would not be altered and mentioned that there are alternatives available while ensuring compliance with existing regulations. She stated that she hasn't seen sufficient evidence of a reasonable return or uniqueness to support the request.

Commissioner Fedota echoed this sentiment, stating that there is no hardship present and that the request reflects a desire rather than a necessity. He suggested that there are other alternatives that could be explored to address the issue.

Chairman Wood countered that the request would not alter the neighborhood's character and highlighted similar instances where improvements would be welcomed. While acknowledging that the request reflects a want, she noted the unique circumstances surrounding the petition and expressed her support for the request.

Commissioner Bettenhausen noted that the petitioner could achieve similar results by expanding the driveway to the south side instead.

Commissioner Schubert expressed that the proposed expansion would enhance the property and increase its value, highlighting the support from neighbors as a positive factor. He voiced his belief that the request should be endorsed.

Chairman Wood summarized that this request has met the standards and was approved by a vote of 5-4. This item will tentatively go to Village Council on October 14th, 2024.

RESULT:	RECOMMEND TO APPROVE [5 TO 4]
MOVER:	Kevin Cavanaugh, Commissioner
SECONDER:	Robert Kolososki, Commissioner
AYES:	Noonan, Wood, Kolososki, Cavanaugh, Schubert
NAYS:	Roth-Wurster, Friedman, Bettenhausen, Fedota

2. 453 S. Vermont Street Unit G - **Recommend To Approve**
SU-000121-2024 - 453 S Vermont St. - Unit G

Notice was published in the Journal & Topics on September 5th, 2024 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

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

Background:

The Subject Property is zoned M - Manufacturing. The existing building is approximately 23,300 square feet. Other businesses within the multi-tenant building include a mix of service uses such as Vanguard Heating & Air Conditioning, Zero Mold Chicago, Allegra Print & Imaging, Chicago Machining & Tool, etc.

The Petitioner is proposing to open a dog training business, Balanced Behavior Dog Training Center, which would provide tailored dog training. Training sessions include one-on-one sessions with the dog and owner as well as daily drop-off training. Overnight boarding of the dogs is not part of the proposed business operations. The Petitioner is requesting a Special Use to permit a dog training business as a unique at the subject property; and a variation to permit 35 parking spaces on the subject property, instead of the minimum required 46 parking spaces.

Sworn in petitioner: Bill (Vasilios) & Patricia Balatsos - 453 S Vermont St

Mr. Vasilios explained that they are requesting approval to open a dog training facility that focuses exclusively on training for dogs and their owners. He clarified that, unlike typical dog training facilities, which often offer services such as doggy daycare or grooming, their facility will be strictly for training. There will be no overnight stays, no grooming services, and no daycare provided. For safety reasons, there will also be no dog-to-dog contact. Mr. Vasilios estimated that the facility will accommodate 5-7 dogs at any given time.

Chairman Wood inquired about the potential noise generated by the dog training facility and whether it would impact neighboring businesses. Mr. Vasilios responded that the facility is situated between a custom motorcycle shop, which has its own noise level, and a heating and cooling business, which operates mostly off-site. He noted that the motorcycle shop had no concerns about barking dogs, and the heating and cooling business does not generate significant activity

at the location. Mr. Vasilios emphasized that the facility would only host a limited number of dogs at a time, with a maximum of 7 dogs, and he does not anticipate noise being an issue.

Chairman Wood then asked about the possibility of outdoor training. Mr. Vasilios stated that outdoor training would be very limited, only occurring when the dog is ready. He explained that in most cases, outdoor training would involve the trainer, the dog, and the owner, and the majority of the training would take place indoors.

Commissioner Schubert inquired if owners would be required to be present during the training sessions. Mr. Vasilios explained that it would depend on the program purchased by the owners. When asked how many groups of dogs and owners would be present at any given time, Mr. Vasilios said the number would vary based on the schedule, but Commissioner Shubert surmised there would be no large groups of dogs.

Commissioner Fedota asked about Mr. Vasilios' background. He shared that he had previously volunteered at a rescue facility, worked as a kennel technician, and most recently served as a lead trainer at another facility.

Commissioner Fedota then asked how dog waste would be managed. Mr. Vasilios assured the Commission that any waste would be cleaned up immediately, disposed of in a dumpster, and the floor would be cleaned. When asked if the intent was to walk the dogs to prevent accidents inside the facility, Mr. Vasilios confirmed this and added that all outdoor waste would be promptly picked up. He also mentioned that if there was a need, he would arrange a special pickup from the waste disposal company.

Mr. Vyverberg stated that the petitioner has provided a summary of the intended operation, and the zoning in this section allows for special use in the factory district. He explained that the business model, considering the number of dogs and available parking, does not raise specific concerns from staff. However, he requested further clarification regarding the outdoor components of the business, specifically related to outdoor training or activities.

STAFF RECOMMENDATION:

The Petitioner's proposed dog training business, with no additional Staff and no overnight boarding of the dogs, should not cause substantial injury to the value to the surrounding properties in the neighborhood. Staff understands that there is limited on-site parking, however, the Petitioner will be the only employee and client appointments would be staggered to control client traffic. With that in mind, the existing parking count and configuration should continue to adequately serve all tenants within the building. Therefore, Staff recommends approval of the Special Use and Variation, subject to the following conditions:

1. The Special Use and Variation shall substantially conform to the floor plan and business plan submitted by the Petitioners, Patricia and Vasilios Balatsos, Balanced Behavior Dog Training Center, except as such plans may be changed to conform to the Village's 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 Cavanaugh.

DISCUSSION:

Commissioner Noonan welcomed the business and wished them good luck.

Commissioner Fedota noted that the proposed use of the property is appropriate and that there are no parking issues.

Chairman Wood emphasized that the business would not negatively impact surrounding businesses, parking demand is not a concern, and there are no worries regarding dog waste. She added that the standards have been met, and the business will operate in a manner that ensures health, safety, and welfare. She expressed support for the proposal.

Commissioner Friedman expressed concern about the outdoor training, particularly during the day. He pointed out that the long walk from the front door to the grassy area could be inconvenient or potentially unsafe for the dogs in hot summer months due to the heat from the blacktop. He suggested that using the back door, which has more grass, might be a better option for the well-being of the dogs.

Commissioner Ruth-Wurster expressed that there are no concerns regarding the business plan and that it's great to see a new business coming in. She noted that the proposed operation will protect the health, safety, and welfare of the community and believes it will be a welcome addition to the area.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 9-0. This item will tentatively go to Village Council on October 14th, 2024.

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

Minutes Acceptance: Minutes of Sep 24, 2024 7:00 PM (Meeting Minutes)

3. 1597 N. Rand Road and 973 – 987 E. Dundee Road - **Recommend To Approve**

PFSUB-00006-2024 - 1597 N Rand Rd & 973-987 E Dundee Rd.

Notice was published in the Journal & Topics on September 5th, 2024 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Applications
2. Proof of Ownership
3. Plat of Survey
4. Final Plat of Subdivision
5. 1597 N Rand Road Plans
6. 1597 N Rand Rd Business Plan
7. 1597 N Rand Rd Floor Plan
8. 1597 N Rand Rd Elevations
9. 1597 N Rand Rd Sign Package
10. Public Notice

Background:

The Subject Property is zoned B-2 (general business) and was annexed in 1999. In its current configuration, it consists of approximately 2.194 acres, containing one lot and five total parcels. The current Denny's and Einstein's Bagel buildings, parking, and operations will remain unchanged, but the vacant former Pizza Hut building (Rand Road) would be redeveloped into a new KFC restaurant, with drive-through. The Petitioner is requesting Preliminary and Final Plat of Subdivision to permit 3 Commercial Lots, Special Use to permit a restaurant, with a drive-through; and Variation to permit 17 parking spaces, instead of the minimum required 25 spaces.

Sworn in petitioner:

Alan Okon - 11141 Overbrook Rd, Leawood, KS

Nick Latus - 35 E Wacker Dr, Chicago, IL - Civil Engineer and Land Surveyor

Mr. Okon explains that there are currently 55 KFC locations in the Chicago area, and the intention is to bring one to Palatine. He mentions that the existing building on the proposed site, which has become an eyesore, will be demolished, though they plan to preserve the foundation and construct a brand-new building for the KFC restaurant. He expresses enthusiasm about joining the community and serving the residents.

Commissioner Noonan notes that the agenda packet indicates the existing building will be renovated, but Mr. Okon's comments suggest a new building is planned. Mr. Vyverberg clarifies that while the packet may reference renovation, the decision to build a new structure does not impact the relief being requested.

Commissioner Bettenhausen asks for clarification on the front elevation canopy, specifically pointing out a red strip and inquiring about the material and dimensions. Mr. Latus responds that the strip is made of metal and extends approximately 2 feet from the building. Bettenhausen then raises concerns about sidewalk access and ADA accessibility.

Mr. Latus assures that there will be adequate room, as they must comply with ADA standards and regulations. He explains that while the current drawings were prepared by an architect, the civil engineer is responsible for ensuring ADA accessibility, acknowledging that the drawings may not be to scale but will be corrected.

Commissioner Friedman asks if the site design process accounts for the cross-access easement with the Einstein Bros Bagels facility, noting the significant asphalt between the parcels without clear traffic control. He inquires whether the turning radius for vehicles making a right-hand turn was checked as required by the easement.

Mr. Latus confirms that the turning radius was reviewed, and a normal pedestrian vehicle can pass through the area without issues.

Chairman Wood inquires about the anticipated parking demands, noting both drive-thru and walking customers. Mr. Okon shares that he consulted with the regional vice president overseeing Chicago operations, who indicated that, on average, there are about 9 walk-in customers during peak hours, with half dining in and the other half picking up orders. Additionally, around 12 cars typically use the drive-thru during peak times.

Chairman Wood then asks how many stalls are planned for the drive-thru. Mr. Latus responds that they are providing 12 stalls, which aligns with their expectations for the drive-thru capacity.

Commissioner Shuman asks if any parking spots will be designated for third-party pick-ups, and it is confirmed that such spots will be allocated.

Commissioner Fedota inquires about the Metropolitan Water Reclamation District (MWRD) requirements, specifically noting that there are no detention or vaults planned for the project. Mr. Vyverberg explains that the property is predominantly paved as it currently exists, and since the redevelopment will not increase the amount of impervious surfaces, the initial engineering review indicates that no additional MWRD requirements will be applicable.

Commissioner Friedman asks whether the choice to remodel versus tear down has any implications for MWRD regulations, specifically if a tear down triggers any requirements. Mr. Latus clarifies that it does not.

Commissioner Bettenhausen then asks whether the vertical sign post will be reused in the new development.

Mr. Okon confirms that the intention is to reuse the vertical sign post and that they will adhere to village code.

Mr. Vyverberg states that the petitioner has addressed all requests and mentions that there will be no changes to the surrounding properties. He notes that the variation for parking poses no specific concerns and that he has discussed signage with the petitioner, indicating that additional landscaping may be incorporated. He highlights that the building has been vacant since 2020.

Commissioner Friedman inquires about the stormwater management element

referenced in the recently approved Wendy's building. He asks whether that is a separately owned piece and if it will be tied into the new development. Mr. Vyverberg explains that, as a non-engineer, he cannot provide detailed information but mentions that he spoke with George Ruppert, the village engineer. He notes that the previous use underwent the MWRD process, and while he is unsure about the stormwater requirements, the new building received approval for a single-user lot and includes a large retention basin. He adds that it is possible that the proposed lot may connect to the retention basin while maintaining the existing grade but cannot speak definitively for MWRD regarding the property calculations.

STAFF RECOMMENDATION:

The proposed Plat of Subdivision would clarify the existing parcel lots and delineate the 3 separate lots, which are aligned with 3 separate uses.

KFC would renovate the currently vacant building on Lot 3, which was also previously a restaurant. The building and drive-through comply with the B-2 bulk standards and stacking requirements. Furthermore, drive-through uses are common in the Dundee/Rand Corridor.

Another component of the request relief is a Parking Variation. Per the business plan, the majority of customers will be using the drive-through, therefore, Staff believes the proposed parking should be sufficient for this use.

Therefore, Staff recommends approval of the Preliminary and Final Subdivision, Special Use, and Variation, pursuant to the following conditions:

1. The Final Plat of Subdivision shall be submitted on Mylar with the required signatures and significantly conform to the Plat of Subdivision prepared by Weaver Consultant Group and attached hereto.
2. A Cross-Access Easement/Agreement between Lots 2 and 3 shall be submitted in a manner acceptable to the Director of Planning and Zoning and Village Attorney.
3. Recording fees in the amount of \$300 shall be submitted.
4. The Special Use and Variation shall substantially conform to the engineering plans prepared by Weaver Consultant Group dated 8/28/2024, elevations prepared by Design Plus dated 8/19/2024 and the business plan submitted by the Petitioner, except as such plans may be changed to conform to Village Codes and Ordinances.
5. The traffic directional signage plan shall be submitted in a manner acceptable to the Village Engineer.
6. The final landscaping plan shall be submitted in a manner acceptable to the Director of Planning and Zoning.

Ms. Roth-Wurster seeks clarification, inquiring if the current request pertains to both a preliminary and final plat. Mr. Vyverberg confirms this is correct and explains that if there is a division of property that does not comply with the underlying ordinances, it is advisable to go through the preliminary plat of

subdivision to obtain assurances before proceeding to final engineering and subdivision approval. He notes that this is an existing condition and that they are requesting both preliminary and final approval to redraw the lot lines as presented, emphasizing that they would not return unless there were any changes.

Mr. Kolososki raises a question regarding parking, noting that 25 spaces are required but only 17 are proposed and how does that affect the handicap parking requirements. Mr. Vyverberg clarifies that, per the State of Illinois, the number of handicapped parking spaces provided will be determined based on the approved total of 17 parking spaces.

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.

DISCUSSION:

Commissioner Cavanaugh expresses support for the project, noting that the eyesore will be removed and that a new business should be encouraged.

Commissioner Kolososki adds that the new development will complement the recently opened Wendy's location.

Commissioner Fedota remarks that the area is undergoing a positive transformation.

Chairman Wood concludes by stating that this is a double bonus for the community.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 9-0. This item will tentatively go to Village Council on October 14th, 2024 .

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

IV. COMMUNICATIONS**V. ADJOURNMENT**

**VILLAGE OF PALATINE
Planning and Zoning Commission**

SCHEDULED 10/08/24 07:00 PM

STAFF REPORT (ID # 9360)

Two vacant properties south of 1311 W. Hill Street.

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Jim Balogh, Balogh Group LLC

PLAN NUMBER: PFSUB-00007-2024

BACKGROUND:

The lots were platted as part of Percy Wilson's Forest View Highlands Subdivision in 1926, annexed into the Village in 2005, and subsequently rezoned to R-1A single-family residential in 2006. The Petitioner is now requesting to consolidate two vacant lots into a single lot, and is therefore requesting:

**Preliminary and Final Plat of Subdivision to consolidate 2 existing
Residential Lots into 1 Residential Lot.**

Surrounding Zoning/Uses:

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

KEY ISSUES:

Background

The properties were annexed in 2005 and are approximately 15,905 square feet (0.36 acres) containing 2 lots. Per Code, all annexed property comes into the Village with an R-1 zoning designation (most restrictive zoning designation) and the Subject Lots were subsequently rezoned R-1A Single Family Residential in 2006, with the then developer's intention of constructing one home and consolidating the lots. Both the rezoning in 2006 and the proposed consolidation comply with the Northwest Sub Area Land Use recommendations, which was adopted as an Amendment to the Comprehensive Plan. The following outlines the current and proposed lot characteristics:

Zoning and Site Design

	Lot Size (15,000 sq. ft. required)	Lot Width (90' required)	Lot Depth (110' required)
Existing Lot 21	7,952.5 sq. ft.	60'	132.56
Existing Lot 22	7,952.5 sq. ft.	60'	132.56
Proposed Lot	15,905 sq. ft.	120'	132.56

The lot consolidation would comply with the minimum R-1A lot area standards, aligning it with neighboring properties. This is consistent with surrounding properties, where some lots were previously consolidated, and in other instances, single-family homes were developed across two lots.

Engineering

In 2011, the Balogh Subdivision was approved for the two lots directly to the south. The site currently has access to all necessary utilities. There are no existing sidewalks along this section of N. Forest or W. Hill Street; therefore, a cash-in-lieu contribution for sidewalks will be accepted. The Village Engineer has conditionally approved the engineering plans.

According to the submitted engineering plans, the Petitioner proposes to construct a private drive off of the existing street. This proposed consolidation was also contemplated, with the 2006 rezoning. A license agreement will be required for the private drive within the right-of-way.

STAFF RECOMMENDATION:

The Petitioner is requesting to consolidate two existing lots into a single lot while retaining the R-1A zoning designation. The proposed lot and building plans are consistent with the Comprehensive Plan recommendations and comply with the underlying R-1A zoning requirements. Additionally, the consolidation will unify the lots for the development of a new single-family home.

Therefore, staff recommends approval of the Preliminary and Final Plat of Subdivision (Plat of Consolidation), subject to the following conditions:

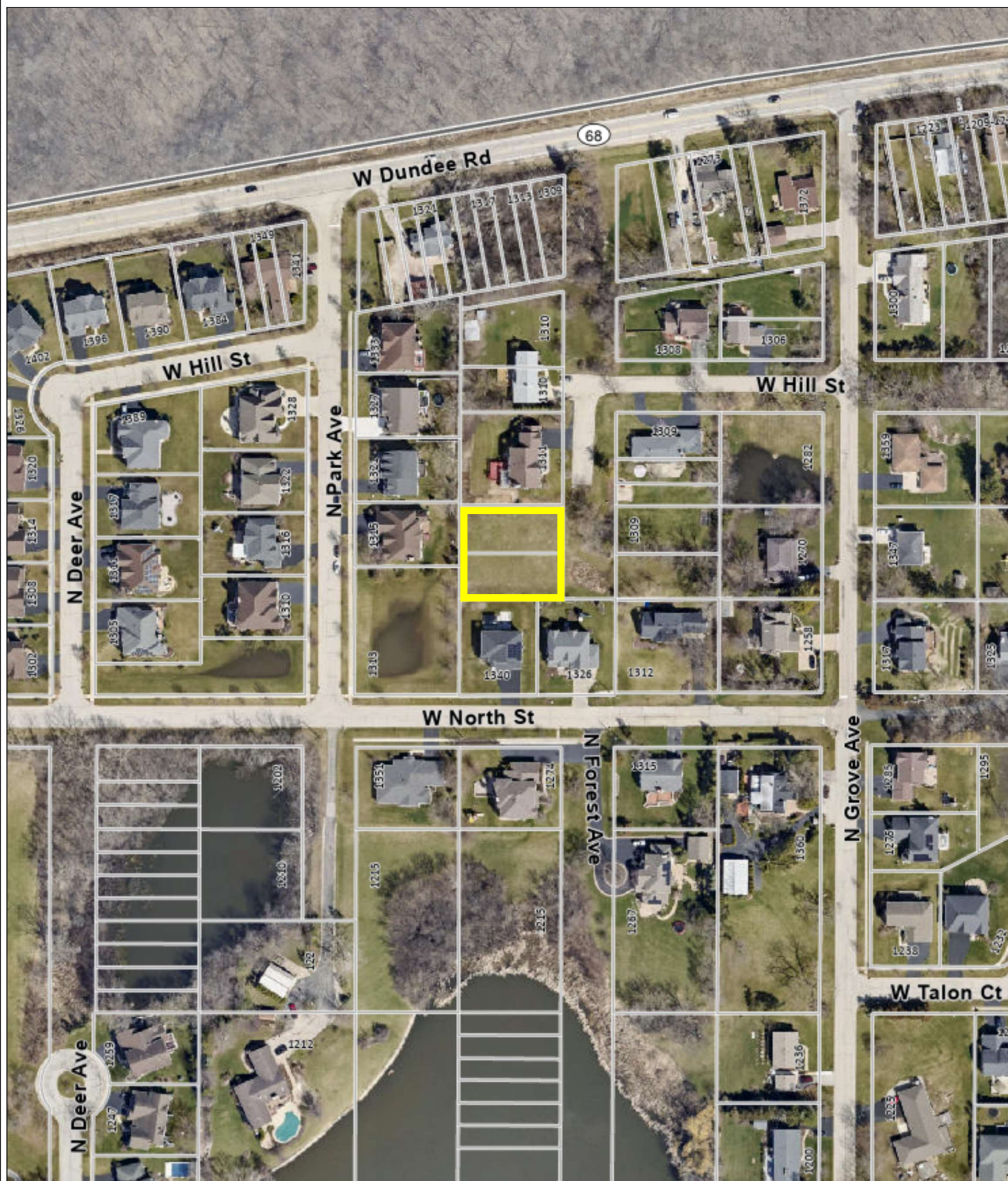
1. The plat of subdivision shall substantially conform to the engineering plans prepared by Norman Toberman & Associates, LLC, submitted on 9/11/24 and attached hereto as Exhibit 'A', except where revisions are necessary to comply with Village Codes and Ordinances.
2. The Plat of Subdivision shall be submitted on Mylar with the required signatures

and shall substantially conform to the Plat of Subdivision prepared by Norman Toberman & Associates, LLC, as attached hereto.

3. A license and maintenance agreement for the private drive within the Forest Avenue right-of-way shall be submitted in a form acceptable to the Village Attorney.
4. If required, a Public Improvement Letter of Credit shall be submitted in a manner acceptable to the Village Engineer.
5. Parkway trees shall be provided in a manner acceptable to the Village Engineer.
6. Cash in lieu of sidewalks shall be submitted in a manner acceptable to the Village Engineer.
7. Recording fees in the amount of \$300 shall be submitted.

ATTACHMENTS:

- Aerial Map
- Plat of Consolidation
- Engineering Plans
- Proposed Elevations
- Application
- Plat of Survey
- 2006 Adopted Northwest Sub Area Land Use Map
- O-197-06
- Public Notice



Attachment: Aerial Map (Vacant Lots south of 1311 W. Hill Street - FBSUB)

0 200 400
ft

Print Date: 10/1/2024

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.

FINAL PLAT
Balo Consolidation
of

OWNERS CERTIFICATE

State of Illinois } ss.
County of Cook }
This is to certify that _____ is the owner of the property described hereon and that they have caused the said property to be surveyed and subdivided as shown hereon, for the uses and purposes therein set forth, and do hereby acknowledge and adopt the same under the title hereon indicated.

Dated this _____ day of _____, A.D., 2024

NOTARY CERTIFICATE

State of Illinois } ss.
County of Cook }
I, _____ a notary public in and for said county in the state aforesaid, do hereby certify that _____ are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such owners, appeared before me this day in person and acknowledged that they signed and delivered said instrument of their own free and voluntary act and as the free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this _____ day of _____, A.D., 2024

Notary Public

My commission expires on _____

SURVEYORS CERTIFICATE

State of Illinois } ss.
County of Cook }
I, David R. Bycroft, an Illinois Professional Land Surveyor, do hereby certify that I have surveyed, subdivided, and staked the property described in the caption of this plat, and that this plat is a correct representation of said survey.

dated at Arlington Heights, Illinois, this _____ day of _____, 2024

by _____
as Illinois Professional Land Surveyor No. 2846

VILLAGE ENGINEER

State of Illinois } ss.
County of Cook }
This plat has been check for conformance to the Village of Palatine standards and requirements, and working drawing and specifications for improvements have been prepared in conformance with the Village standards and requirements, and engineering fees due to the Village of Palatine have been paid.
Dated this _____ day of _____, 2024

Signed: _____
Village Engineer

PLAN COMMISSION

Approved by the plan commission of the Village of Palatine, Cook County, Illinois, this _____ day of _____, 2024

Signed: _____
Chairman

Attest: _____
Secretary

VILLAGE COUNCIL

Approved by the Village Council of the Village of Palatine, Cook County, Illinois, this _____ day of _____, 2024

Signed: _____
Mayor

Attest: _____
Village Clerk

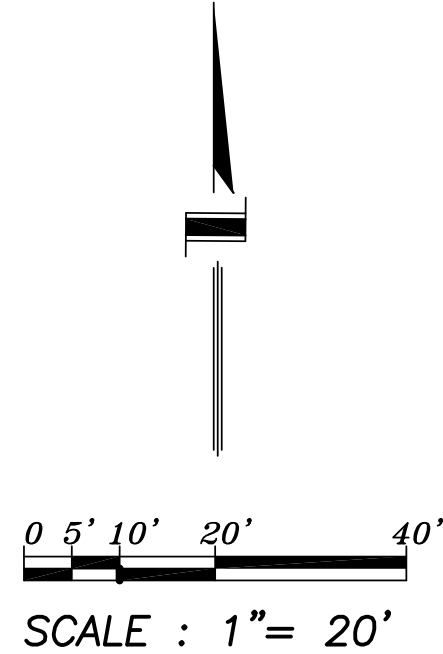
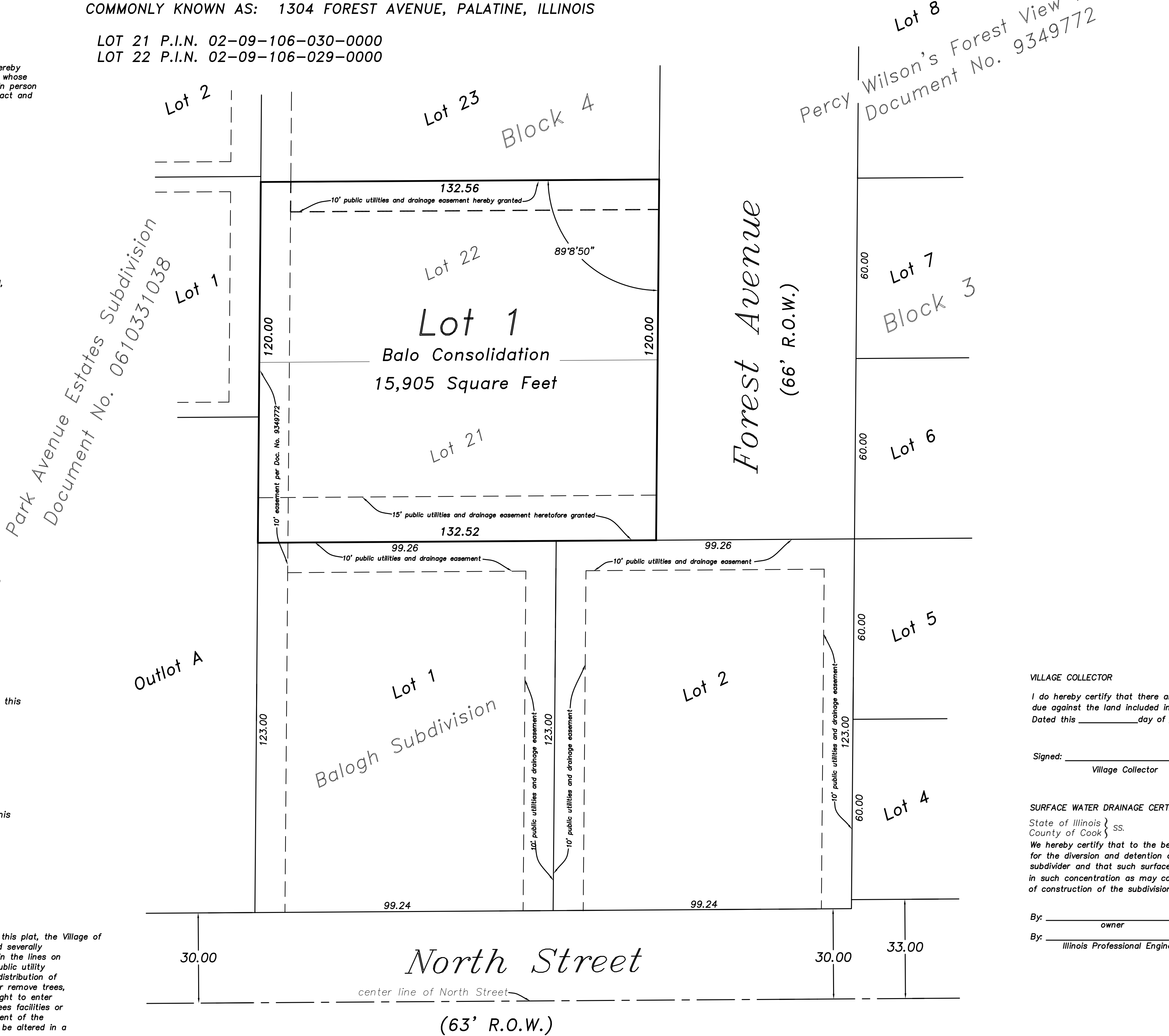
EASEMENT PROVISIONS

Whenever the words "public utilities" or "public utilities and drainage easement" shall appear on this plat, the Village of Palatine, a municipal corporation, Cook County, Illinois, and its successors or assigns, jointly and severally shall hold a perpetual easement under, over and across the surface of the property shown within the lines on the plat marked as such for the installation, construction, use, repair and maintenance of all public utility equipment, including but not limited to, facilities used in connection with the transmission and distribution of electricity and sounds and signals, water and sewage mains and piping, the right to cut, trim or remove trees, bushes and roots, as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over grantees facilities or in, upon or over the property within the lines marked "easement" without the prior written consent of the grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to unreasonably interfere with the proper operation and maintenance thereof.

LOTS 21 AND 22 IN BLOCK 4 IN PERCY WILSON'S FOREST VIEW HIGHLANDS, A SUBDIVISION IN THE WEST ½ OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN COOK COUNTY ON JULY 23, 1926, AS DOCUMENT NO. 9349772, IN COOK COUNTY ILLINOIS.

COMMONLY KNOWN AS: 1304 FOREST AVENUE, PALATINE, ILLINOIS

LOT 21 P.I.N. 02-09-106-030-0000
LOT 22 P.I.N. 02-09-106-029-0000



SCHOOL DISTRICTS
High School District 211
Grade School District 15

Send next tax bill to: (name) _____
(address) _____

VILLAGE COLLECTOR

I do hereby certify that there are no deferred special assessments or unpaid current assessments due against the land included in the above plat.
Dated this _____ day of _____, 2024

Signed: _____
Village Collector

SURFACE WATER DRAINAGE CERTIFICATE

State of Illinois } ss.
County of Cook }
We hereby certify that to the best of our knowledge and belief that adequate provisions have been made for the diversion and detention of surface waters into public areas or drains within the rights of the subdivider and that such surface water will not be deposited on adjacent land owners property in such concentration as may cause damage by erosion or sedimentation to such property because of construction of the subdivision.

By: _____ Dated _____
owner
By: _____ Dated _____
Illinois Professional Engineer

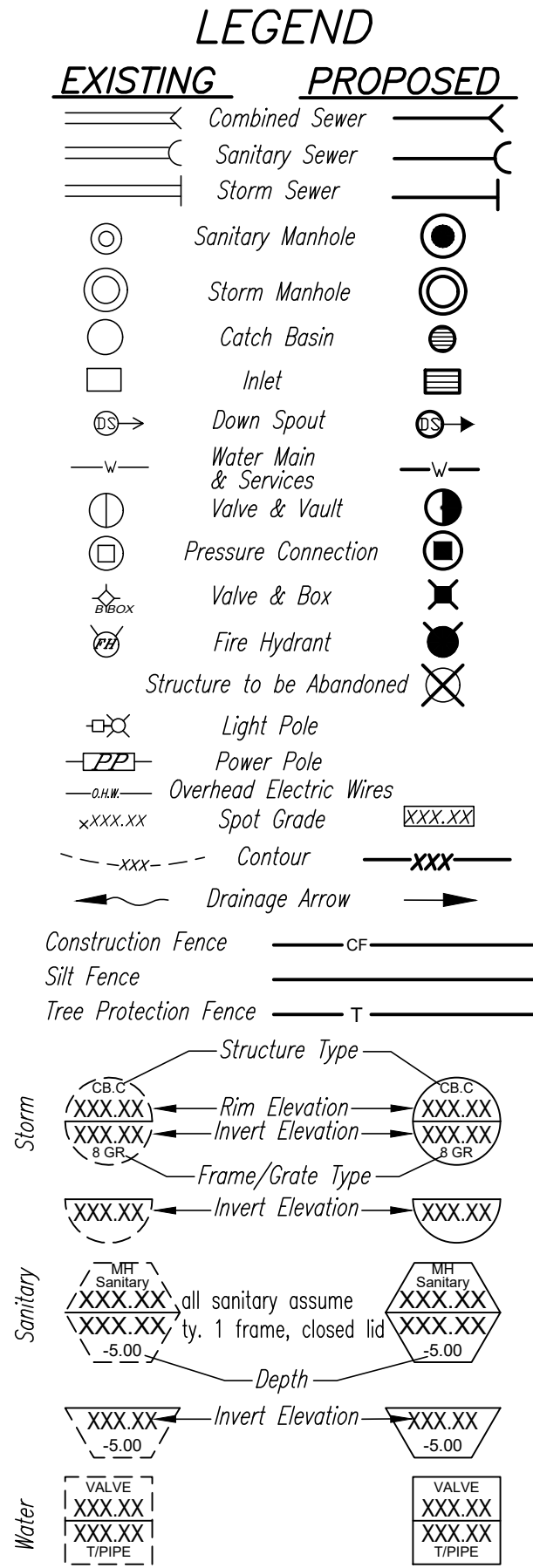
This plat submitted for recording by: (name) _____
(address) _____

GENERAL NOTES

- THE CONTRACTOR SHALL PERFORM ALL WORK PER THE REFERENCED STANDARDS.
- THE CONTRACTOR SHALL NOTIFY THE OWNER, MUNICIPALITY, AND NORMAN J. TOBERMAN AND ASSOCIATES, LLC. A MINIMUM OF THREE (3) DAYS BEFORE START OF CONSTRUCTION.
NORMAN J. TOBERMAN & ASSOCIATES, LLC. (847) 439-8225
VILLAGE OF PALATINE (847) 358-7500
- THE CONTRACTOR SHALL REQUEST A UTILITY LOCATE A MINIMUM OF 48 HOURS PRIOR TO START OF CONSTRUCTION ACTIVITIES. CONTACT J.U.L.I.E. AT (800) 892-0123 OR 811.
- THE CONTRACTOR SHALL VERIFY THE LOCATIONS & DEPTHS OF ALL UTILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS AND SHALL BE RESPONSIBLE FOR REPAIR OF DAMAGE DONE TO UTILITIES WITHIN THE LIMITS OF IMPROVEMENT.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE CIVIL ENGINEERING PLANS AND ANY PLANS PREPARED BY OTHERS ARE CONCURRENT.
- DO NOT SCALE PLANS FOR CONSTRUCTION DRAWINGS, VERIFY ALL DIMENSIONS IN FIELD.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING INSPECTIONS.
- A COPY OF THE APPROVED ENGINEERING PLANS IS TO REMAIN ON SITE AT ALL TIMES.
- THE CONTRACTOR SHALL INSTALL BARRICADES, CLOSE WALKS BEFORE STARTING AND COVER EXCAVATIONS AT THE END OF EACH DAY.
- THE CONTRACTOR SHALL MAINTAIN "POSITIVE" SITE DRAINAGE DURING CONSTRUCTION.
- THE CONTRACTOR SHALL REMOVE OR SECURE CONSTRUCTION EQUIPMENT AT THE END OF EACH DAY.
- THE CONTRACTOR SHALL OBTAIN ALL REQUIRED LOCAL PERMITS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE CONSTRUCTION STAKING AND LAYOUT.
- THE CONTRACTOR SHALL INDEMNIFY THE OWNER, ENGINEER AND JURISDICTIONAL AUTHORITIES, INCLUDING THEIR AGENCTS, AND NEIGHBORING PROPERTY OWNERS FROM LIABILITIES.
- THE CONTRACTOR SHALL VERIFY ELEVATIONS BEFORE STARTING WORK AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
- THE CONTRACTOR SHALL PROVIDE ADEQUATE CONSTRUCTION SIGNS & BARRICADES.
- THE CONTRACTOR SHALL MERGE COST FOR ANY INCIDENTAL ITEMS INTO HIS PROPOSAL.
- THE CONTRACTOR SHALL GUARANTEE PLANT/PAVING MATERIALS & WORKMANSHIP FOR ONE YEAR.
- THE CONTRACTOR SHALL REMOVE AND DISPOSE OF UNSUITABLE AND EXCESS MATERIAL.
- THE CONTRACTOR SHALL COMPLY WITH PA 96-1416/CLEAN CONSTRUCTION DEBRIS REMOVAL & OFF-SITE DISPOSAL REQUIREMENTS.
- THESE ENGINEERING PLANS DO NOT MEET THE MINIMUM REQUIREMENTS FOR A PLAT OF SURVEY. THE PROPERTY LINES AND BOUNDARIES SHOWN ON THESE PLANS ARE FOR REFERENCE ONLY. THE CONTRACTOR SHALL REFER TO THE TITLE, DEED, ABSTRACT OR PLAT OF SURVEY AND SHALL VERIFY THE PROPERTY BOUNDARY PRIOR TO CONSTRUCTION STAKING.

EROSION CONTROL NOTES

- THE CONTRACTOR SHALL PERFORM EROSION CONTROL AND SEDIMENT PROTECTION WORK PER THE ILLINOIS URBAN MANUAL FOR SOIL EROSION AND SEDIMENT CONTROL, LATEST EDITION AND LOCAL CODES AND STANDARDS.
- THE CONTRACTOR SHALL KEEP THE WORK SITE, LOT, AND WALK FREE OF MUD & DEBRIS.
- THE CONTRACTOR SHALL INSTALL TEMPORARY SILT & CONSTRUCTION FENCES AND STABILIZED CONSTRUCTION ENTRANCE PRIOR TO START OF CONSTRUCTION.
- THE TEMPORARY EROSION CONTROL MEASURES DEPICTED UPON THE PLANS ARE MINIMUM REQUIREMENTS. ADDITIONAL EROSION CONTROL MEASURERS MAY BE REQUIRED BY THE JURISDICTIONAL AUTHORITY.
- THE CONTRACTOR SHALL PROTECT DITCHES, STORM SEWERS, AND CULVERTS FROM SILTATION.
- THE CONTRACTOR SHALL FILTER WATER PUMPED FROM DEWATERING OPERATIONS BEFORE IT FLOWS OFFSITE.
- THE CONTRACTOR SHALL TEMPORARILY SEED TOPSOIL STOCKPILE IF DIRECTED BY THE JURISDICTIONAL AUTHORITY.
- THE CONTRACTOR SHALL SWEEP ADJACENT ROADWAYS TO REMOVE TRACKED MUD.
- THE CONTRACTOR SHALL REGULARLY INSPECT AND MAINTAIN TEMPORARY EROSION CONTROL MEASURES.
- PERMANENT SOIL STABILIZATION SHALL OCCUR WITHIN 14 DAYS AFTER COMPLETION OF FINAL GRADING OF THE SITE.



PROJECT

Proposed Residence

PARCEL 1: LOT TWENTY-ONE (21) IN BLOCK FOUR (4) IN PERCY WILSON'S FOREST VIEW HIGHLANDS, A SUBDIVISION IN THE WEST (½) OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN COOK COUNTY ON JULY 23, 1926 AS DOCUMENT NO. 9349772, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOT TWENTY-TWO (22) IN BLOCK FOUR (4) IN PERCY WILSON'S FOREST VIEW HIGHLANDS, A SUBDIVISION IN THE WEST (½) OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN COOK COUNTY ON JULY 23, 1926 AS DOCUMENT NO. 9349772, IN COOK COUNTY, ILLINOIS.

1302 Forest Avenue
Palatine, IL

PIN #02-09-106-030-0000

LOCATION MAP



SHEET INDEX

- C-1 TITLE AND NOTES
- C-2 EXISTING TOPOPOGRAPHY PLAN
- C-3 SITE PLAN
- C-4 UTILITY PLAN
- C-5 GRADING & EROSION PLAN
- C-6 DETAIL SHEET

BENCHMARK

SITE BENCHMARK:
NORTHWEST FLANGE BOLT ON HYDRANT, APPROXIMATELY 49 FEET EAST OF THE EAST PROPERTY LINE OF LOT 22, 1302 FOREST AVENUE.
ELEV 828.90 NAVD 1988 DATUM

REFERENCED STANDARDS

THE FOLLOWING CODES AND SPECIFICATIONS ARE INCORPORATED INTO THESE DOCUMENTS BY REFERENCE AND SHALL BE CONSIDERED MINIMUM CONSTRUCTION STANDARDS. IF ANY CONFLICT EXISTS BETWEEN THE PLANS, SPECIFICATIONS, OR CODES, THE STRICTEST CONDITION SHALL APPLY. IF NO EDITION IS CITED, THE CURRENT EDITION SHALL APPLY:

- 2016 IDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
- 2016 IDOT SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS
- 2016 ISPE STANDARD SPECIFICATIONS OF WATER AND SEWER CONSTRUCTION IN ILLINOIS

MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
VILLAGE OF PALATINE CODE OF ORDINANCES

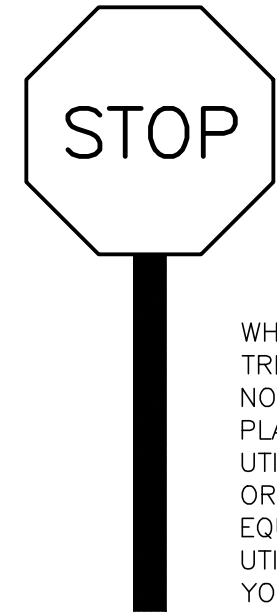
DRAINAGE CERTIFICATION STATEMENT

"To the best of our knowledge and belief, the drainage of the surface waters will not be changed by the construction of these lot improvements or any part thereof, or that if such surface water drainage will be changed, reasonable provisions have been made for the collection and diversion of such surface waters into public areas or drains which the Owner has a right to use, and that such surface waters will be planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of damage to the adjoining property."

Dated this 5th day of August, 2024

Owner

Engineer



Know what's below.
Call before you dig.

CALL JULIE
48 HOURS BEFORE YOU DIG.
811 OR 1-800-892-0123

WHETHER YOU'RE DIGGING A FOUNDATION OR JUST PLANTING A TREE, MAKE SURE YOU CALL JULIE FIRST. JULIE IS A FREE NOTIFICATION SERVICE THAT ALERTS UTILITY COMPANIES OF PLANNED DIGGING ACTIVITIES IN AREAS WITH UNDERGROUND UTILITY FACILITIES. UNDERGROUND FACILITIES CAN BE DAMAGED OR RUPTURED BY A SHOVEL BLADE OR OTHER DIGGING EQUIPMENT. AVOID THE PAIN AND COST OF DAMAGING BURIED UTILITIES... CALL BEFORE YOU DIG. STATE LAW NOW REQUIRES YOU TO CALL JULIE TWO WORKING DAYS BEFORE YOU DIG.



DUTY TO INDEMNIFY

THE CONTRACTOR SHALL DEFEND, INDEMNIFY, KEEP AND SAVE HARMLESS THE VILLAGE, SCHOOL DISTRICT, OWNER, AND ENGINEER, AND THEIR RESPECTIVE BOARD MEMBERS, REPRESENTATIVES, AGENTS, AND EMPLOYEES, IN BOTH INDIVIDUAL AND OFFICIAL CAPACITIES, AGAINST ALL SUITS, CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES, CAUSED BY GROWING OUT OF, OR INCIDENTAL TO, THE PERFORMANCE OF THE WORK UNDER THE CONTRACT BY THE CONTRACTOR OR ITS SUBCONTRACTORS TO THE FULL EXTENT AS ALLOWED BY THE LAWS OF THE STATE OF ILLINOIS AND NOT BEYOND ANY EXTEND WHICH WOULD RENDER THESE PROVISIONS VOID OR UNENFORCEABLE. THIS OBLIGATION INCLUDES BUT IS NOT LIMITED TO: THE ILLINOIS LAWS REGARDING STRUCTURAL WORK (ILL. REV. STAT. CH. 48, PAR. 60 ET SEQ.). AND REGARDING THE PROTECTION OF ADJACENT LANDOWNERS (ILL. REV. STAT. CH. 17 1/2 PAR. 51 ET SEQ.). IN THE EVENT OF ANY SUCH INJURY (INCLUDING DEATH) OR LOSS OR DAMAGE, OR CLAIMS THEREFORE, THE CONTRACTOR SHALL GIVE PROMPT NOTICE TO THE OWNER.



SURVEYOR

ATTENTION:
DAVID BYCROFT, P.L.S.
NORMAN J. TOBERM
& ASSOCIATES, LL
CONSULTING CIVIL
ENGINEERS &
SURVEYORS
115 SOUTH WILKE ROAD
SUITE 301
ARLINGTON HTS., IL 60126
PHN: (847) 439-8225
FAX: (847) 749-4104

CLIENT

JAMES BALOUGH
BALO BUILDERS
137 E. GRANTLEY AV
ELMHURST, IL 60126
CELL: (847) 630-104
EMAIL: jibalough@comcast

NORMAN J. TOBERM
&
ASSOCIATES, LL
CONSULTING CIVIL ENGINE
&
SURVEYORS
115 S. WILKE ROAD, SUITE
ARLINGTON HEIGHTS, IL 60
P. (847) 439-8225
F. (847) 749-4104
mail@toberman.us
www.toberman.us

DESIGN FIRM NO:
184005910
EXPIRES: 04-30-25

No. Date Revision

EXPIRES: 11/30/24

PROPOSED
RESIDENCE
LOTS 21 & 2

1302 Forest Avenue
Palatine, IL 60067

NJT Project No.
24-7549

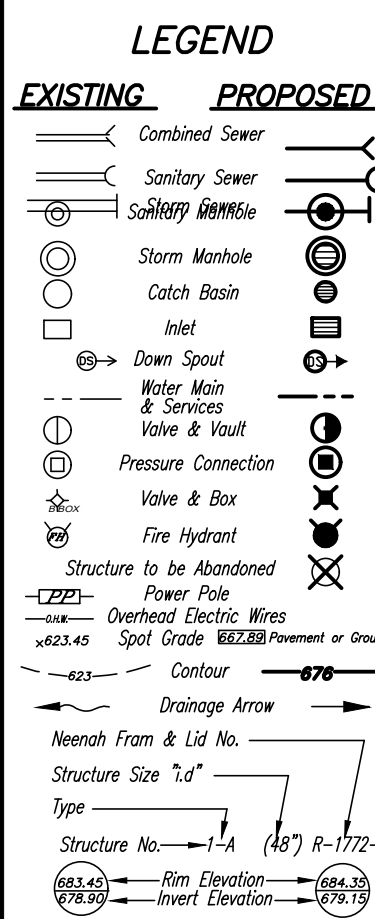
TITLE &
NOTES

Sheet No.

C-1

plot area 0.76 acre

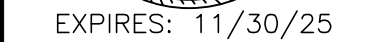
Packet Pg. 20



ARCHITECT
FREDERICK GILMORE
ARCHITECTS
3489 GALLANT FOX DRIVE
ELGIN, IL 60124
PHN: (847) 421-8676
gilmorch@comcast.net

**NORMAN J. TOBERMA
&
ASSOCIATES, LLC
CONSULTING CIVIL
ENGINEERS &
SURVEYORS**

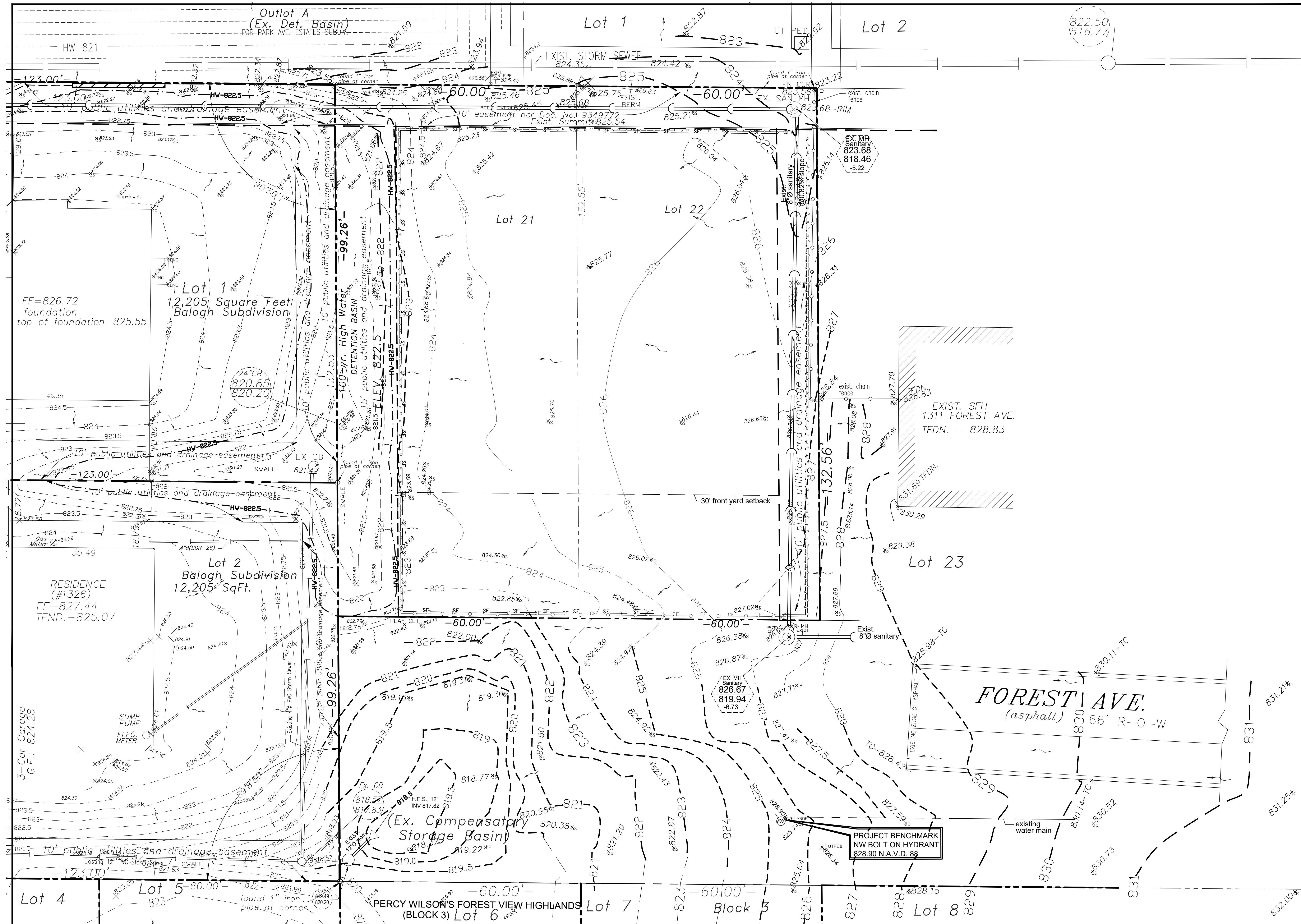
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115 S. WILKE ROAD, SUITE 301
ARLINGTON HEIGHTS, IL 60005
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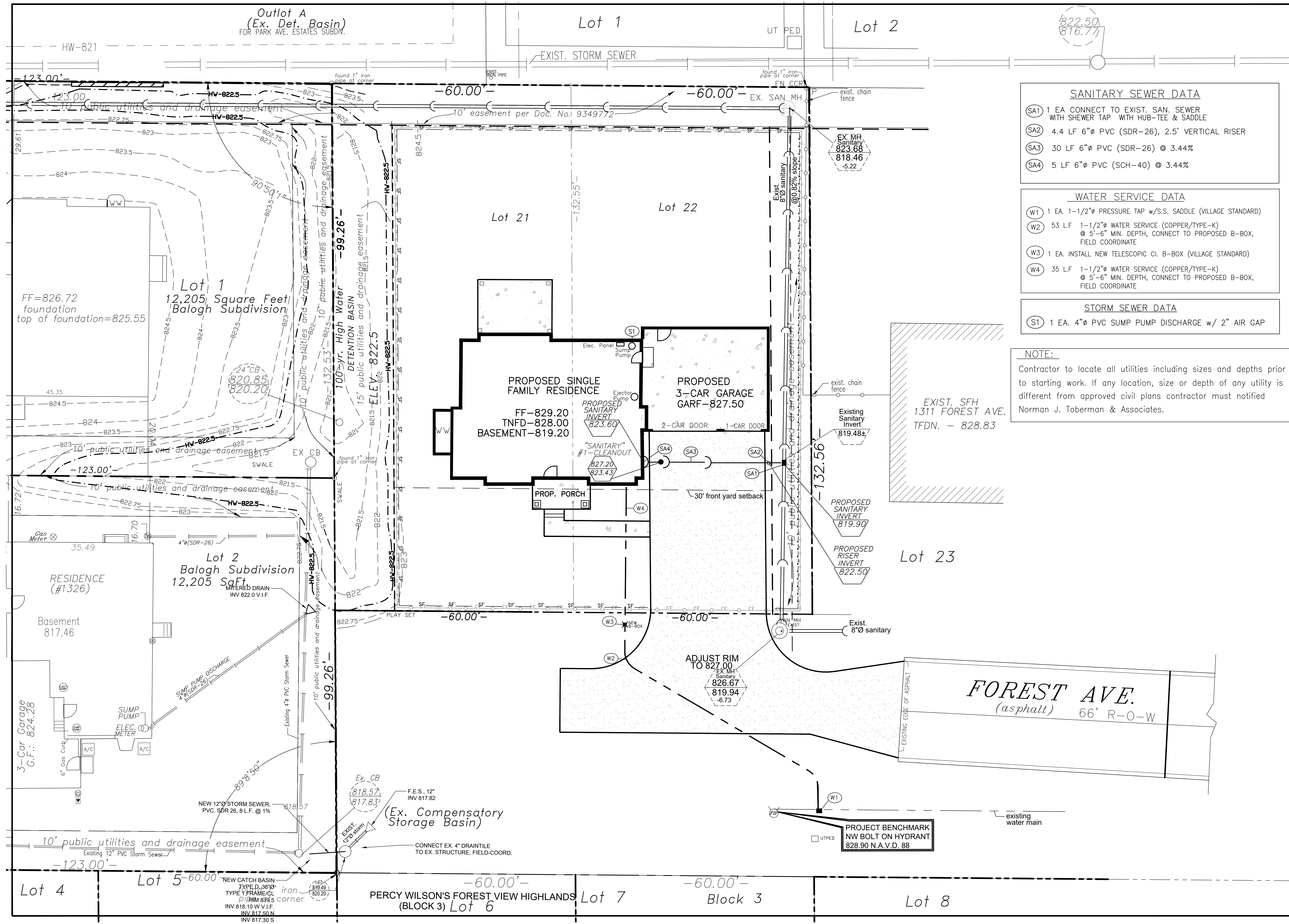
NJT Project No.
24-7549

Sheet	No.
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C-2
PLOT DATE: 8-5-24-CJT







SANITARY SEWER DATA

- SA1 1 EA CONNECT TO EXIST. SAN. SEWER WITH SHERER TAP WITH HUB-TEE & SADDLE
- SA2 4.4 LF 6"Ø PVC (SDR-26), 2.5' VERTICAL RISER
- SA3 30 LF 6"Ø PVC (SDR-26) @ 3.44%
- SA4 5 LF 6"Ø PVC (SCH-40) @ 3.44%

WATER SERVICE DATA

- W1 1 EA. 1-1/2"Ø PRESSURE TAP w/S.S. SADDLE (VILLAGE STANDARD)
- W2 53 L.F. 1-1/2"Ø WATER SERVICE (COPPER/TYPE-K) @ 5'-6" MIN. DEPTH, CONNECT TO PROPOSED B-BOX, FIELD COORDINATE
- W3 1 EA. INSTALL NEW TELESCOPIC CI. B-BOX (VILLAGE STANDARD)
- W4 35 L.F. 1-1/2"Ø WATER SERVICE (COPPER/TYPE-K) @ 5'-6" MIN. DEPTH, CONNECT TO PROPOSED B-BOX, FIELD COORDINATE

STORM SEWER DATA

- S1 1 EA. 4"Ø PVC SUMP PUMP DISCHARGE w/ 2" AIR GAP

NOTE:
Contractor to locate all utilities including sizes and depths prior to starting work. If any location, size or depth of any utility is different from approved civil plans contractor must notified Norman J. Toberman & Associates.

LEGEND

EXISTING

- Combined Sewer
- Sanitary Sewer
- Storm Manhole
- Catch Basin
- Inlet
- Down Spout
- Water Main
- Valve & Vault
- Pressure Connection
- Valve & Box
- Fire Hydrant
- Structure to be Abandoned
- Overhead Electric Wires
- Spot Grade
- Contour
- Drainage Arrow
- Nearest Fram & Lid No.
- Structure Size
- Type
- Structure No.
- Rim Elevation
- Invert Elevation

PROPOSED

- Combined Sewer
- Sanitary Sewer
- Storm Manhole
- Catch Basin
- Inlet
- Down Spout
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SURVEYOR
DAVID BYCROFT, PLS
NORMAN J. TOBERMAN & ASSOCIATES, LLC
115 SOUTH WILKE ROAD
SUITE 301
ARLINGTON HTS., IL 60005
PHN: (847) 439-8225
FAX: (847) 749-4104

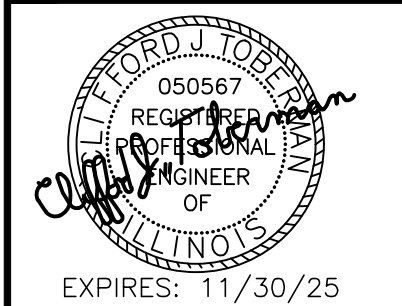
ARCHITECT
FREDERICK GILMORE
ARCHITECTS
3489 GALLANT FOX DRIVE
ELGIN, IL 60124
PHN: (847) 421-8676
gilmorearch@gmail.com

CLIENT
JAMES BALOGH
1001 ELLIS STREET
PALATINE, IL 60067
CELL: (847) 630-1046
EMAIL: jtbalogh@comcast.net

NORMAN J. TOBERMAN & ASSOCIATES, LLC
CONSULTING CIVIL ENGINEERS & SURVEYORS
ATTENTION: CLIFF TOBERMAN, P.E.
115 S. WILKE ROAD, SUITE 301
ARLINGTON HEIGHTS, IL 60005
P: (847) 439-8225
F: (847) 749-4104
mail@toberman.us
www.toberman.us

DESIGN FIRM NO: 184005910
EXPIRES: 04-30-25

No.	Date	Revision
9-10-24		Revised Drive

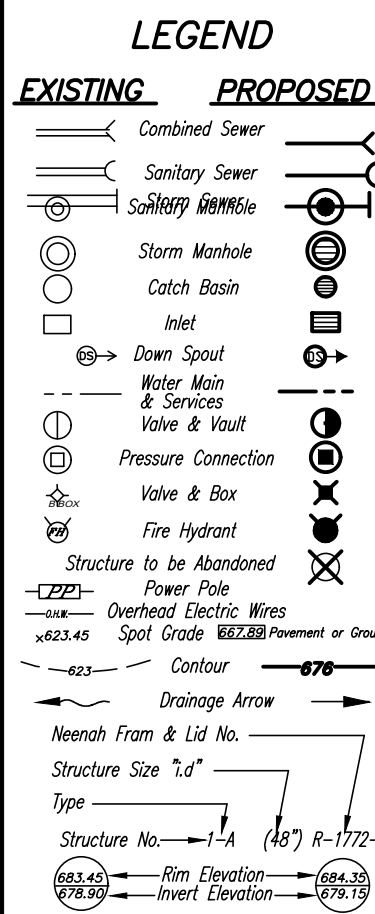


PROPOSED RESIDENCE
1302 FOREST AVE.
Palatine, IL 60067

NJT Project No.
24-7549

UTILITY PLAN

Sheet No.
C-4
PLOT DATE: 9-10-24-CJT



DAVID BYCROFT, PLS
NORMAN J. TOBERMAN &
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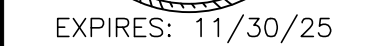
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&
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DESIGN FIRM NO:
184005910
EXPIRES: 04-30-25

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**PROPOSED
RESIDENCE**
1302 FOREST AVE
Palatine, IL 60067

NJT Project No.
24-7549

GRADING & EROSION PLAN

Sheet No.

C-5

PLOT DATE: 9-10-24-CJ

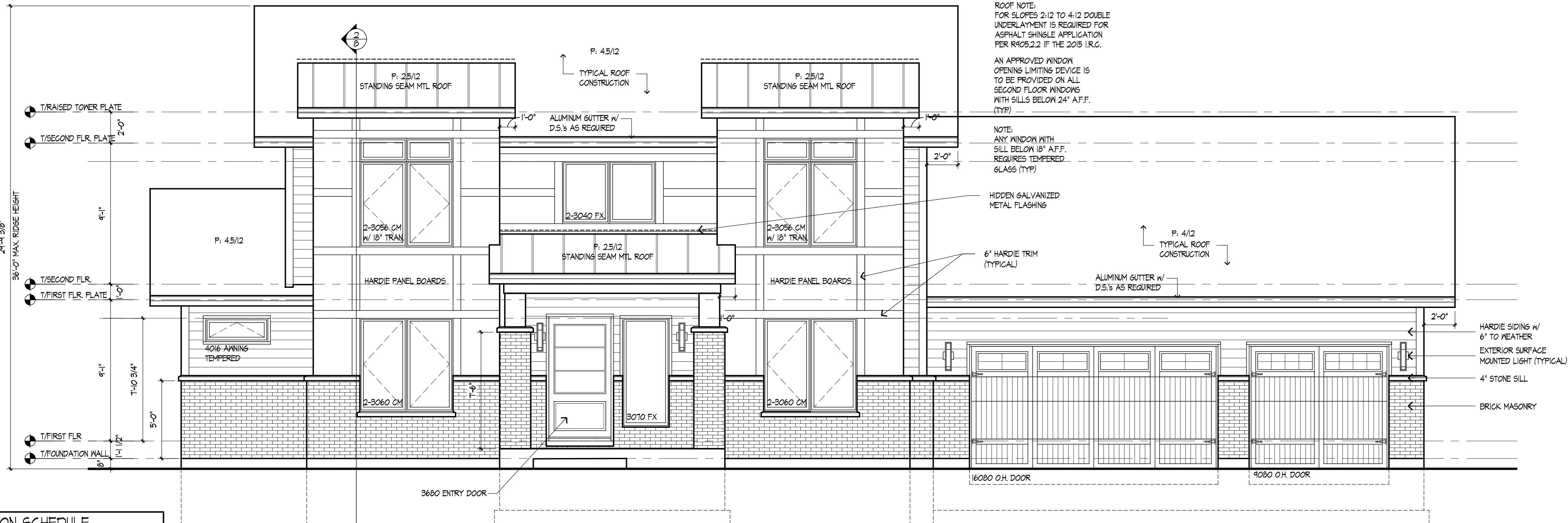


ELEVATION NOTES:

- DO NOT SCALE DRAWINGS
1. PROVIDE SPLASH BLOCKS AT ALL DOWN SPOUTS DISCHARGING AT GRADE (NOT TO DISCHARGE ACROSS WALK-WAY)
 2. PROVIDE DRIP CAPS AT ALL WINDOWS AND DOORS
 3. ALL ROOF SADDLES TO BE SHEATHED W/ BUILDING PAPER AND SHINGLES.
 4. REFER TO FLOOR PLANS FOR DOOR SIZES
 5. WINDOW SIZES ARE AS PER ELEVATIONS. WINDOW MFR TO VERIFY ALL BEDROOMS HAVE EGRESS WINDOW
 6. ROOF VENTS TO BE SCREENED AND BALANCED INTAKE AND EXHAUST.
 7. PROVIDE "Z" FLASHING ALONG ALL HORIZONTAL TRIM
 8. PROVIDE GALV. METAL FLASHING AT ALL ROOF AND WALL INTERSECTIONS.
 9. FIREPLACE FLUE TO BE MIN. 2'-0" ABOVE ANY ROOF SURFACE WITHIN 10'-0" HORIZONTALLY. MIN. 3'-0" PENETRATION ABOVE ROOF.
 10. SAFETY GLAZING AT BATHTUB/SHOWER. SILL HEIGHTS BELOW 18", EXT. DOORS AND WINDOWS W/ IN 24" OF DOOR (AS PER GOVERNING CODES)

EXTERIOR FINISH MATERIALS:

11. TYPICAL ROOFING WILL BE ARCHITECTURAL GRADE 25 YEAR ASPHALT SHINGLES
12. TYPICAL - ALUMINUM GUTTERS W/ DOWN SPOUTS OVER 1X8 FASCIA AND WITH 1X10 FRIEZE BOARD UNLESS OTHERWISE NOTED.
13. 1X2 ON 1X8 RAKE BOARD TYPICAL
14. TYPICAL SIDING - CEDAR W/ 5" EXPOSED
15. TYPICAL TRIM - 5/4" PRE-PRIMED CEDAR
16. ALL EYE AND RAKE OVERHANGS ARE 1'-0" UNLESS OTHERWISE NOTED.



STANDARD ELEVATION NOTES

- 35 YEAR ARCHITECTURAL GRADE ASPHALT SHINGLES
 - ALUMINUM GUTTERS AND DOWNSPOUTS OVER ALUMINUM FASCIA.
 - ALUMINUM SOFFIT W/ INTERGAL VENT.
 - SHEET METAL FLASHING OVER WINDOWS, DOORS AND MOOD TRIM.
 - SHEET METAL FLASHING AT ALL ROOF AND WALL INTERSECTIONS.
 - 1X2 EDGE BOARD OVER 1X8 RAKE BOARD
 - ALL RAKE AND OVERHANGS ARE 2'-0" UNLESS OTHERWISE NOTED
- INDICATES BRICK VENEER
INDICATES HARDIE SIDING
HIDDEN GALVANIZED METAL FLASHING
- NOTE: ALL WINDOW SIZES ARE MARVIN ESSENTIALS - MAY ONLY BE SUBSTITUTED W/ APPROVED EQUAL

EAST ELEVATION

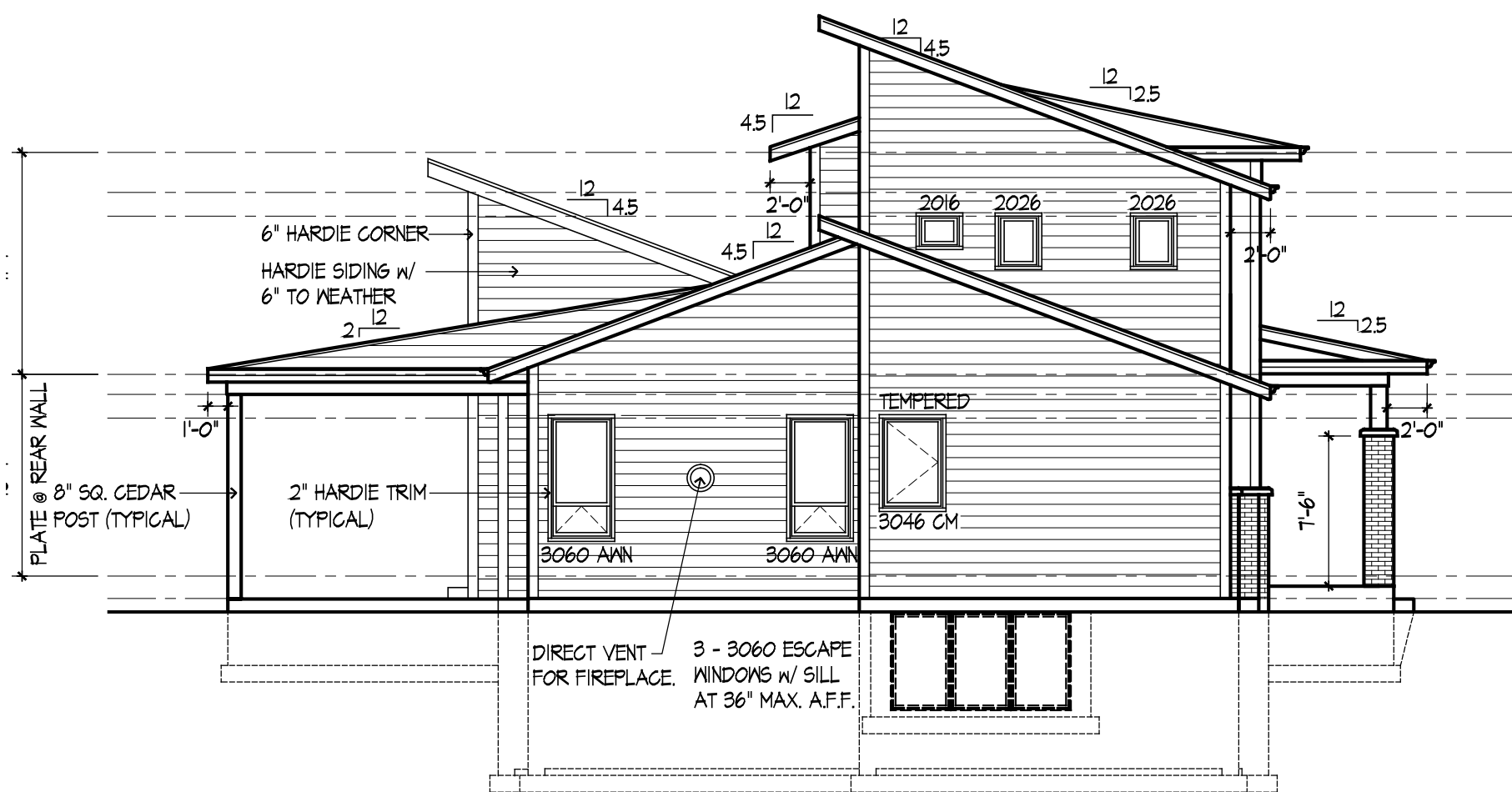
SCALE: 1/4" = 1'-0"

NOTE: TOP OF FOUNDATION IS TO BE A MINIMUM OF 6" ABOVE FINISH GRADE (TYPICAL)

INSTALL NUMBERS OR ADDRESS PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY (I.R.G. §20). TYPICAL 4"x6" HIGH NUMBERS, COLOR CONTRASTING WITH A BACKGROUND.

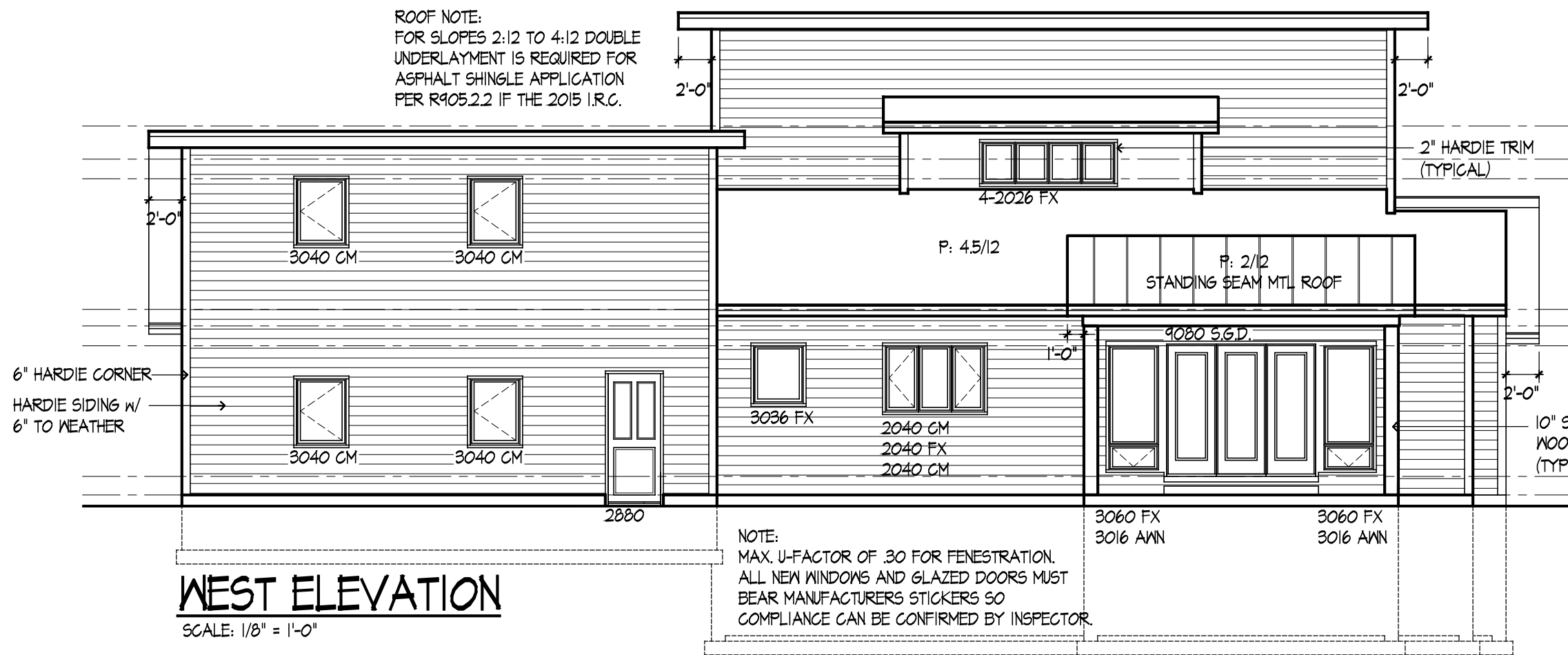
NOTE: PENETRATION SHALL BE LISTED AND LABELED BY MFR. MAX. AIR INFILTRATION OF WINDOWS, SKYLIGHTS, AND SLIDING DOORS IS 0.3 CFM/SQ.FT. MAX. AIR INFILTRATION OF SWINGING DOORS IS 0.5 CFM/SQ.FT.

LIGHT & VENTILATION SCHEDULE							
ROOM NAME	AREA	LIGHT		VENT		MECH CFM	
		REQ.	ACT.	REQ.	ACT.	REQ.	ACT.
BASEMENT	1211 S.F.	24.3	52.6	24.3	26.3	--	--
KITCHEN	246 S.F.	14.7	51.4	9.8	25.7	--	--
OFFICE	225 S.F.	18.0	30.2	9.0	15.1	--	--
GREAT ROOM	343 S.F.	31.4	126.8	15.7	27.6	--	--
BATH	54 S.F.	--	--	--	--	90 CFM	100 CFM
MASTER BATH	104 S.F.	--	10.6	--	--	187 CFM	200 CFM
MASTER BEDROOM	210 S.F.	16.8	30.2	8.4	15.1	--	--
BEDROOM 2	149 S.F.	15.9	42.6	8.0	13.8	--	--
BEDROOM 3	206 S.F.	16.5	42.6	8.3	13.8	--	--
BATH 2	43 S.F.	--	--	--	--	63 CFM	100 CFM
BATH 3	45 S.F.	--	--	--	--	65 CFM	100 CFM



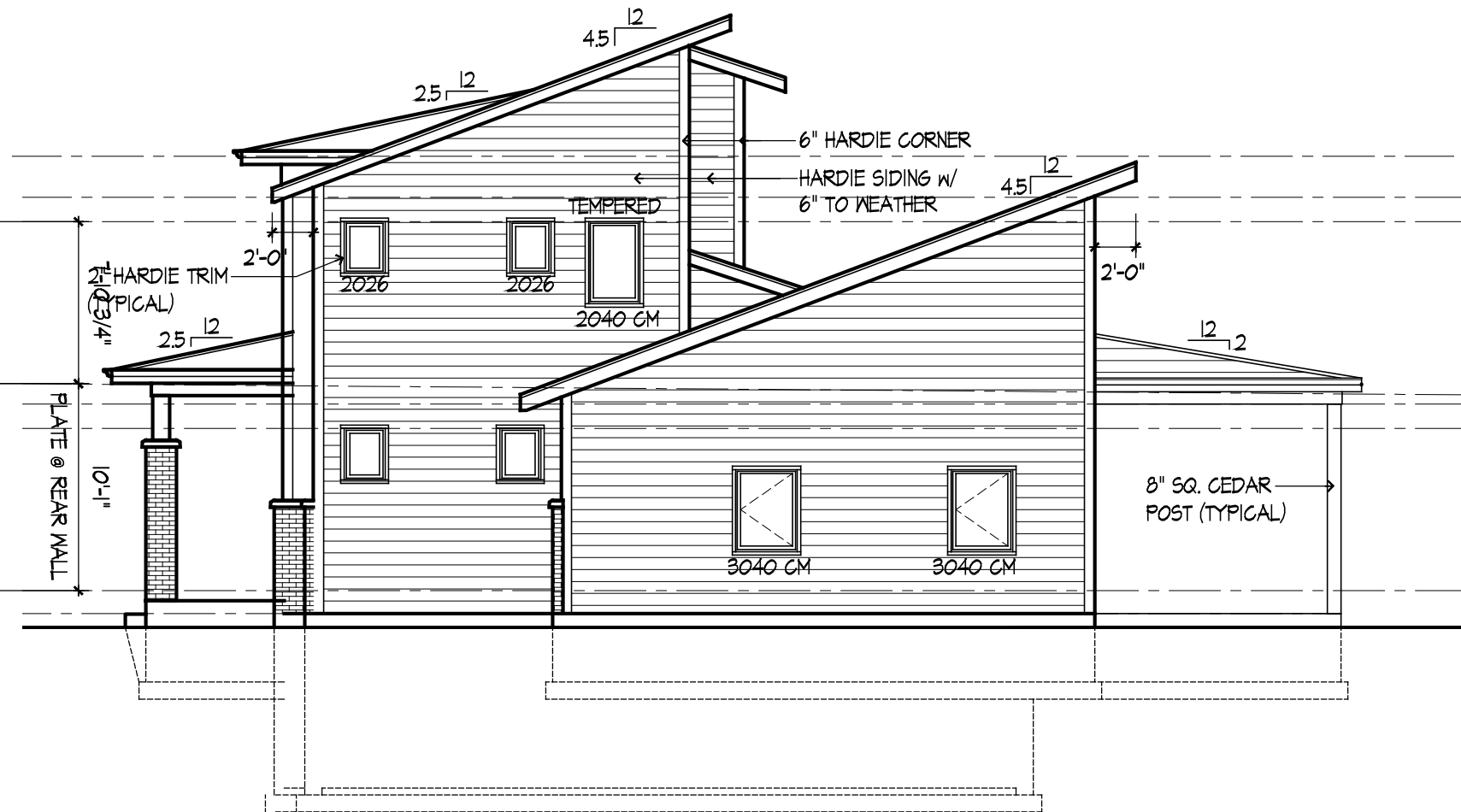
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



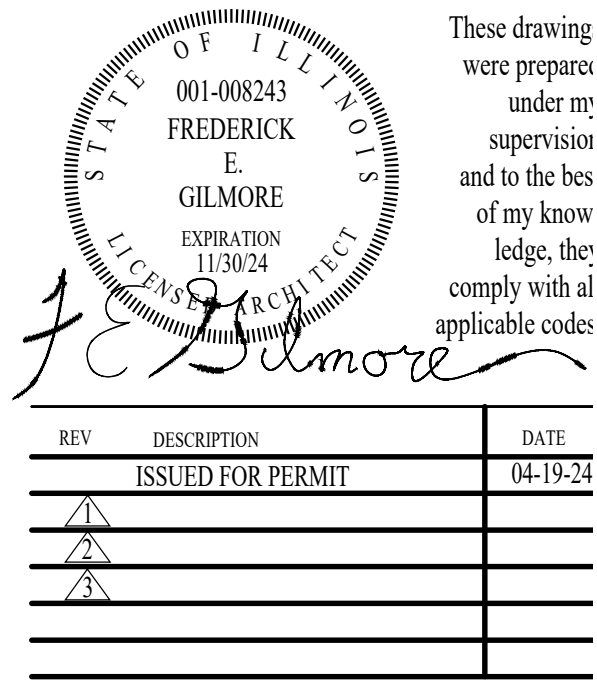
WEST ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"



Rick Gilmore, FALA
Fellow of the Association of Licensed Architects

BALOGH RESIDENCE
1302 FOREST AVENUE
PALATINE, IL 60067

Gilmore

FredeRick Gilmore, Architect
3489 Gallant Fox Drive
Elgin IL 60124
847 421 8676
email: gilmorearch@gmail.com
www.gilmorearchitects.com



PRELIMINARY & FINAL PLAT OF SUBDIVISION

Department of Planning & Zoning

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

Petitioner Name

James Balogh, Owner

Business Name (if applicable)

Balogh Group LLC

Property Owner (if different from petitioner)

N/A

Subject Property Address

two vacant properties south of 1311 W. Hill Street

Property Interest of Petitioner(s):

Owner

Owner, Lessee, Contract Purchaser, etc.

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

2 lots single family residential

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

1 lot single family residential

Current zoning of property: R-1A

Size of the property: 0.36 acres

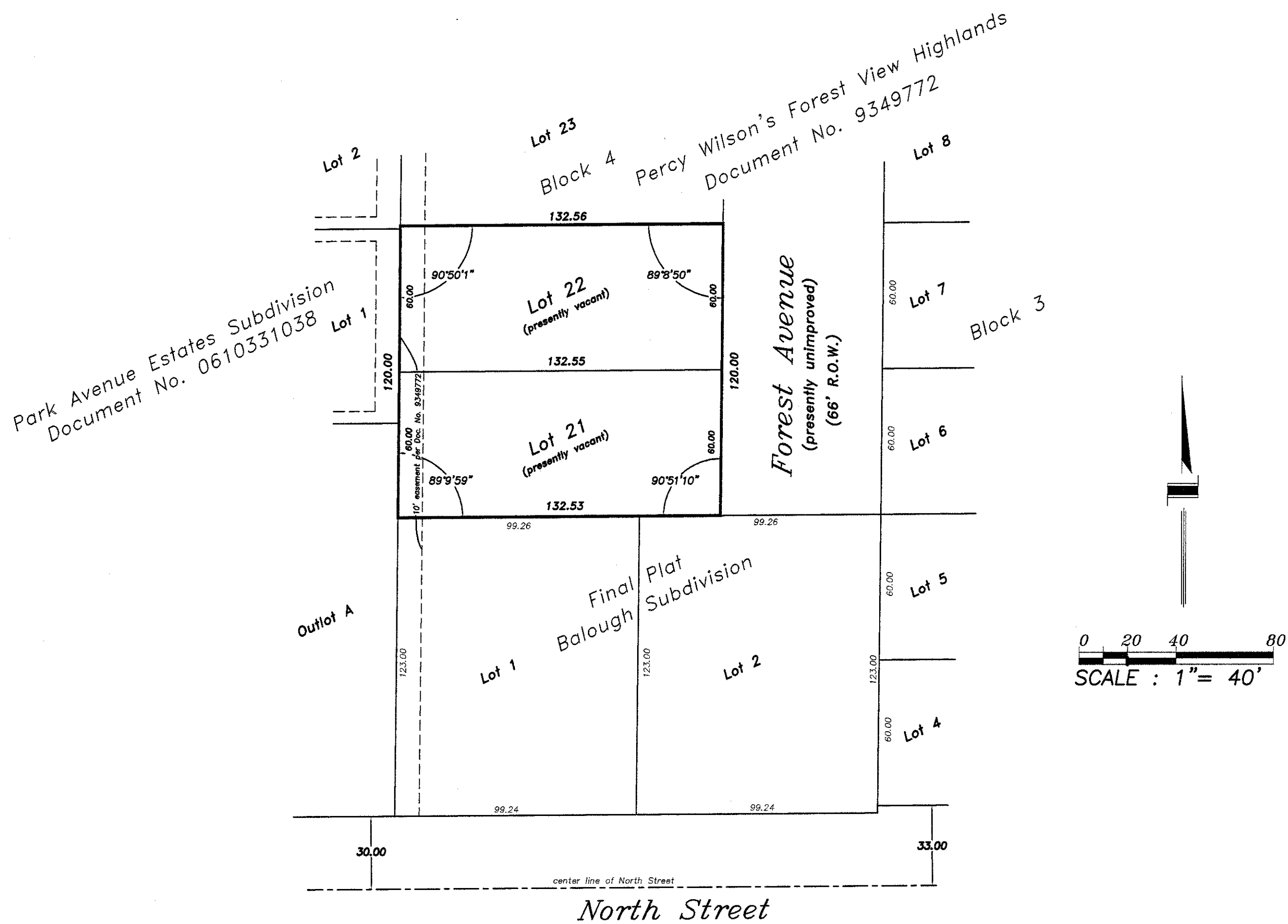
Attachment: Application (Vacant Lots south of 1311 W. Hill Street - FBSUB)

State the specific action requested:

Consolidation of lots

Plat of Survey of

Lots 21 and 22 in Block 4 in Percy Wilson's Forest View Highlands, a Subdivision in the West 1/2 of Section 9, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois.



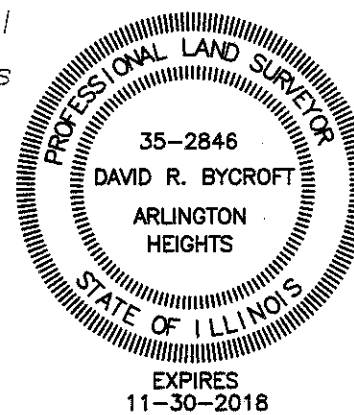
AREA OF PROPERTY SURVEYED
15905 SQUARE FEET

State of Illinois }
County of Cook } ss.

I, David Bycroft, an Illinois Professional Land Surveyor, do hereby certify that I have surveyed the property described in the caption of this plat and that this plat is a correct representation of said survey.

dated at Arlington Heights, Illinois, this 6th day of September, 2017

by *David Bycroft*
as Illinois Professional Land Surveyor No. 2846



FILE NO. 17-67

for:
Prakash Suthar
2908 Forest Creek Lane
Naperville, Illinois

from the office of:
Norman Toberman and Associates
115 South Wilke Road
Suite 301
Arlington Heights, Illinois
847-439-8225

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

For easements, building lines and other restrictions not shown hereon, refer to your abstract of title, deed, title policy and local zoning ordinance.

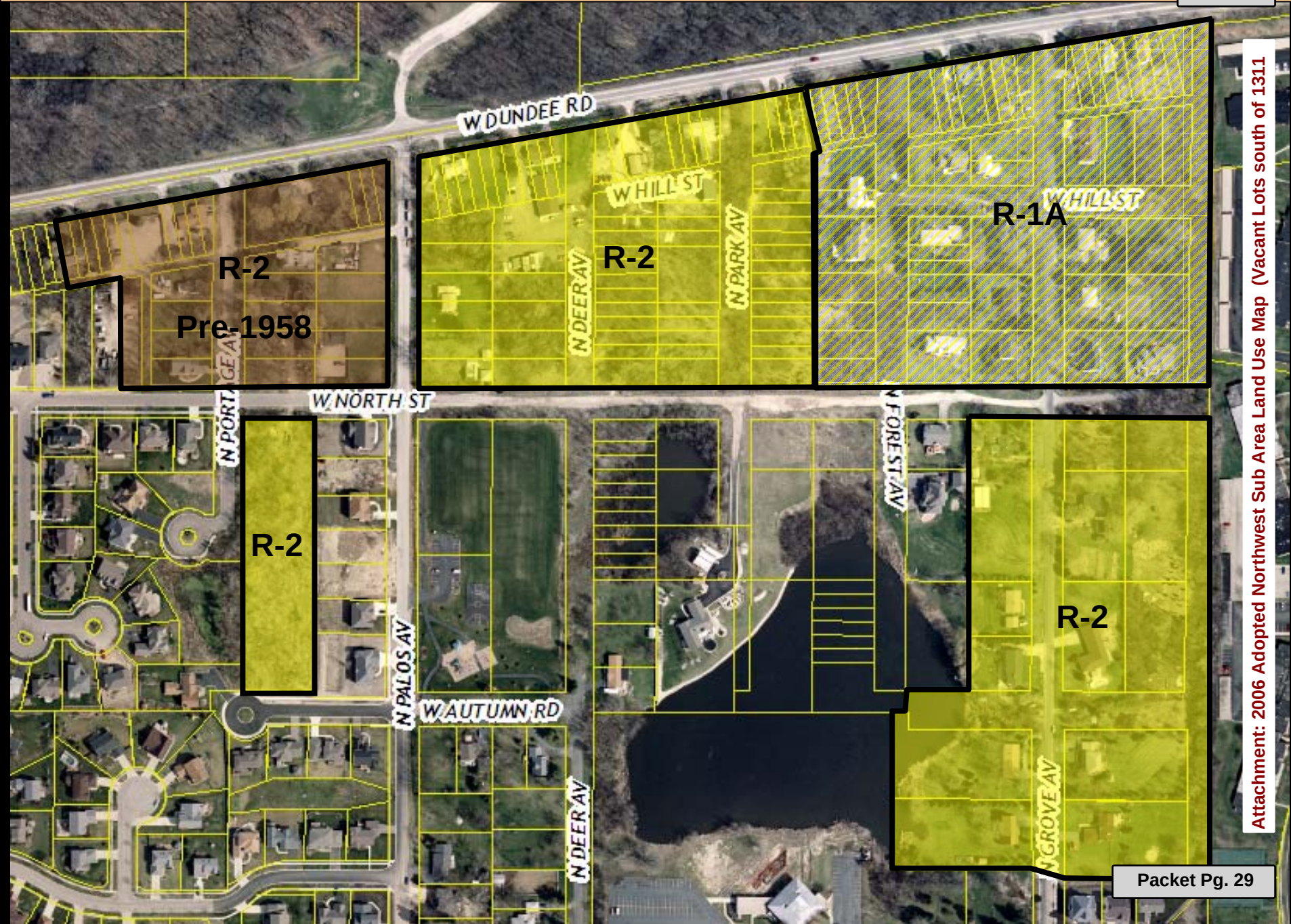
Field work was completed September 5, 2017.

Monuments not placed at owners request.

Design Firm #184-005910
Expires April 30, 2019

Sub-Area Land Use: Final Results

3.1.g



Attachment: 2006 Adopted Northwest Sub Area Land Use Map (Vacant Lots south of 1311

ORDINANCE NO. 0-197-06

**AN ORDINANCE REZONING CERTAIN PROPERTY
FROM "R-1" TO "R-1A" SINGLE FAMILY
LOTS 21 & 22 IN BLOCK 4 ON NORTH FOREST AVENUE (CASE NO. 06-142)**

Attachment: O-197-06 (Vacant Lots south of 1311 W. Hill Street - FBSUB)

**Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
On November 20, 2006**

ORDINANCE NO. 0-197-06

**AN ORDINANCE REZONING
CERTAIN PROPERTY FROM "R-1" TO "R-1A" SINGLE FAMILY
LOTS 21 & 22 IN BLOCK 4 ON NORTH FOREST AVENUE (CASE NO: 06-142)**

WHEREAS, pursuant to a public hearing held on November 7, 2006 before the Plan Commission of the Village of Palatine, in accordance with the applicable provision of the Village Code, and they have reported their findings on a proposal for rezoning the following legally described property from "R-1" to "R-1A" Single-Family Residential District:

Lots 21 & 22 in Block 4 in Forest View Highlands, being a subdivision in the West half of Section 9, Township 42 North, Range 10, East of the Third Principal Meridian, according to the plat thereof recorded July 8, 1926 as document 9349772 in Cook County, Illinois.

commonly known as Lots 21 & 22 in Block 4 on N. Forest Avenue (PINs #02-09-106-029 and -030).

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

SECTION 1: That the Zoning Ordinance of the Village of Palatine, as amended, is hereby further amended by classifying the property described above as "R-1A" Single-Family Residential District zoning.

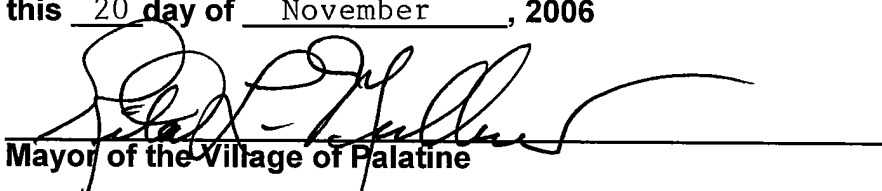
SECTION 2: That the Zoning Map of the Village of Palatine is hereby amended to reflect this change.

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

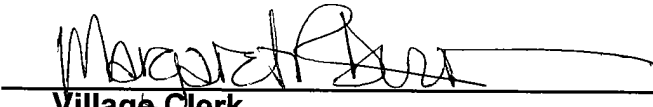
PASSED: This 20 day of November, 2006

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

APPROVED by me this 20 day of November, 2006


Mayor of the Village of Palatine

**ATTESTED and FILED in the office of the Village Clerk this
20 day of November, 2006**

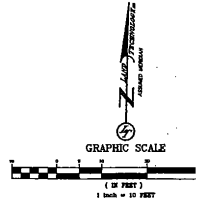

Village Clerk

Attachment: O-197-06 (Vacant Lots south of 1311 W. Hill Street - FBSUB)

NORTHPOINT'S PLAT OF CONSOLIDATION OF

LOT 21 & 22 IN BLOCK 4 IN FOREST VIEW HIGHLANDS, BEING A SUBDIVISION IN THE WEST HALF OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 8, 1924 AS DOCUMENT 9349772 IN COOK COUNTY, ILLINOIS.
COMMONLY KNOWN AS: 1302 & 1304 N. FOREST AVE.
LOT AREA = 15,905 Sq. Ft. = 0.37 ACRES

LOT 21 P.I.N. # 02-09-1
LOT 22 P.I.N. # 02-09-1



UTILITY'S CERTIFICATES

STATE OF ILLINOIS
COUNTY OF COOK
I, _____, a duly qualified and sworn surveyor, do hereby certify that this plat of consolidation has been approved by me.

COMMONWEALTH DESIGN AN DESIGN COMPANY
DATED THIS _____ DAY OF JANUARY, A.D. 2006.

NORTHPOINT DESIGN COMPANY
DATED THIS _____ DAY OF JANUARY, A.D. 2006.

DR/INVENTION TELEPHONE COMPANY
DATED THIS _____ DAY OF JANUARY, A.D. 2006.

COMCAST CABLE COMPANY
DATED THIS _____ DAY OF JANUARY, A.D. 2006.

SYMBOL LEGEND
(S) FORM DIMENSION
(M) MEASURED DIMENSION
(R) RECORD DIMENSION

ALL LOT DIMENSIONS ARE RECORD UNLESS NOTED.
FIELD WORK COMPLETED SEPTEMBER 8, 2005.

STATE OF ILLINOIS
COUNTY OF COOK

I, _____, a duly qualified and sworn surveyor, do hereby certify that this plat of consolidation has been approved by me. I have examined the original survey and the plat of consolidation and find that the same are correct and conform to the requirements of the laws of the State of Illinois. I have also examined the original survey and the plat of consolidation and find that the same are correct and conform to the requirements of the laws of the State of Illinois.

FOR REVIEW AND COMMENT

JOSEPH E. COOPER, SURVEYOR
LICENSE EXPIRES 11/30/06



I, _____, a duly qualified and sworn surveyor, do hereby certify that this plat of consolidation has been approved by me. I have examined the original survey and the plat of consolidation and find that the same are correct and conform to the requirements of the laws of the State of Illinois. I have also examined the original survey and the plat of consolidation and find that the same are correct and conform to the requirements of the laws of the State of Illinois.

I, _____, a duly qualified and sworn surveyor, do hereby certify that this plat of consolidation has been approved by me. I have examined the original survey and the plat of consolidation and find that the same are correct and conform to the requirements of the laws of the State of Illinois. I have also examined the original survey and the plat of consolidation and find that the same are correct and conform to the requirements of the laws of the State of Illinois.

I, _____, a duly qualified and sworn surveyor, do hereby certify that this plat of consolidation has been approved by me. I have examined the original survey and the plat of consolidation and find that the same are correct and conform to the requirements of the laws of the State of Illinois. I have also examined the original survey and the plat of consolidation and find that the same are correct and conform to the requirements of the laws of the State of Illinois.

VILLAGE COUNCIL APPROVAL

STATE OF ILLINOIS
COUNTY OF COOK
APPROVED BY THE VILLAGE COUNCIL OF THE VILLAGE OF PALM BEACH, COOK COUNTY, ILLINOIS, ON THIS _____ DAY OF _____, A.D. 2006.

WITNESSED BY THE VILLAGE CLERK, _____, ATTEST: _____, VILLAGE CLERK, HENRY STREET.

VILLAGE COLLECTOR
STATE OF ILLINOIS
COUNTY OF COOK
I, _____, do hereby certify that there are no unrecorded special assessments or other charges against the land shown in the above plat.

DATED THIS _____ DAY OF _____, A.D. 2006.
WITNESSED BY THE VILLAGE CLERK, _____.

COUNTY RECORDER CERTIFICATE

STATE OF ILLINOIS
COUNTY OF COOK
THIS INSTRUMENT WAS FILED FOR RECORD IN THE RECORDS OF COOK COUNTY, ILLINOIS, ON THE _____ DAY OF _____, A.D. 2006, IN BOOK _____ OF PLATS, AND IN PAGE _____.

COUNTY RECORDER OF DEEDS

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS
COUNTY OF COOK
I, _____, County Clerk of Cook County, Illinois, do hereby certify that this plat of consolidation has been approved by me. I have examined the original survey and the plat of consolidation and find that the same are correct and conform to the requirements of the laws of the State of Illinois.

DATED THIS _____ DAY OF _____, A.D. 2006.
WITNESSED BY THE COUNTY CLERK, _____.

COUNTY CLERK

OWNER'S CERTIFICATE

STATE OF ILLINOIS
COUNTY OF COOK
I, _____, owner of the land shown in the above plat, do hereby certify that this plat of consolidation has been approved by me. I have examined the original survey and the plat of consolidation and find that the same are correct and conform to the requirements of the laws of the State of Illinois.

DATED THIS _____ DAY OF _____, A.D. 2006.
WITNESSED BY THE OWNER, _____.

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS
COUNTY OF COOK
I, _____, a Notary Public in and for the State of Illinois, do hereby certify that this plat of consolidation has been approved by me. I have examined the original survey and the plat of consolidation and find that the same are correct and conform to the requirements of the laws of the State of Illinois.

DATED THIS _____ DAY OF _____, A.D. 2006.
WITNESSED BY THE NOTARY PUBLIC, _____.

RETURN PLAT
LAND TECHNOLOGY
3922 W. MAIN
MCHENRY, ILL. 60050

PLAT OF CONSOLIDATION
FOREST VIEW HIGHLANDS LOT 1
SCALE: 1" = 40' (CONFORMS TO THE
SUBDIVISION PLAT AND THAT AFFECT THE SUBJECT PARCELS
AND SHOWN HEREON.)
DATE: 01/09/06 DEDICATED BY: JAC
LAND TECHNOLOGY, INC. (C)
3922 W. MAIN STREET
MCHENRY, ILL. 60050
COOK COUNTY ILL. POINT

Attachment: O-197-06 (Vacant Lots south of 1311 W. Hill Street - FBSUB)

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 VACANT LOT - N. FOREST



County of COOK

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

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 19TH day of SEPTEMBER, A.D. 2024, and the last publication thereof was made on the 19TH day of SEPTEMBER, A.D. 2024.

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

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



Mary Alice Wenzl

IN WITNESS WHEREOF, THE **DES PLAINES JOURNAL, INC.**, has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 19TH day of SEPTEMBER, A.D., 2024.

By Ted Wessell

President

Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 19TH day of SEPTEMBER, A.D., 2024.

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

Attachment: Public Notice (Vacant Lots south of 1311 W. Hill Street - FBSUB)

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 10/08/24 07:00 PM

STAFF REPORT (ID # 9361)

Vacant property north of 152 N. Maple Street

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Christopher Thomas

PLAN NUMBER: SU-000127-2024

BACKGROUND:

The Subject Property is a vacant platted lot of record. A similar Special Use for a 10-foot side yard abutting a street setback reduction was approved in 2020, but ultimately expired. The application and submitted plans propose a 15-foot side yard abutting a street setback, in conjunction with the proposed new home. Therefore, the Petitioner is requesting:

**Special Use to permit a home to be setback 15 feet from the side lot line,
instead of the minimum required 20 feet**

Surrounding Zoning/Uses:

North:	P - Planned Development Multi-Family - The Groves of Palatine
South	R-2 Single Family Residential
East:	P - Planned Development Multi-Family - Palatine Station
West:	R-2 Single Family Residential

KEY ISSUES:

- The Subject Property is zoned R-2 Single Family and is part of Schram's Subdivision, which was platted in 1927. The property is a corner lot and has a current minimum required side yard abutting a street setback along Wood Street of 20 feet.
- While the existing lot is substandard for the current minimum required lot area and width in the R-2 district, it mirrors the lot area and dimensions of the surrounding single-family lots and remains a buildable lot. The following table summarizes the minimum current R-2 requirements, within the Code:

R-2 minimum requirements - current	Lot Size corner 10,000 sq. ft.	Lot Width - 85' required)	Lot Depth (110' required)
Subject Lot	7,740 sq. ft.	60 feet	129 feet

- The Petitioner is requesting a 15-foot side yard abutting a street side yard, instead of the previously approved a 10-foot reduction (NOTE - interior side yard setback in the R-2 district is 5 feet for a 60-foot wide lot).
- The existing home directly to the west has a legally non-conforming side yard abutting a street setback at approximately 5 feet off the Wood Street lot line. The lot dimensionally mirrors the Subject Property and is a corner lot.
- In addition, the existing property directly to the east provides a 10-foot setback and the property to the north maintains a 15 foot setback from Wood Street (front yard).
- The proposed plans comply with the other R-2 standards for setbacks, lot coverage, and height.

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:

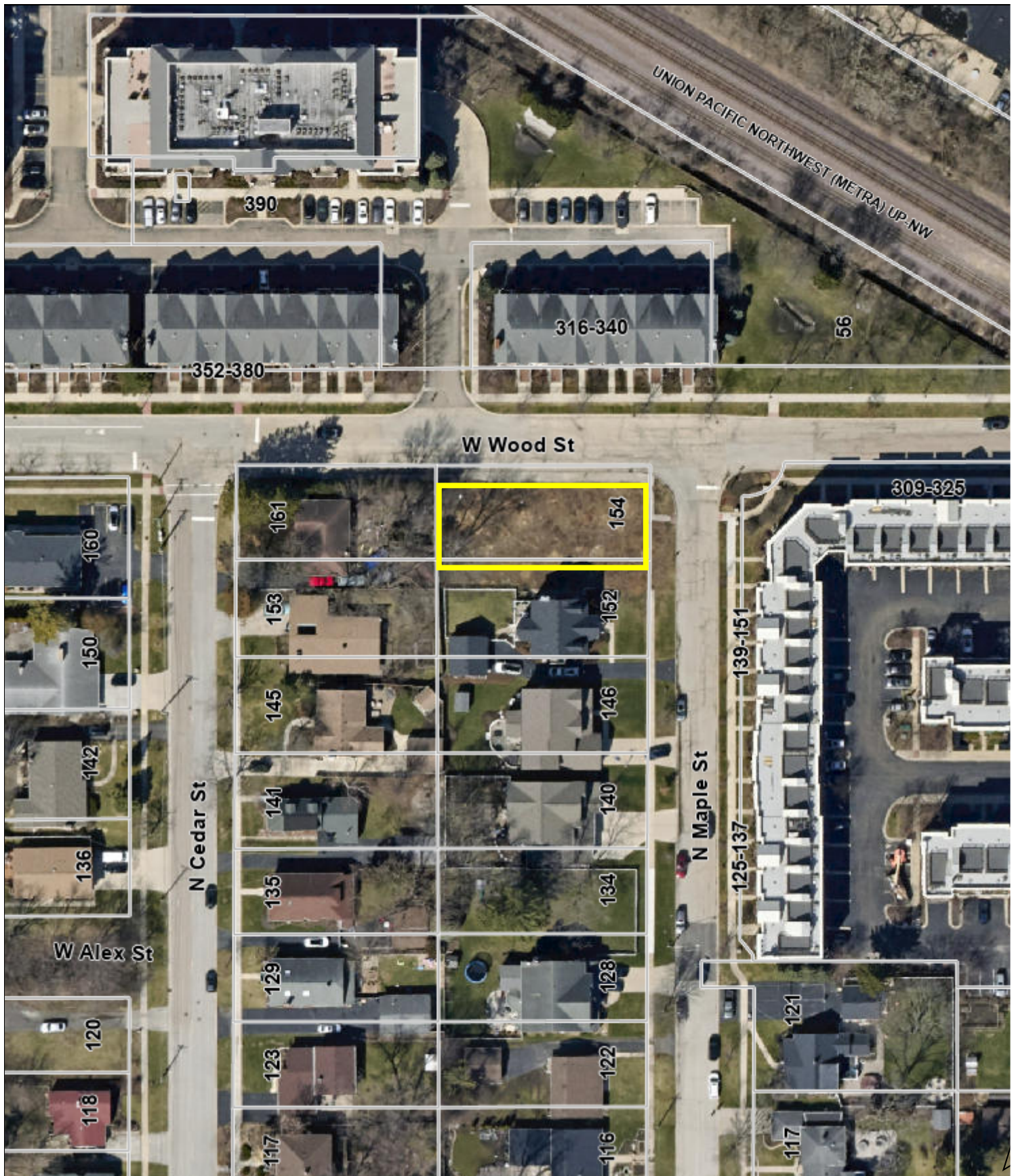
The Petitioner is proposing a 15 foot side yard abutting a street setback for a vacant lot to allow for the development of a new home. This lot is narrower, at 60 feet, as compared to current minimum required 85 feet, which will affect the building pad width of the proposed home. As noted, the proposed setback is comparable to or greater than multiple other corner lots in the area, which do not provide a 20-foot side yard abutting a street setback and have setbacks that are either equal to or lesser than the proposed.

The proposed should not impact the surrounding property owners or alter the essential character of the neighborhood. Therefore, Staff recommends approval of the Special Use, subject to the following conditions:

1. The Special Use shall substantially conform to the plans submitted by Petitioner dated 3/22/2022 except as such plans may be changed to conform to Village Codes and Ordinances.

ATTACHMENTS:

- Aerial Map
- Application
- Plat of Survey - Site Plan
- Elevations
- Floor Plans
- Special Use Ordinance #O-76-20 (previously approved setback reduction)
- Public Notice



Attachment: Aerial Map (vacant lot N. of 152 N. Maple Street - SU setback)

0 100 200
ft

Print Date: 10/1/2024

Notes

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



SPECIAL USE APPLICATION

Department of Planning & Zoning

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

Petitioner Name

Christopher Thomas

Business Name (if applicable)

Subject Property Address

154 N. Maple Street

Please provide a description of your proposed request:

REQUESTING SPECIAL USE FOR THE VACANT LOT AT THE SOUTHWEST CORNER OF N. MAPLE STREET AND W. WOOD STREET

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:

Requesting Special Use to permit a home to be setback 15 feet from the side yard abutting a street lot line, instead of the minimum required 20 feet, pursuant to Section 10.06 (c)(12) of the Palatine Zoning Ordinance.

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

All ordinances and laws will be followed, no health, safety or welfare risk are associated with the easement

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

No injury to nearby values loss shall results in a 5 ft easement of the 20 foot ordinance

Attachment: Application (vacant lot N. of 152 N. Maple Street - SU setback)

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:

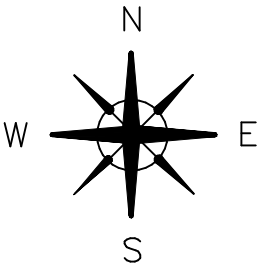
- i. Will not destroy existing vistas in the area;
- ii. Will enhance the appearance of the homes and the streets in the area; and
- iii. Will not detract from the overall appearance of the community; or

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

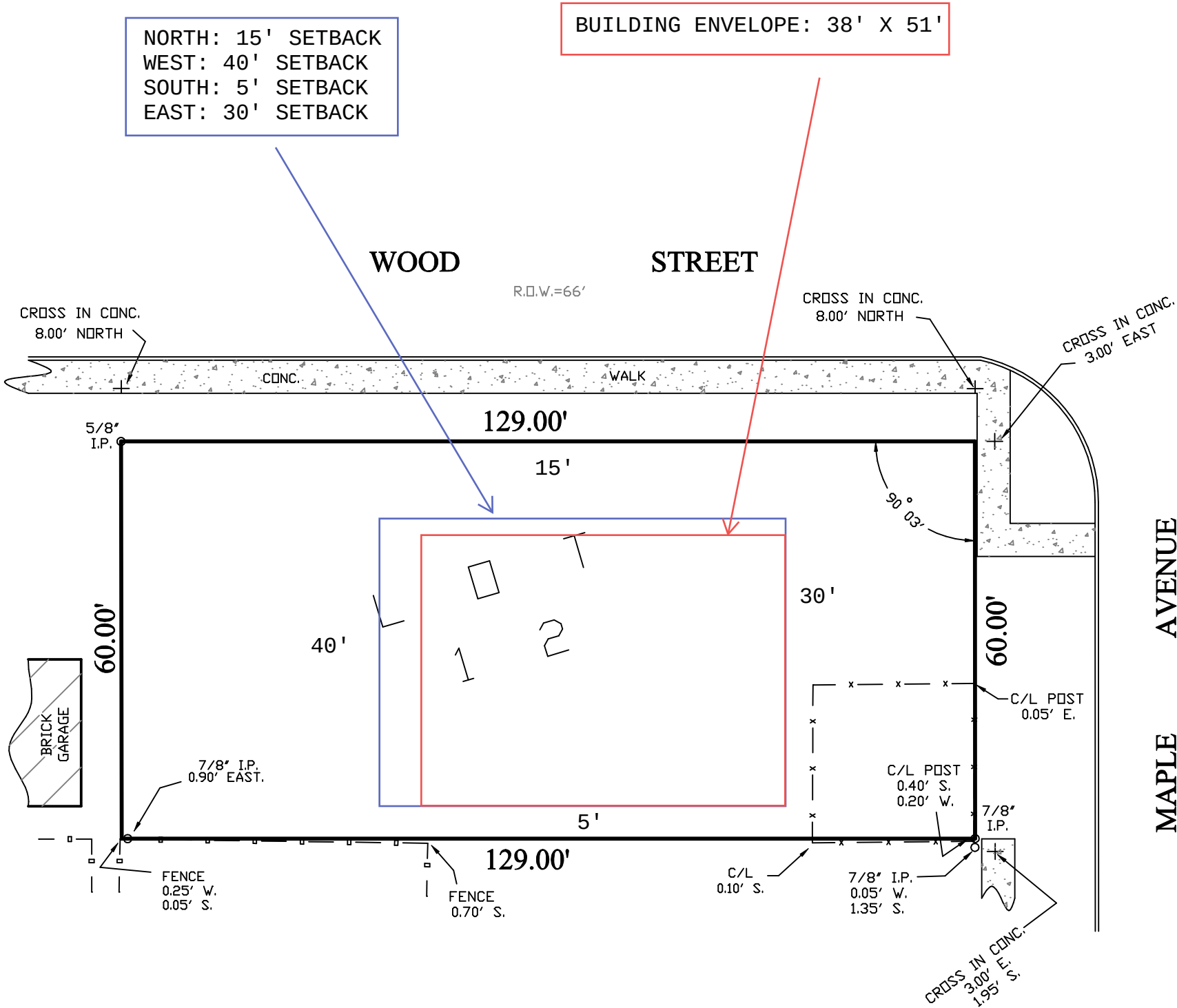
All laws, ordinances, and regulations will be followed


SCALE: 1" = 20 FEET

PLAT OF SURVEY OF



LOT 12 IN SCHRAM'S SUBDIVISION, BEING A SUBDIVISION IN PART OF THE
SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10 EAST
OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF
RECORDED JUNE 23, 1927, AS DOCUMENT NO. 9695691, IN COOK COUNTY,
ILLINOIS.



STATE OF ILLINOIS)
COUNTY OF KANE)

SS:

I, ANDREW J. TOBIN, DO HEREBY CERTIFY THAT I HAVE SURVEYED
THE ABOVE DESCRIBED PROPERTY ACCORDING TO THE OFFICIAL RECORD,
AND THAT THE PLAT CORRECTLY REPRESENTS SAID SURVEY. THIS PROFESSIONAL
SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE
FOR BOUNDARY SURVEYS.

BY: Andrew J. Tobin
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 35-3519
EXPIRES 11/30/22

ANY DISCREPANCY IN MEASUREMENTS SHOULD BE PROMPTLY
REPORTED TO THE SURVEYOR FOR EXPLANATION OR CORRECTION.

COMPARE THE DESCRIPTION ON THIS PLAT WITH DEED.
REFER TO DEEDS FOR EASEMENTS AND BUILDING LINES.

THIS SURVEY IS ONLY VALID WHEN ACCOMPANIED BY AN EMBOSSED SEAL.

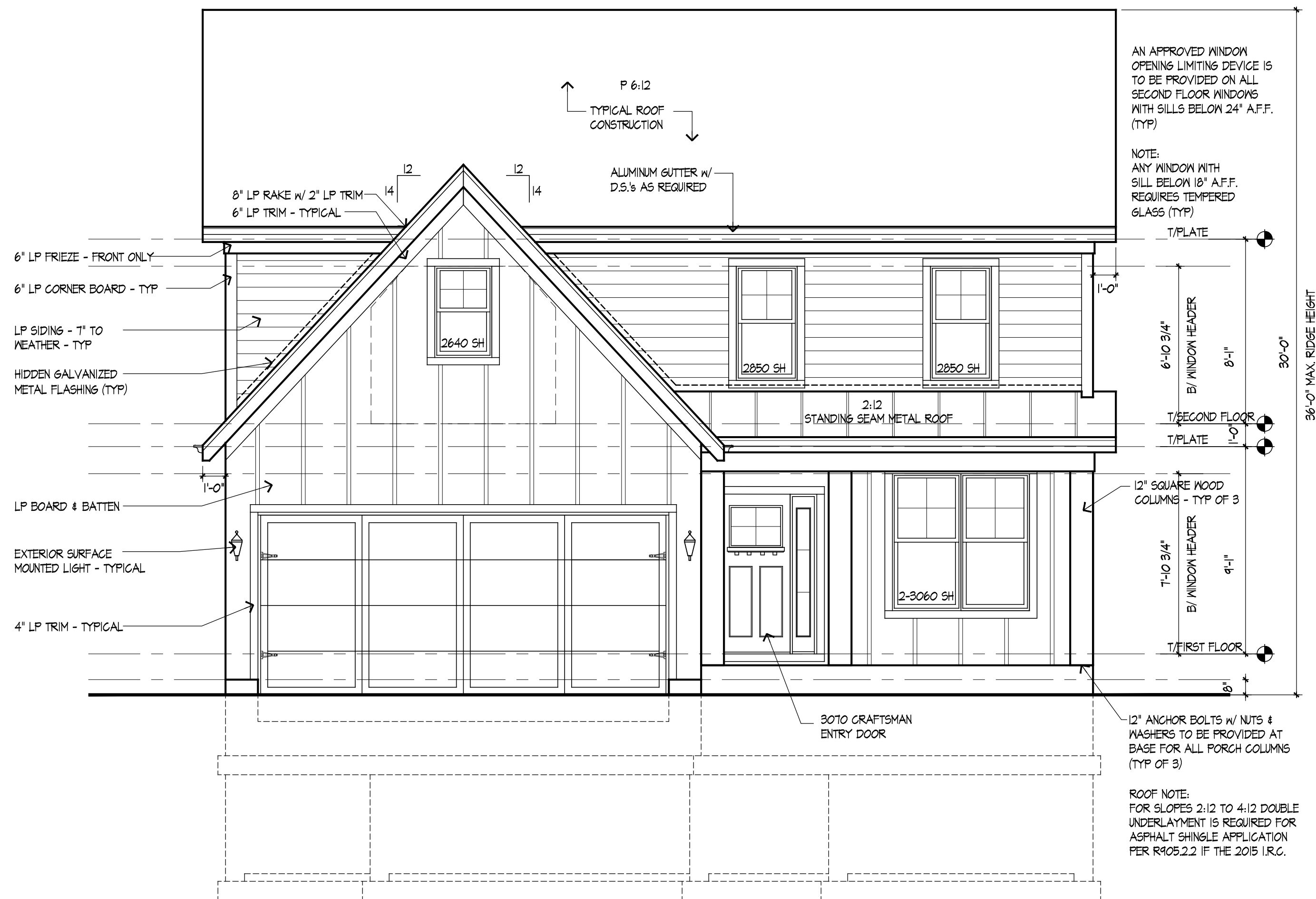


ANDREW J. TOBIN

P.O. BOX 42 DUNDEE, ILLINOIS.60118 847-695-4235

DATED: MARCH 22, 2022
PREPARED FOR: SAMMONS LAW OFFICE
SELLER: PANZINO
PROPERTY ADDRESS: 154 N. MAPLE ST.
PALATINE, ILLINOIS
SURVEY ORDER NO: 22086

INDICATES FOUND STAKE ○ CHAIN LINK FENCING
INDICATES SET STAKE ● WOOD FENCING
INDICATES CONCRETE



FRONT ELEVATION

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

NOTE:

INSTALL NUMBERS OR ADDRESS PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (IRC R32) TYPICAL 4'-6"

NOTE: PENETRATION SHALL BE LISTED AND LABELED BY MFG. MAX. AIR INFILTRATION OF WINDOWS, SKYLIGHTS, AND SLIDING DOORS



REAR ELEVATION

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

NOTE: MAX U-FACTOR OF .30 FOR ALL OPAQUE DOORS BETWEEN CONDITIONED AND UNCONDITIONED SPACES

ELEVATION NOTES:

- DO NOT SCALE DRAWINGS
- PROVIDE SPLASH BLOCKS AT ALL DOWN SPOUTS DISCHARGING AT GRADE. (NOT TO DISCHARGE ACROSS WALK-MAY)
- PROVIDE DRIP CAPS AT ALL WINDOWS AND DOORS
- ALL ROOF SADDLES TO BE SHEATHED W/ BUILDING PAPER AND SHINGLES.
- REFER TO FLOOR PLANS FOR DOOR SIZES
- WINDOW SIZES ARE AS PER ELEVATIONS. WINDOW MFR TO VERIFY ALL BEDROOMS HAVE EGRESS WINDOW
- ROOF VENTS TO BE SCREENED AND BALANCED INTAKE AND EXHAUST.
- PROVIDE 'Z' FLASHING ALONG ALL HORIZONTAL TRIM
- PROVIDE GALV. METAL FLASHING AT ALL ROOF AND WALL INTERSECTIONS.
- FIREPLACE FLUE TO BE MIN. 2'-0" ABOVE ANY ROOF SURFACE WITHIN 10'-0" HORIZONTALLY, MIN. 3'-0" PENETRATION ABOVE ROOF.
- SAFETY GLAZING AT BATH/SHOWER. SILL HEIGHTS BELOW 18" EXT. DOORS AND WINDOWS W/ IN 24" OF DOOR (AS PER GOVERNING CODES)
- EXTERIOR FINISH MATERIALS:
- TYPICAL ROOFING WILL BE ARCHITECTURAL GRADE 30 YEAR ASPHALT SHINGLES
- TYPICAL - ALUMINUM GUTTERS W/ DOWN SPOUTS OVER 1X8 FASCIA AND WITH 1X10 FRIEZE BOARD UNLESS OTHERWISE NOTED.
- 1X2 ON 1X8 RAKE BOARD TYPICAL
- TYPICAL SIDING - 'LP' W/ 6" EXPOSED
- TYPICAL TRIM - 'LP'
- ALL EVE AND RAKE OVERHANGS ARE 1'-0" UNLESS OTHERWISE NOTED.

STANDARD ELEVATION NOTES

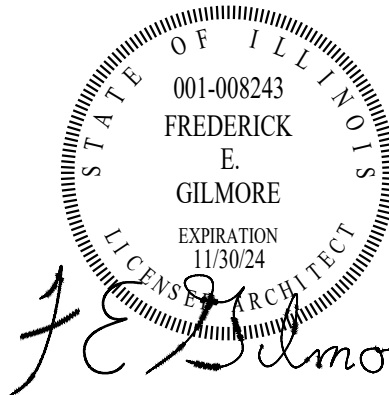
- 35 YEAR ARCHITECTURAL GRADE ASPHALT SHINGLES
- ALUMINUM GUTTERS AND DOWNSPOUTS OVER ALUMINUM FASCIA
- 'LP' SOFFIT W/ INTERGAL VENT.
- SHEET METAL FLASHING OVER WINDOWS, DOORS AND WOOD TRIM.
- SHEET METAL FLASHING AT ALL ROOF AND WALL INTERSECTIONS.
- 1X2 EDGE BOARD OVER 1X8 RAKE BOARD
- ALL RAKE AND OVERHANGS ARE 1'-0" UNLESS OTHERWISE NOTED REFER TO ELEVATIONS AND ROOF PLAN FOR OVERHANGS

INDICATES LP SMARTSIDE SIDING

HIDDEN GALVANIZED METAL FLASHING

NOTE: ALL WINDOW SIZES ARE 'ANDERSEN' SINGLE HUNG - OR AN APPROVED EQUAL

ROOM NAME	AREA	LIGHT & VENTILATION SCHEDULE					
		LIGHT		VENT		MECH CFM	
		REQ.	ACT.	REQ.	ACT.	REQ.	ACT.
KITCHEN / DINING ROOM	349 S.F.	31.9	38.6	16.0	19.4	--	--
DEN	125 S.F.	10.0	30.0	5.0	15.0	--	--
GREAT ROOM	258 S.F.	20.6	114.6	10.3	48.8	--	--
POUNDER ROOM	33 S.F.	--	--	--	--	50 CFM	100 CFM
LOFT	196 S.F.	15.7	34.5	7.9	17.2	--	--
LAUNDRY	42 S.F.	--	--	--	--	--	--
MASTER BATH	97 S.F.	--	10.6	--	5.3	145 CFM	200 CFM
MASTER BEDROOM	281 S.F.	22.5	44.6	13.7	19.8	--	--
BEDROOM #2	145 S.F.	11.6	26.4	7.9	13.2	--	--
BEDROOM #3	131 S.F.	11.0	26.4	7.1	13.2	--	--
BATH	43 S.F.	--	--	--	--	139 CFM	200 CFM



These drawings were prepared under my supervision and to the best of my knowledge, they comply with all applicable codes.

REV	DESCRIPTION	DATE
	ISSUED FOR PERMIT	04-28-24

Rick Gilmore, FALA
Fellow of the Association of Licensed Architects

THOMAS RESIDENCE
154 MAPLE STREET
PALATINE, IL 60067

Gilmore

Frederick Gilmore, Architect
3489 Gallant Fox Drive
Elgin IL 60124
847.421.8676
email: gilmorearch@gmail.com
www.gilmorearchitects.com

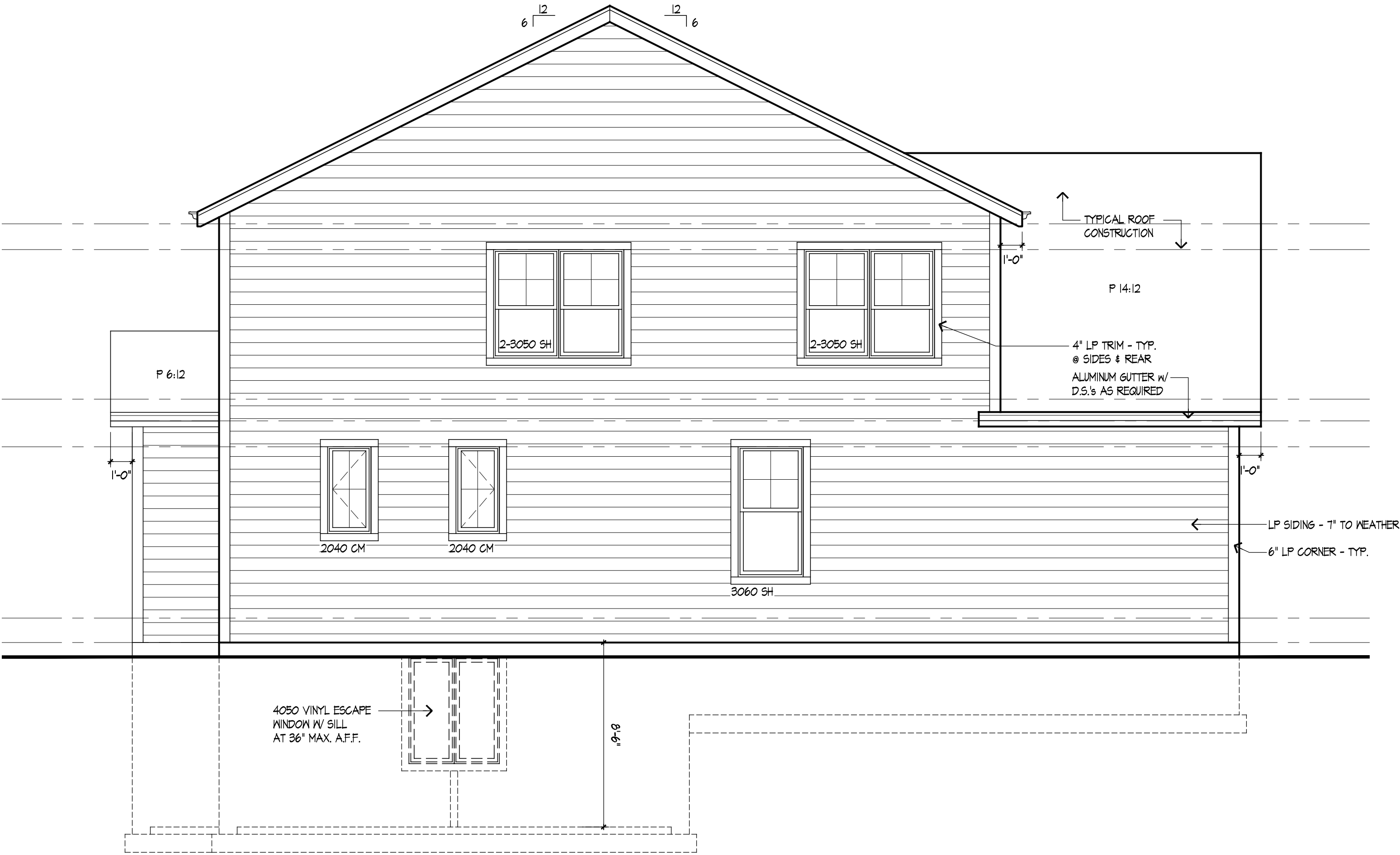
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ELEVATION NOTES:

- DO NOT SCALE DRAWINGS
1. PROVIDE SPLASH BLOCKS AT ALL DOWN SPOUTS DISCHARGING AT GRADE. (NOT TO DISCHARGE ACROSS WALK-WAY)
 2. PROVIDE DRIP CAPS AT ALL WINDOWS AND DOORS
 3. ALL ROOF SADDLES TO BE SHEATHED W/ BUILDING PAPER AND SHINGLES.
 4. REFER TO FLOOR PLANS FOR DOOR SIZES
 5. WINDOW SIZES ARE AS PER ELEVATIONS. WINDOW MFR TO VERIFY ALL BEDROOMS HAVE EGRESS WINDOW
 6. ROOF VENTS TO BE SCREENED AND BALANCED INTAKE AND EXHAUST.
 7. PROVIDE "Z" FLASHING ALONG ALL HORIZONTAL TRIM
 8. PROVIDE GALV. METAL FLASHING AT ALL ROOF AND WALL INTERSECTIONS.
 9. FIREPLACE FLUE TO BE MIN. 2'-0" ABOVE ANY ROOF SURFACE WITHIN 10'-0" HORIZONTALLY, MIN. 3'-0" PENETRATION ABOVE ROOF.
 10. SAFETY GLAZING AT BATHTUB/SHOWER, SILL HEIGHTS BELOW 18", EXT. DOORS AND WINDOWS W/ IN 24" OF DOOR (AS PER GOVERNING CODES)

EXTERIOR FINISH MATERIALS:

11. TYPICAL ROOFING WILL BE ARCHITECTURAL GRADE 30 YEAR ASPHALT SHINGLES
12. TYPICAL - ALUMINUM GUTTERS W/ DOWN SPOUTS OVER 1X8 FASCIA AND WITH 1X10 FRIEZE BOARD UNLESS OTHERWISE NOTED.
13. 1X12 ON 1X8 RAKE BOARD TYPICAL
14. TYPICAL SIDING - "LP" W/ 6" EXPOSED
15. TYPICAL TRIM - "LP"
16. ALL EYE AND RAKE OVERHANGS ARE 1'-0" UNLESS OTHERWISE NOTED.



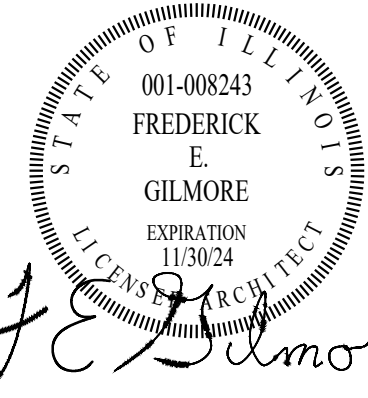
LEFT ELEVATION

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



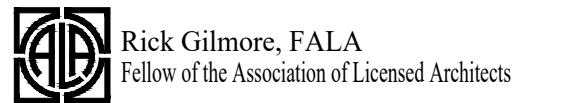
RIGHT ELEVATION

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



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THOMAS RESIDENCE
154 MAPLE STREET
PALATINE, IL 60067

Gilmore
FredeRick Gilmore, Architect
3489 Gallant Fox Drive
Elgin IL 60124
847 421 8676
email: gilmorearch@gmail.com
www.gilmorearchitects.com

2A

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0. PROVIDE 1/2" DIA ANCHOR BOLTS @ 6'-0" O.C. MAX. @ 12" MAX. FROM EACH END OF SILL PLATE. MIN. 2 PER SILL. EMBED A MIN. OF TINGHS INTO CONG.
14. PROVIDE MIN. 4" CONCRETE COVER AT BEYON SLAB UTILITY LOCATION. WHEN CONCRETE ENGAGEMENT OF UTILITY LINES IS REQUIRED, UTILITIES SHALL BE PLACED SUFFICIENTLY BEYON SLAB TO ALLOW CONCRETE COVERAGE.
15. PROVIDE ALL MECH. ROUGH-INS WHEN A/C PAD LOCATION REQUIRES PENETRATION OF POURED CONCRETE SLAB FOR HOOK-UPS TO HVAC EQUIPMENT.
16. FIELD VERIFY LOCATIONS OF ALL METERS, PLUMBING FIXTURES, ELECTRICAL PANEL AND SERVICE LINES PRIOR TO POURING CONCRETE SLAB.
17. ALL DESIGN, REVISIONS, ENGINEERING INSTALLATION AND LIABILITY OF SOIL CONDITIONS AND STRUCTURAL DESIGNS DUE TO INADEQUATE SOILS SHALL BE THE RESPONSIBILITY OF THE 'BUILDING DEVELOPER' OR ITS SUBCONTRACTORS INVOLVED WITH DESIGN AND INSTALLATION OF SUCH; AND THE ARCHITECT SHALL NOT BE HELD LIABLE OR RESPONSIBLE FOR THEIR IMPLEMENTATIONS.
18. LOCATION OF A/C SHALL BE VERIFIED BY BUILDER PRIOR TO CONSTRUCTION IN ACCORDANCE WITH LOCAL CODES. EQUIPMENT SHALL NOT BE LOCATED IN REQUIRED SIDE YARD SETBACKS
19. BOTTOM OF STEEL COLUMNS (INSIDE & OUT) SHALL HAVE A COAT OF RUST INHIBITIVE PAINT OR EQUIV.
20. ELECTRICAL PLAN FOR BASEMENT HAS BEEN INCORPORATED IN THE FINISHED BASEMENT PLAN ON SHEET 3A.
21. PROVIDE (2) 48" LONG 4# REBAR AT TOP & BOTTOM IN FOUNDATION WALL AND AT FOOTING GRADE CHANGES
22. FOR ADDITIONAL NOTES SEE SPECIFICATIONS AND DETAILS

1. DO NOT SCALE DRAWINGS
2. TYPICAL BASEMENT SLAB:
 - 4' CONC. SLAB W/ 6"X6" @ 10W/10N ON 6 MIL POLY VAPOR BARRIER OVER MIN 5" GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB:
 - 5' THK. W/ #8 @ (X)2(X)2(X)2 W/F
3. TYPICAL CRAWL:
 - 2' SLUSH COAT OVER
 - 4' GRAVEL COVER OVER
 - 1 MIL VAPOR BARRIER
4. TYPICAL PORCH SLAB:
 - 4' CONCRETE SLAB W/ 5" REBAR @ 24" O.C. OVER COMPACTED FILL
 - 4. PROVIDE DRY CLAY BACKFILL UNDER PORCH SLABS (UNEXCAVATED LOCATIONS)
5. PROVIDE CIRCULAR BLOCK OUTS AT STEEL COLUMN LOCATIONS
6. CONTROL JOINTS TO CONSIST OF "ZIP STRIP" OR TOOLED JOINTS AS SHOWN WITH MIN. DEPTH OF 1/4" OF SLAB THICKNESS
7. ALL ANGLED WALLS AND FOOTINGS ARE 45 DEGREES UNLESS OTHERWISE NOTED
8. SLOPE CONCRETE SLAB TO FLOOR DRAINS WITHIN 5'-0" OF DRAIN
9. MECH. TRACES RESPONSIBLE FOR PROVIDING AND LOCATING FOUNDATION SLEEVES. LOCATION OF SLEEVES FOR UTILITIES SHALL BE DETERMINED BY BUILDER PRIOR TO CONSTRUCTION IN ACCORDANCE WITH LOCAL CODES.
10. PROVIDE 2X6 TREATED PLATES ON ALL STEEL UNLESS OTHERWISE NOTED.
11. ALL CONCENTRATED LOADS FROM BEAMS OR GIRDER TRUSSES TO TRANSFER TO FOUNDATION VIA POSTS BEAMS OR SOLID BLOCKING.
12. TOP OF FOUNDATION IS AT 0'-0" UNLESS OTHERWISE NOTED

6-MIL VAPOR BARRIER ON 4" MINIMUM GRANULAR FILL SHALL HAVE AN OVERLAP AT THE SEAMS OF 12 INCHES. PUNCTURES OR HOLES MADE IN THE VAPOR BARRIER SHALL BE SEALED OR COVERED WITH ADDITIONAL SHEETING

NOTE:
GUTS, NOTCHES ND HOLES BORED IN TRUSSES, LAMINATED VENEER LUMBER, GLUE-LAMINATED MEMBERS OR JOISTS ARE NOT PERMITTED UNLESS THE EFFECTS OF SUCH ARE SPECIFICALLY ADDRESSED. (SECTION R502.9.2)

NOTE:
SUMP PUMP & ALL DOWNSPOUT DISCHARGES TO BE DIRECTED TOWARDS THE REAR YARD. SPLASH BLOCKS TO BE PROVIDED IF SPLASHING TO GRADE. TYP.

N.N.F. NOTE:
DOUBLE WIRE JOINT REINFORCEMENT IS TO
BE USED ABOVE CORNERS OF MASONRY
EXTENDING A MIN. OF 12" BEYOND EACH
SIDE OF OPENING (TYP)

REBAR NOTE:
NOT LESS THAN ONE VERTICAL #4 BAR SHALL BE PROVIDED ON EACH SIDE OF OPENINGS EQUAL TO OR GREATER THAN 2 FEET IN WIDTH. VERTICAL REINFORCEMENT SHALL EXTEND THE FULL HEIGHT OF THE WALL AND BE LOCATED WITHIN 12" OF EACH SIDE OPENING.

REBAR NOTE:
A MIN. OF ONE #4 BAR SHALL BE
PLACED ABOVE AND BELOW OPENINGS
EQUAL TO OR GREATER THAN 2 FEET IN
WIDTH. REINFORCEMENT SHALL EXTEND
BEYOND THE EDGES OF THE OPENING
THE DIMENSION REQUIRED TO DEVELOP
THE BAR TENSION I.A.W. SECTION
R611.5.4.4 OF THE 2009 I.R.C.

CONCRETE FOUNDATION WALL
(TYPICAL)
10" THICKNESS OF WALLS
8'-10" MAX. HEIGHT OF WALLS
8'-2" MAX. HEIGHT OF UNBAL. BACKFILL
BACKFILL MATERIAL "CL" CLAY/DIRT
MIN. VERTICAL REINF. #6 @ 32" O.C.

ALL VAPOR BARRIERS NOTED ON
BASEMENT AND GARAGE SLABS
ARE TO HAVE JOINTS LAPPED NOT
LESS THAN 12"

TYPE OR LOCATION OF CONCRETE CONSTRUCTION	MIN. SPECIFIED COMPRESSIVE STRENGTH
	WEATHERING POTENTIAL
BASEMENT WALLS, FND. & OTHER WALLS NOT EXPOSED TO THE WEATHER	2500
BASEMENT SLABS & INTERIOR SLABS ON GRADE EXCEPT GARAGE FLOOR SLABS	2500
BASEMENT WALLS, FND. WALLS, EXTERIOR WALLS, & OTHER VERTICAL CONC. EXPOSED TO WEATHER	3000
PORCHES, CARPORT SLABS & STEPS EXPOSED TO THE WEATHER & GARAGE FLOOR SLABS	3500 (AIR-ENTRAINED)

1. EXHAUST HOOD SYSTEMS CAPABLE OF EXHAUSTING IN EXCESS OF 400 CUBIC FEET PER MINUTE SHALL BE PROVIDED WITH MAKE-UP AIR AT A RATE APPROXIMATELY EQUAL TO THE EXHAUST RATE. SUCH MAKE-UP AIR SYSTEMS SHALL BE EQUIPPED WITH A MEANS IF FLOW RATE SHALL BE AUTOMATICALLY CONTROLLED TO START AND OPERATE SIMULTANEOUSLY WITH THE EXHAUST SYSTEM.
2. WHOLE HOUSE MECHANICAL VENTILATION SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH SECTIONS R403.5.4 THROUGH R403.6.
3. WHOLE HOUSE VENTILATION SYSTEM SHALL CONSIST OF ONE OR MORE SUPPLY OR EXHAUST FANS, OR A COMBINATION AND ASSOCIATED DUCTS AND CONTROLS. LOCAL EXHAUST OR SUPPLY FANS ARE PERMITTED TO SERVE SUCH A SYSTEM. OUTDOOR AIR DUCTS CONNECTED TO THE RETURN SIDE OF AN AIR HANDLER SHALL BE CONSIDERED TO PROVIDE SUPPLY VENTILATION.
4. WHOLE HOUSE MECHANICAL VENTILATION SYSTEM SHALL BE PROVIDED WITH CONTROLS THAT HAVE MANUAL OVERRIDE.
5. WHOLE HOUSE MECHANICAL VENTILATION SYSTEM SHALL PROVIDE OUTDOOR AIR AT A CONTINUOUS RATE OF NOT LESS THAN THAT DETERMINED IN ACCORDANCE WITH TABLE R403.6(1).

AN ENERGY CERTIFICATE SHALL BE POSTED ON OR IN THE ELECTRICAL PANEL, SHALL NOT BLOCK THE PANEL DIRECTORY, AND SHALL INDICATE THE PREDOMINANT R-VALUE OF INSULATION THROUGHOUT THE DWELLING, INCLUDING THE BASEMENT EXTERIOR INSULATION, U-FACTORS FOR ALL FENESTRATIONS AND THE SOLAR HEAT GAIN COEFFICIENT, AND THE RESULTS OF FROM THE DUCT SYSTEM AND BUILDING ENVELOPE AIR LEAKAGE TESTING.

PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN THE WATER HEATER FLUE DISCHARGE LOCATION AND THE COMBUSTION AIR INTAKE OPENING FOR THE FURNACE.

COMBUSTION AIR INTAKES SHALL BE LOCATED A MINIMUM OF 12 FEET FROM A PLUMBING VENT STACK.

REBAR NOTE:
NOT LESS THAN ONE VERTICAL #5 BAR SHALL BE PROVIDED ON EACH SIDE OF OPENINGS EQUAL TO OR GREATER THAN 2 FEET IN WIDTH. VERTICAL REINFORCEMENT SHALL EXTEND THE FULL HEIGHT OF THE WALL AND BE LOCATED WITHIN 12" OF EACH SIDE OPENING.

PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN THE WATER HEATER FLUE DISCHARGE LOCATION AND THE COMBUSTION AIR INTAKE OPENING FOR THE FURNACE.

REBAR NOTE:
A MIN. OF ONE #5 BAR SHALL BE PLACED
ABOVE AND BELOW OPENINGS EQUAL TO
OR GREATER THAN 2 FEET IN WIDTH.
REINFORCEMENT SHALL EXTEND BEYOND
THE EDGES OF THE OPENING THE DIMENSION
REQUIRED TO DEVELOP THE BAR TENSION
I.A.N. SECTION R611.5.4.4 OF THE 2015 I.R.C.

OUTDOOR AIR INTAKES AND EXHAUSTS
SHALL HAVE AUTOMATIC OR GRAVITY
DAMPERS THAT CLOSE WHEN
VENTILATION SYSTEM IS NOT OPERATING

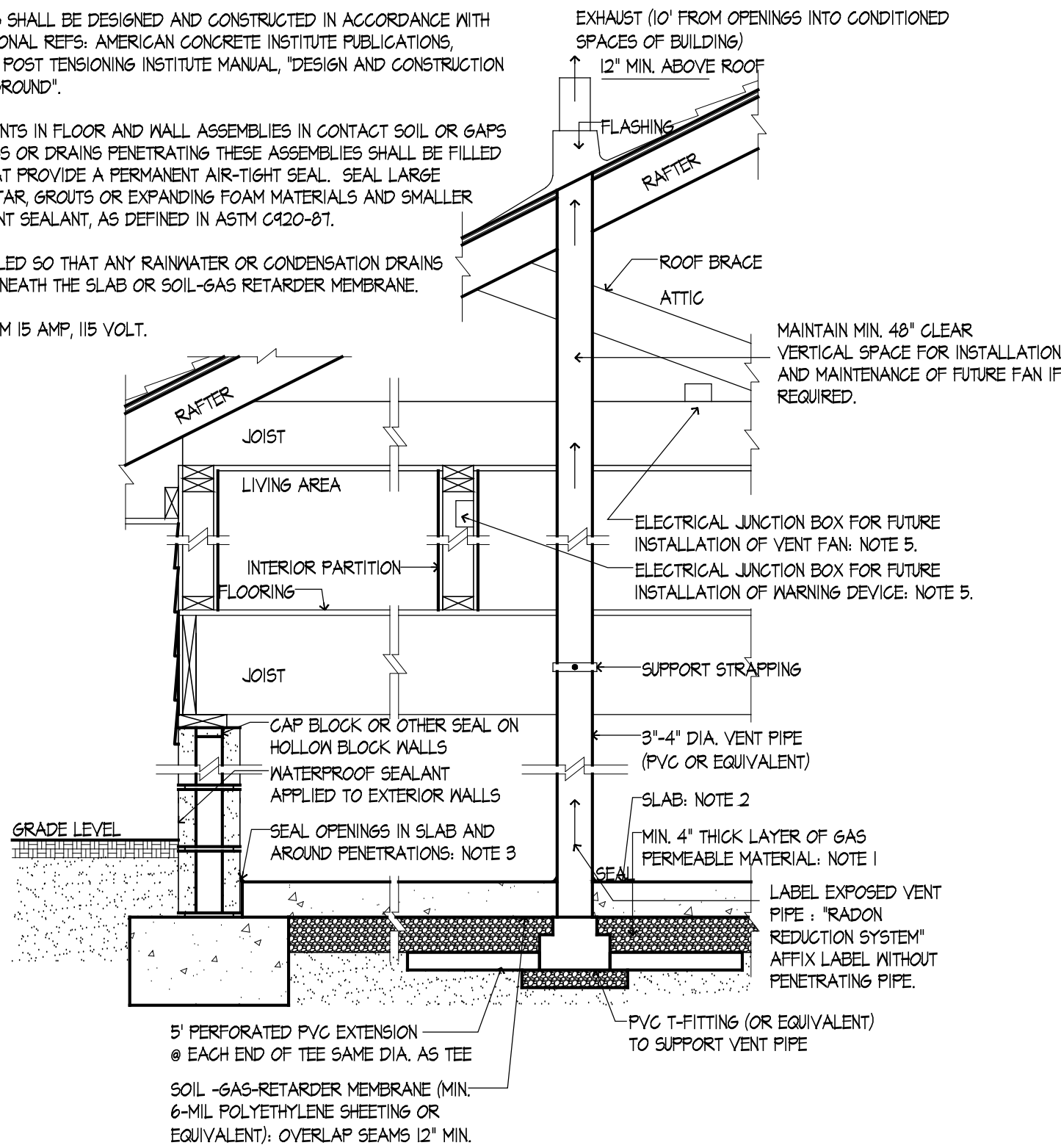
1. ALL CONCRETE SLABS THAT COME IN CONTACT WITH THE GROUND SHALL BE LAID OVER A GAS PERMEABLE MATERIAL MADE UP OF EITHER A MINIMUM 4" THICK UNIFORM LAYER OF CLEAN AGGREGATE, OR A MINIMUM 4" THICK UNIFORM LAYER OF SAND, OVERLAIN BY A LAYER OR STRIP OF MANUFACTURED MATTING DESIGNED TO ALLOW THE LATERAL FLOW OF SOIL GASES.

2. ALL CONCRETE FLOOR SLABS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH LOCAL BUILDING CODES. ADDITIONAL REFS: AMERICAN CONCRETE INSTITUTE PUBLICATIONS, "ACI302.1R" & "ACI332R", OR THE POST TENSIONING INSTITUTE MANUAL, "DESIGN AND CONSTRUCTION OF POST-TENSIONED SLABS ON GROUND".

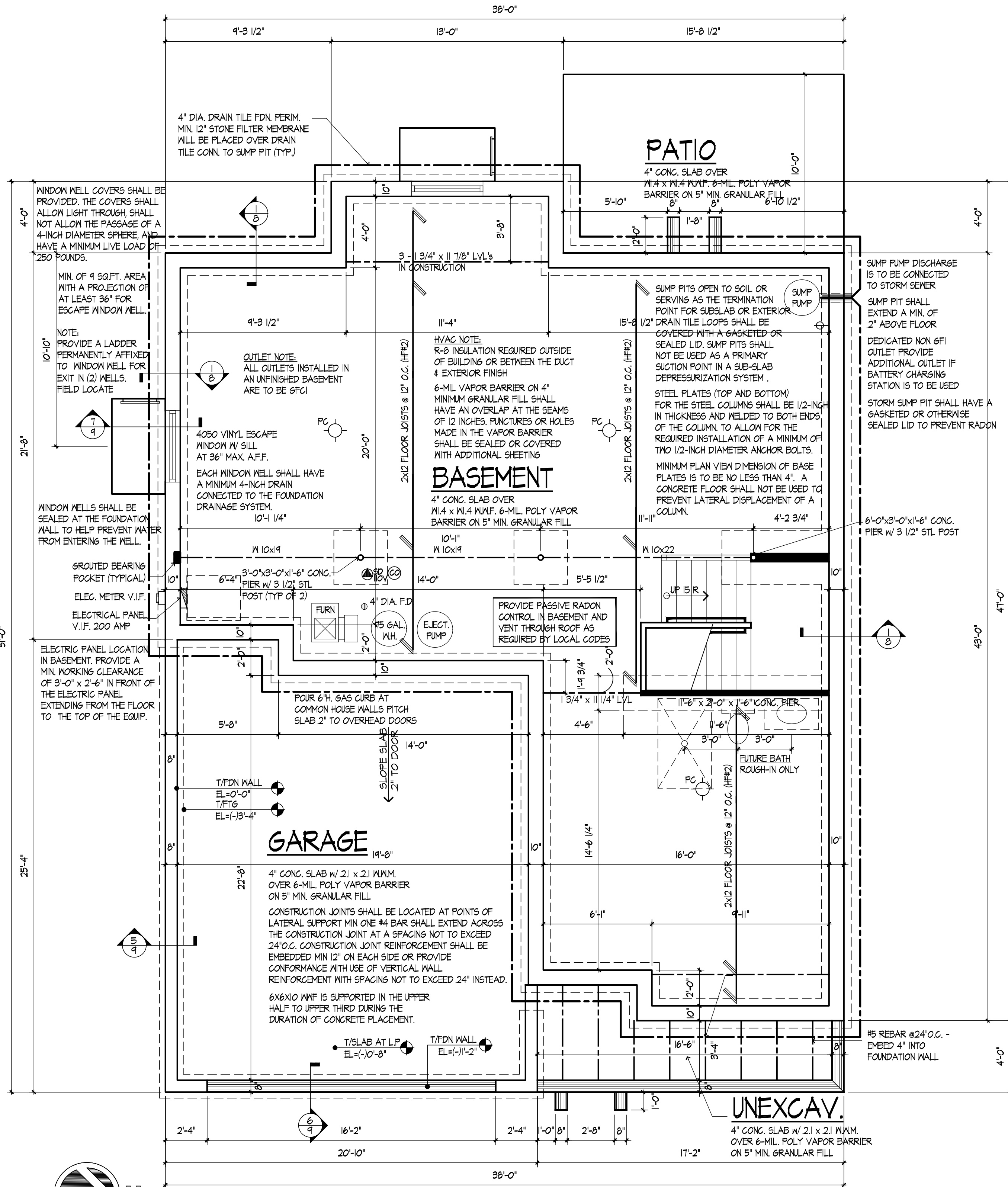
3. ALL OPENINGS, GAPS AND JOINTS IN FLOOR AND WALL ASSEMBLIES IN CONTACT SOIL OR GAPS AROUND PIPES, TOILETS, BATHTUBS OR DRAINS PENETRATING THESE ASSEMBLIES SHALL BE FILLED OR CLOSED WITH MATERIALS THAT PROVIDE A PERMANENT AIR-TIGHT SEAL. SEAL LARGE OPENINGS WITH NON-SHRINK MORTAR, GROUTS OR EXPANDING FOAM MATERIALS AND SMALLER GAPS WITH AN ELASTOMERIC JOINT SEALANT, AS DEFINED IN ASTM C920-87.

4. VENT PIPES SHALL BE INSTALLED SO THAT ANY RAINWATER OR CONDENSATION DRAINS DOWNWARD INTO THE GROUND BENEATH THE SLAB OR SOIL-GAS RETARDER MEMBRANE.

5. CIRCUITS SHOULD BE A MINIMUM 15 AMP, 115 VOLT.



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



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

DRAIN SALLS SHALL BE PROVIDED AROUND ALL CONCRETE FOUNDATIONS THAT RETAIN EARTH AND ENCLOSE HABITABLE OR USABLE SPACES LOCATED BELOW GRADE, DRAINAGE TILES, GRAVEL, OR CRUSHED STONE DRAINS, PERFORATED PIPE, OR OTHER APPROVED SYSTEMS OR MATERIALS SHALL BE INSTALLED AT OR BELOW THE AREA TO BE DRAINED. DRAINAGE SYSTEMS, MECHANICAL, OR MECHANICAL, WEARS INTO APPROVED DRAINAGE SYSTEM, GRAVEL, OR CRUSHED STONE DRAINS SHALL EXTEND AT LEAST 1 FOOT (305 MM) BEYOND THE OUTSIDE EDGE OF THE FOOTING AND 6 INCHES (152 MM) ABOVE THE TOP OF THE FOOTING AND BE COVERED WITH AN APPROVED FILTER MEMBRANE MATERIAL. THE TOP OF OPEN JOINTS OF DRAIN TILES SHALL BE PROTECTED WITH STRIPS OF BUILDING PAPER, PERFORATED DRAIN TILE SHALL BE SURROUNDED WITH AN APPROVED FILTER MEMBRANE OR THE FILTER MEMBRANE SHALL COVER THE TILE JOINTS. CRUSHED STONE OR GRAVEL SHALL BE COVERED WITH A FILTER MEMBRANE OR PERFORATED PIPE SHALL BE PLACED ON A MINIMUM OF 6 INCHES (152 MM) OF WASHED GRAVEL OR CRUSHED ROCK AT LEAST ONE SIZE SIZE LARGER THAN THE TILE JOINT OPENING OR PERFORATION AND COVERED WITH NOT LESS THAN 6 INCHES (152 MM) OF THE SAME MATERIAL.

REBAR NOTE:
NOT LESS THAN ONE VERTICAL #5 BAR SHALL BE PROVIDED ON EACH SIDE OF OPENINGS EQUAL TO OR GREATER THAN 2 FEET IN WIDTH. VERTICAL REINFORCEMENT SHALL EXTEND THE FULL HEIGHT OF THE WALL AND BE LOCATED WITHIN 12" OF EACH SIDE OPENING.

PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN THE WATER HEATER FLUE DISCHARGE LOCATION AND THE COMBUSTION AIR INTAKE OPENING FOR THE FURNACE.

REBAR NOTE:
A MIN. OF ONE #5 BAR SHALL BE PLACED
ABOVE AND BELOW OPENINGS EQUAL TO
OR GREATER THAN 2 FEET IN WIDTH.
REINFORCEMENT SHALL EXTEND BEYOND
THE EDGES OF THE OPENING THE DIMENSION
REQUIRED TO DEVELOP THE BAR TENSION
I.A.N. SECTION R611.5.4.4 OF THE 2015 I.R.C.

OUTDOOR AIR INTAKES AND EXHAUSTS
SHALL HAVE AUTOMATIC OR GRAVITY
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VENTILATION SYSTEM IS NOT OPERATING

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 Rick Gilmore, FALA
Fellow of the Association of Licensed Architects

THOMAS RESIDENCE
154 MAPLE STREET
PALATINE, IL 60067

Gilmore

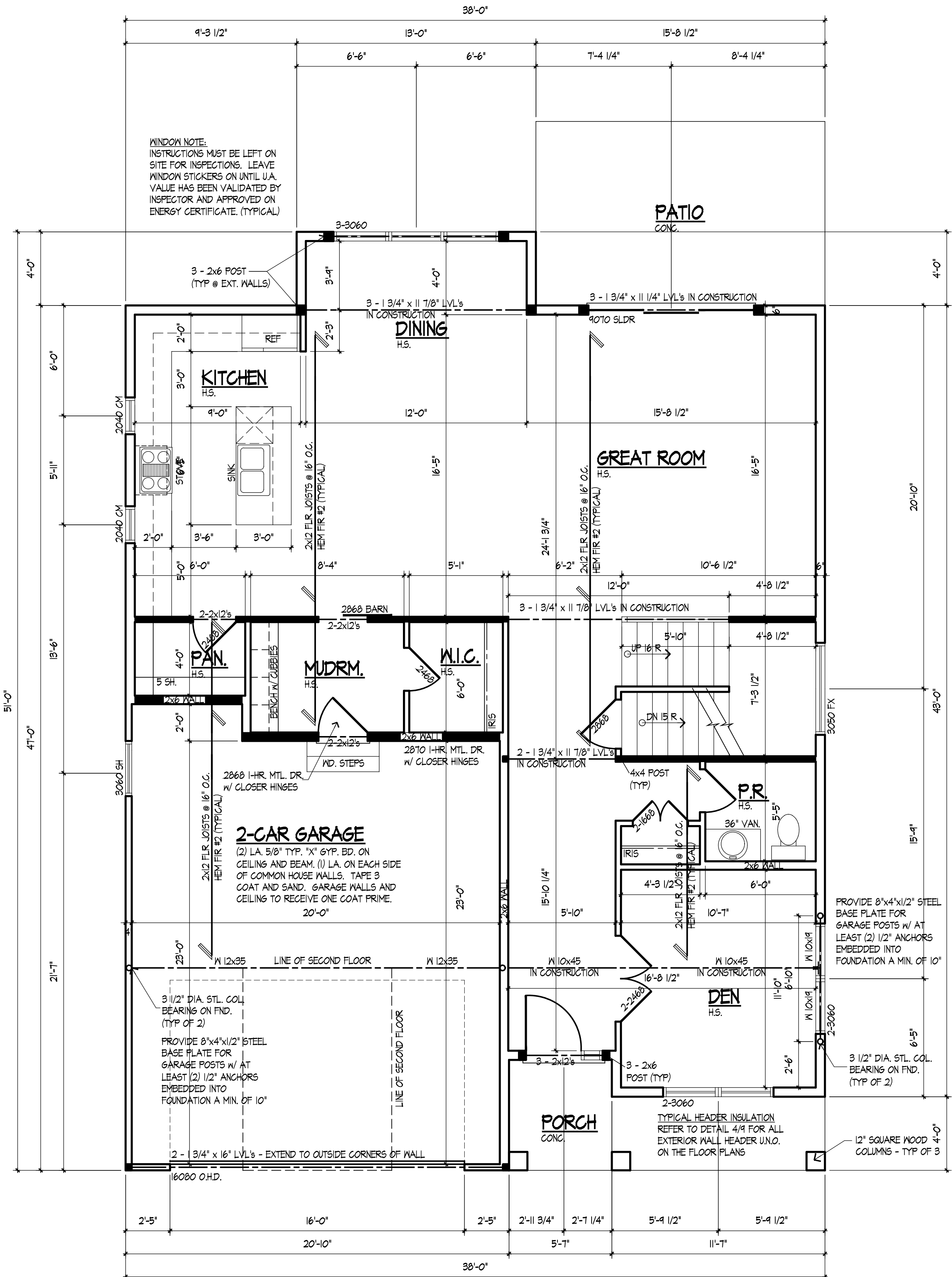
FredeRick Gilmore, Architect
3489 Gallant Fox Drive
Elgin IL 60124
847 421 8676
email: gilmorearch@gmail.com
www.gilmorearchitects.com

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FLOOR PLAN NOTES:

- DO NOT SCALE DRAWINGS
- ALL INTERIOR NON-LOAD BEARING WALLS TO BE 2X4 STUD @ 16" O.C. UNLESS OTHERWISE NOTED.
 - ALL UNDIMENSIONED PARTITIONS ARE 3/2" ROUGH.
 - ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED.
 - 3-2X4'S MIN AT EACH END OF ALL BEAMS AND GIRDER JOISTS UNLESS OTHERWISE NOTED. ALL SUCH CONCENTRATED LOADS SHALL BE TRANSFERRED TO FOUNDATION VIA BEAMS, POSTS OR SOLID BLOCKING.
 - ALL EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING UNLESS OTHERWISE NOTED
 - ALL TRUSSES TO BEAR ON EXTERIOR WALLS AND/OR GIRDER TRUSSES UNLESS OTHERWISE NOTED.
 - TRUSS MFS. TO SIZE MEMBERS, FASTENERS, HANGERS AND SET SPACING FOR ALL TRUSSES.
 - WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN EACH BEDROOM TO HAVE A CLEAR EGRESS OPENING OF 5.7 SQ. FT. WITH MIN. DIMENSION OF 24" IN HEIGHT AND 20" IN WIDTH AND SILL HEIGHT NO GREATER THAN 44" ABOVE FLOOR.
 - WALLS OVER 10 FEET HIGH SHALL HAVE HORIZ. BRACING/BRIDGINGS LOCATED AT JOINT IN SHEATHING.
 - ALL HANDRAIL BALUSTERS TO BE SPACED SUCH THAT 4" SPHERE CAN NOT PASS BETWEEN BALUSTERS.
 - ALL ELECTRICAL AND MECHANICAL EQUIPMENT & METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS. CONTRACTOR TO VERIFY.
 - ALL WINDOW HEAD HEIGHTS AT 6'-10 3/4" UNLESS OTHERWISE NOTED
 - PROVIDE 1 3/4" SOLID CORE 1 HR. RATED STEEL DOOR AT HOUSE TO GARAGE DOOR. N/ GLOSER
 - ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE 5/8" TYPE "X" 6YF BD ON THE WALLS AND CEILING.
 - PROVIDE DOUBLE JOISTS AT PARALLEL PARTITIONS AND SOLID BLOCKING AT PERPENDICULAR PARTITIONS.
 - PROVIDE 2-2X12 W/ 1/2" PLY. HEADERS OVER ALL EXTERIOR OPENINGS UNLESS OTHERWISE NOTED
 - ALL EXTERIOR 2X DECKING, JOISTS, POSTS, STAIRS, HANDRAILS AND BALUSTERS TO BE PRESSURE TREATED UNLESS OTHERWISE NOTED.
 - FOR ADDITIONAL NOTES SEE SPECIFICATIONS AND SHEET DETAILS.
 - ALL WINDOW AND DOOR STEEL LINTELS ARE TO BE 3 1/2"x4"x5/16" ANGLES UNLESS OTHERWISE NOTED.



FIRST FLOOR PLAN

FIRST FLR 1268 S.F.
SECOND FLR 1381 S.F.
TOTAL 2649 S.F.
GARAGE 470 S.F.

BEARINGS WALL

STEEL COLUMNS SHALL BE WELDED TO A 1/2-INCH THICK BASE PLATE AND TOP PLATE THAT EXTENDS BEYOND THE OUTSIDE EDGE OF THE COLUMN TO ALLOW FOR THE REQUIRED INSTALLATION OF A MINIMUM OF TWO (2) 1/2" DIAMETER ANCHOR BOLTS. THE MINIMUM BASE PLATE SHALL BE 4"x4". A CONCRETE FLOOR SHALL NOT BE USED TO PREVENT LATERAL DISPLACEMENT OF A COLUMN.

DOUBLE ALL JOISTS UNDER BATHROOMS AND LAUNDRY EQUIPMENT.

ALL INTERIOR WALLS ARE 3 1/2" UNLESS OTHERWISE NOTED

PER I.E.C.C. SEC. 402.4.2.1 BLOWER TEST IS REQUIRED

STEEL PLATES (TOP AND BOTTOM) FOR THE STEEL COLUMNS SHALL BE 1/2-INCH IN THICKNESS AND WELDED TO BOTH ENDS OF THE COLUMN TO ALLOW FOR THE REQUIRED INSTALLATION OF A MINIMUM OF TWO 1/2-INCH DIAMETER ANCHOR BOLTS.

HYAC NOTE:
R-9 INSULATION REQUIRED OUTSIDE OF BUILDING OR BETWEEN THE DUCT & EXTERIOR FINISH

A DUCT LEAKAGE TEST IS REQUIRED FOR ANY DUCTWORK OUTSIDE OF THE CONDITIONED SPACE. TEST SHALL BE PERFORMED BY AN APPROVED OUTSIDE THIRD PARTY. SUBMIT TEST RESULTS TO THE VILLAGE OF PALATINE PRIOR TO CALLING FOR FINAL INSPECTION.

LINTEL NOTE:
ALL STEEL LINTELS SHALL HAVE A LENGTH OF BEARING NOT LESS THAN 4". PROVIDE DOUBLE WIRE JOINT REINFORCEMENT EXTENDING 12" BEYOND EACH SIDE OF OPENING.

LEAKAGE NOTE:
BUILDING SHALL BE TESTED AND VERIFIED AS HAVING AIR LEAKAGE NOT EXCEEDING 3 CHANGES PER HOUR AFTER CREATION OF ALL PENETRATIONS OF THE BUILDING THERMAL ENVELOPE. TESTING SHALL BE CONDUCTED WITH BLOWER AT A PRESSURE OF 50 PASCALS. A WRITTEN AIR LEAKAGE REPORT SHALL BE PROVIDED TO THE CODE OFFICIAL.

BUILDING SHALL BE PROVIDED WITH VENTILATION THAT MEETS THE REQUIREMENTS OF THE IRC OR IMC. AUTOMATIC AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.

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001-008243
FREDERICK E. GILMORE
EXPIRATION 11/30/24
J.C. Gilmore

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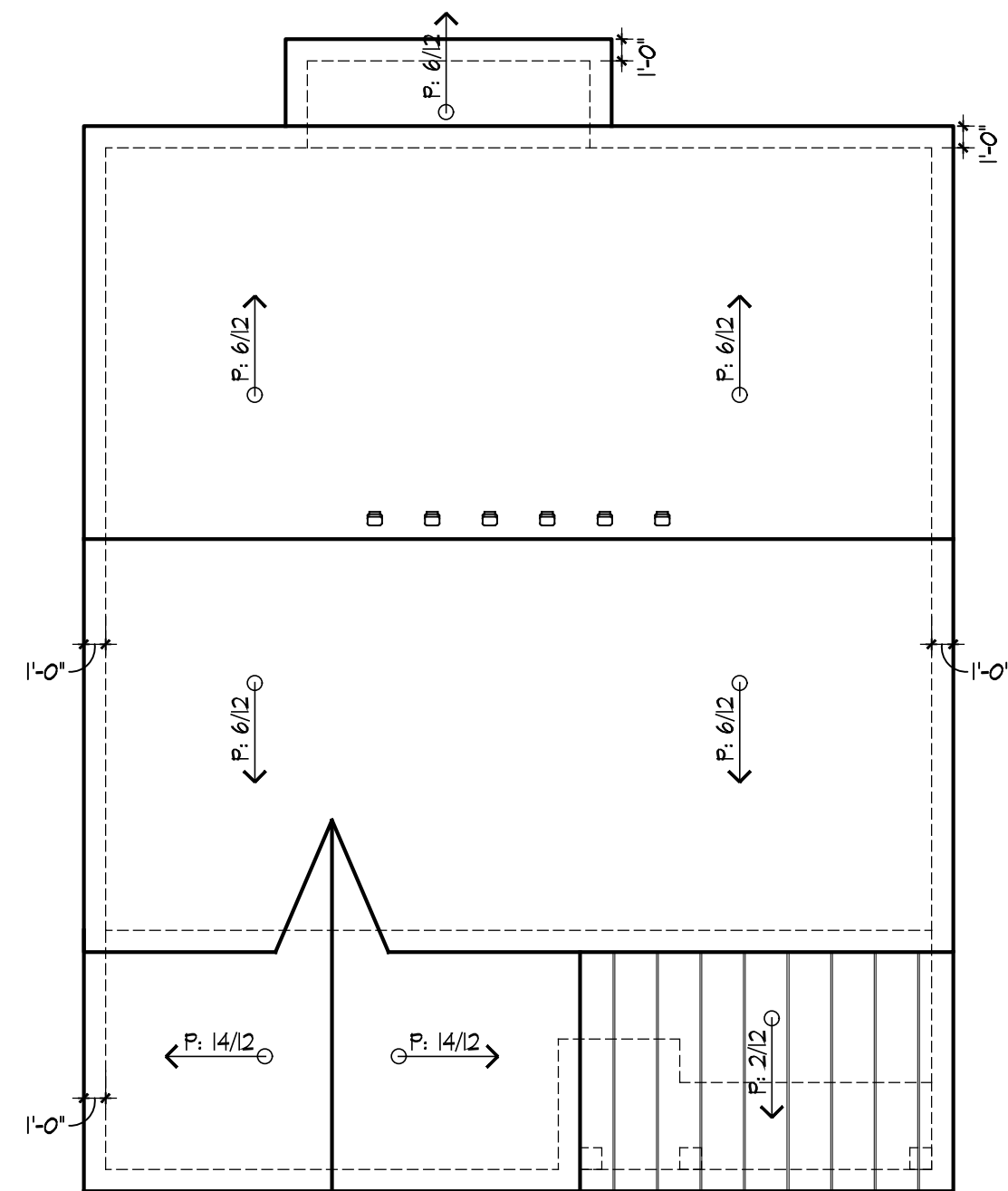
Rick Gilmore, FALA
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THOMAS RESIDENCE
154 MAPLE STREET
PALATINE, IL 60067

Gilmore
Frederick Gilmore, Architect
3489 Gallant Fox Drive
Elgin IL 60124
847.421.8676
email: gilmorearch@gmail.com
www.gilmorearchitects.com

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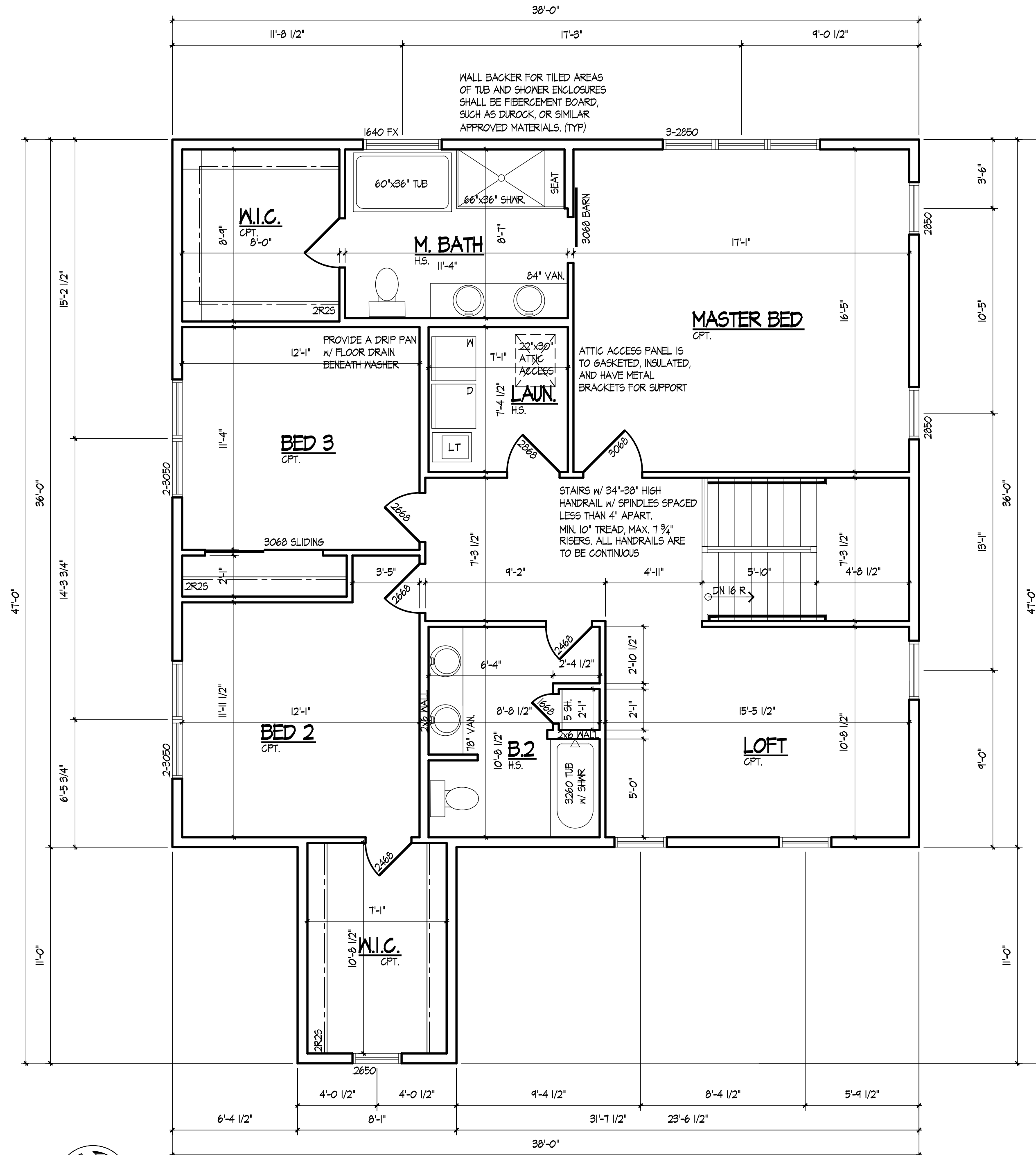
ROOF PLAN

SCALE: 1/8" = 1'-0"

TWO STORY HOUSE ROOF
1368 SQ. FT. OF ATTIC AREA TO BE VENTED
1368 X 1/200 = 4.56 SQ. FT. FREE AREA REQUIRED TOTAL
4.56 X 144 = 656.6 SQ. IN. /2 = 328.3
328.3/60 = 5.47 (6 ROOF VENTS REQUIRED)
328.3/24 = 13.67 (14 SOFFIT VENTS REQUIRED)

GARAGE ROOF
360 SQ. FT. OF ATTIC AREA TO BE VENTED
360 X 1/200 = 1.20 SQ. FT. FREE AREA REQUIRED TOTAL
1.20 X 144 = 172.80 SQ. IN.
172.80/24 = 7.2 (8 SOFFITS VENT REQUIRED)

NOTE
ALL ROOF TRUSSES ARE TO TRANSFER
LOADS TO EXTERIOR WALLS
ALL ROOF OVERHANGS ARE TO BE 1'-0"
UNLESS NOTED OTHERWISE ON THE ROOF PLAN

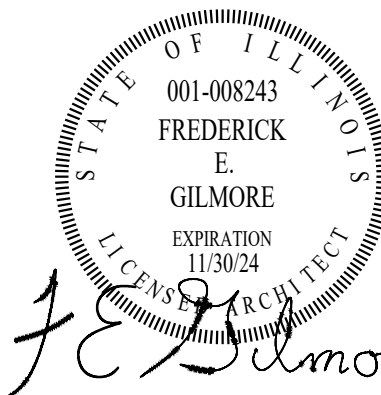


SECOND FLOOR PLAN

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

FLOOR PLAN NOTES:

- DO NOT SCALE DRAWINGS
- ALL INTERIOR NON-LOAD BEARING WALLS TO BE 2X4 STUD @ 16" O.C. UNLESS OTHERWISE NOTED.
- ALL UNDIMENSIONED PARTITIONS ARE 3/2" ROUGH.
- ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED.
- 3-2X4'S MIN AT EACH END OF ALL BEAMS AND GIRDER JOISTS UNLESS OTHERWISE NOTED. ALL SUCH CONCENTRATED LOADS SHALL BE TRANSFERRED TO FOUNDATION VIA BEAMS, POSTS OR SOLID BLOCKING.
- ALL EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING UNLESS OTHERWISE NOTED
- ALL TRUSSES TO BEAR ON EXTERIOR WALLS AND/OR GIRDER TRUSSES UNLESS OTHERWISE NOTED.
- TRUSS MFG. TO SIZE MEMBERS, FASTENERS, HANGERS AND SET SPACING FOR ALL TRUSSES.
- WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN EACH BEDROOM TO HAVE A CLEAR EGRESS OPENING OF 5.7 SQ. FT. WITH MIN. DIMENSION OF 24" IN HEIGHT AND 20" IN WIDTH AND SILL HEIGHT NO GREATER THAN 44" ABOVE FLOOR.
- WALLS OVER 10 FEET HIGH SHALL HAVE HORIZ. BRACINGS/BRIDGINGS LOCATED AT JOINT IN SHEATHING.
- ALL HANDRAIL BALUSTERS TO BE SPACED SUCH THAT 4" SPHERE CAN NOT PASS BETWEEN BALUSTERS.
- ALL ELECTRICAL AND MECHANICAL EQUIPMENT 4 METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS. CONTRACTOR TO VERIFY.
- ALL WINDOW HEAD HEIGHTS AT 6'-10 3/4" UNLESS OTHERWISE NOTED
- PROVIDE 1 3/4" SOLID CORE 1 HR RATED STEEL DOOR AT HOUSE TO GARAGE DOOR. W/ CLOSER
- ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE 5/8" TYPE "X" GYP BD ON THE WALLS AND CEILING.
- PROVIDE DOUBLE JOISTS AT PARALLEL PARTITIONS AND SOLID BLOCKING AT PERPENDICULAR PARTITIONS.
- PROVIDE 2-2x12 W/ 1/2" PLY. HEADERS OVER ALL EXTERIOR OPENINGS UNLESS OTHERWISE NOTED
- ALL EXTERIOR 2x DECKING, JOISTS, POSTS, STAIRS, HANDRAILS AND BALUSTERS TO BE PRESSURE TREATED UNLESS OTHERWISE NOTED.
- FOR ADDITIONAL NOTES SEE SPECIFICATIONS AND SHEET DETAILS.
- ALL WINDOW AND DOOR STEEL LINTELS ARE TO BE 3 1/2"x4"x5/16" ANGLES UNLESS OTHERWISE NOTED.



These drawings were prepared under my supervision and to the best of my knowledge, they comply with all applicable codes.

REV	DESCRIPTION	DATE
	ISSUED FOR PERMIT	04-28-24

 Rick Gilmore, FALA
Fellow of the Association of Licensed Architects

THOMAS RESIDENCE
154 MAPLE STREET
PALATINE, IL 60067

Gilmore

FredeRick Gilmore, Architect
3489 Gallant Fox Drive
Elgin IL 60124
847 421 8676
email: gilmorearch@gmail.com
www.gilmorearchitects.com

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This drawing is copyrighted all rights reserved.

ORDINANCE NO. O-76-20

**AN ORDINANCE GRANTING A SPECIAL USE FOR THE VACANT
LOT AT THE SOUTHWEST CORNER OF
N. MAPLE STREET AND W. WOOD STREET**

Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
On September 21, 2020

ORDINANCE NO. O-76-20

**AN ORDINANCE GRANTING A SPECIAL USE FOR THE
VACANT LOT AT THE SOUTHWEST CORNER OF N. MAPLE STREET
AND W. WOOD STREET**

WHEREAS, pursuant to a petition and public September 9, 2020, of which public notice was given as required by law, the Zoning Board of Appeals of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings relative to a request for a Special Use to permit a home to be set back 10 feet from the side yard abutting a street lot line, instead of the minimum required 20 feet, pursuant to Section 10.06 (c)(12) of the Palatine Zoning Ordinance, on the following legally described property:

LOT 12 IN SACHRAM'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 29 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 23, 1927, AS DOCUMENT NO 9695691 IN COOK COUNTY, ILLINOIS.

Commonly known as vacant lot at the southwest corner of N. Maple Street and W. Wood Street (02-15-411-019).

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

SECTION 1: Special Use to permit a home to be setback 10 feet from the side yard abutting a street lot line, instead of the minimum required 20 feet, pursuant to

Section 10.06 (c)(12) of the Palatine Zoning Ordinance, is hereby granted, subject to the following condition(s):

1. The Special Use shall substantially conform to the plans submitted by Petitioner on 9/02/2020 except as such plans may be changed to conform to Village Codes and Ordinances.
2. A landscape plan shall be submitted as part of the building permit process. This plan, subject to the review and approval of the Village's Director of Public Works, shall indicate what existing plant materials will remain, or what new plant materials will be installed, within any adjacent Village right-of-way.

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 21 day of September, 2020

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

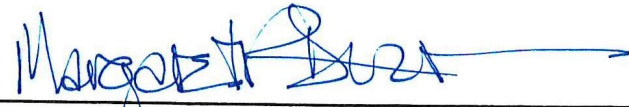
APPROVED by me this 21 day of September, 2020



Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this

21 day of September, 2020



Village Clerk

5812 W. HIGGINS AVENUE
CHICAGO, ILLINOIS 60630



MM SURVEYING CO., INC.

PROFESSIONAL DESIGN FIRM No. 184-003233

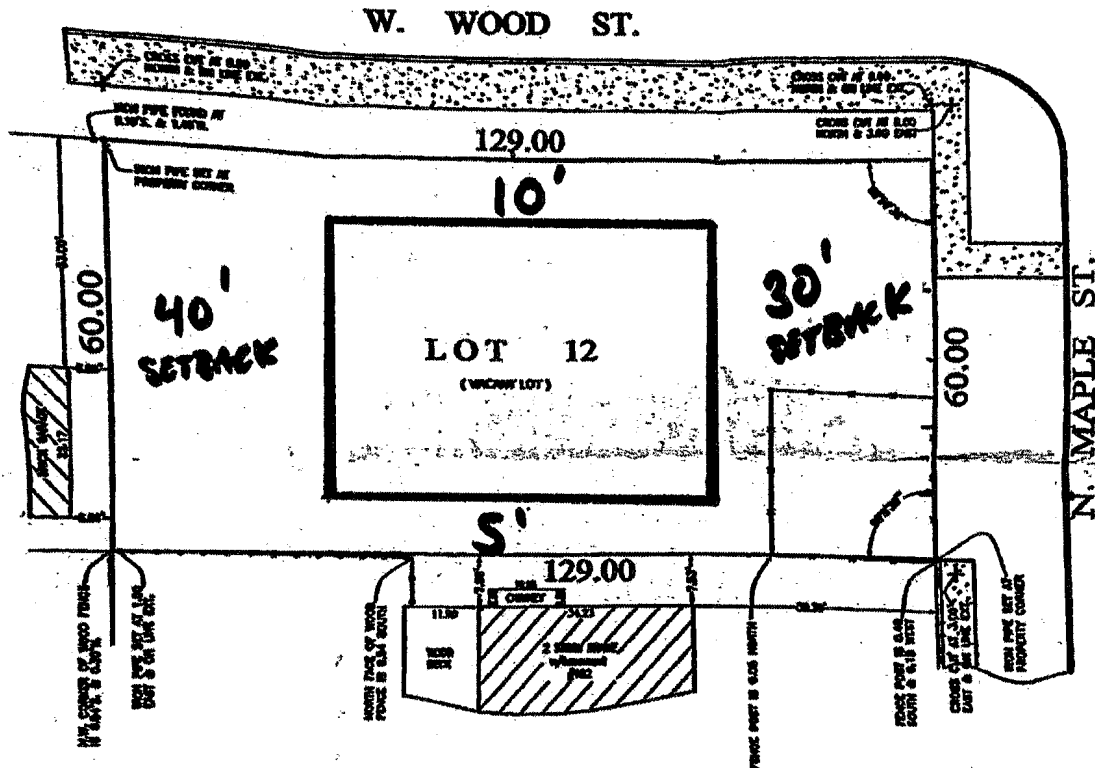
PLAT OF SURVEY

OF

PHONE: (773) 282-5900
FAX: (773) 282-9424

LOT 12 IN SCHWARTZ'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 18 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 23, 1927, AS DOCUMENT NO. 9685884, IN COOK COUNTY, ILLINOIS.

TOTAL LAND AREA = 7,740 sq. ft.



LEGEND:

- OPEN LINE FENCE
- WOOD FENCE
- IRON FENCE
- CONCRETE FENCE
- EXCLUDED FENCE FENCE
- OPEN FENCE FENCE
- OPEN BRICK FENCE
- OPEN CONC. FENCE
- EDGE OF CONCRETE

ORDER NO. 76004
SCALE: 1 INCH = 36 FEET
FILING DATE: DECEMBER 15, 2009
COMPLETION DATE: DECEMBER 15, 2009
ORDERED BY: WARREN BUCHANAN

THIS PROFESSIONAL SERVICE conforms to the current ILLINOIS JUDICIAL STANDARDS FOR A SURVEYOR'S DUTY.

FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON, REFER TO YOUR DEED, TITLE POLICY AND LOCAL ZONING ORDINANCE, ETC.

LOCAL DESCRIPTIONS USED ON THIS PLAN WAS PROVIDED BY THE CLIENT AND MUST BE COMPARED WITH DEED AND/OR TITLE POLICY. ALL DIMENSIONS ARE SHOWN IN FEET AND INCHES, FROM THE

State of Illinois

County of Cook

We, M. M. Surveying Co., Inc., do hereby certify that we have surveyed the above described property and that the plat hereon drawn is a correct representation of said survey.



M. M. Surveying Co., Inc.
Date: 12-17-2009

SEE ALL Land Surveyor No. 35-2522
EXP. NOVEMBER 30, 2010

PUBLIC NOTICE
A public hearing will be held before the Palatine Zoning Board of Appeals on Wednesday, September 9, 2020 at 7:00 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

Special Use to permit a home to be setback 10 feet from the side yard abutting a street lot line, instead of the required 20 feet pursuant to Section 10.06 (c)(12) of the Palatine Zoning Ordinance.

The property is commonly known as the vacant lot at the southwest corner of N. Maple Street and W. Wood Street (02-15-411-019).

The Petitioner is requesting to provide a 10 foot side yard abutting a street reduction along the Wood Street lot line for a future home on the vacant lot.

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

FILE #: 20-34
VILLAGE OF PALATINE
Jan Wood, Chair
Palatine Zoning Board of Appeals

DATED: This 24th day of August, 2020
Published in Daily Herald
August 24, 2020 (4549989)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

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

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

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

I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 08/24/2020 in said DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY

Authorized Agent

Lauren Baltz

Control # 4549989

Attachment: Special Use Ordinance #O-76-20 (previously approved setback reduction) (vacant lot N. of 152 N. Maple Street - SU setback)

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 152 N. MAPLE ST.
☒ ☐ ☐ ☐
 County of COOK

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

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 19TH day of SEPTEMBER, A.D. 2024, and the last publication thereof was made on the 19TH day of SEPTEMBER, A.D. 2024.

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

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



Mary Alice Wenzl

IN WITNESS WHEREOF, THE **DES PLAINES JOURNAL, INC.**, has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 19TH day of SEPTEMBER, A.D., 2024.

By Todd Wenzel

President

Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 19TH day of SEPTEMBER, A.D., 2024.

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

Attachment: Public Notice (vacant lot N. of 152 N. Maple Street - SU setback)

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 10/08/24 07:00 PM

STAFF REPORT (ID # 9363)

401 N. Northwest Highway

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Alex Bradshaw

PETITIONER: Oluwatoyin Warren, Debjos African Food LLC

PLAN NUMBER: SU-000123-2024

BACKGROUND:

The Subject Property is zoned B-1, Shopping Center District, and was part of the Arthur T. McIntosh & Co.'s Fair Grounds Park Subdivision. The approximately 900 square foot tenant space is located within the Fleetwood Shopping Center, which also includes a comic book store, a nail salon, a barber shop, and an insurance & financial services business. The previous occupant of the subject tenant space was an electronic vape store, which closed in May of 2023.

The Petitioner is proposing to open an African food store at the subject tenant space to sell a variety of dry and frozen goods. Therefore, the Petitioner is requesting the following:

- 1. A Special Use to permit a food store at the subject property.**

Surrounding Zoning/Uses:

North:	R-3 Multi-Family Residential
South:	B-1 Shopping Center District
East:	R-2 Single-Family Residential
West:	B-2 General Business District

KEY ISSUES:

- The Petitioner had previously operated an African food store in Rolling Meadows, 3989 W. Algonquin Road, and is now relocating the business to the Village of Palatine.
- The items for sale at the proposed food store are listed in the submitted business plan. Those items include a variety of dry and frozen goods from Africa, with some of the more common items from the U.S.
- Per the submitted business plan, the proposed hours of operation are Monday through Sunday, from 9 AM to 8 PM.

- The business plan indicates that there will be 2 - 3 employees at the store, and also anticipate approximately 10 - 20 customers per day.
- In regards to product delivery and restocking, the Petitioner explains in the business plan that they will be restocking from a wholesale market every month with their personal vehicle. Staff has discussed and made the Petitioner aware of the restrictions on delivery times for food establishments (must be between the hours of 7 AM and 8PM).
- 51 parking spaces are provided on site. The parking requirement for the proposed use is 1 parking space per 300 square feet; therefore, the required parking for the proposed use would not change from the previous occupant of the tenant space.

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 food store to Palatine. Per the submitted business plan, and a review of the Petitioner's food store location in Rolling Meadows, the generated traffic from 10 - 20 customers a day and the use of the Petitioner's personal vehicle for deliveries should not have a significant impact on, nor cause injury to the value of, the other properties in the surrounding neighborhood. Therefore, Staff recommends approval of the proposed Special Use, subject to the following conditions:

1. The Special Use shall substantially conform to the business plan and floor plan submitted by the Petitioner, Oluwatoyin Warren, Debjos African Food LLC, except as such plans may be changed to conform to the Village Codes and Ordinances.

ATTACHMENTS:

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

- Public Notice



Attachment: Aerial Map (401 N. Northwest Hwy - SU Food Store)

0 100 200
ft

Print Date: 8/28/2024

Notes

Cook County Aerial 2023

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



SPECIAL USE APPLICATION

Department of Planning & Zoning

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

Petitioner Name

Oluwatoyin Warren

Business Name (if applicable)

Debjos African Food Store

Subject Property Address

401 N. Northwest Highway

Please provide a description of your proposed request:

A store for selling African grocery and items.

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:

A public bathroom with sink provided for customers that shop in our grocery store.

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

Common public health advantages include promotion of hand washing, Hand sanitizer and so on

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

Arranging items that falls off the shelves back on the shelves, making sure there's bright lightening, sweep floor regularly, mop the floor regularly, making sure the parking lots are safe, Making sure floor mats are in place and also Effective entrance and Exit doors.

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:

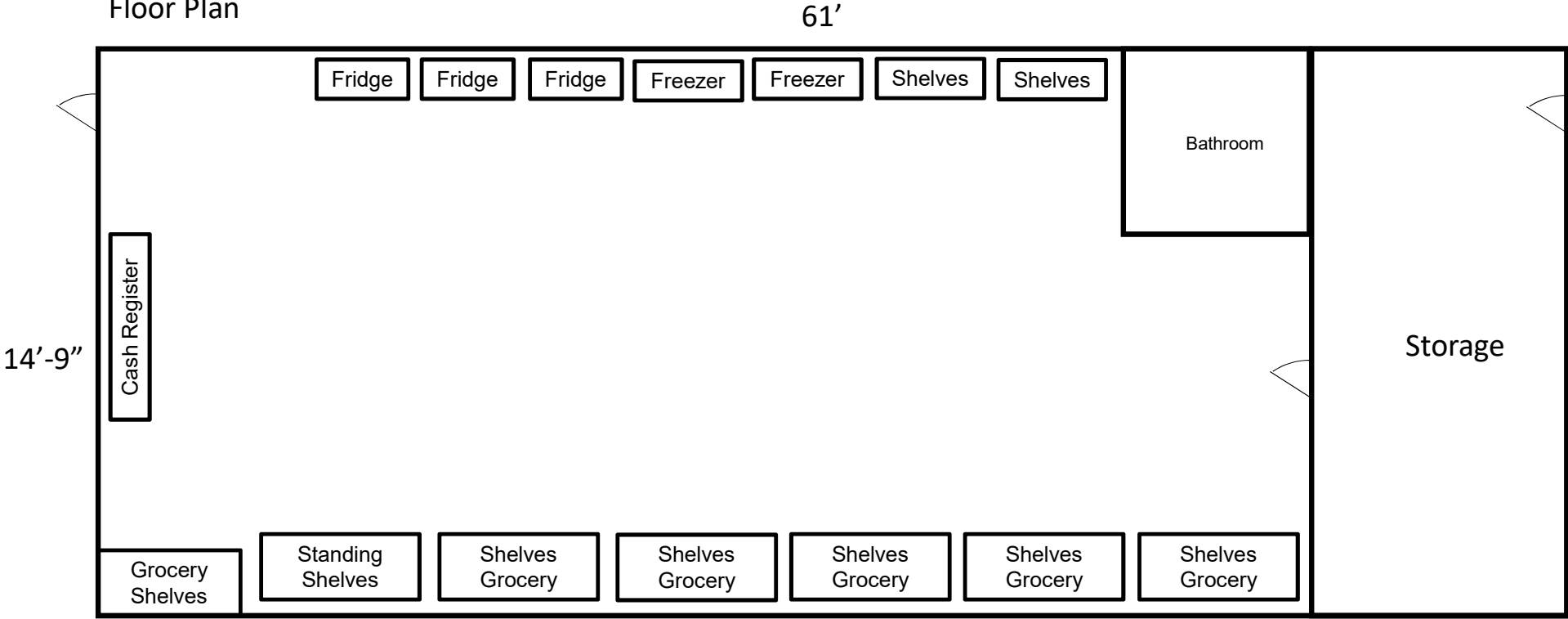
a. Will meet the following aesthetic criteria:

- 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

401 N. Northwest Highway
Debjos African Foods LLC
Floor Plan



Attachment: Floor Plan (401 N. Northwest Hwy - SU Food Store)

DEBJOS African Food Store LLC

401 N. Northwest Highway

Business Plan

DEBJOS African Food is a very convenient and affordable grocery store, we sell high quality food & items from Africa, also from the U.S. Our main mission is to help Africans locate food and items easily in our store.

The business focuses on increasing the sales of scarce African products, while offering a reasonable price with it. We will develop strong relationships with our customers.

We sell a variety of dry and frozen goods. Examples of dry goods include yam, cocoa yam, plantain, bell pepper, habanero pepper, dry African fishes, dry shrimps/crayfish, Fufu, Garri, Cassaa Flakes, Plantain flour, pounded yam, corn flour, indomie noodles, lettuce beans, plantain chip, etc. Some of the frozen goods include hard Nigerian chicken, goat meat, turkey, etc. We will also offer some dairy and spice products such as milk, butter, egg, soft drinks from Africa, maggi, salt, etc.

Hours of operation will be from Monday to Sunday from 9 am to 8 pm. Number of employees will be from 2 to 3 people. Estimated number of customers will be approximately around 10 to 20 a day. Every month we are going to be restocking from a wholesale market with my personal car.

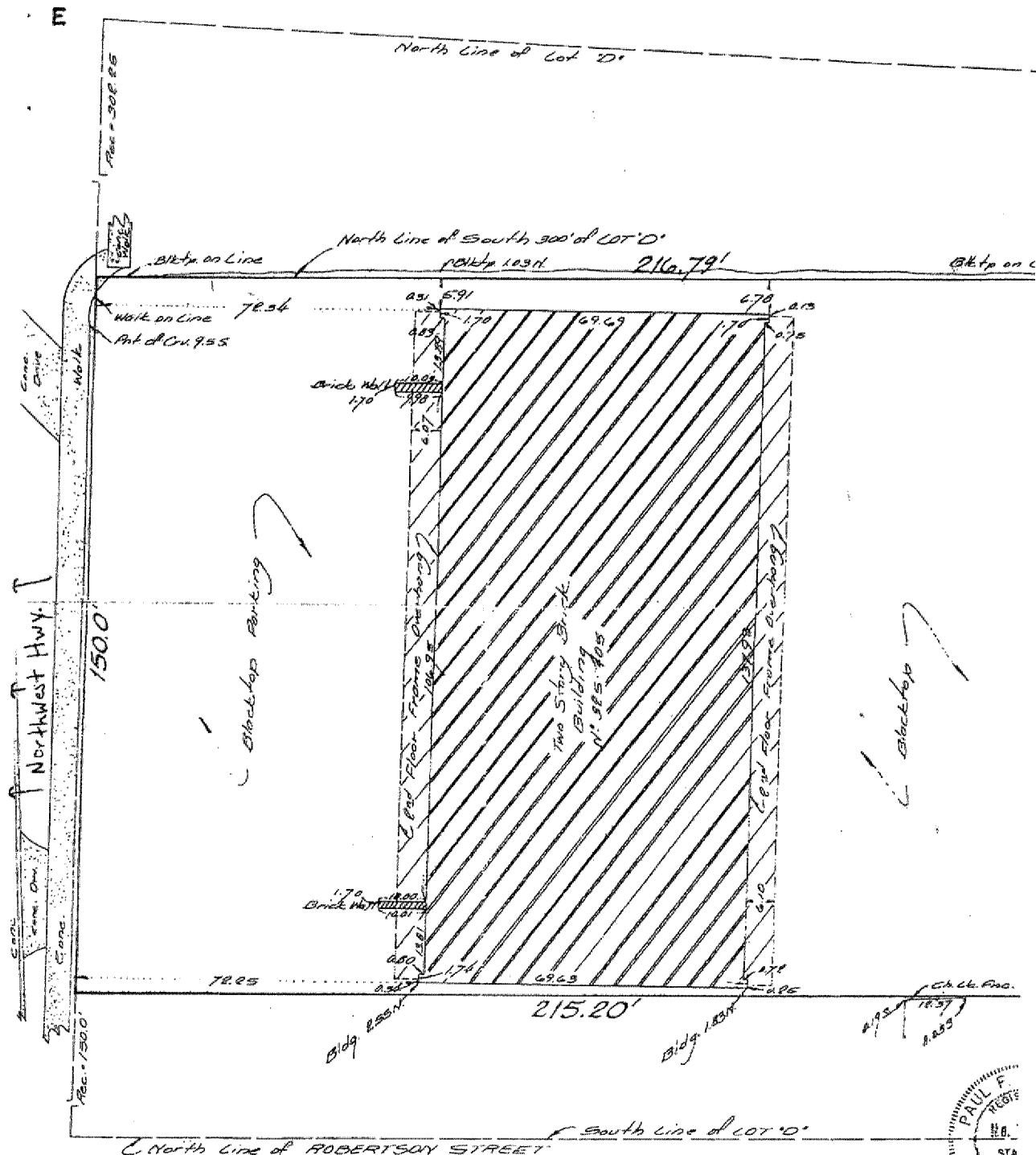
The highest vision for my business is to reach more customers and satisfy them with their needs and good prices so my business can elevate. I can do that by promoting my business through Google, website, social media and so on. We are so unique in our own way because we sell our goods with reasonable prices and we have a moral customer service.

3 NORTH ELSTON AVENUE
CHICAGO, ILLINOIS 60646

CERTIFIED SURVEY CO.
PLAT OF SURVEY

ទំព័រ ១៨៖

THE NORTH 150 FEET OF THE SOUTH 300 FEET OF LOT "D" IN ARTHUR T. MC INTOSH AND CO'S FAIRGROUND PARK BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



BOX MEANS THIS SURVEY HAS BEEN
CONNECTION WITH A REAL ESTATE OR
TRANSACTION AND IS NOT TO BE USED
N.
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 }

We, CERTIFIED SURVEY CO. do hereby certify that we have located the building on the above property.

EQ
A2

Si
C₁

S. U.
Q. r

PETITIONER'S EXHIBIT

#

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:

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

(Village) (Town) (City) (Township) of PALATINE 401 N. NORTHWEST HWY.

 County of COOK

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

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 19TH day of SEPTEMBER, A.D. 2024, and the last publication thereof was made on the 19TH day of SEPTEMBER, A.D. 2024.

Your Legal appeared in
the following Journal & Topics
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- ☐ Wheeling Topics
- ☐ Suburban Journal
- ☐ Northwest Journal
- ☐ Glenview Journal



Mary Alice Wenzl

IN WITNESS WHEREOF, THE **DES PLAINES JOURNAL, INC.**, has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 19TH day of SEPTEMBER, A.D., 2024.

By Todd Wessell

President

Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 19TH day of SEPTEMBER, A.D., 2024.

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

Attachment: Public Notice (401 N. Northwest Hwy - SU Food Store)