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 ● AUGUST 8, 2023

Village Hall - Council Chambers | **Regular Meeting** | **7:00 PM**

I. CALL TO ORDER

II. MEETING MINUTES

1. Planning and Zoning Commission - Regular Meeting - Jul 25, 2023 7:00 PM

III. PUBLIC HEARING

1. 874-912 N. Qunetin Road - Final Planned Development to allow a 9-unit development (4 duplex & 1 single unit) NOTE - the developer requested that this item be referred back to Staff, as the plans are being further evaluated for potential amendments. A new notice and another Public Hearing will be required in the future. No further action is required at this time.

2. 969 N. Carmel Drive

   Special Use to permit an addition to be set back 26 feet from the rear lot line, instead of the minimum required 40 feet.

3. 615 E. Delgado Drive

   Special Use to permit a fence in the side yard abutting a street, where the side lot line of said side yard abutting a street abuts the side lot line of the front yard of an adjacent lot.

IV. COMMUNICATION

V. ADJOURNMENT

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PLANNING AND ZONING COMMISSION

MINUTES ● JULY 25, 2023

Village Hall - Council Chambers | **Regular Meeting** | **7:00 PM**

I. CALL TO ORDER

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

Staff Present: Mr. Ben Vyverberg & Ms. Lyn Bremanis

II. MEETING MINUTES

1. Planning and Zoning Commission - Regular Meeting - Jul 11, 2023 7:00 PM - **Accepted**

   Mr. Friedman made a motion to approve the minutes of July 11, 2023; seconded by Mr. Cavanaugh

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

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III. PUBLIC HEARING

1. 37 N. Plum Grove Road -

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2. 849 W. Kenilworth Avenue **- Recommend To Approve**

Notice was published in the Journal and Topics on July 6, 2023 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application for Variation
2. Proof of Ownership
3. Spot Survey
4. Site plan & Elevations
5. Public Notice

Ms. Bremanis gave a brief outline of the request explaining the petitioner recently received a Special Use for a front yard setback reduction for an addition. As part of the addition, the detached garage was replaced and upon completion of the spot survey, at the end of construction, the garage was determined to have 4.6' setback from the side lot line, instead of the required minimum 5 feet. Therefore, the petitioner is requesting:

- Variation to permit an accessory structure to be set back 4 feet from the side lot line, instead of the minimum required 5 feet.

Sworn in petitioner: Mr. Joel Christell 849 W. Kenilworth Avenue, owner
Mr. Christell stated they did not intend to encroach, but contractor used neighbors' fence for reference instead of lot line. He explained the fence runs on an angle so garage setbacks run from 4.9 ft to 4.6 ft going north. He stated the garage is built but did not intend to not meet code Mr. Christell stated they spoke to the neighbor on that side who is in support and has no issues.

Commissioner Kolososki asked if the neighbors provided any written sign off.
Mr. Christell answered no just a verbal approval.

Commissioner Kolososki asked if the fence runs the along whole side of lot.
Mr. Christell answered yes along with landscaping.

Commissioner Friedman asked when the issue was discovered.
Mr. Christell explained during the spot survey review.

Ms. Bremanis gave a brief overview stating the garage size and height did not change and still meet code. She stated they were granted a variation for lot coverage which is still applicable since the size did not change. Ms. Bremanis stated Community Services and Engineering have reviewed and had no issues.

STAFF RECOMMENDATION:
The Petitioner is in the process of constructing a new detached garage and the

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approved plans met code. However, when the spot survey was completed, it found that the garage encroached approximately 0.4 feet into the required 5-foot side yard setback. The new garage should not alter the essential character of the neighborhood. In addition, there is an existing solid 6-foot fence along the adjacent side lot line that will buffer the neighbor from the encroachment. Therefore, Staff recommends approval of the Variation subject to the following conditions:

1. The Variation shall substantially conform to the boundary survey prepared by Exacta Land Surveyors, dated 05/01/2023, except as said plans may be revised to conform to the Village Code of Ordinances

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

Commissioner Cavanaugh made a motion to approve subject staff's conditions; seconded by Commissioner Kolososki

DELIBERATIONS:

Commissioner Kolososki stated the relief is only for a few inches and it is not the homeowner's job to make sure layout is correct. He stated it is a mistake, but not egregious.

Commissioner Cavanaugh agreed with Commissioner Kolososki. He stated it is in the same position as previous garage that was existing nonconforming.

Chairman Wood stated it meets the standards of reasonable return. She stated it is a small amount of relief and error in laying foundation.

Commissioner Friedman stated it should have been caught during pre-pour.

Commissioner Kolososki stated the fence probably fooled everyone. He stated many issues such as snow on the ground can make it hard to determine.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 5-0. This item will tentatively go to Village Council on August 7, 2023

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

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3. 841 N Martin Drive **- Recommend To Approve**

Notice was published in the Daily Herald on July 10, 2023 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application for Special Use
2. Proof of Ownership
3. Site Plan
4. Fence Elevations
5. Public Notice

Ms. Bremanis gave a brief outline of the request explaining the petitioner is proposing to install a 6-foot tall solid fence, which would be set back approximately 29 feet from the front property line abutting W. Northwest Highway. Therefore, the petitioner is requesting:

- Special Use to permit a fence in the front yard.

Sworn in petitioner: Mr. Anthony Cinquegrani 841 N. Martin Drive, owner
Mr. Cinquegrani explained he wants to put a 6ft cedar fence along his property that abuts Northwest Highway with a setback of 25ft to provide a site and sound barrier from traffic. He stated he spoke to the neighbor at 840 N Martin Drive who has no objection. He referred to the aerial slide stated they and the other 3 properties along Northwest Highway were annexed in the 90's and are surrounded by unincorporated. Mr. Cinquegrani stated the front of his house faces Martin Drive so they would consider Northwest the side yard but the Village considers it their front yard. He stated someone purchased the lot behind them and there is talk to put townhomes but not sure if that's possible but just in case he wants a fence. He explained it will be a u-shaped fence referring to site plan slide to show location.

Commissioner Cavanaugh asked if the setback is 29ft or 25ft.
Mr. Cinquegrani stated 29ft.

Commissioner Kolososki asked if they are keeping the trees.
Mr. Cinquegrani answered yes.

Commissioner Bettenhausen asked about the chain link fence on the plat of survey.
Mr. Cinquegrani stated they took down in because it was a disarray and in middle of the trees.

Ms. Bremanis gave a brief overview stating the property is zoned R1 which gives the 40ft setback. She spoke to the vacant property to the east, pointing out that

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even if it is developed in the future, the fence would be setback 29ft so staff does not see any line of site issues even for future construction. She stated Community Services and Engineering have reviewed and did not identify any issues. Ms. Bremanis referred to existing conditions slide to indicate the location of fence and existing landscaping.

STAFF RECOMMENDATION:

The Petitioner is requesting to construct a 6-foot solid fence to be set back approximately 29 feet off the front lot line along Northwest Highway. There is significant, and dense, landscaping that presently exists in the front yard, and the proposed fence would be located behind said landscaping. In addition, the house is situated facing Martin Drive therefore the required front yard functions as a side yard. Given the proposed 29-foot setback, landscaping, and location along a busy roadway the fence should not have a negative impact on surrounding properties. Therefore, Staff recommends approval of the Special Use subject to the following conditions:

1. The Special Use shall substantially conform to the site plan and fence elevation submitted by the Petitioner, Anthony Cinquegrani submitted 06/27/2023, except as said plans may be changed to conform to the Village Code of Ordinances.
2. The existing landscaping between the proposed fence and the front lot line shall be maintained.

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

Commissioner Cavanaugh made a motion to approve subject staff's conditions; seconded by Commissioner Bettenhausen

DELIBERATIONS:

Commissioner Cavanaugh stated it meets the standards and won't be visible because of landscaping. He stated it won't change any vistas or aesthetics of area.

Commissioner Friedman stated he had concerns about impact of developing neighboring properties but staff addressed and has no issues.

Ms. Bremanis referred to the site plan to show the small area that requires relief.

Chairman Wood agreed with Commissioner Friedman but property is vacant and it doesn't seem to cause a problem with public health safety and welfare and no injury to surrounding areas. She stated the standards have been met.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 5-0. This item will tentatively go to Village Council on August 7, 2023

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

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4. 587 W. Helen Road **- Recommend to Deny**

Notice was published in the Journal & Topics on July 6, 2023 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application for Variation
2. Proof of Ownership
3. Plat of Survey
4. Site Plan
5. Public Notice

Chairman Wood read into record an email from neighbor against the petition

Mr. Vyverberg gave a brief outline of the request explaining the petitioner is proposing to construct a circular driveway that will exceed the maximum permitted driveway width of 30 feet. The circular driveway would result in two curb cuts on West Helen Road. Therefore, the Petitioner is requesting:

- Variation to permit a residential driveway to exceed the maximum permitted 30 feet in width to construct a circular driveway; and
- Variation to permit a residential driveway to be 35 feet wide within 5 feet of the front property line, instead of the maximum permitted 25 feet.

Sworn in petitioner: Mr. Greg Rose West Chicago, IL (builder) & Mr. Philmore Morrison 587 W. Helen Road

Mr. Rose is requesting to construct a circular drive in for a very large home on a very large property. He stated the drive fits well with the large home and will add curb appeal and allow landscaping. He pointed out the home is setback from the road so won't overwhelm the property. Mr. Rose explained they are requesting a narrow entrance of 12ft to the west and 23ft to the east. He pointed out there are other circular drives on this street. He spoke to the safety aspect being right at the crest of Helen Road which is a significant through street of the Village. He stated both directions are downhill curves so this will serve the community both people parking and people driving through. Mr. Rose spoke to current code allowance of 25ft and how there should be flexibility for larger properties.

Mr. Morrison stated the circular driveway will look good with the home. He stated they moved from Chicago to start a family and if were involved in the beginning would have requested before they started. He spoke to the layout of the garage with multiple entrances. He stated there are no driveways across street but there is a large tree preventing parking on that side so everyone parks on their side. Mr. Morrison stated they do not want to impact neighbors so want to have guests park off street in their driveway. He pointed out there is also a fire hydrant that limits street parking. He stated they want to utilize the land to build a driveway that commensurate with home. Mr. Morrison stated he thinks the landscaping they have planned will be appreciated and noted by the Village Beautification

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committee.

Chairman Wood asked if the concern is for room for visitors' cars.
Mr. Morrison answered yes. He spoke to the visibility issues, due to no street lights and the large tree that protrudes into street. He stated he thinks it's better to not have vehicle parked on the street.

Chairman Wood asked if they considered reducing the size.
Mr. Rose stated a 12ft entrance with the front load and side load garage would not be aesthetically great. He stated the code does not take in account for large properties and size of garage.

Chairman Wood asked if a circular drive was contemplated at beginning of construction.
Mr. Rose answered no.

Commissioner Bettenhausen asked what type of vehicle will be parked in garage.
Mr. Morrison stated a larger pickup truck.

Commissioner Bettenhausen asked if they considered 15ft and 10ft.
Mr. Phillmore stated they considered shrinking to make smaller but aesthetically it doesn't fit home.

Chairman Wood asked if driveway been started.
Mr. Rose stated they cut it and found out they were exceeding the limit.

Chairman Wood asked how long has home been there.
Mr. Rose stated they started construction in 2020.

Commissioner Kolososki how wide is strip on east side where truck will go.
Discussion on width referring to site plan slide.

Commissioner Kolososki asked if they plan on parking 2 or 3 cars in garage.
Mr. Morrison stated they will try to make turn to park 3.

Commissioner Kolososki stated they have ability to stack cars in garage and have plenty of room to park more cars in drive within code.

Commissioner Cavanaugh clarified the purpose is for parking and safety.
Mr. Phillmore answered yes.

Chairman Wood spoke to the neighbor's concerns on snow removal of the larger driveway and the 2 curb cuts will reduce the street parking.
Mr. Rose agreed that the parking on the street is an issue.
Mr. Morrison stated there is no home across from driveway so can't push snow on someone else's property.

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Commissioner Friedman spoke to letter and clarified their concern of snow is more for drainage swale.
Mr. Rose stated the driveway would have to be approved by the Village engineer and will be designed by engineer to ensure water is being managed properly.

Mr. Vyverberg gave a brief overview. He spoke to the other existing circular driveways both having building permits and working with Village to be within ordinance. He stated the subject property is a larger property at 100ft wide so lot coverage and building coverage are not of concern.

Commissioner Cavanaugh asked about the property to the west.
Mr. Vyverberg stated they met maximum driveway width at the property line and were given a permit as a single-family residence property. He spoke to the petitioner's request for multiple variations on width relief.

Chairman Wood asked why does the code restrict to 25 ft.
Mr. Vyverberg explained there are many factors, but ultimately it is to not create multiple curb cuts that exceed a manageable width for residential properties.

Chairman Wood asked if there are other driveways in the Village that are that large.
Mr. Vyverberg stated any driveway requests at this size would require relief.

Chairman Wood asked how many have exceeded the max at the property line.
Mr. Vyverberg stated he can think of one that was annexed in from Cook County with preexisting conditions. He stated it is not a typical relief.

STAFF RECOMMENDATION:
The circular driveway proposed by the Petitioner would allow for easier access in and out of the subject property. The overall width of the proposed driveway is comparable to other approved recently approved driveway width variations (e.g. Illinois Avenue and Austin Lane), but those examples also complied the maximum driveway width at the property line. There are two existing circular driveways in the neighborhood. Nonetheless, Staff did not find that there was adequate justification provided to permit the driveway width within 5 feet of the front property line to exceed the maximum permitted 25 feet. The proposed circular drive would function sufficiently if said driveway width within 5 feet of the property line complied with Village Code.

Therefore, Staff recommends denial of the Variation. However, if the Petitioner agrees to reduce the driveway width within the first 5 feet of the property to comply with the 25-foot maximum width, then Staff would recommend action at the discretion of Planning and Zoning Commission. If the Planning and Zoning Commission recommends approval, Staff recommends the following conditions:

1. The Variation shall substantially conform to the Site Plan submitted by the Petitioner, Greg Rose, except as such plans may be changed to conform to the

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Villages Codes and Ordinances.

Chairman Wood asked if staff is recommending denial of both variations.
Mr. Vyverberg answered yes.

Mr. Rose stated the 42.5 ft can't be any smaller with a side load garage. He stated the vast majority of properties are 75 ft wide compared to a lot of 100 ft wide the drive differential should be comparably.

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

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

DELIBERATIONS:
Commissioner Kolososki stated he sees a lot of horseshoe driveways and every town have their own stipulation. He agreed it is difficult to get 3 cars in garage but can't criticize the ordinance. He stated it is unfortunate since the house is already configured.

Commissioner Cavanaugh stated he is sympathetic, but not sure if it is necessary. He stated he understands the safety concerns with the street.

Commissioner Friedman stated he thinks there are other solutions that can meet code.

Chairman Wood stated she is familiar with the area and agrees with the petitioner about the tree problem and safety concern with the lack of sidewalks. She stated the concerns are valid. She stated she thinks a single 25' driveway can be enough but understands the benefit of the circular drive. Chairman Wood stated she understands staffs concerns but thinks large home so aesthetics should be considered

Motion to approve failed: 2-3
Ayes: Cavanaugh, Wood
Nays: Bettenhausen, Kolososki, Friedman

Commissioner Friedman made a motion to deny; seconded by Mr. Cavanaugh

Chairman Wood summarized that this request was denied by a vote of 3-2. This item will tentatively go to Village Council on August 14, 2023.

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RESULT:	**RECOMMEND TO DENY [3 TO 2]**
MOVER:	Eric Friedman, Vice Chairperson
SECONDER:	Kevin Cavanaugh, Commissioner
AYES:	Friedman, Bettenhausen, Kolososki
NAYS:	Wood, Cavanaugh
ABSENT:	Noonan, Roth-Wurster, Luszczak, Fedota

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5. 1347 N Grove Avenue **- Recommend To Approve**

Notice was published in the Journal & Topics on July 6, 2023 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application for Special Use & Variation
2. Proof of Ownership
3. Plat of Survey
4. Site Plan
5. Elevations and Floor Plans
6. Aerial- Utilities
7. Aerial- common neighborhood properties
8. Public Notice

Ms. Bremanis gave a brief outline of the request explaining the petitioner is proposing to build a new single-family home on the vacant lot directly east of 1347 N. Grove Avenue. In addition, a private drive is proposed connecting the vacant property to Grove Avenue through the north side of 1347 N. Grove Avenue. Therefore, the petitioner is requesting:

- Special Use to permit a new single-family residence to be set back 41 feet from the rear property line, instead of the minimum required 50 feet; and
- Variation for the driveway width to be 29 feet in total width within 5 feet of the lot line instead of the maximum permitted 25 feet.

Sworn in petitioner: Mr. Muhammed Alobaidi 1347 N. Grove Avenue
Mr. Alobaidi stated they have lived in the Village for almost 2 years. He stated his family is growing and the home is becoming too small. Mr. Alobaidi explained they are looking to build a new home on the back lot which would need an additional driveway to access. He explained the need for the relief is for the driveway access which is 4ft more than minimum required. He stated the only way to build within code is to cut the existing driveway which will not look right. He stated the special use request would not even be needed, if they were zoned the same as neighboring properties.

Chairman Wood asked if they own both lots. She asked what will happen to existing house.
Mr. Alobaidi answered yes and stated it will remain.

Chairman Wood asked about setback relief
Mr. Alobaidi tried with stay within setback but would have to be very narrow at 29ft and would not be consistent with neighborhood.

Ms. Bremanis gave a brief overview stating it is zoned R-1 and is approximately

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15,488 square feet and is conforming to the pre-1958 R-1 lot area standards. She stated when annexed it was planned under the sub area plan to be developed under the R1A standards, with front yard setback being 30ft and the rear yard being 45ft. versus the R-1 standards of 40ft & 50ft. Ms. Bremanis explained the petitioner could have accommodated the required setbacks if zoned R1A. She spoke to the driveway options and referred to the aerial slide to show alternative location using the right of way. She stated based on elevations there is a 6-7ft drop along Coolidge Ave undeveloped property and is highly densely wooded. Ms. Bremanis referred to existing conditions slide to show what proposed driveway would look like. She stated the home will be required to hook into water and possibly septic if Cook County deems it not able to take care of proposed home. She stated Community Services and Fire Prevention reviewed and had no issues. She stated Engineering reviewed and identified the utility hookup conditions.

Commissioner Friedman asked staff how the front and backyard are determined.
Ms. Bremanis explained they took Coolidge Ave as their front yard.

Commissioner Bettenhausen asked about the easement width being the same as the drive. He asked if that's enough if they need waterline access won't they need more
Ms. Bremanis stated staff told them to identify the easements, but the final plans would be reviewed and submitted in a manner acceptable to the Village Engineer.
Discussion on easements and additional 2ft gap to lot line.

STAFF RECOMMENDATION:

The Petitioner has applied to reduce the required rear yard setback from 50 feet to 41 feet. The existing residence to the south has a legal non-conforming rear yard setback of approximately 20 feet from its' eastern lot line, which is roughly half of what the petitioner is proposing. It was constructed in unincorporated Cook County and annexed into the Village. In addition, the proposed side yard setbacks for the subject property exceed the required 15-foot setback, leaving a significant amount of open space. Therefore, the rear yard setback reduction should not impact the surrounding properties.
Due to the circumstance of being a land locked without direct access to an improved right of way, a private drive is proposed to allow access to the subject property. In adding the private drive, the total width of the two driveways exceeds the maximum 25 feet allowed width within 5 feet of the front lot line with a proposed 29 feet, thus requiring a Variation.
Due to the uniqueness of the proposed driveway access crossing the adjacent lot, and adding a second curb cut, this is ultimately a policy decision for the Planning and Zoning Commission to recommend and the Village Council to determine. Therefore, Staff recommends action and the discretion of the

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

1. The Special Use and Variation shall substantially conform to the site plan and architectural plans prepared by the Urban Design Group, submitted on 06/10/2023, except as said plans may be revised to conform to the Village Code of Ordinances.
2. Connection to the public water supply shall be required for the new construction.
3. A complete septic evaluation/design report shall be submitted showing sufficient area for a new system and separation from all adjoining wells shall be provided for both lots. If both properties cannot support a new septic system in the allowed area the public sanitary main shall be extended the north corner of the property and the two structures shall be connected to the public sanitary main.
4. An easement shall be submitted in a manner acceptable to the Village Attorney and Village Engineer for both cross access across the proposed driveway and for the proposed waterline and any additional utilities.

Ms. Bremanis pointed out house to south is setback 29ft and has a private drive, as well, but had access to right of way to build an access drive.

Commissioner Kolososki asked if there is any chance the streets will be put in. Ms. Bremanis stated Public Works has no current plans.

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

Commissioner Cavanaugh made a motion to approve subject staff's conditions; seconded by Commissioner Kolososki

DELIBERATIONS:

Commissioner Kolososki stated it is a tight situation, but it works. He pointed out they are not asking for anything excessive. He stated it is a small project that fills a small area.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 5-0. This item will tentatively go to Village Council on August 14, 2023

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

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6. 101 W. Palatine Road **- Recommend To Approve**

Notice was published in the Journal & Topics on July 6, 2023 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application for Final Planned Development
2. Proof of Ownership
3. Preliminary Planned Development Conditions
4. Final Architectural Plans- The Trieuth at Palatine
5. Engineering Plans
6. Draft Apartment Building Rules and Regulations- The Trieuth at Palatine
7. Public Notice

Chairman Wood spoke about an objectors' exhibit from resident at 132 W. Johnson Street.

Mr. Vyverberg gave a brief outline of the request explaining the subject property (0.40-acres), located at the southwest corner of Brockway Street and Palatine Road, previously contained a multi-tenant one-story commercial building (including Kramer Photography). The previous building was demolished in 2021 and the site remains vacant at this time. The Petitioner received Preliminary Planned Development in November 2022 to allow a 3-story, 18-unit apartment building and roof-top amenity area. The Petitioner is now seeking Final Planned Development to effectuate the initial approval granted. Therefore, the Petitioner is requesting approval of the following:

- Final Planned Development to allow an 18-unit, 3-story apartment building, with a rooftop resident amenity area.

Sworn in petitioner: Mr. Vu Trieu owner & Mr. Jim Tinaglia architect
Mr. Tinaglia stated nothing has changed from preliminary. He stated they completed all the drawings that match original request. Mr. Tinaglia stated they addressed the minor details that wanted to wrap up including fence.

Commissioner Kolososki asked about parking update.
Mr. Vyverberg stated there are 34 parking spaces. He stated this is compliable with other developments and was approved at the preliminary planned development review.

Chairman Wood clarified it is strictly residential.
Mr. Tinaglia answered yes.

Chairman Wood read into record the neighbor objection letter raising concerns about the open parking.
Mr. Vyverberg explained the original planned development site plan fence

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contemplation with open area but stated the new design will close it off.

Chairman Wood asked if the new design will resolve the neighbor's concern.
Mr. Vyverberg stated from a staff perspective, it softens the impact of a solid masonry building being near the property line and immediate adjacent to another 2-story brick building.

Commissioner Kolososki asked about snow removal.
Mr. Tinaglia explained there will be snow melts systems but will need removal during a heavy winter. He stated they tried to be sensitive to neighbors. He stated there are countless open parking facilities so is comfortable with it.

Commissioner Kolososki explained the concern about 5ft not being high enough and asked if they would be open to 6ft for security.
Mr. Tinaglia stated they can consider but pointed out the fence is enclosed.

Commissioner Friedman asked if rendering was same after plan commission.
Mr. Vyverberg referred to slide indicating there were changes that were approved at Village Council.
Mr. Tinaglia stated they took the advice from Plan Commission to make these changes.

Commissioner Bettenhausen referred to packet page 121, E101 of plans. He stated in the lower right corner it refers to an amber light at entrance of garage door asked if that's to alert pedestrians.
Mr. Tinaglia answered yes.

Commissioner Bettenhausen asked about the rules and regulations pointing out section on parking in garages had 3 sections but unsure how they all apply to this building.
Vu stated the attorney drafted the initial document.
Mr. Vyverberg explained staff requested draft rules, but will need to be reviewed and approved by the Village.

Mr. Vyverberg gave a brief overview explaining when they came through originally for preliminary planned development approval the maximum height was shown as 50ft 2inches and the final plans are slightly shorter. He spoke the parking and tenant amenity area that were part of the preliminary approval. He stated it is all residential with 2-bedroom units of varying sizes and a roof top amenity area, which will have rules, including the hours of operation that will be approved and finalized by the Village attorney. Mr. Vyverberg stated the building will be setback an additional 5ft to allow better traffic visibility for turning onto Palatine Road. He referred to the elevation slides to show comparability to the Palatine Bank and Trust and the AT&T building to the south. He stated from a density perspective it is comparable to other developments in the area and is consistent for residential uses in the TOD Plan.

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STAFF RECOMMENDATION:

The residential apartment building conforms to the residential use recommendations of the Downtown Land Use Guide and the TOD plan. Additionally, the proposed Final architectural and engineering plans conditionally comply with the Preliminary Planned Development approval and reflect the approval from November 2022. The greater setback along Palatine Road will reestablish a pedestrian separation that the previous building did not provide. The plans also reflect a material quality that is comparable to other existing downtown buildings and comply with the Downtown Design Guidelines. Therefore, Staff recommends approval of the Final Planned Development, subject to the Preliminary Planned Development approval and the following conditions:

1) The Final Engineering Plans shall be revised in a manner acceptable to the Village Engineer.

2) The final architectural fencing plan around the exterior of the parking stalls shall be submitted in a manner acceptable to the Director of Planning and Zoning.

3) The development shall substantially conform to the architectural plans prepared by Tinaglia Architects, last revised on 5/19/23, except as such plans may be changed to conform to Village Codes and Ordinances.

4) A traffic control plan showing, not only the Maintenance of Traffic (MOT) for the public utility connections, but also the traffic plan during construction, this would include the construction management plan and material delivery routes and contractor parking during construction and shall be submitted in a manner acceptable to the Village Engineer. The traffic plan shall be submitted in conjunction with the building permit submission.

5) The Final Plat of Easement Vacation (10-foot easement on the south side of the property - per the ALTA survey dated 12/13/19 by MM Surveying Company) and, if required by the Village, Plat of Consolidation shall be submitted in a manner acceptable to the Village Engineer.

6) An Engineers Estimate of Probable Cost (EEOPC) shall be submitted in a manner acceptable to the Village Engineer and shall include a line item for traffic control and protection. Planning review fees based upon the final accepted EEOPC shall be submitted in a manner acceptable to the Village Engineer.

7) A Public Improvement letter of credit in an amount of 115% of the approved EEOPC, for said public improvements, shall be submitted in a manner acceptable to the Village Engineer.

8) A Planned Development letter of credit shall be submitted in a manner acceptable to the Director of Planning and Zoning.

Minutes Acceptance: Minutes of Jul 25, 2023 7:00 PM (Meeting Minutes)

9) All extra agency permits shall be submitted in a manner acceptable to the Village Engineer. At a minimum, this shall include an IDOT permit, an MWRD letter of determination, and an MWRD sewer permit.

10) The final rules and regulations draft for the building operations shall be revised in a manner acceptable to the Village Attorney and Director of Planning and Zoning.

Commissioner Kolososki asked if they could add condition for 6ft fence.
Mr. Vyverberg stated from a staff's perspective there is latitude within condition #2 that the fence height can be amended.

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

Mr. Cavanaugh made a motion to approve subject staff's conditions; seconded by Commissioner Kolososki

DELIBERATIONS:
Commissioner Kolososki stated it proportionately fits in to area. He stated it is nice looking and is filing in a corner that needs to be filled in. He stated a commercial building would have been a mistake.

Chairman Wood stated she wasn't involved with the preliminary review but proposal looks good and is aesthetically pleasing and will add to the property. She stated she thinks the additional 5ft setback is good improvement. She stated she agrees it is not overwhelming and fits with neighboring properties and is a great development.

Commissioner Friedman stated he originally voted against but appreciates the changes. He stated he understands the reason for no business and understands Staffs' and Councils' comments.

Chairman Wood stated she understands the want for retail but pointed out it is a struggle to fill those spaces and there are spaces available in the Village.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 5-0. This item will tentatively go to Village Council on August 14, 2023

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

Minutes Acceptance: Minutes of Jul 25, 2023 7:00 PM (Meeting Minutes)

IV. COMMUNICATIONS

V. ADJOURNMENT

1. Motion to Adjourn **- Motion Carried by Voice Vote**

Mr. Friedman made a motion to adjourn; seconded by Mr. Kolososki

RESULT:	**MOTION CARRIED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Eric Friedman, Vice Chairperson
SECONDER:	Robert Kolososki, Commissioner
AYES:	Friedman, Wood, Bettenhausen, Kolososki, Cavanaugh
ABSENT:	Noonan, Roth-Wurster, Luszczak, Fedota

Minutes Acceptance: Minutes of Jul 25, 2023 7:00 PM (Meeting Minutes)

Minutes Acceptance: Minutes of Jul 25, 2023 7:00 PM (Meeting Minutes)

VILLAGE OF PALATINE

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 08/08/23 07:00 PM

STAFF REPORT (ID # 8484)

874-912 N. Qunetin Road - Final Planned Development to allow a 9-unit development (4 duplex & 1 single unit) NOTE - the developer requested that this item be referred back to Staff, as the plans are being further evaluated for potential amendments. A new notice and another Public Hearing will be required in the future. No further action is required at this time.

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Ben Vyverberg

PETITIONER: CJ Johnson, Carriageway Landing

PLAN NUMBER: FPD-000062-2023

ADDRESS: 874-912 N. Quentin Road

PROPOSAL: Final Planned Development to allow a 9-unit (4 duplexes and 1 single-unit)

LOCATION: 874-912 N. Quentin Road	**CURRENT ZONING:** Planned Development

VILLAGE OF PALATINE

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 08/08/23 07:00 PM

STAFF REPORT (ID # 8518)

969 N. Carmel Drive

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Alex Bradshaw

PETITIONER: Jim Dunne - Rite Way Construction

PLAN NUMBER: SU-000058-2023

ADDRESS: 969 N. Carmel Drive

PROPOSAL:
Special Use to permit an addition to be set back 26 feet from the rear lot line, instead of the minimum required 40 feet.

LOCATION:	969 N. Carmel Drive District 6 (Helms)	**CURRENT ZONING:**	R-2 Single-Family Residential

SURROUNDING CONDITIONS:

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

BACKGROUND:
The Petitioner is proposing to construct a single-story addition to the rear of the existing single-family residence. The proposed 350 square foot addition would be set back approximately 26 feet from the rear property line. Therefore, the Petitioner is requesting:

> **Special Use to permit an addition to be set back 26 feet from the rear lot line, instead of the minimum required 40 feet.**

SITE ANALYSIS:

- The Subject Property is zoned R-2 Single Family and is part of the Reseda Subdivision. The Subject Property is approximately 9,000 sf. The lot currently consists of a two-story home with a covered front porch and large concrete patio in the rear yard.
- The Petitioner is seeking a Special Use to permit an addition to the rear of their

existing residence to be set back 26.5 feet from the rear lot line, instead of the required 40 feet. The proposed addition will not encroach into the required interior side yard setbacks.

- The existing residence is currently set back approximately 43 feet from the rear lot line. Therefore, any addition to the rear of the residence would require would require zoning relief.
- Both building and lot coverage are under the maximum percentage allowed by the Zoning Ordinance.
- Per the Staff review of the surrounding neighborhood, it does not appear that any have received relief for rear yard setbacks. However, there are several, including the lot directly north of the subject property, have legal non-conforming rear yard setbacks that are significantly less than what is proposed for the subject property.

DEPARTMENTAL REVIEWS:

Community Services	No Issues Identified.
Engineering	The proposed addition will be further reviewed as part of the building permit review.
Environmental Health	N/A
Fire Prevention	N/A
Public Works	N/A
Police	N/A

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

STAFF RECOMMENDATION:
The Petitioner is proposing to construct a home addition off the rear of their existing residence. The required 40-foot setback for the subject property is restricting to the point where any addition to the rear of the existing residence would require zoning relief. Additionally, there are several residences in the surrounding neighborhood with existing non-conforming rear yard setbacks that are comparable, or lesser than, the Petitioner's proposal it should not cause any substantial injury to the value of the other properties in the surrounding area. Therefore, Staff recommends approval of the requested Special Use, subject to the following condition:

1. The Special Use shall substantially conform to the Site Plan and Elevations submitted by the Petitioner, Jim Dunne, Rite Way Construction, except as such plans may be changed to conform to the Village's Codes and Ordinances.

ATTACHMENTS:

- Aerial Map
- Special Use Application
- Plat of Survey - Site Plan
- Floor Plan and Elevations
- Public Notice

GISConsortium

969 N. Carmel Drive

0 100 200 ft

Print Date: 7/6/2023

Notes

Cook County Aerial 2022

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

Attachment: Aerial Map (969 N. Carmel Drive - SU Rear Setback (Addition))

VILLAGE OF PALATINE

SPECIAL USE APPLICATION

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

Petitioner Name

Jim Dunne (agent)
Tracy Monson (owner)

Business Name (if applicable)

Subject Property Address

969 N. Carmel Drive

Please provide a description of your proposed request:

Addition

Petitioner Justification

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

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

This is a private residence

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

The building will not interfere with public safety

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

Riteway constructions intents to add value to the customers home which may increase property value in the area.

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;

Attachment: Special Use Application (969 N. Carmel Drive - SU Rear Setback (Addition))

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.

Riteway agrees to follow city ordinances regarding the exterior of the home.

Attachment: Special Use Application (969 N. Carmel Drive - SU Rear Setback (Addition))

PLAT OF SURVEY

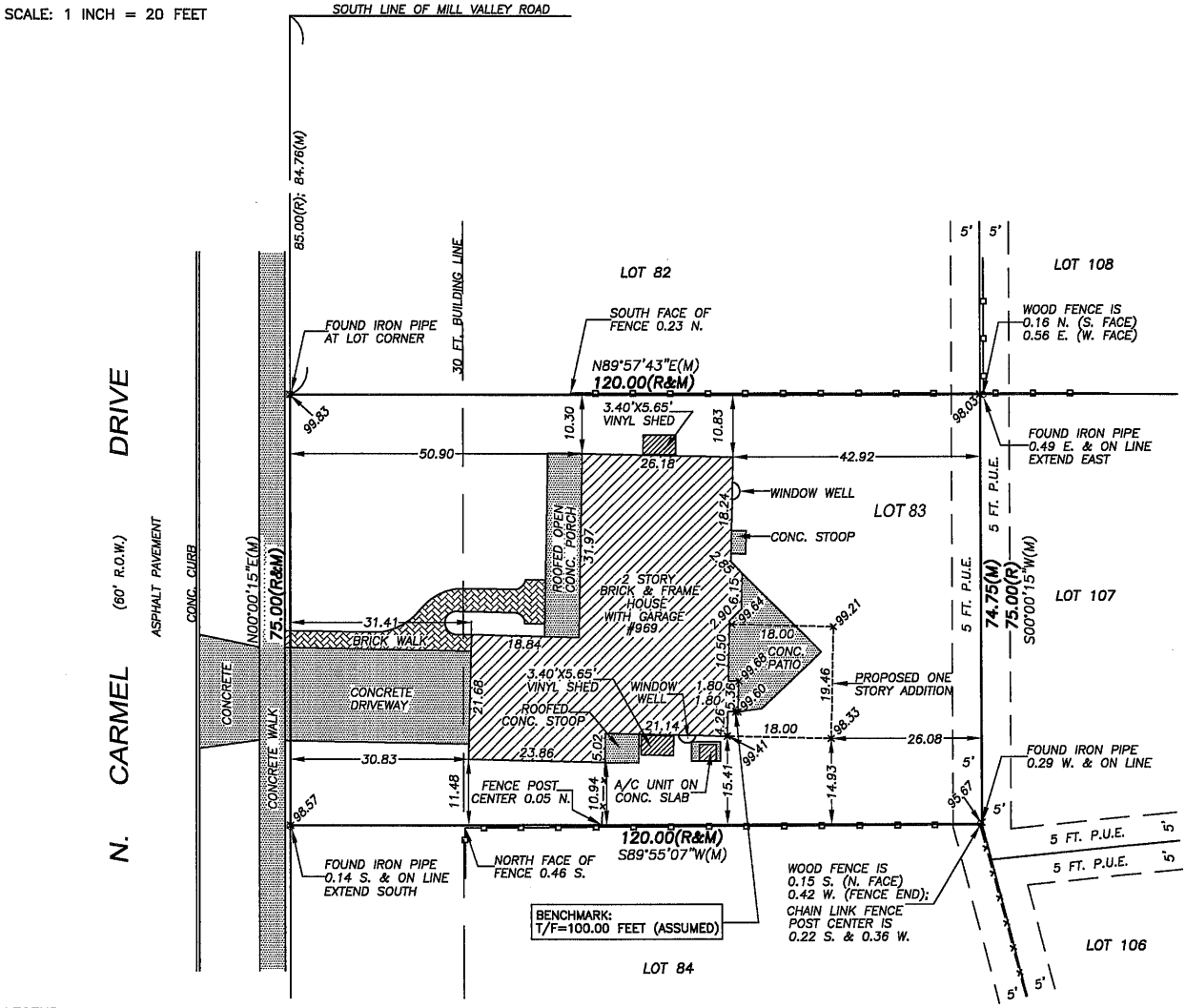
OF

LOT 83 IN RESEDA SUBDIVISION ALSO DESCRIBED AS THE NORTH 80 RODS OF THE SOUTH 111 RODS OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 02-11-405-002-0000 TOTAL LAND AREA: 8,985 SQ.FT.

COMMONLY KNOWN AS: 969 N. CARMEL DRIVE, PALATINE, ILLINOIS 60074

SCALE: 1 INCH = 20 FEET



LEGEND:
(R) = Subdivision Record
(M) = Measured
(D) = Deed
N. = North
S. = South
W. = West
E. = East
NW'ly = Northwesterly
NE'ly = Northeasterly
SW'ly = Southwesterly
SE'ly = Southeasterly
Conc. = Concrete
Wood Fence
Chain Link Fence
Iron Fence
P.U.E. = Public Utility Easement

ROGER P. JACOB 3384 PROFESSIONAL LAND SURVEYOR STATE ILLINOIS FRANKFORT, ILLINOIS

ORDER NO.: 23-113
ORDERED BY: RITEWAY CONSTRUCTION

PREPARED BY:
GEODETIC SURVEY, LTD.
PROFESSIONAL DESIGN FIRM NO. 184-004394
CONSTRUCTION & LAND SURVEYORS
200 WAUKEGAN ROAD, GLENVIEW, IL 60025
TEL. (847) 904-7690; FAX (847) 904-7691
info@gsurvey.net www.gslandsurveying.com

GENERAL NOTES:
- ACAD FILE WILL NOT BE RELEASED UNDER THIS CONTRACT.
- PROPERTY CORNERS ARE NOT FLAGGED PER CLIENT REQUEST.
- FOR EASEMENTS, BUILDING LINES AND OTHER RESTRICTIONS NOT SHOWN ON THE PLAT OF SURVEY REFER TO YOUR ABSTRACT, DEED, TITLE POLICY, CONTRACT AND LOCAL BUILDING LINE/SETBACK REGULATIONS.
- COMPARE ALL POINTS BEFORE BUILDING AND AT ONCE REPORT ANY DISCREPANCIES, WHICH YOU MAY HAVE FOUND, TO THIS OFFICE, BEFORE DAMAGE IS DONE.
- DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE NOT TO BE ASSUMED FROM SCALING.
- BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.
- THE LEGAL DESCRIPTION NOTED ON THIS PLAT WAS PROVIDED BY THE CLIENT AND FOR ACCURACY SHOULD BE COMPARED WITH DEED AND/OR TITLE INSURANCE POLICY.

STATE OF ILLINOIS
COUNTY OF COOK SS

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.

FIELD WORK COMPLETED: JUNE 5, 2023
DATED THIS 6th DAY OF JUNE, 2023.
FIELD WORK COMPLETED: JUNE 29, 2023
DATED THIS 29th DAY OF JUNE, 2023.

BY Roger P. Jacob
PROFESSIONAL ILLINOIS LAND SURVEYOR NO.3384
LICENSE EXPIRES 11/30/2024

Attachment: Plat of Survey - Site Plan (969 N. Carmel Drive - SU Rear Setback (Addition))

SOIL CONDITIONS

SOIL BEARING PRESSURE USED IN DESIGN 3000 PSF WAS ASSUMED AT DEPTH BELOW GRADE AS SHOWN. ALL FOUNDATION EXCAVATIONS SHALL BE INSPECTED BY A QUALIFIED SOILS ENGINEER TO VERIFY THE ASSUMED SOIL BEARING PRESSURE. ALL SLAB-ON-GRADE AREAS SHALL BE PROOF ROLLED WITH THE HEAVIEST AVAILABLE EQUIPMENT (MIN. 25 TONS). ALL SOFT SPOTS ENCOUNTERED SHALL BE REMOVED AND REPLACED TO FINISHED GRADE WITH APPROVED FILL MATERIAL. FILL MATERIAL FOR ALL SLAB AREAS SHALL BE PLACED IN LAYERS NOT EXCEEDING 9" AND COMPACTED TO A MINIMUM DENSITY OF 95% OBTAINED IN ACCORDANCE WITH ASTM D 1557 (COHESIVE SOILS) OR 75 % RELATIVE DENSITY OBTAINED IN ACCORDANCE WITH ASTM D 4253 & D 4254 (COHESIONAL SOILS), UNTIL FINAL GRADE IS ATTAINED. PLACE BACKFILL EQUALLY ON BOTH SIDES OF FOUNDATION WALLS. (WHERE APPLICABLE)

CONCRETE AND REINFORCEMENT

ALL CONCRETE WORK SHALL BE DONE IN ACCORDANCE WITH THE AMERICAN CONCRETE INSTITUTE BUILDING CODE ACI 318 AND WITH SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS ACI 301, LATEST EDITION. UNLESS OTHERWISE SHOWN OR NOTED ALL CONCRETE WORK SHALL CONTAIN MIN. REINFORCEMENT AS REQUIRED BY ACI 318.

CONCRETE STRESSES USED IN DESIGN

ALL CONCRETE SHALL ATTAIN 3000 PSI 28 DAY ULTIMATE COMPRESSIVE STRENGTH UNLESS OTHERWISE NOTED ON DRAWINGS AND SHALL BE 6 BAG MIX. MIN. PRIOR TO BACK FILL FOUNDATION WALL SHALL BE BRACED
ON SITE SOIL BEARING TEST ARE TO BE PERFORMED BY A TESTING AGENT PRIOR TO THE POURING OF CONCRETE FOOTING. THE REPORT SHALL BE ON SITE AT TIME OF THE FOOTING INSPECTION.
interior slabs on grade shall attain minimum two thousand five hundred pounds per square inch (2,500 psi) at twenty-eight (28) days, and foundation walls / vertical concrete work exposed to the weather shall attain minimum three thousand pounds per square

REINFORCEMENT GRADES

BAR REINFORCEMENT SHALL CONFORM TO ASTM A 615, GRADE 60. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185. DETAIL BAR REINFORCEMENT ACCORDING TO ACI 315 DETAILING MANUAL, LATEST EDITION. DETAIL WELDED WIRE FABRIC IN ACCORDANCE WITH THE WELDED WIRE FABRIC MANUAL OF STANDARD PRACTICE WRI MANUAL WWF-500, LATEST EDITION. PROVIDE ALL ACCESSORIES NECESSARY TO SUPPORT REINFORCEMENT. PLASTIC COATED ACCESSORIES SHALL BE USED IN ALL EXPOSED CONCRETE WORK. CONCRETE COVER FOR REINFORCEMENT SHALL BE PROVIDED AS REQUIRED BY ACI 301 OR THE GOVERNNG ORDINANCE, WHICHEVER IS MOST CRITICAL. ALL EMBEDDED LENGTHS AND LAPS SHALL BE AS REQUIRED BY ACI 318 UNLESS OTHERWISE NOTED, MINIMUM LAP TO BE 36 BAR DIAMETER. CORNER BARS SHALL BE PROVIDED AT ALL CORNERS EQUAL TO THE HORIZONTAL ACE REINFORCEMENT. PLACE 2-#5 1 EACH FACE WITH 2'-0"

PROJECTION AROUND ALL OPENINGS IN CONCRETE UNLESS OTHERWISE SHOWN OR NOTED.
CONTROL CONSTRUCTION JOINTS FOR SLABS ON GRADE SHALL BE IN SQUARE PATTERN AND BE NOT MORE THAN 20 FEET X 20 FEET,
UNLESS NOTED OTHERWISE, ALL CONCRETE SLABS, FILL CONCRETE AND SIDEWALKS SHALL BE MIN. 5" THICK. CONCRETE FOR THE ABOVE AND FOR CURBS AND GUTTERS SHALL CONTAIN 6% AIR-ENTRAINMENT WITH 6 BAGS OF CEMENT MIN. AND 0.55 MAX. WATER CEMENT RATIO, PROPERLY CURED FOR A MIN. OF 7 DAYS. EXPANSION JOINTS OF 1/2" THICKNESS SHALL BE PROVIDED AT UNIFORM INTERVALS OF NOT MORE THAN 40 FEET AND WHERE CONCRETE ABUTS DIFFERING ELEMENTS. CONTROL JOINTS AT LEAST 1 1/2" DEEP MIN. 1/4" WIDE PROPERLY CAULKED WITH POLYURETHANE SEALANT, SHALL BE PROVIDED TO LIMIT AREAS OF CONCRETE TO MAXIMUM OF 400 SQ. FT. FOR INTERIOR SLABS, 300 SQ. FT. FOR SIDEWALKS AND 250 SQ. FT. FOR ALL OTHER SLABS, SQUARE AS FAR AS FEASIBLE. PROVIDE 6x6-W1.4xW1.4 WELDED WIRE FABRIC PLACED 1 1/2" CLEAR OF TOP OF CONCRETE. SUB GRADE TO BE MIN. 6" SAND COMPACTED TO 75% RELATIVE DENSITY OBTAINED IN ACCORDANCE WITH ASTM D 4253 & D 4254 COHESIONAL SOILS UNTIL FINAL GRADE IS ATTAINED. SEE ARCHITECTURAL DRAWINGS FOR DETAILS, EXTENT AND FINISHES OF THE AFOREMENTIONED.

NO ALUMINUM OF ANY TYPE SHALL BE ALLOWED IN THE CONCRETE WORK.
WELDING OF REINFORCING BARS WILL NOT BE ALLOWED.
TEST CYLINDERS SHALL BE MADE AND TESTED AS OUTLINED IN CHAPTER 16 ACI 301 SPECIFICATIONS.
ALL REINFORCING SHALL BE BENT COLD. DO NOT APPLY HEAT.
CONNECTIONS SHALL BE STANDARD AISC FRAMED BEAM CONNECTIONS THAT CONFORM TO TABLE II OF THE AISC MANUAL OF STEEL CONSTRUCTION, NINTH EDITION.
PROVIDE GOVERNMENT ANCHORS FOR BEAMS BEARING ON MASONRY WHERE ANCHOR BOLTS OR OTHER ANCHORAGES AREA NOT SPECIFIED.
WELDERS SHALL HAVE EVIDENCE THAT THEY HAVE PASSED THE A.W.S. STANDARD QUALIFICATION TESTS.

FIRE BLOCKING NOTES

FIREBLOCKING SHALL BE PROVIDE TO CUT OFF CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL)AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE.
FIRE BLOCKING SHALL BE PROVIDE IN WOOD-FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:

1. R602.8.1 Materials. Except as provided in Section R602.8, item 4, fireblocking shall consist of 2-inch (51 mm) nominal lumber, or two thicknesses of 1-inch (25.4 mm) nominal lumber with broken lap joints, or one thickness of 23/32-inch (19.8 mm) wood structural panels with joints backed by 23/32-inch (19.8 mm)wood structural panels or one thickness of 3/4-inch (19.1 mm) particleboard with joints backed by 3/4-inch (19.1 mm) particleboard, 1/2-inch (12.7 mm) gypsum board, or 1/4-inch (6.4 mm) cement-based millboard. Batts or blankets of mineral wool or glass fiber or other approved materials installed in such a manner as to be securely retained in place shall be permitted as an acceptable fire block. Batts or blankets of mineral or glass fiber or other approved nonrigid materials shall be permitted for compliance with the 10 foot horizontal fireblocking inwalls constructed using parallel rows of studs or staggered studs. Loose-fill insulation material shall not be used as a fire block unless specifically tested in the form and manner intended for use to demonstrate its ability to remain in place and to retard the spread of fire and hot gases.
   R602.8.1.1 Unfaced fiberglass. Unfaced fiberglass batt insulation used as fireblocking shall fill the entire cross section of the wall cavity to a minimum height of 16 inches (406 mm) measured vertically. When piping, conduit or similar obstructions are encountered, the insulation shall be packed tightly around the obstruction.
   R602.8.1.2 Fireblocking integrity. The integrity of all fireblocks shall be maintained.
2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
3. R1003.19 Chimney fireblocking. All spaces between chimneys and floors and ceilings through which chimneys pass shall be fireblocked with noncombustible material securely fastened in place. The fireblocking of spaces between chimneys and wood joists, beams or headers shall be self-supporting or be placed on strips of metal or metal lath laid across the spaces between combustible material and the chimney.
   R1003.20 Chimney crickets. Chimneys shall be provided
4. AT OPENINGS AROUND VENTS, PIPES, AND DUCTS AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO TO RESIST THE FREE PASSAGE OF FRAME AND PRODUCTS OF COMBUSTION.
5. R311.2.2Under stair protection. Enclosed accessible space under stairs shall have walls, under stair surface and any soffits protected on the enclosed sidewith 1/2-inch (13 mm) gypsum board.

FRAME SPREAD AND SMOKE DENSITY NOTES

SECTION R316
INSULATION
R316.1 Insulation. Insulation materials, including facings, such as vapor retarders or vapor permeable membranes installed within floor-ceiling assemblies, roof-ceiling assemblies, wall assemblies, crawl spaces and attics shall have a flame-spread index not to exceed 25 with an accompanying smoke-developed index not to exceed 450 when tested in accordance with ASTM E 84.
Exceptions:
1. When such materials are installed in concealed spaces, the flame-spread and smoke-developed limitations do not apply to the facings, provided that the facing is installed in substantial contact with the unexposed surface of the ceiling, floor or wall finish.
2. Cellulose loose-fill insulation, which is not spray applied, complying with the requirements of Section R316.3, shall only be required to meet the smokedeveloped index of not more than 450.

R316.2 Loose-fill insulation. Loose-fill insulation materials that cannot be mounted in the ASTM E 84 apparatus without a screen or artificial supports shall comply with the flame spread and smoke-developed limits of Sections R316.1 and R316.4 when tested in accordance with CAN/ULC S102.2.
Exception: Cellulose loose-fill insulation shall not be required to comply with the flame spread index requirement of CAN/ULC S102.2, provided such insulation complies with the requirements of Section R316.3.

R316.3 Cellulose loose-fill insulation. Cellulose loose-fill insulation shall comply with CPSC 16 CFR, Parts 1209 and 1404. Each package of such insulating material shall be clearly labeled in accordance with CPSC 16 CFR, Parts 1209 and 1404.

R316.4 Exposed attic insulation. All exposed insulation materials installed on attic floors shall have a critical radiant flux not less than 0.12 watt per square centimeter.

R316.5 Testing. Tests for critical radiant flux shall be made in accordance with ASTM E 970.

INSULATION & FENESTRATION REQUIRMENTS PER 2018 IECC TABLE 402.1.1
MIN R VALUES
CRAWL SPACE R-15 / R-19
BASEMENT R-15 / R-19
FLOOR R-30
WOOD FRAME WALL R-20
CEILING R-49
SUPPLY AND RETURNS OUTSIDE OF ENVELOPE: R-8
FENESTRATION U FACTOR .30
SKYLIGHTS U FACTOR .55

STRUCTURAL STABILITY AND CONSTRUCTION

INDIVIDUAL STRUCTURAL COMPONENTS ARE DESIGNED TO SUPPORT LOADS IN THEIR FINALLY ERECTED POSITION AS PART OF THE TOTAL COMPLETED STRUCTURE. PROVIDE TEMPORARY GUYING AND BRACING AS REQUIRED UNTIL ALL CONSTRUCTION AFFECTING LATERAL STABILITY IS COMPLETED.
CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR STABILITY OF STRUCTURE, ITS PARTS AND JOB SITE SAFETY BY USE OF GUYING, BRACING, SHORING, BARRICADES, SAFETY RAILINGS AND DEVICES DURING ENTIRE PERIOD OF CONSTRUCTION.

HEADERS AND GIRDERS

SPECIFICALLY NOTED OTHERWISE ON PLANS, ALL INTERIOR AND EXTERIOR LOAD BEARING HEADERS FOR DOORS, WINDOWS AND OTHER OPENING SHALL BE AS FOLLOWS:

MATERIAL: HEM FIR #2 OR BETTER
CENFIGURATION: (2) 2 X 12'S FOR 2 X 4 WALLS
(3) 2 X 12'S FOR 2 X 6 WALLS
NAILING: MINIMUM OF 2 ROWS 16D NAILS AT 12" O.C.
LOCATION: ALL HEADERS SHALL BE DROFFED BELOW THE FRAMING BEING SUPPORTED UNLESS SPECIFICALLY NOTED AS BEING INSTALLED FLUSH WITH HANGERS
CAUTION: WHERE MICRO-LAM OR PARATARN HEADERS HAVE BEEN INDICATED, SHALL BE CLOSELY UNDERSTOOD THAT NO SUBSTITUTIONS SHALL BE PERMITTED

REQUIRED CRIPPLES	CONVENTIONAL	MICRO-LAM/FLITCH
SPANS < 6FEET	2 CRIPPLE	2 CRIPPLE
SPANS > 6FEET	2 CRIPPLE	3 CRIPPLE
OR OTHERWISW NOTED AN PLANS		

PLYWOOD SHEATHING

ALL PLYWOOD SHEATHING SHALL CONFORM TO DOCO. SI OR DOC PS2.
THE SPECIES GROUP OF THE SHEATHING & THAT IT SHALL BE GRADE STAMPED BY AN APPROVED AGENCY.

LOCATION	SIZE	SPACING OF JOIST OR STUDS	SPEQIES GROUP	SPAN RATING	DESCRITION OF FASTENING
ROOF	1/2"	16" O.C.	1	32/16	8d COMMON NAIL
EXT. WALL	1/2"	16" O.C.	1	32/16	8d COMMON NAIL
FLOOR	3/4"	16" O.C.	4	48/24	8d COMMON NAIL

FOR MINIMUM LUMBER STRESS GRADES, SEE DESIGN CRITERIA.
MAXIMUM ALLOWABLE MOISTURE CONTENT SHALL BE 19%.
PROVIDE 1" X 3" OR METAL CROSS BRIDGING NOT OVER 6 FEET ON CENTER FOR ALL WOOD JOISTS.
PROVIDE BRACING AND BRIDGING BOTH TEMPORARY AND PERMANENT FOR ALL WOOD JOISTS.
PROVIDE SOLID BLOCKING OF THE SAME DIMENSION AS THE JOISTS BETWEEN THE JOISTS AT ALL SUPPORTS.
MEMBERS NOTED "L.V." ON THE PLAN TO BE MICRO-LAM BEAMS, LAMINATED LUMBER AS MANUFACTURED BY TRUSS JOISTS MACMILLAN CORP.. INSTALLATION SHALL INCLUDE ALL HARDWARE, CONNECTIONS, AND NAILING OF MULTIPLE MEMBERS AS RECOMMENDED BY MANUFACTURER.
ALL PLYWOOD SHOWN FOR FLOOR/ROOF DECKS AND AS WALL SHEATHING SHALL BE OF THE THICKNESS SHOWN ON THE STRUCTURAL DRAWINGS AND SHALL MEET ALL REQUIREMENTS OF U.S. PRODUCT STANDARDS PS 1, LATEST EDITION, FOR STRUCTURAL 1 GRADE MATERIAL.
STANDARD H-CLIPS ARE REQUIRED MID SPAN AT BUTT JOINTS OF 3/4" PLYWOOD ROOF DECK.
PREFABRICATED WOOD TRUSSES SHALL BE OF THE SIZE SHOWN AND SHALL BE DESIGNED AND FABRICATED OF MATERIAL AS REQUIRED TO SUPPORT THE SUPERIMPOSED LOADS AS SHOWN ON THE DRAWINGS.
SHOP DRAWINGS AND CALCULATIONS BEARING A REGISTERED ENGINEER'S CERTIFICATION SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND SHALL CONTAIN THE FOLLOWING INFORMATION FOR EACH TYPE AND SIZE TRUSS ASSEMBLY TO BE PROVIDED.
DETAIL OF TRUSSES SHOWING SIZE OF MEMBERS.
SPECIES AND WORKING STRESS OF LUMBER USED.
LOADING CONDITIONS USED IN DESIGN.
CALCULATED FORCES FOR EACH MEMBER.
CONNECTOR SIZES AND LOCATION.
THE INFORMATION PROVIDED SHALL ALSO TAKE INTO ACCOUNT AND SHOW ALL SPECIAL DESIGN, FRAMING, AND CONNECTION REQUIREMENTS FOR TRUSSES, SUCH AS CONCENTRATED LOADS, UNBALANCED OR UNSYMMETRICAL LOAD CONDITIONS, AND OTHER NON-TYPICAL FRAMING DETAILS. AN ERECTION PLAN OF THE TRUSS FRAMING SHALL BE PROVIDED INDICATING ALL TRUSS LOCATIONS AND FRAMING CONDITIONS.

DRYWALL NOTES

MIN. THICKNESS & APPLICATION OF GYPSUM BOARS

THICKNESS OF GYPSUM BOARD (INCHES)	APPLICATION	ORIENTAT. OF GYP. BOR. TO FRAMING	MAX. SPACE OF FRAMING MEMBERS INCHES O.C.	MAX. SPACE OF FASTENERS INCHES NAILS	SCREW	SIZE OF NAILS FOR APPLICATION TO WOOD FRAME
1/2"	CEILING	EITHER DIRECTION	16"	7"	12"	
		PERPENDICULAR	24"	7"	12"	
	WALL	EITHER DIRECTION	24"	8"	12"	
		EITHER DIRECTION	16"	8"	16"	

NOTES:
1. C 960, C1002, C 1047, C 1177, C 1178, C 1278, C 1395, OR C 1396
2. ADHESIVES FOR THE INST. OF GYPSUM BOARD SHALL CONFORM TO ASTM C557
3. SCREWS FOR ATTACHING GYPSUM WALL BOARD TO WOOD FRAMING SHALL BE TYPE W OR TYPE S IN ACCORDANCE ASTM C 1002 & SHALL PENETRATE TO WOOD NOT LESS THAN 5/8" (15.9 mm)

A 108.11, A 118.1, A 118.3, A 136.1 AND A 137.1
ALL TUB & SHWR AREAS 5/8" DURA-ROCK BOARD.

FLASHING NOTES

R703.8 Flashing. Approved corrosion-resistant flashing shall be applied shingle-fashion in such a manner to prevent entry of water into thewall cavity or penetration ofwater to the building structural framing components. The flashing shall extend to the surface of the exterior wall finish. Approved corrosion-resistant flashings shall be installed at all of the following locations:
1. Exterior window and door openings. Flashing at exterior window and door openings shall extend to the surface of the exterior wall finish or to the water-resistive barrier for subsequent drainage.
2. At the intersection of chimneys or other masonry construction with frame or stucco walls, with projecting lips on both sides under stucco copings.
3. Under and at the ends of masonry, wood or metal copings and sills.
4. Continuously above all projecting wood trim.
5. Where exterior porches, decks or stairs attach to a wall or floor assembly of wood-frame construction.
6. At wall and roof intersections.
7. At built-in gutters.

8. EXTERIOR WINDOW AND DOOR OPENING. FLASHING AT EXTERIOR WINDOW AND DOOR OPENING
SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER RESISTIVE BARRIER FOR SUBSEQUENT DRAINAGE

GLAZING

SAFETY GLAZING IS REQUIRED IN SIDELIGHTS OF THE FRONT DOOR
WITHIN ALL DOORS AND IN ANY FIXED ARCH OF AN OPERABLE DOOR,
AROUND TUB, SHOWER & ALL LOCATION LISTED UNDER HAZARDOUS LOCATION (REFER TO FLOOR PLANS LABLE (G))
SAFTY GLAZING SHALL PASS THE TEST REQUIREMENT OF CPSC 16 CFR, PART 1201 & SHALL CONTAIN A MAGN. LABEL.
EVIDENCE OF THE SAME MUST BE SUBMITTED TO THE BUILDING OFFICIAL

SAFETY GLAZING TOBE PROVIDE IN ALL HAZARDOUS LOCATION.
SAFTY GLAZING SHALL PASS THE TEST REQUIREMENT OF CPSC 16 CFR, PART 1201 & SHALL CONTAIN A MAGN. LABEL.
HAZARDOUS LOCATIONS:
THE FOLLOW SHALL BE CONLERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSES OF SIZING:

1. GLAZING IN SIDE-HINGED DOORS EXCEPT JALOUSIES.
2. GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SLIDING AND BIFOLD CLOSET DOOR ASSEMBLIES.
3. GLAZING IN STORM DOORS.
4. GLAZING IN ALL UNFRAMED SWINGING DOORS.
5. GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOL, SUANAS, STEAM ROOMS, BATHTUBS AND SHOWERS. GLAZING IN ANY PART OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524 mm) MEASERED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.
6. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WHINE 24 INCH (610 mm) ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES (1524 mm) ABOVE THE FLOOR OR WALKING SURFACE. STANDING OR WALKING SURFACE.
7. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL, OTHER THAN THOSE LOCATIONS DESCRIBED IN 5 AND 6 ABOVE, THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
   7.1. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET (0.836 m²)
   7.2. BOTTOM EDGE LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR
   7.3. TOP EDGE GREATER THAN 36 INCHES (914 mm) ABOVE THE FLOOR.
   7.4. ONE OR MORE WALKING SURFACE WITHN 36 INCHES (914 mm) HORIZONTALLY OF THE GLAZING.
8. ALL GLAZING IN RAILINGS REGARDLESS OF AN AREA OR HEIGHT ABOVE A WALKING SURFACE. INCLUDED ARE STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS.
9. GLAZING IN WALLS AND FENCES ANCLOSURING INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS AND SPAS WHERE THE BOTTOM EDGE OF THE POOL OR SPA SIDE IS LESS THAN 60 INCHES (1524 mm) ABOVE A WALKING SURFACE AND WITHIN 60 INCHES (1524 mm) HORIZONTALLY OF THE WATER'S EDGE. THIS SHALL APPLY TO SINGLE GLAZING AND PANES IN MULTIPLE GLAZING.

climatic and Geographic Design Criteria											
GROUND SNOW LOAD	WIND SPEED (MPH)	SESMIC DESIGN CATEGORY	DESIGN LOADS	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOR HAZARD UNDERLAYMENT REQUIRED	AIR FREEZING	MEANS ANNUAL TEMP.
				WEATHING	FROST LINE DEPTH	TERMILE					
30	115	B	68 LBS/SF	SEVERE	42"	MODERATE	-4	YES	NA	2000	50

DESIGN CRITERIA:

FLOOR	= 40# LL	10# DL	ALL AREAS
WALL	= 80# PLF OR ACTUAL LOAD		
CEILING	= 20# LL	10# DL	ROOF SLOPES OVER 3 IN 12
CEILING	= 10# LL	5# DL	ROOF SLOPES 3 IN 12 OR LESS
ROOF	= 30# LL	10# DL	ALL SLOPES
CATHEDRAL	= 30# LL	15# DL	ALL SLOPES
EXT. DECKS	= 40# LL	10# DL	
BALCONY	= 60# LL	10# DL	EXTERIOR

FRAMING LUMBER:

(FLOOR JOISTS, CEILING JOISTS, RAFTERS, HEADERS & BEAMS)

GRADE #2 SPECIES HEM-FIR DOMESTIC OR CANADIAN BASE FB = 850
PRESSURE TREATED: YES OR NO

GRADE #2 SPECIES S-P-F DOMESTIC OR CANADIAN BASE FB = 750
PRESSURE TREATED: YES OR NO

ALL DUCT,AIR HANDLERS AND FILTER BOXES SHALL BE SEALED.
JOINTS AND SEAMS SHALL COMPLY WITH SECTION M1601.4.1 OF THE IRC

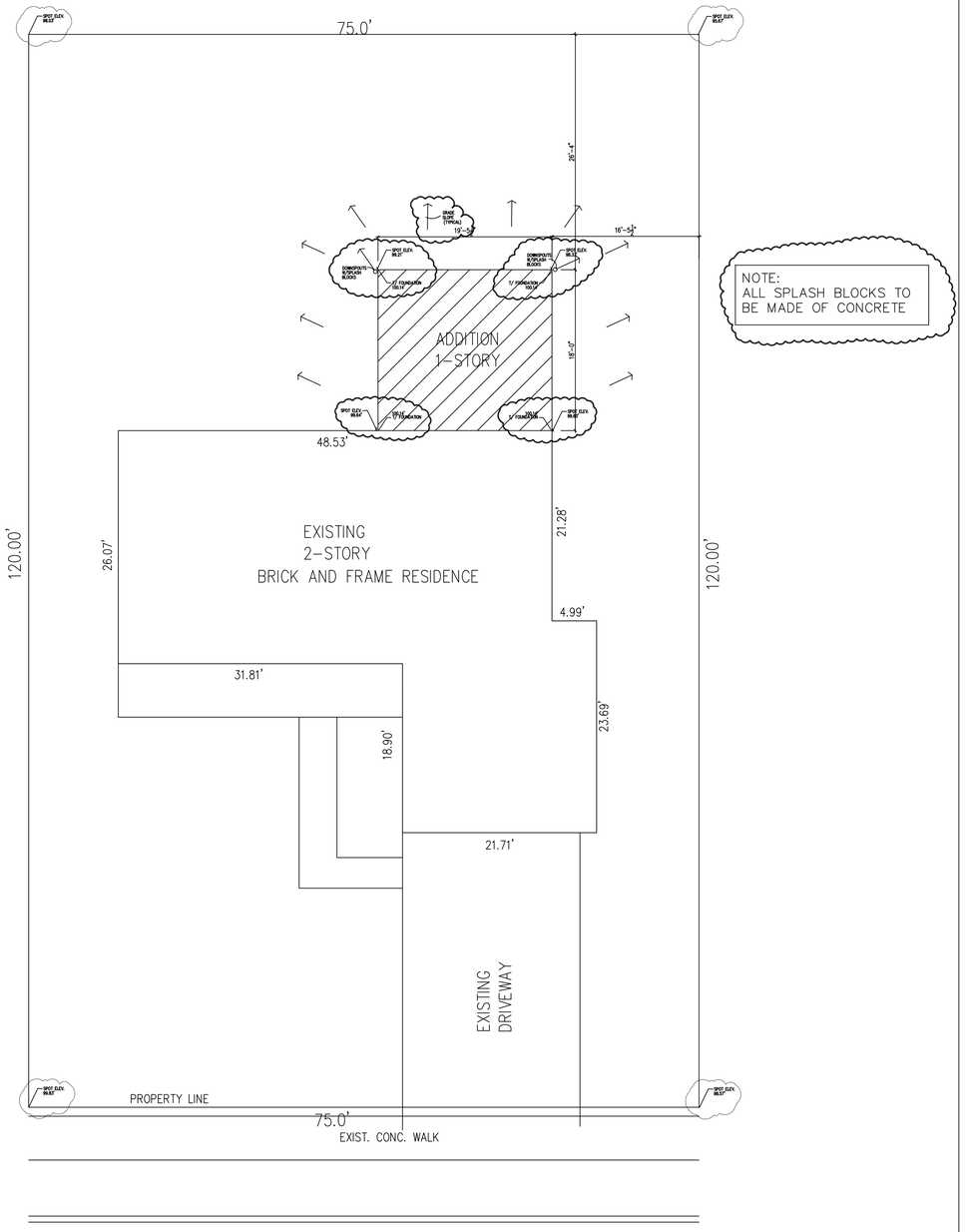
A MIN. OF 90% OF ALL LAMPS IN PERMANENTLY INSTALLED LIGHT FIXTURES SHALL BE HIGH EFFICIENCY LAMPS.

SUPPLY DUCTS IN ATTICS SHALL BE INSULATED TO A MIN. OF R-8

THE BUILDING THERMAL ENVELOPE SHALL BE
CONSTRUCTION TO LIMIT AIR LEAKAGE IN
ACCORDANCE WITH 2018 IECC SECTION R402.4.1 THROUGH R404.4.4

THE BUILDING THERMAL ENVELOPE AND DUCT SYSTEMS SHALL BE TESTED TO VERIFY AIR LEAKAGE IS IN COMPLIANCE WITH THE 2018 IECC.
TESTS TO BE WITNESSED BY THE BUILDING INSPECTOR AND TEST REPORTS ARE TO BE SUPPLIED TO THE COMMUNITY DEVELOPMENT DEPARTMENT

HOT WATER PIPING SHALL BE INSULATED WITH A MIN. THERMAL RESISTANCE OF R-3 IN COMPLIANCE WITH R403.4.2.



NOTE:
ALL SPLASH BLOCKS TO BE MADE OF CONCRETE

SITE PLAN

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

CODES:

2015 International Residential Codes for One & Two Family Dwellings,
2018 International Energy Conservation Codes with the Illinois Amendments,
2011 National Electric Code,
2014 State of Illinois Plumbing Code,
2015 International Mechanical Codes & International Fire Codes,
2015 International Property maintenance code.
2015 International Gas and Fuel code
2015 International Existing Building Code
2015 International Fire Code

STATE OF ILLINOIS — KENNETH R. BRANDEIS — 001-010679 — LICENSED ARCHITECT
EXP. 11-30-24
DATE: 02-13-23

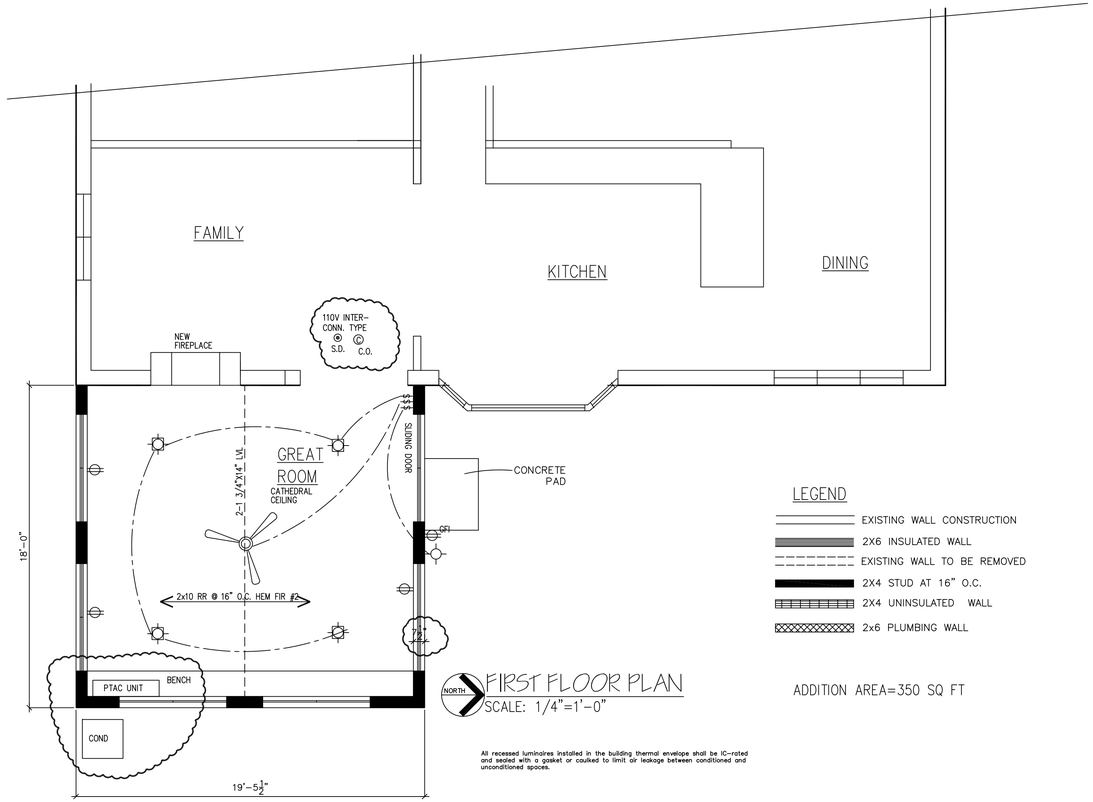
JAKL BRANDEIS ARCHITECTS LTD.
1800 HAWTHORNE LANE
WEST CHICAGO, ILLINOIS 60185
PH. (630) 562-3900 FAX (630) 562-2570

ISSUE	DATE
PRELIMINARY	01-19-23
FOR PERMIT	01-19-23
CODE REVISION	06-12-23
CODE REVISION #2	07-05-23

MANSON ADDITION
969 N. CARMEL DR
PALATINE, ILLINOIS

Sheet No.
A-1
of

Attachment: Floor Plan and Elevations (969 N. Carmel Drive - SU Rear Setback (Addition))



NORTH

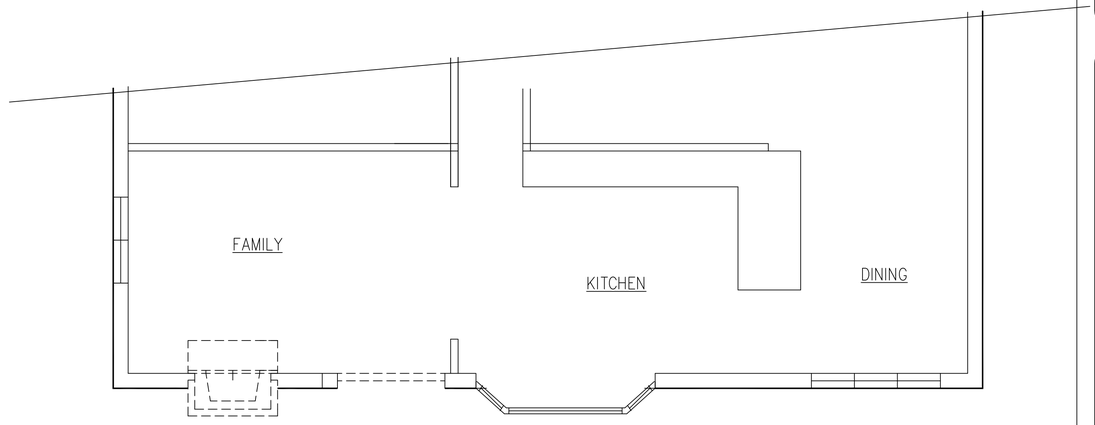
FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

LEGEND

- EXISTING WALL CONSTRUCTION
- 2X6 INSULATED WALL
- EXISTING WALL TO BE REMOVED
- 2X4 STUD AT 16" O.C.
- 2X4 UNINSULATED WALL
- 2x6 PLUMBING WALL

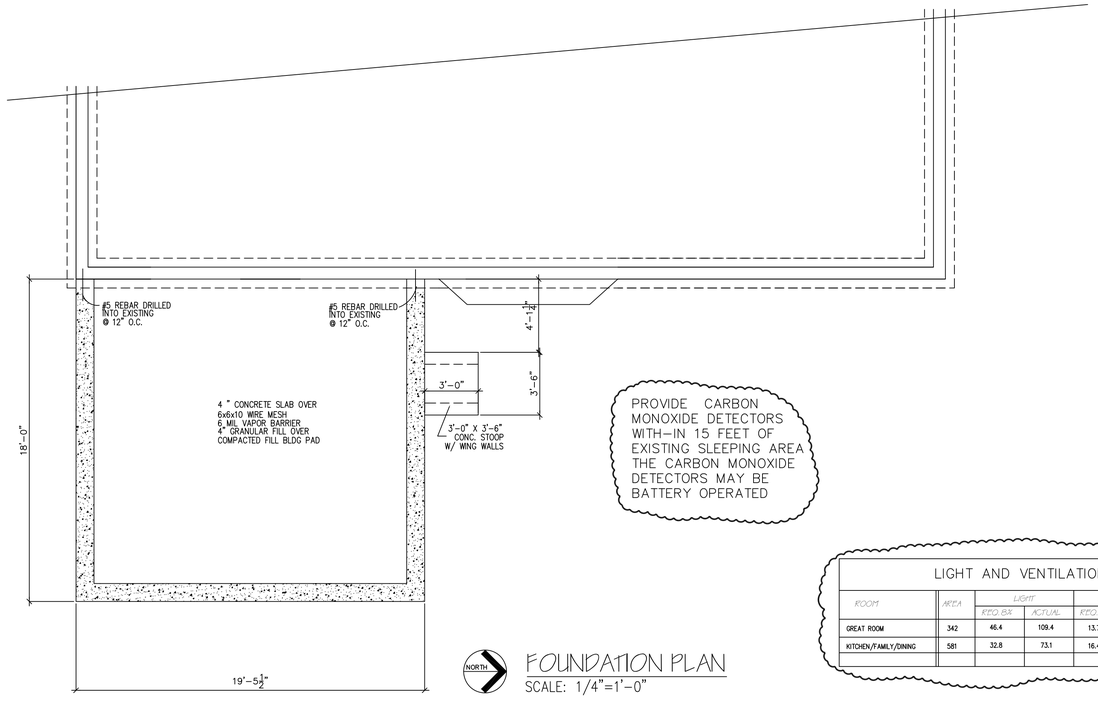
ADDITION AREA=350 SQ FT

All recessed luminaires installed in the building thermal envelope shall be IC-rated and sealed with a gasket or caulked to limit air leakage between conditioned and unconditioned spaces.



NORTH

EXISTING FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



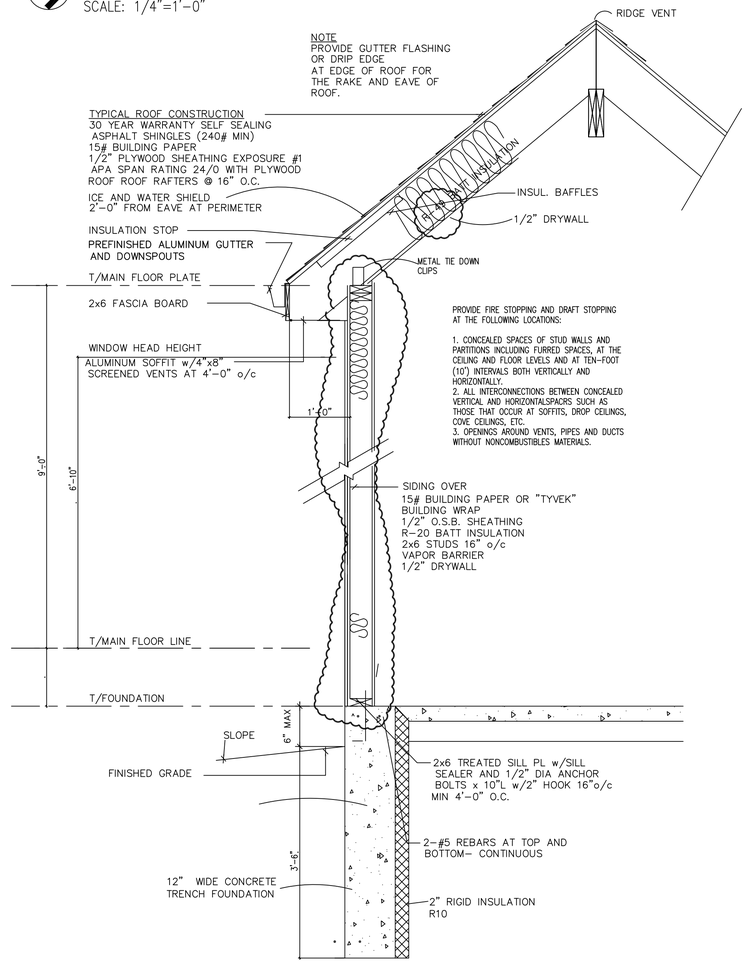
NORTH

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

PROVIDE CARBON MONOXIDE DETECTORS WITH-IN 15 FEET OF EXISTING SLEEPING AREA THE CARBON MONOXIDE DETECTORS MAY BE BATTERY OPERATED

LIGHT AND VENTILATION SCHEDULE

ROOM	AREA	LIGHT REQ 8%	LIGHT ACTUAL	VENTILATION REQ 4%	VENTILATION ACTUAL		
GREAT ROOM	342	46.4	109.4	13.7	23.4		
KITCHEN/FAMILY/DINING	581	32.8	73.1	16.4	19.05		



1 TYPICAL WALL SECTION
SCALE: 1/2"=1'-0"

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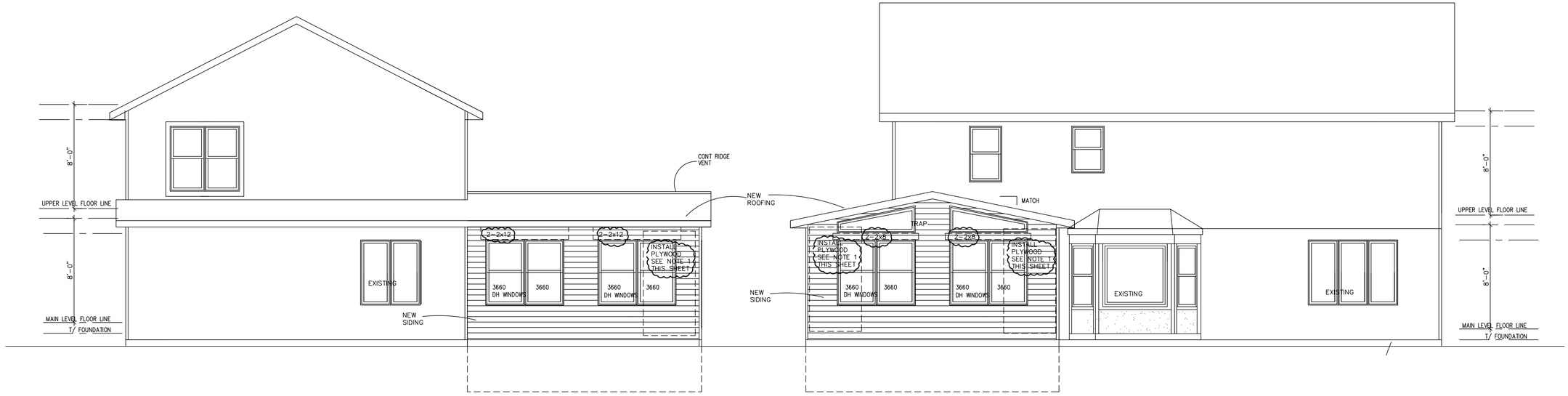
MANSON ADDITION
969 N. CARMEL DR
PALATINE, ILLINOIS

KENNETH F. BRANDEIS 001-010679 LICENSED ARCHITECT STATE OF ILLINOIS

EXP. 11-30-24
DATE: 02-13-23

Sheet No.
A-2
of

Attachment: Floor Plan and Elevations (969 N. Carmel Drive - SU Rear Setback (Addition))

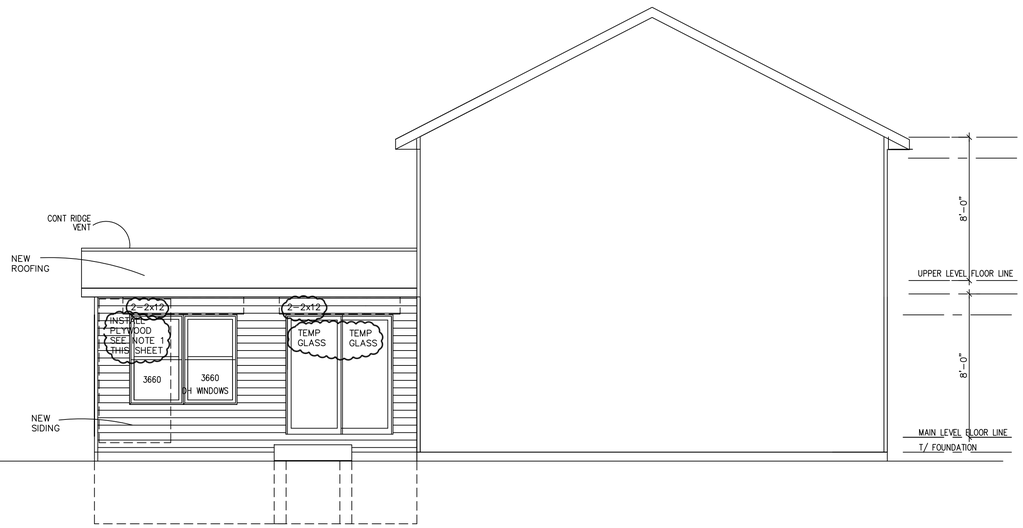


RIGHT ELEVATION

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

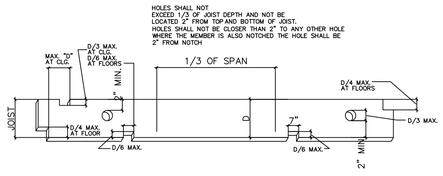
REAR ELEVATION-B

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



LEFT ELEVATION

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



NOTCHING JOIST

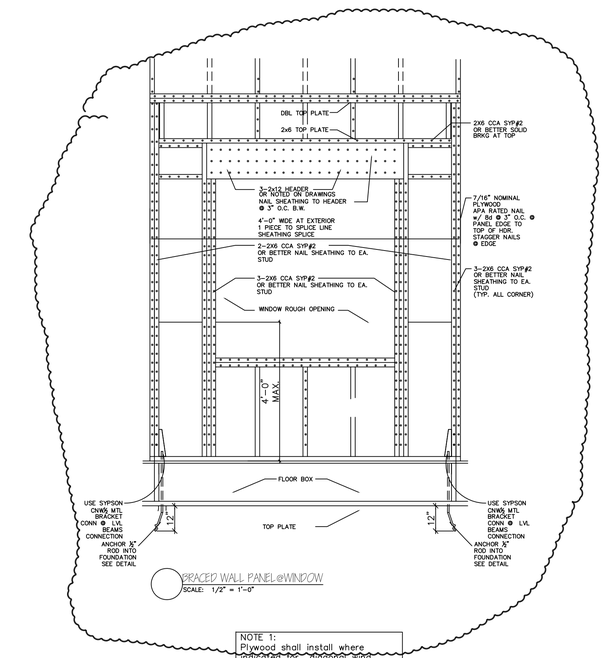
SCALE: NOT TO SCALE

R802.8 Lateral support. Rafters and ceiling joists having a depth-to-thickness ratio exceeding 5 to 1 based on nominal dimensions shall be provided with lateral support at points of bearing to prevent rotation.
R802.8.1Bridging. Rafters and ceiling joists having a depth-to-thickness ratio exceeding 6 to 1 based on nominal dimensions shall be supported laterally by solid blocking, diagonal bridging (wood or metal) or a continuous 1-inch by 3-inch (25 mm by 76 mm) wood strip nailed across the rafters or ceiling joists at intervals not exceeding 8 feet (2438 mm).
R802.9 Framing of openings. Openings in roof and ceiling

R802.7 Cutting and notching. Structural roof members shall not be cut, bored or notched in excess of the limitations specified in this section.
R802.7.1 Sawn lumber. Notches in solid lumber joists, rafters and beams shall not exceed one-sixth of the depth of the member, shall not be longer than one-third of the depth of the member and shall not be located in the middle one-third of the span. Notches at the ends of the member shall not exceed one-fourth the depth of the member. The tension side of members 4 inches (102 mm) or greater in nominal thickness shall not be notched except at the ends of the members. The diameter of the holes bored or cut into members shall not exceed one-third the depth of the member. Holes shall not be closer than 2 inches (51 mm) to the top or bottom of the member, or to any other hole located in the member. Where the member is also notched, the hole shall not be closer than 2 inches (51 mm) to the notch. Exception: Notches on cantilevered portions of rafters are permitted provided the dimension of the remaining portion of the rafter is not less than 4-inch nominal (102 mm) and the length of the cantilever does not exceed 24 inches (610 mm).
R802.7.2 Engineered wood products. Cuts, notches and

NOTCHING STUDS

R602.6 Drilling and notching studs. Drilling and notching of studs shall be in accordance with the following:
1. Notching. Any stud in an exterior wall or bearing partition may be cut or notched to a depth not exceeding 25 percent of its width. Studs in nonbearing partitions may be notched to a depth not to exceed 40 percent of a single stud width.
2. Drilling. Any stud may be bored or drilled, provided that the diameter of the resulting hole is no more than 60 percent of the stud width, the edge of the hole is no more than 5/8 inch (16 mm) to the edge of the stud, and the hole is not located in the same section as a cut or notch. Studs located in exterior walls or bearing partitions drilled over 40 percent and up to 60 percent shall also be doubled with no more than two successive doubled studs bored.
See Figures R602.6(1) and R602.6(2).
Exception: Use of approved stud shoes is permitted when they are installed in accordance with the manufacturer's recommendations.



BRACED WALL PANEL@WINDOW

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

NOTE 1:
Plywood shall install where indicated for diagonal wind bracing on the exterior using a single 4 ftx8 ft ½"sheet of plywood installed vertically and nailed with 6D 2"x .011.3" nail @ 12"? o.c.

INSTALL PLYWOOD SEE NOTE 1 THIS SHEET

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MANSON ADDITION
969 N. CARMEL DR
PALATINE, ILLINOIS

Sheet No.
A-3
of

STATE OF ILLINOIS
KENNETH F. BRANDEIS
001-010679
REGISTERED ARCHITECT
EXP 11-30-24
DATE:02-13-23

Attachment: Floor Plan and Elevations (969 N. Carmel Drive - SU Rear Setback (Addition))

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 969 N. CARMEL DR.

◉ ○ ○ ○

County of COOK

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

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

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

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

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

Mary Alice Wenzl

IN WITNESS WHEREOF, **THE DES PLAINES JOURNAL, INC.,** has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 20TH day of JULY A.D., 20 23.

By Todd Wenzl

President
Title of Corporate Officer

County of Cook
State of Illinois

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

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

Attachment: Public Notice (969 N. Carmel Drive - SU Rear Setback (Addition))

VILLAGE OF PALATINE

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 08/08/23 07:00 PM

STAFF REPORT (ID # 8505)

615 E. Delgado Drive

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Alex Bradshaw

PETITIONER: Tyler Nicolay

PLAN NUMBER: SU-000050-2023

ADDRESS: 615 E. Delgado Drive

PROPOSAL:
Special Use to permit a fence in the side yard abutting a street, where the side lot line of said side yard abutting a street abuts the side lot line of the front yard of an adjacent lot.

LOCATION:	615 E. Delgado Drive District 3 (Myslinski)	**CURRENT ZONING:**	R-2 Single-Family Residential

SURROUNDING CONDITIONS:

North:	P - Planned Development (Single-Family Residential)
South	R-2 Single-Family Residential
East:	R-2 Single-Family Residential
West:	R-2 Single-Family Residential

BACKGROUND:
The Petitioner is proposing to install a 6-foot tall solid fence to be set back 10 feet from the side property line abutting E. Princeton Street, instead of the minimum required 20 feet. Therefore, the Petitioner is requesting:

> **Special Use to permit a fence in the side yard abutting a street, where the side lot line of said side yard abutting a street abuts the side lot line of the front yard of an adjacent lot.**

SITE ANALYSIS:

- The Subject Property is zoned R-2 and is part of the Ferndale Heights Unit No. 1 subdivision. The property is a corner lot and currently contains a single-family residence.
- The Petitioners are proposing to construct a 6-foot tall wood privacy fence in their side yard abutting a street that would be set back 10 feet from the property line

abutting E. Princeton Street.

- The proposed fence would be directly adjacent to the 30-foot front yard of the property to the southwest, 608 E. Princeton Street. Additionally, the new fence would be installed approximately 90 feet from the 608 Princeton driveway.
- The submitted application indicates that the existing densely planted landscaping/shrubs will be entirely removed from the property. Removing the existing shrubs should ultimately help to improve current line of sight issues, for both pedestrian and vehicular traffic, at the intersection of E. Delgado Drive and E. Princeton Street.
- In addition, the Petitioner has indicated on the submitted site plan that the required landscaping will be installed between the proposed fence and the side property line abutting the E. Princeton Street.
- Per the submitted application, the Petitioner indicated that the fence will be utilized to enclose their dog and to create a safe place for their child to play.
- Based further analysis of the area, it appears that there are a few properties (see list below) in the surrounding neighborhood that have been granted zoning relief for fences in side yards abutting a street that encroach into the required setback.
    - 1281 N. Springwood Drive - Administrative Special Use (O-161-98)
    - 1374 N. Home Court - Administrative Special Use (O-20-99)
    - 1367 N. Mill Court - Variation (O-80-15)
    - 720 E. Delgado Drive - Variation (O-31-23)

DEPARTMENTAL REVIEWS:

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

STANDARDS FOR SPECIAL USE: Since this Petition is not for a use publicly operated or traditionally affected with the public interest, those standards under Section 14.05 D (2), (3), and (5) are applicable. Specifically, the Petitioners must show that the Special Use, if granted, will be operated in a manner consistent with the public health, safety, and welfare, and that the Special Use will not have a negative impact on the value of surrounding properties. The Petition for a Special Use is attached, and the Petitioners have attempted to address the required standards.

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

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

STAFF RECOMMENDATION:

The Petitioner is requesting to fence in the required side yard of the subject property. The proposed 6-foot tall solid wood fence would enclose the rear and side yard abutting E. Princeton Street. The new fence would be set back approximately 10 feet from the subject side lot line abutting the street. Per the Zoning Ordinance, the minimum required setback is 20 feet. Nonetheless, the intended removal of the existing shrubs will undoubtedly improve the current lines of sight around the intersection of Princeton Street and Delgado Drive. However, the removal of the existing landscaping and the installation of a solid 6-foot privacy fence 10 feet off the side property line could be a significant alteration to the existing vista.

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

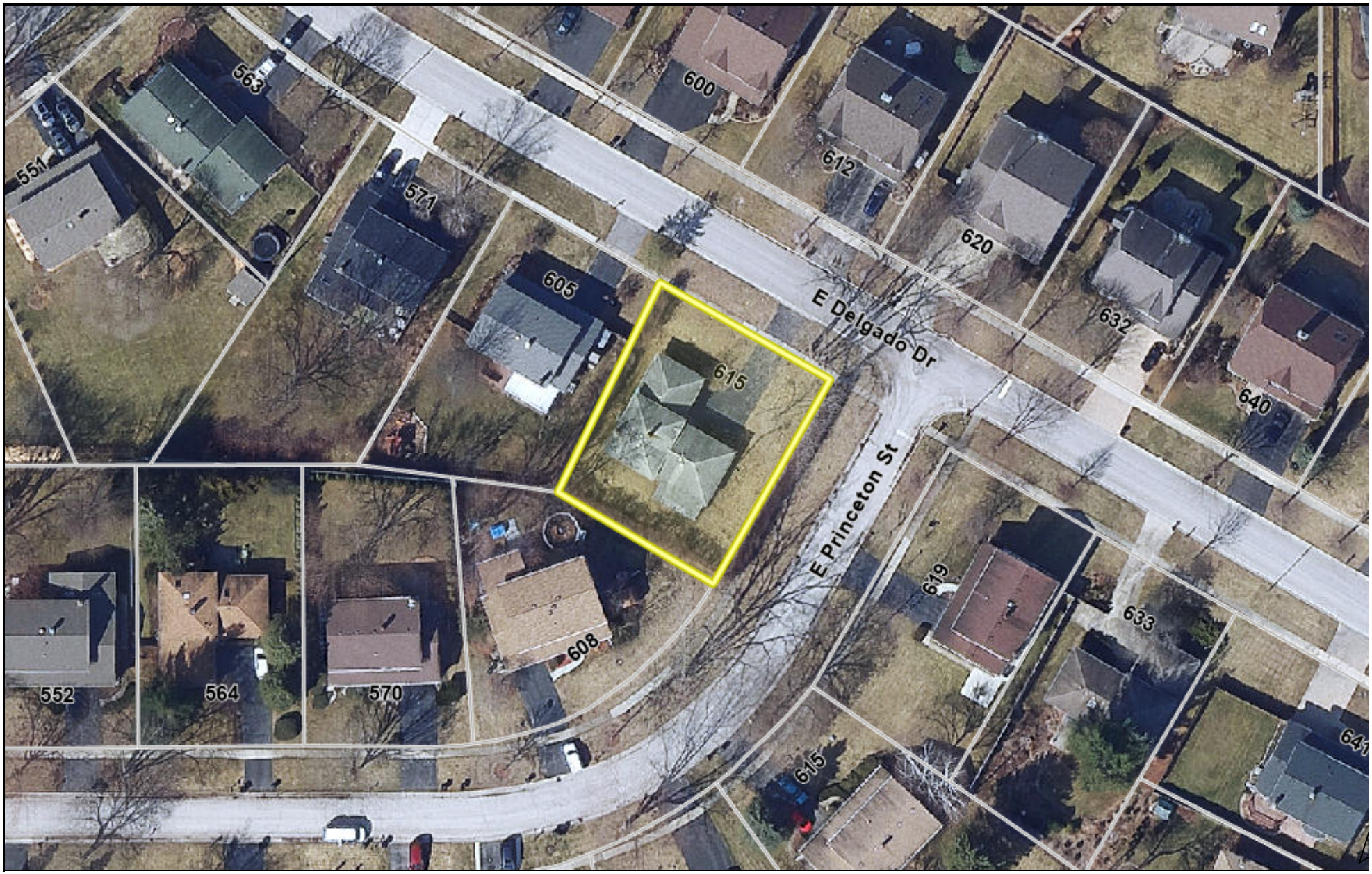
1. The Special Use shall substantially conform to the Site Plan and Fence Elevation submitted by the Petitioner, Tyler Nicolay, except as such plans may be changed to conform to the Village Codes and Ordinances.

ATTACHMENTS:

- Aerial Map
- Special Use Application
- Plat of Survey - Site Plan
- Fence Elevation
- Neighbor Objection Letter - GGeorge
- Public Notice

GISConsortium

615 E. Delgado Drive



0 100 200 ft

Print Date: 6/15/2023

Notes

Cook County Aerial 2020

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

Attachment: Aerial Map (615 E. Delgado Drive - SU Fence SYAS)

VILLAGE OF PALATINE

SPECIAL USE APPLICATION

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

Petitioner Name

Tyler Nicolay

Business Name (if applicable)

Subject Property Address

615 E. Delgado Drive

Please provide a description of your proposed request:

We are planning to take out the wall of bushes along the south and east edges of our property which will improve safety and line of sight for the intersection and neighbors. We would like to put a 6' fence where the bushes are, except set back 10' from the sidewalk on the east edge of the property. We plan to include the necessary landscaping between the fence and sidewalk. This will create a safe backyard for our baby boy and dog while increasing curb appeal of the surrounding homes.

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:

Line of sight in the area will be significantly improved. The wall of bushes directly next to the sidewalk will be removed, allowing for easier and safer use of the sidewalk.

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

The sight lines from the stop signs at the intersection of Delgado and Princeton will be opened up, making for a safer intersection. The wall of bushes directly next to the sidewalk will be removed, allowing for safer use of the sidewalk.

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

The current unsightly wall of bushes is not good for curb appeal of the surrounding homes, so removing the bushes should only increase surrounding property values. Replacing these bushes with a new fence will make the surrounding area look much more appealing.

Attachment: Special Use Application (615 E. Delgado Drive - SU Fence SYAS)

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;

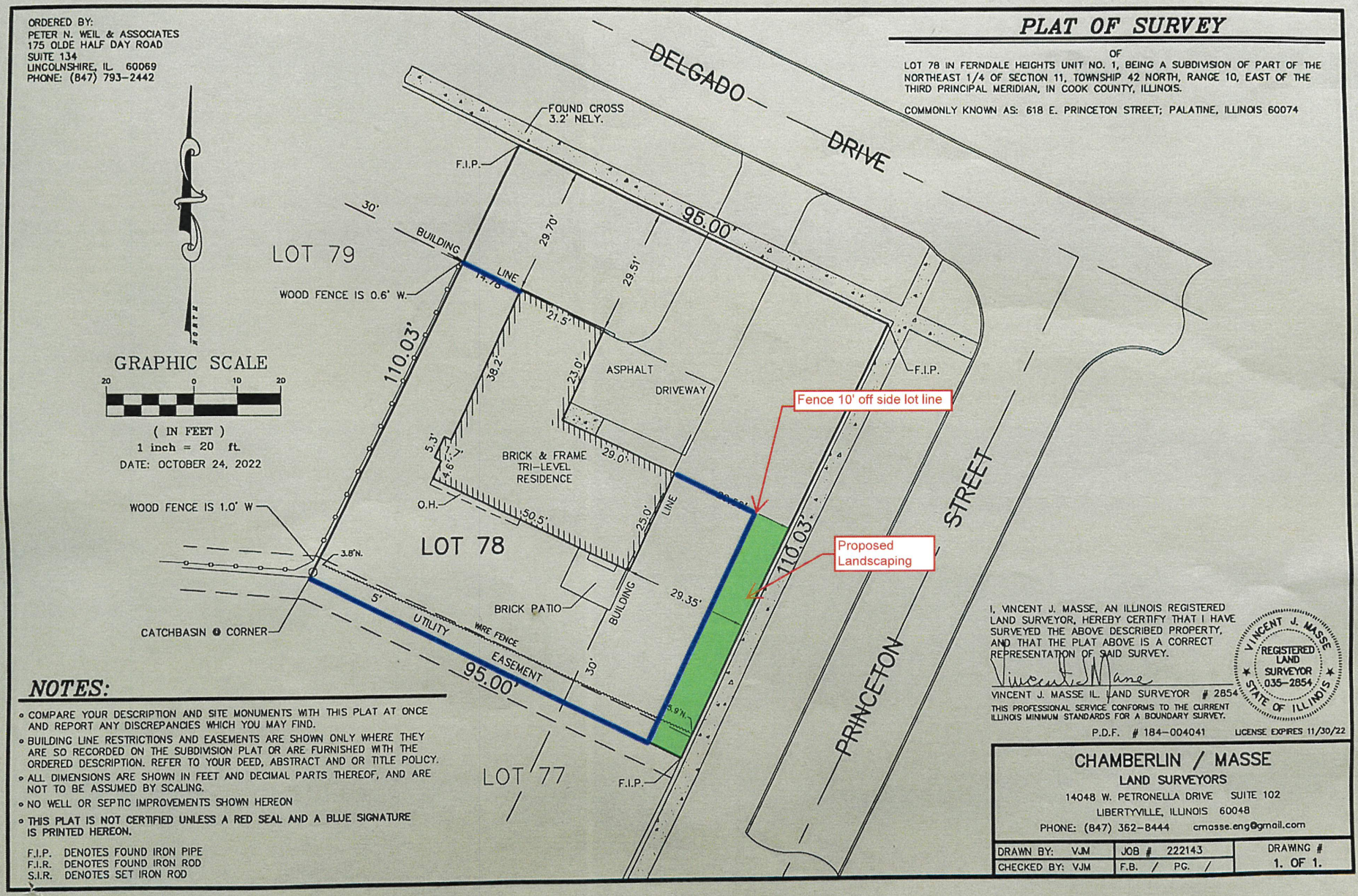
ii. Will enhance the appearance of the homes and the streets in the area; and

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.

Yes, all criteria will be met per the responses already given.

Attachment: Special Use Application (615 E. Delgado Drive - SU Fence SYAS)



Attachment: Plat of Survey - Site Plan (615 E. Delgado Drive - SU Fence SYAS)

Village of Palatine Community Development Department

200 E Wood Street

Palatine, Illinois 60067

July 24, 2023

RE: Objection to Special Use Permit for Fence - 615 E Delgado Dr, Palatine, IL

Document 8505, July 2023 File #SU-000050-2023

Dear Community Development Department,

We are writing to formally express our objection to the proposed special use permit for a fence at 615 E Delgado Drive, which would abut our front yard. We, George and Helen George, are the homeowners of the adjacent property located at 608 E Princeton St, Palatine, IL.

Our objection is rooted in the fact that the proposed fence does not adhere to the front yard setback requirements established by the zoning regulations, which are uniformly observed in our neighborhood and contribute to the overall character of the area. We strongly believe that allowing a fence in our front yard without adhering to the setback would have several negative consequences, including a detrimental impact on curb appeal and a decline in property value.

As homeowners in the neighborhood, we take pride in maintaining the aesthetic appeal of our properties. The presence of a fence that deviates from the established front yard setback would disrupt the visual harmony and compromise the cohesive character of the area. Additionally, the long-term effects of weather and aging will result in a deteriorated fence, further diminishing the attractiveness of the neighborhood and impact the value of our house.

We would like to place on record our objection to granting a special use variation that does not adhere to the uniform front yard setback requirements. The proposed 10 foot setback would put the fence in front of our house. In fact, a 20 foot setback would still end up in front of our house which has a 30 foot front yard setback.

Attachment: Neighbor Objection Letter - GGeorge (615 E. Delgado Drive - SU Fence SYAS)

We kindly request that the Village of Palatine carefully considers our objection during the review of the special use permit for the fence at 615 E Delgado Drive. We believe that upholding the established front yard setback regulations is crucial for maintaining the overall beauty and value of our neighborhood.

Thank you for your attention to this matter. We trust that the Community Development Department will thoroughly evaluate our objection and take it into consideration when making a decision regarding the special use permit.

Sincerely,

George N George and Helen F George

608 E Princeton St.

Palatine, IL 60074

See attached pictures.

(Pictures 1 and 2) Please note – The ladder indicates the proposed 10 foot setback, and in place of the shrubbery, it shows that there will be a 6 foot fence in our front yard.

Pictures 3 and 4 are examples of how fences weather over time.

Attachment: Neighbor Objection Letter - GGeorge (615 E. Delgado Drive - SU Fence SYAS)

1
PROPOSED
NEW FENCE
10'

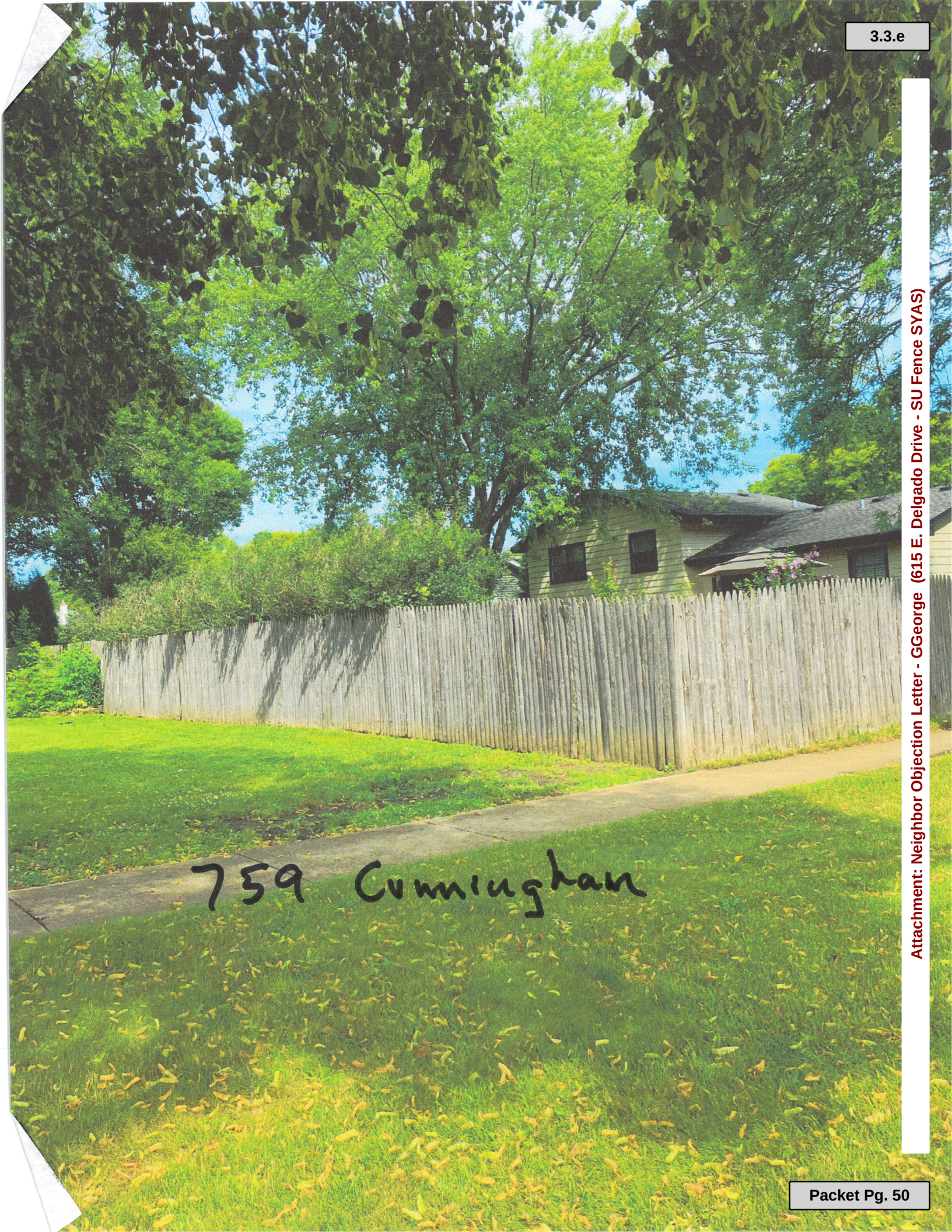
2
Proposed
New Fence 10 ft.
Set B K

3

Attachment: Neighbor Objection Letter - GGeorge (615 E. Delgado Drive - SU Fence SYAS)

4

Attachment: Neighbor Objection Letter - GGeorge (615 E. Delgado Drive - SU Fence SYAS)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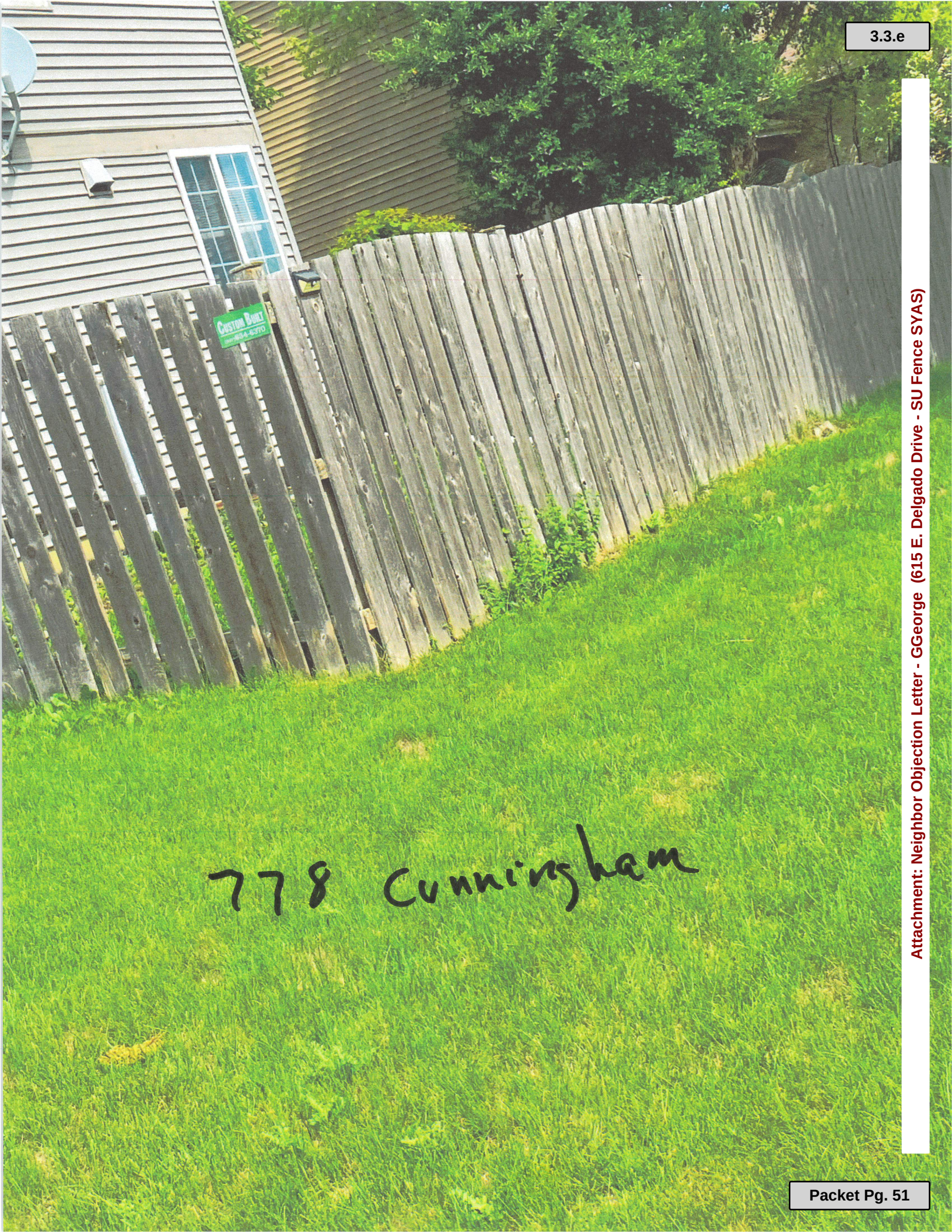
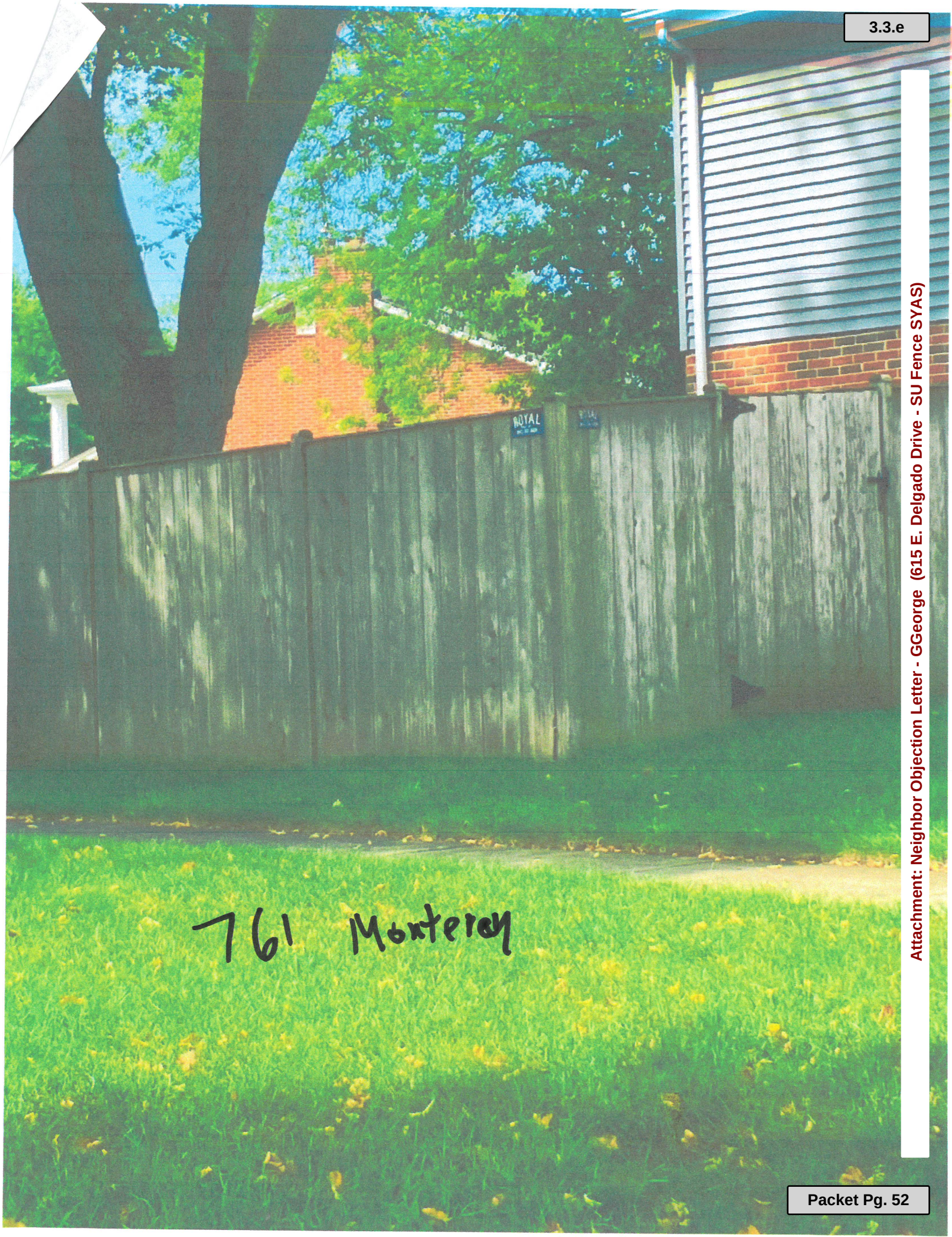


Attachment: Neighbor Objection Letter - GGeorge (615 E. Delgado Drive - SU Fence SYAS)


761 Monterey

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 615 E. DELGADO DR.

(●) ( ) ( ) ( )

County of COOK

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

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

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

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

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

Mary Alice Wenzl

IN WITNESS WHEREOF, **THE DES PLAINES JOURNAL, INC.,** has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 20TH day of JULY A.D., 20 23.

By Todd Wessell

President
Title of Corporate Officer

County of Cook
State of Illinois

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

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

Attachment: Public Notice (615 E. Delgado Drive - SU Fence SYAS)