



VILLAGE COUNCIL & COMMITTEE OF THE WHOLE

JANUARY 12, 2026 AT 7:00 PM

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

AGENDA

REGULAR MEETING

7:00 PM

-
- I. CALL TO ORDER**
 - II. ROLL CALL**
 - III. PLEDGE TO THE FLAG**
 - IV. APPROVAL OF MINUTES**
 - A. Village Council & Committee of the Whole - Regular Meeting - January 5, 2026
 - V. MAYOR'S REPORT**
 - A. As Submitted
 - VI. RECESS TO THE COMMITTEE OF THE WHOLE**
 - VII. COMMITTEE OF THE WHOLE**
 - A. POLICE POLICY & CODE SERVICES COMMITTEE**
DOUG MYSLINSKI, CHAIR
 - 1. Consider an Ordinance Granting a Special Use to Permit a Rear Yard Setback Reduction at 609 S. Oak Street
Council District: Two
 - 2. Consider an Ordinance Granting a Special Use to Permit a Setback Reduction for a Corner Side Yard Abutting a Street at 1307 N. Doe Road
Council District: One
 - 3. As Submitted
 - B. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE**
GREG LANGER, CHAIR
 - 1. Consider an Ordinance Amending Chapter 5 of the Rules and Regulations of the Fire and Police Commission
 - 2. As Submitted

C. BUSINESS FINANCE & BUDGET COMMITTEE

JOE FALKENBERG, CHAIR

1. As Submitted

D. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

SCOTT LAMERAND, CHAIR

1. As Submitted

E. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE

BRAD HELMS, CHAIR

1. As Submitted

F. INFRASTRUCTURE & ENVIRONMENT COMMITTEE

KOLLIN KOZLOWSKI, CHAIR

1. As Submitted

VIII. RECONVENE THE VILLAGE COUNCIL MEETING**IX. CONSENT AGENDA**

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

- A. Consider an Ordinance Granting a Special Use to Permit a Rear Yard Setback Reduction at 609 S. Oak Street
Council District: Two
- B. Consider an Ordinance Granting a Special Use to Permit a Setback Reduction for a Corner Side Yard Abutting a Street at 1307 N. Doe Road
Council District: One
- C. Consider an Ordinance Amending Chapter 5 of the Rules and Regulations of the Fire and Police Commission
- D. Consider a Resolution Authorizing a Public Improvement Security Deposit Reduction for Carriageway Landing Subdivision
Council District: One

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

GREG LANGER, CHAIR

1. As Submitted

B. BUSINESS FINANCE & BUDGET COMMITTEE

JOE FALKENBERG, CHAIR

1. As Submitted

C. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

SCOTT LAMERAND, CHAIR

1. As Submitted

D. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE

BRAD HELMS, CHAIR

1. As Submitted

E. INFRASTRUCTURE & ENVIRONMENT COMMITTEE

KOLLIN KOZLOWSKI, CHAIR

1. As Submitted

F. POLICE POLICY & CODE SERVICES COMMITTEE

DOUG MYSLINSKI, CHAIR

1. As Submitted

XI. REPORTS OF THE VILLAGE OFFICERS**A. VILLAGE MANAGER**

1. As Submitted

B. VILLAGE CLERK

1. As Submitted

C. VILLAGE ATTORNEY

1. As Submitted

XII. CLOSED SESSION AS REQUIRED**XIII. RECOGNITION OF AUDIENCE****XIV. ADJOURNMENT**

VILLAGE COUNCIL & COMMITTEE OF THE WHOLE

JANUARY 5, 2026 AT 7:00 PM



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

MINUTES

REGULAR MEETING

7:00 PM

I. CALL TO ORDER

Clerk Pasqualucci called the meeting to order at 7:00 PM.

II. ROLL CALL

PRESENT :	Councilman District 1 Greg Langer, Councilman District 2 Scott Lamerand, Councilman District 3 Doug Myslinski, Councilman District 4 Joe Falkenberg, Councilman District 5 Kollin Kozlowski, Councilman District 6 Brad Helms
ABSENT :	Mayor Jim Schwantz
ARRIVED :	

Also Present:

Village Clerk Maureen Pasqualucci, Village Manager Reid Ottesen, Village Attorney Rick Veenstra, Director of Community Development Mike Jacobs, Director of Planning & Zoning Ben Vyverberg, Director of Public Works Matt Barry, Police Chief William Nord, Deputy Police Chief David Brandwein, Fire Chief Scott Mackeben, IT Director Larry Schroth, Director of Finance Andrew Brown, Director of Human Resources Monika Pandya

III. ELECTION OF MAYOR PRO TEM

In the absence of Mayor Schwantz, Clerk Pasqualucci opened the floor for nominations for Mayor Pro Tem for this evening's meeting.

Councilman Lamerand, seconded by Councilman Helms, moved to nominate Councilman Myslinski as Mayor Pro Tem for the evening.

RESULT:	MOTION APPROVED BY VOICE VOTE
MOVER:	Scott Lamerand
SECONDER:	Brad Helms
AYES:	Greg Langer, Scott Lamerand, Doug Myslinski, Joe Falkenberg, Kollin Kozlowski, Brad Helms
NAYS:	None

IV. PLEDGE TO THE FLAG

Mayor Pro Tem Myslinski invited everyone to stand and join him in the Pledge to the Flag.

V. APPROVAL OF MINUTES

- A. Village Council Special Meeting - December 8, 2025
- B. Village Council & Committee of the Whole - Regular Meeting - December 8, 2025

RESULT:	MOTION APPROVED BY VOICE VOTE
MOVER:	Joe Falkenberg
SECONDER:	None
AYES:	Greg Langer, Scott Lamerand, Doug Myslinski, Joe Falkenberg, Kollin Kozlowski, Brad Helms
NAYS:	None

VI. MAYOR'S REPORT

- A. As Submitted

Mayor Pro Tem Myslinski announced the following:

Christmas trees and wreaths, free of decorations, can be placed at the parkway on your scheduled collection day throughout January.

The Village of Palatine, in partnership with the Solid Waste Agency of Northern Cook County and Elgin Recycling is pleased to offer a Holiday Light Recycling Program now until January 31. Holiday string lights can be dropped off at the Village Services Counter on the first floor of Village Hall.

VII. RECESS TO THE COMMITTEE OF THE WHOLE

RESULT:	MOTION APPROVED BY VOICE VOTE
MOVER:	Brad Helms
SECONDER:	Kollin Kozlowski
AYES:	Greg Langer, Scott Lamerand, Doug Myslinski, Joe Falkenberg, Kollin Kozlowski, Brad Helms
NAYS:	None

VIII. COMMITTEE OF THE WHOLE

- A. **COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE**
SCOTT LAMERAND, CHAIR
 - 1. 519 S. Consumers Avenue

- a. Consider an Ordinance Granting a Special Use to Permit an Indoor Sports and Recreational Facility at 519 S. Consumers Avenue
Council District: Five
- b. Consider a Resolution of Support for the Filing of a 7c Cook County Tax Classification for the Benefit of the Property Located at 519 S. Consumers Avenue
Council District: Five

Director of Planning & Zoning Ben Vyverberg spoke about the plans for the property at 519 S. Consumers Ave., which is proposed to be developed into an indoor ice rink facility.

Vyverberg also discussed the special use permit issued in 2023, as well as a new request for a special use permit related to remodeling.

Vyverberg reviewed the square footage, proposed additions, mezzanine and elevation changes, landscaping, an interior eating area, and operating hours. He additionally addressed fencing, the chiller unit, and a neighborhood petition.

Councilman Kozlowski asked questions about the restaurant and sought clarification on the 7c process.

Vyverberg explained that the restaurant and liquor license request would be addressed at a future meeting with the Village council.

Director of Community Development Mike Jacobs elaborated that the 7c process is a designation that allows for reduced assessments over the first five years and is administered through the Cook County Assessor's Office. Jacobs cited examples in the community that were approved in the past.

Councilman Falkenberg inquired about the restaurant and its public access.

Petitioners, Thomas Economou, Architect, Northfield, IL and Daniel McCarthy, Legal Representative, Burr Ridge, IL spoke about the Hockey Club hours and expectations regarding member purchases.

Councilman Lamerand thanked the petitioners.

Resident, Patricia Mitchell spoke about the neighborhood petition. She asked about the coolant tower and expressed concerns about noise levels.

Vyverberg stated that the petitioner would work with the Council to maintain acceptable noise levels.

Resident, Tom Wood, expressed his support and emphasized the need for additional ice rinks.

The Motion was to approve items A & B

RESULT:	MOTION APPROVED BY VOICE VOTE
MOVER:	Kollin Kozlowski
SECONDER:	Joe Falkenberg
AYES:	Greg Langer, Scott Lamerand, Doug Myslinski, Joe Falkenberg, Kollin Kozlowski, Brad Helms
NAYS:	None

2. Consider an Ordinance Authorizing the Mayor to Execute an Amended and Restated Redevelopment Agreement for Facade Improvements to the Park Place Shopping Center Generally Located at 1365 N. Rand Road
Council District: Four

Director of Community Development Mike Jacobs reported on the progress of the Park Place shopping center at 1365 N. Rand Road. Jacobs explained that under the Restated Redevelopment Agreement, the completion date has been extended to June 2026. Jacobs commented on a change in ownership and recommended approval.

Councilman Kozlowski asked about the shopping center's anticipated opening date, and Jacobs responded that it could occur prior to June 2026.

RESULT:	MOTION APPROVED BY VOICE VOTE
MOVER:	Joe Falkenberg
SECONDER:	Doug Myslinski
AYES:	Greg Langer, Scott Lamerand, Doug Myslinski, Joe Falkenberg, Kollin Kozlowski, Brad Helms
NAYS:	None

3. As Submitted
Nothing was submitted.

B. POLICE POLICY & CODE SERVICES COMMITTEE
DOUG MYSLINSKI, CHAIR

1. Consider an Ordinance Granting a Special Use and Variations to Permit a Restaurant with a Drive-Through at 1597 N. Rand Road
Council District: Four

Director of Planning & Zoning Ben Vyverberg spoke about the new tenant at 1597 N. Rand Road. The restaurant is requesting special use and variations for parking and signage.

Vyverberg also discussed the complete remodel, floor plan, and landscaping plans. He conveyed approval of the request.

RESULT:	MOTION APPROVED BY VOICE VOTE
MOVER:	Joe Falkenberg
SECONDER:	Greg Langer
AYES:	Greg Langer, Scott Lamerand, Doug Myslinski, Joe Falkenberg, Kollin Kozlowski, Brad Helms
NAYS:	None

2. Consider an Ordinance Decreasing the Number of Class D (Restaurant) Liquor Licenses by One for Restaurante El Tio Ramos Located at 1160 E. Dundee Road
Council District: Four

Village Manager Reid Ottesen discussed the reduction of the liquor license allocation by one for the property at 1160 E. Dundee, as requested by the new proprietor.

RESULT:	MOTION APPROVED BY VOICE VOTE
MOVER:	Joe Falkenberg
SECONDER:	Kollin Kozlowski
AYES:	Greg Langer, Scott Lamerand, Doug Myslinski, Joe Falkenberg, Kollin Kozlowski, Brad Helms
NAYS:	None

3. As Submitted
Nothing was submitted.

C. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE
GREG LANGER, CHAIR

1. As Submitted
Nothing was submitted.

D. BUSINESS FINANCE & BUDGET COMMITTEE
JOE FALKENBERG, CHAIR

1. As Submitted
Nothing was submitted.

E. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE

BRAD HELMS, CHAIR

1. As Submitted

Nothing was submitted.

F. INFRASTRUCTURE & ENVIRONMENT COMMITTEE

KOLLIN KOZLOWSKI, CHAIR

1. As Submitted

Nothing was submitted.

IX. RECONVENE THE VILLAGE COUNCIL MEETING

RESULT:	MOTION APPROVED BY VOICE VOTE
MOVER:	Brad Helms
SECONDER:	Greg Langer
AYES:	Greg Langer, Scott Lamerand, Doug Myslinski, Joe Falkenberg, Kollin Kozlowski, Brad Helms
NAYS:	None

X. CONSENT AGENDA

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

The motion was to approve items A. to H.

RESULT:	MOTION APPROVED BY ROLL CALL
MOVER:	Scott Lamerand
SECONDER:	Joe Falkenberg
AYES:	Greg Langer, Scott Lamerand, Doug Myslinski, Joe Falkenberg, Kollin Kozlowski, Brad Helms
NAYS:	None

- A. Consider a Motion to Approve Warrant 2026 #1
- B. Consider an Ordinance to Amend Salary Ordinance, O-115-25, Establishing Rates of Compensation for Certain Officers and Employees of the Village of Palatine Effective January 6, 2026
Ordinance #O-1-26

- C. Consider a Resolution Approving a Public Improvement Security Deposit Reduction for the Estates at Arcadia Subdivision
Council District: Two

Resolution #R-1-26
- D. Consider a Resolution of Support for the Filing of a 7c Cook County Tax Classification for the Benefit of the Property Located at 519 S. Consumers Avenue
Council District: Five

Resolution #R-2-26
- E. Consider an Ordinance Granting a Special Use to Permit an Indoor Sports and Recreational Facility at 519 S. Consumers Avenue
Council District: Five

Ordinance #O-2-26
- F. Consider an Ordinance Authorizing the Mayor to Execute an Amended and Restated Redevelopment Agreement for Facade Improvements to the Park Place Shopping Center Generally Located at 1365 N. Rand Road
Council District: Four

Ordinance #O-3-26
- G. Consider an Ordinance Granting a Special Use and Variations to Permit a Restaurant with a Drive-Through at 1597 N. Rand Road
Council District: Four

Ordinance #O-4-26
- H. Consider an Ordinance Decreasing the Number of Class D (Restaurant) Liquor Licenses by One for Restaurante El Tio Ramos Located at 1160 E. Dundee Road
Council District: Four

Ordinance #O-5-26

XI. REPORTS OF STANDING COMMITTEES

- A. **ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE**
GREG LANGER, CHAIR
 - 1. As Submitted

No Report.
- B. **BUSINESS FINANCE & BUDGET COMMITTEE**
JOE FALKENBERG, CHAIR
 - 1. As Submitted

No Report.

C. **COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE**
SCOTT LAMERAND, CHAIR

1. As Submitted

No Report.

D. **FIRE POLICY & COMMUNITY INFORMATION COMMITTEE**
BRAD HELMS, CHAIR

1. As Submitted

No Report.

E. **INFRASTRUCTURE & ENVIRONMENT COMMITTEE**
KOLLIN KOZLOWSKI, CHAIR

1. As Submitted

No Report.

F. **POLICE POLICY & CODE SERVICES COMMITTEE**
DOUG MYSLINSKI, CHAIR

1. As Submitted

No Report.

XII. REPORTS OF THE VILLAGE OFFICERS

A. VILLAGE MANAGER

1. As Submitted

No Report.

B. VILLAGE CLERK

1. As Submitted

No Report.

C. VILLAGE ATTORNEY**1. As Submitted**

No Report.

XIII. CLOSED SESSION AS REQUIRED

No Closed Session requested.

XIV. RECOGNITION OF AUDIENCE

Roman Golash of American Legion Post #690 at 122 W. Palatine Road spoke about the Fire Department's Explorer Program Breakfast event on Sunday, January 11th.

Yusef expressed his ideas for the Council on bringing people together.

Resident, Roman Golash, provided comments related to the previous speaker.

XV. ADJOURNMENT

RESULT:	MOTION APPROVED BY VOICE VOTE
MOVER:	Scott Lamerand
SECONDER:	Kollin Kozlowski
AYES:	Greg Langer, Scott Lamerand, Doug Myslinski, Joe Falkenberg, Kollin Kozlowski, Brad Helms
NAYS:	None

MEETING ADJOURNED AT 7:29 PM.

SUBMITTED BY:

Maureen Pasqualucci
Village Clerk

Consider an Ordinance Granting a Special Use to Permit a Rear Yard Setback Reduction at 609 S. Oak Street

BACKGROUND:

The Subject Property contains an existing single-family home within the Conrad Novak Subdivision. The Petitioner is proposing to construct a 168 square-foot addition to the rear of the home, resulting in a proposed rear yard setback of 25 feet. Therefore, the Petitioner is requesting approval of the following:

Special use to permit a rear setback of 25 feet, instead of the minimum required rear yard setback of 40 feet.

KEY ISSUES:

- The Subject Property is zoned R-2, Single-Family Residential and is approximately 9,430 square feet in area. The property currently includes a single-family residence and related improvements.
- Presently, the principal structure is located approximately 40 feet from the rear lot line, which is the minimum rear yard setback requirement.
- The proposed addition consists of a traditional three-season room. Per Code, the addition is considered part of the principal structure and subject to the applicable setbacks. The proposed addition would be set back approximately 25 feet from the rear lot line.
- As part of the Special Use application review, Staff evaluated the setbacks of surrounding and nearby properties. This review identified multiple properties within the area with rear yard setbacks of less than 40 feet. The average rear yard setback for those properties is 35 feet. It should be noted that some of the rear yard setbacks were approved components of a Planned Development.
- In this instance, Staff notes that the Subject Property's rear yard abuts the Vermont Street manufacturing district corridor, which contains typical industrial uses. The Subject Property is buffered by both a 6-foot fence and a general landscape buffer. The Subject Property complies with the other setback requirements and lot/building coverage limitations. Therefore, Staff does not believe the proposed addition will negatively impact the surrounding properties.

BUDGET IMPACT:

N/A

RECOMMENDATION:

Public Hearing: Planning & Zoning Commission (PZC) meeting on December 23, 2025

Residents testifying: None.

Vote: The PZC voted unanimously to approve the Special Use and Staff concurs.

ACTION REQUIRED:

Motion to approve an ordinance granting a Special use to permit a rear yard setback reduction at 609 S. Oak Street.

ATTACHMENTS:

1. Aerial Map
2. ORD SU 609 S. Oak Street
3. EXHIBIT - Site Plan
4. EXHIBIT - Architectural Plans
5. PZC Minutes - 12-23-2025
6. Public Notice



Print Date: 12/16/2025

Notes

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

ORDINANCE NO. _____

**AN ORDINANCE GRANTING A SPECIAL USE TO PERMIT
A REAR YARD SETBACK REDUCTION AT
609 S. OAK STREET**

WHEREAS, pursuant to a petition and public hearing on December 23, 2025, of which public notice was given as required by law, the Planning and Zoning Commission of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings, relative to a request for a Special use to permit a rear setback of 25 feet, instead of the minimum required rear yard setback of 40 feet in the R-2 zoning district, pursuant to Section 10.06(c)(12) of the Village of Palatine Zoning Ordinance. The Special Use are hereby granted on the following legally described property:

LOT 1 OF CONRAD NOVAK SUBDIVISION, BEING A RESUBDIVISION OF PORTIONS OF LOTS 1 AND 4 IN ARTHUR T. MCINTOSH AND COMPANY'S PALATINE ESTATES UNIT NUMBER ONE IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

Commonly known as 609 S. OAK STREET (02-23-312-024-0000).

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

SECTION 1: The Special use to permit a rear setback of 25 feet, instead of the minimum required rear yard setback of 40 feet in the R-2 zoning district, pursuant to Section 10.06(c)(12), are hereby granted, subject to the following condition(s):

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

plans attached hereto, except as such plans may be changed to conform to Village Codes and Ordinances.

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

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

PASSED: This ____ day of _____, 2026

AYES:____ **NAYS:**____ **ABSENT:**____ **PASS:**____

APPROVED by me this ____ day of _____, 2026

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this

____ day of _____, 2026

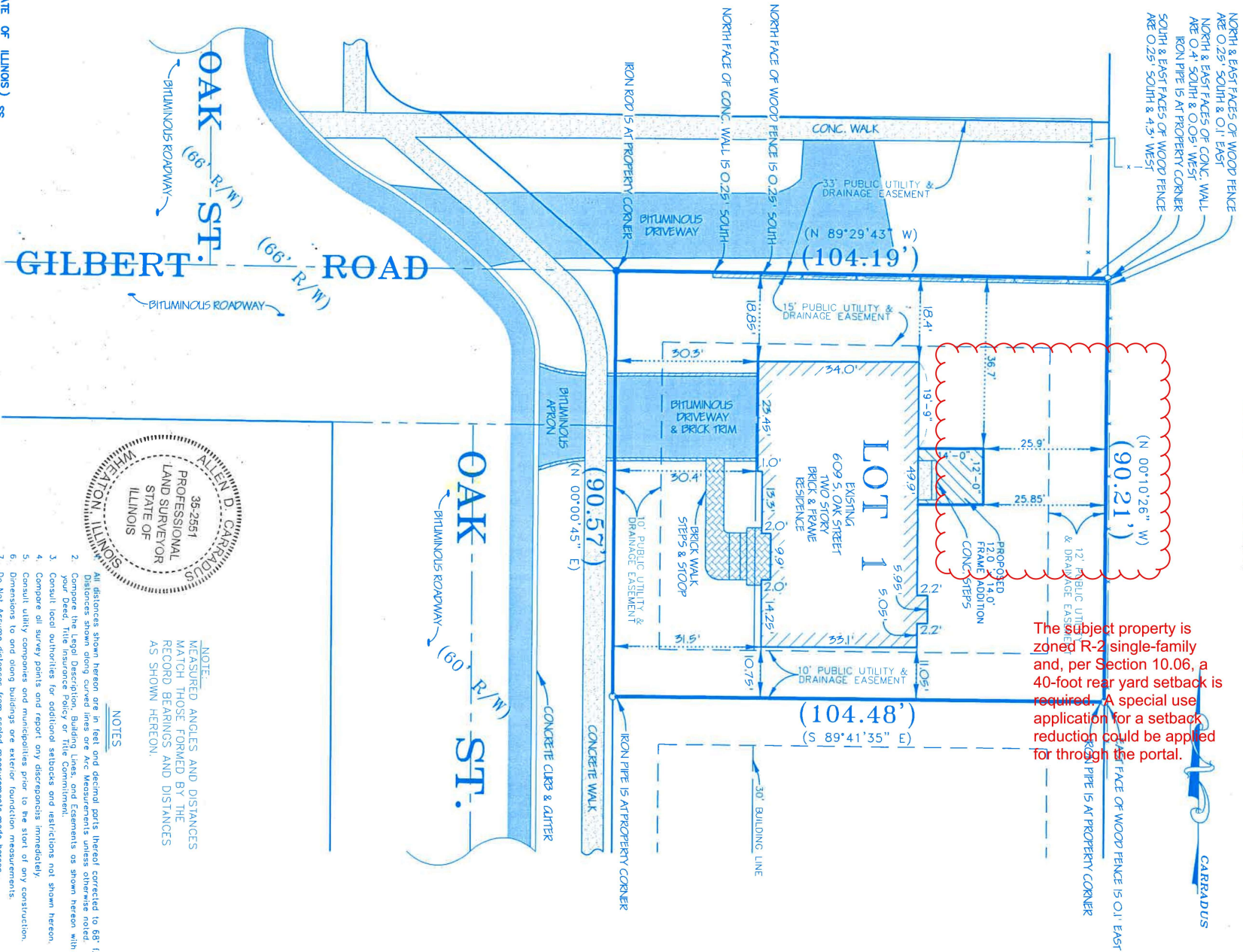
Village Clerk

SURVEY LEGEND
 Monumentation Found
 (IRLS 35-2351)
 Record Dimension
 (50')
 Fence Line

PLAT OF SURVEY

LOT 1 IN CONRAD NOVAK SUBDIVISION, BEING A RESUBDIVISION OF PORTIONS OF LOTS 1 AND 4 IN ARTHUR T. MCINTOSH AND COMPANY'S PALATINE ESTATES UNIT NUMBER ONE IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AREA OF SITE = 9,431 SQ. FT.



STATE OF ILLINOIS
 COUNTY OF DU PAGE

THIS IS TO CERTIFY THAT I, ALLEN D. CARRADUS, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF ILLINOIS, HAVE SURVEYED THE PROPERTY AS DESCRIBED HEREON AND THAT THE ANNEXED PLAT IS CORRECT AND TRUE REPRESENTATION THEREOF, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

SIGNED AND SEALED AT CAROL STREAM, ILLINOIS THIS 22nd DAY OF August A.D. 2025.

BY *Allen D. Carradus* ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2551.
 MY LICENSE EXPIRES NOVEMBER 30, 2028.

CARRADUS LAND SURVEY, INC.
 191 S. Gary Avenue, Suite 180, Carol Stream, Illinois, 60188
 (630) 588-0416 (Fax) 653-7682 OFFICE@CARRADUSLANDSURVEY.COM

DESIGNED BY: KISHORE CHANNABASVAIAH
 DRAWN BY: JW
 DATE OF FIELD WORK: 08/22/25
 SCALE: 1" = 20'
 TOWN: 471-09
 PROJECT NO: 42357-SPN

SUN ROOM ADDITION ARCHITECTURAL PLANS

ZAIMI CONSTRUCTION INC.
609 S OAK STREET
PALATINE, ILLINOIS 60067
JUNE 2025



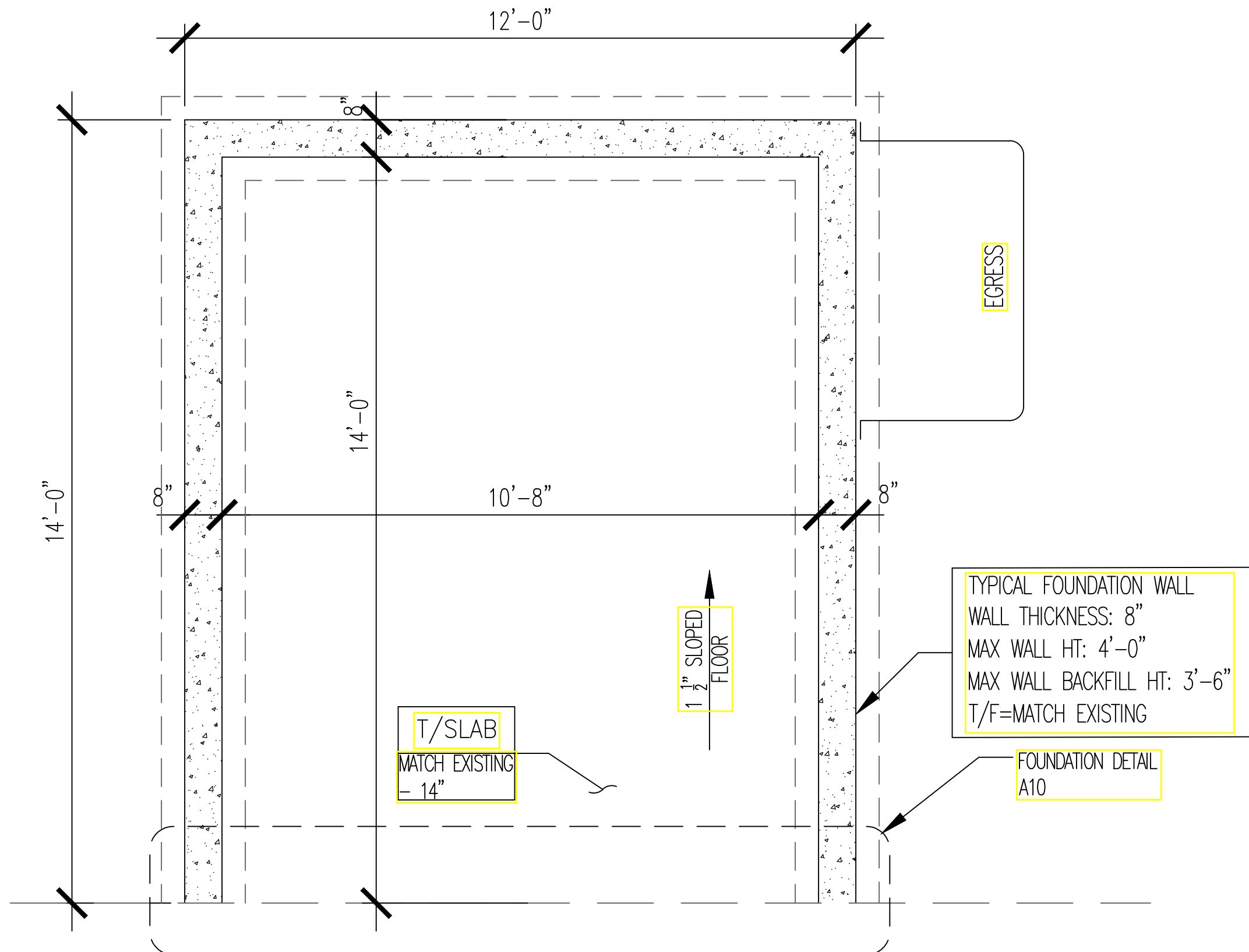
DRAWING INDEX

SHEET NUMBER	DRAWING NUMBER	SHEET DESCRIPTION
1	A00	COVER SHEET
2	A01	FOUNDATION PLAN
3	A02	FLOOR PLAN
4	A03	ROOF PLAN
5	A09	DETAILS - 1
6	A10	DETAILS - 2
7	E01	ELECTRICAL PLAN

VDA ARCHITECTURE LLC
222 CLEARBROOK LANE
BLOOMINGDALE, IL 60108
M. 331 307 9826 VDAARCH.COM
e-mail andibasha@outlook.com

NOTE:

THE DESIGN IS AS PER 2021 INTERNATIONAL RESIDENTIAL CODE (IRC)



EXISTING RESIDENCE

FOUNDATION PLAN
 $\frac{1}{2}" = 1'$

PROJECT
 SUN ROOM ADDITION
 609 S OAK STREET
 PALATINE, IL 60067
 FOR
 ZAIMI CONSTRUCTION INC.

PROJECT NUMBER 0250101

ISSUE
 JUNE 23RD, 2025

RE-ISSUE
 NOVEMBER 7TH, 2025

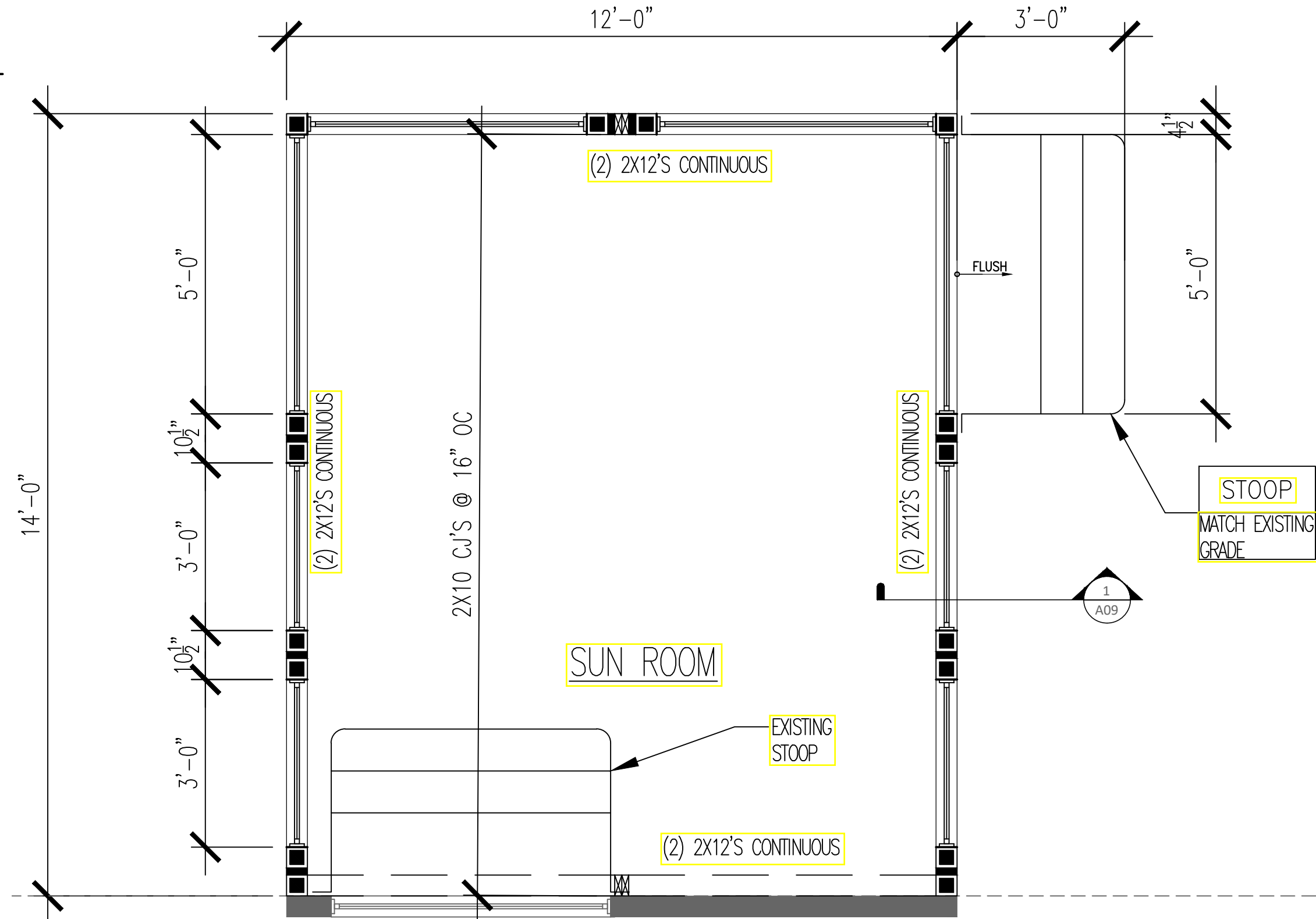
DESCRIPTION
 FOUNDATION PLAN
 SHEET 2 OF 6

VDA ARCHITECTURE LLC
 222 CLEARBROOK LANE
 BLOOMINGDALE, IL 60108
 M. 331.307.9826 VDAARCH.COM

A 01

Diagram illustrating the components of a roof truss cross-section:

- VERSA-LAM**: Top horizontal member.
- DIMENSIONAL LUMBER BEAM**: Middle horizontal member.
- WOOD POST**: Vertical support member.
- (ALL POST'S ARE (2) 2x4)**: Specification for the wood post.
- FRAMING MEMBER SIZE, SPACING & SPAN DIRECTION**: Indicated by a double-headed arrow labeled **2x XX @16" OC**.



EXISTING RESIDENCE

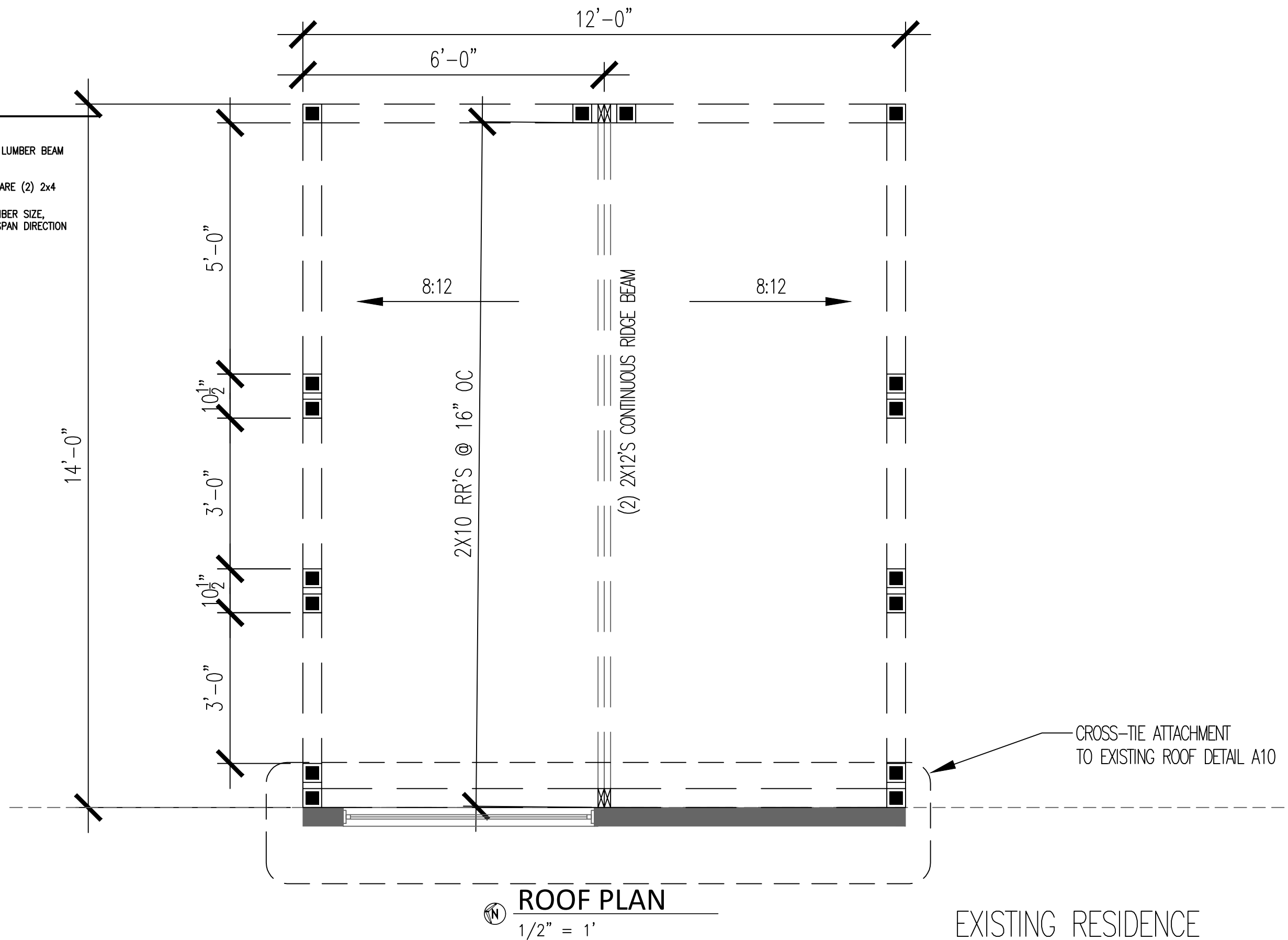
 **FLOOR PLAN**
 $1/2'' = 1'$

VDA ARCHITECTURE LLC
222 CLEARBROOK LANE
BLOOMINGDALE, IL 60108
M. 331.307.9826 VDAARCH.COM

A 02

STRUCTURAL LEGEND

- ==== VERSA-LAM
- DIMENSIONAL LUMBER BEAM
- WOOD POST
(ALL POST'S ARE (2) 2x4)
- ← 2x XX @16" OC → FRAMING MEMBER SIZE,
SPACING & SPAN DIRECTION



PROJECT

SUN ROOM ADDITION
609 S OAK STREET
PALATINE, IL 60067
FOR
ZAIMI CONSTRUCTION INC.

PROJECT NUMBER 0250101

ISSUE
JUNE 23RD, 2025

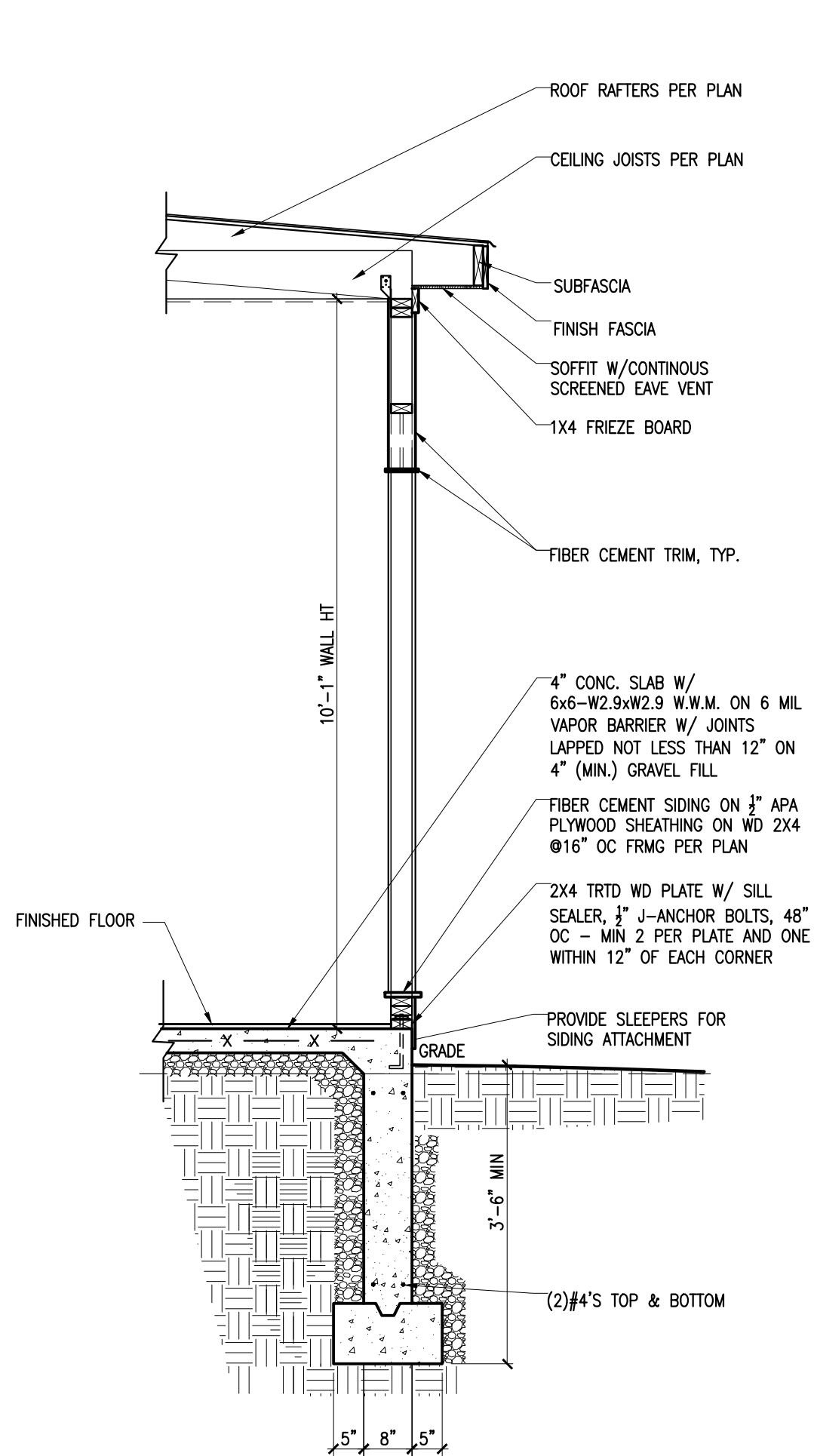
RE-ISSUE
NOVEMBER 7TH, 2025

DESCRIPTION

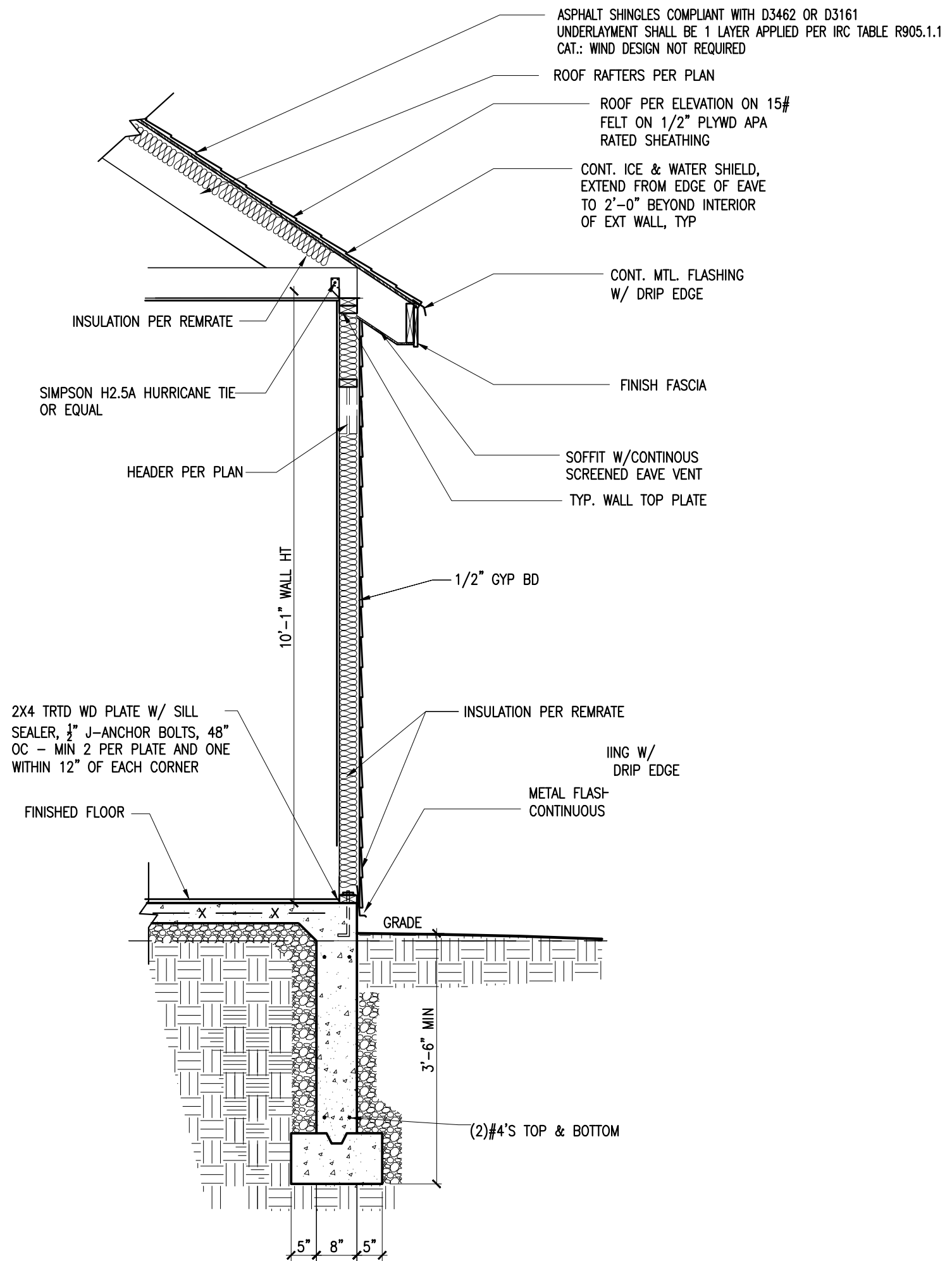
ROOF PLAN
SHEET 4 OF 6

VDA ARCHITECTURE LLC
222 CLEARBROOK LANE
BLOOMINGDALE, IL 60108
M. 331.307.9826 VDAARCH.COM

A 03



SECTION 1
1/2" = 1'



TYP. WALL
1/2" = 1'

PROJECT
SUN ROOM ADDITION
609 S OAK STREET
PALATINE, IL 60067
FOR
ZAIMI CONSTRUCTION INC.
PROJECT NUMBER 0250101

ISSUE
JUNE 23RD, 2025

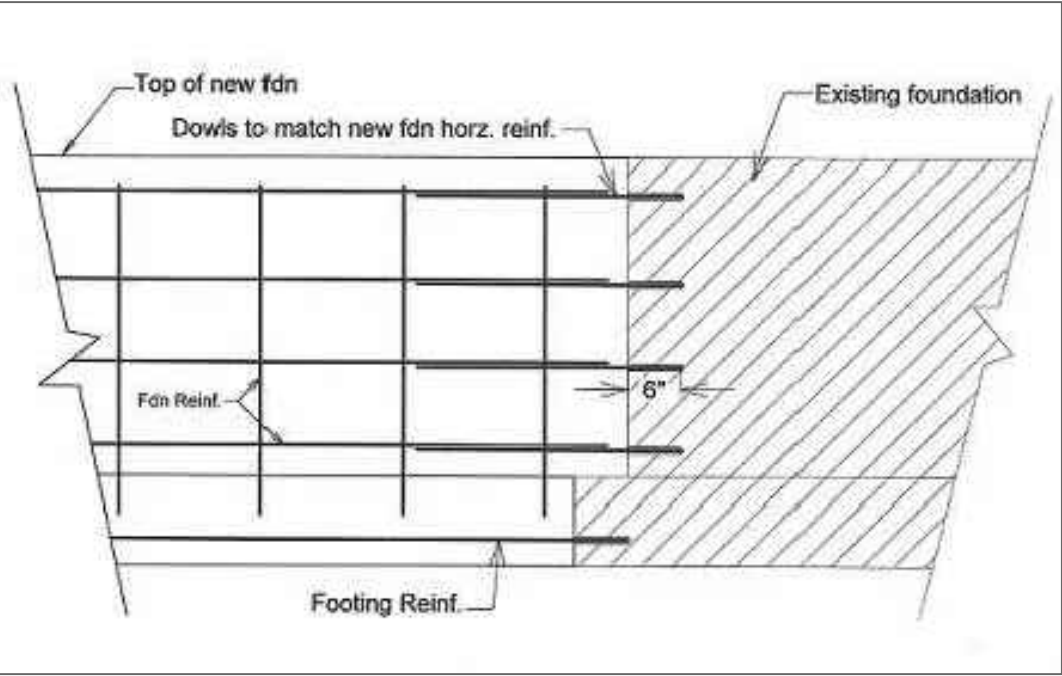
RE-ISSUE
NOVEMBER 7TH, 2025

DESCRIPTION

DETAILS - 1
SHEET 5 OF 7

VDA ARCHITECTURE LLC
222 CLEARBROOK LANE
BLOOMINGDALE, IL 60108
M. 331.307.9826 VDAARCH.COM

A 09

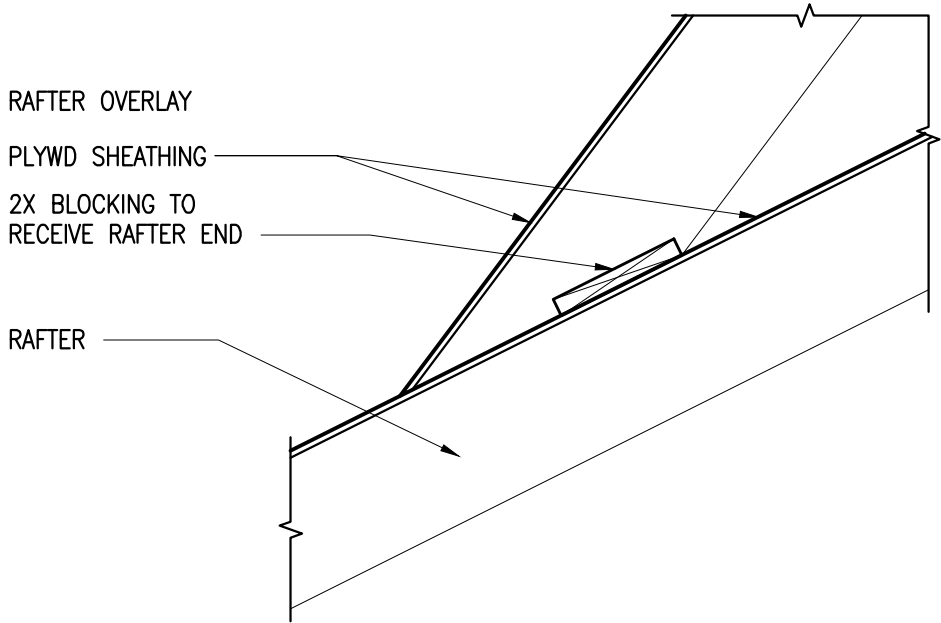


FOUNDATION DETAIL

NOT TO SCALE

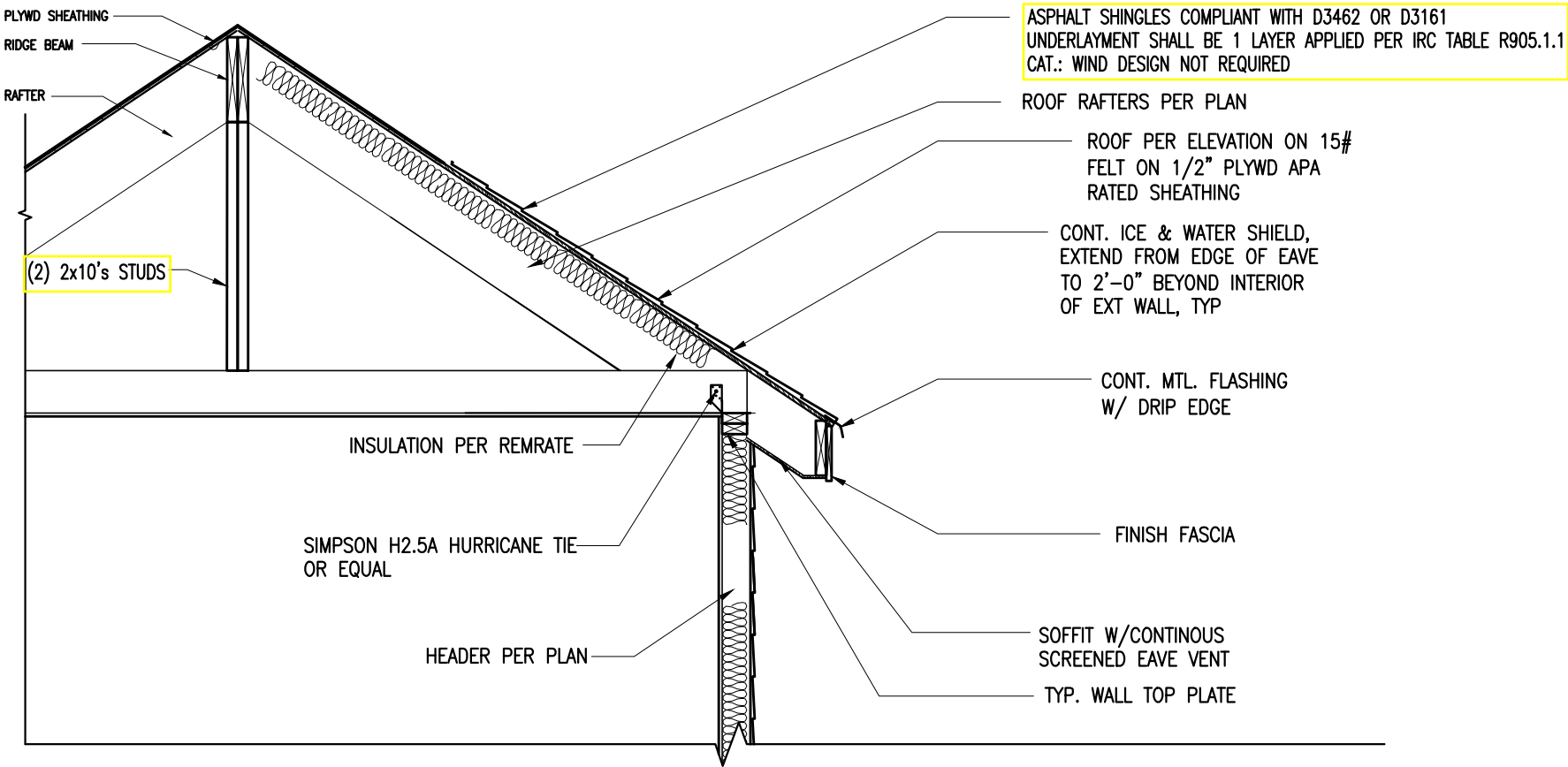
NOTE:

ALL THE HORIZONTAL REINFORCEMENTS SHALL BE DRILLED AND EPOXIED INTO THE EXISTING FOOTING AND FOUNDATIONS. THE DEPTH OF THE DRILLED HOLES SHALL BE 6 INCHES DEEP. THE EDGES OF THE EXISTING FOOTINGS AND FOUNDATIONS AT THE CONTACT AREA SHALL BE BE ROUGHENED. AN APPROPRIATE OF BONDING AGENT SHALL BE USED TO ENHANCE THE BONDING. THE WATERPROOFING MUST BE REMOVED AND SCRAPPED CLEAN TO ALLOW CONCRETE TO CONCRETE BONDING. THE LAP SPICE, SHALL BE AT LEAST 20 INCHES LONG LAB SPICE. DURING THE POUR CONTRACTOR TO MAKE SURE THESE CONNECTION POINTS ARE VIBRATED REALLY WELL TO MAKE SURE THERE ARE NO HONEYCOMB OR EXPOSED REINFORCEMENTS. IF CONDITIONS ON SITE DIFFER THE CONTRACTOR SHOULD APPLY BEST PRACTICES AND CONFIRM WITH ARCHITECT OR STRUCTURAL ENGINEER.



RAFTER DETAIL

3/4" = 1'-0"



RIDGE DETAIL

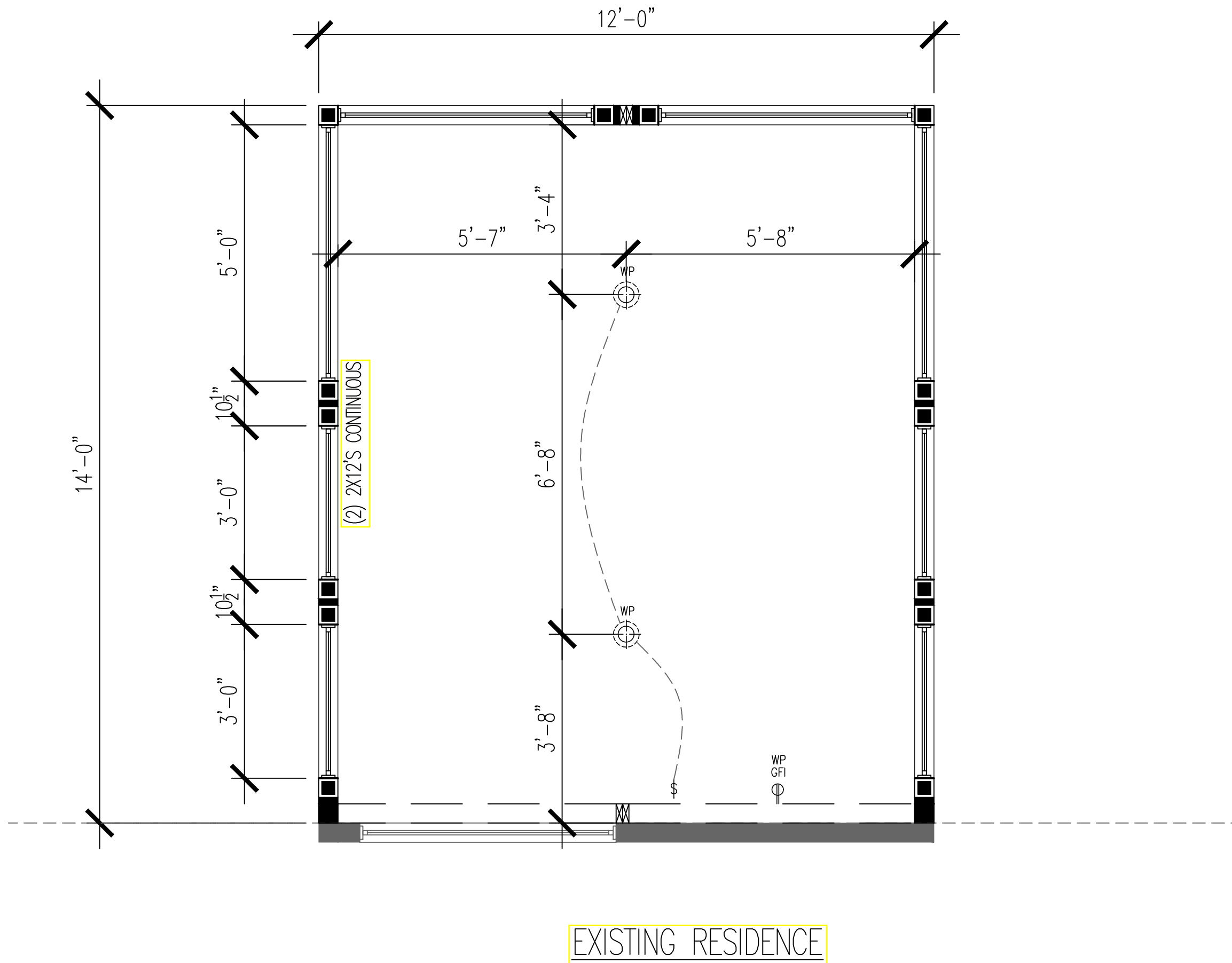
1/2" = 1'-0"

PROJECT	
SUN ROOM ADDITION	
609 S OAK STREET	
PALATINE, IL 60067	
FOR	
ZAIMI CONSTRUCTION INC.	
PROJECT NUMBER 0250101	
ISSUE	
JUNE 23RD, 2025	
.....	
RE-ISSUE	
NOVEMBER 7TH, 2025	
.....	
DESCRIPTION	
DETAILS - 2	
SHEET 6 OF 7	

VDA ARCHITECTURE LLC
222 CLEARBROOK LANE
BLOOMINGDALE, IL 60108
M. 331 307 9826 VDAARCH.COM

ELECTRICAL LEGEND

-  RECESSED DOWNLIGHT IN
CEILING/SOFFIT DROPPED BEZEL
-  WP
GFI GROUND FAULT INTERRUPT WATER
PROOF DUPLEX
-  \$ SWITCH



 **ELECTRICAL PLAN**
1/2" = 1'

PROJECT
SUN ROOM ADDITION
609 S OAK STREET
PALATINE, IL 60067
FOR
ZAIMI CONSTRUCTION INC.
PROJECT NUMBER 0250101

ISSUE
JUNE 23RD, 2025
.....
.....
RE-ISSUE
NOVEMBER 7TH, 2025
.....
.....

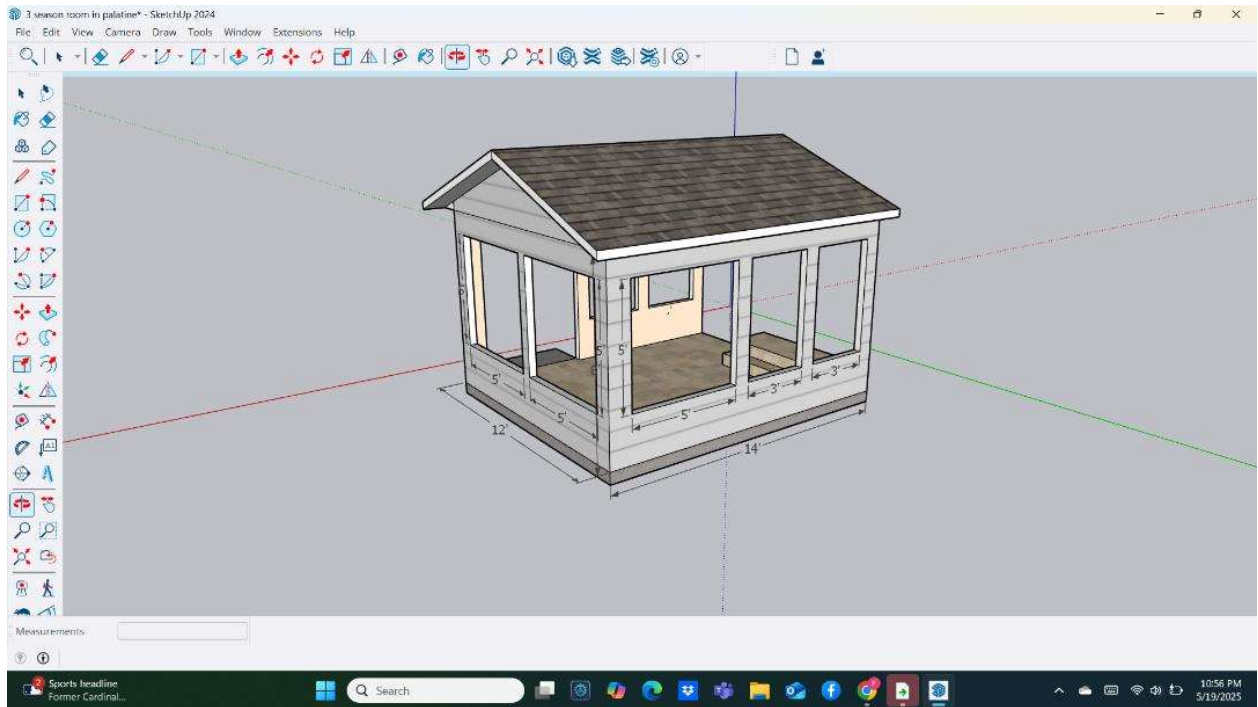
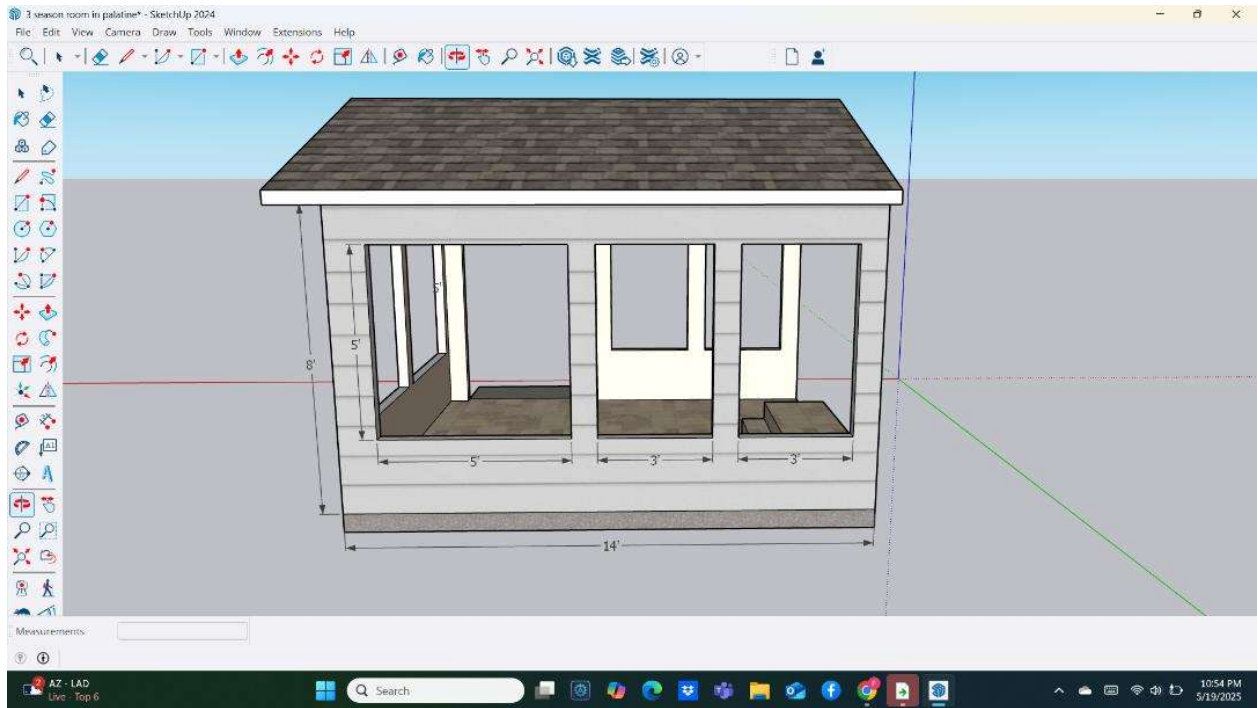
DESCRIPTION
ELECTRICAL PLAN
SHEET 7 OF 7

VDA ARCHITECTURE LLC
222 CLEARBROOK LANE
BLOOMINGDALE, IL 60108
M. 331.307.9826 VDAARCH.COM

E

01

3 Season Sun Room Pictures



the remaining bulk standards of the “R-2” zoning district. Therefore, Staff recommends approval of the proposed Special use, subject to the following conditions:

1. The Special Use shall substantially conform to the plans prepared by the Petitioner, dated 05/15/2025, except as such plans may be changed to conform to Village Codes and Ordinances.

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

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

DISCUSSION:

Commissioner Fedota states that this is an easily resolved petition, similar to one approved previously, and notes that a lot across the street has similar conditions. Commissioner Schubert states that the proposal is an improvement to the residence and is a well-designed plan. Chairman Wood states that the standards for approval are met, there are no health, safety, or welfare concerns, and no negative impact to surrounding properties. She notes the generous parkway and that the reduced setback will not be noticeable in the area.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 6-0. This item will tentatively go to Village Council on Monday January 5th, 2026.

RESULT:	APPROVED
MOVER:	Noonan
SECONDER:	Fedpta
AYES:	Jan Wood, Tim Schubert, Stephen Fedota, Eric Friedman, Patrick Noonan, Rodney Bettenhausen
NAYES:	None

B. 609 S. Oak Street

1. Special use to permit a rear yard setback of 25 feet, instead of the minimum required rear yard setback of 40 feet in the “R-2” zoning district.

SU-000219-2025 – 609 S Oak St.

Notice was published in the Journal & Topics on December 4th, 2025 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. **Special Use Application**
2. **Proof of Ownership**
3. **Plat of Survey**
4. **Site Plan**
5. **Architectural Plans**
6. **Public Notice**

Background:

The petitioner is proposing to construct a 168 square-foot addition at the rear of the existing residence. The addition will be set back from the rear lot line at a distance of 25 feet. The Petitioner is requesting a Special use to permit a rear setback of 25 feet, instead of the minimum required rear yard setback of 40 feet in the "R-2" zoning district.

Sworn in petitioner: Mr. Channabasavaiah – 609 S Oak St.

Mr. Channabasavaiah states that they are proposing construction of a three-season room / addition totaling approximately 168 square feet. A project that they've wanted to do for many years. Commissioner Friedman asks about the separation between the proposed addition and nearby power lines. Mr. Channabasavaiah states that utility poles do not run along the area of the proposed addition. Commissioner Friedman asks whether there are any drainage issues or water accumulation in the yard. Mr. Channabasavaiah states there are no drainage issues.

Mr. Auer provides additional information, noting that the proposed three-season room would encroach into the required rear setback. The property requires a 40-foot setback, and the proposed setback would be approximately 25 feet. The addition does not exceed height restrictions, maximum building coverage, or lot coverage requirements. Mr. Auer notes that a review of surrounding properties shows several with rear setbacks below the minimum requirement.

Mr. Auer further states that the properties to the rear (east) are manufacturing uses located along Vermont Street, separated by a landscape buffer area along the rear lot line. The only residential properties are to the north and south, which staff does not anticipate any negative impact on surrounding properties.

Staff Recommendation:

The petitioner is proposing to construct an addition to the rear of the principal structure, resulting in a rear yard setback encroachment. The surrounding area includes rear yard setbacks that are below the "R-2" zoning district minimum of 40 feet. Staff believes the proposed addition will not negatively impact the value of the surrounding properties. Furthermore, the proposal complies with the lot and building

coverage limitations and does not conflict with the remaining bulk standards of the "R-2" zoning district. Therefore, Staff recommends approval of the proposed Special use, subject to the following conditions:

1. The Special Use and shall substantially conform to the plans prepared by the Petitioner, dated 11/07/2025, except as such plans may be changed to conform to Village Codes and Ordinances.

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

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

DISCUSSION:

Commissioner Schubert states the proposed 12-foot by 14-foot addition is small, will not change the character of the neighborhood, and allows the homeowners to enjoy additional usable space. He notes there would be no impact to neighboring properties and expresses support for the request. Commissioner Fedota states the property is a small lot adjacent to a manufacturing district with a significant buffer between buildings and the property line. He notes there are no concerns with neighboring properties to the north or south and that the only issue is the reduced setback, which he finds reasonable. Mr. Auer adds that staff received no negative responses from surrounding property owners.

Chairman Wood states there are no health, safety, or welfare concerns, nor any anticipated injury to surrounding property values. She notes the addition is not large, approximately 14 feet in width, and expresses support for the request. Commissioner Friedman states he has no concerns with the request itself but notes the packet is missing information, specifically clear elevation drawings of the house. He states the proposal appears appropriate but would like to see a supplemental submission with the required documentation. Mr. Auer responds that staff believes the submittal meets minimum requirements, however, acknowledges clarification may be needed regarding elevations.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 6-0. This item will tentatively go to Village Council on Monday January 5th, 2026.

RESULT:	APPROVED
MOVER:	Schubert
SECONDER:	Fedota

AYES:	Jan Wood, Tim Schubert, Stephen Fedota, Eric Friedman, Patrick Noonan, Rodney Bettenhausen
NAYES:	None

V. PUBLIC COMMENT**VI. ADJOURNMENT**

PUBLIC NOTICE

A Public Hearing will be held before the Village of Palatine Planning and Zoning Commission on Tuesday, December 23, 2025 at 7 PM, in the Village Council Chambers in Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

Special use to permit a rear yard setback of 25 feet, instead of the minimum required rear yard setback of 40 feet in the “R-2” zoning district.

The property is commonly known as 609 S. Oak Street.

The Petitioner is proposing to construct a 168 square foot “three season” room building addition onto the rear of the principal structure.

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

FILE #: SU-000219-2025

VILLAGE OF PALATINE

Jan Wood, Chair
Palatine Planning and Zoning Commission

DATED: This 4th day of December 2025

CERTIFICATE OF PUBLICATION

DES PLAINES JOURNAL, INC., a corporation organized and existing under and by virtue of the laws of the State of Illinois, does hereby CERTIFY that it is the publisher of the:

Journal & Topics Newspapers
AKA Des Plaines Journal, Inc.
622 Graceland Ave.
Des Plaines, IL 60016-4556

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

(Village) (Town) (City) (Township) of PALATINE



County of COOK

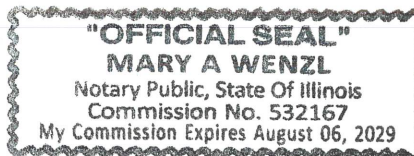
609 S. OAK ST

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 4TH day of DECEMBER, A.D. 2025, and the last publication thereof was made on the 4TH day of DECEMBER, A.D. 2025.

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

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



Mary A. 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 4TH day of DECEMBER A.D., 2025.

By Todd Wessell

President

Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 4TH day of DECEMBER A.D., 2025.

My commission expires the 6TH day of AUGUST A.D., 2029.

Consider an Ordinance Granting a Special Use to Permit a Setback Reduction for a Corner Side Yard Abutting a Street at 1307 N. Doe Road

BACKGROUND:

The Petitioner is proposing to construct a new attached 3-car garage on the north side of the existing home. The attached garage would be set back 21 feet from the corner side lot line abutting Dundee Road. Therefore, the Petitioner is requesting approval of the following:

Special use to permit a setback reduction for a corner side yard abutting a street of 21 feet, instead of the minimum required setback of 40 feet in the R-1 zoning district.

KEY ISSUES:

- The Subject Property, zoned R-1 Single-Family and consisting of approximately 22,300 square feet in area, contains a one-story home, attached 2-car garage, and a pool.
- In 2023, the Subject Property received a Special Use for a setback reduction (#O-099-23) for a similar proposed attached garage encroaching 21 feet into the corner side yard abutting Dundee Road. Ultimately, that Special Use approval lapsed as no building permit was issued within one year of approval.
- In comparison to the previous approval, the proposed footprint is smaller but does not alter the proposed setback reduction. The proposed addition complies with the applicable building/lot coverage requirements and other bulk standards.
- The existing principal structure has a 35-foot corner side yard abutting a street setback from Dundee Road and is legally non-conforming. The plat of survey includes a 35-foot building line, which, at the time of construction, established the setback for the principal structure. Pursuant to 10.01 (b)(2) of the zoning ordinance, the proposed garage is subject to the 40-foot yard setback as it is the more restrictive of the two setbacks.
- As part of the review, Staff evaluated properties in the surrounding area and corner lots abutting Dundee Road. Staff confirmed several properties in the surrounding area with setbacks below the minimum required 40 feet. Additionally, Staff notes a minimum 20-foot Dundee Road right-of-way (IDOT) immediately adjacent to the 21-foot setback. There are no current plans to widen Dundee Road in this area.

BUDGET IMPACT:

N/A

RECOMMENDATION:

Public Hearing: Planning & Zoning Commission (PZC) meeting on December 23, 2025

Residents testifying: None.

Vote: The PZC voted unanimously to approve the Special Use and Staff concurs.

ACTION REQUIRED:

Motion to approve an ordinance granting a Special Use to permit a setback reduction for a corner side yard abutting a street at 1307 N. Doe Road.

ATTACHMENTS:

1. Aerial Map
2. ORD SU - 1307 N. Doe Road
3. EXHIBIT - Site and Architectural Plans
4. 2023 Approved Special Use Ordinance #O-099-23
5. PZC Minutes - 12-23-2025
6. Public Notice



Print Date: 12/1/2025

Notes

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

ORDINANCE NO. _____

**AN ORDINANCE GRANTING A SPECIAL USE TO PERMIT A SETBACK
REDUCTION FOR A SIDE YARD ABUTTING A STREET
AT 1307 N. DOE ROAD**

WHEREAS, pursuant to a petition and public hearing on December 23, 2025, of which public notice was given as required by law, the Planning and Zoning Commission of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings, relative to a request for a Special use to permit a setback reduction for a Corner Side yard Abutting a Street to be 21 feet, instead of the minimum required setback of 40 feet in the R-1 zoning district, pursuant to Section 10.02(c)(12) of the Village of Palatine Zoning Ordinance, is hereby granted. The Special Use is hereby granted on the following legally described property:

LOT 11 IN DEER GROVE SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 28, 1955, AS DOCUMENT NO. 16404903 AND RE-RECORDED JUNE 15, 1956 AS DOCUMENT NO. 16611364, IN COOK COUNTY, ILLINOIS.

commonly known as 1307 N. Doe Road (PIN# 02-08-204-001-0000)

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

SECTION 1: A Special use to permit a setback reduction for a Corner Side

yard Abutting a Street to be 21 feet, instead of the minimum required setback of 40 feet in the R-1 zoning district, pursuant to Section 10.02(c)(12) of the Village of Palatine Zoning Ordinance, is hereby granted, subject to the following condition(s):

1. The Special Use shall substantially conform to the site and architectural plans, except as such plans may be changed to conform to Village Codes and Ordinances.

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

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

PASSED: This _____ day of _____, 2026

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

APPROVED by me this _____ day of _____, 2026

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this

_____ day of _____, 2026

Village Clerk

PROPOSED ADDITION / ALTERATIONS

for PLAWER RESIDENCE

1307 N. DOE ROAD

PALATINE, IL 60067

CODE AUTHORITY / REQUIREMENTS	
AUTHORITY:	VILLAGE OF PALATINE BLDG. DEPT. 200 E. WOOD STREET PALATINE, IL 60067 (847) 359-9042
PROPERTY ZONED:	R-1 RESIDENTIAL EXIST. RESIDENCE
TYPE OF CONSTR.:	58 COMBUSTIBLE
VILLAGE OF PALATINE BLDG. CODES:	
2021 INTERNATIONAL RESIDENTIAL CODE w/ AMEND.	
2021 INTERNATIONAL MECH. CODE w/ AMEND. (IRC)	
2021 INTERNATIONAL FUEL GAS CODE w/ AMEND. (IFGC)	
2021 ILLINOIS ENERGY CONSERVATION CODE	
2017 NATIONAL ELECTRICAL CODE w/ AMEND.	
2014 ILLINOIS STATE PLUMBING CODE	
REVISED 5/15/25	
NOTE TO BUILDING DEPARTMENT: THIS PERMIT IS VALID FOR PERMIT ONLY WHEN THE ARCHITECT'S SEAL IS AFFIXED TO THE DRAWINGS AND APPROPRIATELY SIGNED BY THIS ARCHITECT. THE SIGNED AND SEALED DRAWINGS ARE INTENDED FOR PERMIT ON BEHALF OF ONE BUILDING ONLY.	

- #### GENERAL NOTES
- The General Contractor shall verify all dimensions and existing conditions in the field prior to start of work and to notify the Architect in writing of any and all discrepancies.
 - The General Contractor and all sub-trades shall conform to all applicable codes, ordinances and manufacturer's specifications.
 - All claims and disputes arising out of this project shall be decided by Arbitration in accordance with rules under the American Arbitration Association and their decisions shall be final.
 - As these drawings are an instrument of limited service, the need for additional professional services, consultants, and site visits by the Architect are advised with respect to construction or modification of the construction. Safety techniques are solely the responsibility of the General Contractor and the sub-trades.
 - Each contractor by accepting a contract to work on this project agrees to assume the sole and entire responsibility, risk and liability for and agrees to indemnify, hold harmless, and defend the Architect John Anthony Nelson, his employees, heirs, and agents and estates for any and all claims, legal fees, etc., arising out of the performance of this work.
 - The General Contractor is responsible for meeting all code requirements during construction, including all applicable safety regulations and required inspections.
 - The General Contractor is responsible for coordinating the work of all sub-contractors and the Contractor shall verify all existing conditions in field and report any problems or discrepancies to the Owner prior to continuing with work.
 - Mechanical, electrical and plumbing contracts will be design-build. All sub-contractors shall be responsible for meeting all building code requirements and shall provide all materials, labor and equipment for a complete and professional installation.
 - All gutters and downspouts shall discharge to existing splashblocks and away from any adjacent properties- Verify existing locations in field.
 - Line voltage smoke detectors shall be 110v with battery backup & wired in series and located in the basement, on each level of the house and within every bedroom & within 15' of every bedroom.
 - Carbon monoxide detectors shall be located on every floor, outside of furnace closets & within 15' of any sleeping room.
 - HVAC Contractor shall modify existing ductwork to provide new supply registers as shown on plans. Verify all condition in field.
 - Provide freestanding freestop all mechanical penetrations, stud, joist & rafter spaces to meet code requirements.
 - Electrical outlets shall be spaced and located in compliance with 2011 N.E.C. Art 210-52.
 - Closest light fixtures shall have fluorescent bulbs.

MIN. UNIFORMLY DISTRIBUTED LOADS		
(In pounds per square foot)		
USE	LIVE LOAD	DEAD LOAD
Attics without storage ^b	10	5
Attics with limited storage ^{b, g}	20	5
Habitable attics & attics served w/ fixed seats	30	10
Guardrails & Handrails ^d	200 ^h	N/A
Guardrails in-fill components ⁱ	50 ^h	N/A
Rooms other than sleeping room	40	10
Sleeping rooms	40	10
Stairs	40 ^c	10

For St. 1 pound per square foot = 0.0479 kPa, 1 square inch = 645 mm²
1 point = 4.45N

a. Elevated garage floors shall be capable of supporting a 2000 pound load applied over a 20 square inch area.

b. Attics without storage are those where the max. clear height between joist & rafter is less than 42 inches, or where there are not 2 or more adjacent trusses w/ the same web configuration capable of containing a rectangle 42 inches high by 2 feet wide, or greater, located within the plane of the truss. For attics without storage, the live load need not be assumed to act concurrently with any other live load requirements.

c. Individual stair treads shall be designed for the uniformly distributed live load or a 300 pound concentrated load acting over an area of 4 square inches, whichever produces the greater stresses.

d. A single concentrated load applied in any direction at any point along the top.

e. See Section R502.2.2 for decks attached to exterior walls.

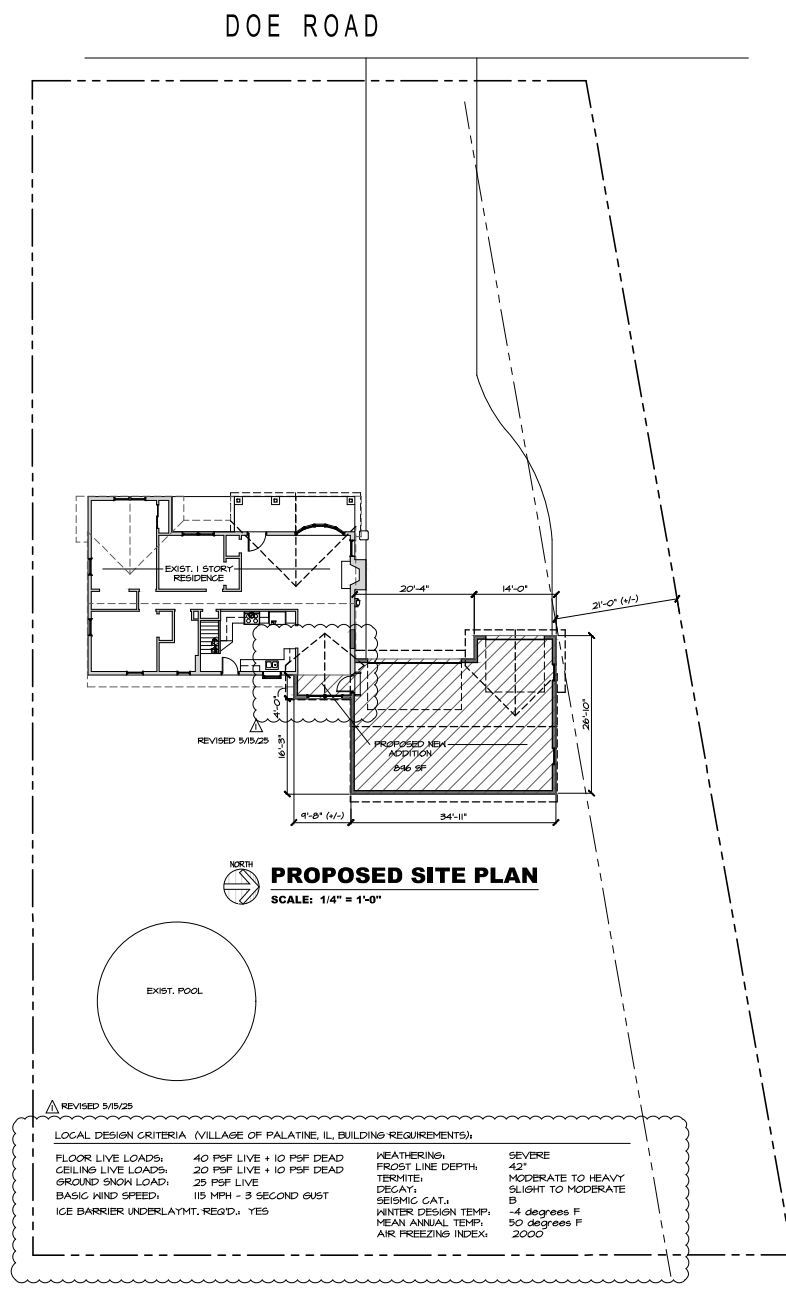
f. Guard in-fill components (all those except the handrail, balusters and panel fillers) shall be designed to withstand a horizontally applied normal load of 50 pounds on an area equal to 1 square foot. This load need not be assumed to act concurrently with any other live load requirement.

SHT. #	DESCRIPTION
T1	COVER SHEET w/ PROP. SITE PLAN
A0	EXIST. BSMT. & 1st FLOOR PLAN
A1	EXIST. EXTERIOR ELEVATIONS
A2	PROPOSED EXTERIOR ELEVATIONS
A3	PROPOSED FOUNDATION PLAN
A4	PROPOSED 1st FLOOR PLAN
A5	PROPOSED ROOF FRAMING PLAN
A6	PROPOSED WALL SECTIONS
P1	PROPOSED PLUMBING ISOMETRICS
E1	PROPOSED ELECTRICAL PLAN
SP1	SPECIFICATIONS

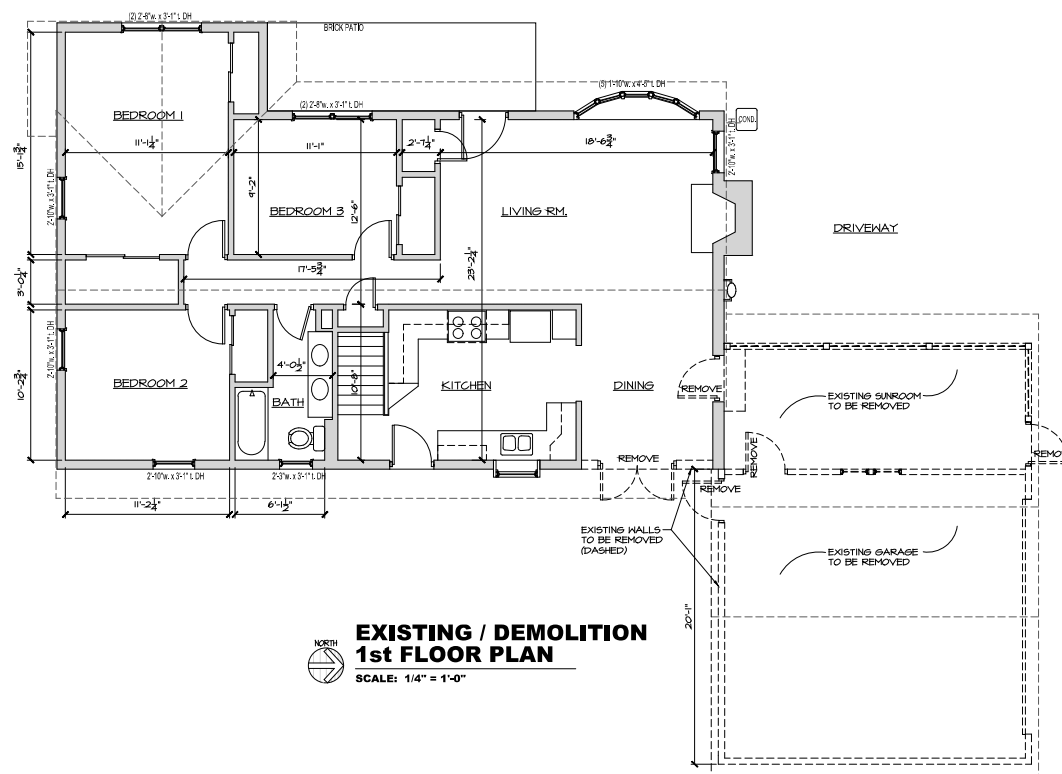
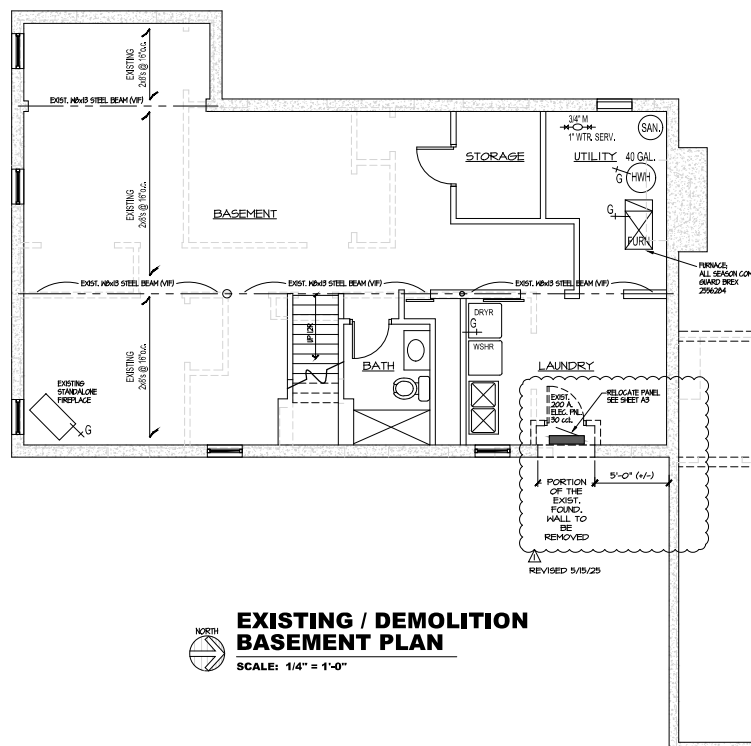
- #### DEMOLITION NOTES
- The Contractor shall coordinate demolition and new construction work shown on the drawings for all trades.
 - The Contractor shall design and provide all necessary shoring, bracing and scaffolding required for both demolition and new constr.
 - The Contractor shall provide all dust partitions and screens as required to contain dust and debris resulting from and during demolition.
 - The Architect is not responsible for presence, identification, abatement or removal of asbestos or other toxic materials that may or may not be located in the existing structure.
If asbestos or other toxic materials is suspected or identified, the Contractor shall respond appropriately and notify the Owner, Architect & Building Dept. of any and all actions taken.
 - Where items of construction are shown or noted to be removed, it shall be complete for that item of construction including all hangers, anchors, fasteners, pipe, conduit, wiring, ducts, etc., and be removed from the area prepared for new construction.
 - Disconnect and / or removed existing materials, construction and other items which are rendered obsolete or are required to be removed by these alterations and new construction. Salvageable materials and equipment shall be returned to the owner for storage and debris waste materials and equipment shall be transported out of the building and legally disposed.
 - Protect all existing construction and finishes to remain. Restore, repair or replace any such item damaged during work to new construction. Materials used for patching and finishing of existing construction shall match materials and finishes of the original construction.

- #### INSURANCE REQUIREMENTS
- The Contractor shall submit, prior to commencement of work, certificates of insurance naming the Owner, the Architect and their Agents as additionally insured, for the following coverage:
Public liability of not less than \$1,000,000 (including) contractor's protective liability, covering explosion and collapse, completed operations coverage (covering a period of at least 2 years after the date of acceptance of the work by the Owner), and broad form blanket contractual liability coverage and shall insure against any and all claims for bodily injury including death resulting therefrom and damage to the property of others and arising from its operations under the contract whether such operations are performed by such contractors, or by anyone directly or indirectly employed by any of them.
 - Workman's compensation and employer's liability insurance as required by any employee benefit acts or other statutes applicable where the work is to be performed as will protect owner's contractors from liability under aforementioned acts.
 - Comprehensive automobile liability insurance, including the ownership, maintenance and operation of any automobile equipment owned, hired and non-owned \$500,000 / \$1,000,000 limits.

CERTIFICATION	
I DO HEREBY CERTIFY THAT THESE DRAWINGS HAVE BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF CONFORM TO ALL APPLICABLE CODES AND ORDINANCES WITHIN THE VILLAGE OF PALATINE, IL.	
JOHN ANTHONY NELSON	LICENSE NO. 001-009966
LICENSE EXPIRES	11/30/26



WARNING:	
IT IS A VIOLATION OF THE LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF THE ARCHITECT OF RECORD, TO ALTER THESE DRAWINGS OR SPECIFICATIONS IN ANY WAY.	
JOHN NELSON - ARCHITECT, INC. 1420 WHISPERING SPRINGS CIRCLE PALATINE, IL 60074 847 991-9154	
PROPOSED ALTERATIONS FOR: PLAWER RESIDENCE 1307 N. DOE RD. PALATINE, IL	
DATE	REVIEW SET
5/6/23	6/26/23
DATE	PERMIT REVIEW
12/10/24	5/15/25
DATE	OWNER CHANGES
5/15/25	
DATE:	
DRAWN BY:	
CHECKED BY:	
SCALE:	
SHEET TITLE: COVER SHEET w/ PROPOSED SITE PLAN	
SHEET NUMBER: T1	



WARNING:
IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF THE ARCHITECT OF RECORD, TO ALTER THESE DRAWINGS OR SPECIFICATIONS IN ANY WAY.

JOHN NELSON - ARCHITECT, INC.
1420 WHISPERING SPRINGS CIRCLE
PALATINE, IL 60074
847 991-9154

PROPOSED ALTERATIONS FOR:
PLAWER RESIDENCE
1307 N. DOE RD.
PALATINE, IL

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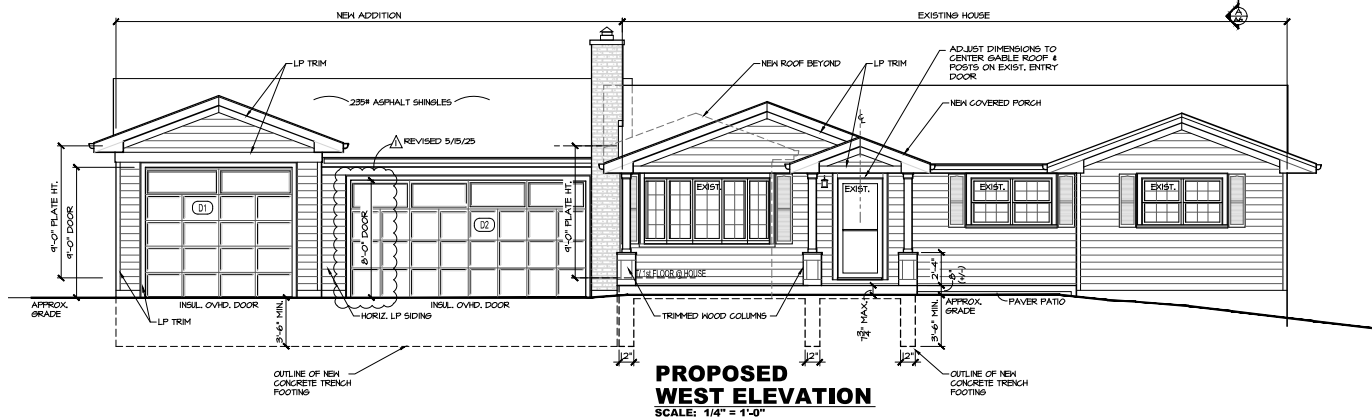
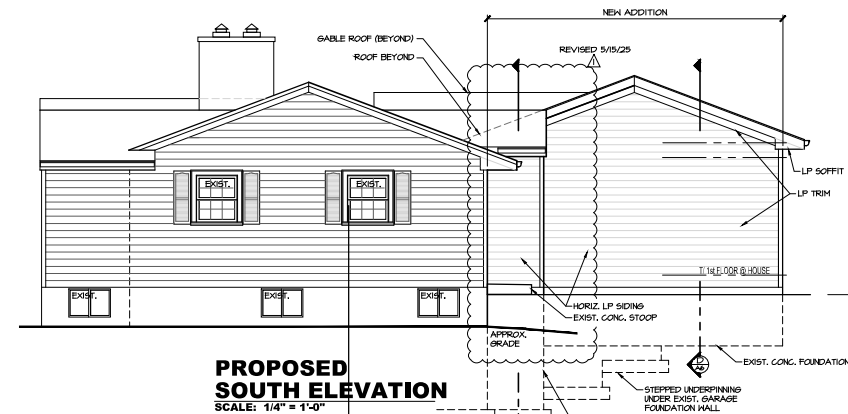
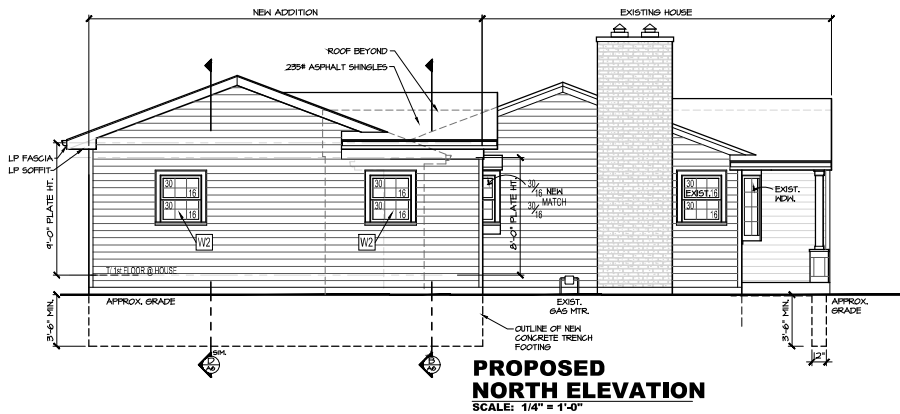
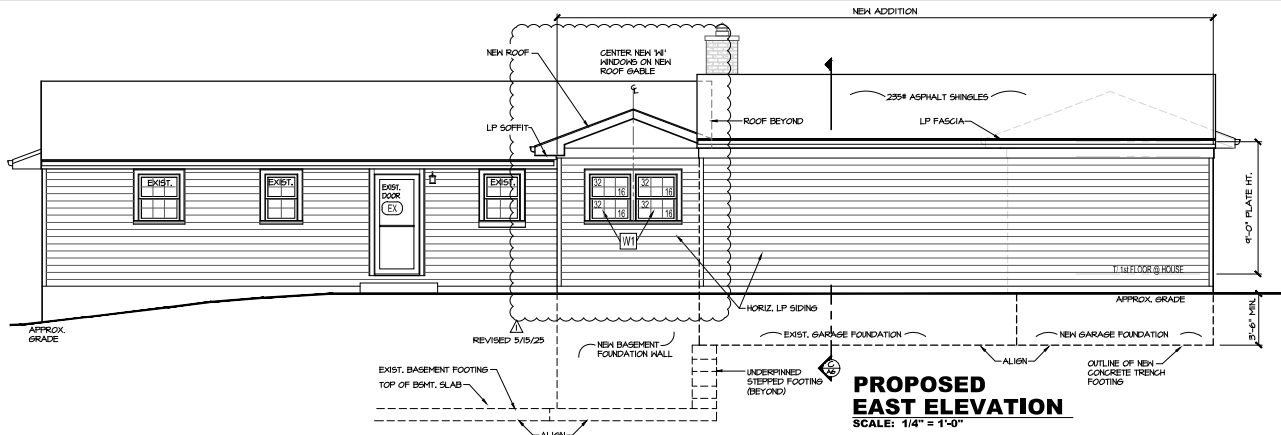
A0



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PALATINE, IL 60074
847 991-9154

PROPOSED ALTERATIONS FOR:
PLAWER RESIDENCE
1307 N. DOE RD.
PALATINE, IL

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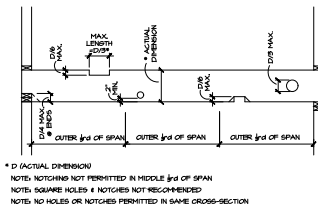
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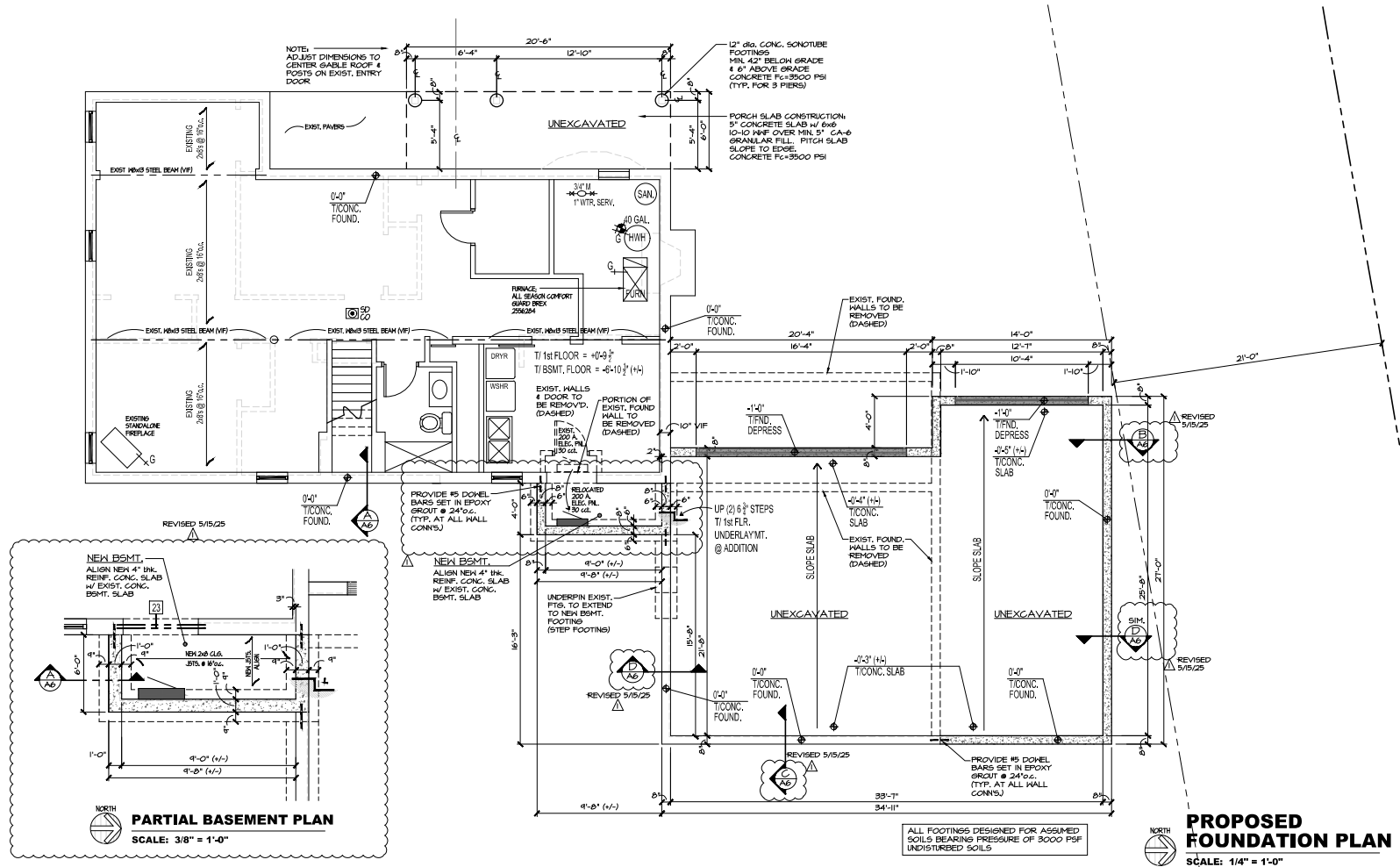
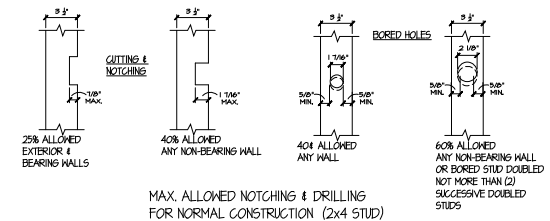
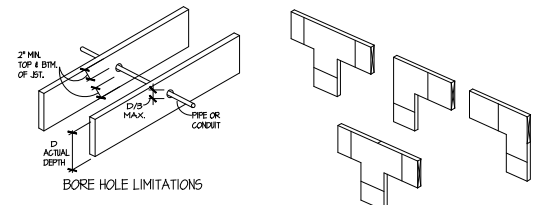
PROPOSED ALTERATIONS FOR:
PLAWER RESIDENCE
1307 N. DOE RD.
PALATINE, IL

DATE	REVISION SET	REVISION SET	PERMIT REVIEW	OWNER CHANGES
5/6/23		6/26/23		
12/10/24		3/15/25		
DATE:				
DRAWN BY:				
CHECKED BY:				
SCALE:				
SHEET TITLE:				
SHEET NUMBER:				

A2



JOIST SIZE	MAX. HOLE	MAX. NOTCH DEPTH	MAX. END NOTCH
2x4	NONE	NONE	NONE
2x6	1 1/2"	1 3/8"	1 3/8"
2x8	2 3/8"	1 1/4"	1 7/8"
2x10	3"	1 1/2"	2 3/8"
2x12	3 3/4"	1 7/8"	2 7/8"



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PROPOSED ALTERATIONS FOR:
PLAWER RESIDENCE
1307 N. DOE RD.
PALATINE, IL

DATE	REVISION SET	REVISION SET	PERMIT REVIEW	OWNER CHANGES
5/6/23				
6/26/23				
12/10/24				
5/15/25				

DATE: 5/15/25
DRAWN BY:
CHECKED BY:
SCALE:
SHEET TITLE: **PROPOSED FOUNDATION PLAN**
SHEET NUMBER:

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

A3

NO.	TYPE	GLASS SIZE	ROUGH OPEN. SIZE	LIGHT	VENT	REMARKS
W1	SINGLE HING	24 3/4" x 32"	SEE MNFR.	30.0	32.0	2, 3, 4
W2	SINGLE HING	30" x 32"	SEE MNFR.	11	36	2, 3, 4

1. EGRESS WINDOW 5/1 SQ.FT. MIN AREA
MAX. 44" HT., MIN. 20" CLEAR H. &
24" CLEAR JT.

2. MARVIN ESSENTIALS WINDOWS
ENERGY STAR RATED, U - 0.26 MAX.
(ALL FIBERGLASS)

3. INSULATED GLASS

4. INSECT SCREEN

REVISÉD
5/15/25

5. FROM EXTERIOR GRADE/PAVEMENT

6. 1/2" STORM WINDOW

7. TEMPERED SAFETY GLASS

8. MILLED UNITS

9. FROSTED (TEMPERED) GLASS

10. NOT USED

11. VINYL GLAZ - WATERPROOF

12. MINIMUM 1'-6" SILL HEIGHT TO WINDOW OPENING FROM FLOOR.
13. MINIMUM 2'-0" SILL HEIGHT TO WINDOW OPENING FROM FLOOR.

[illegible]

FLOOR AREA	SEQUENCE				ACTION				FURNACE UNIT NO.	REMARKS
	NAT. LIGHT & SOL. FLOOR GLASS AREA	MECH. VENT. SUPPLY	MECH. VENT. EXHAUST		NAT. LIGHT & SOL. FLOOR GLASS AREA	MECH. VENT. SUPPLY	MECH. VENT. EXHAUST			
810	NR	24	---	---	---	606	---	---	---	L2,7.
341	NR	118	---	---	---	235	---	---	---	L2,7.
102	NR	397	---	---	---	437	---	---	---	L2,7.
810	64.0	324	343	343	81.0	100	400	400	EXIST. KZ-1	5

VENT, FOR ATTIC BASED ON CONTINUOUS RIDGE VENTS
 RIDGE VENT (.125 PER LINEAR FOOT)
 SOFFIT VENT @ 9" LF SOFFIT
 COBRA VENT @ 18" LF RIDGE

VENTILATION NOTE:
WHERE RIDGE VENTS ARE UTILIZED, RIDGE VENTS SHALL PROVIDE 1/2 OF THE REQUIRED VENTILATION
W/ THE BALANCE BEING PROVIDED BY THE EAVE OR CORNICE VENTS.
THE VENTILATION OPENINGS SHALL BE COVERED W/ NON-CORROSIVE MESH OR OTHER APPROVED
MATERIAL W/ THE OPENINGS BEING NOT MORE THAN 1/4".

NO.	TYPE	LOCATION	STYLE	SIZE		FINISH	MATERIAL		HWO- INCHES	THICKS.	REMARKS
				WIDTH	HEIGHT		DOOR	FRAME			
(D7)	EXT.	GARAGE (INSULATED)	OVERHD.	10'-0"	8'-0"	MFR.	MFR.	ND.	MFR.	MFR.	1, 7, 16
(D8)	EXT.	GARAGE (INSULATED)	OVERHD.	16'-0"	8'-0"	MFR.	MFR.	ND.	MFR.	MFR.	1, 7, 16
(D9)	INT.	GARAGE (INSULATED)	SWING	3'-0"	6'-0"	MFR.	MFR.	ND.	A	1 3/4"	1, 5, 6, 7, 8, 10, 13, 14, 15

1. STYLE SELECTION BY OWNER	6. FULL STYLE SELECTION BY OWNER	11. STORM DOOR	16. W/ AUTO DOOR OPENER
2. INTEGRAL PULL	7. INSULATED DOOR - (R-20.00 MAX)	12. W/ SCREEN DOOR	17. FED. GOV. APPROVED
3. SPECIAL WALL	8. METAL THRESHOLD	13. RABBITED FRAME	17. LOUVERED DOOR
4. TEMP. & INSUL. GLAZING	9. NOT USED	14. W/ CLOSER	
5. INT. FIN. & HARDWARE LOCKS	10. REMOVE WEATHERSTRIP	15. FIRE-RATED DOOR (30 MIN)	

3. INT. USE & PROTECT LOOKS, SINGLE ACTION

NO.	TYPE	DESCRIPTION
A	EXT.	ENTRY LOCKSET LEVEL DECOR DOOR HANDLE
B	INT.	DEADBOLT LOCK
C	INT.	IN-FOLDING / SLIDING ROLLER 4 HINGE HARDWARE (2) LOCKSET LEVER
D	EXT.	TYP. SLIDING GLASS DOOR HARDWARE SET
E	INT.	PRIVATE LOCKSET LEVER, SINGLE ACTION - BED/ BATH
F	INT.	PASSAGE LOCKSET LEVER, SINGLE ACTION

NOTE:
VERIFY ALL DOOR FINISHES AND MANUFACTURERS W/ OWNERS
PRIOR TO ORDERING.
VERIFY ALL ROUGH OPENING DIMENSIONS W/ MNFR'S PRIOR TO
CONSTRUCTION.
VERIFY ALL HARDWARE SELECTIONS W/ OWNERS PRIOR TO
CONSTRUCTION.

1. ALL DOORS TO BE 6'-0" TALL UNLESS NOT OTHERWISE (WHITE, SOLID CORE) FINAL SELECTION BY OWNER.
2. ALL DOORS TO HAVE 1/2" PAIN HINGES, LOCKSETS & STOPS UNLESS INDICATED OTHERWISE
3. ALL EXTERIOR DOORS TO HAVE ALUMINUM THRESHOLDS
4. PROVIDE EXTENDED JAMBES ON DOORS WITH THICKENED MALL TRIMMING
5. ALL GLASS INSERTS IN DOORS OR ADJACENT TO DOORS TO BE TEMPERED SAFETY GLASS
6. FINAL DOOR & HARDWARE TO BE SELECTED BY OWNER
7. MATCH CLAD EXTERIOR OF DOORS TO CLAD EXTERIOR OF WINDOWS EXCEPT ENTRY DOOR - FINAL SELECTION BY OWNER
8. BGRESS DOORS SHALL BE READILY OPEABLE FROM THE INSIDE OF A DWELLING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.



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PROPOSED ALTERATIONS FOR:
PLAWER RESIDENCE
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PALATINE, IL

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A4

NOTE: ADJUST DIMENSIONS TO CENTER GABLE ROOF & POSTS ON EXIST. ENTRY DOOR

BRICK PATIO

EXIST. BEDROOM 1

EXIST. BEDROOM 3

EXIST. CLOS.

EXIST. BEDROOM 2

EXIST. BATH

EXIST. KITCHEN

REF.

EXIST. DINING RM.

REMOD. LIVING RM.

DRIVEWAY SEE SITE PLAN

GAS MTR.

NEW 3 CAR GARAGE 5" IN. CONCRETE SLAB

NOTE: SEE SHEET A6 FOR PORTAL FRAME DETAIL

T.CONC. PLATE

18'-0" (N-)

14'-0" (N-)

13'-0" (N-)

12'-0" (N-)

11'-0" (N-)

10'-0" (N-)

9'-0" (N-)

8'-0" (N-)

7'-0" (N-)

6'-0" (N-)

5'-0" (N-)

4'-0" (N-)

3'-0" (N-)

2'-0" (N-)

1'-0" (N-)

0'-0" (N-)

1'-0" (S-)

2'-0" (S-)

3'-0" (S-)

4'-0" (S-)

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272'-0" (S-)

27

H/TSP

Seismic and Hurricane Ties (cont.)

These products are available with additional corrosion protection. For more information, see p. 15.

SS For stainless-steel fasteners, see p. 23.

SD Many of these products are approved for installation with Strong-Drive® SD Connector screws. See pp. 362-366 for more information.

Model No.	Ga.	Fasteners (in.)			DF/SP Allowable Loads			Uplift with 0.131" x 1 1/2" Nails (160)			SPF/HF Allowable Loads			Uplift with 0.131" x 1 1/2" Nails (160)			Code Ref.
		To Rafter/Truss	To Plates	To Studs	Uplift (160)	Lateral (160)	F ₁	F ₂	F ₁	F ₂	Uplift (160)	Lateral (160)	F ₁	F ₂	Uplift (160)	Lateral (160)	
H1A	18	(4) 0.131 x 1 1/2	(4) 0.131 x 1 1/2	—	545	420	265	—	470	360	205	—	—	—	—	—	IBC, FL, LA
H1.81Z	18	(6) 0.131 x 1 1/2	(4) 0.131 x 2 1/2	—	540	440	170	460	465	380	130	395	—	—	—	—	—
H2A	18	(5) 0.131 x 1 1/2	(2) 0.131 x 1 1/2	(5) 0.131 x 1 1/2	525	130	55	—	495	130	55	—	—	—	—	—	IBC, FL, LA
H2ASS	18	(5) 0.131 x 1 1/2	(2) 0.131 x 1 1/2	(5) 0.131 x 1 1/2	400	130	55	400	345	130	55	345	—	—	—	—	—
H2.5A	18	(5) 0.131 x 2 1/2	(5) 0.131 x 2 1/2	—	700	110	110	625	615	110	110	540	—	—	—	—	IBC, FL, LA
H2.5ASS	18	(5) 0.131 x 2 1/2	(5) 0.131 x 2 1/2	—	440	75	70	365	360	75	70	310	—	—	—	—	—

REVISED 5/15/25

TABLE R402.1.3 INSULATION MINIMUM R-VALUES AND FENESTRATION REQUIREMENTS BY COMPONENT*

CLIMATE ZONE	FENESTRATION U-FACTOR ^{a,1}	SKYLIGHT ^a U-FACTOR	GLAZED FENESTRATION SHGC ^{a,2}	CEILING R-VALUE	WOOD FRAME WALL R-VALUE ^b	MASS WALL R-VALUE ^b	FLOOR R-VALUE	BASEMENT ^a WALL R-VALUE	SLAB ^a R-VALUE & DEPTH	CRAWL SPACE ^a WALL R-VALUE
0	NR	0.75	0.25	30	13 or 0810ci	3/4	13	0	0	0
1	NR	0.75	0.25	30	13 or 0810ci	3/4	13	0	0	0
2	0.40	0.65	0.25	49	13 or 0810ci	4/6	13	0	0	0
3	0.30	0.55	0.25	49	20 or 1385ci ^d or 0815ci ^d	8/13	19	5ci or 13'	10ci, 2 ft	5ci or 13'
4 except Marine	0.30	0.55	0.40	60	30 or 2085ci ^d or 13810ci ^d or 0820ci ^d	8/13	19	10ci or 13	10ci, 4 ft	10ci or 13
5 and Marine 4	0.30 ^e	0.55	0.40	60	30 or 2085ci ^d or 13810ci ^d or 0820ci ^d	13/17	30	15ci or 19 or 1385ci	10ci, 4 ft	15ci or 19 or 1385ci

REVISED 5/15/25

A NEW ROOF CONSTRUCTION

- 25# ASPHALT SHINGLES TO BLEND W/ EXISTING SHINGLES
- 15# FELT
- ICE & WATER SHIELD FROM ROOF FASCIA TO 2'-0" INSIDE THE EXTERIOR WALL
- 2x6 ROOF RAFTERS @ 16" o.c. (SEE STRUCTURAL PLAN)
- 4 1/2" T.J. 230 SERIES @ 16" o.c. (NO ATTIC LOAD PERMITTED)
- UL 1 HOUR 5/8" GYPSUM BOARD TAPED & SANDED
- CONT. RIDGE VENTS (SEE LIGHT/ VENT SCHEDULE FOR CALCS.)
- R-44 INSULATION W/ VAPOR BARRIER TO THE WARM SIDE

B NEW WALL CONSTRUCTION

- HORIZONTAL LP SIDING (SEE MANUFACTURER'S SPECS.)
- TYVEK VAPOR BARRIER
- 1/2" CDX PLYWOOD- NAIL TO STUDS 6" o.c. PERIMETER & 12" o.c. INTERIOR
- 2x6 WOOD STUDS @ 16" o.c.
- R-21 BATT INSULATION W/ VAPOR BARRIER TO THE WARM SIDE + R-5 G.I.
- UL 1 HOUR 5/8" GYPSUM BOARD TAPED & SANDED

C NEW OVERHANG CONSTRUCTION

- LP FASCIA
- LP SCRETS W/ CONT. 2" VENT (SEE LIGHT/ VENT SCHED. FOR CALCS.)
- ALUM. GUTTERS & DOWNSPUTS EVACUATING ONTO HARD SURFACE & AWAY FROM BUILDING
- SIMPSON H2ASS HURRICANE TIE

REVISED 5/15/25

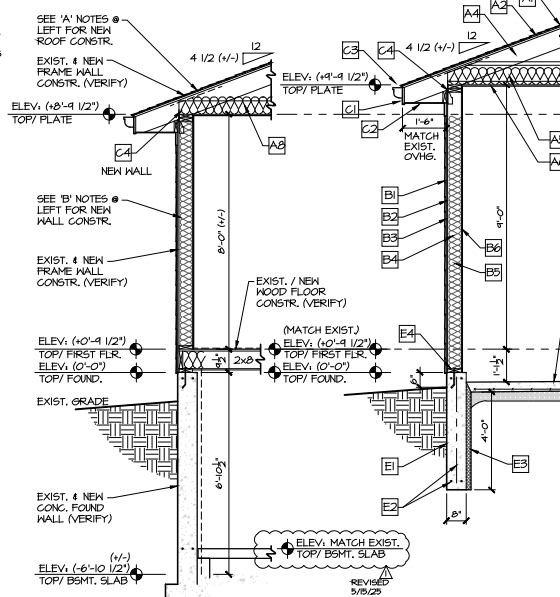
D NEW FLOOR CONSTRUCTION 40 PSF LL + 10 PSF DL

- 4" thk. CONCRETE FLOOR, Fc = 3500 psi, w/ 4x4 wd OVER 4" thk. COMPACTED GRAVEL
- FAMILY RM. HAS 2x4 NOLMANIZED SLEEPERS @ APPROX. 6'-0" o.c. OVER 6 mil VISQUEEN VAPOR BARRIER
- 2x6 FLOOR JOISTS PERPENDICULAR TO SLEEPERS @ 16" o.c. (SEE STRUCTURAL FRAMING PLANS)
- R-30 BATT INSULATION WITHIN FAMILY RM. FLOOR

E NEW FOUNDATION CONSTRUCTION Fc = 3500 PSI

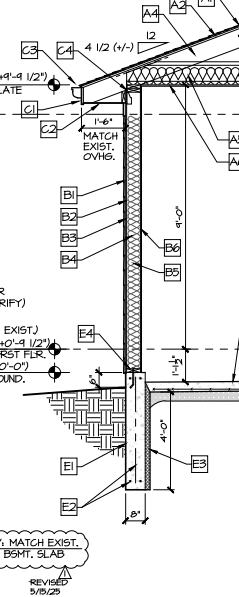
- 8" thk. CONCRETE FOUNDATION MIN. 6" ABOVE GRADE & 3'-6" BELOW GRADE. TOP OF NEW FOUNDATION MATCHES EXISTING EXCEPT AT GARAGE DOOR OPENINGS (SEE FOUNDATION PLAN)
- CONCRETE FOUNDATION HAS (2) #4 BARS TOP & BTH. AND (1) #4 VERTICALLY 36" o.c.
- R-10 RIGID INSULATION TO 4'-0" BELOW SLAB
- WOOD SOLE PLATES AT ALL EXTERIOR WALLS ON MONOLITHIC SLABS. WOOD SOLE PLATES OF BRACED WALL PANELS AT BLDG. INTERIORS ON MONOLITHIC SLABS & ALL WOOD SILL PLATES SHALL BE ANCHORED TO THE FOUNDATION W/ MINIMUM 1/2" DIA. ANCHOR BOLTS SPACED A MAXIMUM OF 6'-0" o.c. OR APPROVED ANCHORS, & WITHIN 2' OF THE CORNERS EACH DIRECTION.

REVISED 5/15/25



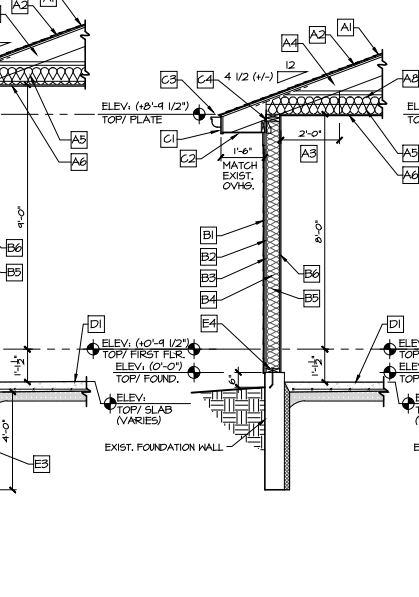
SECTION-EXIST./ NEW RESID.

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



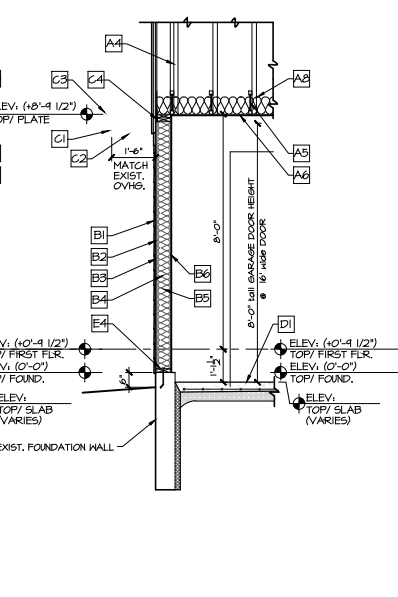
SECTION-NEW GARAGE

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



SECTION-NEW GARAGE

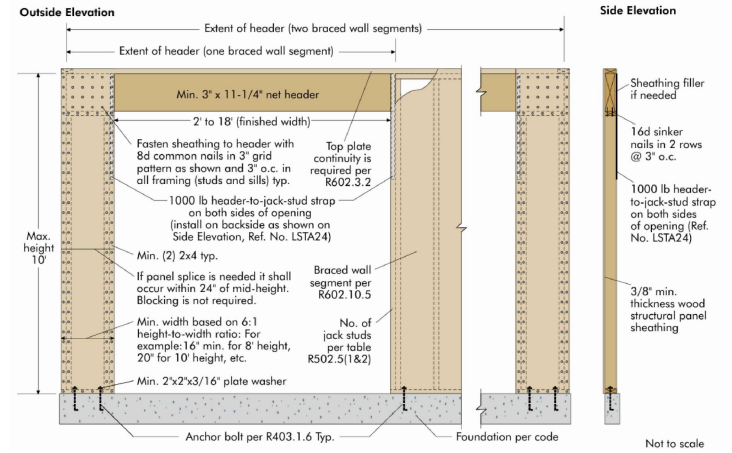
SCALE: 1/2" = 1'-0"



SECTION-NEW GARAGE

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

NARROW WALL OVER CONCRETE OR MASONRY BLOCK FOUNDATION



REVISED 5/15/25

WARNING:
IT IS A VIOLATION OF THE LAW FOR ANY PERSON UNLESS ACTING UNDER THE RECORD OF THE ARCHITECT OF RECORD, TO ALTER THESE DRAWINGS OR SPECIFICATIONS IN ANY WAY.

JOHN NELSON - ARCHITECT, INC.
1420 WHISPERING SPRINGS CIRCLE
PALATINE, IL 60074
847 991-9154

PROPOSED ALTERATIONS FOR:
PLAWER RESIDENCE
1307 N. DOE RD.
PALATINE, IL

DATE	REVISION SET	REVISION SET	REVISION SET	OWNER CHANGES
5/16/23	6/26/23	12/10/24	3/15/25	
DATE:	DRAWN BY:	CHECKED BY:	SCALE:	SHEET TITLE:
				PROPOSED WALL SECTIONS
				SHEET NUMBER:

A6

WARNING:
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THE DIRECTION OF THE ARCHITECT OF
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OR SPECIFICATIONS IN ANY WAY.

JOHN NELSON - ARCHITECT, INC.
1420 WHISPERING SPRINGS CIRCLE
PALATINE, IL 60074
847 991-9154

PROPOSED ALTERATIONS FOR:
PLAWER RESIDENCE
1307 N. DOE RD.
PALATINE, IL

DATE	5/6/23	REVIEW SET	6/26/23	REVIEW SET	12/10/24	PERMIT REVIEW	3/15/25	OWNER CHANGES
DATE:								© COPYRIGHT 2025
DRAWN BY:								
CHECKED BY:								
SCALE:								
SHEET TITLE:	PROPOSED PLUMB. ISOMETRICS							
SHEET NUMBER:	P1							

WATER SERVICE PIPE SIZE WORKSHEET - RESIDENTIAL
(FLUSH TANK ONLY)

REQUIRED TO BE SUBMITTED FOR ANY RESIDENTIAL PROJECT THAT PROPOSES TO
ADD ADDITIONAL PLUMBING FIXTURES.
THE NEW WATER SERVICE SIZE IS BASED ON THE FOLLOWING INFORMATION BELOW:

ADDRESS OF PROJECT 1307 N. DOE ROAD, PALATINE, IL
WATER SERVICE SIZE 1"
ARCHITECT OF RECORD JOHN NELSON ARCH., INC.
LICENSE # 001 00 99 66

PROPOSED WATER SUPPLY FIXTURE UNITS (CALCULATION)
PER ILLINOIS STATE PLUMBING CODE - SECTION 840, APPENDIX A, TABLES M & N

WATER CLOSET (TOILETS)	3 X 2	= 6
LAVATORY / SINK	1 X 3	= 3
SHOWER / TUB	2 X 2	= 4
KITCHEN SINK	2 X 1	= 2
DISHWASHER	1 X 1	= 1
LAUNDRY TUB	3 X 1	= 3
CLOTHES WASHER	2 X 1	= 2
TOTAL	= 21	K.S.F.U.

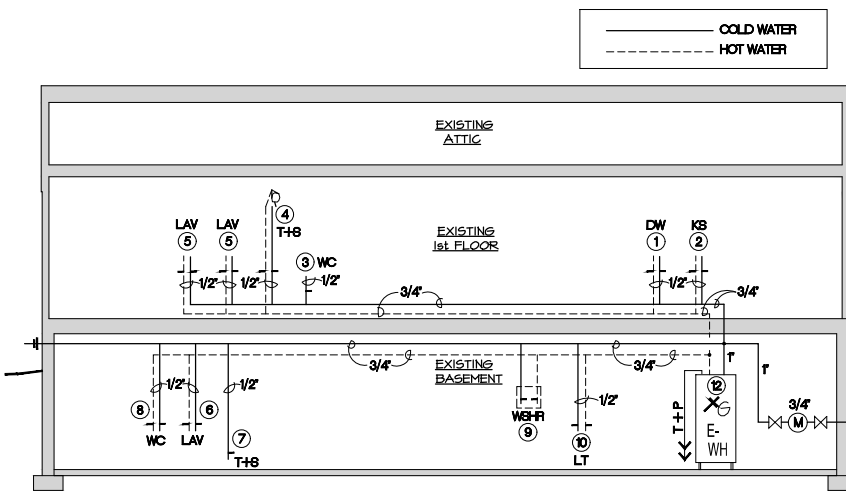
* REQUIRED PIPE SIZE

☐ 1/2" SERVICE	(2 - 7 K.S.F.U.)
☐ 3/4" SERVICE	(8 - 14 K.S.F.U.)
☒ 1" SERVICE	(20 - 34 K.S.F.U.)
☐ 1 1/4" SERVICE	(35 - 54 K.S.F.U.)
☐ 1 1/2" SERVICE	(60 - 114 K.S.F.U.)

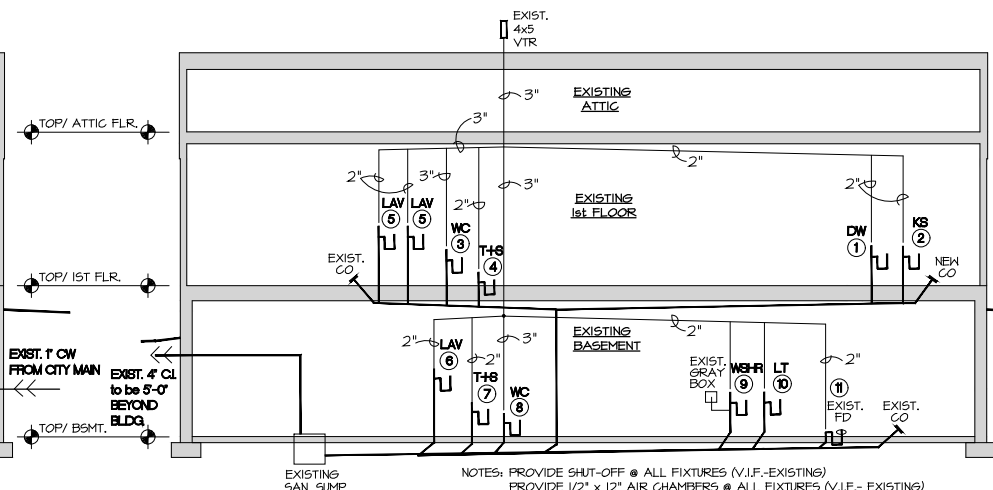
PLUMBING LEGEND FOR DIAGRAMS BELOW

- | | |
|-----------------------------|-------------------------------------|
| ① DW EXISTING DISHWASHER | ⑦ T/S EXISTING TUB / SHOWER |
| ② KS EXISTING KITCHEN SINK | ⑧ WC EXISTING WATER CLOSET |
| ③ WC EXISTING WATER CLOSET | ⑨ GRAYBOX EXISTING CLOTHES WASHER |
| ④ T/S EXISTING TUB / SHOWER | ⑩ LT EXISTING LAUNDRY TRAY |
| ⑤ L(2) EXISTING LAVATORY | ⑪ FD EXISTING FLOOR DRAIN |
| ⑥ L EXISTING LAVATORY | ⑫ WH EXISTING GAS FIRED WTR. HEATER |

—— COLD WATER
----- HOT WATER

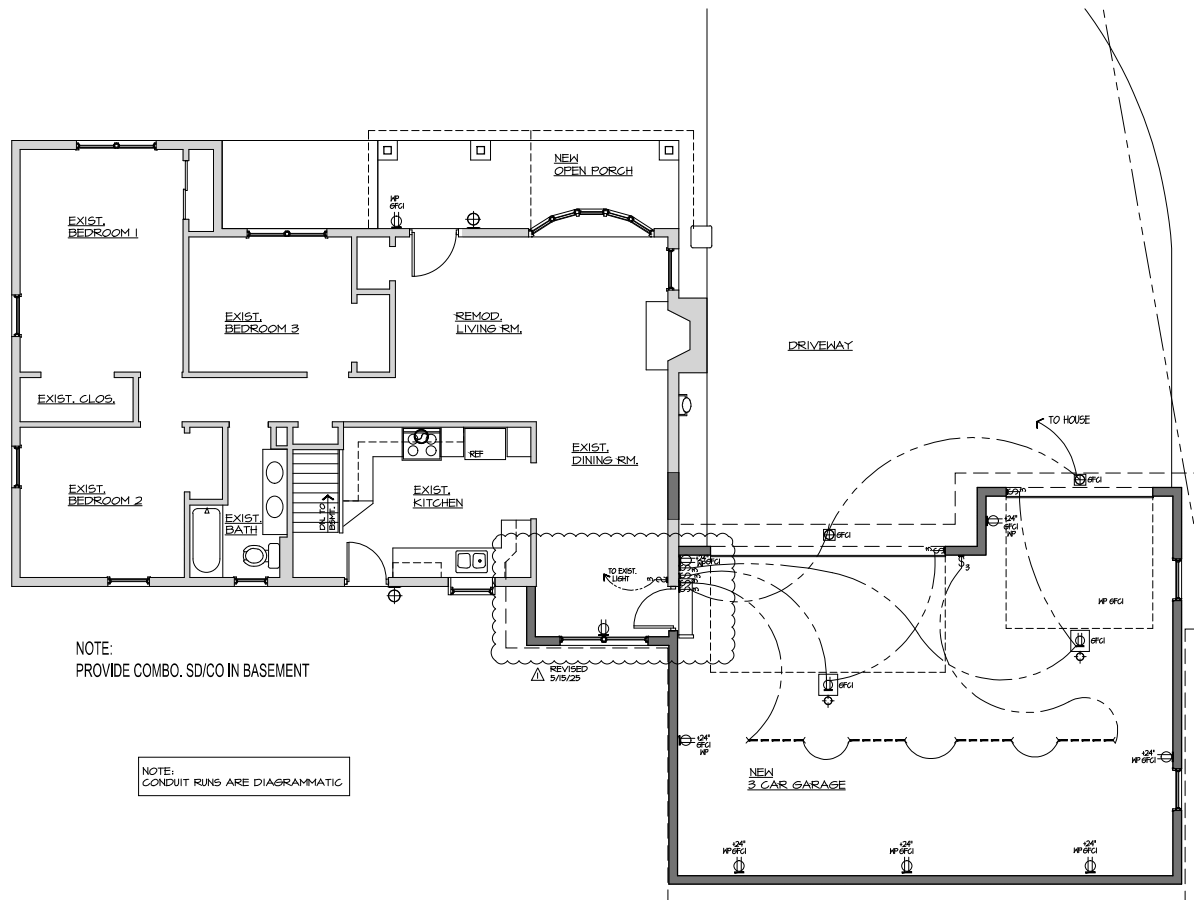


PARTIAL
WATER DIAGRAM
SCALE: NOT TO SCALE



NOTES: PROVIDE SHUT-OFF @ ALL FIXTURES (V.I.F.-EXISTING)
PROVIDE 1/2" x 12" AIR CHAMBERS @ ALL FIXTURES (V.I.F.- EXISTING)
PROVIDE 1/2" x 24" AIR CHAMBERS @ ALL RISERS (V.I.F.- EXISTING)

PARTIAL
WASTE DIAGRAM
SCALE: NOT TO SCALE



WARNING:
IT IS A VIOLATION OF THE LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF THE ARCHITECT OF RECORD, TO ALTER THESE DRAWINGS OR SPECIFICATIONS IN ANY WAY.

JOHN NELSON - ARCHITECT, INC.
1420 WHISPERING SPRINGS CIRCLE
PALATINE, IL 60074
847 991-9154

PROPOSED ALTERATIONS FOR:
PLAWER RESIDENCE
1307 N. DOE RD.
PALATINE, IL

DATE	REVIEW SET	REVIEW SET	PERMIT REVIEW	OWNER CHANGES
5/16/23				
6/26/23				
12/10/24				
5/15/25				

DATE: _____
DRAWN BY: _____
CHECKED BY: _____
SCALE: _____
SHEET TITLE: **PROPOSED ELECTRICAL PLAN**
SHEET NUMBER: **E1**

© COPYRIGHT 2025

ORDINANCE NO. O-99-23

**AN ORDINANCE GRANTING A SPECIAL USE AT
1307 N. DOE ROAD**

**Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
on September 5, 2023**

ORDINANCE NO. 0-99-23

**AN ORDINANCE GRANTING A SPECIAL USE AT
1307 N. DOE ROAD**

WHEREAS, pursuant to a petition and public hearing on August 22, 2023, of which public notice was given as required by law, the Planning and Zoning Commission of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings relative to a request for a Special Use to permit an addition to be setback 21 feet from the side property line abutting a street, instead of the minimum required 40 feet pursuant to Section 10.02 (c) (12) of the Palatine Zoning Ordinance on the following legally described property:

LOT 11 IN DEER GROVE SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 28, 1955, AS DOCUMENT NO. 16404903 AND RE-RECORDED JUNE 15, 1956 AS DOCUMENT NO. 16611364, IN COOK COUNTY, ILLINOIS.

commonly known as 1307 N. Doe Road (PIN# 02-08-204-001-0000)

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

SECTION 1: Special Use to permit an addition to be setback 21 feet from the side property line abutting a street, instead of the minimum required 40 feet pursuant to

Section 10.02 (c) (12) of the Palatine Zoning Ordinance, is hereby granted, subject to the following condition(s):

- 1. The Special Use shall substantially conform to the site plan, floor plan, and elevation plan submitted by the Petitioner, Adam Plawer, except as such plans may be changed to conform to Village Codes and Ordinances.**

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

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

PASSED: This 5th day of September, 2023

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

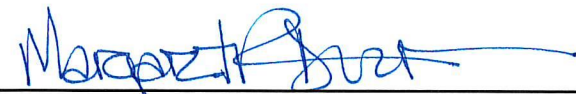
APPROVED by me this 5th day of September, 2023



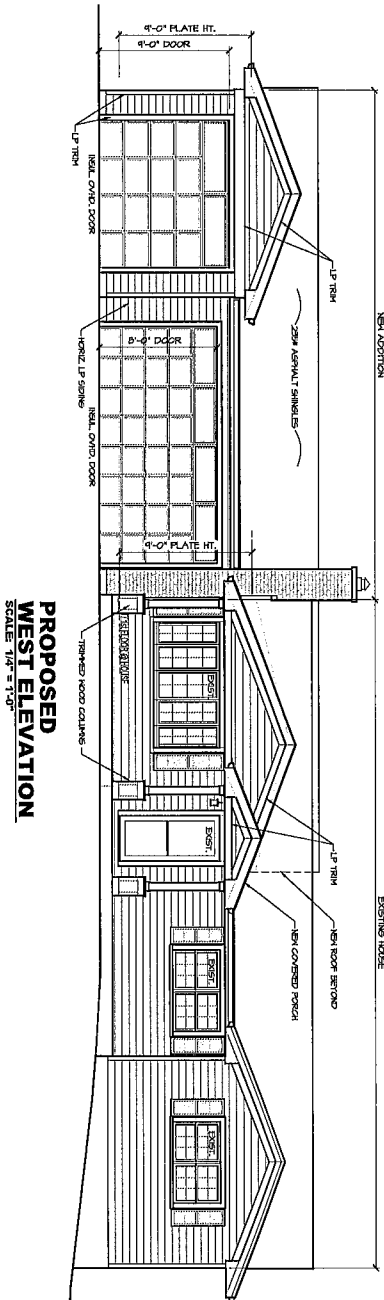
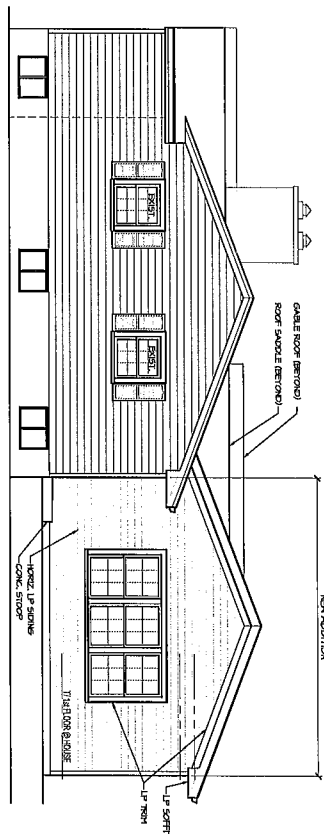
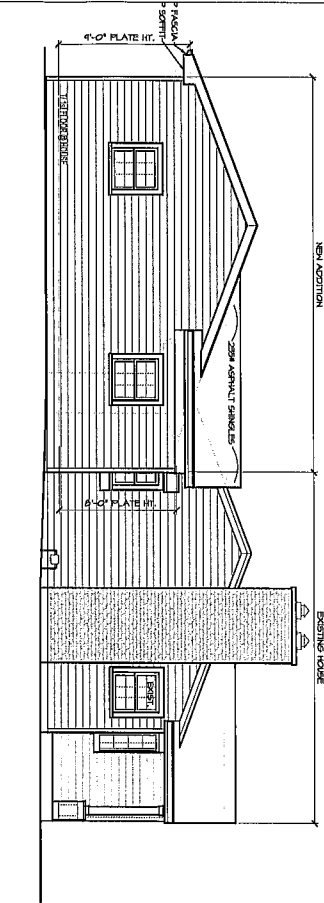
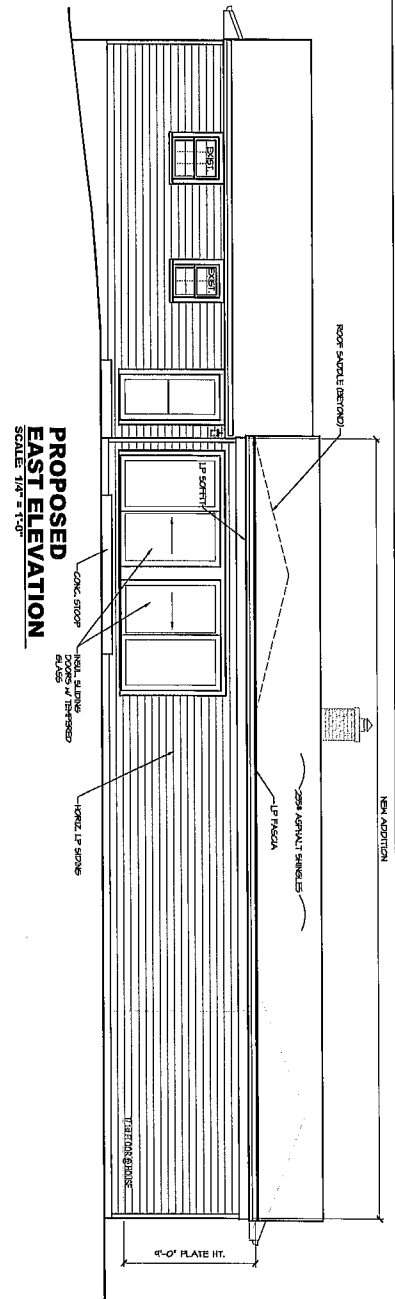
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this

5th day of September, 2023



Village Clerk



DATE	5/6/23	REVIEW SET
	6/26/23	REVIEW SET
DESIGN BY:		
CHECKED BY:		
SCALE		
SHEET TITLE PROPOSED EXT. ELEVATIONS		
SHEET NUMBER		
© COPYRIGHT 2023		

JOHN NELSON - ARCHITECT, INC.
1420 WHISPERING SPRINGS CIRCLE
PALATINE, IL 60074
847 991-9154

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 1307 N. DOE RD.



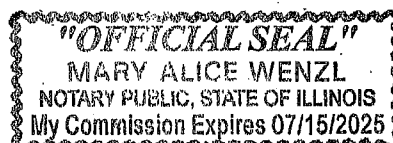
County of COOK

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

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 3RD day of AUGUST, A.D. 2023, and the last publication thereof was made on the 3RD day of AUGUST, A.D. 2023.

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

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



Mary Alice Wenzl

IN WITNESS WHEREOF, THE DES PLAINES JOURNAL, INC., has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 3RD day of AUGUST, A.D., 2023.

By Todd Wessell

President

Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 3RD day of AUGUST, A.D., 2023.

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



PLANNING AND ZONING COMMISSION

DECEMBER 23, 2025 AT 7:00 PM

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

MINUTES

REGULAR MEETING

7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

RESULT:	APPROVED
MOVER:	Bettenhausen
SECONDER:	Noonan
AYES:	Jan Wood, Tim Schubert, Stephen Fedota, Eric Friedman, Patrick Noonan, Rodney Bettenhausen
NAYES:	None

- A. Draft PZC Minutes: 12/09/2025

IV. PUBLIC HEARING

- A. 1307 N. Doe Road

1. Special use to permit a corner side yard abutting a street setback of 21 feet, instead of the minimum required 40-foot setback for corner side yards abutting a street.

SU-000230-2025 – 1307 N Doe Rd

Notice was published in the Journal & Topics on December 4th, 2025 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. **Application**
2. **Proof of Ownership**
3. **Plat of Survey**
4. **Plans**

5. Ordinance - 0-99-23**6. Public Notice****Background:**

The petitioner is proposing to construct a new 3-car garage to be attached on the side of the existing residence. The attached garage will be set back 21 feet from the corner side lot line abutting Dundee Road. The Petitioner is requesting a Special use to permit an addition to be setback 21 feet from the side lot line abutting a street, instead of the minimum required 40 feet.

Sworn in petitioner: Adam Plawer – 1307 N Doe Road

Mr. Plawer states that he appeared before the Commission a couple of years ago regarding a detached garage at 1055 Doe Road. The existing garage is constructed on a slab with no foundation and was built in 1955. He explains that the project includes significant construction improvements for longevity, as well as new siding and a facelift to the house to improve curb appeal. He notes there was no Doe Road address issue at that time. He also wishes to update the front porch to make it more user-friendly for himself and his wife. Chairman Wood asks if there is a reason the request did not move forward previously. Mr. Plawer responds that contractor availability was an issue, particularly during COVID, but contractors are more available now. He notes that an addition at the back of the house was originally contemplated but is no longer part of the plan. Instead, a mudroom addition is being built as part of the attached garage. Commissioner Bettenhausen asks whether there are any drainage issues. Mr. Plawer responds that there are none, noting the property is at one of the highest elevations on the east side of the street. Commissioner Schubert asks if there are any changes from the previous plan. Mr. Plawer states there are no changes to the proposed setbacks, and, the size of the rear addition has been reduced. Commissioner Fedota asks staff if they can explain the standard procedure for address designation. Staff member Mr. Auer responds that he is unfamiliar with the standard procedure for address designation. Mr. Plawer states that he purchased the home in 2014 and it has always had a Doe Road address. Mr. Auer provides additional staff information, stating that the petitioner is proposing a three-car garage to replace the existing garage, which encroaches into the required setback. The primary variance request is to allow a 21-foot setback where a 40-foot setback is required. With the increased garage size, lot coverage would increase. Mr. Auer displays assorted site photos, explains the location of the addition, and notes that several surrounding properties have current setbacks less than 40 feet.

Staff Recommendation:

The petitioner is requesting to construct an attached 3-car garage at the north side of the property. The proposed garage will be set back at a distance similar to the corner side yard setbacks of nearby residential properties and should not negatively impact the value of the surrounding area. Furthermore, the proposal meets the standards of

the remaining bulk standards of the “R-2” zoning district. Therefore, Staff recommends approval of the proposed Special use, subject to the following conditions:

1. The Special Use shall substantially conform to the plans prepared by the Petitioner, dated 05/15/2025, except as such plans may be changed to conform to Village Codes and Ordinances.

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

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

DISCUSSION:

Commissioner Fedota states that this is an easily resolved petition, similar to one approved previously, and notes that a lot across the street has similar conditions. Commissioner Schubert states that the proposal is an improvement to the residence and is a well-designed plan. Chairman Wood states that the standards for approval are met, there are no health, safety, or welfare concerns, and no negative impact to surrounding properties. She notes the generous parkway and that the reduced setback will not be noticeable in the area.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 6-0. This item will tentatively go to Village Council on Monday January 5th, 2026.

RESULT:	APPROVED
MOVER:	Noonan
SECONDER:	Fedpta
AYES:	Jan Wood, Tim Schubert, Stephen Fedota, Eric Friedman, Patrick Noonan, Rodney Bettenhausen
NAYES:	None

B. 609 S. Oak Street

1. Special use to permit a rear yard setback of 25 feet, instead of the minimum required rear yard setback of 40 feet in the “R-2” zoning district.

SU-000219-2025 – 609 S Oak St.

Notice was published in the Journal & Topics on December 4th, 2025 and mailed to the owners of the surrounding properties.

PUBLIC NOTICE

A Public Hearing will be held before the Village of Palatine Planning and Zoning Commission on Tuesday, December 23, 2025 at 7 PM, in the Village Council Chambers in Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

Special use to permit a corner side yard abutting a street setback of 21 feet, instead of the minimum required 40-foot setback for corner side yards abutting a street.

The property is commonly known as 1307 N. Doe Road.

The Petitioner is proposing to demolish the existing attached garage and construct a new attached garage, which would encroach into the minimum required 40-foot corner side yard abutting a street setback (Dundee Road). The "R-1" zoning district requires a minimum 40-foot setback for corner side yards abutting a street.

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

FILE #:SU-000230-2025

VILLAGE OF PALATINE

Jan Wood, Chair
Palatine Planning and Zoning Commission

DATED: This 4th day of December 2025

CERTIFICATE OF PUBLICATION

DES PLAINES JOURNAL, INC., a corporation organized and existing under and by virtue of the laws of the State of Illinois, does hereby CERTIFY that it is the publisher of the:

Journal & Topics Newspapers
AKA Des Plaines Journal, Inc.
622 Graceland Ave.
Des Plaines, IL 60016-4556

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

(Village) (Town) (City) (Township) of PALATINE 1307 N.DOE RD
☒ ☐ ☐ ☐
County of COOK

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

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 4TH day of DECEMBER, A.D. 2025, and the last publication thereof was made on the 4TH day of DECEMBER, A.D. 2025.

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

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



Mary A. 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 4TH day of DECEMBER A.D., 2025.

By Todd Wessell

President
Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 4TH day of DECEMBER A.D., 2025.

My commission expires the 6TH day of AUGUST A.D., 2029.

Consider an Ordinance Amending Chapter 5 of the Rules and Regulations of the Fire and Police Commission

BACKGROUND:

Staff continuously reviews the Village's Code of Ordinances to ensure it remains accurate, clear, and reflective of current practices. The proposed amendments to the Fire and Police Commission Rules and Regulations (Chapter 5) are intended to clarify and standardize provisions related to vision requirements, examination standards, pass/fail scoring methodology, and the duration of eligibility lists. These updates align the Police Department's hiring process with existing Fire Department practices and support consistent, fair, and legally-defensible employment procedures. The proposed amendments were reviewed and approved by the Board of Fire and Police Commissioners on November 5, 2025.

KEY ISSUES:

- The word "each" was added to clarify the statement that "Applicants must have at least twenty/fourty (20/40) vision in each eye with or without corrective lenses."
- The scoring conducted by the Fire and Police Commission on the oral examination is changed to reflect "Pass" or "Fail".
- A candidate will remain on the Eligibility List for a period of time as determined by the Commission, and can be removed by the Commission upon request from the Chief of Police.

BUDGET IMPACT:

N/A

RECOMMENDATION:

Staff recommends approval of the text amendments to Chapter 5 of the Rules and Regulations of the Fire and Police Commission.

ACTION REQUIRED:

Motion to approve the ordinance amending Chapter 5 of the Rules and Regulations of the Fire and Police Commission.

ATTACHMENTS:

1. 01122026 BFPC R&R Changes
2. ORDINANCE - Rules & Regulations to the Rules of the Fire & Police Commission

Chapter 5, Article 1, Section 4 Vision requirement

Applicants must have at least twenty/forty (20/40) vision in **each** eye with or without corrective lenses.

Chapter 5, Article 3, Section 4 Standards for Examinations

Failure to achieve the minimum passing score on any portion of the examination disqualifies an applicant from any further participation. The written scores are based on a maximum of 100%. The following examinations will be held:

EXAMINATION	MINIMUM PASSING SCORE
Written Test*	Seventy percent (70%) Passing score to be determined by Commission depending on instrument used
Staff Interview*	Pass or Fail
Physical Ability Test	Pass or Fail
Oral Examination	Pass or Fail
Physical Ability Test**	Pass or Fail
Background Investigation**	Pass or Fail
Psychological Test**	Pass or Fail
Polygraph Test**	Shall assist the Commission in the conduct of the background investigation
Medical Examination**	Pass or Fail

Chapter 5, Article 6, Section 3 Scoring of Examination

Upon completion of each oral examination the Commissioners will discuss the candidate's ability using the traits listed in Article 6, Section 2. The Commissioners will also take under consideration the assessment of the Chief of Police and/or his designees. Each Commissioner will then provide a score of **“Pass” or “Fail”** for the

candidate. The applicant's final score will be the average of the participating Commissioners' scores.

Chapter 5, Article 8, Section 1 Eligibility List

The Commissioners will prepare, post, and keep an Eligibility List of a pool of eligible candidates who have successfully passed all written and oral examinations. Candidates shall be listed in alphabetical order. Lateral police candidates will be compiled on a separate Lateral Police Candidate List, that will run concurrent with the traditional Eligibility List. **A candidate will remain on the Eligibility List for a period of time as determined by the Commission, and can be removed by the Commission upon request from the Chief of Police.**

ORDINANCE NO. _____

**AN ORDINANCE APPROVING AMENDMENTS TO
THE RULES AND REGULATIONS OF THE FIRE AND POLICE COMMISSION OF
THE VILLAGE OF PALATINE**

WHEREAS, the Village of Palatine is a home rule municipal corporation in accordance with Article VII, Section 6(a) of the Constitution of the State of Illinois of 1970; and

WHEREAS, the Village has the authority to adopt ordinances and to promulgate rules and regulations that pertain to its government and affairs; and

WHEREAS, periodically, the Rules and Regulations of the Village of Palatine Fire and Police Commission are reviewed and updated; and

WHEREAS, the amendments are intended to clarify and standardize provisions related to vision requirements, examination standards, pass/fail scoring methodology, and the duration of eligibility lists; and

WHEREAS, on November 5, 2025, the Fire and Police Commission approved the changes and now recommends an update to the Rules and Regulations. This version will supersede any prior adopted Rules and Regulations.

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

SECTION 1: The Amendments contained in the Rules and Regulations of the Village of Palatine Fire and Police Commission attached hereto are hereby approved.

SECTION 2: The ordinance shall be in full force and effect from its passage, approval and publication as provided by law.

SECTION 3: If any provision of this Ordinance or part thereof is held invalid by a court of competent jurisdiction, the remaining provisions of this Ordinance are to remain in full force and effect, and are to be interpreted, applied, and enforced so as to achieve, as near as may be, the purpose and intent of this Ordinance to the greatest extent permitted by applicable law.

SECTION 4: That this ordinance shall be in full force and effect from and after its passage and approval as provided by law.

PASSED: This _____ of _____, 2026

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

APPROVED by me this _____ of _____, 2026

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk

this _____ of _____, 2026

Village Clerk

Consider an Ordinance Granting a Special Use to Permit a Rear Yard Setback Reduction at 609 S. Oak Street

BACKGROUND:

The Subject Property contains an existing single-family home within the Conrad Novak Subdivision. The Petitioner is proposing to construct a 168 square-foot addition to the rear of the home, resulting in a proposed rear yard setback of 25 feet. Therefore, the Petitioner is requesting approval of the following:

Special use to permit a rear setback of 25 feet, instead of the minimum required rear yard setback of 40 feet.

KEY ISSUES:

- The Subject Property is zoned R-2, Single-Family Residential and is approximately 9,430 square feet in area. The property currently includes a single-family residence and related improvements.
- Presently, the principal structure is located approximately 40 feet from the rear lot line, which is the minimum rear yard setback requirement.
- The proposed addition consists of a traditional three-season room. Per Code, the addition is considered part of the principal structure and subject to the applicable setbacks. The proposed addition would be set back approximately 25 feet from the rear lot line.
- As part of the Special Use application review, Staff evaluated the setbacks of surrounding and nearby properties. This review identified multiple properties within the area with rear yard setbacks of less than 40 feet. The average rear yard setback for those properties is 35 feet. It should be noted that some of the rear yard setbacks were approved components of a Planned Development.
- In this instance, Staff notes that the Subject Property's rear yard abuts the Vermont Street manufacturing district corridor, which contains typical industrial uses. The Subject Property is buffered by both a 6-foot fence and a general landscape buffer. The Subject Property complies with the other setback requirements and lot/building coverage limitations. Therefore, Staff does not believe the proposed addition will negatively impact the surrounding properties.

BUDGET IMPACT:

N/A

RECOMMENDATION:

Public Hearing: Planning & Zoning Commission (PZC) meeting on December 23, 2025

Residents testifying: None.

Vote: The PZC voted unanimously to approve the Special Use and Staff concurs.

ACTION REQUIRED:

Motion to approve an ordinance granting a Special use to permit a rear yard setback reduction at 609 S. Oak Street.

ATTACHMENTS:

None

Consider an Ordinance Granting a Special Use to Permit a Setback Reduction for a Corner Side Yard Abutting a Street at 1307 N. Doe Road

BACKGROUND:

The Petitioner is proposing to construct a new attached 3-car garage on the north side of the existing home. The attached garage would be set back 21 feet from the corner side lot line abutting Dundee Road. Therefore, the Petitioner is requesting approval of the following:

Special use to permit a setback reduction for a corner side yard abutting a street of 21 feet, instead of the minimum required setback of 40 feet in the R-1 zoning district.

KEY ISSUES:

- The Subject Property, zoned R-1 Single-Family and consisting of approximately 22,300 square feet in area, contains a one-story home, attached 2-car garage, and a pool.
- In 2023, the Subject Property received a Special Use for a setback reduction (#O-099-23) for a similar proposed attached garage encroaching 21 feet into the corner side yard abutting Dundee Road. Ultimately, that Special Use approval lapsed as no building permit was issued within one year of approval.
- In comparison to the previous approval, the proposed footprint is smaller but does not alter the proposed setback reduction. The proposed addition complies with the applicable building/lot coverage requirements and other bulk standards.
- The existing principal structure has a 35-foot corner side yard abutting a street setback from Dundee Road and is legally non-conforming. The plat of survey includes a 35-foot building line, which, at the time of construction, established the setback for the principal structure. Pursuant to 10.01 (b)(2) of the zoning ordinance, the proposed garage is subject to the 40-foot yard setback as it is the more restrictive of the two setbacks.
- As part of the review, Staff evaluated properties in the surrounding area and corner lots abutting Dundee Road. Staff confirmed several properties in the surrounding area with setbacks below the minimum required 40 feet. Additionally, Staff notes a minimum 20-foot Dundee Road right-of-way (IDOT) immediately adjacent to the 21-foot setback. There are no current plans to widen Dundee Road in this area.

BUDGET IMPACT:

N/A

RECOMMENDATION:

Public Hearing: Planning & Zoning Commission (PZC) meeting on December 23, 2025

Residents testifying: None.

Vote: The PZC voted unanimously to approve the Special Use and Staff concurs.

ACTION REQUIRED:

Motion to approve an ordinance granting a Special Use to permit a setback reduction for a corner side yard abutting a street at 1307 N. Doe Road.

ATTACHMENTS:

None

Consider an Ordinance Amending Chapter 5 of the Rules and Regulations of the Fire and Police Commission

BACKGROUND:

Staff continuously reviews the Village's Code of Ordinances to ensure it remains accurate, clear, and reflective of current practices. The proposed amendments to the Fire and Police Commission Rules and Regulations (Chapter 5) are intended to clarify and standardize provisions related to vision requirements, examination standards, pass/fail scoring methodology, and the duration of eligibility lists. These updates align the Police Department's hiring process with existing Fire Department practices and support consistent, fair, and legally-defensible employment procedures. The proposed amendments were reviewed and approved by the Board of Fire and Police Commissioners on November 5, 2025.

KEY ISSUES:

- The word "each" was added to clarify the statement that "Applicants must have at least twenty/fourty (20/40) vision in each eye with or without corrective lenses."
- The scoring conducted by the Fire and Police Commission on the oral examination is changed to reflect "Pass" or "Fail".
- A candidate will remain on the Eligibility List for a period of time as determined by the Commission, and can be removed by the Commission upon request from the Chief of Police.

BUDGET IMPACT:

N/A

RECOMMENDATION:

Staff recommends approval of the text amendments to Chapter 5 of the Rules and Regulations of the Fire and Police Commission.

ACTION REQUIRED:

Motion to approve the ordinance amending Chapter 5 of the Rules and Regulations of the Fire and Police Commission.

ATTACHMENTS:

None

Consider a Resolution Authorizing a Public Improvement Security Deposit Reduction for Carriageway Landing Subdivision

BACKGROUND:

The Subject Property received Planned Development approval in November 2023. The property is under active construction, with the initial building complete and the remaining units soon to be constructed. The developer has completed some of the required public improvements for the 13-unit subdivision. A \$238,199.50 Public Improvement security deposit was required for the planned public improvements. The developer has completed some of the required public improvements, equaling an amount of \$165,429, which were inspected and approved by the Village. Therefore, the developer is requesting approval of the following:

A Security Deposit Reduction for Carrageway Landing Subdivision.

KEY ISSUES:

- The 13-unit townhouse development is under active construction and the developer has completed some of the required public improvements. The completed work includes the stormwater management improvements, infiltration trench, watermain extensions, and sanitary sewer extensions.
- Upon completion of the required public improvements, the Village Engineer inspected and approved the completed work, pursuant to the Final Engineering plans and Village Code requirements.
- With the reduction, the Public Improvements' Security Deposit will still retain the requisite amount to secure both the completion of the remaining improvements and the required one-year maintenance period.

BUDGET IMPACT:

N/A

RECOMMENDATION:

Staff recommends approval of the Security Deposit Reduction for the Carriageway Landing Subdivision.

ACTION REQUIRED:

A motion to approve a security deposit reduction for the Carriagfeway Landing Subdivision.

ATTACHMENTS:

1. Aerial Map
2. RES Security Deposit Reduction - Carriageway Landing



Legend

0 300 600
ft

Print Date: 1/7/2026

Notes

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

RESOLUTION NO. _____

RESOLUTION AUTHORIZING A SECURITY DEPOSIT REDUCTION FOR THE CARRIAGEWAY LANDING SUBDIVISION, PURSUANT TO THE VILLAGE OF PALATINE MUNICIPAL CODE, APPENDIX B, SUBDIVISIONS, SECTION 9.02

WHEREAS, on the 5th day of December, 2025, Carriageway Development LLC (C. J. Johnson) for good and valuable consideration agreed to install certain public improvements for the Carriageway Landing Subdivision; and

WHEREAS, pursuant to Section 9.02 of Appendix B of the Palatine Municipal Code, an owner or developer of a subdivision is required to deposit certain security or evidence thereof with the Village of Palatine to guarantee the installation of such public improvements; and

WHEREAS, in the matter of the Carriageway Landing Subdivision, located at 874-920 N. Quentin Road, a Security Deposit in the amount of \$238,199.50 was deposited with the Village of Palatine on the 5th day of December 2024 to ensure the completion of the public improvements; and

WHEREAS, Carriageway Development LLC (C.J. Johnson) has completed the additional public improvements, which were inspected and accepted by the Village Engineer and has therefore applied for a reduction of the letter of credit in the amount of \$165,429; and

WHEREAS, an inspector with the Village's Engineering Department has inspected the public improvements and has found these improvements to have been satisfactorily completed.

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

SECTION 1: Approval pursuant to the Palatine Municipal Code, Appendix B Section 9.02 be and is hereby granted for the public improvements having a value of \$165,429 and the letter of credit is hereby reduced to \$72,770.50.

PASSED: This _____ day of _____, 2026.

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

Mayor

ATTESTED and FILED in the Office
of the Village Clerk this _____
day of _____, 2026.

Village Clerk