



PLANNING AND ZONING COMMISSION
JANUARY 13, 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. APPROVAL OF MINUTES

- A. Planning & Zoning Commission: 12-23-2025 meeting minutes

IV. PUBLIC HEARING

- A. 158 N. Maple Street

1. Variation for a fence to be set back 1 foot from a side lot line abutting a street abutting a side yard, instead of the minimum required 5-foot setback
2. Variation not to install landscaping material between the fence and the lot line abutting a public street.

- B. 317 N. Macarthur Drive

1. Special use to permit a front yard setback of 12 feet, instead of the minimum required front yard setback of 30 feet in the R-2 zoning district.

V. PUBLIC COMMENT

VI. ADJOURNMENT



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.

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

158 N. Maple Street**STAFF REPORT:**

The petitioner has modified the application. Modifying the application requires new notices to be sent (reflecting application changes) and requires a new hearing date.

Staff has fulfilled notice requirements for a new application to be evaluated by the Planning & Zoning Commission on Tuesday, January 27th.

ATTACHMENTS:

None

317 N. Macarthur Drive**STAFF REPORT:**

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: R. Auer

PETITIONER: Lance Shalzi, Architect

PLAN NUMBER: SU-000233-2025

BACKGROUND:

The petitioner is proposing to construct a second story upon an existing one-story residential building. The existing one-story building is currently set back 12 feet from the front lot line along Baldwin Road. Therefore, the Petitioner is requesting:

1. Special use to permit a front yard setback of 12 feet, encroaching upon the minimum required front yard setback of 30 feet in the “R-2” zoning district.

KEY ISSUES:

- The subject property is zoned R-2, Single Family Zoning District and is part of the *Harold Reskin Addition to Palatine* Subdivision. The Subdivision was annexed into the Village of Palatine in 1955.
- The existing principal structure is set back at a distance of 12 feet from the front lot line abutting Baldwin Road. Due to this encroachment, this property is categorized as “legally non-conforming” as it does not meet the setback requirement and has not received zoning relief to satisfy zoning standards. The Village of Palatine Zoning Ordinance requires that any non-conforming building that is expanded or extended shall conform to the regulations of the district.
- At time of construction, the setback in question was approved as a side yard setback and conformed to prior zoning standards. Building permits on record reflect that the subject 12-foot setback was processed as the “side yard” setback. In 2007, the zoning code was amended and now designates the setback in question as the front yard setback.
- The lot line along Baldwin Road is designated as the front lot line. Current

zoning regulations designate the *shortest* lot line (abutting a street) of a corner lot as the front lot line.

- Previous zoning regulations contemplated the lot line along Baldwin Road the side lot line. Prior to construction, the zoning code contemplated *either* lot line (abutting a street) of a corner lot as the front lot line — resulting in the subject lot line being designated as the side lot line.
- The second story addition will not further the existing front yard setback encroachment. The roof dimensions – including overhanging roof eaves – will not change. A portion of the home at the rear of the building will remain, and will not add a 2nd story.
- Eave overhangs will project one foot beyond the building footprint. This does not modify the setback encroachment as roof overhangs are a permitted obstruction in residential front yards.
- The full height of the building does not exceed height maximums for the R-2 zoning district. The submitted plans indicate a building height approximately 28 feet tall when measuring from the highest ridge.

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

STAFF RECOMMENDATION:

The petitioner is requesting to construct a second story upon the existing one-story residence. The proposed addition will not warrant relief beyond the existing setback of 12 feet and does not conflict with any remaining zoning regulations. Staff does not believe that the petition and proposed plans will produce a negative impact upon the value of the surrounding area. Furthermore, the proposal meets the standards of the remaining 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 Lance Shalzi, architect, dated 06/07/2025, except as such plans may be changed to conform to Village Codes and Ordinances.

ATTACHMENTS:

1. Aerial Map
2. Special Use Application
3. Plat Of Survey
4. Architectural Plans
5. Public Notice



SPECIAL USE APPLICATION

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

Petitioner Name

Lance Shalzi

Business Name (if applicable)

Subject Property Address

317 N MAC ARTHUR DR Palatine, IL 60074

Please provide a description of your proposed request:

Add a second floor to an existing one story ranch single family home. The existing footprint is 1487 S.F. The new proposed second floor is 940 S.F. No change to the existing footprint. The addition consists of addition bedrooms and bathrooms to accommodate the residents of the home.

Petitioner Justification

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

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

The existing and the proposed use is a single family residence.

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

The proposed project is a single family residential alteration. A second floor is to be added to an existing non-conforming one story residence. The use will not impact the public health, safety and welfare.

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

The existing residential use will and the proposed will remain the same. It is designed to enhance the subject property and will as a result have a positive impact on nearby property values.

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

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

a. Will meet the following aesthetic criteria:

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

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

The fencing is existing and no changes are proposed to existing fencing.



www.exactaland.com | office: 773.305.4011



PROPERTY ADDRESS: 317 N MACARTHUR DRIVE, PALATINE, ILLINOIS 60074

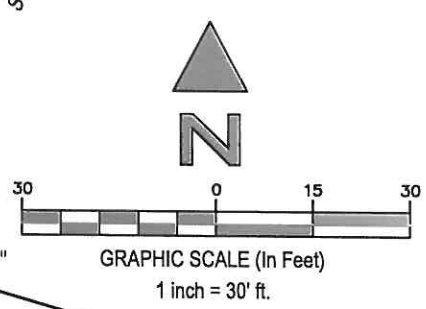
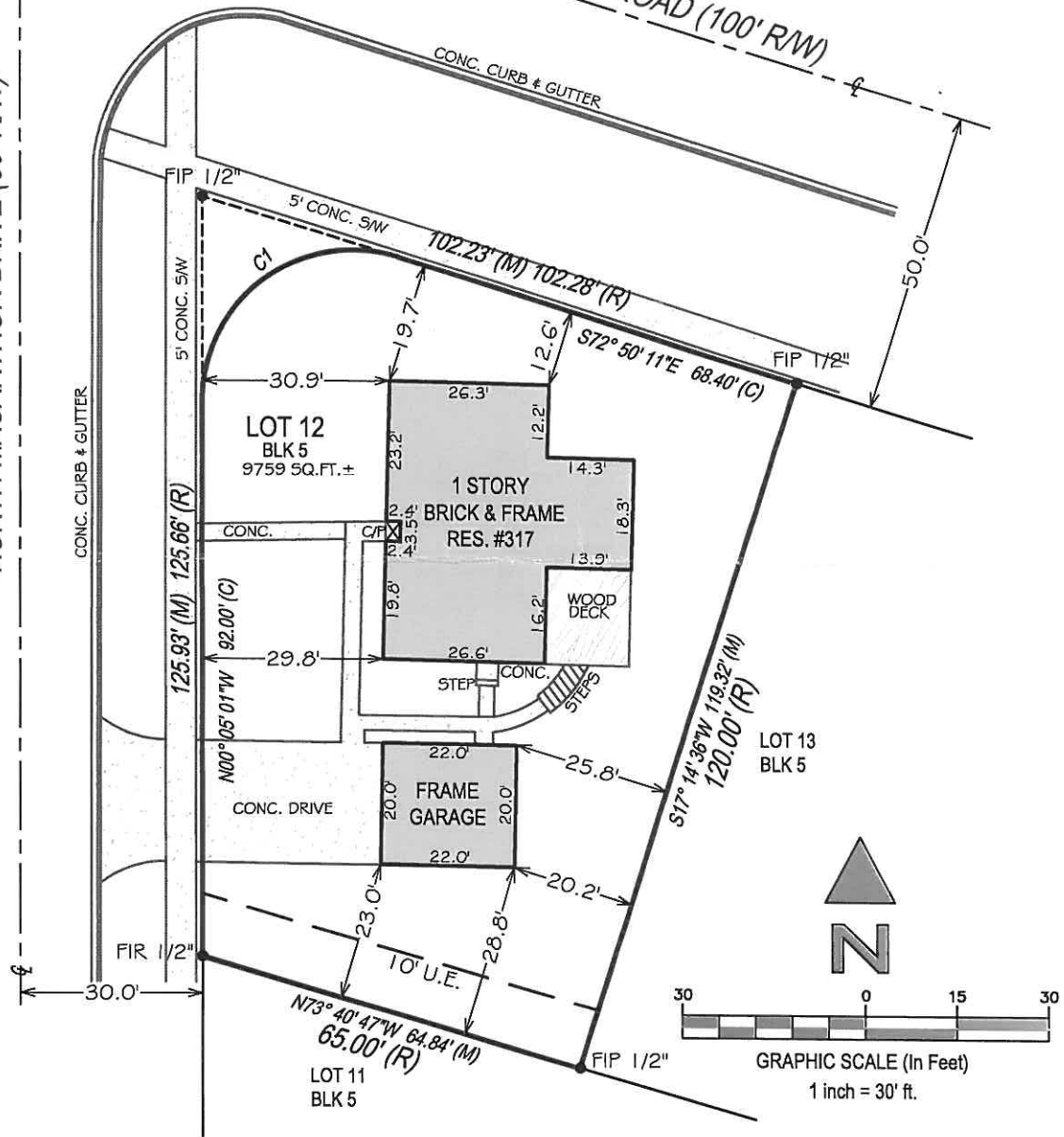
SURVEY NUMBER: IL2106.7130

21067130
BOUNDARY SURVEY
COOK COUNTY

C1
R= 25.00'(C)
L= 46.80'(C)
Δ= 107°14'50"(R&C)
N53°30'27"E, 40.26'(R)
N53°32'24"E, 40.26'(C)

NORTH MACARTHUR DRIVE (60' RW)

EAST BALDWIN ROAD (100' RW)



STATE OF ILLINOIS }
COUNTY OF LASALLE } SS

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL THIS DATE HEREON.



ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2971
LICENSE EXPIRES 11/30/2022
EXACTA LAND SURVEYORS, LLC
PROFESSIONAL DESIGN FIRM 184008059-0008

POINTS OF INTEREST:
NONE VISIBLE

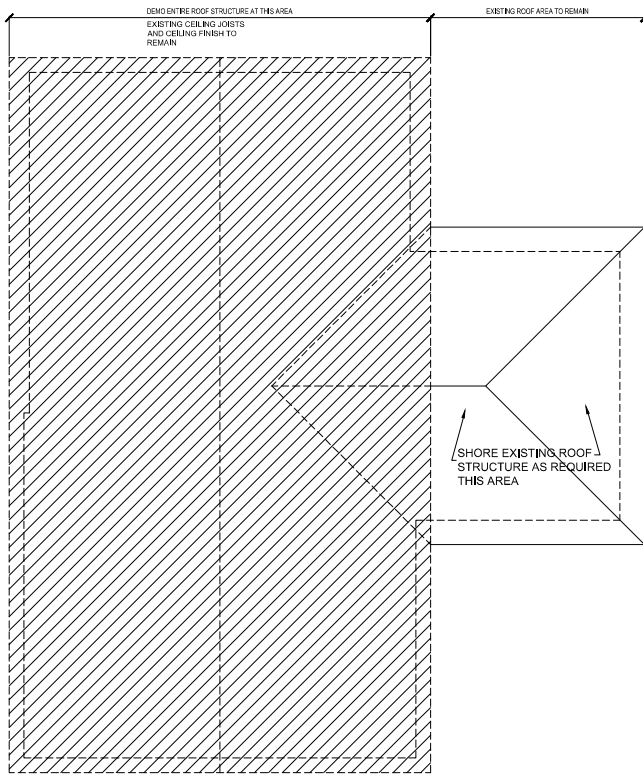


Exacta Land Surveyors, LLC
PLS# 184008059
o: 773.305.4011
316 East Jackson Street | Morris, IL 60450

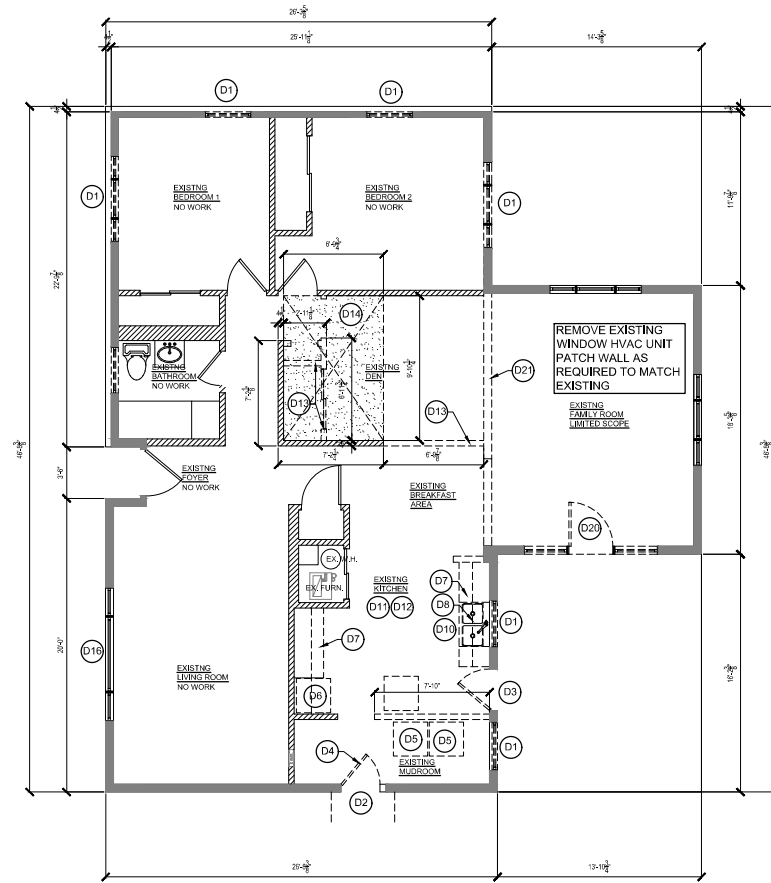


DATE OF SURVEY: 07/24/21
FIELD WORK DATE: 7/23/2021
REVISION DATE(S): (REV.0 7/24/2021)

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES



B EXISTING/DEMO ROOF PLAN
EX1.0 Scale: 1/4" = 1'-0"



A EXISTING/DEMO FIRST FLOOR PLAN
EX1.0 Scale: 1/4" = 1'-0"

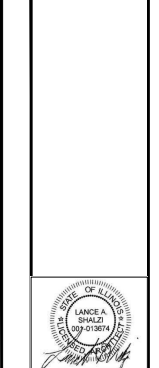


1 EXISTING RESIDENCE - PHOTO
EX1.0 Scale: 1/32"

LEGEND	
EXISTING EXTERIOR WALL TO REMAIN	[Symbol: Solid line]
EXISTING INTERIOR PARTITION TO BE DEMOLISHED	[Symbol: Dashed line]
EXISTING INTERIOR PARTITION TO REMAIN	[Symbol: Hatched area]
EXISTING DOOR TO BE REMOVED	[Symbol: Door with slash]
EXISTING WINDOW TO BE REMOVED	[Symbol: Window with slash]
EXISTING CLG FINISH TO BE REMOVED	[Symbol: Stippled area]
EXISTING HVAC SUPPLY	[Symbol: Arrow pointing out]
EXISTING HVAC RETURN	[Symbol: Arrow pointing in]
EXISTING RECESSED CANLIGHTS	[Symbol: Circle with center dot]
EXISTING SWITCH	[Symbol: Square with center dot]
EXISTING TO REMAIN	[Symbol: 'E' in circle]
EXISTING TO BE RELOCATED	[Symbol: 'REL' in circle]
EXISTING TO BE REMOVED	[Symbol: 'R' in circle]
EXISTING TO BE REWORKED	[Symbol: 'R' in circle]

DEMOLITION NOTES

- (D1) DEMO EXISTING WINDOWS AT FIRST FLOOR. VERIFY EXISTING ROUGH OPENINGS PRIOR TO ORDERING NEW WINDOWS.
- (D2) EXISTING DOOR OPENING TO BE ENLARGED. NEW HEADER REQUIRED. SEE NEW FIRST FLOOR PLAN FOR SIZE.
- (D3) REMOVE EXISTING DOOR JAMB AND SILL. INFILL OPENING WITH TYPICAL EXTERIOR WALL CONSTRUCTION.
- (D4) REMOVE EXISTING EXTERIOR DOOR, JAMB AND SILL. SEE NOT "D2"
- (D5) EXISTING WASHER AND DRYER TO BE REMOVED SAVE FOR REUSE AT NEW LOCATION. SEE NEW SECOND FLOOR.
- (D6) EXISTING REFRIGERATOR TO BE REMOVED SAVE FOR REUSE.
- (D7) DEMO ALL EXISTING KITCHEN CABINETRY, COUNTERTOPS, DISCARD ALL DEBRIS.
- (D8) DEMO EXISTING SOFFIT AT KITCHEN
- (D9) REMOVE EXISTING RANGE. SAVE FOR REUSE.
- (D10) REMOVE EXISTING KITCHEN SINK, CAP ALL WASTE AND SUPPLY LINES IN SAME LOCATION.
- (D11) KILL ALL EXISTING ELECTRICAL DEVICES AT KITCHEN. DEMO ALL EXISTING LIGHTING FIXTURES. VERIFY WITH HOMEOWNER IF LIGHTING FIXTURES ARE TO BE SAVED.
- (D12) DEMO EXISTING FLOOR FINISH AT KITCHEN SUBFLOOR TO REMAIN.
- (D13) DEMO EXISTING PARTITIONS AT DIMENSIONS SHOWN.
- (D14) REMOVE EXISTING CEILING FINISH AT THIS AREA. SAWCUT EXISTING CEILING JOISTS TO ALLOW FOR NEW STAIR OPENING TO SECOND FLOOR.
- (D15) REMOVE EXISTING SIDING FROM ENTIRE PERIMETER OF RESIDENCE. PREP FOR NEW VINYL SIDING
- (D16) THIS WINDOW UNIT TO BE REPLACED
- (D17) EXISTING PLUMBING VENT TO BE EXTENDED UP THROUGH NEW ROOF STRUCTURE
- (D18) DEMO EXISTING KITCHEN HOOD EXHAUST
- (D19) REMOVE EXISTING MASONRY CHIMNEY CAP. EXTEND EXISTING CHIMNEY UP THROUGH NEW ROOF STRUCTURE
- (D20) REMOVE AND REPLACE EXISTING PATIO DOOR.
- (D21) DEMO EXISTING INTERIOR BEARING WALL

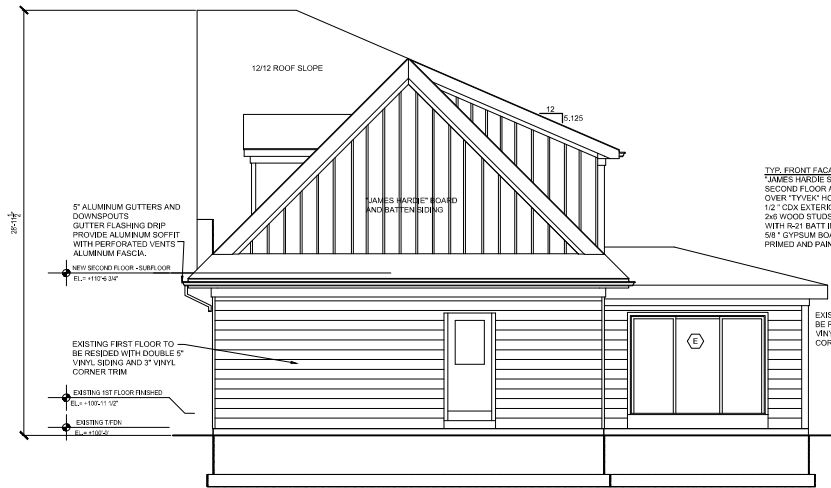


PROJECT: NEW ADDITION TO:
317 MACARTHUR DRIVE
PALATINE, ILLINOIS

1	

DRAWN BY: LAS
DATE: JUNE 7, 2025
CHECKED: LAS
PROJECT NO.: 00725
APPROVED BY: LAS

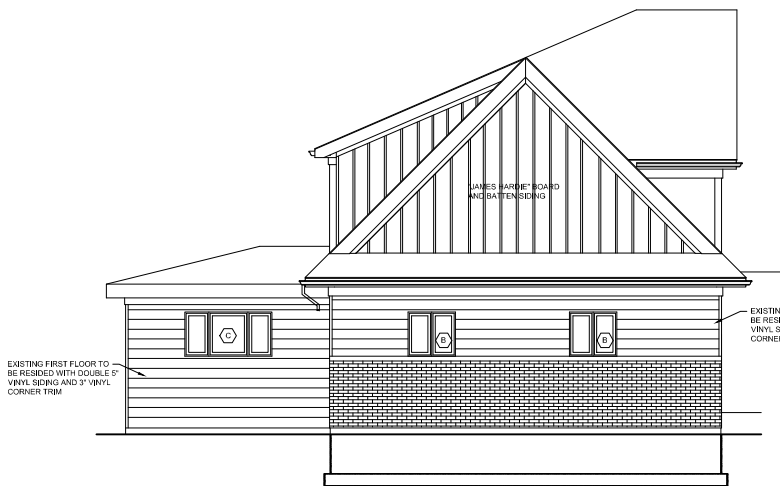
SHEET NO. EX1.0



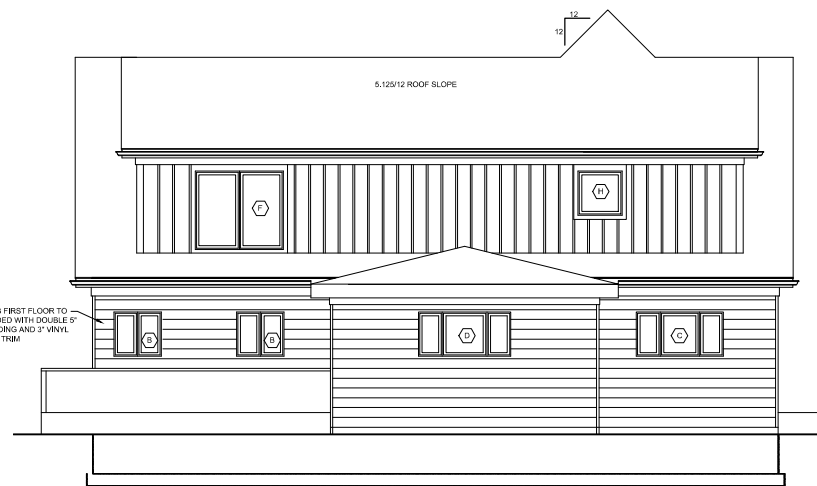
2 RIGHT SIDE ELEVATION
A2.0 Scale: 1/4" = 1'-0"



1 FRONT ELEVATION
A2.0 Scale: 1/4" = 1'-0"



4 LEFT SIDE ELEVATION
A2.0 Scale: 1/4" = 1'-0"



3 REAR ELEVATION
A2.0 Scale: 1/4" = 1'-0"



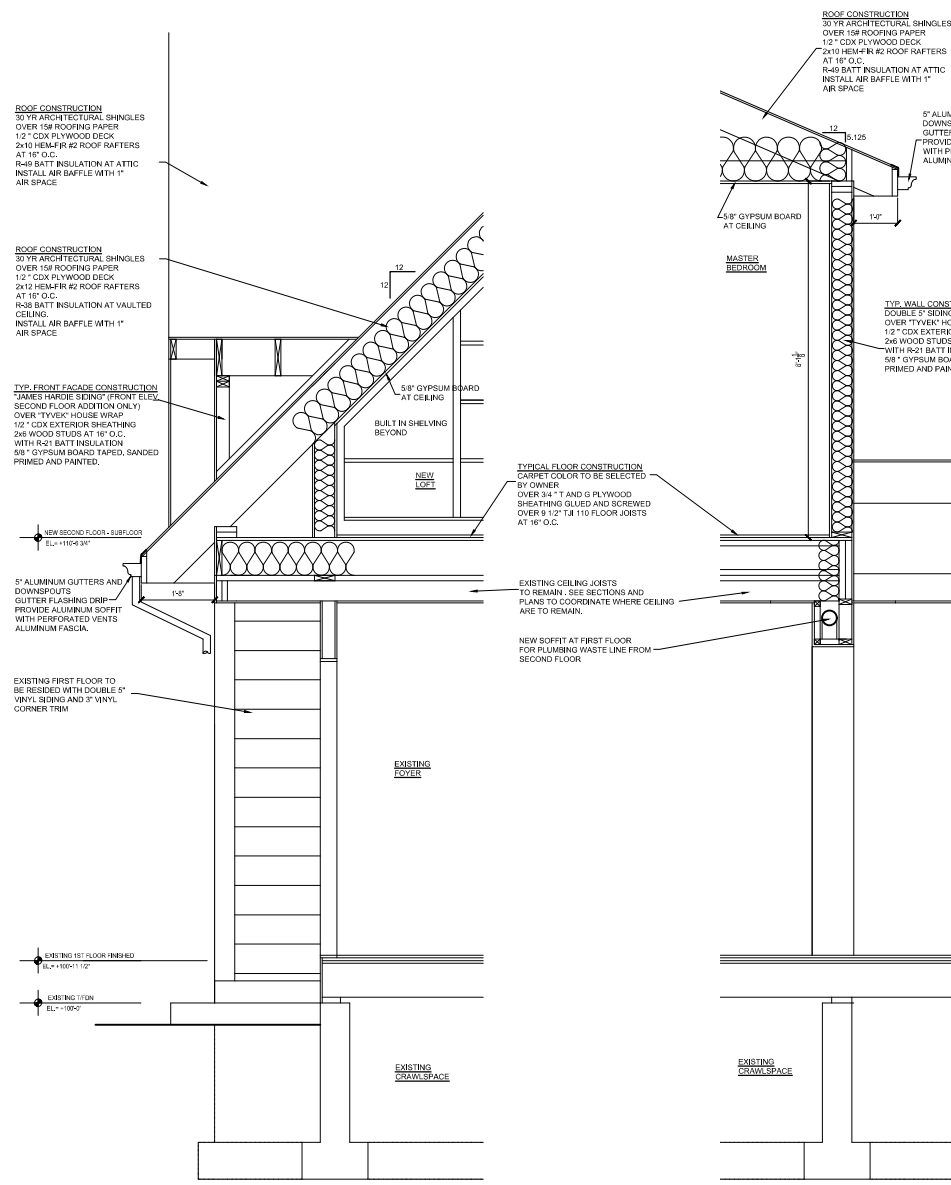
EXPIRATION
11-30-2026

PROJECT:
NEW ADDITION TO:
317 MACARTHUR DRIVE
PALATINE, ILLINOIS

1	

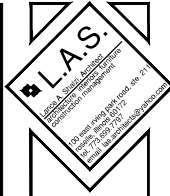
DRAWN BY: LAS
DATE: JUNE 7, 2025
CHECKED: LAS
PROJECT NO.: 00725
APPROVED BY: LAS

SHEET NO.
A2.0



2 WALL SECTION
 A4.0 Scale: 3/4" = 1'-0"

1 WALL SECTION
 A4.0 Scale: 3/4" = 1'-0"



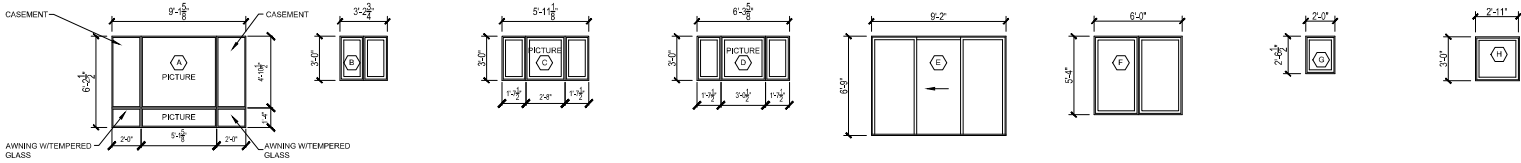
EXPIRATION
 11-30-2026

PROJECT:
 NEW ADDITION TO:
 317 MACARTHUR DRIVE
 PALATINE, ILLINOIS

1	

DRAWN
 BY: L.A.S.
 DATE: JUNE 7, 2025
 CHECKED: L.A.S.
 PROJECT
 NO.: 00725
 APPROVED
 BY: L.A.S.

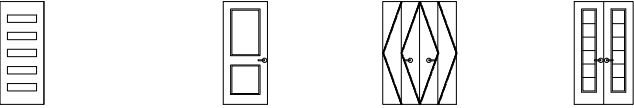
SHEET NO.
A4.0



CASEMENT/PICTURE/CASEMENT 1 VINYL WINDOW - TEMPERED GLASS
 CASEMENT 2 VINYL WINDOW - TEMPERED GLASS
 CASEMENT/PICTURE/CASEMENT 3 VINYL WINDOW
 CASEMENT/PICTURE/CASEMENT 4 VINYL WINDOW
 SLIDING GLASS DOOR 5 VINYL
 CASEMENT 6 VINYL WINDOW
 PICTURE 7 VINYL WINDOW
 AWNING 8 VINYL WINDOW

WINDOW TYPES

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



NEW ENTRY DOOR 1 THERMA-TRU FIBERGLASS PREHUNG
 NEW INTERIOR DOOR 2 1 3/8" THICK HOLLOW CORE WOOD DOOR W/ WOOD FRAME
 BI-FOLD INTERIOR DOOR 3 1 3/8" THICK SOLID CORE WOOD DOOR W/ HOLLOW METAL FRAME
 FRENCH INTERIOR DOOR 4 1 3/8" THICK SOLID CORE WOOD DOOR PREHUNG

DOOR TYPES

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

MARK	QUANTITY	FRONT SW - W/WH	FIELD W/WH	SID - W/WH	MANUFACTURER	UNIT	REMARKS
A	1	9'-0" x 6'-2" 1/2"	FIELD VERIFY	N/A	CLIMATEGUARD - ULTRAVIEW	SEE WINDOW ELEVATIONS FOR SIZES	COMBINATION - CASEMENTS/PICTURE/AWNING - SEE ELEVATIONS
B	3	2'-0" x 2'-0"	FIELD VERIFY	N/A	CLIMATEGUARD - ULTRAVIEW	SEE WINDOW ELEVATIONS FOR SIZES	CASEMENT - 2 WIDE
C	3	9'-11" 1/8" x 3'-0"	FIELD VERIFY	N/A	CLIMATEGUARD - ULTRAVIEW	SEE WINDOW ELEVATIONS FOR SIZES	COMBINATION - CASEMENT/PICTURE/CASEMENT - SEE ELEVATIONS
D	1	6'-3" 5/8" x 3'-0"	FIELD VERIFY	N/A	CLIMATEGUARD - ULTRAVIEW	SEE WINDOW ELEVATIONS FOR SIZES	COMBINATION - CASEMENT/PICTURE/CASEMENT - SEE ELEVATIONS
E	1	9'-2" x 6'-0"	FIELD VERIFY	N/A	CLIMATEGUARD - ULTRAVIEW	SEE WINDOW ELEVATIONS FOR SIZES	SLIDING GLASS DOOR - SEE ELEVATIONS
F	2	6'-0" x 5'-4"	FIELD VERIFY	N/A	CLIMATEGUARD - ULTRAVIEW	SEE WINDOW ELEVATIONS FOR SIZES	CASEMENT - 2 WIDE
G	2	2'-0" x 4'-0"	FIELD VERIFY	N/A	CLIMATEGUARD - ULTRAVIEW	SEE WINDOW ELEVATIONS FOR SIZES	PICTURE
H	1	4'-0" 3/4" x 4'-0" 1/2"	FIELD VERIFY	N/A	CLIMATEGUARD - ULTRAVIEW	SEE WINDOW ELEVATIONS FOR SIZES	AWNING

NOTE:
 FIELD MEASURE ALL EXISTING WINDOW OPENINGS PRIOR TO ORDERING.
 ALL WINDOWS TO HAVE A MINIMUM "U" FACTOR OF .30
 GLASS TO BE "ISHIELD" UFACTOR .27
 ALL WINDOW COLOR TO BE - BLACK

DOOR SCHEDULE

MARK	TYPE	QUANTITY	WIDTH	HEIGHT	THICKNESS	FINISH	SWING	HARDWARE	LABEL	REMARKS
A	1	1	3'-0"	6'-0"	1 3/4"	FIBERGLASS	SEE PLAN	1	-	SIDE ENTRY DOOR - THERMA-TRU - WHITE
B	-	-	-	-	-	EXISTING	EXISTING	EXISTING	-	EXISTING TO REMAIN
C	3	1	6'-0"	6'-0"	1 3/8"	MASONITE	BI-FOLD	8	-	BI-FOLD MASONITE PAINT GRADE - WHITE
D	3	2	5'-0"	6'-0"	1 3/8"	MASONITE	BI-FOLD	8	-	BI-FOLD MASONITE PAINT GRADE - WHITE
E	2	2	2'-0"	6'-0"	1 3/8"	MASONITE	SEE PLAN	2	-	BI-FOLD MASONITE PAINT GRADE - WHITE
F	2	1	2'-0"	6'-0"	1 3/8"	MASONITE	SEE PLAN	3	-	BI-FOLD MASONITE PAINT GRADE - WHITE
G	2	1	2'-0"	6'-0"	1 3/8"	MASONITE	SEE PLAN	2	-	BI-FOLD MASONITE PAINT GRADE - WHITE
H	4	1	4'-0"	6'-0"	1 3/8"	WOOD	SEE PLAN	3	-	FRENCH SWING WOOD PAINT GRADE - WHITE

DOOR NOTES

- ALL INTERIOR DOORS TO BE "MASONITE" TWO PANEL PAINT GRADE HOLLOW CORE DOORS UNLESS NOTED OTHERWISE
- SEE PLANS FOR MARK, LOCATIONS AND SWINGS AS SHOWN.
- ALL INTERIOR DOORS TO BE 6'-0" UNLESS NOTED OTHERWISE, VERIFY ALL SIZES IN FIELD.
- FRONT ENTRY DOOR SHALL BE SOLID CORE WOOD 1 3/4" THICK THERMA-TRU
- ALL INTERIOR SWING DOORS 1 3/8" THICK HOLLOW CORE. ALL BI-FOLD DOORS TO BE 1 3/8" THICK HOLLOW CORE.
- ALL DOOR GLAZING SHALL BE TEMPERED (IF PROVIDED).

GENERAL NOTES

- CONTRACTOR MUST VERIFY ALL ROUGH OPENINGS DIMENSIONS, WITH DOOR AND WINDOW MANUFACTURERS PRIOR TO INSTALLATION
- CONTRACTOR MUST PROVIDE "B" LABEL DOORS WHERE NOTED. REFER TO PLANS
- FINAL DOOR AND WINDOW DESIGN, COLOR, AND HARDWARE TO BE SELECTED BY OWNER.

HARDWARE NOTES

- FRONT ENTRY DOOR TO HAVE HEAVY DUTY HINGES
- ALL BATHROOM DOORS TO HAVE PRIVACY LOCKS
- ALL BI-FOLD DOORS TO HAVE HEAVY DUTY TRACKS
- COORDINATE ALL KEYING WITH OWNER

HARDWARE SCHEDULE

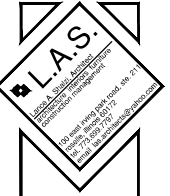
- KEYED ENTRY WITH DEADBOLT
- PRIVACY
- PASSAGE
- BI-FOLD / SLIDER PULLS AND BI-FOLD / SLIDER TRACK HARDWARE
- KEYED ENTRY WITH PANIC HARDWARE SURFACE MOUNTED CLOSER
- KEYED LOCK ON OUTSIDE - PASSAGE ON INSIDE
- KEYED LOCK
- DUMMY LEVER
- RECESSED POCKET DOOR PULLLOCK

WINDOW NOTES

- WINDOW SUPPLIER TO VERIFY ALL OPENINGS IN FIELD PRIOR TO ORDERING OF WINDOW AND EXTERIOR DOORS.
- ALL WINDOWS TO BE VINYL W/ INSULATED GLASS
- ALL WINDOWS WITH GLASS BELOW 24" A.F.F. TO BE SUPPLIED WITH TEMPERED SAFETY GLASS
- WINDOW AND DOOR SUPPLIER OR MANUFACTURER TO VERIFY WITH GENERAL CONTRACTOR # WINDOWS REQUIRE EXTENDED JAMBS AND SILLS
- ALL OPERABLE WINDOWS AND DOORS TO HAVE REMOVABLE SCREENS CONFIRM W/OWNER
- WINDOW AND DOOR SUPPLIER OR MANUFACTURER TO VERIFY ALL FINISHES, HARDWARE AND COLORS WITH GENERAL CONTRACTOR AND OWNER
- TRANSOMS ABOVE DOOR UNITS, SIDE LIGHTS, GLASS SHOWER DOORS TO BE TEMPERED SAFETY GLASS.

FINISH NOTES

- ALL INTERIOR WALL & CEILING FINISHES SHALL BE CLASS 1, 0-25 FLAME SPREAD RATING
- ALL FLOOR COVERINGS SHALL HAVE A FLAME SPREAD RATING OF 75 OR BETTER.
- GENERAL CONTRACTOR TO REVIEW ALL INTERIOR FINISHES WITH OWNER PRIOR TO ORDERING MATERIAL.
- "DURCO" OR EQUAL CEMENT BOARD SHALL BE USED AROUND SHOWER AND TUB AREAS. ALL OTHER WET LOCATIONS, WATER RESISTANT GYPSUM BD. SHALL BE USED THROUGHOUT BATHROOM AREAS EXCEPT TUB, SHOWER AND WET AREAS.



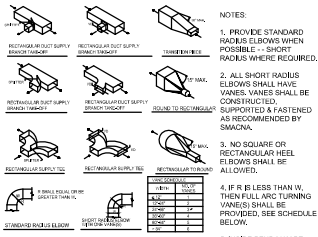
EXPIRATION 11-30-2026

PROJECT: NEW ADDITION TO: 317 MACARTHUR DRIVE PALATINE, ILLINOIS

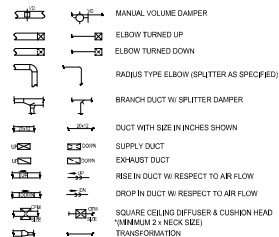
1	

DRAWN BY: LAS
 DATE: JUNE 7, 2025
 CHECKED: LAS
 PROJECT NO.: 00725
 APPROVED BY: LAS

SHEET NO. A5.0



1 TYPICAL DUCT DETAILS
M1.0 Scale: 1/2"



2 DUCT WORK SYMBOLS
M1.0 Scale: 1/2"

GENERAL MECHANICAL NOTES

- ALL WORK PERFORMED AND EQUIPMENT INSTALLED SHALL CONFORM TO ALL APPLICABLE VILLAGE OF PALATINE CODES.
- OUTSIDE AIR INTAKES SHALL BE 10'-0" ABOVE GRADE AND A MINIMUM OF 15'-0" FROM ALL EXHAUST AIR AND SOURCES OF CONTAMINATION. MAXIMUM VELOCITY THROUGH OUTSIDE AIR INTAKE LOUVERS AND DUCTWORK SHALL NOT EXCEED 1000 FPM.
- ALL NEW DUCTWORK SHALL BE FABRICATED OF PRIME FIRST QUALITY GALVANIZED SHEET METAL UNLESS NOTED OTHERWISE. GAUGES OF METAL, SPACING, ETC. SHALL CONFORM TO THE LATEST EDITION OF ASHRAE CONSTRUCTION STANDARDS FOR DUCTWORK CONSTRUCTION.
- SUPPLY AIR AND RETURN AIR FAN MOTORS EXPOSED TO DUCTED AIR STREAM SHALL HAVE TOTALLY ENCLOSED MOTORS.
- SUPPLY AIR AND RETURN AIR FAN MOTORS EXPOSED TO DUCTED AIR STREAM SHALL HAVE TOTALLY ENCLOSED MOTORS.
- THE MAXIMUM SOUND PRESSURE LEVEL - "A" SCALE LEVELS AT THE PROPERTY LINE BORDERING RESIDENTIAL AREAS SHALL NOT EXCEED 50 (B) (A) FOR HVAC EQUIPMENT.
- THE MAXIMUM SOUND PRESSURE LEVEL - "A" SCALE LEVELS AT THE PROPERTY LINE BORDERING BUSINESS-COMMERCIAL AREAS SHALL NOT EXCEED 35 (B) (A) FOR HVAC EQUIPMENT.
- COPPER TUBING MAY BE TYPE ADR OR TYPE "K" UNLESS THE PRESSURE EXCEEDS THE RATED CAPACITY OF THE TUBING. ALL DEVICES AND TUBING TO BE BRAZED.
- CONTRACTOR SHALL PROVIDE PRESSURE RELIEF VALVE AHEAD OF ANY STOP VALVE ON HIGH PRESSURE SIDE OF SYSTEM.
- CONTRACTOR SHALL REMOVE OUTSIDE AIR STREAM EXPANSION AND ALL CONNECTION.
- PROVIDE HUMIDIFYING DEVICE TO FURNACE
- PROVIDE LOCKING TYPE DAMPERS.
- ALL REGISTERS ARE 12"x24" UNLESS OTHERWISE SPECIFIED.
- PROVIDE CARBON MONOXIDE DETECTOR 3'-0" WITHIN HEATING UNIT.
- HEATING UNIT CAPABLE OF HEATING WHEN OUTSIDE TEMP IS 10° TO 70° F.
- 3/8" SAFETY VALVE TO BE INSTALLED ON HIGH SIDE OF SYSTEM UPSTREAM FROM ANY LIQUID LINE STOP VALVE.
- REMOVE EXPANSION VALVE DEVICES FROM THE AIR STREAM.
- ALL FLOOR REGISTERS NOT TO EXCEED 9" FROM WALL.

NOTES:

- EACH UNIT MUST BE PROVIDED WITH PROGRAMMABLE THERMOSTAT.
- CONTRACTOR TO VERIFY VOLTAGE PRIOR TO ORDER OF EQUIP. AND COORDINATE WITH ELECTRICAL CONTRACTOR.
- EACH UNIT MUST BE PIPED W/ LOW PRESSURE NATURAL GAS PIPE SCHEDULE 40 BLACK STEEL PIPE.

NOTE:
NATURAL GAS DISTRIBUTION PIPING SHALL BE SCHEDULE 40 BLACK PIPE WITH 150# MALLEABLE IRON FITTINGS. GAS PIPING LARGER THAN 2" INSIDE DIAMETER OR CARRYING MORE THAN 5 PSIG SHALL BE SCHEDULE 40 WELDED BLACK PIPE WITH STANDARD WELD FITTINGS.

GENERAL H.V.A.C. AND PLUMBING NOTES

MECHANICAL & PLUMBING WORK TO BE PERFORMED ON A DESIGN-BUILD BASIS

ALL WORK PERFORMED SHALL BE PROVIDED IN A CRAFTSMAN LIKE MANNER. CRAFTSMAN SHALL COME FROM AN STATE APPROVED ACCEPTABLE APPRENTICESHIP PROGRAM REGULATED BY ALL CURRENT STATE LAWS.

THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE COMPLETE DESIGN, ENGINEERING AND INSTALLATION OF THE H.V.A.C. & PLUMB. SYSTEMS AND EQUIPMENT AND SHALL WARRANTY TO THE OWNER THAT SUCH WORK SHALL ADEQUATELY MEET THE NEEDS AND THE REQUIREMENTS OF THE OWNER AND OF THE PROJECT AS PLANNED AND ITS INTENDED USES AS WELL AS COMPLY, COMPLETELY WITH ALL APPLICABLE CODES, ORDINANCES, AND GOVERNING REGULATIONS. IN NO WAY SHALL A DESIGN-BUILD ARRANGEMENT LIMIT THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLETE HIS OR HER OBLIGATIONS TO MEET SUCH NEEDS AND REQUIREMENTS.

GENERAL CONTRACTOR SHALL REVIEW LOCATION OF ALL REGISTERS, VENTS, EXHAUST FANS AND LOUVERS IN FIELD WITH MECHANICAL CONTRACTOR, PRIOR TO ANY MECHANICAL WORK.

PLUMB. CONTRACTOR IS FULLY RESPONSIBLE FOR ANY PENETRATIONS THROUGH BRICK, CONC., FOUNDATION WALLS, ETC., CORING IS THE APPROVED PROCEDURE.

SYMBOL LEGEND

- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- THERMOSTAT

MECHANICAL NOTES FOR HIGH EFFICIENCY UNITS:

WHERE LOCATED ADJACENT TO WALKWAYS, THE TERMINATOR OF MECHANICAL DRAFT SYSTEMS SHALL BE NO LESS THAN 7 FEET (2134MM) ABOVE THE LEVEL OF THE WALKWAY.

VENTS SHALL TERMINATE AT LEAST 3 FEET (914MM) ABOVE ANY FORCED AIR INLET LOCATED WITHIN 10 FEET (3048MM).

THE VENT SYSTEM SHALL TERMINATE AT LEAST 4 FEET (1219MM) BELOW, 4 FEET (1219MM) HORIZONTALLY FROM OR 1 FOOT (304MM) ABOVE ANY DOOR, WINDOW OR GRAVITY AIR INLET INTO THE BUILDING.

LIGHT & VENT SCHEDULE

NAME	AREA	ORDINANCE REQUIRED				PROVIDED				EXH. UNIT NO.	FURN. UNIT NO.	HEAT LOSS	REMARKS
		NAT. LT. & VT. AREA	MECH. VENT.	NAT. LT. & VT. AREA	MECH. VENT.	NAT. LT. & VT. AREA	MECH. VENT.	NAT. LT. & VT. AREA	MECH. VENT.				
		LT. (SQ. FT.)	VT. (SQ. FT.)	CFM SUP.	CFM EXH.	GL. AREA	VT. AREA	CFM SUP.	CFM EXH.				
EXISTING FIRST FLOOR-NO CHANGE	1487	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	-	EX. FURN 1	89915	
SECOND FLOOR													
NEW MASTER BEDROOM	200	18	8	200	200	25.4	25.4	200	200	-	NEW FURN 2	9000	
NEW MASTER BATHROOM	86.2	N/A	N/A	80	100	-	-	100	100	TEF 1	NEW FURN 2	3879	
NEW POWDER ROOM	48.8	N/A	N/A	50	70	-	-	70	70	EXISTING	EX. FURN 2	2196	
NEW LOFT	316	25.3	12.6	300	300	26.4	26.4	400	400	-	NEW FURN 2	14175	
TOTAL	2137			630				770	770			56165	

GAS FIRED FURANCE SCHEDULE

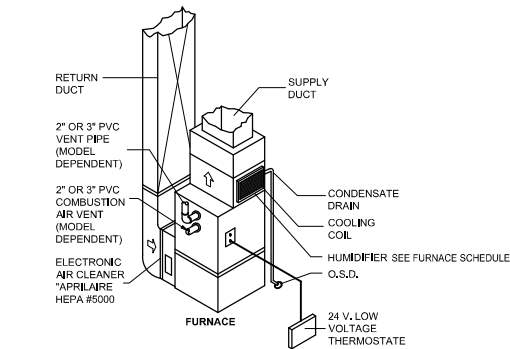
AMOUNT OF UNITS	UNIT #	SERVICE	CFM	ESP	FAN HP	HEATING BTU/HR		COOLING BTU/HR		REMARKS
						INPUT	OUTPUT	INPUT	OUTPUT	
1	EX. FURN-1	EX. FIRST FLOOR	-	-	-	-	-	-	-	EXISTING FURNACE - NO CHANGE
1	NEW FURN-2	NEW SECOND FLOOR	1000	.12	1/2	48,000	46,000	-	-	NEW FURNACE AMERICAN STANDARD #90X1800X1800 15PSIG HEATING AFUE 96.2% GAS VALVE TECHNOLOGY SINGLE STAGE 16 QWTS MOTOR TYPE MULTISPEED 60 MHZ 57.6 MBH OUTPUT, 1300 CFM AT 1" ESP

REFRIGERATION SCHEDULE

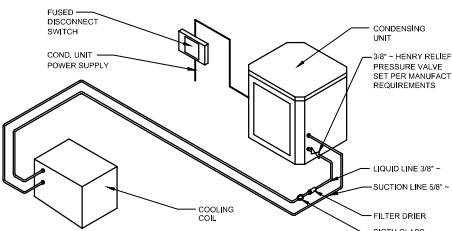
UNIT AMOUNT	UNIT #	% COMP.	COILTYPE	COMP HP	REFRIGERANT	W/ REF.	REMOTE	SELF CONT.	LOCATION	AIR COOLED	WATER COOLED	REMARKS
1	EX. COIL	1	-	-	-	-	YES	-	GROUND	YES	-	EXISTING FIELD VERIFY CAPACITY AND SIZE
1	NEW COIL	1	-	-	-	-	YES	-	GROUND	YES	-	EXISTING FIELD VERIFY CAPACITY AND SIZE

EXHAUST FAN SCHEDULE

UNIT #	LOCATION	MANF.	CFM	MODEL #	REMARKS
TEP-1	BATH 1	"BROAN"	70		ULTRA SILENT SERIES FAN WITH LIGHT VENT THRU ROOF
TEP-2	BATH 2, AND MUDROOM	"BROAN"	70	DTX020FL1	ULTRA SILENT SERIES FAN ONLY VENT THRU ROOF
TEP-3	MASTER BATHROOM	"BROAN"	100		VENT THRU ROOF
KEP-4	KITCHEN	EX.			EXISTING - NO CHANGE



3 FURNACE DETAIL
M1.0 Scale: 1/2"



5 AC DIAGRAM
M1.0 Scale: 1/2"



EXPIRATION 11-30-2026

PROJECT: NEW ADDITION TO: 317 MACARTHUR DRIVE PALATINE, ILLINOIS

DRAWN BY: LAS
DATE: JUNE 7, 2025
CHECKED: LAS
PROJECT NO.: 00725
APPROVED BY: LAS

SHEET NO. M1.0

PUBLIC NOTICE

A Public Hearing will be held before the Village of Palatine Planning and Zoning Commission on Tuesday, January 13, 2026 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 front yard setback of 12 feet, instead of the minimum required front yard setback of 30 feet in the R-2 zoning district.

The property is commonly known as 317 N. Mac Arthur Drive.

The Petitioner is proposing to construct a second story addition to the existing one-story residence. The addition does not further the existing setbacks, as the existing one-story building is currently setback 12 feet from the front lot line along Baldwin Road.

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

FILE #: SU-000233-2025

VILLAGE OF PALATINE

Jan Wood, Chair
Palatine Planning and Zoning Commission

PUBLIC NOTICE

A Public Hearing will be held before the Village of Palatine Planning and Zoning Commission on Tuesday, January 13, 2026 at 7 P.M. 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 front yard setback of 12 feet, instead of the minimum required front yard setback of 30 feet in the R-2 zoning district.

The property is commonly known as 317 N. Mac Arthur Drive.

The Petitioner is proposing to construct a second story addition to the existing one-story residence. The addition does not further the existing setbacks, as the existing one-story building is currently setback 12 feet from the front lot line along Baldwin Road.

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

FILE #: SU-000233-2025 VILLAGE OF PALATINE

Jan Wood, Chair

Palatine Planning and Zoning Commission

Published in Daily Herald, Dec. 29, 2025 (317170)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights, Cook County, State of Illinois, and has been in general circulation daily throughout Cook County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **Northwest Suburbs DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 12/29/2025 in said **Northwest Suburbs DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY _____

Designee of the Publisher of the Daily Herald

Control # 317170

