VILLAGE OF PALATINE

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

VILLAGE COUNCIL & COMMITTEE OF THE WHOLE

MINUTES

JUNE 5, 2023

Regular Meeting **7:00 PM**

I. ROLL CALL – Time: 7:00 PM

Attendee Name	Title	Status	Arrived
Jim Schwantz	Mayor	Present	
Tim Millar	District 1 Councilman	Present	
Scott Lamerand	District 2 Councilman	Present	
Doug Myslinski	District 3 Councilman	Present	
Greg Solberg	District 4 Councilman	Present	
Kollin Kozlowski	District 5 Councilman	Late	7:02 PM
Brad Helms	District 6 Councilman	Present	

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

II. PLEDGE TO THE FLAG – Time: 7:00 PM

Mayor Schwantz invited everyone to stand and join him in the Pledge to the Flag.

III. APPROVAL OF MINUTES – Time: 7:00 PM

1. Village Council & Committee of the Whole - Regular Meeting - May 15, 2023 - **Accepted**

RESULT:	**ACCEPTED [UNANIMOUS]**
MOVER:	Doug Myslinski, District 3 Councilman
SECONDER:	Tim Millar, District 1 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Helms

IV. MAYOR'S REPORT

1. Certificates of Recognition - Eagle Scouts **-**

   Mayor Schwantz, with Scoutmaster Steven Cox presented Certificates of Recognition to Scouts who recently earned the prestigious title of Eagle Scout:

   Troop 182: Scoutmaster Kevin D. Reidel; Aaron Hardy, William Shoults, Matthew Stepp.

   Troop 188 Scoutmaster Jennifer L. Tobin; Patrick Dix, Matthew Olin, Colin O'Donnell.

   Troop 209: Scoutmasters Mike Blanck and Eric Hildebrandt; Theo Bachmann, Joseph Nowakowski, Anthony Pluta, Grace Ziomek.

   Troop 461: Scoutmaster Steven L. Cox; Pranav Bottu, Connor Cox.

2. As Submitted **-**

   Mayor Schwantz announced upcoming events:

   Thursday, June 8 & Friday June 10: 10AM-10PM
   Downtown Palatine Business Association Sidewalk Sales
   Downtown Palatine

   Saturday, June 10: 8AM-12PM
   Electronics Recycling Event
   Palatine Township

   The Village issued 4 proclamations in May and one for June, including LGBTQ Pride Month. These proclamations were executed and placed on file with the Village Clerk for anyone to request.

V. RECESS TO THE COMMITTEE OF THE WHOLE – Time: 7:07 PM

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

RESULT:	**MOTION CARRIED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Brad Helms, District 6 Councilman
SECONDER:	Tim Millar, District 1 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Helms

VI. COMMITTEE OF THE WHOLE

A. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE

GREG SOLBERG, CHAIRMAN

1. Consider an Amendment to the Jaycees 2023 Hometown Fest Approval Dates to Allow the Carnival Vendor, Windy City Amusements, to Open Their Food, Game and Ride Operations One Day Prior to the Official Opening of Hometown Fest, Thursday, June 29, from 5 PM - 9 PM **- Approved by Voice Vote** (Council District: Six)

   Hometown Fest Co-Chair, Andy Namowicz explained the carnival vendor for the Jaycees' Hometown Fest, Windy City Amusements, is requesting to open one day prior, Thursday, June 29th, to operate their food, games and rides from 5PM - 9PM. There will be no beer or other vendors open on Thursday. Hometown Fest will open Friday, June 30 -Tuesday, July 4. Any requested overnight security from the Palatine Police Department will be billed and paid for by the Jaycees. Staff recommends approval.

RESULT:	**APPROVED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Brad Helms, District 6 Councilman
SECONDER:	Scott Lamerand, District 2 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

2. As Submitted **-**

   Nothing was submitted.

B. POLICE POLICY & CODE SERVICES COMMITTEE – Time: 7:10 PM

TIM MILLAR, CHAIRMAN

1. Consider an Ordinance Granting a Special Use to Permit a Car Wash at 2239 N. Rand Road **- Motion Carried by Voice Vote** (Council District: Three)

   Planning & Zoning Director Ben Vyverberg presented the Petitioner's request for a Special Use to demolish the existing structure on the property at 2239 N. Rand Road and redevelop the site with a drive-through touchless car wash “Zoomies Express Car Wash” with 27 bays of covered vacuums and car stacking space, with a cross access easement for the subject property for access to both Rand and Lake Cook Roads, connecting through the Patrick Hyundai access road. The Planning & Zoning Commission voted unanimously to approve the Special Use.

   Vyverberg commented on the wetland mitigation and landscaping.

   Alan Jacobs, 664 W Northwest Highway, noted on the renderings light, sound and environmental components. There will be no artificial light outside the property and they are well below decibel levels acceptable, and all plant-

based soaps are used.

Nick Spallone stated water is not recycled, much air is driven onto the system so low levels of water is actually used (75-85 gallons are used per car). Water from the reuse bad water in beginning of the wash, clean water for the rest of the wash. He stated it is a touchless wash, safe for all car surfaces.

RESULT:	**MOTION CARRIED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Doug Myslinski, District 3 Councilman
SECONDER:	Scott Lamerand, District 2 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

2. Consider an Ordinance Granting a Special Use to Permit an Addition to Encroach into the Required Side Yard Setback at 225 W. Kenilworth Avenue **- Motion Carried by Voice Vote** (Council District: Two)

   Planning & Zoning Director Ben Vyverberg presented the Petitioner's request for a Special Use to permit an addition to be set back 5 feet, from the side lot line (minimum required 10 feet) maintaining the existing 5.3-foot side yard setback for the legally non-conforming residence. A lot grading plan will be required during the building permit stage. The Planning & Zoning Commission voted unanimously to approve a Special Use and staff concurs.

RESULT:	**MOTION CARRIED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Doug Myslinski, District 3 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

3. Consider an Ordinance Granting a Special Use and Variation to Permit an Addition to Encroach into the Required Front Yard Setback and to Exceed Maximum Lot Coverage at 849 W. Kenilworth Avenue **- Motion Carried by Voice Vote** (Council District: One)

   Planning & Zoning Director Ben Vyverberg presented the Petitioner's request for a lot coverage Variation and a Special Use for a front yard setback reduction to permit a 2-story addition and covered porch along the front of the home, to be set back 20 feet from the front property line (minimum required 30 feet) and a Variation to permit lot coverage to be 48% (maximum permitted 45%). A formal engineering review will be done as part of the building permit process. Comparable relief was granted to the adjacent property at 879 W. Kenilworth Ave. In 2018 a Special Use was granted to permit the home to be set back 20 feet from the zoning front lot line off Crescent Avenue (minimum required 30 feet). The Planning and Zoning Commission voted unanimously to approve a Special Use and Variation, and staff concurs.

RESULT:	**MOTION CARRIED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Doug Myslinski, District 3 Councilman
SECONDER:	Scott Lamerand, District 2 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

4. Consider an Ordinance Amending Various Sections of the Village of Palatine Zoning Ordinance Related to Accessory Structures, Fences, and Above Ground Pools **- Motion Carried by Voice Vote**

   Planning & Zoning Director Ben Vyverberg presented the proposed text amendments eliminating some repetitive fencing code sections (Article VI - Accessory Structures Fences, and Accessory Uses) and clarifying above ground pools are not calculated into the accessory structure square footages, but are counted toward lot coverage. The fencing amendments would afford side yards abutting a street the same parameters permitted for front yard fencing. The amendments to the fencing Section 6.03 clarify the following: requirement that no fence shall interfere with the natural flow of stormwater; replacement of non-conforming fences must be a similar, or lower height, and style of openness; allow up to 20 feet of 3' high decorative fences in side yards abutting a street, which is similar to what is currently permitted in front yards. In Article X, there is a consistency update to amend accessory building to accessory structure. The Planning & Zoning Commission voted unanimously to approve the proposed text amendments and staff concurs.

   Vyverberg clarified details on decorative fences in response to Councilman Millar.

   Councilman Myslinski asked for clarification on the above ground pools.

RESULT:	**MOTION CARRIED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Jim Schwantz, Mayor
SECONDER:	Doug Myslinski, District 3 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

5. As Submitted **-**

   Nothing was submitted.

C. INFRASTRUCTURE & ENVIRONMENT COMMITTEE – Time: 7:07 PM

DOUG MYSLINSKI, CHAIRMAN

1. Consider a Motion to Award a Contract for the 2023 Water Main Replacement Contract 2 Project **- Approved by Voice Vote**

   Public Works Director Matt Barry reported the water mains will be replaced on Lytle Drive from Morris Drive to Flake Drive and near 500 North Plum Grove Road from Plum Grove Road to Brockway Street. Barry recommended

approving the low responsive and responsible bidder, Gerardi Sewer & Water Company of Addison, Illinois in the amount of $978,971.50.

RESULT:	**APPROVED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Greg Solberg, District 4 Councilman
SECONDER:	Kollin Kozlowski, District 5 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

2. Consider a Motion Authorizing the Village Manager to Execute a Proposal for Construction Engineering Services for the 2023 Water Main Replacement Contract 1, Contract 2, and Contract 3 Projects **- Approved by Voice Vote**

   Public Works Director Matt Barry reported that Doland Engineering completed the design and permitting for the Contract 1 Phase 1 project and demonstrated their ability to perform construction engineering on behalf of the Village in 2022 for water main replacement projects. Staff recommends Doland Engineering for Construction Engineering Services for the Water Main Replacement Contract 1 Phase 1, Contract 2, and Contract 3 Projects. Funding is available in the Water Fund of the 2023 Capital Improvement Program.

RESULT:	**APPROVED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Tim Millar, District 1 Councilman
SECONDER:	Jim Schwantz, Mayor
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

3. As Submitted **-**

   Nothing was submitted.

D. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE – Time: 7:28 PM

KOLLIN KOZLOWSKI, CHAIRMAN

1. As Submitted **-**

   Nothing was submitted.

E. BUSINESS FINANCE & BUDGET COMMITTEE – Time: 7:28 PM

SCOTT LAMERAND, CHAIRMAN

1. As Submitted **-**

   Nothing was submitted.

F. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE – Time: 7:28 PM

BRAD HELMS, CHAIRMAN

1. As Submitted **-**

VII. RECONVENE THE VILLAGE COUNCIL MEETING – Time: 7:28 PM

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

RESULT:	**MOTION CARRIED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Brad Helms, District 6 Councilman
SECONDER:	Tim Millar, District 1 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

VIII.CONSENT AGENDA

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

RESULT:	**ADOPTED BY ROLL CALL [UNANIMOUS]**
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Doug Myslinski, District 3 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

1. Consider a Motion to Approve 2023 Warrant #11 **- Approved**

2. Consider an Amendment to the Jaycees 2023 Hometown Fest Approval Dates to Allow the Carnival Vendor, Windy City Amusements, to Open Their Food, Game and Ride Operations One Day Prior to the Official Opening of Hometown Fest, Thursday, June 29, from 5 PM - 9 PM **- Approved** (Council District: Six)

3. Consider an Ordinance Granting a Special Use to Permit a Car Wash at 2239 N. Rand Road **- Approved** (Council District: Three)

   Ordinance #O-64-23

4. Consider an Ordinance Granting a Special Use to Permit an Addition to Encroach into the Required Side Yard Setback at 225 W. Kenilworth Avenue **- Approved** (Council District: Two)

   Ordinance #O-65-23

5. Consider an Ordinance Granting a Special Use and Variation to Permit an Addition to Encroach into the Required Front Yard Setback and to Exceed Maximum Lot Coverage at 849 W. Kenilworth Avenue **- Approved** (Council District: One)

   Ordinance #O-66-23

6. Consider an Ordinance Amending Various Sections of the Village of Palatine Zoning Ordinance Related to Accessory Structures, Fences, and Above Ground Pools **- Approved**

   Ordinance #O-67-23

7. Consider a Motion to Award a Contract for the 2023 Water Main Replacement Contract 2 Project **- Approved**

8. Consider a Motion Authorizing the Village Manager to Execute a Proposal for Construction Engineering Services for the 2023 Water Main Replacement Contract 1, Contract 2, and Contract 3 Projects **- Approved**

9. Ordinance Amending Chapter 07 - Fire Prevention & Protection **- Approved**

   Ordinance #O-68-23

IX. REPORTS OF STANDING COMMITTEE

A. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE

KOLLIN KOZLOWSKI, CHAIRMAN

1. As Submitted **-**

   No Report

B. BUSINESS FINANCE & BUDGET COMMITTEE

SCOTT LAMERAND, CHAIRMAN

1. As Submitted **-**

   No Report

C. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

BRAD HELMS, CHAIRMAN

1. As Submitted **-**

   No Report

D. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE

GREG SOLBERG, CHAIRMAN

1. As Submitted **-**

No Report

E. INFRASTRUCTURE & ENVIRONMENT COMMITTEE

DOUG MYSLINSKI, CHAIRMAN

1. As Submitted **-**

No Report

F. POLICE POLICY & CODE SERVICES COMMITTEE

TIM MILLAR, CHAIRMAN

1. As Submitted **-**

No Report

X. 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

XI. CLOSED SESSION AS REQUIRED – Time: 7:29 PM

No Closed Session requested.

XII. RECOGNITION OF AUDIENCE – Time: 7:30 PM

Roman Golash 418 E Juniper, asked for insights on the Bears pursuing Naperville.

XIII.ADJOURNMENT – Time: 7:30 PM

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

RESULT:	**MOTION CARRIED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Brad Helms, District 6 Councilman
SECONDER:	Tim Millar, District 1 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

SUBMITTED BY:

Margaret R. Duer
Village Clerk

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VILLAGE COUNCIL & COMMITTEE OF THE WHOLE

MINUTES

MAY 15, 2023

Regular Meeting **7:00 PM**

Minutes Acceptance: Minutes of May 15, 2023 7:00 PM (APPROVAL OF MINUTES)

I. ROLL CALL – Time: 7:00 PM

Attendee Name	Title	Status	Arrived
Jim Schwantz	Mayor	Present	
Tim Millar	District 1 Councilman	Present	
Scott Lamerand	District 2 Councilman	Present	
Doug Myslinski	District 3 Councilman	Present	
Greg Solberg	District 4 Councilman	Present	
Kollin Kozlowski	District 5 Councilman	Present	
Brad Helms	District 6 Councilman	Present	

Also Present:
Village Clerk Marg Duer, Village Manager Reid Ottesen, Village Attorney Nicholas Standiford, Director of Community Development Mike Jacobs, Director of Planning & Zoning Ben Vyverberg, Director of Public Works Matt Barry, Police Chief Dave Daigle, Fire Chief Patrick Gratzianna, IT Director Larry Schroth, Director of Finance Paul Mehring and Director of Human Resources Pam Jackson

II. PLEDGE TO THE FLAG

Mayor Schwantz invited everyone to stand and join him in the Pledge to the Flag.

III. APPROVAL OF MINUTES

1. Village Council & Committee of the Whole - Regular Meeting - May 8, 2023 - **Accepted**

RESULT:	**ACCEPTED [UNANIMOUS]**
MOVER:	Doug Myslinski, District 3 Councilman
SECONDER:	Kollin Kozlowski, District 5 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

IV. MAYOR'S REPORT

1. As Submitted -

Mayor Schwantz announced upcoming events:

Wednesday, May 17: 7:00 PM
"History of Palatine Fire Department"
Palatine Public Library

Friday, May 19: 5 AM - Noon
“Cop on a Rooftop” to support Special Olympics
Palatine Dunkin Donuts locations

Saturday, May 20: 9 AM - 1 PM
Kirk Market Place
Kirk School

Monday, May 29
Memorial Day
Village Offices are Closed

V. RECESS TO THE COMMITTEE OF THE WHOLE – Time: 7:01 PM

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

RESULT:	**MOTION CARRIED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Brad Helms, District 6 Councilman
SECONDER:	Scott Lamerand, District 2 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

VI. COMMITTEE OF THE WHOLE

A. POLICE POLICY & CODE SERVICES COMMITTEE – Time: 7:01 PM

TIM MILLAR, CHAIRMAN

1. Consider a Motion Granting Preliminary Planned Development Approval for a Single-Family Residential Development at 52 W. Colfax Street **- Approved by Voice Vote** (Council District: Six)

   Planning & Zoning Director Ben Vyverberg presented the petitioner's request for a revised Preliminary Planned Development of 3 single-family homes fronting on Brockway Street with the following changes:

1) The rear load garages, accessed through a shared driveway off Colfax Street;
2) 10' setback from the northern property line (with a landscaped buffer), approximately 37.5’ setback from the eastern property line (measured to the face of the rear load garage), 21’ setback from the southern property line (increased from 17' to preserve the tree at the south end of the property), and 15’ setback from the western (Brockway Street) property line (measured to the open front porch of each home); and

Minutes Acceptance: Minutes of May 15, 2023 7:00 PM (APPROVAL OF MINUTES)

3) 5' setbacks (10' between homes) for the interior side yards (the increased setbacks on the north and south ends of the development were achieved through reducing the interior setbacks between the proposed homes).

Staff believes the revised plans, adhering to the R-3 multi-family zone requirements, similar to the property to the south and west, address many of the concerns raised by residents. Staff recommends approval of the revised proposal.

In response to Councilman Millar, Vyverberg stated there is an existing fence on the east side, with landscaping planned for screening per Condition 6, and Village Manager Reid Ottesen agreed an HOA is in Condition 9. Ottesen added homeowners will take garbage cans to the curb as homeowners to the south do.

RESULT:	**APPROVED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Brad Helms, District 6 Councilman
SECONDER:	Greg Solberg, District 4 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

2. As Submitted **-**

Nothing was submitted.

B. INFRASTRUCTURE & ENVIRONMENT COMMITTEE – Time: 7:13 PM

DOUG MYSLINSKI, CHAIRMAN

1. Consider a Motion Approving a Water Service Agreement with White Oak Project Company, LC and Sabada IL LLC for Property at 21440 W. Lake Cook Road **- Approved by Voice Vote**

Village Manager Reid Ottesen reported the 2022 Deer Park Water Service Intergovernmental Agreement requires the end user to execute a Water Service Agreement with the Village of Palatine. A change of ownership of one of the office buildings already with a water allocation has necessitated the approval of a new water service agreement. The Village of Deer Park has allocated water to the property. Staff recommends approval.

RESULT:	**APPROVED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Tim Millar, District 1 Councilman
SECONDER:	Jim Schwantz, Mayor
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

2. As Submitted **-**

Nothing was submitted.

Minutes Acceptance: Minutes of May 15, 2023 7:00 PM (APPROVAL OF MINUTES)

C. BUSINESS FINANCE & BUDGET COMMITTEE – Time: 7:14 PM

SCOTT LAMERAND, CHAIRMAN

1. Consider an Ordinance Authorizing the Village Manager to Dispose of Excess Vehicles and Equipment **- Motion Carried by Voice Vote**

   Village Manager Reid Ottesen recommended adopting an ordinance directing staff to determine the appropriate auction method to receive best returns on the following equipment:

   two trailers, one road crack filler, one skid steer, one woodchipper, one sewer jetter, four pickup trucks, five SUVs, three heavy-duty dump trucks, and two one-ton dump trucks.

   The disposal of these items does not rely on purchases planned for later in this budget year. Ottesen added the road crack filler will not be replaced due to bidding out those projects at a cost savings to the Village.

RESULT:	**MOTION CARRIED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Jim Schwantz, Mayor
SECONDER:	Brad Helms, District 6 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

2. As Submitted **-**

   Nothing was submitted.

D. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE – Time: 7:16 PM

KOLLIN KOZLOWSKI, CHAIRMAN

1. Ordinance Amending Chapter 04 - Ambulance & Mobile Intensive Care Units, Chapter 07 - Fire Prevention & Protection, and Chapter 17 - Taxes **- Approved**

   Village Manager Reid Ottesen recommended approving an Ordinance Amending Chapters 4, 7, and 17:

- Chapter 4 has been deleted as Palatine no longer licenses private ambulances. Palatine's ambulances are licensed through the State of IL and EMS system.
- Chapter 7 has been updated to reflect updates to the International Fire Code, fireworks permitting process, best practices and general clean up.
- Chapter 17 has been updated to reflect Combining "Occupation & Service Occupation" as other municipalities in this area have; additions necessitated by the Municipal Cannabis Tax that had not been added to the Code previously; and other general clean-up to make language consistent between sections, which was also modeled on our municipal neighbors.

Minutes Acceptance: Minutes of May 15, 2023 7:00 PM (APPROVAL OF MINUTES)

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Doug Myslinski, District 3 Councilman
SECONDER:	Greg Solberg, District 4 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

2. As Submitted **-**

   Nothing was submitted.

E. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE – Time: 7:17 PM

BRAD HELMS, CHAIRMAN

1. As Submitted **-**

   Nothing was submitted.

F. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE – Time: 7:17 PM

GREG SOLBERG, CHAIRMAN

1. As Submitted **-**

   Nothing was submitted.

VII. RECONVENE THE VILLAGE COUNCIL MEETING – Time: 7:17 PM

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

RESULT:	**MOTION CARRIED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Brad Helms, District 6 Councilman
SECONDER:	Tim Millar, District 1 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

VIII.CONSENT AGENDA

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

Minutes Acceptance: Minutes of May 15, 2023 7:00 PM (APPROVAL OF MINUTES)

RESULT:	**ADOPTED BY ROLL CALL [UNANIMOUS]**
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Doug Myslinski, District 3 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

1. Consider a Motion Granting Preliminary Planned Development Approval for a Single-Family Residential Development at 52 W. Colfax Street **- Approved** (Council District: Six)

2. Consider a Motion Approving a Water Service Agreement with White Oak Project Company, LC and Sabada IL LLC for Property at 21440 W. Lake Cook Road **- Approved**

3. Consider an Ordinance Authorizing the Village Manager to Dispose of Excess Vehicles and Equipment **- Approved**

   Ordinance #O-62-23

4. Ordinance Amending Chapter 04 - Ambulance & Mobile Intensive Care Units, Chapter 07 - Fire Prevention & Protection, and Chapter 17 - Taxes **- Approved**

   Ordinance #O-63-23

5. Consider a Resolution Completing the Required One-Year Maintenance Period and Releasing the Security Deposit for Louise Lane Subdivision **- Adopted by Roll Call** (Council District: One)

   Resolution #R-16-23

6. Consider a Resolution Releasing the Security Deposits for the Pride of Palatine at 1400-1444 W. Algonquin Road **- Adopted by Roll Call** (Council District: Two)

   Resolution #R-17-23

7. Consider a Motion to Approve 2023 Warrant #10 **- Approved**

IX. REPORTS OF STANDING COMMITTEE

A. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE – Time: 7:18 PM

KOLLIN KOZLOWSKI, CHAIRMAN

1. As Submitted **-**

   No Report

Minutes Acceptance: Minutes of May 15, 2023 7:00 PM (APPROVAL OF MINUTES)

B. BUSINESS FINANCE & BUDGET COMMITTEE – Time: 7:18 PM

SCOTT LAMERAND, CHAIRMAN

1. As Submitted **-**

No Report

C. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE – Time: 7:18 PM

BRAD HELMS, CHAIRMAN

1. As Submitted **-**

No Report

D. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE – Time: 7:18 PM

GREG SOLBERG, CHAIRMAN

1. As Submitted **-**

No Report

E. INFRASTRUCTURE & ENVIRONMENT COMMITTEE – Time: 7:18 PM

DOUG MYSLINSKI, CHAIRMAN

1. As Submitted **-**

No Report

F. POLICE POLICY & CODE SERVICES COMMITTEE – Time: 7:18 PM

TIM MILLAR, CHAIRMAN

1. As Submitted **-**

No Report

X. REPORTS OF THE VILLAGE OFFICERS – Time: 7:18 PM

A. VILLAGE MANAGER

1. As Submitted **-**

No Report

Minutes Acceptance: Minutes of May 15, 2023 7:00 PM (APPROVAL OF MINUTES)

B. VILLAGE CLERK

1. As Submitted **-**

   No Report

C. VILLAGE ATTORNEY

1. As Submitted **-**

   No Report

XI. CLOSED SESSION AS REQUIRED

No Closed Session requested.

XII. RECOGNITION OF AUDIENCE – Time: 7:18 PM

No one came forward.

XIII.ADJOURNMENT – Time: 7:19 PM

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

RESULT:	**MOTION CARRIED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Brad Helms, District 6 Councilman
SECONDER:	Scott Lamerand, District 2 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

SUBMITTED BY:

Margaret R. Duer
Village Clerk

Minutes Acceptance: Minutes of May 15, 2023 7:00 PM (APPROVAL OF MINUTES)

Certificates of Recognition - Eagle Scouts

BACKGROUND:
The Rank of Eagle Scout is the highest honor a Scout can obtain. This rank, achieved by only 6% of all Scouts, has made over 2 million Eagle Scouts since its inception in 1912. The Rank of Eagle Scout is awarded to Scouts who consistently perform to the best of their personal ability, exceeding expectations at every step.

The following local Scouts are receiving Certificates of Recognition for attaining this prestigious honor during the past year:

Troop 182: Scoutmaster - Kevin D. Reidel
Aaron Hardy
Willian Shoults
Matthew Stepp

Troop 188: Scoutmaster Jennifer L. Tobin
Patrick Dix
Matthew Olin
Colin O'Donnell

Troop 209: Scoutmaster - Mike Blanck and Eric Hildebrandt
Theo Bachmann
Joseph Nowakowski
Anthony Pluta
Grace Ziomek

Troop 461: Scoutmaster Steven L. Cox
Pranav Bottu
Connor Cox

Consider an Amendment to the Jaycees 2023 Hometown Fest Approval Dates to Allow the Carnival Vendor, Windy City Amusements, to Open Their Food, Game and Ride Operations One Day Prior to the Official Opening of Hometown Fest, Thursday, June 29, from 5 PM - 9 PM

BACKGROUND:
The Palatine Jaycees are holding their annual Hometown Fest from Friday, June 30 - Tuesday, July 4, 2023. The carnival vendor, Windy City Amusements, is requesting to open one day prior, Thursday, June 29th, to operate their food, games and rides from 5PM - 9PM. The approved festival hours are as follows :

- Friday, June 30: 5PM - 10PM (Special Needs Carnival from 3 - 5PM)
- Saturday, July 1: Noon - Midnight (Parade at 11AM)
- Sunday, July 2: Noon - 10PM
- Monday, July 3: 3PM - Midnight (Fireworks at 9:30PM)
- Tuesday, July 4: Noon - 5PM

KEY ISSUES:
1. The Jaycees are requesting approval of the following:
   - Allow Windy City Amusements to open one day earlier, Thursday, June 29, 5PM - 9PM.
     - Only Windy City will open and operate their carnival rides, games and food.
     - Hometown Fest will not open until Friday, June 30. There will be no beer tent or any other vendors open on Thursday, June 29. Just the carnival operations.
   - Hometown Fest's opening day will remain on Friday, June 30.
   - Setup will remain as planned and begin Thursday, June 29 and tear down will start Tuesday afternoon on July 4th and conclude on Wednesday, July 5th.
   - Temporary closure of streets on Saturday, July 1 for the parade.
   - The proposed event hours are consistent with what was approved by the Palatine Park District at their December 13, 2022 Board Meeting.
2. Any requested overnight security from the Palatine Police Department will be billed and paid for by the Jaycees.

ALTERNATIVES:
1. Approve the request for Windy City Amusements to open one day early, Thursday, June 29, 5 PM - 9 PM to operate their food, games and rides.
2. Do not approve the request for Windy City Amusements to open one day early, Thursday, June 29, 5 PM - 9 PM to operate their food, games and rides.

RECOMMENDATION:
Staff recommends approval of the amended date for Windy City Amusements to open one day prior to Hometown Fest, Thursday, June 29, 5 PM - 9 PM.

ACTION REQUIRED:
A motion to approve the request for the amended date for Windy City Amusements to

open one day prior to Hometown Fest, Thursday, June 29, 5 PM - 9 PM subject to the conditions outlined above.

ATTACHMENTS:

- Hometown Fest Change of Date

RESULT:	**APPROVED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Brad Helms, District 6 Councilman
SECONDER:	Scott Lamerand, District 2 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

Susan Storelli

From: Zach Kulig <kulig.zach@gmail.com>
Sent: Wednesday, May 24, 2023 9:18 PM
To: Susan Storelli
Cc: Andrew Namowicz; Hometown Fest
Subject: Request to Open Carnival 1 Day Early for Hometown Fest

Caution: This is an external email, Please take care when clicking links or opening attachments. When in doubt, please talk with the sender or check with VOP IT

Hi Susan,

This email is to request permission to allow our Carnival vendor, Windy City Amusements, to open their food, game, and ride operations on June 29th, 1 day prior to the official opening of hometown fest. We request they have operations from 5pm to 9pm.

The carnival would be the only open portion of the event on June 29th as the bulk of the festival will still be in the process of being set up. I included a previous email from Cheryl Salerno from Windy City regarding the operations they would like to have open on Thursday.

Please let us know if you have any questions or need any additional information from us.

Thanks again,

Zach
Palatine Jaycees
Hometown Fest Chair

========== Forwarded message ==========
From: Cheryl Salerno <windycityinc@yahoo.com>
To: "Hometown Fest"<hometownfest@palatinejaycees.org>
Date: Tue, 23 May 2023 12:02:14 -0500
Subject: Re: Potentially Opening Carnival 6/29
========== Forwarded message ==========

Zach

Yes we were planning on selling food as well and that is probably how this all got started as the health Department lady called me and said that I had Thursday listed but the event does not start until Friday

I will let Tony see this email

Cheryl Salerno
Windy City Amusements Inc
630-443-4547

Attachment: Hometown Fest Change of Date (Jaycees 2023 Hometown Fest Amendment to Open One Day Earlier)

On Tuesday, May 23, 2023 at 11:50:56 AM CDT, Hometown Fest <hometownfest@palatinejaycees.org> wrote:

Hi Cheryl and Tony,

Tony, I apologize I was unable to connect with you last week. I was in the office, so it's harder for me to take and make calls. I've been emailing Susan Storelli again regarding your call to me last week to potentially open the carnival for rides on Thursday, 6/29. She is going to run this by the village manager to see if this would be possible.

Just so we are on the same page, you would want to operate just the carnival rides for 5-9pm as you stated in an earlier email, correct? Were you also expecting to be able to sell food? We ask as our serving permits do not kick in until 6/30. We'll hopefully have an answer for you soon regarding opening early as soon as we get more info from you.

Thanks again and stay well,

Zach
Palatine Jaycees
Hometown Fest Chair

Attachment: Hometown Fest Change of Date (Jaycees 2023 Hometown Fest Amendment to Open One Day Earlier)

Consider an Ordinance Granting a Special Use to Permit a Car Wash at 2239 N. Rand Road

BACKGROUND:
The Petitioner is proposing to demolish the existing structure on the property and redevelop the site with a drive-through touchless car wash ("Zoomies Express Car Wash"). Therefore, the Petitioner is requesting approval of the following:

> **Special Use to permit a car wash (automotive laundry) at the Subject Property.**

KEY ISSUES:
- The Petitioner is requesting a Special Use for a car wash. The proposed car wash includes 27 bays of covered vacuums and car stacking space along the south side of the proposed building.
- When the Patrick Hyundai Planned Development was approved in 2012, a condition required a cross access easement for the Subject Property for access to both Rand and Lake Cook Roads. Pursuant the applicable declarations and a maintenance agreement, the proposed car wash connects through the existing Patrick Hyundai access road, which also provides access to Starbucks and the Bloc dispensary currently under construction.
- The proposed elevations combine face brick and stone block, with limestone sills, and fiber cement panels. The tower roofs are of a dark bronze metal material. The Petitioner also submitted a photometric plan, which complies with the Code requirements and indicates minimal to no impact on the surrounding properties.
- For additional reference, the Petitioner submitted a sound study from another community. Its relevance to this location is that it measured decibel readings for the same equipment in Palatine. The study confirms that the equipment's decibel output is below the State of Illinois standards for commercial properties. The car wash also includes speed doors to further manage the car wash operations.
- The submitted business plan indicates that the automated facility would have a minimum of 3 employees, always present at the facility. During peak hours there could be a maximum of 6 employees.
- Per Code, within the B-5 zoning district a single user lot, over 2 acres, is permitted two free-standing signs. The Petitioner has indicated that one of these signs could occupy part of the existing monument sign near the subject property's northern side lot line (sign is also occupied with Starbucks Drive-Thru sign). Any reuse of this sign would be subject to a sign easement and maintenance agreement, from the initial subdivision approval and in a manner acceptable to the Village.

ALTERNATIVES:
1. Approve the Special Use to permit a car wash at the Subject Property.
2. Do not approve the Special Use to permit a car wash at the Subject Property.

RECOMMENDATION:

Public Hearing**:**	PZC meeting on April 23, 2023.
Residents testifying:	None.
Vote:	The PZC voted unanimously to approve a Special Use to permit a car wash, and Staff concurs.

ACTION REQUIRED:
A motion to approve the ordinance granting a Special Use to permit a car wash at the Subject Property.

ATTACHMENTS:

- Aerial Map
- SU ORD - 2239 N Rand Rd
- EXHIBIT - Site Plan
- EXHIBIT - Architectual Drawings & Floor Plan
- EXHIBIT - Site Renderings
- PZC Materials - May 23, 2023
- Draft PZC Minutes - May 23, 2023

RESULT:	**MOTION CARRIED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Doug Myslinski, District 3 Councilman
SECONDER:	Scott Lamerand, District 2 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

GISConsortium

2239 N. Rand Road

Attachment: Aerial Map (2023-57 : 2239 N. Rand Road - SU Car Wash)

0 300 600 ft

Print Date: 3/24/2023

Notes

Cook County Aerial 2020

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

ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIAL USE
AT 2239 & 2251 N. RAND ROAD

WHEREAS, pursuant to a petition and public hearing on May 23, 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 automotive laundry pursuant to Section 11.06 (e) (7) of the Palatine Zoning Ordinance, on the following legally described property:

THAT PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE WEST 4 ACRES OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE CENTERLINE OF RAND ROAD WITH THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2; SAID POINT OF INTERSECTION BEING 16.12 FEET SOUTH OF THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2; THENCE SOUTHEASTERLY ALONG THE CENTERLINE OF RAND ROAD 854 FEET TO THE PLACE OF BEGINNING.;
THENCE SOUTHEASTERLY ALONG THE CENTERLINE OF RAND ROAD, 100 FEET; THENCE NORTHEASTERLY IN STRAIGHT LINE 1037.63 FEET TO A POINT IN THE NORTH LINE OF SAID SECTION 2 THAT IS 1409.41 FEET EAST OF THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2; THENCE WEST ALONG THE NORTH LINE OF SECTION 2 AFORESAID, 145.94 FEET, THENCE SOUTHWESTERLY IN A STRAIGHT LINE 931.34 FEET TO THE PLACE OF BEGINNING, (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: THAT PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, AND THE WEST 4 ACRES OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT OF INTERSECTION OF THE EAST LINE OF THE

Attachment: SU ORD - 2239 N Rand Rd (2023-57 : 2239 N. Rand Road - SU Car Wash)

WEST 4 ACRES OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AFORESAID WITH A LINE 50 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 2; THENCE WEST PARALLEL WITH SAID NORTH LINE TO A POINT THAT IS 94 FEET WEST OF AND 50 FEET SOUTH OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 2 (AS MEASURED ON SAID NORTH LINE AND ON A LINE AT RIGHT ANGLES THEREOF); THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 30 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SECTION 2, TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2), IN COOK COUNTY, ILLINOIS.

commonly known as 2239 N. Rand Road & 2251 N. Rand Road

(PIN# 02-02-102-011, 02-02-102-023, and 02-02-102-024)

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 automotive laundry pursuant to Section 11.06 (e) (7) of the Palatine Zoning Ordinance, is hereby granted, subject to the following condition(s):

1. **The Special Use shall substantially conform to the Site Plans, Floor Plans, and Elevation Plans submitted by the Petitioner, Krisch Capital Partners, LLC, except as such plans may be changed to conform to Village Codes and Ordinances.**

2. **Any improvements to the existing freestanding sign, located within the US Army Corps. of Engineers "No Build" Limit and the final freestanding sign plans shall be submitted in a manner acceptable to the Village Engineer and Director of Planning and Zoning.**

3. **A license agreement and maintenance agreement addressing the cross-access driveway to the north and sign maintenance for the Patrick Hyundai lots shall be submitted in a manner acceptable to the Village Attorney and Director of Planning and Zoning.**

Attachment: SU ORD - 2239 N Rand Rd (2023-57 : 2239 N. Rand Road - SU Car Wash)

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

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

PASSED: This _____day of _____, 2023

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

APPROVED by me this _____day of _____, 2023

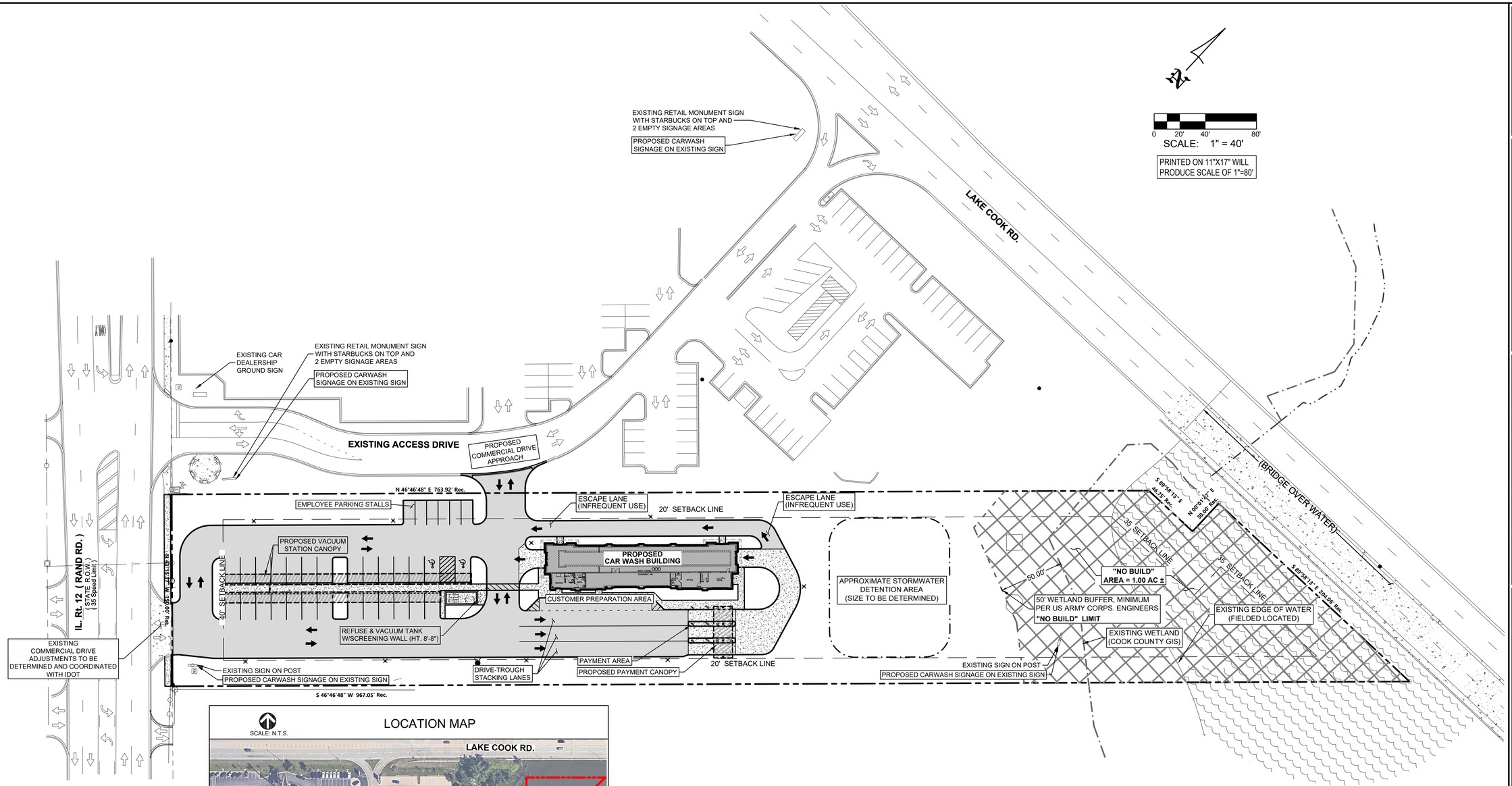
_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this

_____day of _____, 2023

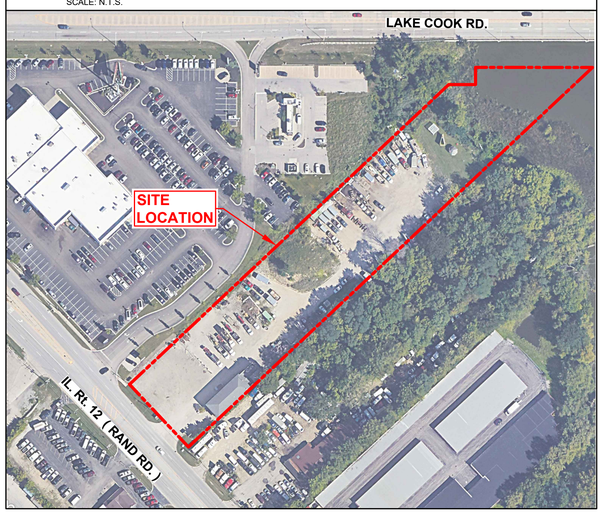
_____
Village Clerk

Attachment: SU ORD - 2239 N Rand Rd (2023-57 : 2239 N. Rand Road - SU Car Wash)



LOCATION MAP

SCALE: N.T.S.



LOT DATA:

ADDRESS:	2239 N. RAND ROAD PALATINE, IL 60074
LOT AREA:	3.208 AC ±
MUNICIPALITY:	VILLAGE OF PALATINE
ZONING:	B-5 HIGHWAY BUSINESS DISTRICT
PROPOSED USE:	CAR WASH (SPECIAL USE)
COUNTY :	COOK
PARCEL #:	02-02-102-011-0000
FLOOD ZONE:	FEMA; X (AREA OF MINIMAL FLOOD HAZARD FIRM PANEL 17031C0043J, EFF 8/19/2008

NOTES:

1. EXISTING IMPROVEMENTS & PROPERTY LINES WAS DRAWN PER CLIENT PROVIDE DOCUMENTS CLIENT PROVIDE DOCUMENTS.
2. EXISTING ROADWAY PAVEMENT MARKINGS SHOWN WAS DRAWN FROM GOOGLE AERIALS.
3. ALL EXISTING IMPROVEMENTS AND PROPERTY LINES ARE TO BE VERIFIED WITH SURVEY CAD LINEWORK WHEN AVAILABLE.

LEGEND

- PAINTED ACCESSIBILITY PARKING SYMBOL
- PROPOSED CONCRETE CURB
- DIRECTIONAL TRAFFIC ARROW
- PROPOSED BITUMINOUS PAVEMENT
- PROPOSED CONCRETE

PREPARED FOR:

CAR WASH Pro Designers
Design. Development. Consulting

PREPARED BY:

TERRA CONSULTING GROUP
600 Busse Highway
Park Ridge, IL 60068
Ph: 847/698-6400
Fax: 847/698-6401
IL LICENSE #184.004548 EXP. 04/30/2025

SUBMITTALS AND REVISIONS

No.	DESCRIPTION	DATE
-	COMPLETE EXHIBIT SET	03-10-23
-	ARCHITECTURE UPDATE	03-17-23
1	ZONING REV #1	04-19-23

SITE IMPROVEMENTS

FOR

CAR WASH FACILITY

2239 N. RAND ROAD
PALATINE, ILLINOIS 60074

DESIGNED BY:	M.S.E.
DRAWN BY:	K.S.B.
DATE:	12/28/2022
PROJECT #:	1622

SHEET TITLE

SITE EXHIBIT

OVERALL AREA VIEW

SHEET NUMBER

1 OF 5

Attachment: EXHIBIT - Site Plan (2023-57 : 2239 N. Rand Road - SU Car Wash)

EXISTING ACCESS DRIVE

EXISTING CAR DEALERSHIP GROUND SIGN

EXISTING DEALERSHIP AUTO DISPLAY AREA

EXISTING RETAIL MONUMENT SIGN WITH STARBUCKS ON TOP AND 2 EMPTY SIGNAGE AREAS

PROPOSED CARWASH SIGNAGE ON EXISTING SIGN

PROPOSED COMMERCIAL DRIVE APPROACH
63.74'

N 46°46'48" E 763.92' Rec.

PROPOSED PUBLIC CONCRETE SIDEWALK

20' SETBACK LINE

EMPLOYEE PARKING STALLS

30.00' DRIVE AISLE WIDTH
FIRE LANE

PROPOSED VACUUM STATION CANOPY

40' SETBACK LINE

25.00' DRIVE AISLE

EXISTING COMMERCIAL APRON
FIRE LANE

EXISTING COMMERCIAL DRIVE ADJUSTMENTS TO BE DETERMINED AND COORDINATED WITH IDOT

IL. Rt. 12 (RAND RD.)
(STATE R.O.W.)
(35 Speed Limit)

N 43°51'37" W 150.00' Rec.

EX. POST

EX. POST

EXISTING SIGN POST
PROPOSED CARWASH SIGNAGE ON EXISTING SIGN

REFUSE & VACUUM TANK W/SCREENING WALL (HT. 8'-8")

25.00' DRIVE AISLE WIDTH
FIRE LANE

ESCAPE LANE (INFREQUENT USE)

ESCAPE LANE (INFREQUENT USE)

PROPOSED CAR WASH BUILDING

WASH TUNNEL
EQUIPMENT RM
VENDING
BATH
BATH
OFFICE BATH
OFFICE
CLOSET
LOUNGE/ROOM

CUSTOMER PREPARATION AREA

DRIVE-TROUGH STACKING LANES

PAYMENT AREA

PROPOSED PAYMENT CANOPY

PROPOSED FIRE HYDRANT (PRELIMINARY LOCATION)

20' SETBACK LINE

20' SETBACK LINE

20' SETBACK LINE

S 46°46'48" W 967.05' Rec.

VEHICLE PARKING SUMMARY:

EMPLOYEE STALLS:	6
ADA / VACUUM STALLS:	2
VACUUM STALLS:	25
TOTAL STALLS:	33

PROPOSED IMPROVEMENTS COVERAGE:

TOTAL AREA	= 3.208 AC.±
NON-BUILD AREA	
(LIMIT TO 50' WETLAND BUFFER)	= 1.000 AC.±
BUILD-ABLE AREA	
(OUTSIDE 50' WETLAND BUFFER)	= 2.208 AC.±
IMPERVIOUS AREA	= 1.091 AC. (49%)
PERVIOUS AREA	= 1.117 AC. (51%)

LEGEND

- PARKING STALLS IN EACH ROW
- PAINTED ACCESSIBILITY PARKING SYMBOL
- PROPOSED CONCRETE CURB
- DIRECTIONAL TRAFFIC ARROW
- PROPOSED BITUMINOUS PAVEMENT
- PROPOSED CONCRETE
- PROPOSED PERVIOUS AREA
- PROPOSED SITE LIGHT LOCATIONS (REFER TO ARCHITECTURE PLANS)

0 10' 20' 40'
SCALE: 1" = 20'

PRINTED ON 11"X17" WILL PRODUCE SCALE OF 1"=40'

PREPARED FOR:

CAR WASH
Pro Designers
Design. Development. Consulting

PREPARED BY:

TERRA CONSULTING GROUP
600 Busse Highway
Park Ridge, IL 60068
Ph: 847/698-6400
Fax: 847/698-6401

IL LICENSE #184.004548 EXP. 04/30/2025

SUBMITTALS AND REVISIONS

No.	DESCRIPTION	DATE
-	COMPLETE EXHIBIT SET	03-10-23
-	ARCHITECTURE UPDATE	03-17-23
1	ZONING REV #1	04-19-23

SITE IMPROVEMENTS

FOR

CAR WASH FACILITY

2239 N. RAND ROAD
PALATINE, ILLINOIS 60074

DESIGNED BY:	M.S.E.
DRAWN BY:	K.S.B.
DATE:	12/28/2022
PROJECT #:	1622

SHEET TITLE

SITE EXHIBIT

SHEET NUMBER

2 OF 5

Attachment: EXHIBIT - Site Plan (2023-57 : 2239 N. Rand Road - SU Car Wash)

ONE WAY

IL. Rt. 12 (RAND RD.)
(STATE R.O.W.)
(35 Speed Limit)

N 43°15'37" W 150.00' Rec.

EXISTING ACCESS DRIVE

N 46°46'48" E 763.92' Rec.

S 46°46'48" W 967.05' Rec.

ESCAPE LANE
(INFREQUENT USE)

PROPOSED
CAR WASH BUILDING

WASH TUNNEL
EQUIPMENT RM
VENDING
MEN'S BATH
WOMEN'S BATH
OFFICE BATH
OFFICE
CLOSET
LOUNGE/VAC ROOM

12.00'

22.00'

PROPOSED
PAYMENT
AREA

8 CARS: POST
PAYMENT AREA

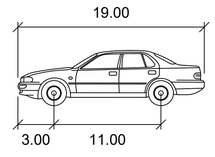
18 CARS IN DRIVE-TROUGH STACKING LANES
(VILLAGE CODE OF 22' x12' PER CAR)

4 CARS IN CAR PREPARATION OUTSIDE LANES

0 10' 20' 40'

SCALE: 1" = 20'

PRINTED ON 11"X17" WILL
PRODUCE SCALE OF 1"=40'



PASSENGER CAR (TYPICAL)
AASHTO 2018 (US)

		feet
Width	:	7.00
Track	:	6.00
Lock to Lock Time	:	6.0
Steering Angle	:	31.5

NOTE:
THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO).

PREPARED FOR:

CAR WASH
Pro Designers
Design. Development. Consulting

PREPARED BY:

TERRA CONSULTING GROUP
600 Busse Highway
Park Ridge, IL 60068
Ph: 847/698-6400
Fax: 847/698-6401

IL LICENSE #184.004548 EXP. 04/30/2025

SUBMITTALS AND REVISIONS

No.	DESCRIPTION	DATE
-	COMPLETE EXHIBIT SET	03-10-23
-	ARCHITECTURE UPDATE	03-17-23
1	ZONING REV #1	04-19-23

SITE IMPROVEMENTS

FOR

CAR WASH FACILITY

2239 N. RAND ROAD
PALATINE, ILLINOIS 60074

DESIGNED BY:	M.S.E.
DRAWN BY:	K.S.B.
DATE:	12/28/2022
PROJECT #:	1622

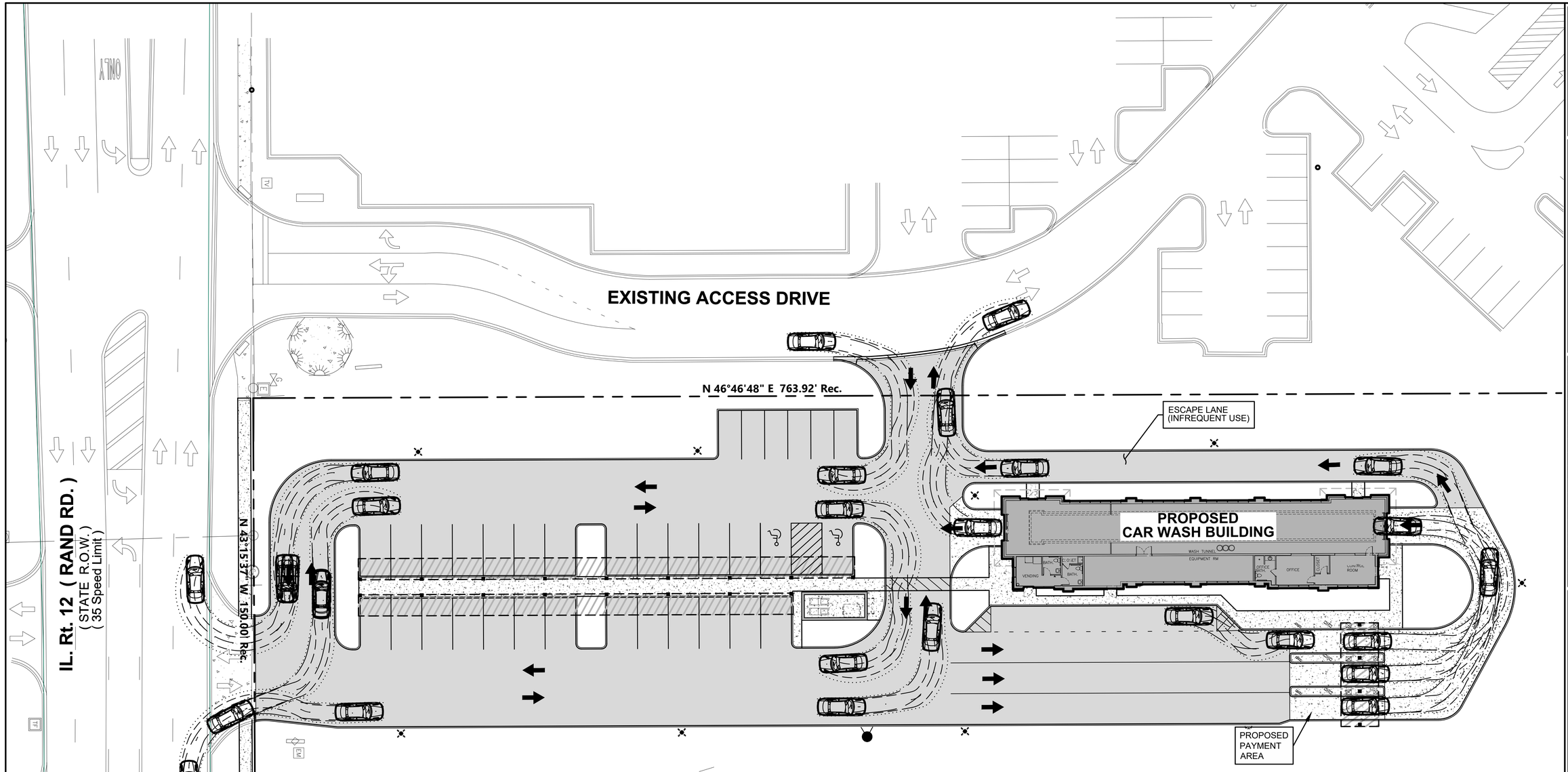
SHEET TITLE

CAR QUEUE LINE EXHIBIT

SHEET NUMBER

3 OF 5

Attachment: EXHIBIT - Site Plan (2023-57 : 2239 N. Rand Road - SU Car Wash)



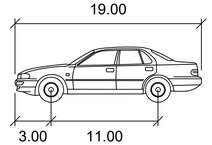
0 10' 20' 40'

SCALE: 1" = 20'

PRINTED ON 11"X17" WILL PRODUCE SCALE OF 1"=40'

LEGEND

- FRONT WHEEL PATH
- REAR WHEEL PATH
- OVERHANG OF BODY



PASSENGER CAR (TYPICAL)
AASHTO 2018 (US)

		feet
Width	:	7.00
Track	:	6.00
Lock to Lock Time	:	6.0
Steering Angle	:	31.5

NOTE:
THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO).

PREPARED FOR:

CAR WASH
Pro Designers
Design. Development. Consulting

PREPARED BY:

TERRA CONSULTING GROUP
600 Busse Highway
Park Ridge, IL 60068
Ph: 847/698-6400
Fax: 847/698-6401
IL LICENSE #184.004548 EXP. 04/30/2025

SUBMITTALS AND REVISIONS

No.	DESCRIPTION	DATE
-	COMPLETE EXHIBIT SET	03-10-23
-	ARCHITECTURE UPDATE	03-17-23
1	ZONING REV #1	04-19-23

SITE IMPROVEMENTS

FOR

CAR WASH FACILITY

2239 N. RAND ROAD
PALATINE, ILLINOIS 60074

DESIGNED BY:	M.S.E.
DRAWN BY:	K.S.B.
DATE:	12/28/2022
PROJECT #:	1622

SHEET TITLE

CAR TURNING EXHIBIT

SHEET NUMBER

4 OF 5

Attachment: EXHIBIT - Site Plan (2023-57 : 2239 N. Rand Road - SU Car Wash)

ONE WAY

EXISTING ACCESS DRIVE

N 46°46'48" E 763.92' Rec.

FIRE HOSE DRAG PATH, NOT TO EXCEED
300 FEET TO ALL EXTERIOR OF BUILDING

ESCAPE LANE
(INFREQUENT USE)

PROPOSED
CAR WASH BUILDING

WASH TUNNEL
EQUIPMENT RM
VENDING
MEN
WOMEN
OFFICE
OFFICE BATH
CLOSET
LOUNGE/BREAK ROOM

IL. Rt. 12 (RAND RD.)
(STATE R.O.W.)
(35 Speed Limit)

N 43°13'37" W 150.00' Rec.

PROPOSED FIRE HYDRANT
(PRELIMINARY LOCATION)

FIRE HOSE DRAG PATH, NOT TO EXCEED
300 FEET TO ALL EXTERIOR OF BUILDING

PROPOSED
PAYMENT
AREA

S 46°46'48" W 967.05' Rec.

SCALE: 1" = 20'

0 10' 20' 40'

PRINTED ON 11"X17" WILL
PRODUCE SCALE OF 1"=40'

LEGEND

- FRONT WHEEL PATH
- REAR WHEEL PATH
- OVERHANG OF BODY

39.92

10.08 18.00

SMEAL AERIAL RM 100FT

	feet
Width	: 8.33
Track	: 7.92
Lock to Lock Time	: 6.0
Steering Angle	: 45.0

NOTE:
DIMENSION DATA IS FROM THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) AND TRUCK MANUFACTURERS SPECIFICATIONS.

PREPARED FOR:

CAR WASH
Pro Designers
Design. Development. Consulting

PREPARED BY:

TERRA CONSULTING GROUP
600 Busse Highway
Park Ridge, IL 60068
Ph: 847/698-6400
Fax: 847/698-6401

IL LICENSE #184.004548 EXP. 04/30/2025

SUBMITTALS AND REVISIONS

No.	DESCRIPTION	DATE
-	COMPLETE EXHIBIT SET	03-10-23
-	ARCHITECTURE UPDATE	03-17-23
1	ZONING REV #1	04-19-23

SITE IMPROVEMENTS

FOR

CAR WASH FACILITY

2239 N. RAND ROAD
PALATINE, ILLINOIS 60074

DESIGNED BY:	M.S.E.
DRAWN BY:	K.S.B.
DATE:	12/28/2022
PROJECT #:	1622

SHEET TITLE

FIRE TRUCK TURNING EXHIBIT

SHEET NUMBER

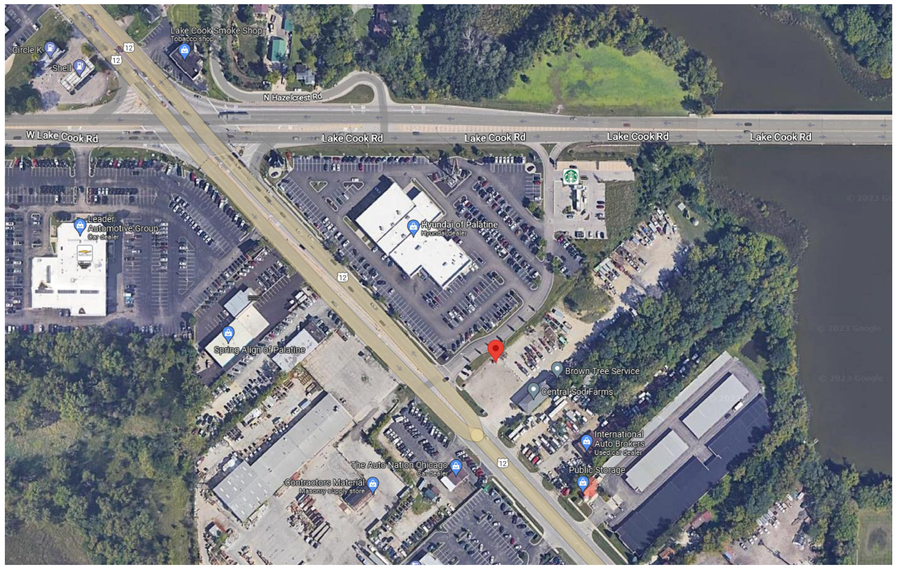
5 OF 5

Attachment: EXHIBIT - Site Plan (2023-57 : 2239 N. Rand Road - SU Car Wash)

ARCHITECT

NERI ARCHITECTS
6400 N. NORTHWEST HWY. SUITE 4
CHICAGO, IL 60631
P. 847.825.9400
LICENSE # **1301070132**
EXPIRATION DATE: MARCH 02, 2023

CONSULTANTS INFO:



ZONING & LOT DATA

ADDRESS: 2239 N. RAND ROAD PALATINE, ILLINOIS 60074

PIN#: 02-02-102-011-0000

ACREAGE: 3.208 AC ±

ZONING: B-5 HIGHWAY BUSINESS DISTRICT

PROJECT DATA

SCOPE OF WORK: NEW COMMERCIAL BUILDING

APPLICABLE CODES:
(Building codes have been adopted by the Village of Palatine)
- 2015 INTERNATIONAL BUILDING CODE
- 2015 INTERNATIONAL FIRE CODE
- 2015 INTERNATIONAL FUEL GAS CODE
- 2018 INTERNATIONAL & 2018 ILLINOIS ENERGY CONSERVATION CODE
- 2015 INTERNATIONAL MECHANICAL CODE
- 2017 NATIONAL ELECTRICAL CODE
- 2015 INTERNATIONAL EXISTING BUILDING CODE
- 2000 LIFE SAFETY CODE, NFPA 101
- ILLINOIS PLUMBING CODE, LATEST EDITION
- ILLINOIS ACCESSIBILITY CODE, LATEST EDITION

CLIMATE ZONE 5A

EXISTING USE: COMMERCIAL BUILDING

BUILDING DESCRIPTION

USE GROUP: **"B" - COMMERCIAL CARWASH**

OCCUPANCY LOADS: **22** (Breakdown on A2-2)

BULDING AREA: **ONE STORY (30'-0")**

CONSTRUCTION TYPE: **IIB / Non-Sprinklered**

PROPOSED BUILDING AREA: **4,983 SQ. FT.**

PROJECT NOTES CODES, STANDARDS, AND PROCEDURES

1. ALL CONSTRUCTION SHALL COMPLY WITH INTERNATIONAL BUILDING CODES, OSHA, AND ZONING CODES, **VILLAGE OF PALATINE, STATE OF ILLINOIS**, AND ALL OF THE UNITED STATES OF AMERICA FEDERAL AGENCY REQUIREMENTS.
2. BEFORE DOING ANY CONSTRUCTION, CONTACT LOCAL ELECTRIC COMPANY AND ASK FOR THE "NEW BUSINESS GROUP". REQUEST AN ONSITE MEETING AND COORDINATION OF PROPOSED WORK. BRING ARCHITECTURAL DRAWINGS AND OBTAIN APPROVAL ON CLEARANCES FOR ALL NEW STRUCTURES BEING BUILT AND/ OR ELECTRIC SERVICE BEING MOVED AND/ OR UPGRADED.
3. BEFORE DOING ANY CONSTRUCTION, CONTACT J.U.L.I.E. TO DETERMINE THE LOCATION OF ANY UNDERGROUND UTILITIES WHICH MAY AFFECT PROPOSED SITE WORK. 8-1-1 IS THE NATIONWIDE TOLL-FREE NUMBER FOR LOCATION SERVICES. CALL JULIE'S TOLL-FREE NUMBER 1-800-892-0123.
4. ALL CARWASH EQUIPMENT SHALL BE PROVIDED BY **NATIONAL CARWASH SOLUTIONS (NCS)** AND COORDINATED w/ NERI ARCHITECTS' INFORMATION.
5. ALL REFERENCES TO CODES, SPECIFICATIONS, AND STANDARDS, REFERRED TO IN THE SPECIFICATIONS AND / OR DRAWINGS SHALL MEAN THE LATEST EDITION, AMENDMENT OR REVISION OF SUCH REFERENCE IN EFFECT AS OF THE LATEST DATE OF THE CONTRACT DOCUMENTS.
6. ALL WORK SHALL COMPLY WITH THE REQUIREMENTS, POLICIES, AND PROCEDURES OF THE OWNER.
7. DRAWINGS AND SPECIFICATIONS ARE TO BE ISSUED TO THE SUBCONTRACTORS IN COMPLETE SETS SO THAT THE FULL EXTENT OF WORK IS SHOWN AND COORDINATION OF WORK IS MADE POSSIBLE.
8. ALL WORK SHALL BE OF THE HIGHEST QUALITY FOLLOWING THE CONTRACT DOCUMENTS, PROJECT SPECIFICATIONS, MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS, AND THE BEST ACCEPTED TRADE PRACTICES AND STANDARDS.
9. DETAILS SHOWN ARE INTENDED TO BE INDICATIVE OF THE PROFILES AND TYPES OF DETAILING REQUIRED FOR THE WORK. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO THOSE DETAILED.
10. PROVIDE ALL SHOP DRAWINGS, CATALOG CUTS, SAMPLES, ETC. FOR THE NECESSARY WORK REQUIRED AND FOR ARCHITECTS REVIEW PRIOR TO COMMENCEMENT OF THE WORK.
11. EACH CONTRACTOR SHALL KEEP ACCURATE RECORDS OF ALL WORK WHICH DIFFERS FROM CONTRACT DOCUMENTS SO THAT ACCURATE RECORD DRAWINGS AND SPECIFICATIONS CAN BE KEPT AND PROVIDED TO THE OWNER AT PROJECT CLOSEOUT.
12. EACH CONTRACTOR SHALL VISIT THE SITE AND BE KNOWLEDGEABLE OF CONDITIONS THERE OF. FAILURE TO EXAMINE THE SITE AND DETERMINE EXISTING CONDITIONS OR NATURE OF NEW CONSTRUCTION, OR NATURE AND EXTENT OF WORK TO BE PERFORMED BY OTHER TRADES WILL NOT BE CONSIDERED A BASIS FOR GRANTING OF ADDITIONAL COMPENSATION.
13. THE CONTRACTOR SHALL INVESTIGATE, VERIFY AND BE RESPONSIBLE FOR ALL REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY CONDITIONS CONTRARY TO THE CONSTRUCTION DOCUMENTS THAT REQUIRE MODIFICATION BEFORE PROCEEDING WITH THE WORK.
14. THE CONTRACTOR SHALL PROTECT ALL EXISTING SITE ELEMENTS FROM DAMAGE DUE TO THE CONSTRUCTION OPERATIONS, AND REPAIR OR REPLACE ANY ELEMENTS DAMAGED DURING THE PROJECT.
15. ANY UTILITY SHUT-OFFS AS REQUIRED BY THE CONTRACTOR FOR COMPLETION OF THEIR WORK SUCH AS ELECTRICAL, GAS, AND / OR WATER SHOULD BE COORDINATED w/ NERI ARCHITECTS' INFORMATION.

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C-2B SPECIFICATIONS
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A-2.2 CEILING PLAN
A-2.3 ROOF & TOWER PLANS
A-3.4 BATHROOM PLANS & ELEVATIONS
A-5.0 MAIN ELEVATIONS
A-5.1 MAIN ELEVATIONS & WINDOW SCHDL.
A-6.0 BUILDING SECTIONS
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NERI ARCHITECTS
6400 N NORTHWEST HWY SUITE 4
CHICAGO IL 60631
TEL 847.825.9400

PROJECT #	2313
DATE:	03/17/23

NEW AUTOMATED CARWASH FACILITY

2239 N. RAND ROAD PALATINE,
ILLINOIS 60074

PERMIT REVIEW - NOT FOR CONSTRUCTION

⚠	04.26.23	ZONING REVISIONS
	03.17.23	ZONING REVIEW
▲		**REVISIONS**
DRAWN BY:		RAM
APPROVED BY:		GCN / MAM
SCALE:		AS NOTED
DESCRIPTION:		COVERSHEET & PROJECT INFO
SHEET NO.		T-1.0

Attachment: EXHIBIT - Architectual Drawings & Floor Plan (2023-57 : 2239 N. Rand Road - SU Car Wash)

1 G-1.2 SITE PLAN
SCALE: 1" = 30'-0"

N

NERI ARCHITECTS
6400 N NORTHWEST HWY
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PROJECT #	2313
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APPROVED BY:		GCN / MAM
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DESCRIPTION:		SITE PLAN
SHEET NO.		G-1.2

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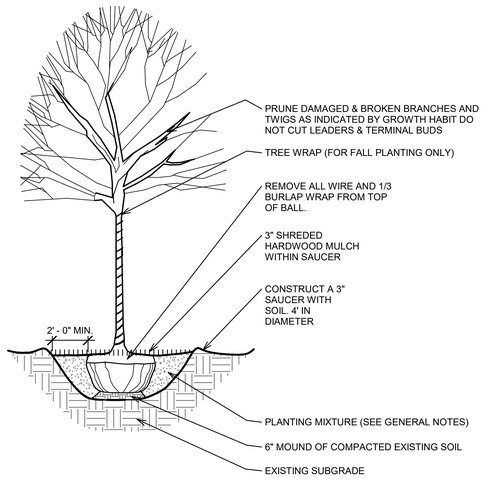
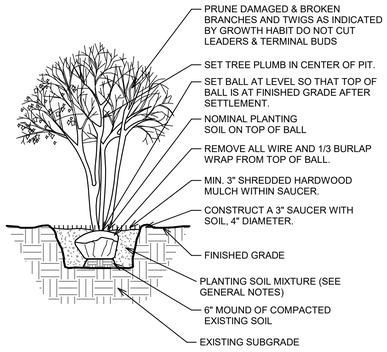
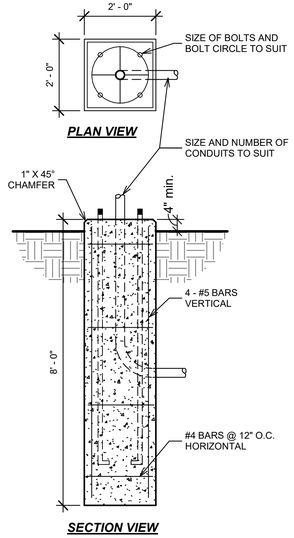


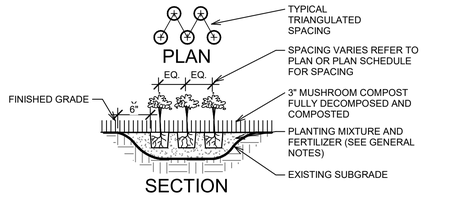
3 L1.1 RATED DEMISING PARTITION
SCALE: 1/4" = 1'-0"



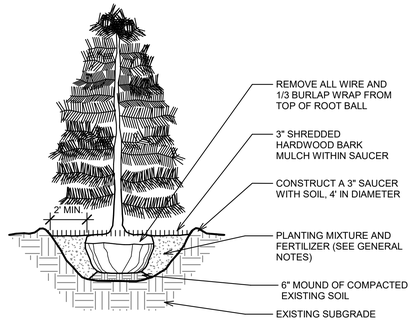
6 L1.1 LARGE SHRUB PLANTING DETAIL
SCALE: 1/4" = 1'-0"



4 L1.1 Light Post Foundation
SCALE: 1/2" = 1'-0"



5 L1.1 GROUND COVER PLANTING DETAIL
SCALE: 3/8" = 1'-0"



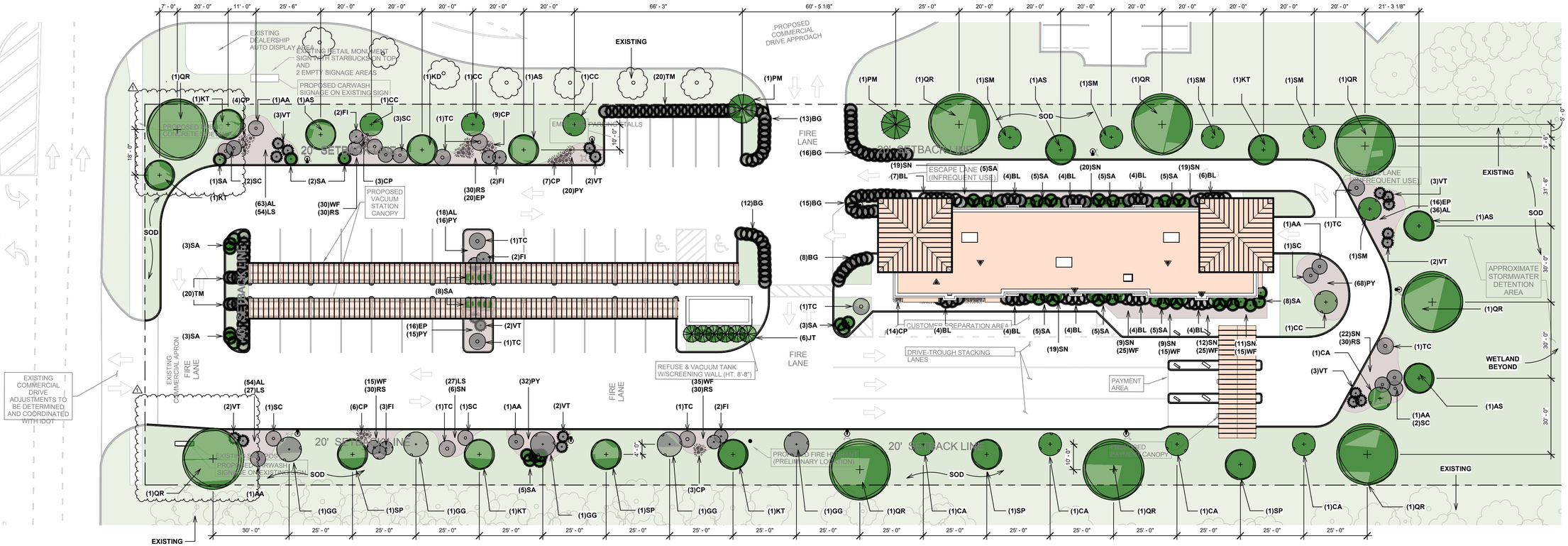
2 L1.1 ORNAMENTAL TREE PLANTING DETAIL
SCALE: 1/4" = 1'-0"

Planting Schedule per MOUNT PROSPECT LANDSCAPE CODE 14.2300

LEGEND	QUANT. - %	BOTANICAL NAME	COMMON NAME	MIN. SIZE	NOTES/SPECIAL CONDITIONS
SHADE / PARKWAY DECIDUOUDS TREES (Min. Size at planting 3" Caliper) - Parkway Trees shall be max 40' apart					
QR	9	Quercus Rubrum	Red Oak	3" caliper / 8' ht	
KD	1	Cornus Kousa	Kousa Dogwood	3" caliper / 8' ht	Mature height 15-25 ft.
KT	5	Cercidphyllum Japonicum	Katsura Tree	3" caliper / 8' ht	
SP	4	Syringa Pekinensis	Peking Lilac	3" caliper / 8' ht	Mature height 15-20 ft.
AS	5	Amelanchier x grandiflora	Apple Serviceberry		
EXISTING	TBD - %%	TBD		Arborist to verify all existing condition and speices of trees.	
ORNAMENTAL DECIDUOUDS TREES (Min. Size at planting 8' hgt. or 2.5" Caliper)					
CC	4	Cercis canadensis	Redbud	2.5" caliper / 8' ht	
CA	5	Cornus Alternifolia	Pagoda Dogwood	2.5" caliper / 8' ht	
SM	5	Magnolia Stellata	Star Magnolia	2.5" caliper / 8' ht	Parkway Alt - used under power lines also
GG	5	Golden Glory	Golden Glory Dogwood	2.5" caliper / 8' ht	
EVERGREEN TREES (Min. Size at planting 6' hgt.)_					
PM	2	Picea Mariana	Black Spruce	6' ht	
JT	6	Juniperus virginiana 'Taylor'	Taylor Juniper	6' ht	mature height 18'
EVERGREEN SHRUBS (All Hedges to be maintained and kept below @ max. 4'-0" tall)					
TC	9	Taxus Canadensis	Canada Yew	30" spr. / 36" ht	mature height 3' to 5'
BI	45	Buxus sinica var. Insularis 'Wintergreen'	Wintergreen Boxwood	30" spr. / 24" ht	mature height 2' to 4'
BG	64	Buxus x 'Green Velvet'	Green Velvet Boxwood	30" spr. / 24" ht	mature height 3' to 4'
TM	40	Taxus × media 'Hicksii'	Hicks Yew Hedge	30" spr. / 36" ht	keep hedge max hgt. 5'-0" (mature hgt. 10')
DECIDUOUS SHRUBS - (Height at Time of planting dwarf shrubs – 18 inches / shrubs – 26 inches)					
AA	5	Aronia Melanocarp 'Morton'	Black Chokeberry	30" spr. / 36" ht	mature height 4' to 6'
SC	9	Sambucus Canadensis	Elderberry	30" spr. / 36" ht	keep hedge max hgt. 5'-0" (mature hgt. 5'-12')
FI	11	Forsythia x intermedia	Border Forsythia	30" spr. / 36" ht	keep hedge max hgt. 5'-0" (mature hgt. 10')
VT	19	Viburnum Trilobum	American Cranberry Bush	30" spr. / 36" ht	keep hedge max hgt. 5'-0" (mature hgt. 10')
ORNAMENTAL GRASS					
CP	46	Carex Pensylvanica	Sedge	1ft spread / 1gal	ground cover (mature hgt. 6" - 12")
SA	68	Sesleria Autumnalis	Autumn Moor Grass	1ft spread / 1gal	mature height 8" - 12"
PERENNIALS, GROUNDCOVERS - (plants in mulch beds)					
SN	146	Salvia Nemorosa	New Dimension Blue	30" spr. / 1gal. pots	perennials mature height 2'
EP	52	Echinacea purpurea	Purple Coneflower	18" spread / 2"pots	perennials
LS	108	Liatris Spicata	Blazing Star	18" spread / 2"pots	perennials
AL	171	Allium Lusitanicum	Allium 'Summer Beauty'	30" spr. / 1gal. pots	perennials
WF	160	Waldsteinia Fragarioides	Barren Strawberry	18" spread / 2"pots	perennials
RS	150	Rudbeckia Speciosa	Black-eyed Susan	18" spread / 2"pots	perennials
PY	151	Pycnanthemum Tenuifolium	Slender Mountain Mint	1ft spread / 1gal	ground cover

GENERAL NOTES

1. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT /OWNER IMMEDIATELY OF ANY DISCREPANCIES, OBSTACLES AND/OR PROBLEMS.
2. VERIFICATION OF DIMENSIONS AND GRADES, BOTH EXISTING AND PROPOSED, SHALL BE THE CONTRACTOR'S RESPONSIBILITY PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL NOTIFY THE OWNER OF ANY DISCREPANCIES.
3. ALL SURFACE DRAINAGE SHALL BE DIRECTED AWAY FROM STRUCTURES. SURFACE DRAINAGE SHALL BE DIRECTED TO EXISTING CATCH BASINS DESIGNATED FOR THE COLLECTION OF SURFACE RUN-OFF.
4. CONTRACTOR SHALL NOTIFY OWNER OF ANY UNDESIRABLE DRAINAGE CONDITIONS AND RECOMMEND SUITABLE SOLUTIONS. WHERE NECESSARY TO ACHIEVE PROPER DRAINAGE, UNDER DRAINAGE FOR TREE PITS SHALL BE INSTALLED AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.
5. LANDSCAPE CONTRACTOR SHALL REPAIR IN KIND ALL AREAS DAMAGED AS A RESULT OF LANDSCAPE OPERATIONS.
6. ALL TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 3" OF SHREDDED HARDWOOD MULCH.
7. ALL GROUND COVER/ PERENNIAL BEDS TO RECEIVE A MINIMUM 2" OF MUSHROOM COMPOST.
8. SIZES SHOWN ON PLANTING PLAN ARE MINIMUM ACCEPTABLE SIZES.
9. LANDSCAPE CONTRACTOR SHALL WARRANT ALL TREES, SHRUBS, VINES, GROUNDCOVERS AND PERENNIALS UNDER THIS CONTRACT WILL BE HEALTHY AND IN FLOURISHING CONDITION OF ACTIVE GROWTH ONE YEAR FROM DATE OF FINAL ACCEPTANCE.
10. SOIL TO BE USED FOR THE PLANTING MEDIUM FOR THE PROJECT SHALL BE FERTILE, WELL DRAINED, OF UNIFORM QUALITY, FREE OF STONES OVER 1" IN DIAMETER, STICKS, OILS, CHEMICALS, PLASTER, CONCRETE AND OTHER DELETERIOUS MATERIALS.
11. THE LANDSCAPE CONTRACTOR SHALL PREPARE PLANTING BEDS BY ADDING SOIL AMENDMENTS TO TOPSOIL MIX IN THE FOLLOWING QUANTITIES: TOPSOIL MIX FOR TREES AND SHRUBS SHALL BE THREE (3) PARTS TOPSOIL, ONE (1) PART PEAT, AND ONE (1) PART SAND. TOPSOIL MIX FOR PERENNIALS, BULBS, AND GROUND COVERS SHALL BE THREE (3) PARTS TOPSOIL, ONE (1) PART SAND AND TWO (2) PARTS DECOMPOSED MUSHROOM COMPOST. SOIL SHALL MEET THE FOLLWING REQUIREMENTS: SOIL COMPOSITION-45-77% SILT, 0-25% CLAY, 25-33% SAND; SOIL ACIDITY: Ph 6.0-7.0; SOIL ORGANIC CONTENT: THREE (3) TO FIVE (5) PERCENT.
12. ALL PLANTS TO BE BALLED IN BURLAP OR CONTAINER GROWN AS SPECIFIED ON PLANTING PLAN. ALL PLASTIC ROOT WRAPPING MATERIAL AND METAL WIRE BASKETS SHALL BE REMOVED.
13. LANDSCAPE CONTRACTOR SHALL STAKE THE LOCATION OF ALL TREES AND PLANTING BED LINES AND HAVE LAYOUT APPROVED BY LANDSCAPE ARCHITECT/OWNER PRIOR TO PLANTING.
14. WATER ALL PLANTS IMMEDIATELY AFTER PLANTING. FLOOD PLANTS TWICE DURING FIRST TWENTY-FOUR HOUR PERIOD AFTER PLANTING.
15. ALL NEW AND TRANSPLANTED PLANTS TO BE SPRAYED WITH AN ANTIDESSICANT WITHIN TWENTY FOUR HOURS AFTER PLANTING. ANTI-TRANSPIRANT SHALL BE EQUAL TO "WILTPROOF."
16. ALL MUD SHALL BE REMOVED FROM ALL TIRES BEFORE LEAVING THE SITE AND ROADS SHALL BE KEPT CLEAR OF MUD AND DEBRIS AT ALL TIMES.
17. ALL GRASS AREAS SHALL BE 6 INCHES OF TOPSOIL AND KENTUCKY BLUEGRASS SOD.



1 L1.1 LANDSCAPE PLAN
SCALE: 1" = 20'-0"

N

NERI ARCHITECTS
6400 N NORTHWEST HWY
SUITE 4
CHICAGO, IL 60631
TEL 847.825.9400

NEW AUTOMATED CARWASH FACILITY

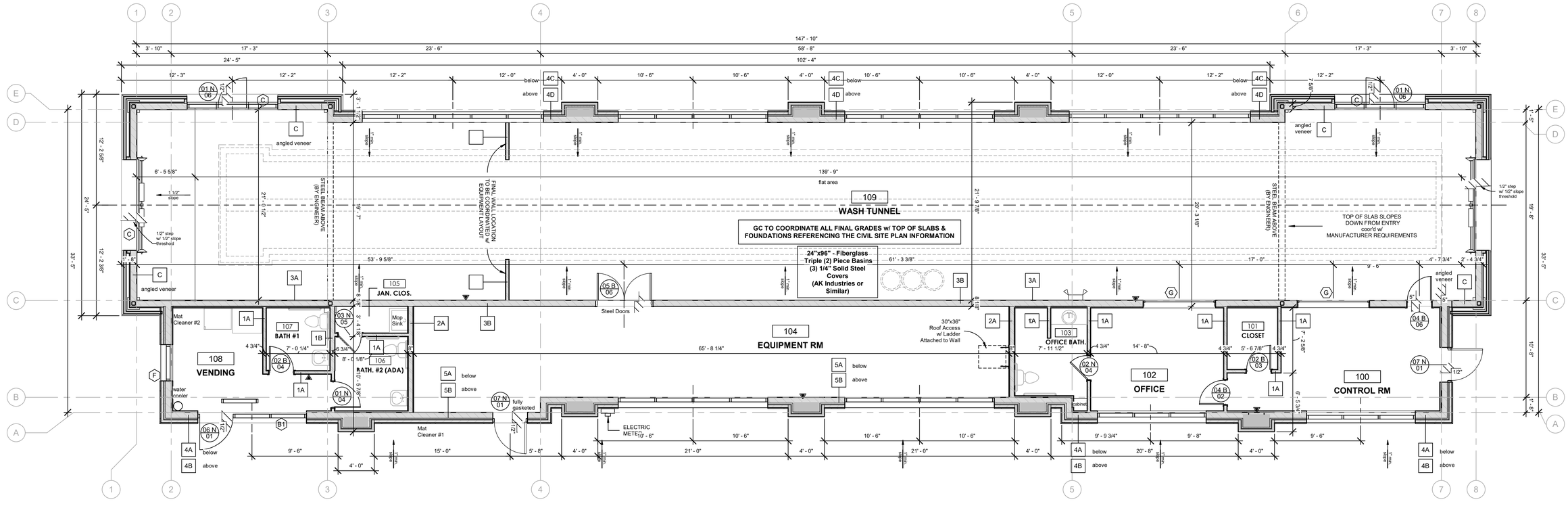
2239 N. RAND ROAD PALATINE,
ILLINOIS 60074

PERMIT REVIEW - NOT FOR CONSTRUCTION

Attachment: EXHBIT - Architectual Drawings & Floor Plan (2023-57 : 2239 N. Rand Road - SU Car Wash)

PROJECT #	2313
DATE:	03/17/23

1	04.26.23	ZONING REVISIONS
	03.17.23	ZONING REVIEW
		REVISIONS
DRAWN BY:		RAM
APPROVED BY:		GCN / MAM
SCALE:		AS NOTED
DESCRIPTION:		LANDSCAPE PLAN
SHEET NO.		L1.1



1 / A-2.1 FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

N

NERI ARCHITECTS
6400 N NORTHWEST HWY
SUITE 4
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PROJECT #	2313
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▲		REVISIONS

DRAWN BY:	RAM
APPROVED BY:	GCN / MAM
SCALE:	AS NOTED
DESCRIPTION:	FLOOR PLAN
SHEET NO.	A-2.1

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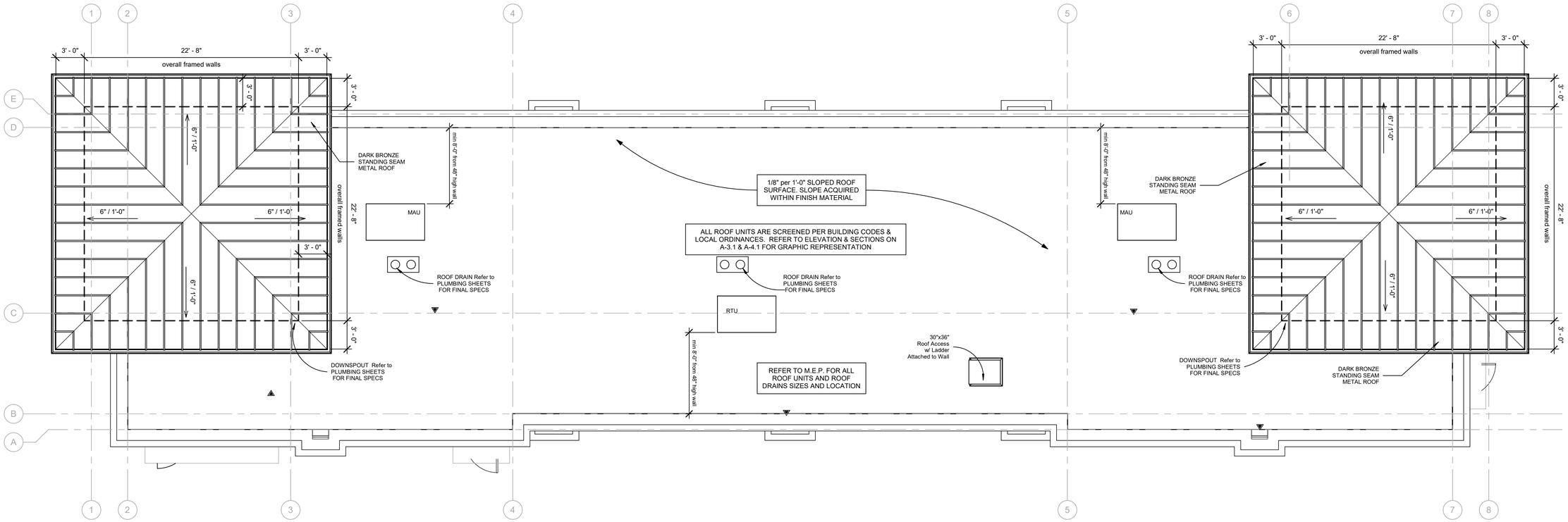
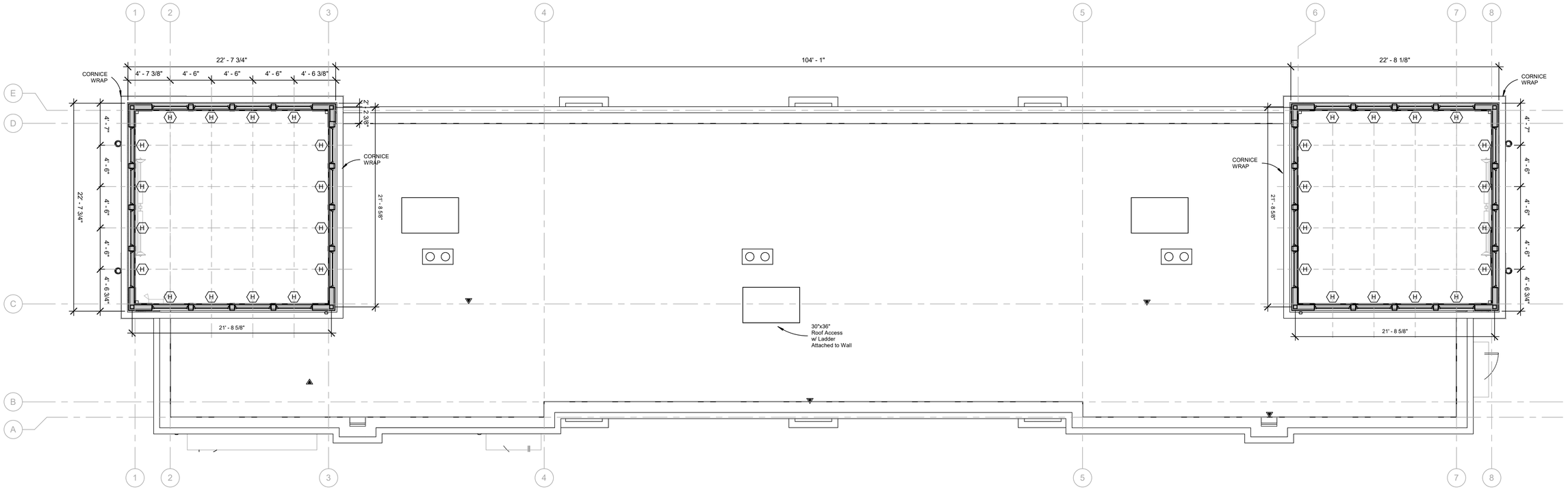


1 A-2.3 ROOF PLAN
SCALE: 3/16" = 1'-0"

N



2 A-2.3 TOWER PLAN
SCALE: 3/16" = 1'-0"

N

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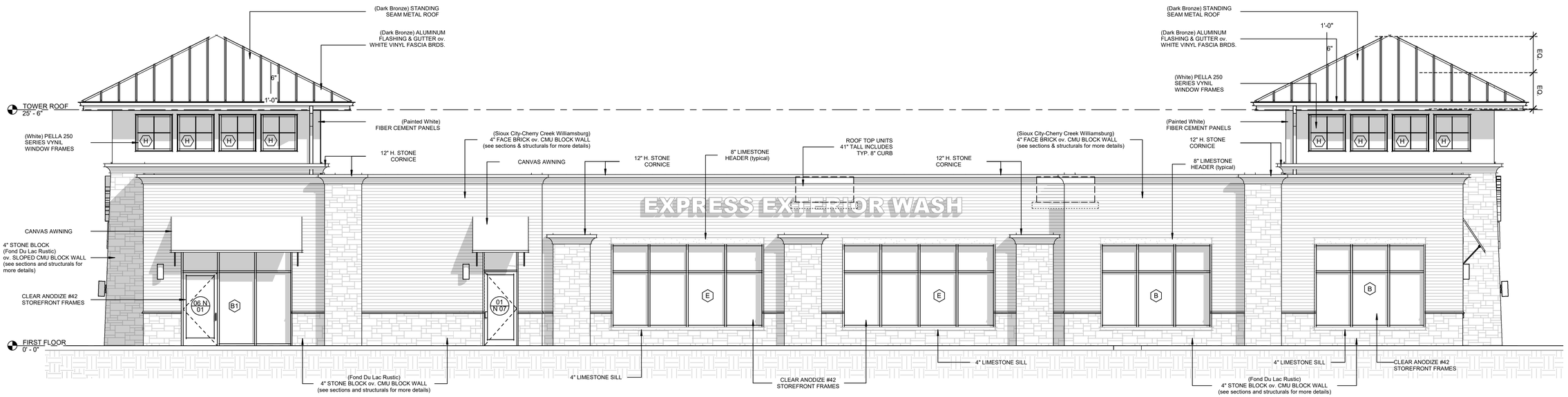
		REVISIONS
DRAWN BY:		RAM
APPROVED BY:		GCN / MAM
SCALE:		AS NOTED
DESCRIPTION:		ROOF & TOWER PLANS
SHEET NO.		A-2.3

Attachment: EXHBIT - Architectual Drawings & Floor Plan (2023-57 : 2239 N. Rand Road - SU Car Wash)



2 / A-5.0 Main Elevation-South
SCALE: 3/16" = 1'-0"

Primary Materials
Face Brick & Stone Block (64%)

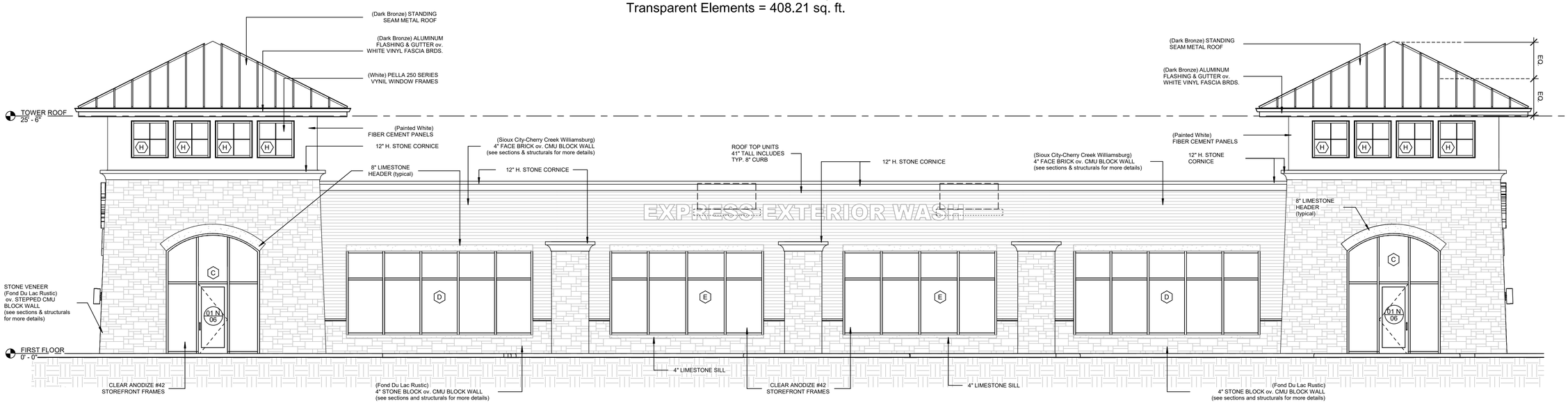
Accent Material
Fiber Cement Panels (8.6%)

A minimum of 35% shall be transparent Ground Level :
Ground level shall be defined to be between
2'-0" & 8'-0" measured vertically from the adjacent grade.
Proposed Transparent = 45% (of Ground Level)
Ground Level Zone = 903.94 sq. ft.
Transparent Elements = 408.21 sq. ft.

- **Tower Roofs**
Metal-(Dark Bronze)

- **Main Body of Building**
4" Face Brick - (Sioux City-Cherry Creek Williamsburg)
4"- 5" Stone Block (Fond Du Lac Rustic)

- **Accent Walls** - Upper Tower Walls
Fiber Cement Panels (White)



1 / A-5.0 Side Elevation-North
SCALE: 3/16" = 1'-0"

Primary Materials
Face Brick & Stone Block (57.4%)

Accent Material
Fiber Cement Panels (8.6%)

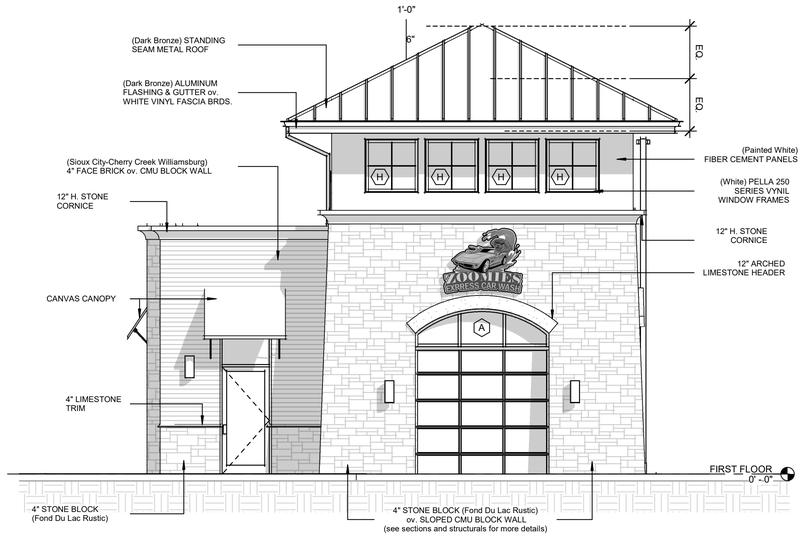
NERI ARCHITECTS
6400 N NORTHWEST HWY SUITE 4
CHICAGO, IL 60631
TEL 847.825.9400

PROJECT #	2313
DATE:	03/17/23

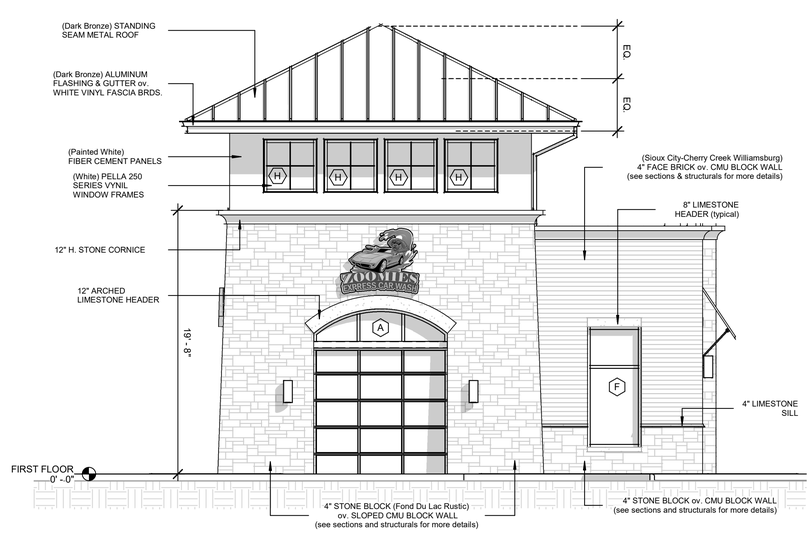
NEW AUTOMATED CARWASH FACILITY
2239 N. RAND ROAD PALATINE, ILLINOIS 60074
PERMIT REVIEW - NOT FOR CONSTRUCTION

⚠	04.26.23	ZONING REVISIONS
	03.17.23	ZONING REVIEW
▲		**REVISIONS**
DRAWN BY:		RAM
APPROVED BY:		GCN / MAM
SCALE:		AS NOTED
DESCRIPTION:		MAIN ELEVATIONS
SHEET NO.		A-5.0

Attachment: EXHIBIT - Architectual Drawings & Floor Plan (2023-57 : 2239 N. Rand Road - SU Car Wash)



6 A-5.1 Entry Elevation
SCALE: 3/16" = 1'-0"



5 A-5.1 Exit Elevation
SCALE: 3/16" = 1'-0"

Primary Materials

Face Brick & Stone Block (65.8%)

Accent Material

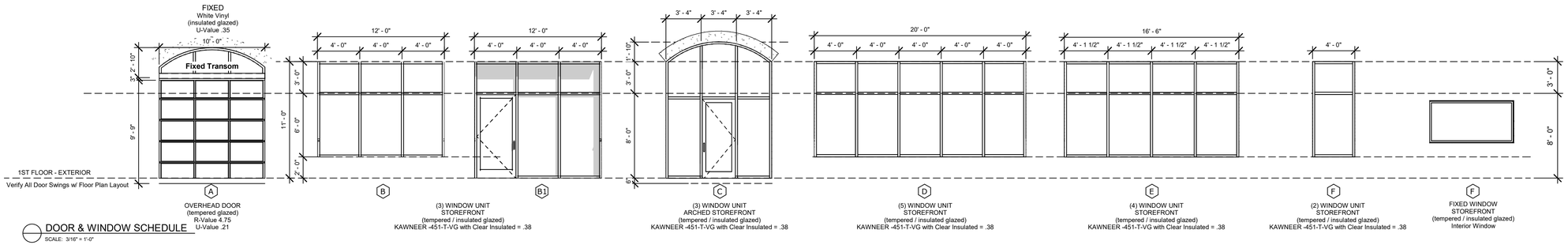
Fiber Cement Panels (15.9%)

25'-0" a.f.f.

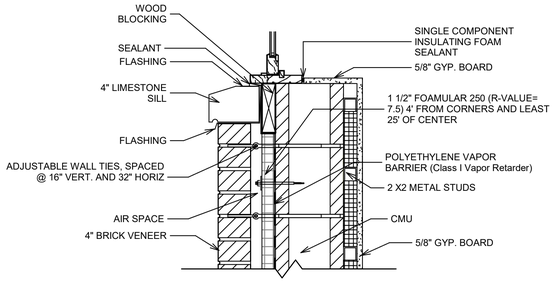
A minimum of 35% shall be transparent Ground Level :
Ground level shall be defined to be between
2'-0" & 8'-0" measured vertically from the adjacent grade.
Proposed Transparent = 37.2% (of Ground Level)
Ground Level Zone = 215.47 sq. ft.
Transparent Elements = 80.11sq. ft.

EXTERIOR WALL NOTES
- CAULK AROUND ALL DOOR & WINDOW OPENINGS.

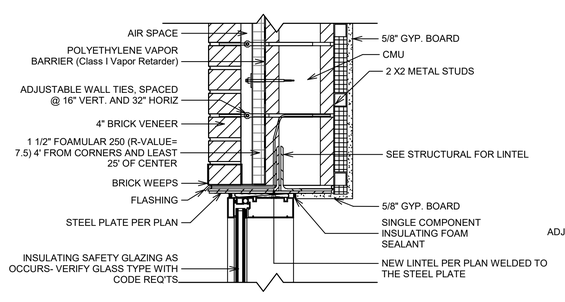
- ALL PENETRATIONS THROUGH EXTERIOR WALLS TO BE SEALED PER IECC SECTION C402.5.1.1.3.



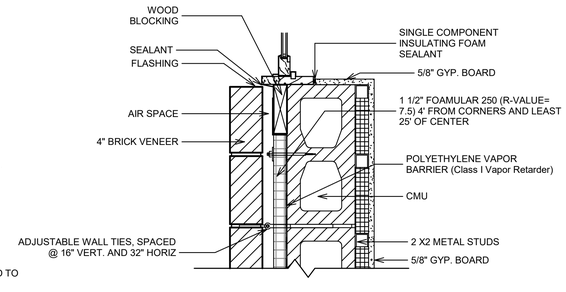
DOOR & WINDOW SCHEDULE
SCALE: 3/16" = 1'-0"



10 A-5.1 WINDOW SILL DETAIL -brick veneer
SCALE: 1 1/2" = 1'-0"

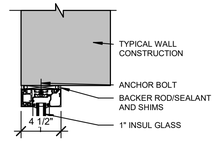


8 A-5.1 WINDOW HEADER DETAIL - brick veneer
SCALE: 1 1/2" = 1'-0"

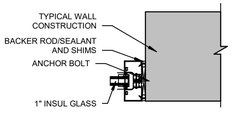


9 A-5.1 WINDOW JAMB DETAIL - brick veneer
SCALE: 1 1/2" = 1'-0"

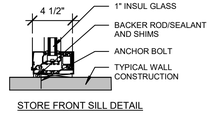
INTERIOR STOREFRONT DETAILS



STORE FRONT HEAD DETAIL



STORE FRONT JAMB DETAIL



STORE FRONT SILL DETAIL

NERO ARCHITECTS
6400 N NORTHWEST HWY
SUITE 4
CHICAGO IL 60631
TEL 847.825.9400

PROJECT #	2313
DATE:	03/17/23

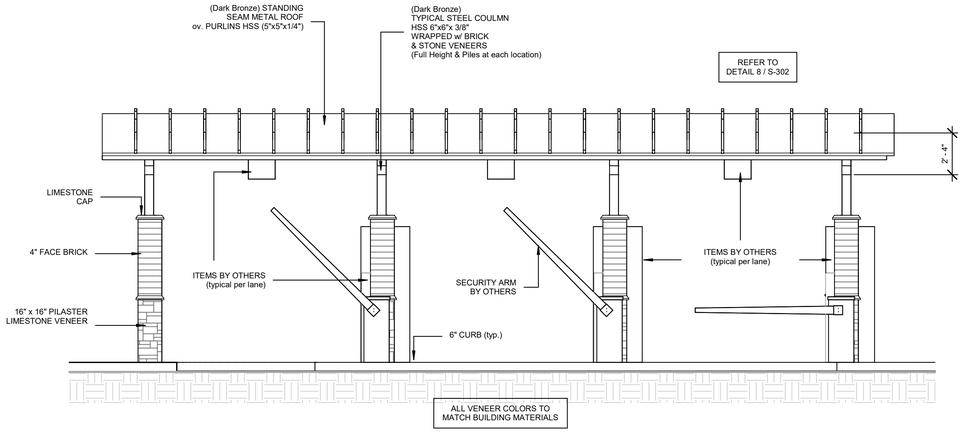
NEW AUTOMATED CARWASH FACILITY

2239 N. RAND ROAD PALATINE, ILLINOIS 60074

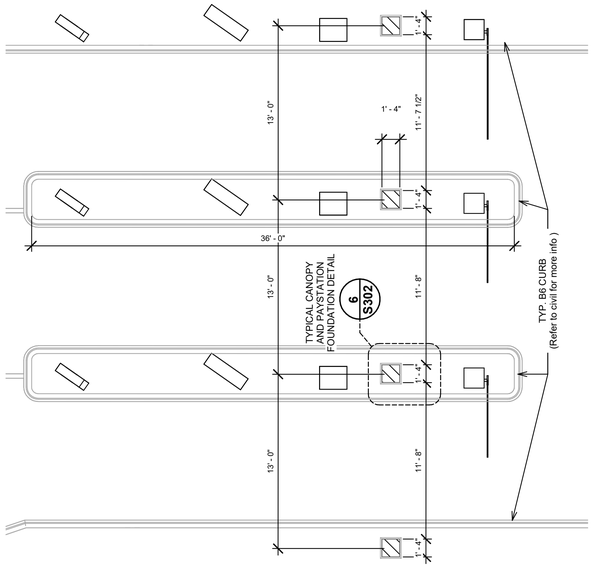
PERMIT REVIEW - NOT FOR CONSTRUCTION

1	04.26.23	ZONING REVISIONS
	03.17.23	ZONING REVIEW
		REVISIONS
DRAWN BY:		RAM
APPROVED BY:		GCN / MAM
SCALE:		AS NOTED
DESCRIPTION:		MAIN ELEVATIONS & WINDOW SCHDL.
SHEET NO.		A-5.1

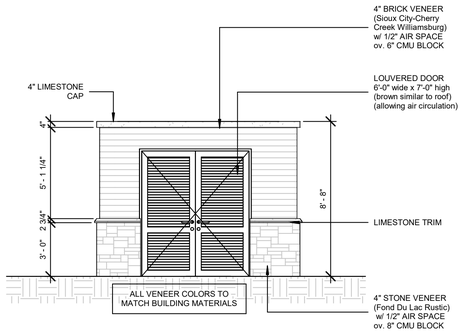
Attachment: EXHIBIT - Architectual Drawings & Floor Plan (2023-57 : 2239 N. Rand Road - SU Car Wash)



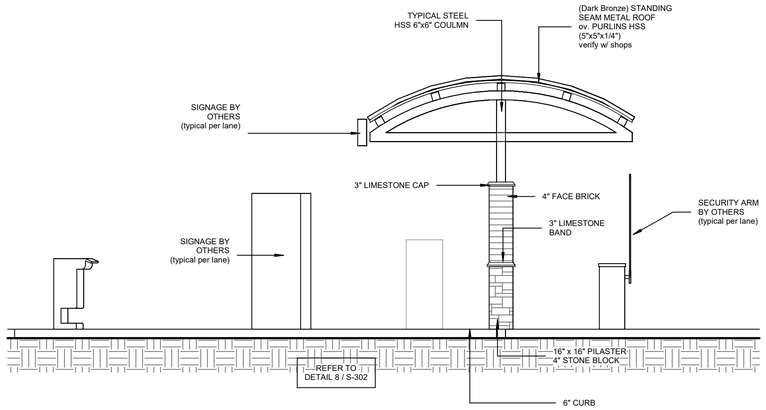
1 A-7.0 PAY STATION (side elevation)
SCALE: 1/4" = 1'-0"



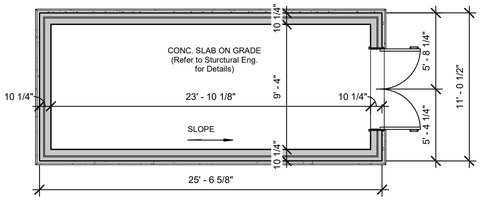
3 A-7.0 PAY STATION PLAN
SCALE: 3/16" = 1'-0"



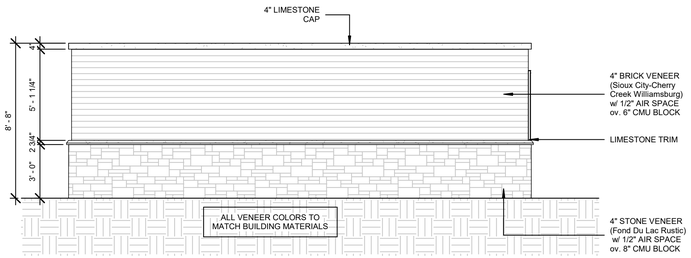
5 A-7.0 Refuse (Entry)
SCALE: 1/4" = 1'-0"



2 A-7.0 PAY STATION (front elevation)
SCALE: 1/4" = 1'-0"

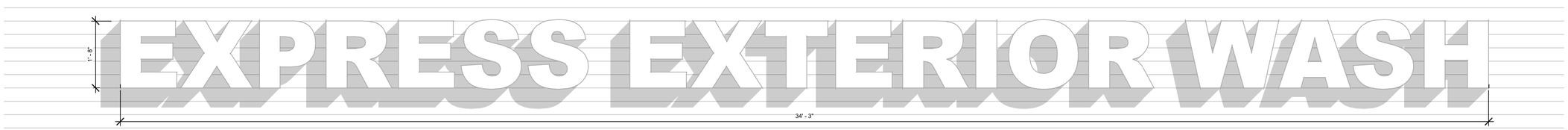


4 A-7.0 Refuse Plan
SCALE: 3/16" = 1'-0"



6 A-7.0 Refuse (Sides)
SCALE: 1/4" = 1'-0"

BUILDING AND MONUMENT SIGNS ARE UNDER SEPARATE PERMIT
(Coordination required by GC and SUB-Contractor. Notify Architect of Any discrepancies)



5 A-7.0 BUILDING SIGN
SCALE: 3/4" = 1'-0"

NERI ARCHITECTS
6400 N NORTHWEST HWY
SUITE 4
CHICAGO, IL 60631
TEL 847.825.9400

PROJECT #	2313
DATE:	03/17/23

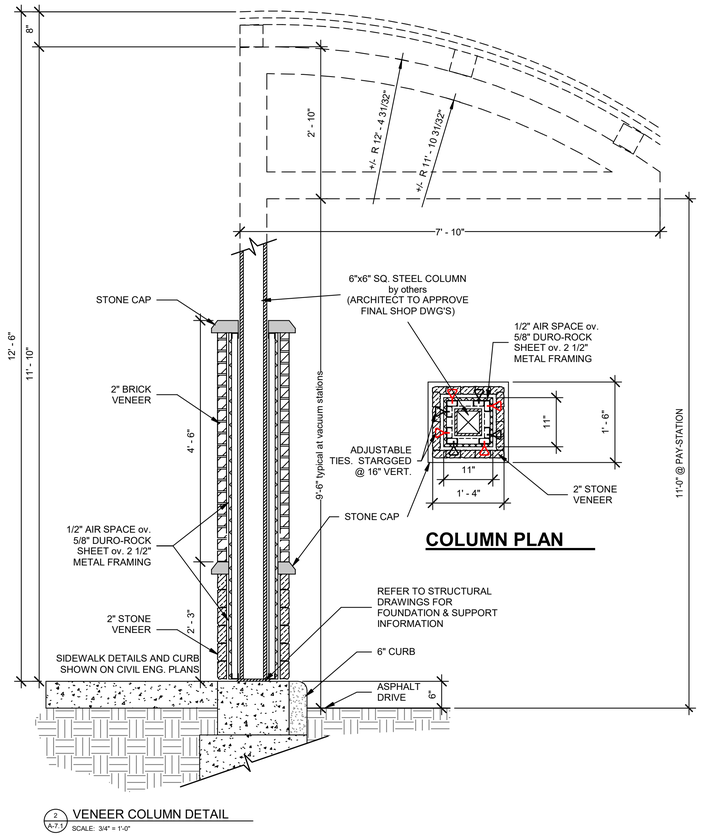
NEW AUTOMATED CARWASH FACILITY

2239 N. RAND ROAD PALATINE, ILLINOIS 60074

PERMIT REVIEW - NOT FOR CONSTRUCTION

⚠	04.26.23	ZONING REVISIONS
	03.17.23	ZONING REVIEW
▲		**REVISIONS**
DRAWN BY:		RAM
APPROVED BY:		GCN / MAM
SCALE:		AS NOTED
DESCRIPTION:		SIGNAGE, REFUSE, PAY STATION
SHEET NO.		A-7.0

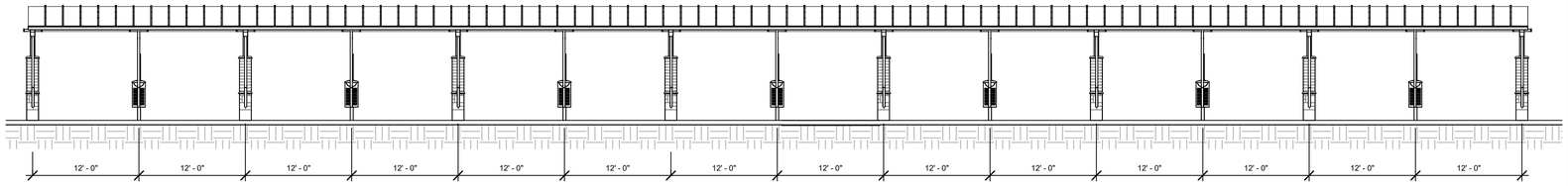
Attachment: EXHIBIT - Architectual Drawings & Floor Plan (2023-57 : 2239 N. Rand Road - SU Car Wash)



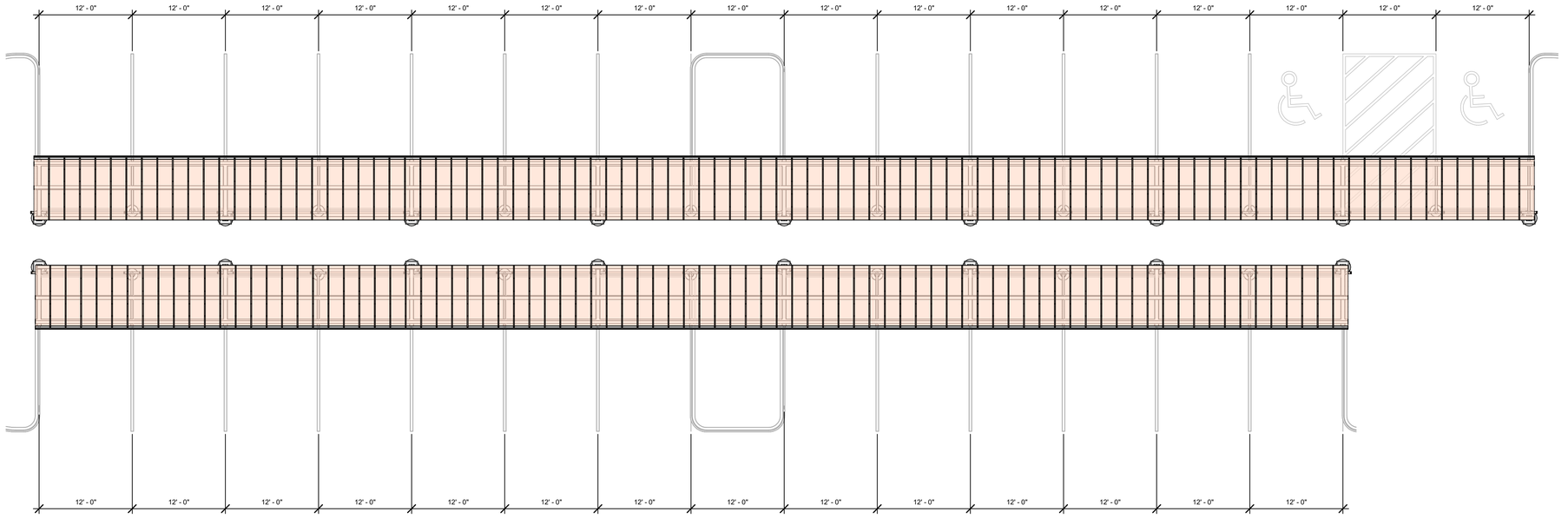
COLUMN PLAN

2 / A-7.1 VENEER COLUMN DETAIL
SCALE: 3/4" = 1'-0"

4 / A-7.1 BUILDING SIGN (Over Tunnel Doors)
SCALE: 1 1/2" = 1'-0"



3 / A-7.1 Typical vacuum canopy elevation
SCALE: 1/8" = 1'-0"



1 / A-7.1 SITE PLAN
SCALE: 1/8" = 1'-0"

NERI ARCHITECTS
6400 N NORTHWEST HWY
SUITE 4
CHICAGO, IL 60631
TEL 847.825.9400

PROJECT #	2313
DATE:	03/17/23

NEW AUTOMATED CARWASH FACILITY

2239 N. RAND ROAD PALATINE,
ILLINOIS 60074

PERMIT REVIEW - NOT FOR CONSTRUCTION

⚠	04.26.23	ZONING REVISIONS
	03.17.23	ZONING REVIEW
▲		**REVISIONS**
DRAWN BY:		RAM
APPROVED BY:		GCN / MAM
SCALE:		AS NOTED
DESCRIPTION:		LOGO, VACUUM STATION
SHEET NO.		A-7.1

Attachment: EXHIBIT - Architectual Drawings & Floor Plan (2023-57 : 2239 N. Rand Road - SU Car Wash)

2313
03/17/23
Z-1

1 / Z-1 ARIAL VIEW LOOKING SOUTHEAST
SCALE: 12" = 1'-0"

New Automated Car Wash Facility

2239 N. RAND ROAD
PALATINE, ILLINOIS 60074

N E R I
ARCHITECT
6400 N NORTHWEST
CHICAGO, IL
TEL 847.825.

2313
03/17/23
Z-2

1 Z-2 ARIAL VIEW LOOKING EAST
SCALE: 12" = 1'-0"

New Automated Car Wash Facility

2239 N. RAND ROAD
PALATINE, ILLINOIS 60074

NERI ARCHITECT
6400 N NORTHWEST
CHICAGO IL
TEL 847.825

Attachment: EXHIBIT - Site Renderings (2023-57 : 2239 N. Rand Road - SU Car Wash)

2313
03/17/23
Z-3

1 / Z-3 ARIAL VIEW LOOKING SOUTH
SCALE: 12" = 1'-0"

New Automated Car Wash Facility

2239 N. RAND ROAD
PALATINE, ILLINOIS 60074

N E R I
ARCHITECT
6400 N NORTHWEST
CHICAGO IL
TEL 847.825

Attachment: EXHIBIT - Site Renderings (2023-57 : 2239 N. Rand Road - SU Car Wash)

2313
03/17/23
Z-4

1 Z-4 GENERAL VIEW LOOKING NORTH
SCALE: 12" = 1'-0"

New Automated Car Wash Facility

2239 N. RAND ROAD
PALATINE, ILLINOIS 60074

N E R I
ARCHITECT
6400 N NORTHWEST
CHICAGO IL
TEL 847.825

Attachment: EXHIBIT - Site Renderings (2023-57 : 2239 N. Rand Road - SU Car Wash)

2313
03/17/23
Z-5

1 Z-5 VIEW LOOKING WEST
SCALE: 12" = 1'-0"

New Automated Car Wash Facility

2239 N. RAND ROAD
PALATINE, ILLINOIS 60074

N E R I
ARCHITECT
6400 N NORTHWEST
CHICAGO IL
TEL 847.825

Attachment: EXHIBIT - Site Renderings (2023-57 : 2239 N. Rand Road - SU Car Wash)

2313
03/17/23
Z-6

1 / Z-6 VIEW LOOKING NORTH
SCALE: 12" = 1'-0"

New Automated Car Wash Facility

2239 N. RAND ROAD
PALATINE, ILLINOIS 60074

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ARCHITECT
6400 N NORTHWEST
CHICAGO IL
TEL 847.825

Attachment: EXHIBIT - Site Renderings (2023-57 : 2239 N. Rand Road - SU Car Wash)

2313
03/17/23
Z-7

1 / Z-7 VIEW LOOKING EAST
SCALE: 12" = 1'-0"

New Automated Car Wash Facility

2239 N. RAND ROAD
PALATINE, ILLINOIS 60074

N E R I
ARCHITECT
6400 N NORTHWEST
CHICAGO IL
TEL 847.825

Attachment: EXHIBIT - Site Renderings (2023-57 : 2239 N. Rand Road - SU Car Wash)

2313
03/17/23
Z-8

1 / Z-8 VIEW LOOKING SOUTH
SCALE: 12" = 1'-0"

New Automated Car Wash Facility

2239 N. RAND ROAD
PALATINE, ILLINOIS 60074

N E R I
ARCHITECT
6400 N NORTHWEST
CHICAGO IL
TEL 847.825

2313
03/17/23
Z-9

1 Z-9 VACUUM STATION VIEW LOOKING NORTHEAST
SCALE: 12" = 1'-0"

New Automated Car Wash Facility

2239 N. RAND ROAD
PALATINE, ILLINOIS 60074

N E R I
ARCHITECT
6400 N NORTHWEST
CHICAGO IL
TEL 847.825.

Attachment: EXHIBIT - Site Renderings (2023-57 : 2239 N. Rand Road - SU Car Wash)

2313
03/17/23
Z-10

1 Z-10 VACUUM STATION VIEW LOOKING EAST
SCALE: 12" = 1'-0"

New Automated Car Wash Facility

2239 N. RAND ROAD
PALATINE, ILLINOIS 60074

N E R I ARCHITECT
6400 N NORTHWEST
CHICAGO IL
TEL 847.825.

Attachment: EXHIBIT - Site Renderings (2023-57 : 2239 N. Rand Road - SU Car Wash)

VILLAGE OF PALATINE

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 05/23/23 07:00 PM

STAFF REPORT (ID # 8380)

2239 N. Rand Road

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Alex Bradshaw

PETITIONER: Alan Jacob (Car Wash Pro Designers) / Krisch Capital Partners, LLC

PLAN NUMBER: SU-000029-2023

ADDRESS: 2239 & 2251 N. Rand Road

PROPOSAL:

Special Use to permit an automotive laundry at the subject property.

LOCATION:	2239 & 2251 N. Rand Road District 3 (Myslinski)	**CURRENT ZONING:**	B-5 Highway Business District

SURROUNDING CONDITIONS:

North:	P - Planned Development (Hyundai of Palatine)
South	B-5 Highway Business District (Enterprise rent-a-car)
East:	R-1 Single-Family Residential (International Auto Brokers & Sales Corp.)
West:	P - Planned Development (The AutoNation Chicago - Used Auto Sales)

BACKGROUND:

The Petitioner is proposing to demolish the existing structure on the property and redevelop the site to construct a drive-through touchless car wash ("Zoomies Express Car Wash"), which will include a covered bay of vacuums. Therefore, the Petitioner is requesting:

Special Use to permit an automotive laundry at the subject property.

SITE ANALYSIS:

- The Subject Property is zoned B-5 Highway Business District (specific zoning district designation for properties along Rand Road/U.S. Route 12) and is located southeast of the Hyundai of Palatine car dealership at the intersection of Rand and Lake Cook Roads. The approximately 3-acre lot currently consists of a two-story office building and

Attachment: PZC Materials - May 23, 2023 (2023-57 : 2239 N. Rand Road - SU Car Wash)

general business occupancy for Brown Tree Service and Central Sod Farms, Inc. This property was annexed from unincorporated Cook County in 2007.

- When the Patrick Hyundai redevelopment received Planned Development and Subdivision approval in 2012, Staff included a condition which required a cross access easement for the Subject Property to gain access through to Lake Cook Road. Subject to the applicable declarations and a maintenance agreement, the proposed car wash will have access through to Lake Cook Road through the now Hyundai of Palatine property to Lake Cook Road. This condition reflected a goal of the Comprehensive Plan (Rand Road Sub Area) to limit the number of curb cuts onto Rand Road and in recognition of IDOT's right-of-way control on Rand Road.
- The Petitioner is requesting a Special Use to construct and open an automobile laundry facility (Car Wash). The proposal includes demolishing the existing structures and redeveloping the entire site. The proposed car wash includes a bay of covered vacuums (27 total bays) and ample car stacking space along the south side of the proposed building.
- The narrative and business plan submitted by the Petitioner explain that the car wash will be designed to have a vehicle complete the entire process, from point of sale to the gate opening at the end of the wash, in under 2 minutes. During peak service times it is expected that a vehicle exits the wash every 20 seconds.
- The Petitioner also presented a sound study from another suburb, as additional background. Its relevance to this location is that the study measured decibel readings for the exact equipment to be installed in Palatine. The study confirms that the equipment's decibel output is below the State of Illinois standards for commercial properties. The car wash also includes speed doors to further manage the car wash operations.
- The proposed elevations are a combination of face brick and stone block, with limestone sills, and fiber cement panels. The tower roofs are of a dark bronze metal material.
- Hours of Operation:
  - Summer: 7 AM - 9 PM
  - Winter: 8 AM - 8 PM
  - Weekends (all year): 8 AM - 7 PM on Saturdays & 8 AM - 5 PM on Sundays
- The submitted operations' plan indicates that, although the entire system is automated, the facility would have a minimum of 3 employees always present at the facility . During peak hours there could be a maximum of 6 employees. As part of their application the Petitioner submitted a photometric plan, which illustrates minimal to no impact from light pollution on the surrounding properties.
- Per Code, within the B-5 zoning district a single user lot that exceeds 2 acres in lot area is permitted to have 2 free standing signs. The Petitioner has indicated that one of these signs could occupy part of the existing monument sign near the subject property's

Attachment: PZC Materials - May 23, 2023 (2023-57 : 2239 N. Rand Road - SU Car Wash)

northern side lot line (sign is also occupied with Starbucks Drive-Thru sign). Any reuse of this sign would be subject to a sign easement and maintenance agreement with the property owner to the north and in a manner acceptable to the Village Attorney.

- The Petitioner has also proposed to reuse the existing freestanding sign located toward the northeastern end of the property, with visibility from Lake Cook Road.
- Per the submitted architectural plans, the total proposed attached building signage equates to approximately 171 square foot ("Express Exterior Wash" & "Zoomies Express Car Wash"). The maximum total permitted signage for a B-5 single user lot exceeding 2 acres in lot size, with the lot frontage on Lake Cook Road included, is 800 square feet when calculated at 2 square feet for each linear foot of lot frontage.

DEPARTMENTAL REVIEWS:

Community Services	A cross access maintenance agreement, subject to the declarations for the Patrick Hyundai Subdivision will be required addressing the cross-access drive and freestanding sign maintenance.
Engineering	No Issues Identified.
Environmental Health	N/A
Fire Prevention	No Issues Identified.
Public Works	N/A
Police	N/A

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

STAFF RECOMMENDATION:
The Petitioner is proposing to redevelop the subject property into an automotive laundry facility. The subject property is within the B-5 Highway Business District and is approximately 850 feet from the nearest residential development. Secondary access for this property was contemplated with the redevelopment of the Hyundai property and subsequent Starbucks and Bloc dispensary on Lake Cook Road to provide unified access for these properties. This redevelopment improves the site and the use is compatible with the adjacent auto sales' uses in the area. Additionally, the site complies with the other bulk zoning requirements. Therefore, Staff recommends approval of the Special Use, subject to the following conditions:

Attachment: PZC Materials - May 23, 2023 (2023-57 : 2239 N. Rand Road - SU Car Wash)

1. The Special Use shall substantially conform to the Site Plans, Floor Plans, and Elevations submitted by the Petitioner, Krisch Capital Partners, LLC, except as such plans may be changed to conform to Village Codes and Ordinances.

2. Any improvements to the existing freestanding sign, located within the US Army Corps. of Engineers “No Build” Limit, shall be submitted in a manner acceptable to the Village Engineer and Director of Planning and Zoning.

3. A license agreement and maintenance agreement addressing the cross-access easement driveway and sign maintenance shall be submitted in a manner acceptable to the Village Attorney.

ATTACHMENTS:

- Aerial Map
- Special Use Application
- Narrative and Business Plan
- Site Plan
- Architectural & Landscaping Plans
- Rendering
- Noise Impact Study - Village of Mundelein IL - same proposed equipment for the Subject location
- 2012 - Patrick Hyundai SUB Resolution
- Photometric Plan
- Public Notice
- Plat of Survey

Attachment: PZC Materials - May 23, 2023 (2023-57 : 2239 N. Rand Road - SU Car Wash)

GISConsortium

2239 N. Rand Road

0 300 600 ft

Print Date: 3/24/2023

Notes

Cook County Aerial 2020

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

Attachment: PZC Materials - May 23, 2023 (2023-57 : 2239 N. Rand Road - SU Car Wash)

VILLAGE OF PALATINE

SPECIAL USE APPLICATION

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

Petitioner Name

Krisch Capital Partners, LLC

Business Name (if applicable)

Zoomies Express Car Wash

Subject Property Address

2239 N. Rand Road

Please provide a description of your proposed request:

To obtain a special use and build and operate a state-of-the-art express car wash facility at 2239 N. Rand Road, Palatine, Illinois.

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:

An express car wash facility would provide a needed and complimentary feature of the commercial corridor along Rand Road, providing one of only two express car wash facilities in Illinois that has a touchless, conveyor belt express car wash facility to provide customers with low profile vehicles, special vehicles, tall vehicles, new vehicles with park asst/autopark systems, and ceramic coating.

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

The use, systems and design are to enhance the operation and reduce all risk. The operation proposes to use plant based soaps with no noxious odors, air injected water to reduce water usage. In fact, this design uses less water per wash than a conventional wash. Additionally, the internal traffic design includes clearly marked lanes, stop signs and attendants on site to increase safety. Stacking lanes ensure no traffic will impede the public way.

Attachment: PZC Materials - May 23, 2023 (2023-57 : 2239 N. Rand Road - SU Car Wash)

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

The concept and design of the building includes stone and brick facades, towers, and a modern building look. The machinery and equipment usually associated with a car wash is hidden from plain sight using awnings, stone encasements, and internal equipment rooms within the tunnel system. The design will enhance the value of the nearby commercial properties and their uses.

In order to supplement the above standards, the Zoning Board of 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.

i. the design is such that none of the vistas will be destroyed in the area; ii. the bank-like modern building design will enhance the appearance of the corridor and the adjacent properties; iii. the design will not in any way detract from the overall appearance of the community nor be obvious or obtuse.

Attachment: PZC Materials - May 23, 2023 (2023-57 : 2239 N. Rand Road - SU Car Wash)

OPERATIONS

The Petitioner seeks to establish an Auto Luxury Spa, sometimes called an Auto Laundry, or Express Car Wash. The proposed facility is unique in structure as it has brick and stone facade, towers, unique lighting and a state-of-theart tunnel system. The aesthetics are more akin to a modern-day bank rather than an express car wash. The structure is neither a copy or identical in design to any other structure or facility nearby nor is it an anomaly. The height, width, depth, and breadth are not too wide, high, or deep to create a distraction. Rather, the design is made to create the cohesion of a business district and a unified and symmetrical representation of the area. Unique. Elegant. Luxurious.

The proposed operating hours are 7:00AM-9:00PM during the summertime and 8:00AM-8:00PM during the winter time. During the weekends, the operating hours would be 8:00AM-7:00PM on Saturday and 8:00AM-5:00PM on Sunday.

Although the entire system is automated, this facility would employ person to be at the facility during normal operating hours. A minimum of 3 employees would be present at the facility at all times with a maximum of 6 during peak hours.

As we are dedicated to cleanliness, our facility must demonstrate that. We train our employees to assign one employee as a rover in the vacuum area. In this area, there are several vacuums and waste bins. Our employees will ensure no trash is left on the grounds, all trash is disposed of in the waste bins and bins are emptied periodically as they fill. Other employees would assist clients in selecting a specific wash-type, answer questions, assist with payment operations, and provide overall management of the facility during operations.

The tunnel system is state-of-the-art. The tunnel is equipped with speed doors on both ends and sophisticated sensor systems to create an efficient and safe operation. The system is belt-fed or conveyor. Unlike a track system requiring a client to line-up the left side of their tire onto a track, place the vehicle in neutral and allow the system to “drag” the vehicle through the wash. Our system allows the client is simply drive onto the conveyor belt. We can accommodate and draw clientele with after-market lift vehicles, larger vehicles, exotic vehicles and vehicles with specialty wheels. The facility shall have an installed payment canopy with ease of use.

Attachment: PZC Materials - May 23, 2023 (2023-57 : 2239 N. Rand Road - SU Car Wash)

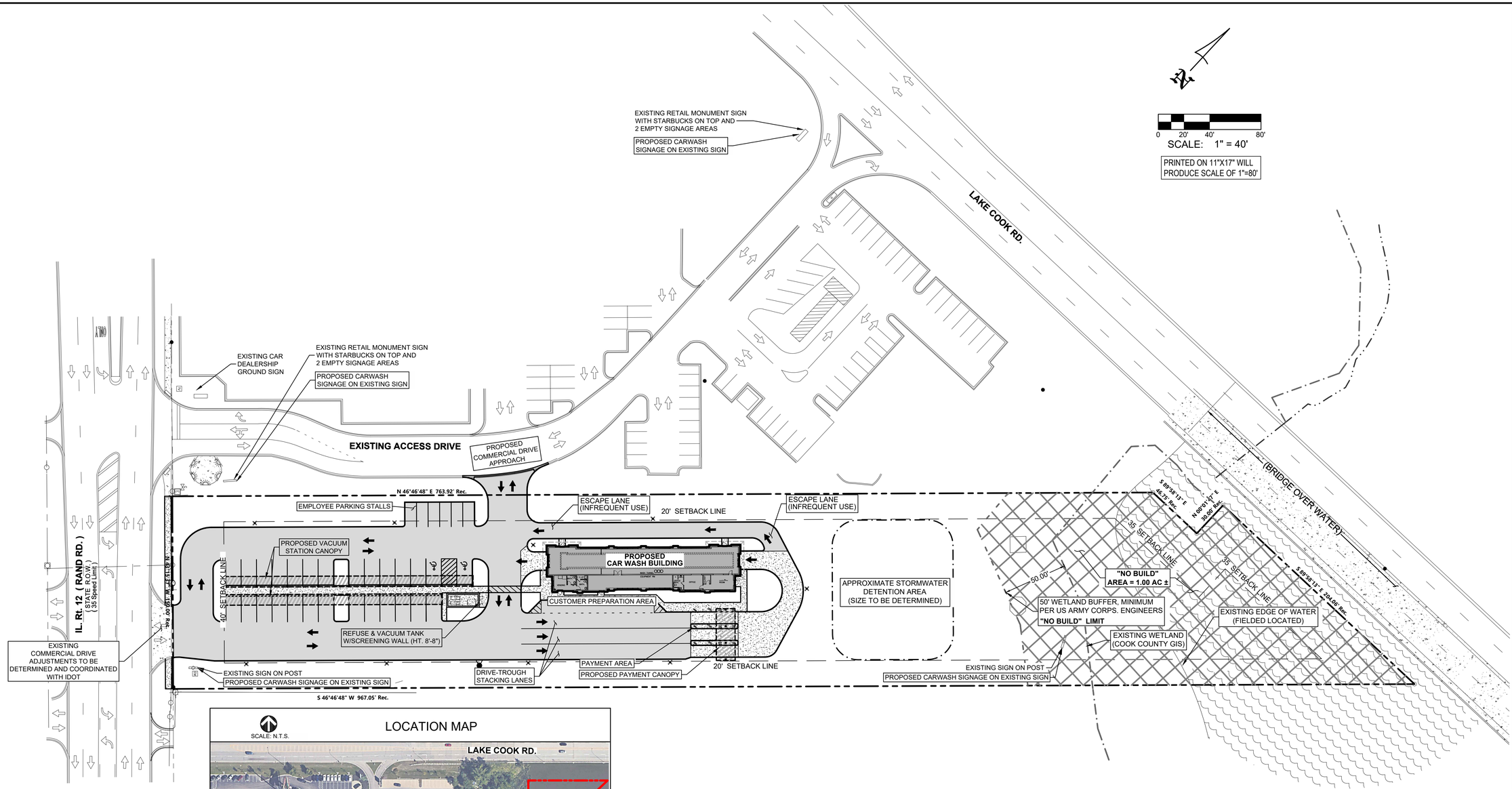
The washing system is extremely efficient. If washing a vehicle in a driveway, an individual may use up to 150 gallons of water. A typical car wash attached to a gas station may use up to 60 gallons of water. Our wash system uses only 15 gallons of water per wash. Additionally, the soap used within the system are non-toxic, water-based, biodegradable, odorless, and environmentally friendly.

To avoid disruption of traffic and to provide a continuous flow from all lanes, the car wash shall be designed to complete the entire process of washing-from the point of sale at gate opening to the exit of the wash-in under two minutes. Finally, the design includes a built-in time-space element so that a vehicle shall exit the wash every 20 seconds.

The ground/land/property upon which the facility shall be constructed and operated creates diversity generally, and in particular, provides coupling and complimentary element to its surroundings. The business corridor of Palatine, Illinois has several commercial properties adjacent to it in their own unique niche. This will be a great complimentary addition. We selected Palatine for its vibrant corridor and easy to maneuver and navigate design.

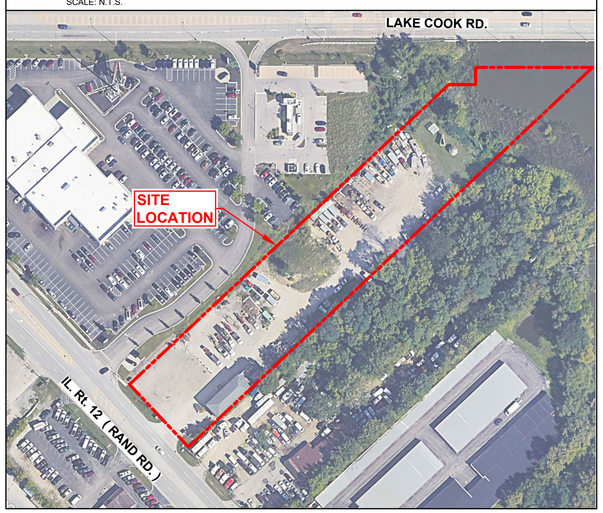
The Petitioner shall provide phasing of development, encourage inspections by City and County employees to ensure compliance with all codes and ordinances and will provide full cooperation in this very important process. We look forward to working with the Village of Palatine.

Attachment: PZC Materials - May 23, 2023 (2023-57 : 2239 N. Rand Road - SU Car Wash)



LOCATION MAP

SCALE: N.T.S.



LOT DATA:

ADDRESS:	2239 N. RAND ROAD PALATINE, IL 60074
LOT AREA:	3.208 AC ±
MUNICIPALITY:	VILLAGE OF PALATINE
ZONING:	B-5 HIGHWAY BUSINESS DISTRICT
PROPOSED USE:	CAR WASH (SPECIAL USE)
COUNTY :	COOK
PARCEL #:	02-02-102-011-0000
FLOOD ZONE:	FEMA; X (AREA OF MINIMAL FLOOD HAZARD FIRM PANEL 17031C0043J, EFF 8/19/2008

NOTES:

1. EXISTING IMPROVEMENTS & PROPERTY LINES WAS DRAWN PER CLIENT PROVIDE DOCUMENTS CLIENT PROVIDE DOCUMENTS.
2. EXISTING ROADWAY PAVEMENT MARKINGS SHOWN WAS DRAWN FROM GOOGLE AERIALS.
3. ALL EXISTING IMPROVEMENTS AND PROPERTY LINES ARE TO BE VERIFIED WITH SURVEY CAD LINEWORK WHEN AVAILABLE.

LEGEND

- PAINTED ACCESSIBILITY PARKING SYMBOL
- PROPOSED CONCRETE CURB
- DIRECTIONAL TRAFFIC ARROW
- PROPOSED BITUMINOUS PAVEMENT
- PROPOSED CONCRETE

PREPARED FOR:

CAR WASH Pro Designers
Design. Development. Consulting

PREPARED BY:

TERRA CONSULTING GROUP
600 Busse Highway
Park Ridge, IL 60068
Ph: 847/698-6400
Fax: 847/698-6401
IL LICENSE #184.004548 EXP. 04/30/2025

SUBMITTALS AND REVISIONS

No.	DESCRIPTION	DATE
-	COMPLETE EXHIBIT SET	03-10-23
-	ARCHITECTURE UPDATE	03-17-23
1	ZONING REV #1	04-19-23

SITE IMPROVEMENTS

FOR

CAR WASH FACILITY

2239 N. RAND ROAD
PALATINE, ILLINOIS 60074

DESIGNED BY:	M.S.E.
DRAWN BY:	K.S.B.
DATE:	12/28/2022
PROJECT #:	1622

SHEET TITLE

SITE EXHIBIT

OVERALL AREA VIEW

SHEET NUMBER

1 OF 5

Attachment: PZC Materials - May 23, 2023 (2023-57 : 2239 N. Rand Road - SU Car Wash)

EXISTING ACCESS DRIVE

EXISTING CAR DEALERSHIP GROUND SIGN

EXISTING DEALERSHIP AUTO DISPLAY AREA

EXISTING RETAIL MONUMENT SIGN WITH STARBUCKS ON TOP AND 2 EMPTY SIGNAGE AREAS

PROPOSED CARWASH SIGNAGE ON EXISTING SIGN

PROPOSED COMMERCIAL DRIVE APPROACH
63.74'

N 46°46'48" E 763.92' Rec.

PROPOSED PUBLIC CONCRETE SIDEWALK

EMPLOYEE PARKING STALLS

20' SETBACK LINE

30.00' DRIVE AISLE WIDTH

FIRE LANE

PROPOSED VACUUM STATION CANOPY

40' SETBACK LINE

25.00' DRIVE AISLE WIDTH

12.00' STALL

20.00' STALL

9.00' STALL

11.00'

11.83'

10.29'

REFUSE & VACUUM TANK W/SCREENING WALL (HT. 8'-8")

EXISTING COMMERCIAL APRON

EXISTING COMMERCIAL DRIVE ADJUSTMENTS TO BE DETERMINED AND COORDINATED WITH IDOT

EXISTING SIGN POST

PROPOSED CARWASH SIGNAGE ON EXISTING SIGN

PROPOSED FIRE HYDRANT (PRELIMINARY LOCATION)

ESCAPE LANE (INFREQUENT USE)

PROPOSED CAR WASH BUILDING

WASH TUNNEL EQUIPMENT RM

VENDING

MEN'S RR

WOMEN'S RR

OFFICE BATH

OFFICE

CLOSET

LOUNGE/VAC ROOM

CUSTOMER PREPARATION AREA

PREP AREA

DRIVE-TROUGH STACKING LANES

DRIVE THRU LANE

PAYMENT AREA

PROPOSED PAYMENT CANOPY

S 46°46'48" W 967.05' Rec.

IL. Rt. 12 (RAND RD.)
(STATE R.O.W.)
(35 Speed Limit)

N 43°13'37" W 150.00' Rec.

VEHICLE PARKING SUMMARY:

EMPLOYEE STALLS:	6
ADA / VACUUM STALLS:	2
VACUUM STALLS:	25
TOTAL STALLS:	33

PROPOSED IMPROVEMENTS COVERAGE:

TOTAL AREA	= 3.208 AC.±
NON-BUILD AREA	
(LIMIT TO 50' WETLAND BUFFER)	= 1.000 AC.±
BUILD-ABLE AREA	
(OUTSIDE 50' WETLAND BUFFER)	= 2.208 AC.±
IMPERVIOUS AREA	= 1.091 AC. (49%)
PERVIOUS AREA	= 1.117 AC. (51%)

LEGEND

- PARKING STALLS IN EACH ROW
- PAINTED ACCESSIBILITY PARKING SYMBOL
- PROPOSED CONCRETE CURB
- DIRECTIONAL TRAFFIC ARROW
- PROPOSED BITUMINOUS PAVEMENT
- PROPOSED CONCRETE
- PROPOSED PERVIOUS AREA
- PROPOSED SITE LIGHT LOCATIONS (REFER TO ARCHITECTURE PLANS)

0 10' 20' 40'
SCALE: 1" = 20'

PRINTED ON 11"X17" WILL PRODUCE SCALE OF 1"=40'

PREPARED FOR:

CAR WASH Pro Designers
Design. Development. Consulting

PREPARED BY:

TERRA CONSULTING GROUP
600 Busse Highway
Park Ridge, IL 60068
Ph: 847/698-6400
Fax: 847/698-6401

IL LICENSE #184.004548 EXP. 04/30/2025

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1	ZONING REV #1	04-19-23

SITE IMPROVEMENTS

FOR

CAR WASH FACILITY

2239 N. RAND ROAD
PALATINE, ILLINOIS 60074

DESIGNED BY:	M.S.E.
DRAWN BY:	K.S.B.
DATE:	12/28/2022
PROJECT #:	1622

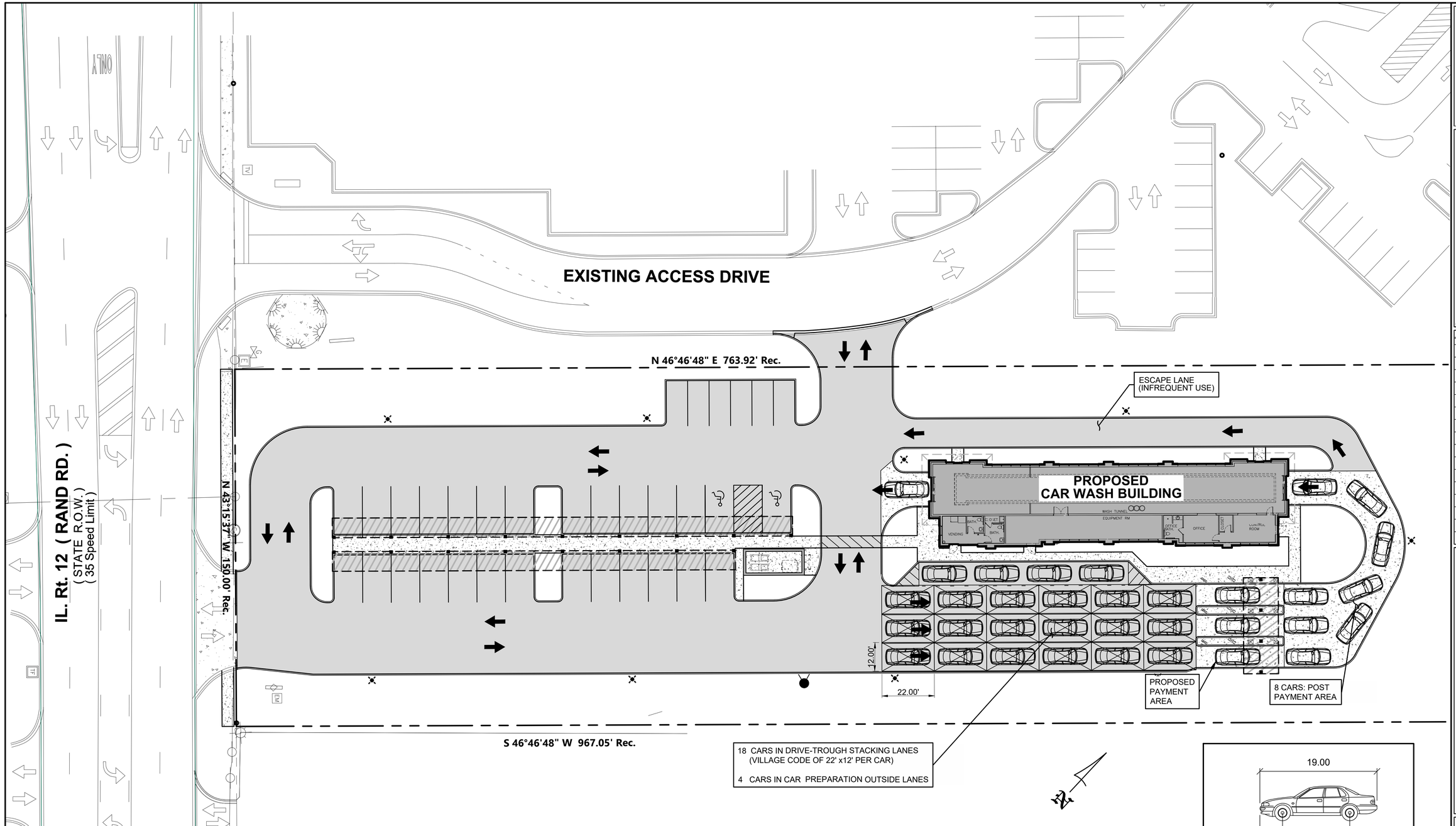
SHEET TITLE

SITE EXHIBIT

SHEET NUMBER

2 OF 5

Attachment: P2C Materials - May 23, 2023 (2023-57 : 2239 N. Rand Road - SU Car Wash)



PREPARED FOR:

CAR WASH
Pro Designers
Design. Development. Consulting

PREPARED BY:

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600 Busse Highway
Park Ridge, IL 60068
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SUBMITTALS AND REVISIONS

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1	ZONING REV #1	04-19-23

SITE IMPROVEMENTS

FOR

CAR WASH FACILITY

2239 N. RAND ROAD
PALATINE, ILLINOIS 60074

DESIGNED BY:	M.S.E.
DRAWN BY:	K.S.B.
DATE:	12/28/2022
PROJECT #:	1622

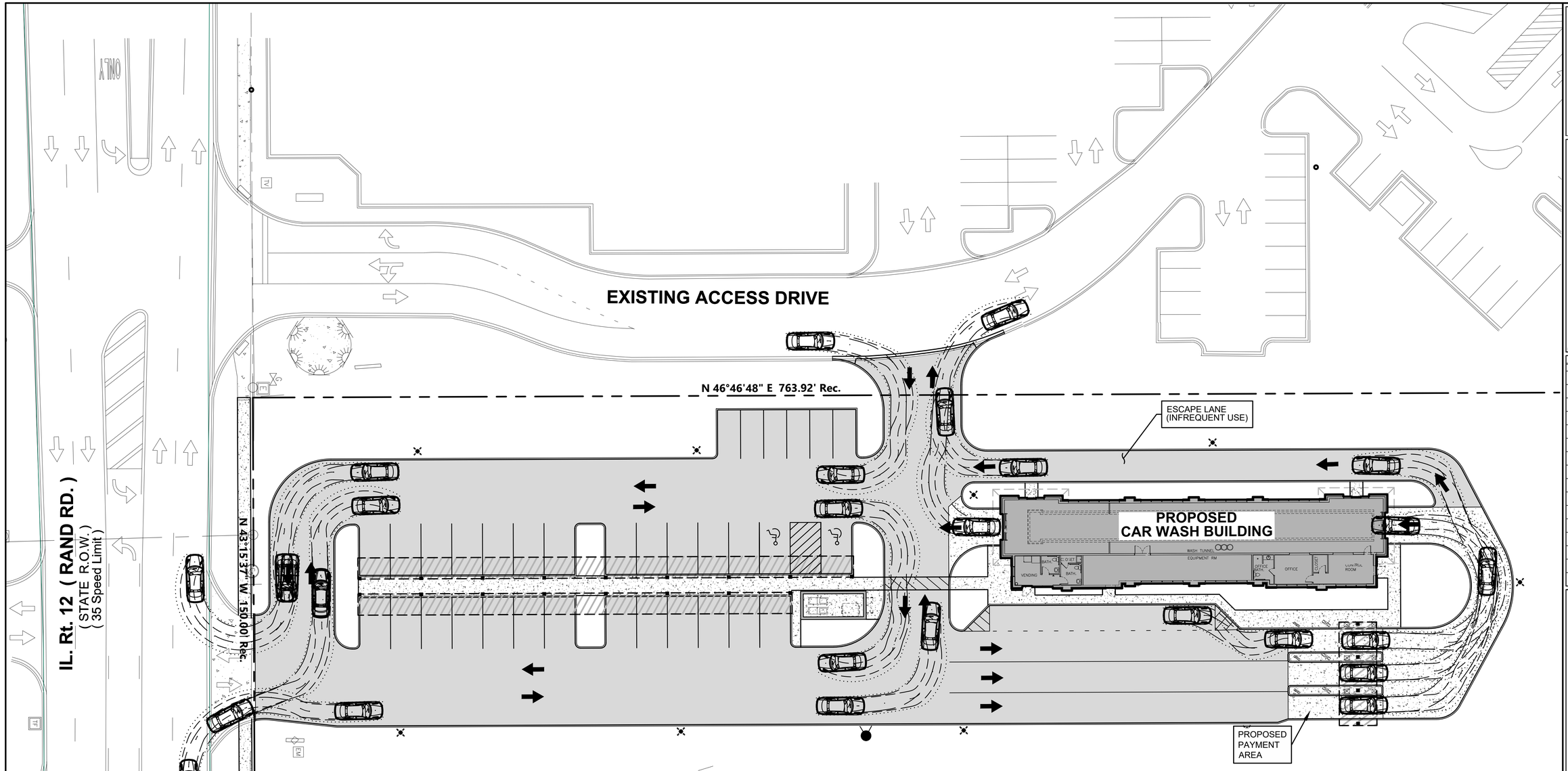
SHEET TITLE

CAR QUEUE LINE EXHIBIT

SHEET NUMBER

3 OF 5

Attachment: P2C Materials - May 23, 2023 (2023-57 : 2239 N. Rand Road - SU Car Wash)



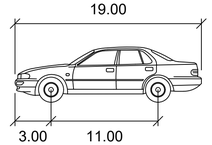
SCALE: 1" = 20'

0 10' 20' 40'

PRINTED ON 11"X17" WILL PRODUCE SCALE OF 1"=40'

LEGEND

- FRONT WHEEL PATH
- REAR WHEEL PATH
- OVERHANG OF BODY



PASSENGER CAR (TYPICAL)
AASHTO 2018 (US)

		feet
Width	:	7.00
Track	:	6.00
Lock to Lock Time	:	6.0
Steering Angle	:	31.5

NOTE:
THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO).

PREPARED FOR:

CAR WASH
Pro Designers
Design. Development. Consulting

PREPARED BY:

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Park Ridge, IL 60068
Ph: 847/698-6400
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1	ZONING REV #1	04-19-23

SITE IMPROVEMENTS

FOR

CAR WASH FACILITY

2239 N. RAND ROAD
PALATINE, ILLINOIS 60074

DESIGNED BY:	M.S.E.
DRAWN BY:	K.S.B.
DATE:	12/28/2022
PROJECT #:	1622

SHEET TITLE

CAR TURNING EXHIBIT

SHEET NUMBER

4 OF 5

Attachment: PZC Materials - May 23, 2023 (2023-57 : 2239 N. Rand Road - SU Car Wash)

ONE WAY

EXISTING ACCESS DRIVE

N 46°46'48" E 763.92' Rec.

FIRE HOSE DRAG PATH, NOT TO EXCEED
300 FEET TO ALL EXTERIOR OF BUILDING

ESCAPE LANE
(INFREQUENT USE)

PROPOSED
CAR WASH BUILDING

WASH TUNNEL
EQUIPMENT RM
VENDING
MEN'S RR
WOMEN'S RR
OFFICE BATH
OFFICE
CLOSET
LOUNGE/VAC ROOM

IL. Rt. 12 (RAND RD.)
(STATE R.O.W.)
(35 Speed Limit)

N 43°13'37" W 150.00' Rec.

PROPOSED FIRE HYDRANT
(PRELIMINARY LOCATION)

FIRE HOSE DRAG PATH, NOT TO EXCEED
300 FEET TO ALL EXTERIOR OF BUILDING

PROPOSED
PAYMENT
AREA

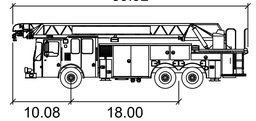
S 46°46'48" W 967.05' Rec.

0 10' 20' 40'
SCALE: 1" = 20'

PRINTED ON 11"X17" WILL
PRODUCE SCALE OF 1"=40'

LEGEND

- FRONT WHEEL PATH
- REAR WHEEL PATH
- OVERHANG OF BODY



SMEAL AERIAL RM 100FT

	feet
Width	: 8.33
Track	: 7.92
Lock to Lock Time	: 6.0
Steering Angle	: 45.0

NOTE:
DIMENSION DATA IS FROM THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) AND TRUCK MANUFACTURER'S SPECIFICATIONS.

PREPARED FOR:

CAR WASH
Pro Designers
Design. Development. Consulting

PREPARED BY:

TERRA CONSULTING GROUP
600 Busse Highway
Park Ridge, IL 60068
Ph: 847/698-6400
Fax: 847/698-6401

IL LICENSE #184.004548 EXP. 04/30/2025

SUBMITTALS AND REVISIONS

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-	ARCHITECTURE UPDATE	03-17-23
1	ZONING REV #1	04-19-23

SITE IMPROVEMENTS

FOR

CAR WASH FACILITY

2239 N. RAND ROAD
PALATINE, ILLINOIS 60074

DESIGNED BY:	M.S.E.
DRAWN BY:	K.S.B.
DATE:	12/28/2022
PROJECT #:	1622

SHEET TITLE

FIRE TRUCK TURNING EXHIBIT

SHEET NUMBER

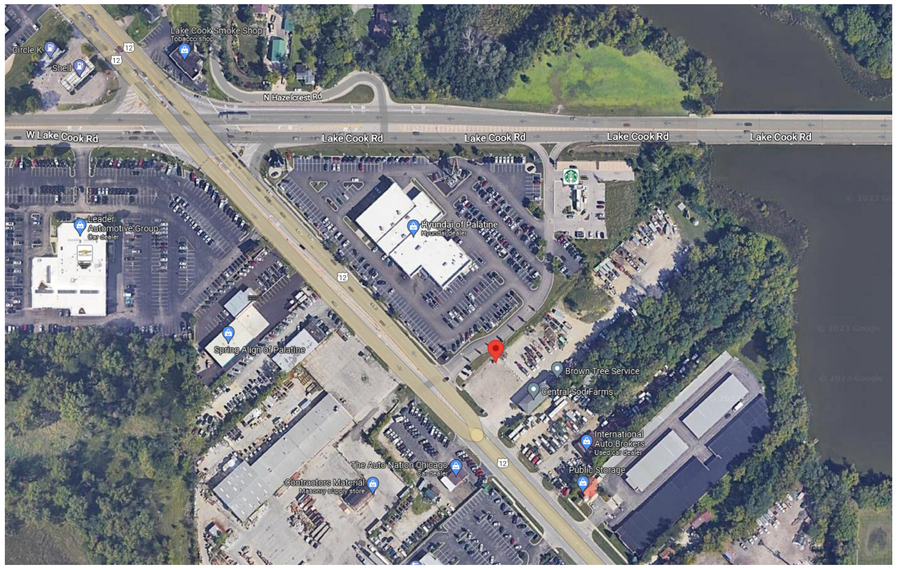
5 OF 5

Attachment: P2C Materials - May 23, 2023 (2023-57 : 2239 N. Rand Road - SU Car Wash)

ARCHITECT

NERI ARCHITECTS
6400 N. NORTHWEST HWY. SUITE 4
CHICAGO, IL 60631
P. 847.825.9400
LICENSE # **1301070132**
EXPIRATION DATE: MARCH 02, 2023

CONSULTANTS INFO:



ZONING & LOT DATA

ADDRESS: 2239 N. RAND ROAD PALATINE, ILLINOIS 60074

PIN#: 02-02-102-011-0000

ACREAGE: 3.208 AC ±

ZONING: B-5 HIGHWAY BUSINESS DISTRICT

PROJECT DATA

SCOPE OF WORK: NEW COMMERCIAL BUILDING

APPLICABLE CODES:
(Building codes have been adopted by the Village of Palatine)
- 2015 INTERNATIONAL BUILDING CODE
- 2015 INTERNATIONAL FIRE CODE
- 2015 INTERNATIONAL FUEL GAS CODE
- 2018 INTERNATIONAL & 2018 ILLINOIS ENERGY CONSERVATION CODE
- 2015 INTERNATIONAL MECHANICAL CODE
- 2017 NATIONAL ELECTRICAL CODE
- 2015 INTERNATIONAL EXISTING BUILDING CODE
- 2000 LIFE SAFETY CODE, NFPA 101
- ILLINOIS PLUMBING CODE, LATEST EDITION
- ILLINOIS ACCESSIBILITY CODE, LATEST EDITION

CLIMATE ZONE 5A

EXISTING USE: COMMERCIAL BUILDING

BUILDING DESCRIPTION

USE GROUP: **"B" - COMMERCIAL CARWASH**

OCCUPANCY LOADS: **22** (Breakdown on A2-2)

BULDING AREA: **ONE STORY (30'-0")**

CONSTRUCTION TYPE: **IIB / Non-Sprinklered**

PROPOSED BUILDING AREA: **4,983 SQ. FT.**

PROJECT NOTES CODES, STANDARDS, AND PROCEDURES

1. ALL CONSTRUCTION SHALL COMPLY WITH INTERNATIONAL BUILDING CODES, OSHA, AND ZONING CODES, **VILLAGE OF PALATINE, STATE OF ILLINOIS**, AND ALL OF THE UNITED STATES OF AMERICA FEDERAL AGENCY REQUIREMENTS.
2. BEFORE DOING ANY CONSTRUCTION, CONTACT LOCAL ELECTRIC COMPANY AND ASK FOR THE "NEW BUSINESS GROUP". REQUEST AN ONSITE MEETING AND COORDINATION OF PROPOSED WORK. BRING ARCHITECTURAL DRAWINGS AND OBTAIN APPROVAL ON CLEARANCES FOR ALL NEW STRUCTURES BEING BUILT AND/ OR ELECTRIC SERVICE BEING MOVED AND/ OR UPGRADED.
3. BEFORE DOING ANY CONSTRUCTION, CONTACT J.U.L.I.E. TO DETERMINE THE LOCATION OF ANY UNDERGROUND UTILITIES WHICH MAY AFFECT PROPOSED SITE WORK. 8-1-1 IS THE NATIONWIDE TOLL-FREE NUMBER FOR LOCATION SERVICES. CALL JULIE'S TOLL-FREE NUMBER 1-800-892-0123.
4. ALL CARWASH EQUIPMENT SHALL BE PROVIDED BY **NATIONAL CARWASH SOLUTIONS (NCS)** AND COORDINATED w/ NERI ARCHITECTS' INFORMATION.
5. ALL REFERENCES TO CODES, SPECIFICATIONS, AND STANDARDS, REFERRED TO IN THE SPECIFICATIONS AND / OR DRAWINGS SHALL MEAN THE LATEST EDITION, AMENDMENT OR REVISION OF SUCH REFERENCE IN EFFECT AS OF THE LATEST DATE OF THE CONTRACT DOCUMENTS.
6. ALL WORK SHALL COMPLY WITH THE REQUIREMENTS, POLICIES, AND PROCEDURES OF THE OWNER.
7. DRAWINGS AND SPECIFICATIONS ARE TO BE ISSUED TO THE SUBCONTRACTORS IN COMPLETE SETS SO THAT THE FULL EXTENT OF WORK IS SHOWN AND COORDINATION OF WORK IS MADE POSSIBLE.
8. ALL WORK SHALL BE OF THE HIGHEST QUALITY FOLLOWING THE CONTRACT DOCUMENTS, PROJECT SPECIFICATIONS, MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS, AND THE BEST ACCEPTED TRADE PRACTICES AND STANDARDS.
9. DETAILS SHOWN ARE INTENDED TO BE INDICATIVE OF THE PROFILES AND TYPES OF DETAILING REQUIRED FOR THE WORK. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO THOSE DETAILED.
10. PROVIDE ALL SHOP DRAWINGS, CATALOG CUTS, SAMPLES, ETC. FOR THE NECESSARY WORK REQUIRED AND FOR ARCHITECTS REVIEW PRIOR TO COMMENCEMENT OF THE WORK.
11. EACH CONTRACTOR SHALL KEEP ACCURATE RECORDS OF ALL WORK WHICH DIFFERS FROM CONTRACT DOCUMENTS SO THAT ACCURATE RECORD DRAWINGS AND SPECIFICATIONS CAN BE KEPT AND PROVIDED TO THE OWNER AT PROJECT CLOSEOUT.
12. EACH CONTRACTOR SHALL VISIT THE SITE AND BE KNOWLEDGEABLE OF CONDITIONS THERE OF. FAILURE TO EXAMINE THE SITE AND DETERMINE EXISTING CONDITIONS OR NATURE OF NEW CONSTRUCTION, OR NATURE AND EXTENT OF WORK TO BE PERFORMED BY OTHER TRADES WILL NOT BE CONSIDERED A BASIS FOR GRANTING OF ADDITIONAL COMPENSATION.
13. THE CONTRACTOR SHALL INVESTIGATE, VERIFY AND BE RESPONSIBLE FOR ALL REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY CONDITIONS CONTRARY TO THE CONSTRUCTION DOCUMENTS THAT REQUIRE MODIFICATION BEFORE PROCEEDING WITH THE WORK.
14. THE CONTRACTOR SHALL PROTECT ALL EXISTING SITE ELEMENTS FROM DAMAGE DUE TO THE CONSTRUCTION OPERATIONS, AND REPAIR OR REPLACE ANY ELEMENTS DAMAGED DURING THE PROJECT.
15. ANY UTILITY SHUT-OFFS AS REQUIRED BY THE CONTRACTOR FOR COMPLETION OF THEIR WORK SUCH AS ELECTRICAL, GAS, AND / OR WATER SHOULD BE COORDINATED w/ NERI ARCHITECTS' INFORMATION.

SHEET INDEX

TITLE
T-1.0 COVERSHEET & PROJECT INFO

CIVIL
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C-2B SPECIFICATIONS
C-3 EXISTING CONDITIONS & DEMOLITION PLAN
C-4 GEOMETRIC PLAN
C-5 GRADING PLAN
C-6 UTILITY PLAN
C-7 STORMWATER POLLUTION PREVENTION PLAN
C-8 STORMWATER POLLUTION PREVENTION DETAILS
C-9 DRAINAGE EXHIBIT
C-10 DETAILS
C-11 DETAILS
C-12 DETAILS
C-13 DETAILS

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G-1.1 GENERAL NOTES
G-1.2 SITE PLAN

LANDSCAPE
L1.1 LANDSCAPE PLAN

ARCHITECTURAL
A-2.0 FOUNDATION PLAN
A-2.1 FLOOR PLAN
A-2.2 CEILING PLAN
A-2.3 ROOF & TOWER PLANS
A-3.4 BATHROOM PLANS & ELEVATIONS
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A-5.1 MAIN ELEVATIONS & WINDOW SCHDL.
A-6.0 BUILDING SECTIONS
A-6.1 DETAIL SECTIONS
A-6.4 FIRESTOPPING DETAILS
A-7.0 SIGNAGE, REFUSE, PAY STATION
A-7.1 LOGO, VACUUM STATION
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M2-1 FLOOR & ROOF PLAN
M3-0 MECH SCHEDULES, NOTES, DETAILS
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E3-5 ELECTRIC CONTROLS
E3-6 ELECTRIC MOTORS
E3-7 ELECTRIC UNDERGROUND
E3-8 ELECTRIC EQUIPMENT SCHD.

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NERI ARCHITECTS
6400 N NORTHWEST HWY
SUITE 4
CHICAGO IL 60631
TEL 847.825.9400

PROJECT #	2313
DATE:	03/17/23

STATE OF ILLINOIS
GUIDO C NERI
001-012341
PARK RIDGE ILLINOIS
LICENSED ARCHITECT

DESIGN FIRM #: 184.003719-0001
EXP: 04.30.23

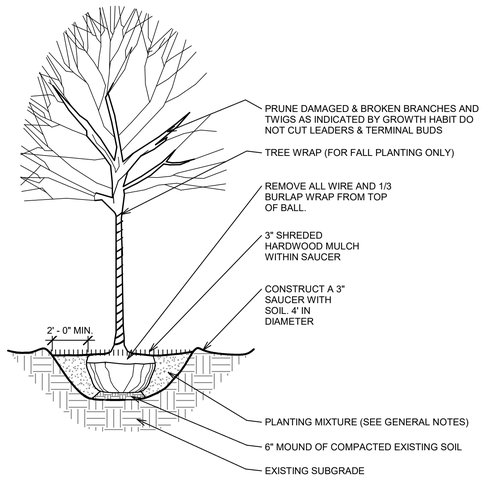
NEW AUTOMATED CARWASH FACILITY

2239 N. RAND ROAD PALATINE,
ILLINOIS 60074

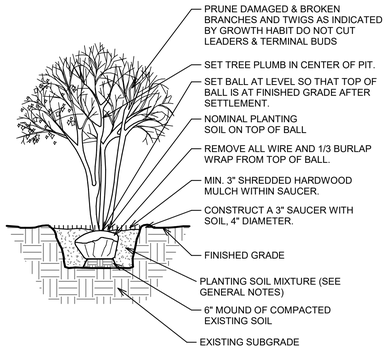
ZONING REVIEW - NOT FOR CONSTRUCTION

	03.17.23	ZONING REVIEW
▲		REVISIONS
DRAWN BY:	RAM	
APPROVED BY:	GCN / MAM	
SCALE:	AS NOTED	
DESCRIPTION:	COVERSHEET & PROJECT INFO	
SHEET NO.	T-1.0	

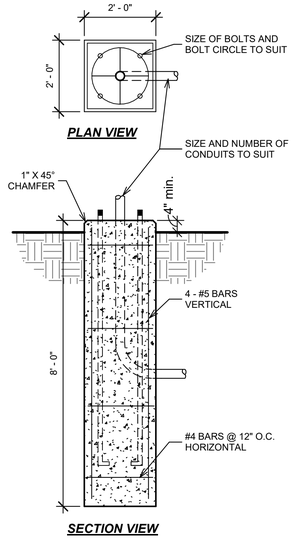
Attachment: PZC Materials - May 23, 2023 (2023-57 : 2239 N. Rand Road - SU Car Wash)



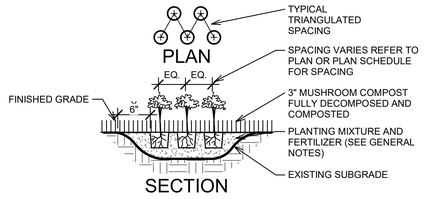
3 / L1.1 RATED DEMISING PARTITION
SCALE: 1/4" = 1'-0"



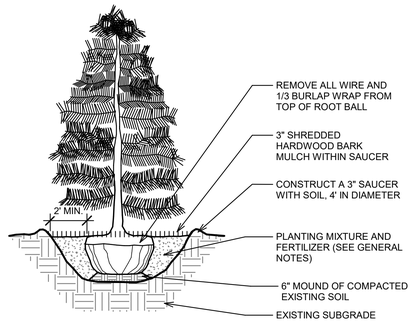
6 / L1.1 LARGE SHRUB PLANTING DETAIL
SCALE: 1/4" = 1'-0"



4 / L1.1 Light Post Foundation
SCALE: 1/2" = 1'-0"



5 / L1.1 GROUND COVER PLANTING DETAIL
SCALE: 3/8" = 1'-0"



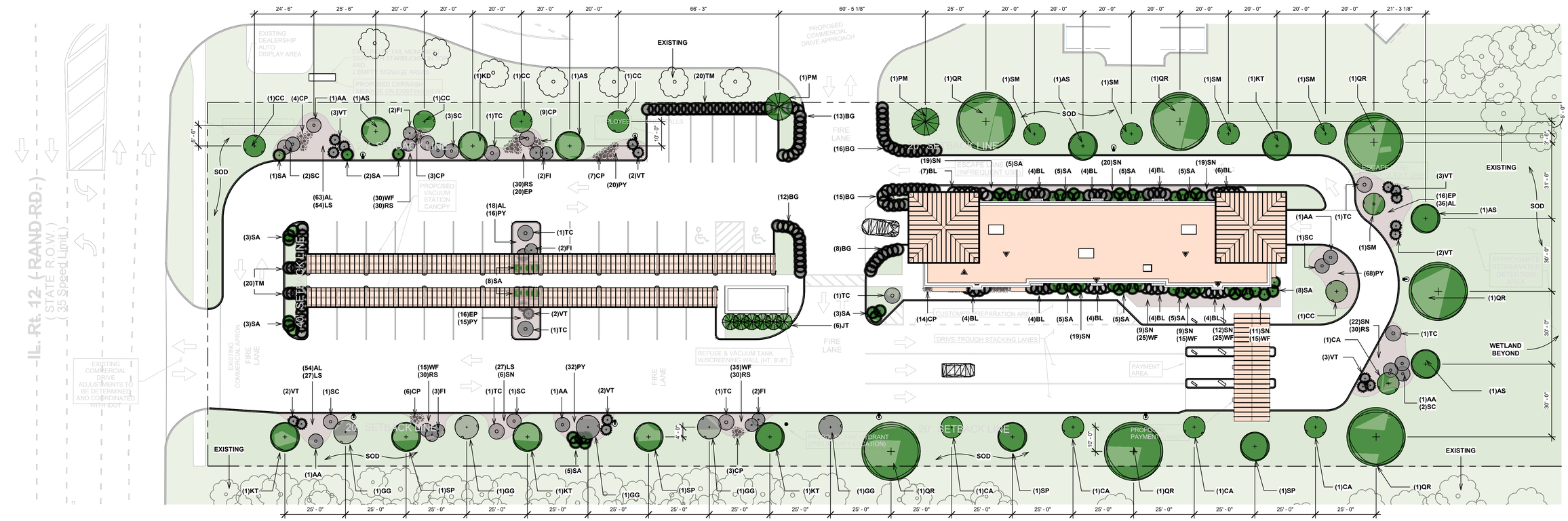
2 / L1.1 ORNAMENTAL TREE PLANTING DETAIL
SCALE: 1/4" = 1'-0"

Planting Schedule per MOUNT PROSPECT LANDSCAPE CODE 14.2300

LEGEND	QUANT. - %	BOTANICAL NAME	COMMON NAME	MIN. SIZE	NOTES/SPECIAL CONDITIONS
SHADE / PARKWAY DECIDUOUDS TREES (Min. Size at planting 3" Caliper) - Parkway Trees shall be max 40' apart					
QR	7	Quercus Rubrum	Red Oak	3" caliper / 8' ht	
KD	1	Cornus Kousa	Kousa Dogwood	3" caliper / 8' ht	Mature height 15-25 ft.
KT	4	Cercidphyllum Japonicum	Katsura Tree	3" caliper / 8' ht	
SP	4	Syringa Pekinensis	Peking Lilac	3" caliper / 8' ht	Mature height 15-20 ft.
AS	5	Amelanchier x grandiflora	Apple Serviceberry		
EXISTING	TBD - %%	TBD		Arborist to verify all existing condition and speices of trees.	
ORNAMENTAL DECIDUOUDS TREES (Min. Size at planting 8' hgt. or 2.5" Caliper)					
CC	5	Cercis canadensis	Redbud	2.5" caliper / 8' ht	
CA	5	Cornus Alternifolia	Pagoda Dogwood	2.5" caliper / 8' ht	
SM	5	Magnolia Stellata	Star Magnolia	2.5" caliper / 8' ht	Parkway Alt - used under power lines also
GG	5	Golden Glory	Golden Glory Dogwood	2.5" caliper / 8' ht	
EVERGREEN TREES (Min. Size at planting 6' hgt.)_					
PM	2	Picea Mariana	Black Spruce	6' ht	
JT	6	Juniperus virginiana 'Taylor'	Taylor Juniper	6' ht	mature height 18'
EVERGREEN SHRUBS (All Hedges to be maintained and kept below @ max. 4'-0" tall)					
TC	9	Taxus Canadensis	Canada Yew	30" spr. / 36" ht	mature height 3' to 5'
BI	45	Buxus sinica var. Insularis 'Wintergreen'	Wintergreen Boxwood	30" spr. / 24" ht	mature height 2' to 4'
BG	64	Buxus x 'Green Velvet'	Green Velvet Boxwood	30" spr. / 24" ht	mature height 3' to 4'
TM	40	Taxus × media 'Hicksii'	Hicks Yew Hedge	30" spr. / 36" ht	keep hedge max hgt. 5'-0" (mature hgt. 10')
DECIDUOUS SHRUBS - (Height at Time of planting dwarf shrubs – 18 inches / shrubs – 26 inches)					
AA	5	Aronia Melanocarp 'Morton'	Black Chokeberry	30" spr. / 36" ht	mature height 4' to 6'
SC	9	Sambucus Canadensis	Elderberry	30" spr. / 36" ht	keep hedge max hgt. 5'-0" (mature hgt. 5'-12')
FI	11	Forsythia x intermedia	Border Forsythia	30" spr. / 36" ht	keep hedge max hgt. 5'-0" (mature hgt. 10')
VT	19	Viburnum Trilobum	American Cranberry Bush	30" spr. / 36" ht	keep hedge max hgt. 5'-0" (mature hgt. 10')
ORNAMENTAL GRASS					
CP	46	Carex Pensylvanica	Sedge	1ft spread / 1gal	ground cover (mature hgt. 6" - 12")
SA	68	Sesleria Autumnalis	Autumn Moor Grass	1ft spread / 1gal	mature height 8" - 12"
PERENNIALS, GROUNDCOVERS - (plants in mulch beds)					
SN	146	Salvia Nemorosa	New Dimension Blue	30" spr. / 1gal. pots	perennials mature height 2'
EP	52	Echinacea purpurea	Purple Coneflower	18" spread / 2"pots	perennials
LS	108	Liatris Spicata	Blazing Star	18" spread / 2"pots	perennials
AL	171	Allium Lusitanicum	Allium 'Summer Beauty'	30" spr. / 1gal. pots	perennials
WF	160	Waldsteinia Fragarioides	Barren Strawberry	18" spread / 2"pots	perennials
RS	150	Rudbeckia Speciosa	Black-eyed Susan	18" spread / 2"pots	perennials
PY	151	Pycnanthemum Tenuifolium	Slender Mountain Mint	1ft spread / 1gal	ground cover

GENERAL NOTES

1. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT /OWNER IMMEDIATELY OF ANY DISCREPANCIES, OBSTACLES AND/OR PROBLEMS.
2. VERIFICATION OF DIMENSIONS AND GRADES, BOTH EXISTING AND PROPOSED, SHALL BE THE CONTRACTOR'S RESPONSIBILITY PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL NOTIFY THE OWNER OF ANY DISCREPANCIES.
3. ALL SURFACE DRAINAGE SHALL BE DIRECTED AWAY FROM STRUCTURES. SURFACE DRAINAGE SHALL BE DIRECTED TO EXISTING CATCH BASINS DESIGNATED FOR THE COLLECTION OF SURFACE RUN-OFF.
4. CONTRACTOR SHALL NOTIFY OWNER OF ANY UNDESIRABLE DRAINAGE CONDITIONS AND RECOMMEND SUITABLE SOLUTIONS. WHERE NECESSARY TO ACHIEVE PROPER DRAINAGE, UNDER DRAINAGE FOR TREE PITS SHALL BE INSTALLED AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.
5. LANDSCAPE CONTRACTOR SHALL REPAIR IN KIND ALL AREAS DAMAGED AS A RESULT OF LANDSCAPE OPERATIONS.
6. ALL TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 3" OF SHREDDED HARDWOOD MULCH.
7. ALL GROUND COVER/ PERENNIAL BEDS TO RECEIVE A MINIMUM 2" OF MUSHROOM COMPOST.
8. SIZES SHOWN ON PLANTING PLAN ARE MINIMUM ACCEPTABLE SIZES.
9. LANDSCAPE CONTRACTOR SHALL WARRANT ALL TREES, SHRUBS, VINES, GROUNDCOVERS AND PERENNIALS UNDER THIS CONTRACT WILL BE HEALTHY AND IN FLOURISHING CONDITION OF ACTIVE GROWTH ONE YEAR FROM DATE OF FINAL ACCEPTANCE.
10. SOIL TO BE USED FOR THE PLANTING MEDIUM FOR THE PROJECT SHALL BE FERTILE, WELL DRAINED, OF UNIFORM QUALITY, FREE OF STONES OVER 1" IN DIAMETER, STICKS, OILS, CHEMICALS, PLASTER, CONCRETE AND OTHER DELETERIOUS MATERIALS.
11. THE LANDSCAPE CONTRACTOR SHALL PREPARE PLANTING BEDS BY ADDING SOIL AMENDMENTS TO TOPSOIL MIX IN THE FOLLOWING QUANTITIES: TOPSOIL MIX FOR TREES AND SHRUBS SHALL BE THREE (3) PARTS TOPSOIL, ONE (1) PART PEAT, AND ONE (1) PART SAND. TOPSOIL MIX FOR PERENNIALS, BULBS, AND GROUND COVERS SHALL BE THREE (3) PARTS TOPSOIL, ONE (1) PART SAND AND TWO (2) PARTS DECOMPOSED MUSHROOM COMPOST. SOIL SHALL MEET THE FOLLWING REQUIREMENTS: SOIL COMPOSITION-45-77% SILT, 0-25% CLAY, 25-33% SAND; SOIL ACIDITY: Ph 6.0-7.0; SOIL ORGANIC CONTENT: THREE (3) TO FIVE (5) PERCENT.
12. ALL PLANTS TO BE BALLED IN BURLAP OR CONTAINER GROWN AS SPECIFIED ON PLANTING PLAN. ALL PLASTIC ROOT WRAPPING MATERIAL AND METAL WIRE BASKETS SHALL BE REMOVED.
13. LANDSCAPE CONTRACTOR SHALL STAKE THE LOCATION OF ALL TREES AND PLANTING BED LINES AND HAVE LAYOUT APPROVED BY LANDSCAPE ARCHITECT/OWNER PRIOR TO PLANTING.
14. WATER ALL PLANTS IMMEDIATELY AFTER PLANTING. FLOOD PLANTS TWICE DURING FIRST TWENTY-FOUR HOUR PERIOD AFTER PLANTING.
15. ALL NEW AND TRANSPLANTED PLANTS TO BE SPRAYED WITH AN ANTIDESSICANT WITHIN TWENTY FOUR HOURS AFTER PLANTING. ANTI-TRANSPIRANT SHALL BE EQUAL TO "WILTPROOF."
16. ALL MUD SHALL BE REMOVED FROM ALL TIRES BEFORE LEAVING THE SITE AND ROADS SHALL BE KEPT CLEAR OF MUD AND DEBRIS AT ALL TIMES.
17. ALL GRASS AREAS SHALL BE 6 INCHES OF TOPSOIL AND KENTUCKY BLUEGRASS SOD.



1 / L1.1 LANDSCAPE PLAN
SCALE: 1" = 20'-0"

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NEW AUTOMATED CARWASH FACILITY

2239 N. RAND ROAD PALATINE, ILLINOIS 60074

ZONING REVIEW - NOT FOR CONSTRUCTION

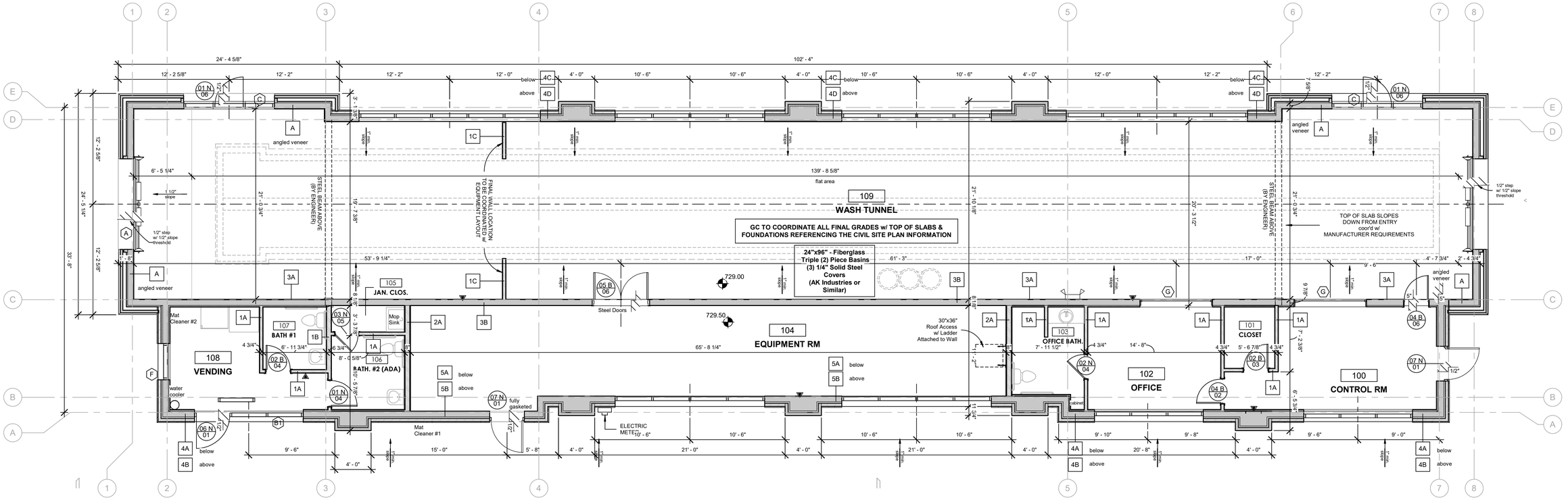
PROJECT #	2313
DATE:	03/17/23

STATE OF ILLINOIS — GUIDO C NERI — 001-012341 — PARK RIDGE ILLINOIS — LICENSED ARCHITECT

DESIGN FIRM #: 184.003719-0001
EXP: 04.30.23

	03.17.23	ZONING REVIEW
▲		**REVISIONS**
DRAWN BY:	RAM	
APPROVED BY:	GCN / MAM	
SCALE:	AS NOTED	
DESCRIPTION:	LANDSCAPE PLAN	
SHEET NO.	L1.1	

Attachment: PZC Materials - May 23, 2023 (2023-57 : 2239 N. Rand Road - SU Car Wash)



1 / A-2.1 FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

N

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STATE OF ILLINOIS
GUIDO C NERI
001-012341
PARK RIDGE
ILLINOIS
REGISTERED ARCHITECT

DESIGN FIRM #: 184.003719-0001
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NEW AUTOMATED CARWASH FACILITY

2239 N. RAND ROAD PALATINE,
ILLINOIS 60074

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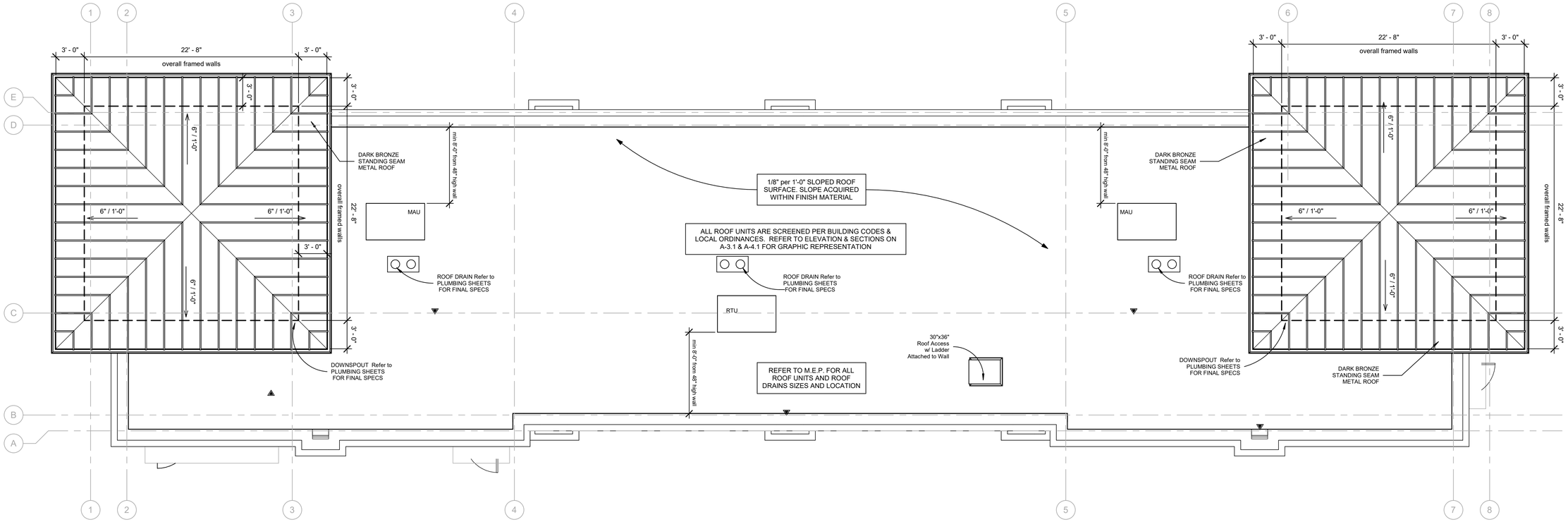
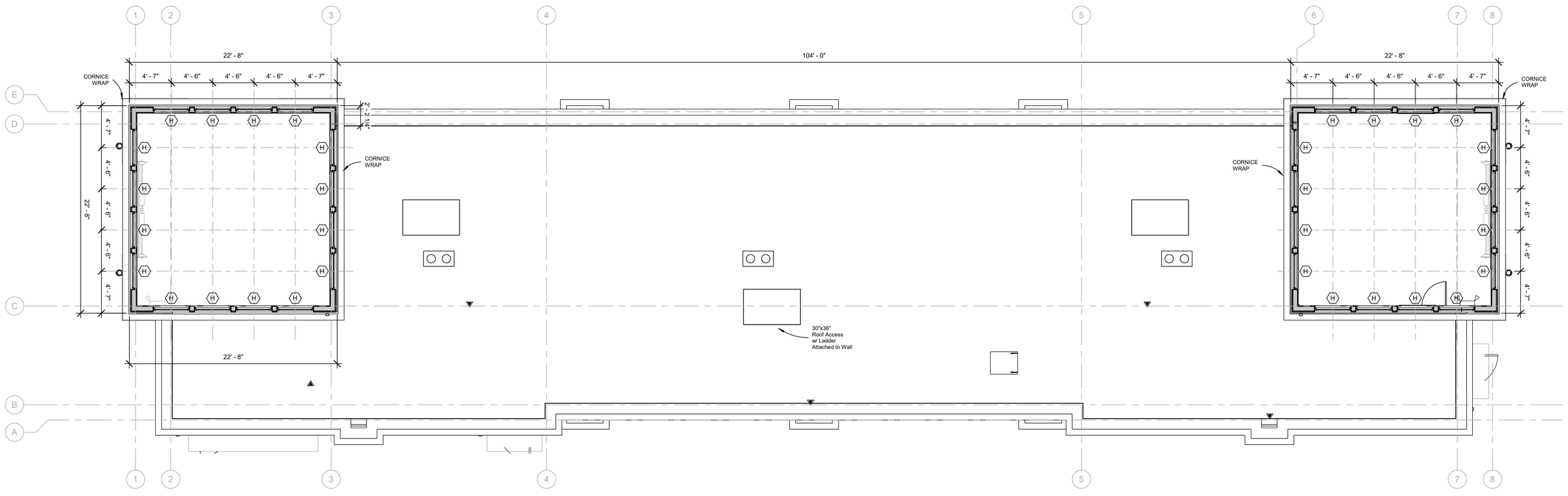
	03.17.23	ZONING REVIEW
▲		REVISIONS
DRAWN BY:		RAM
APPROVED BY:		GCN / MAM
SCALE:		AS NOTED
DESCRIPTION:		FLOOR PLAN
SHEET NO.		A-2.1

Attachment: PZC Materials - May 23, 2023 (2023-57 : 2239 N. Rand Road - SU Car Wash)





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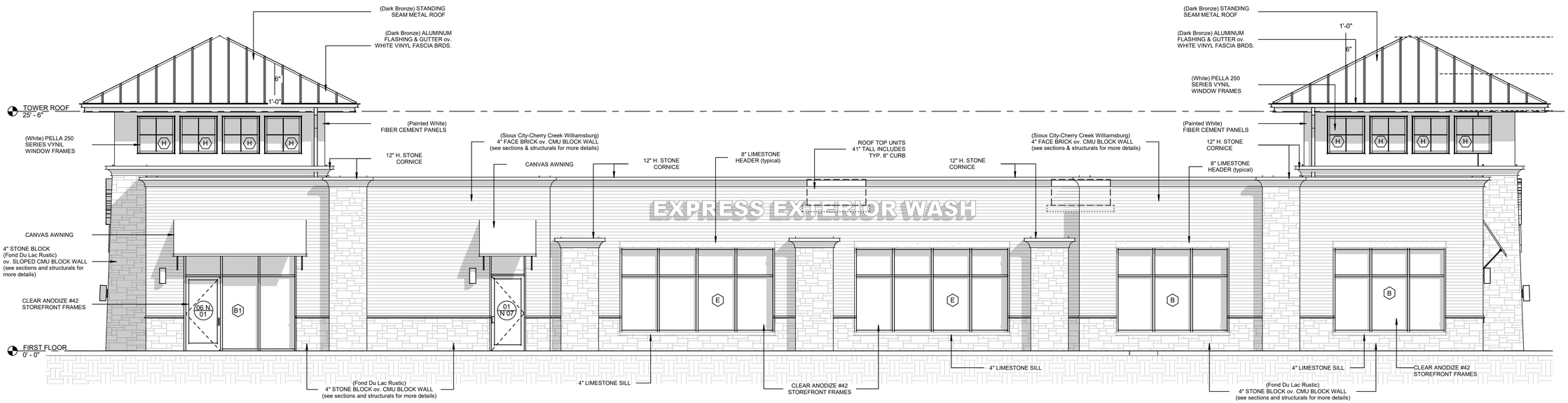
	03.17.23	ZONING REVIEW
▲		REVISIONS

DRAWN BY:	RAM
APPROVED BY:	GCN / MAM
SCALE:	AS NOTED
DESCRIPTION:	ROOF & TOWER PLANS
SHEET NO.	A-2.3

Attachment: PZC Materials - May 23, 2023 (2023-57 : 2239 N. Rand Road - SU Car Wash)



2 / A-5.0 Main Elevation-South
SCALE: 3/16" = 1'-0"

Primary Materials
Face Brick & Stone Block (64%)

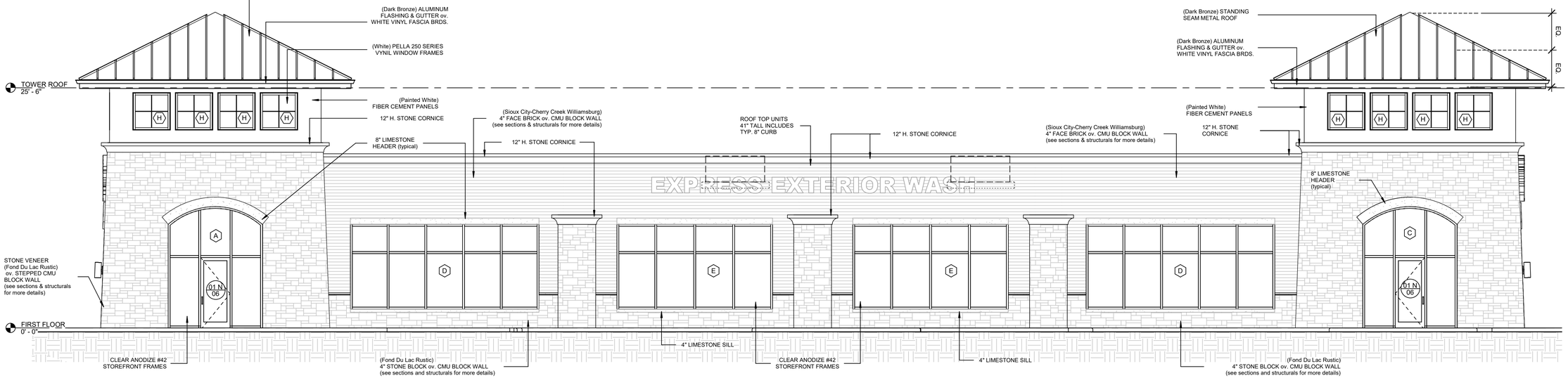
Accent Material
Fiber Cement Panels (8.6%)

A minimum of 35% shall be transparent Ground Level :
Ground level shall be defined to be between
2'-0" & 8'-0" measured vertically from the adjacent grade.
Proposed Transparent = 45% (of Ground Level)
Ground Level Zone = 903.94 sq. ft.
Transparent Elements = 408.21 sq. ft.

- **Tower Roofs**
Metal-(Dark Bronze)

- **Main Body of Building**
4" Face Brick - (Sioux City-Cherry Creek Williamsburg)
4"- 5" Stone Block (Fond Du Lac Rustic)

- **Accent Walls** - Upper Tower Walls
Fiber Cement Panels (White)



1 / A-5.0 Side Elevation-North
SCALE: 3/16" = 1'-0"

Primary Materials
Face Brick & Stone Block (57.4%)

Accent Material
Fiber Cement Panels (8.6%)

3/17/2023 2:25:33 PM

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▲		REVISIONS
DRAWN BY:	RAM	
APPROVED BY:	GCN / MAM	
SCALE:	AS NOTED	
DESCRIPTION:	MAIN ELEVATIONS	
SHEET NO.	A-5.0	

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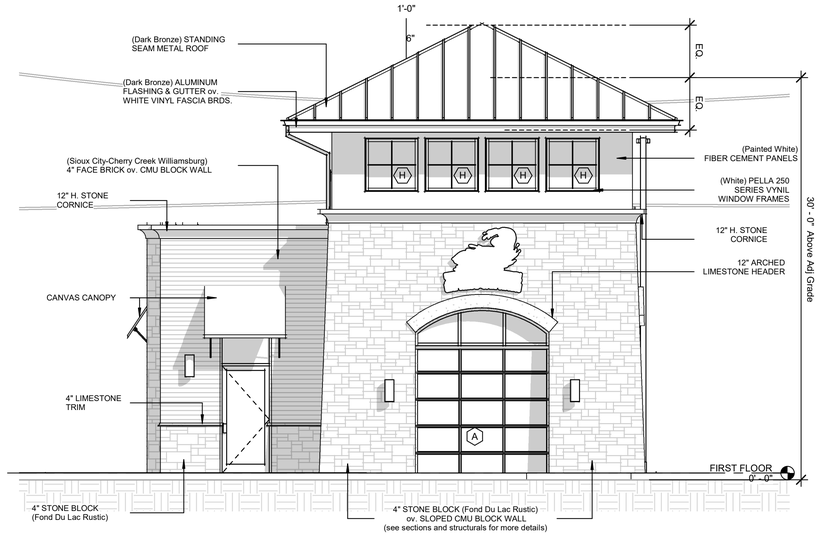
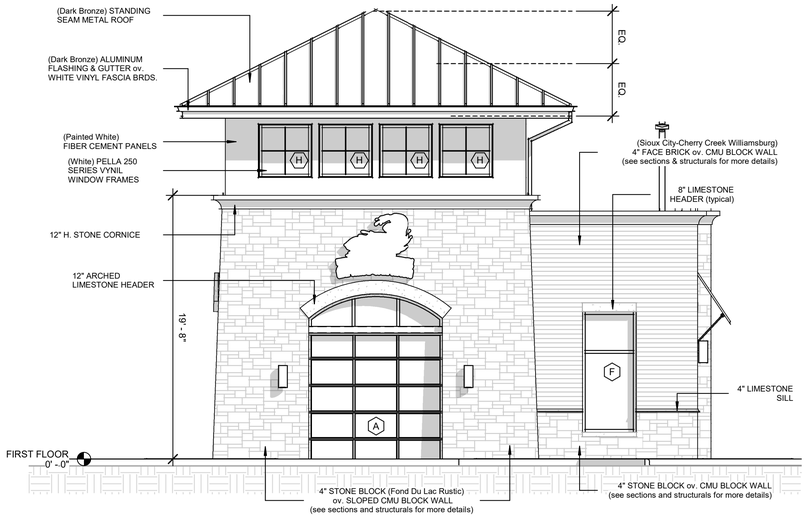


6 A-5.1 Entry Elevation
SCALE: 3/16" = 1'-0"



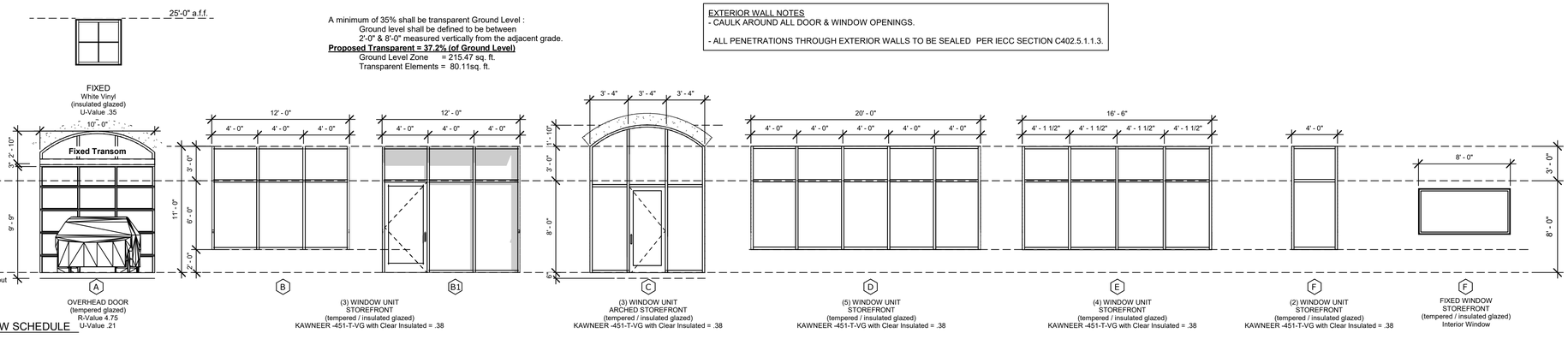
5 A-5.1 Exit Elevation
SCALE: 3/16" = 1'-0"

Primary Materials

Face Brick & Stone Block (65.8%)

Accent Material

Fiber Cement Panels (15.9%)

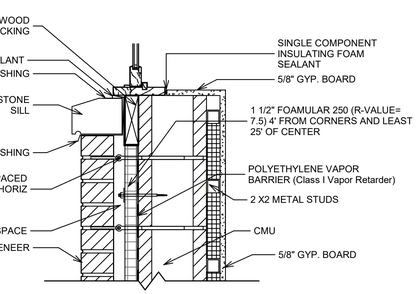


DOOR & WINDOW SCHEDULE
SCALE: 3/16" = 1'-0"

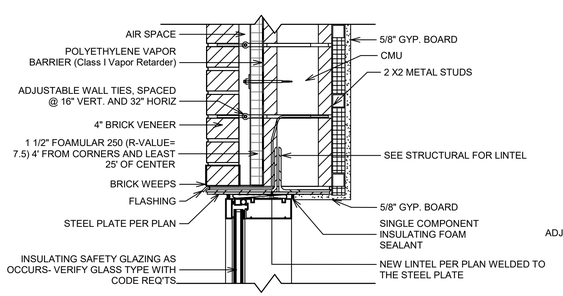
A minimum of 35% shall be transparent Ground Level :
Ground level shall be defined to be between
2'-0" & 8'-0" measured vertically from the adjacent grade.
Proposed Transparent = 37.2% (of Ground Level)
Ground Level Zone = 215.47 sq. ft.
Transparent Elements = 80.11sq. ft.

EXTERIOR WALL NOTES
- CAULK AROUND ALL DOOR & WINDOW OPENINGS.

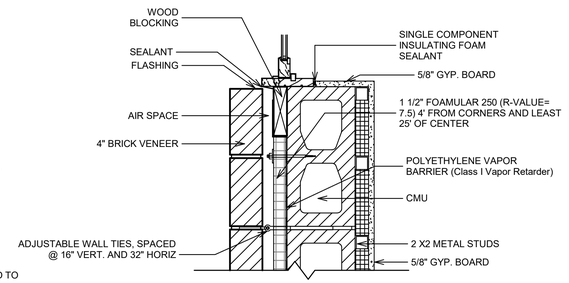
- ALL PENETRATIONS THROUGH EXTERIOR WALLS TO BE SEALED PER IECC SECTION C402.5.1.1.3.



10 A-5.1 WINDOW SILL DETAIL -brick veneer
SCALE: 1 1/2" = 1'-0"

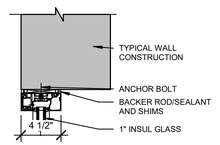


8 A-5.1 WINDOW HEADER DETAIL - brick veneer
SCALE: 1 1/2" = 1'-0"

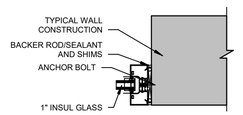


9 A-5.1 WINDOW JAMB DETAIL - brick veneer
SCALE: 1 1/2" = 1'-0"

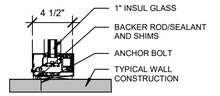
INTERIOR STOREFRONT DETAILS



STORE FRONT HEAD DETAIL



STORE FRONT JAMB DETAIL



STORE FRONT SILL DETAIL

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6400 N NORTHWEST HWY
SUITE 4
CHICAGO IL 60631
TEL 847.825.9400

PROJECT #	2313
DATE:	03/17/23

STATE OF ILLINOIS
GUIDO C NERI
001-012341
PARK RIDGE ILLINOIS
LICENSED ARCHITECT

DESIGN FIRM #: 184.003719-0001
EXP: 04.30.23

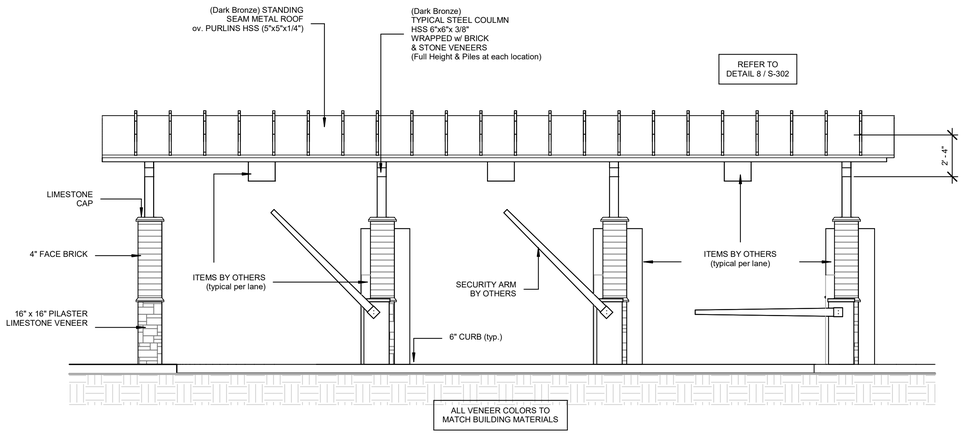
NEW AUTOMATED CARWASH FACILITY

2239 N. RAND ROAD PALATINE, ILLINOIS 60074

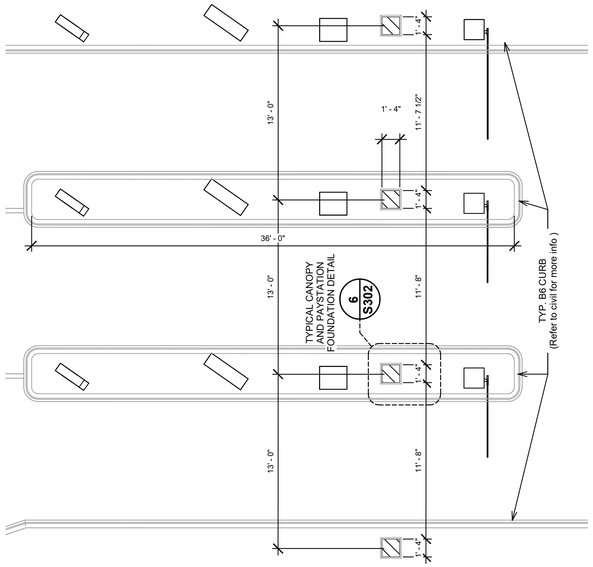
ZONING REVIEW - NOT FOR CONSTRUCTION

	03.17.23	ZONING REVIEW
▲		**REVISIONS**
DRAWN BY:		RAM
APPROVED BY:		GCN / MAM
SCALE:		AS NOTED
DESCRIPTION:		MAIN ELEVATIONS & WINDOW SCHDL.
SHEET NO.		A-5.1

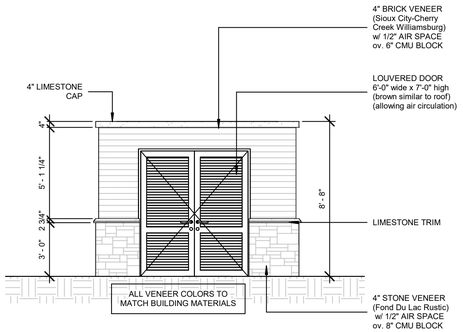
Attachment: PZC Materials - May 23, 2023 (2023-57 : 2239 N. Rand Road - SU Car Wash)



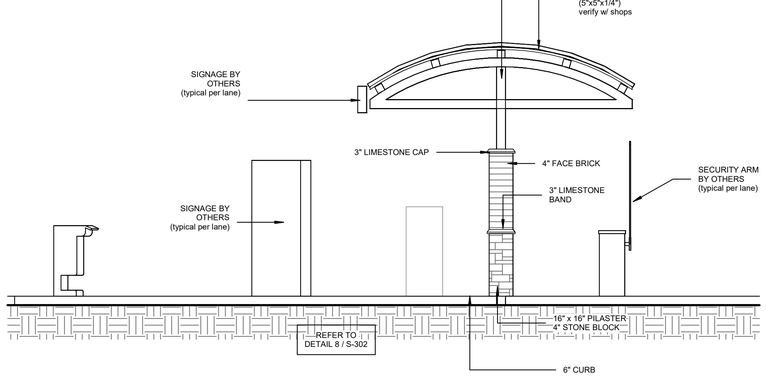
1 A-7.0 PAY STATION (side elevation)
SCALE: 1/4" = 1'-0"



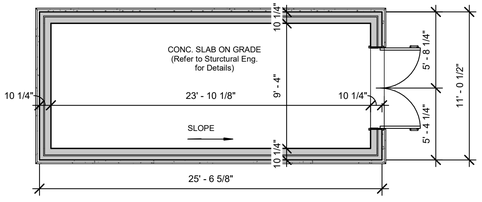
3 A-7.0 PAY STATION PLAN
SCALE: 3/16" = 1'-0"



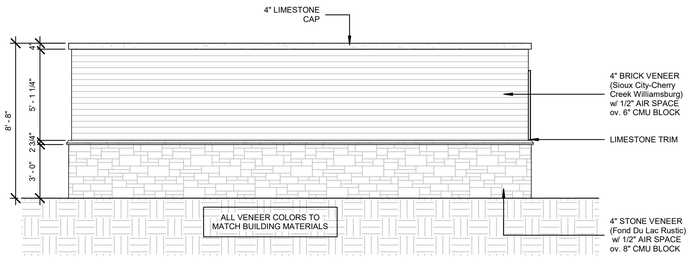
1 A-7.0 Refuse (Entry)
SCALE: 1/4" = 1'-0"



2 A-7.0 PAY STATION (front elevation)
SCALE: 1/4" = 1'-0"

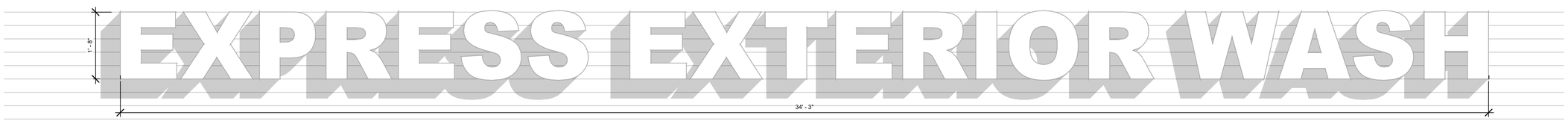


4 A-7.0 Refuse Plan
SCALE: 3/16" = 1'-0"



6 A-7.0 Refuse (Sides)
SCALE: 1/4" = 1'-0"

BUILDING AND MONUMENT SIGNS ARE UNDER SEPARATE PERMIT
(Coordination required by GC and SUB-Contractor. Notify Architect of Any discrepancies)



8 A-7.0 BUILDING SIGN
SCALE: 3/4" = 1'-0"

3/17/2023 2:25:48 PM

NERI ARCHITECTS
6400 N NORTHWEST HWY
SUITE 4
CHICAGO IL 60631
TEL 847.825.9400

PROJECT #	2313
DATE:	03/17/23

STATE OF ILLINOIS
GUIDO C NERI
001-012341
PARK RIDGE
ILLINOIS
LICENSED ARCHITECT

DESIGN FIRM #: 184.003719-0001
EXP: 04.30.23

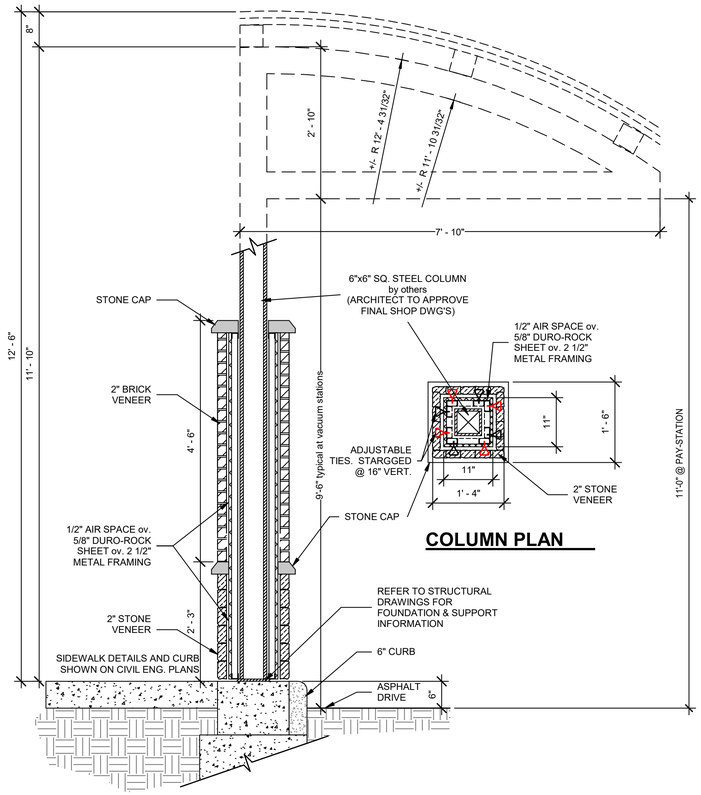
NEW AUTOMATED CARWASH FACILITY

2239 N. RAND ROAD PALATINE,
ILLINOIS 60074

ZONING REVIEW - NOT FOR CONSTRUCTION

	03.17.23	ZONING REVIEW
▲		**REVISIONS**
DRAWN BY:		RAM
APPROVED BY:		GCN / MAM
SCALE:		AS NOTED
DESCRIPTION:		SIGNAGE, REFUSE, PAY STATION
SHEET NO.		A-7.0

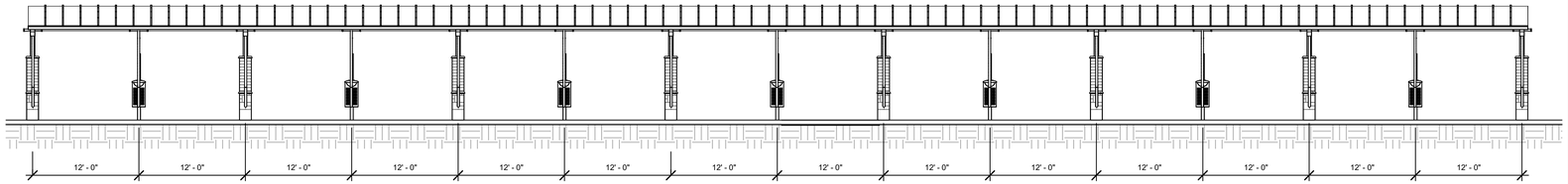
Attachment: PZC Materials - May 23, 2023 (2023-57 : 2239 N. Rand Road - SU Car Wash)



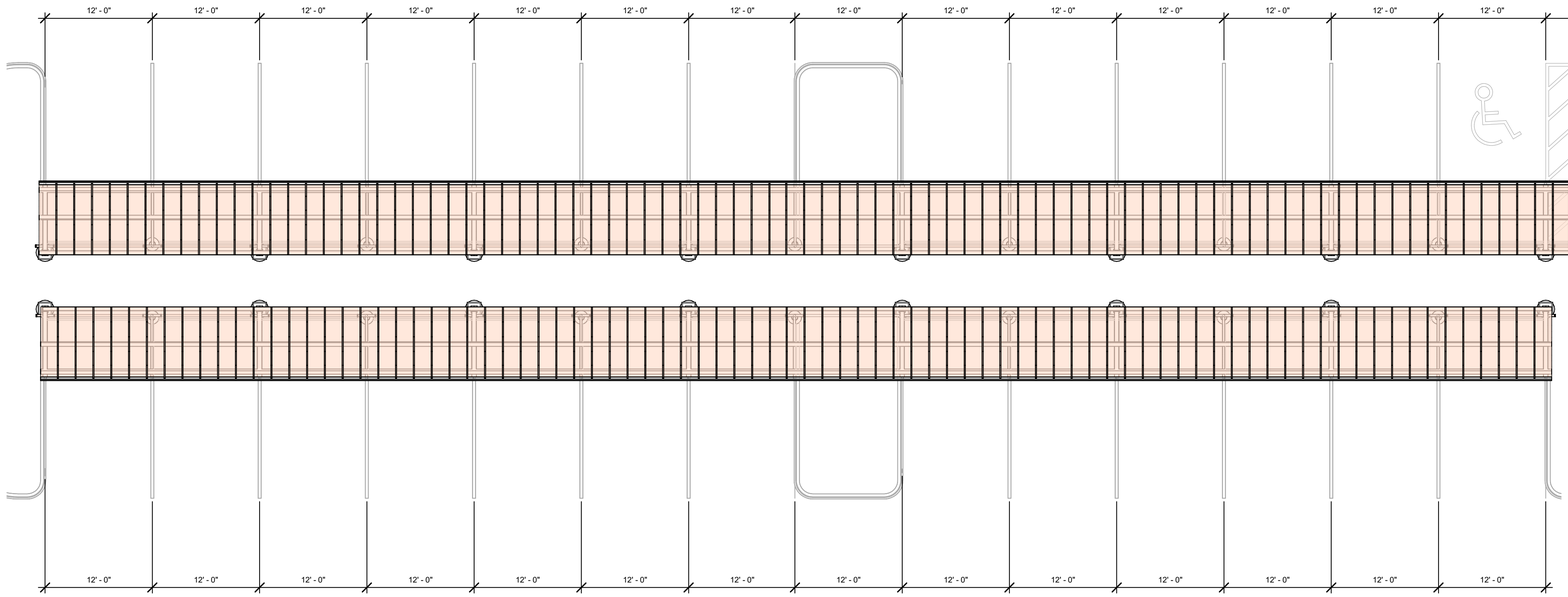
COLUMN PLAN

2 / A-7.1 VENEER COLUMN DETAIL
SCALE: 3/4" = 1'-0"

4 / A-7.1 BUILDING SIGN (Over Tunnel Doors)
SCALE: 1 1/2" = 1'-0"



3 / A-7.1 Typical vacuum canopy elevation
SCALE: 1/8" = 1'-0"



1 / A-7.1 SITE PLAN
SCALE: 1/8" = 1'-0"

3/17/2023 2:25:56 PM

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6400 N NORTHWEST HWY
SUITE 4
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PROJECT #	2313
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STATE OF ILLINOIS
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DESIGN FIRM #: 184.003719-0001
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NEW AUTOMATED CARWASH FACILITY

2239 N. RAND ROAD PALATINE,
ILLINOIS 60074

ZONING REVIEW - NOT FOR CONSTRUCTION

	03.17.23	ZONING REVIEW
▲		REVISIONS
DRAWN BY:		RAM
APPROVED BY:		GCN / MAM
SCALE:		AS NOTED
DESCRIPTION:		LOGO, VACUUM STATION
SHEET NO.		A-7.1

Attachment: PZC Materials - May 23, 2023 (2023-57 : 2239 N. Rand Road - SU Car Wash)

Attachment: PZC Materials - May 23, 2023 (2023-57 : 2239 N. Rand Road - SU Car Wash)

2313
03/17/23
Z-1

1 / Z-1 ARIAL VIEW LOOKING SOUTHEAST
SCALE: 12" = 1'-0"

New Automated Car Wash Facility

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Attachment: PZC Materials - May 23, 2023 (2023-57 : 2239 N. Rand Road - SU Car Wash)

2313
03/17/23
Z-2

1 Z-2 ARIAL VIEW LOOKING EAST
SCALE: 12" = 1'-0"

New Automated Car Wash Facility

2239 N. RAND ROAD
PALATINE, ILLINOIS 60074

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ARCHITECT
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CHICAGO IL
TEL 847.825

2313
03/17/23
Z-3

1 / Z-3 ARIAL VIEW LOOKING SOUTH
SCALE: 12" = 1'-0"

New Automated Car Wash Facility

2239 N. RAND ROAD
PALATINE, ILLINOIS 60074

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Attachment: PZC Materials - May 23, 2023 (2023-57 : 2239 N. Rand Road - SU Car Wash)

Attachment: PZC Materials - May 23, 2023 (2023-57 : 2239 N. Rand Road - SU Car Wash)

2313
03/17/23
Z-4

1/Z-4 GENERAL VIEW LOOKING NORTH
SCALE: 12" = 1'-0"

New Automated Car Wash Facility

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2313
03/17/23
Z-5

1 / Z-5 VIEW LOOKING WEST
SCALE: 12" = 1'-0"

New Automated Car Wash Facility

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Attachment: PZC Materials - May 23, 2023 (2023-57 : 2239 N. Rand Road - SU Car Wash)

Attachment: PZC Materials - May 23, 2023 (2023-57 : 2239 N. Rand Road - SU Car Wash)

2313
03/17/23
Z-6

1 / Z-6 VIEW LOOKING NORTH
SCALE: 12" = 1'-0"

New Automated Car Wash Facility

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PALATINE, ILLINOIS 60074

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CHICAGO IL
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Attachment: PZC Materials - May 23, 2023 (2023-57 : 2239 N. Rand Road - SU Car Wash)

2313
03/17/23
Z-7

1 / Z-7 VIEW LOOKING EAST
SCALE: 12" = 1'-0"

New Automated Car Wash Facility

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Attachment: PZC Materials - May 23, 2023 (2023-57 : 2239 N. Rand Road - SU Car Wash)

2313
03/17/23
Z-8

1 / Z-8 VIEW LOOKING SOUTH
SCALE: 12" = 1'-0"

New Automated Car Wash Facility

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2313
03/17/23
Z-9

1 Z-9 VACUUM STATION VIEW LOOKING NORTHEAST
SCALE: 12" = 1'-0"

New Automated Car Wash Facility

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Attachment: PZC Materials - May 23, 2023 (2023-57 : 2239 N. Rand Road - SU Car Wash)

2313
03/17/23
Z-10

1 Z-10 VACUUM STATION VIEW LOOKING EAST
SCALE: 12" = 1'-0"

New Automated Car Wash Facility

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Attachment: PZC Materials - May 23, 2023 (2023-57 : 2239 N. Rand Road - SU Car Wash)

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Sound Solutions for Planning and Design
www.mdacoustics.com

AZ Office
4960 S. Gilbert Road, Ste 1-461
Chandler, AZ 85249
p. (602) 774-1950

CA Office
1197 Los Angeles Avenue, Ste C-256
Simi Valley, CA 93065
p. (805) 426-4477

October 26, 2022

Mr. Nick Spallone
Car Wash Pro Designers (CWPD)
6400 N Northwest Hwy, Unit 4
Chicago, IL 60631

Subject: Mundelein CWPD Car Wash–Noise Impact Study–Village of Mundelein, IL

Dear Mr. Spallone:

MD Acoustics, LLC (MD) has completed a noise assessment for the proposed car wash located at 301 East Route 83 located in the Village of Mundelein, Lake County, IL. This assessment reviews the projected car wash operational noise levels and compares them to the Township's noise ordinance. The project proposes an approximately 148-foot car wash tunnel with 25 vacuum bays.

1.0 Assessment Overview

This assessment evaluates the projections of operational noise and compares them to the State's noise ordinance for informational purposes. The project location map is located in Exhibit A. The site plan utilized for the project is indicated in Exhibit B. Appendix A contains field sheets for the measured noise level at the project site and reference sound data for the proposed car wash equipment. Appendix B contains the traffic noise model. Appendix C contains the SoundPlan model inputs and outputs, and Appendix D shows the octave band conversion in reference to the Illinois noise limits.

2.0 Local Acoustical Requirements

The State of Illinois Title 35 Subtitle H Chapter 1 Section 901.102(a) states the following:

Except as elsewhere provided in this Part, a person must not cause or allow the emission of sound during daytime hours from any property-line noise source located on any Class A, B or C land to any receiving Class A land that exceeds any allowable octave band sound pressure level specified in the following table, when measured at any point within the receiving Class A land. Sound pressure levels must be measured at least 25 feet from the property-line noise source.

Octave Band Center Frequency (Hz)	Allowable Octave Band Sound Pressure Levels (dB) of Sound Emitted to any Receiving Class A Land from Class B Land
31.5	72
63	71
125	65
250	57
500	51
1000	45
2000	39
4000	34
8000	32

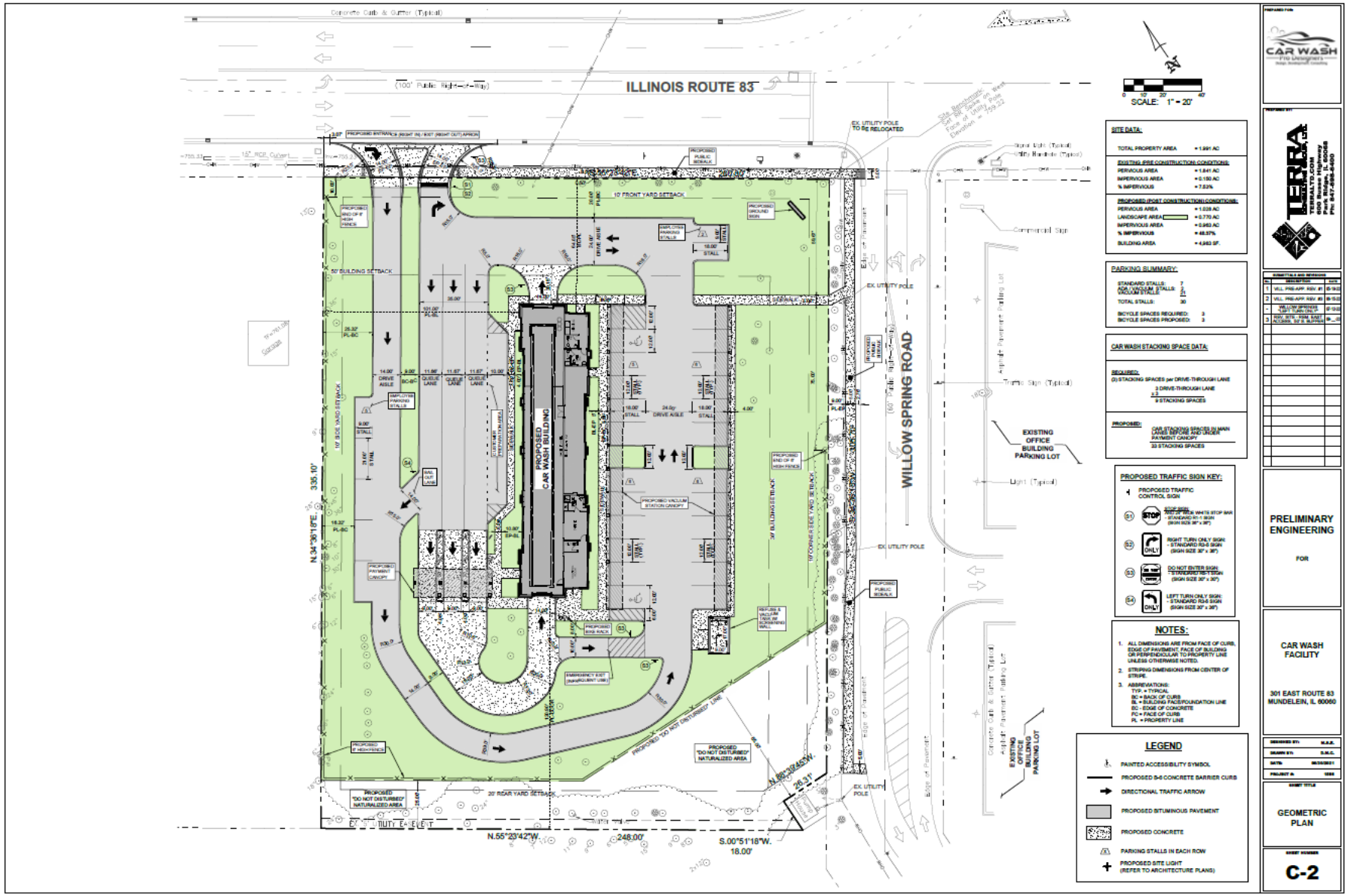
This limit is equivalent to 72 dB Leq and 55 dBA Leq. See Appendix D for calculation.

Attachment: PZC Materials - May 23, 2023 (2023-57 : 2239 N. Rand Road - SU Car Wash)

Exhibit A
Location Map

Attachment: PZC Materials - May 23, 2023 (2023-57 : 2239 N. Rand Road - SU Car Wash)

Exhibit B
Site Plan



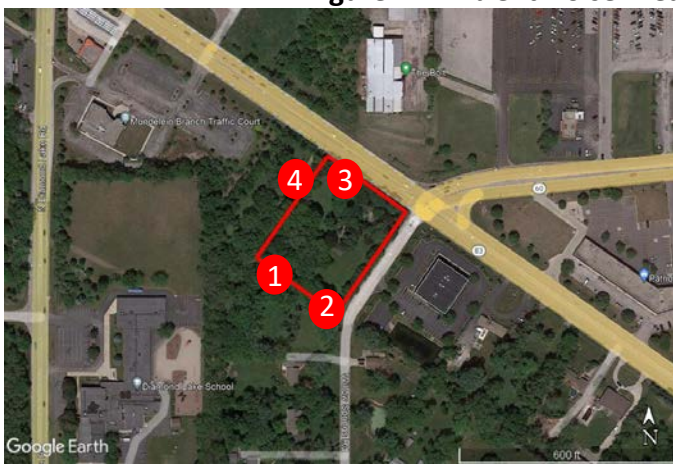
Attachment: PZC Materials - May 23, 2023 (2023-57 : 2239 N. Rand Road - SU Car Wash)

3.0 Study Method and Procedure

Measured Ambient Noise Level

Subsequent to the Planning and Zoning meeting on August 30, 2022, ambient noise measurements at the project were conducted and found to validate the FHWA methodology used initially. Using a calibrated Type 2 sound level meter, the background noise level at the project site was measured. Figure 1 shows the locations measured and the results of the measurements. See Appendix A for measurement field sheets.

Figure 1: Ambient Noise Measurement at the Project Site



Location	Start	Stop	Leq
1	11:29 AM	11:44 AM	55.8
2	11:46 AM	12:01 PM	52.1
3	12:06 PM	12:21 PM	71.2
4	12:24 PM	12:39 PM	61.9

The ambient noise measurements at locations 2 and 4 match the calculated ambient values within +/- 2 decibels at the same locations. The ambient is approximately 62 dBA at location 4 and approximately 52 dBA at location 2.

FHWA Traffic Noise Model

The traffic noise analysis utilizes the Federal Highway Administration (FHWA) Traffic Noise Model, together with several key construction parameters. Key input speed, site conditions, average daily traffic (ADT), and vehicle mix data. Table 1 outlines the roadway assumptions. Traffic noise input and output calculations are provided in Appendix B.

Table 1: Roadway Parameters and Vehicle Distribution

Roadway	Segment	Existing ADT[1]	Speed (MPH)	Site Conditions
Rte 83	North of Site	20,100	40	Soft

Highway Vehicle Distribution (Truck Mix)[2]				
Motor-Vehicle Type	Daytime % (7 AM to 7 PM)	Evening % (7 PM to 10 PM)	Night % (10 PM to 7 AM)	Total % of Traffic Flow
Automobiles	75.5	14.0	10.5	92.00
Medium Trucks	48.9	2.2	48.9	4.33
Heavy Trucks	47.3	5.5	47.3	3.67

Notes:
[1] Per 2021 traffic counts.
[2] Typical vehicle distribution and Illinois truck counts.

Attachment: PZC Materials - May 23, 2023 (2023-57 : 2239 N. Rand Road - SU Car Wash)

SoundPLAN Acoustic Model

SoundPLAN (SP) acoustical modeling software was utilized to model future worst-case stationary noise impacts to the adjacent land uses. SP is capable of evaluating multiple stationary noise source impacts at various receiver locations. SP's software utilizes algorithms (based on the inverse square law and reference equipment noise level data) to calculate noise level projections. The software allows the user to input specific noise sources, spectral content, sound barriers, building placement, topography, and sensitive receptor locations.

The model assumes that the car wash tunnel has an 8-foot-tall by 10-foot-wide exit opening and is covered by a solid roof. The blowers (120 HP IDC Stealth Predator with a 10 HP flash blower or equivalent) were modeled at 7 to 10 feet high as point sources. The blowers are modeled approximately 5 feet inside the exit of the tunnel. The model also assumes that the last 15 feet of the tunnel is lined with absorptive material with an NRC rating of 1.0. The reference equipment sound level data is provided in Appendix A.

The SP model assumes a total of 25 vacuums and the dryer system are operating simultaneously (worst-case scenario) when in actuality the noise will be intermittent and lower in noise level. The vacuum turbine motors are located north of the vacuums and are not expected to have a sound enclosure. The project proposes to house all other equipment inside the equipment rooms of the car wash building. The reference vacuum equipment sound level data is provided in Appendix A. The model assumes 20 cars driving simultaneously through the queue.

All other noise-producing equipment (e.g., compressors, pumps) will be housed within mechanical equipment rooms.

At the Planning and Zoning meeting on August 30, 2022, concerns about the modeling process used by MD were expressed. MD has measured the noise levels of several car washes throughout the United States and used real-world measurements to inform our modeling process. The dominant noise source at every car wash MD has measured is the carwash blower system by several orders of magnitude. All other equipment within carwash tunnels, including automatic conveyor systems, power packs, etc., is orders of magnitude lower than the blower noise, and does not make a significant impact on the noise measurements or models. The only other noise source that needs to be considered is the vacuum system because it is located outside of the tunnel, and MD includes that in all of our models. Consistent with real world measurements and industry best practices, MD has modeled the dominant noise sources using industry standard sound propagation software to show the actual impact of the proposed car wash.

4.0 Existing Ambient Noise Levels

Traffic noise along IL Route 83 is the main source of noise impacting the project site and the surrounding area.

The ambient noise level was modeled utilizing the FHWA Traffic Noise Prediction Model - FHWA-RD-77-108. Traffic noise levels were calculated at the western and southern residential properties. As a worst-case, MD will compare the maximum operational noise level to the lowest ambient levels during operational hours which occur in the evening.

Attachment: PZC Materials - May 23, 2023 (2023-57 : 2239 N. Rand Road - SU Car Wash)

At the southern residential property 350 ft away from the centerline of IL Route 83, the ambient noise level is 60 dBA in the evening. At the western residential property 100 ft away from the centerline of IL Route 83, the ambient noise level is 52 dBA in the evening. Both the FHWA model and the real world measurements confirm these noise levels (see Appendix A and Appendix B for details).

5.0 Findings and Recommendations

A total of two (2) receptors were modeled to accurately evaluate the future operational noise levels near the project site. A yellow dot denotes a receptor. Receptors 1 and 2 represent the noise level at the adjacent residential areas. All yellow dots represent 25 feet from the property line per the Illinois code. See Appendix C for the SoundPlan model inputs and outputs.

Table 2 presents the project's predicted noise level and the maximum permitted noise level.

Table 2: Worst-Case Predicted Operational Noise Levels (dBA)[1]

Receptor[2]	Ambient Noise Level (dBA, Leq)	Project Noise Level (dBA, Leq)[3]	Maximum Permitted Noise Level (dBA, Leq)[4]	Total Combined Noise Level (dBA, Leq)	Change in Noise Level (dB)
1	52	49	55	54	+2
2	60	53	55	61	+1

Notes:
1. Receptor locations are indicated in Exhibit E.
2. Receptors 1 and 2 represent residential properties.
3. See Exhibit E for the operational noise level projections at said receptors.
4. See Illinois Title 35 Subtitle H Chapter 1 Section 901.102(a).

Exhibit C shows the future noise level projections and contours based on the proposed project design. The project noise levels at the various adjacent uses will range between 49 to 53 dBA Leq. The project levels are below the daytime state limit of 55 dBA Leq. The overall noise level will increase by 1-2 dB as a result of the project. Table 3 provides the characteristics associated with changes in noise levels.

Table 3: Change in Noise Level Characteristics[1]

Changes in Intensity Level, dBA	Changes in Apparent Loudness
1	Not perceptible
3	Just perceptible
5	Clearly noticeable
10	Twice (or half) as loud

https://www.fhwa.dot.gov/environMent/noise/regulations_and_guidance/polguide/polguide02.cfm

The existing noise levels are anticipated to have an increased Leq at the receptor locations analyzed. The noise level increase would be "not perceptible" at the receptors.

6.0 Conclusions

MD has reviewed the applicable noise ordinances and modeled the noise levels for the proposed car wash based on real world measurements of similar car washes and based on real world measurements of the

Attachment: PZC Materials - May 23, 2023 (2023-57 : 2239 N. Rand Road - SU Car Wash)

proposed blower and vacuum equipment used at this project. MD has augmented our previous report and provided ambient noise measurements taken at the proposed project. The proposed car wash does not exceed the maximum permitted noise levels and does not perceptibly increase the overall ambient noise level at the nearest sensitive receptors.

MD is pleased to provide this noise review for the Mundelein car wash project. If you have any questions regarding this analysis, please call our office at (602) 774-1950.

Sincerely,
MD Acoustics, LLC

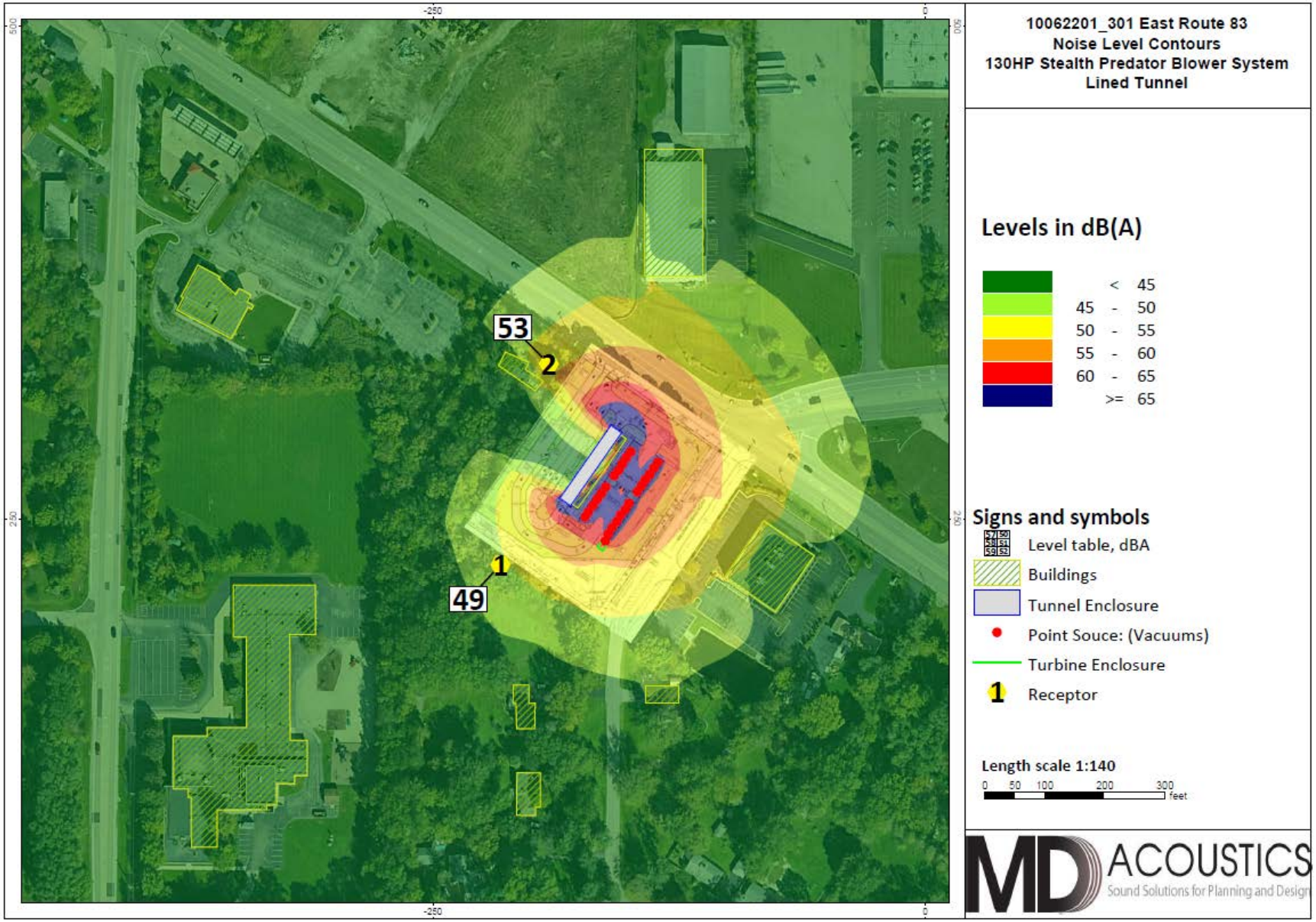
Drew Gibson
Acoustical Consultant

Claire Pincock, INCE-USA
Acoustical Consultant

Samuel Hord, INCE-USA
Acoustical Consultant

Attachment: PZC Materials - May 23, 2023 (2023-57 : 2239 N. Rand Road - SU Car Wash)

Exhibit C
Operational Noise Levels



Attachment: PZC Materials - May 23, 2023 (2023-57 : 2239 N. Rand Road - SU Car Wash)

Appendix A

Sound Reference Data and Field Sheets

Attachment: PZC Materials - May 23, 2023 (2023-57 : 2239 N. Rand Road - SU Car Wash)

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AZ Office
4960 S. Gilbert Rd, Ste 1-461
Chandler, AZ 85249

1197 E Los Angeles Ave, C-256
Simi Valley, CA 93065

15-Minute Continuous Noise Measurement Datasheet

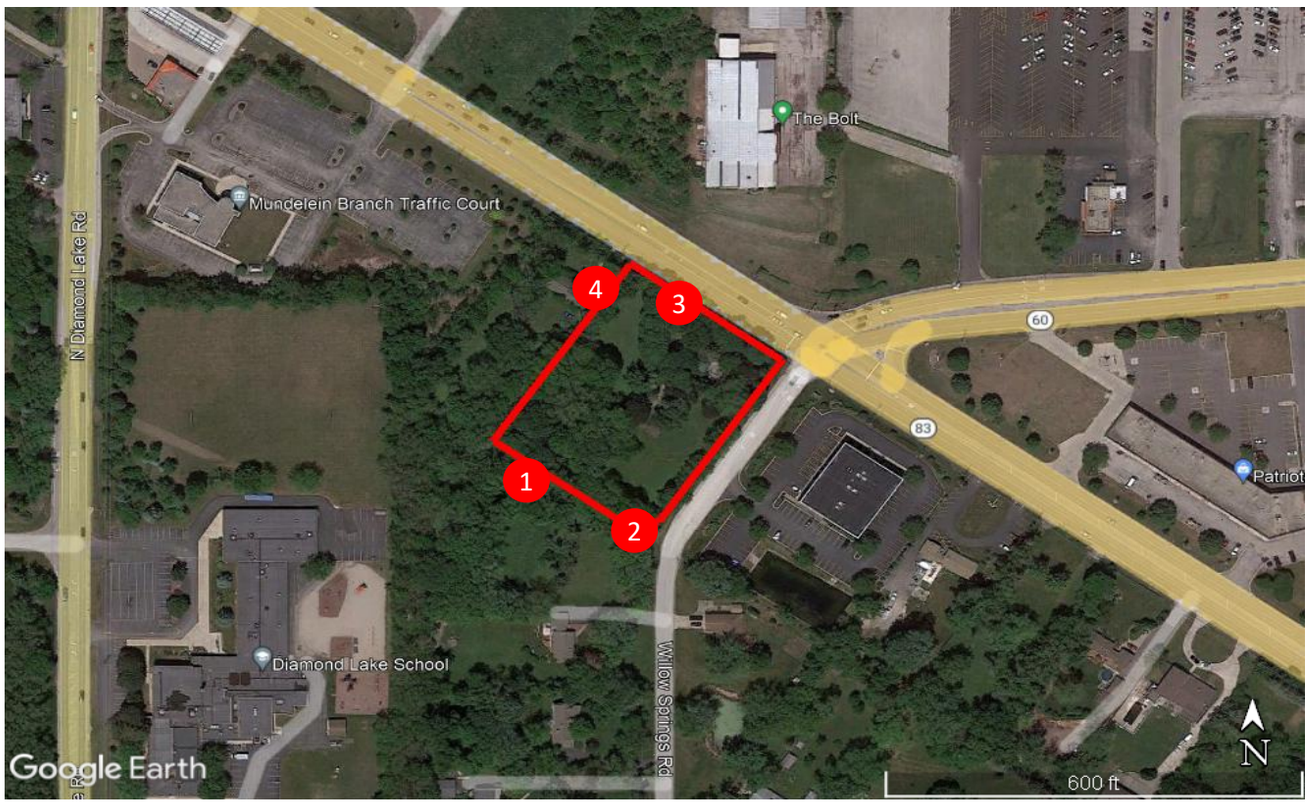
Project: CWPD Car Wash Mundelein, IL
Site Address/Location: 301 East Route 83
Date: 10/7/2022
Field Tech/Engineer: Samuel H., Mike T.

Site Observations: Clear sky, measurement was performed within 5-feet of existing property line walls and/or in locations away from reflective surfaces, where feasible. Ambient noise consisted of traffic along East 83.

General Location:
Sound Meter: Reed **SN:** R8080
Settings: A-weighted, slow, 1-sec, 15-minute interval
Meteorological Con.: 57 degrees F
Site ID: ST-1 thru ST-4

Site Topo: Flat
Ground Type: Hard site conditions, reflective

Figure 1: Monitoring Locations

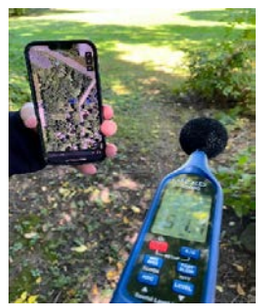


Noise Source(s) w/ Distance:

1 - C/L of E 83 is approx. 350ft
2 - C/L of E 83 is approx.350 ft
3 - C/L of E83 is approx. 50 ft from meter
4 - C/L of E83 is approx. 130 ft from meter

Figure 2: ST-1 Photo

Figure 3: ST-2 Photo



Attachment: PZC Materials - May 23, 2023 (2023-57 : 2239 N. Rand Road - SU Car Wash)

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Chandler, AZ 85249

1197 E Los Angeles Ave, C-256
Simi Valley, CA 93065

15-Minute Continuous Noise Measurement Datasheet - Cont.

Project: CWPD Car Wash Mundelein, IL
Site Address/Location: 301 East Route 83
Site ID: ST-1 thru ST-4

Figure 4: ST-3 Photo

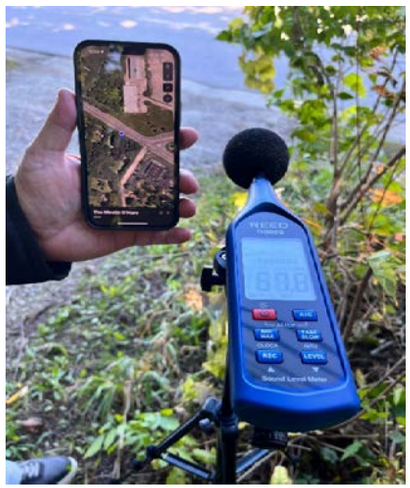


Figure 5: ST-4 Photo

Table 1: Morning - Baseline Noise Measurement Summary

Location	Start	Stop	Leq
1	11:29 AM	11:44 AM	55.8
2	11:46 AM	12:01 PM	52.1
3	12:06 PM	12:21 PM	71.2
4	12:24 PM	12:39 PM	61.9

Attachment: PZC Materials - May 23, 2023 (2023-57 : 2239 N. Rand Road - SU Car Wash)

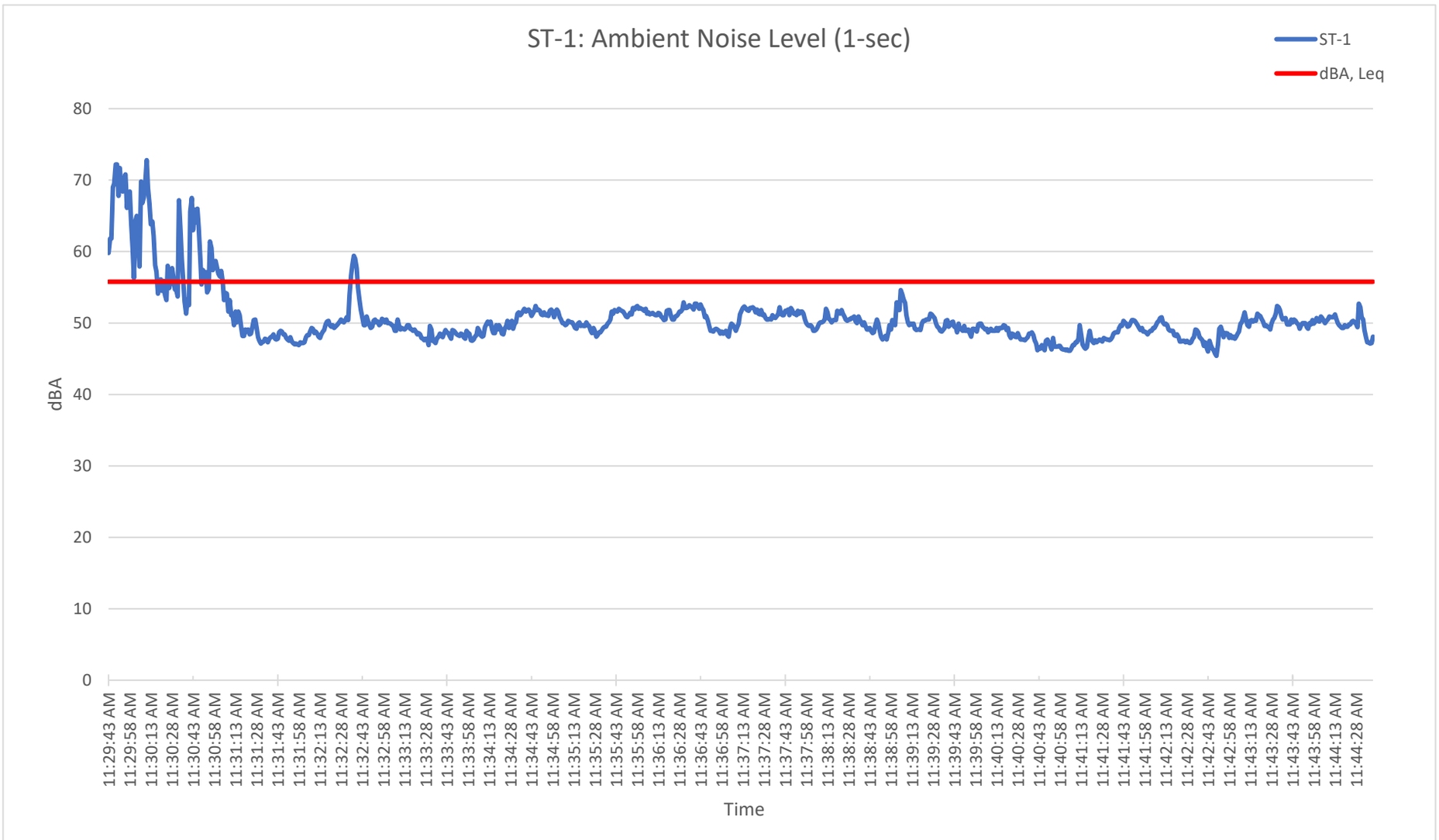
MD ACOUSTICS
Sound Solutions for Planning and Design
www.mdacoustics.com

AZ Office
4960 S. Gilbert Rd, Ste 1-461
Chandler, AZ 85249

1197 E Los Angeles Ave, C-256
Simi Valley, CA 93065

15-Minute Continuous Noise Measurement Datasheet - Cont.

Project: CWPD Car Wash Mundelein, IL
Site Address/Location: 301 East Route 83
Site ID: ST-1



Attachment: PZC Materials - May 23, 2023 (2023-57 : 2239 N. Rand Road - SU Car Wash)

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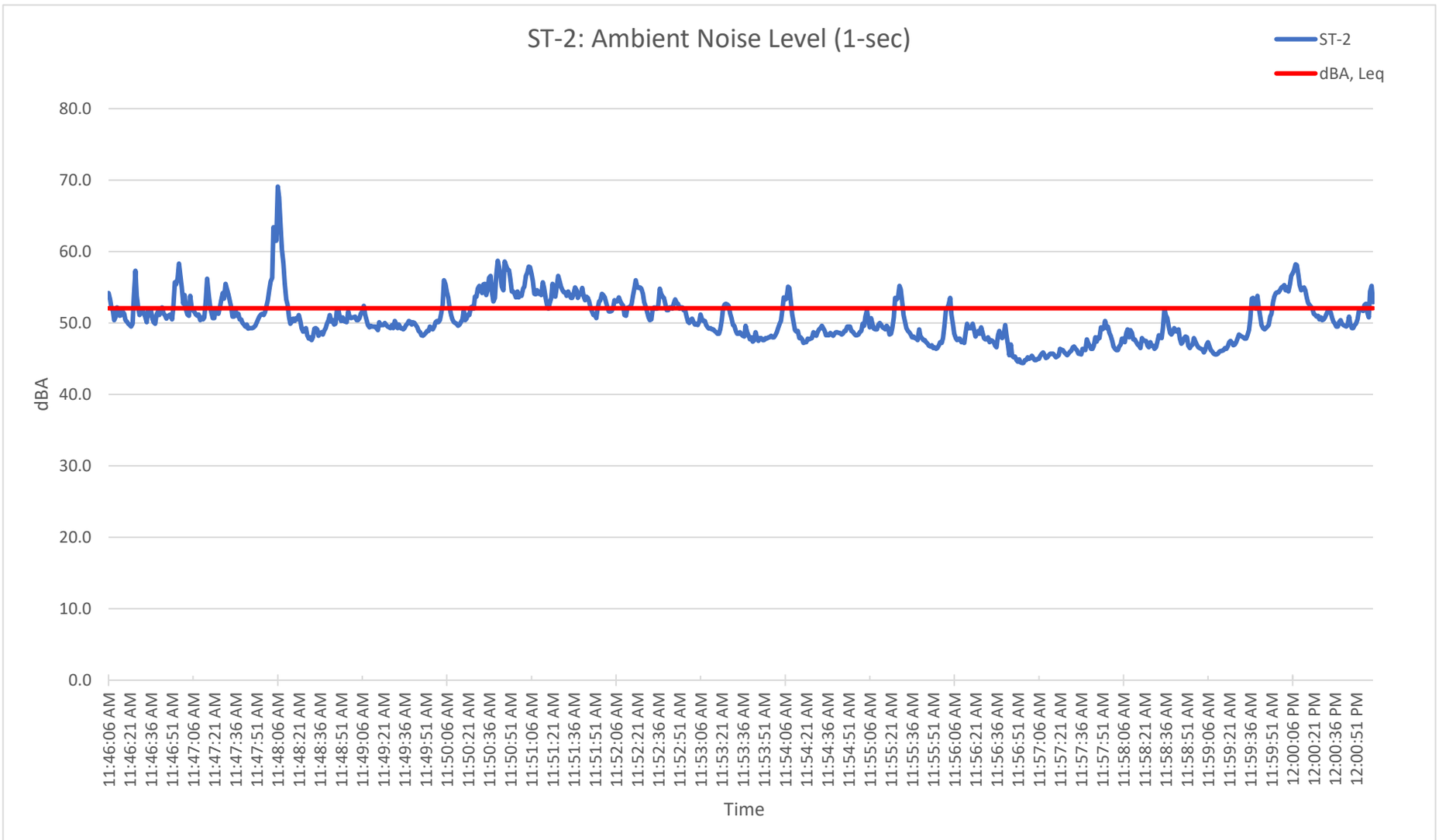
Simi Valley, CA 93065

15-Minute Continuous Noise Measurement Datasheet - Cont.

Project: CWPD Car Wash Mundelein, IL
Site Address/Location: 301 East Route 83
Site ID: ST-2



Attachment: PZC Materials - May 23, 2023 (2023-57 : 2239 N. Rand Road - SU Car Wash)

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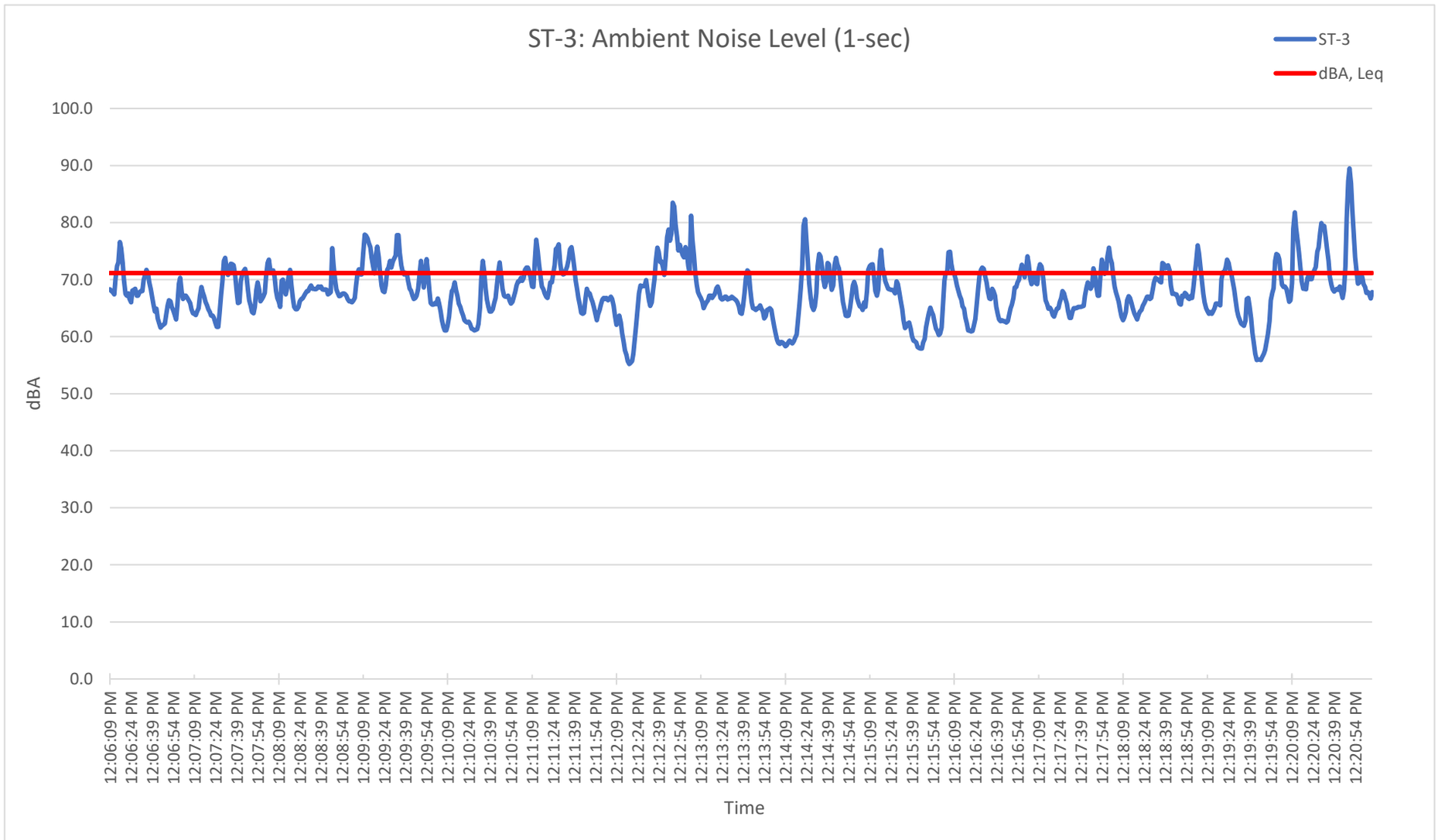
Chandler, AZ 85249

1197 E Los Angeles Ave, C-256
Simi Valley, CA 93065

15-Minute Continuous Noise Measurement Datasheet - Cont.

Project: CWPD Car Wash Mundelein, IL
Site Address/Location: 301 East Route 83
Site ID: ST-3



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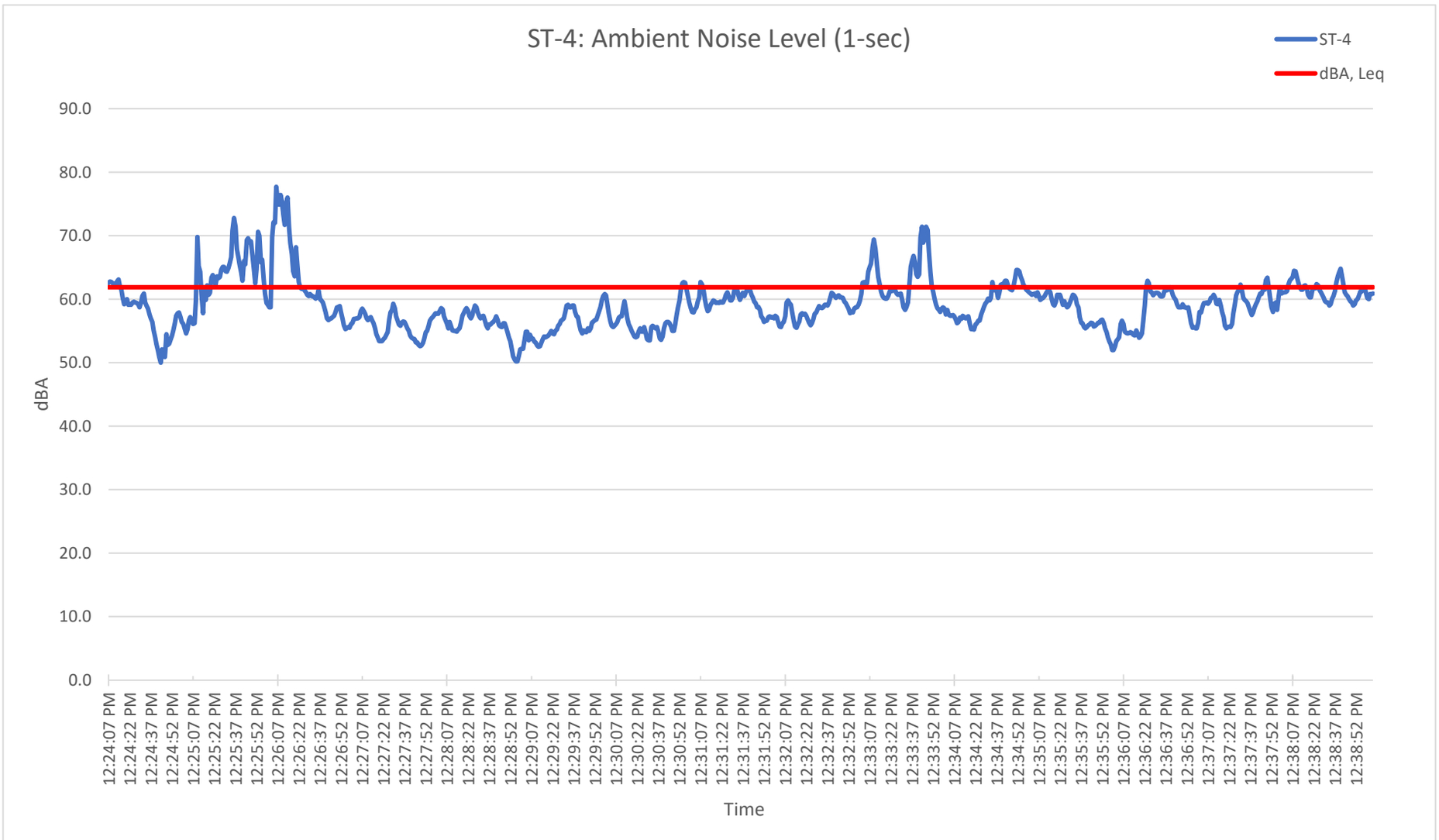
Chandler, AZ 85249

1197 E Los Angeles Ave, C-256
Simi Valley, CA 93065

15-Minute Continuous Noise Measurement Datasheet - Cont.

Project: CWPD Car Wash Mundelein, IL
Site Address/Location: 301 East Route 83
Site ID: ST-4



Attachment: PZC Materials - May 23, 2023 (2023-57 : 2239 N. Rand Road - SU Car Wash)

80hp Predator Quiet Dryer System Specifications

Center Band Sound Frequency	63 Hz	125 Hz	250 Hz	500 Hz	1,000 Hz	2,000 Hz	4,000 Hz	8,000 Hz	**Total Sound** 60 Hz Results	
Final Sound Pressure Level	49.6	58.4	71.5	73.2	70.7	69.2	63.1	53.0	77.6	dBA at Q=1, 5 feet
Final Sound Pressure Level	47.0	55.5	68.6	70.1	67.6	66.2	60.1	49.6	74.6	dBA at Q=1, 10 feet
Final Sound Pressure Level	45.4	53.8	66.9	68.2	65.8	64.4	58.4	47.6	72.8	dBA at Q=1, 15 feet
Final Sound Pressure Level	44.0	52.3	65.5	66.7	64.3	62.9	56.9	46.0	71.3	dBA at Q=1, 20 feet
Final Sound Pressure Level	42.8	51.1	64.2	65.4	63.0	61.6	55.6	44.6	70.0	dBA at Q=1, 25 feet
Final Sound Pressure Level	41.6	49.9	63.0	64.3	61.8	60.4	54.4	43.5	68.9	dBA at Q=1, 30 feet
Final Sound Pressure Level	40.6	48.9	62.0	63.2	60.8	59.4	53.4	42.4	67.9	dBA at Q=1, 35 feet
Final Sound Pressure Level	39.7	48.0	61.1	62.3	59.9	58.5	52.5	41.5	66.9	dBA at Q=1, 40 feet
Final Sound Pressure Level	38.9	47.2	60.3	61.5	59.0	57.6	51.6	40.6	66.1	dBA at Q=1, 45 feet
Final Sound Pressure Level	38.1	46.4	59.5	60.7	58.3	56.9	50.9	39.8	65.3	dBA at Q=1, 50 feet
Final Sound Pressure Level	37.4	45.7	58.8	60.0	57.6	56.2	50.2	39.1	64.6	dBA at Q=1, 55 feet
Final Sound Pressure Level	36.8	45.0	58.2	59.3	56.9	55.5	49.5	38.5	64.0	dBA at Q=1, 60 feet
Final Sound Pressure Level	36.2	44.4	57.5	58.7	56.3	54.9	48.9	37.9	63.4	dBA at Q=1, 65 feet
Final Sound Pressure Level	35.6	43.8	57.0	58.2	55.7	54.3	48.3	37.3	62.8	dBA at Q=1, 70 feet
Final Sound Pressure Level	35.1	43.3	56.4	57.6	55.2	53.8	47.8	36.7	62.2	dBA at Q=1, 75 feet
Final Sound Pressure Level	34.6	42.8	55.9	57.1	54.7	53.3	47.3	36.2	61.7	dBA at Q=1, 80 feet

Sound pressure values are approximated from outdoor propagation equation for planes waves given the sound power values.

* All information provided by MD Acoustics, LLC via tests performed in Cary, IL IDC facilities.

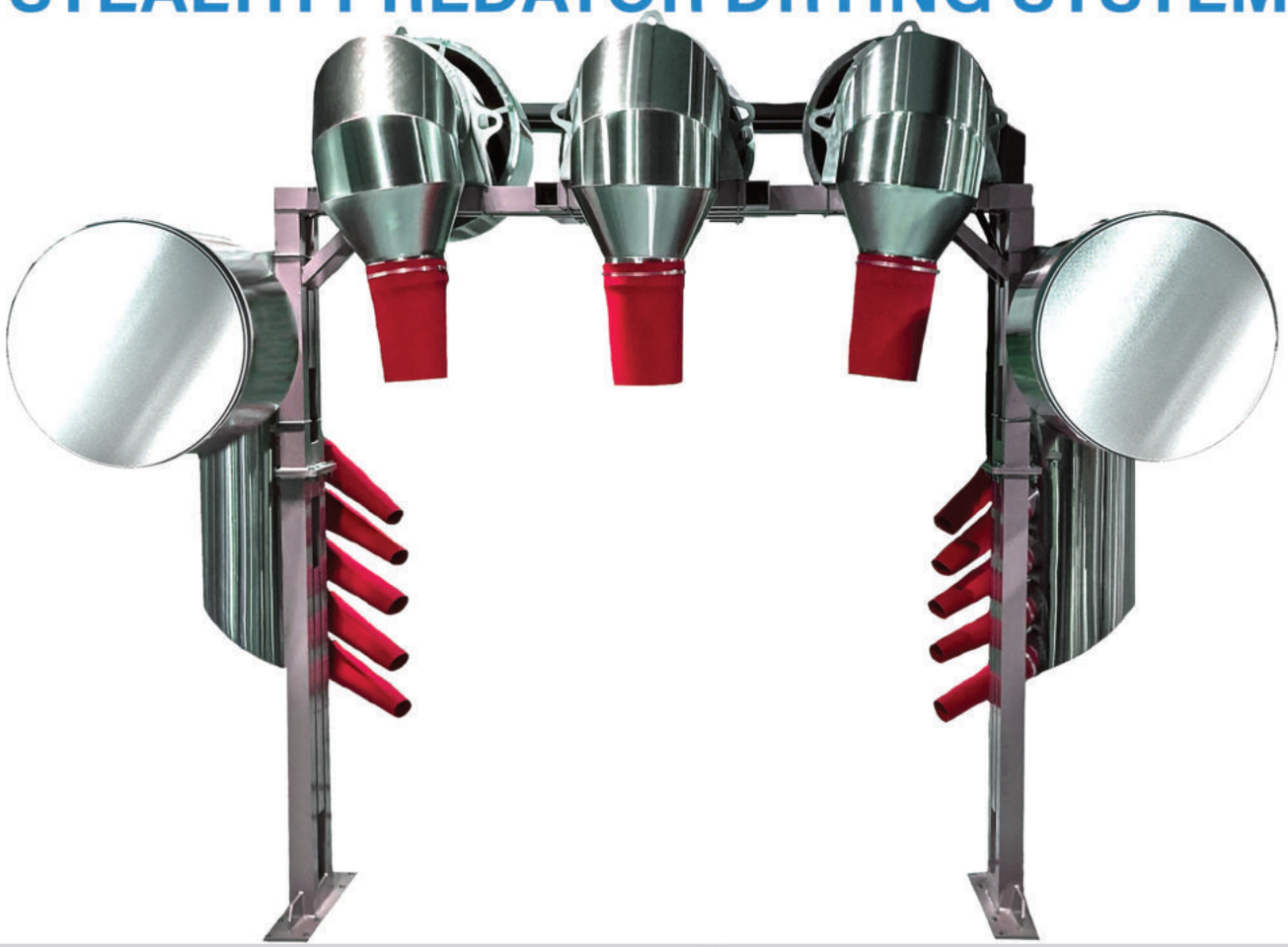
Sound Power Values

									Lw_eq
Predator Side Column	55.6	66.9	79.7	82.9	80.2	78.6	72.4	64.0	86.9
Predator Hogger Single	67.8	75.8	88.9	89.8	87.4	86.1	80.1	68.3	94.5

Attachment: PZC Materials - May 23, 2023 (2023-57 : 2239 N. Rand Road - SU Car Wash)

INTERNATIONAL DRYING
CORPORATION

STEALTH PREDATOR DRYING SYSTEM



THE FIRST "ULTRA QUIET" DRYING SYSTEM

- ✓Patent pending Reverse flow technology
- ✓Producers construced from 304 surgical stainless steel
- ✓Over 11,000 cubic feet per minute (CFM) per 10HP motor
- ✓Meets or exceeds most U.S. and International sound regulations
- ✓Sound & Performance studies done in reverberant sound room ISO 3741:2010, 3747:2010

SCAN ME

CALL US ANYTIME
(+1) 815 477 4911

EMAIL US
info@internationaldrying.com

FIND US
Internationaldrying.com

VISIT US
International Drying Corporation
160 Chicago St
Cary, IL 60013

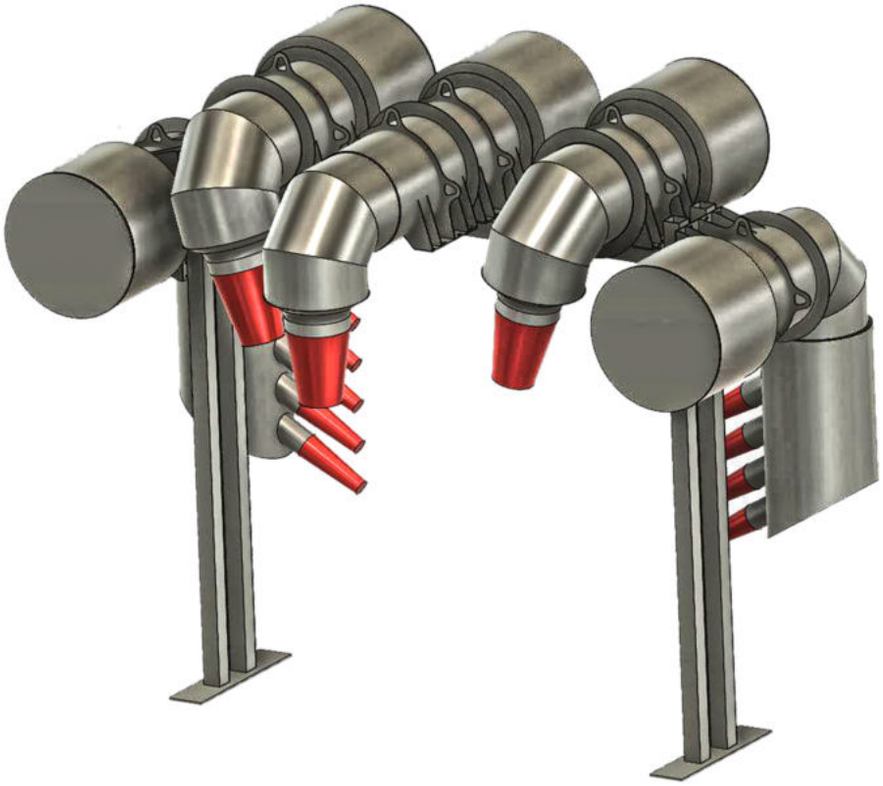
Attachment: PZC Materials - May 23, 2023 (2023-57 : 2239 N. Rand Road - SU Car Wash)

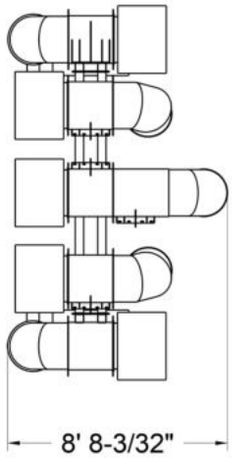
Stealth Predator Ultra-Quiet Drying System Specifications

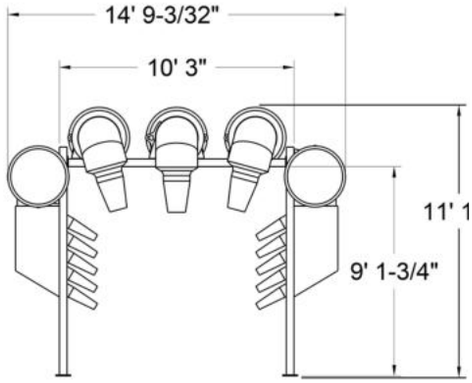
30HP System - Total Sound 60Hz		80HP System - Total Sound 60H	
Q = sound source			
65	dBA at Q=1, 30 feet	69.4	dBA at Q=1, 30 feet
61.8	dBA at Q=1, 45 feet	66.5	dBA at Q=1, 45 feet
60.2	dBA at Q=1, 55 feet	64.9	dBA at Q=1, 55 feet

Meets OSHA Sound Exposure Requirements

✓ The Stealth Predator features patent pending "Reverse flow air technology" which creates the first "Ultra-Quiet Dryer" and is the most powerful Ultra Quiet Dryer ever designed.







INTERNATIONAL DRYIN
CORPORATIO

SPECIFICATIONS

15′ 2″ Bay Width
12′ 0″ Ceiling Height
96″ Standard Clearance

Closed cell foam nozzles available in red, blue, black

Ducts-Stainless Steel
Molded Aluminum Impellors
Stainless Steel Motor Housings

Slotted flanges for adjustability of air outlet and a

Attachment: PZC Materials - May 23, 2023 (2023-57 : 2239 N. Rand Road - SU Car Wash)

SOUND LEVEL METER READINGS

MODEL: FT-DD-T340HP4 (40hp VACSTAR TURBINE VACUUM PRODUCER)

READING ONE: 73 DB-A, 3 FEET FROM TURBINE @ 45° ANGLE
AND NO BACKGROUND NOISE OR OUTSIDE INTERFERENCE.

READING TWO: 69 DB-A, 10 FEET FROM TURBINE @ 45° ANGLE
AND NO BACKGROUND NOISE OR OUTSIDE INTERFERENCE.

READING THREE: 54 DB-A, 20 FEET FROM TURBINE @ 45° ANGLE
AND NO BACKGROUND NOISE OR OUTSIDE INTERFERENCE.

READING FOUR: 38 DB-A, 30 FEET FROM TURBINE @ 45° ANGLE
AND NO BACKGROUND NOISE OR OUTSIDE INTERFERENCE.

NOTE: THESE READINGS WERE TAKEN OUTSIDE IN THE OPEN ON A CONCRETE SLAB.

SOUND LEVEL METER USED:

SIMPSON MODEL #40003 – MSHA APPROVED.
MEETS OSHA & WALSH-HEALY REQUIREMENTS FOR NOISE CONTROL.
CONFORMS TO ANSI S1.4-1983, IEC 651 SPECS FOR METER TYPE.

Vacutech
1350 Hi-Tech Drive, Sheridan WY, 82801
PHONE: (800) 917-9444 FAX: (303) 675-1988
EMAIL: info@vacutechllc
WEB SITE: vacutechllc.com

Attachment: PZC Materials - May 23, 2023 (2023-57 : 2239 N. Rand Road - SU Car Wash)

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p. (602) 774-1950

1197 Los Angeles Ave, Ste C-236
Simi Valley, CA 93065
p. (805) 426-4477

Project: SuperStar Car Wash Chula Vista
Site Location: 1555 W Warner Rd, Gilbert, AZ 85233
Date: 4/5/2018
Field Tech/Engineer: Robert Pearson
Source/System: Vacutec System

Location: Vac Bay 1
Sound Meter: NTi XL2 **SN:** A2A-05967-E0
Settings: A-weighted, slow, 1-sec, 10-sec duration
Meteorological Cond.: 80 degrees F, 2 mph wind

Site Observations:
Clear sky, measurements were performed within 1.5ft of source. Measurements were performed while the vacuum was positiioned at three (3) different positions. Holstered, unholstered and inside a car. This data is utilized for acoustic modeling purposes and represents an average sound level at a vacuum station.

Table 1: Summary Measurement Data

Source	System	Overall dB(A)	3rd Octave Band Data (dBA)																														
			20	25	31.5	40	50	63	80	100	125	160	200	250	315	400	500	630	800	1K	1.25K	1.6K	2K	2.5K	3.15K	4K	5K	6.3K	8K	10K	12.5K	16K	20K
Vacutech (Holstered)	Vacuum	63.3	9	17	22	29	31	35	40	41	44	43	46	48	47	49	51	51	51	52	53	52	52	50	52	53	50	47	47	48	45	39	30
Vacutech (Unholstered)	Vacuum	80.7	6	19	22	28	34	37	40	43	47	46	48	48	48	49	54	55	58	58	62	65	68	70	74	75	73	69	67	65	63	60	55
Vacutech (Inside Car)	Vacuum	69.6	16	28	31	38	42	45	49	51	52	55	60	61	57	55	59	53	55	56	54	57	57	57	57	57	55	54	51	48	46	42	36
Average Level*	Vacuum	76.3	13	24	28	34	38	41	45	47	49	51	56	57	53	52	56	54	56	56	59	61	64	66	69	70	68	64	62	60	58	55	50

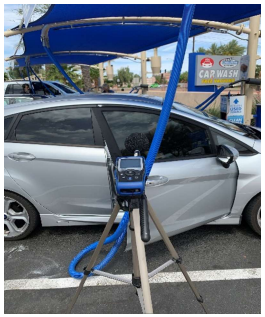
* Refers to the logarithmic average of all measurements. This measurement represents an average of the multiple vacuum positions.

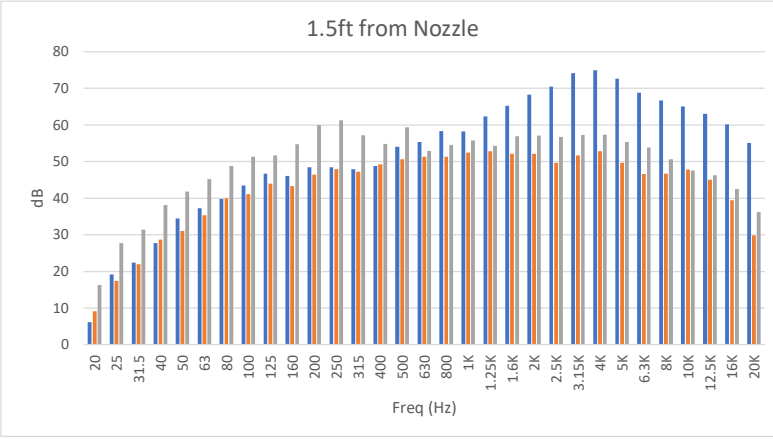
Figure 1: Example Measurement Position

Figure 1: Holstered

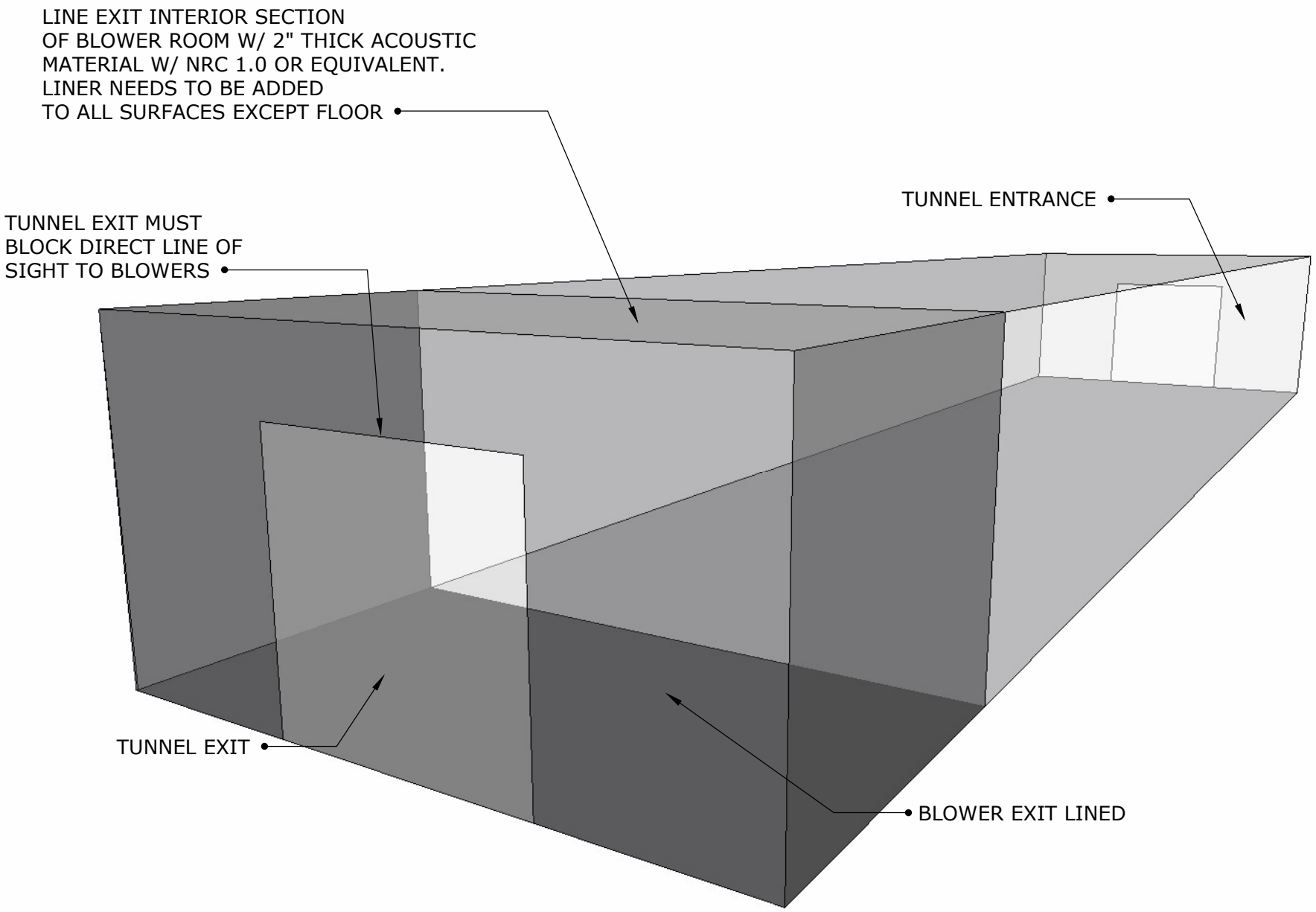
Figure 2: Unholstered

Figure 3: Inside Car





Attachment: PZC Materials - May 23, 2023 (2023-57 : 2239 N. Rand Road - SU Car Wash)



Attachment: PZC Materials - May 23, 2023 (2023-57 : 2239 N. Rand Road - SU Car Wash)

ACOUSTIC TREATMENTS TO TUNNEL INTERIOR

MD ACOUSTICS
Sound Solutions for Planning and Design

FOR ILLUSTRATIVE PURPOSES ONLY

Appendix I

Acoustiblok® quieting the world

WORLDWIDE MADE IN USA

MOLD PROOF 100% CERTIFIED

100% Recyclable

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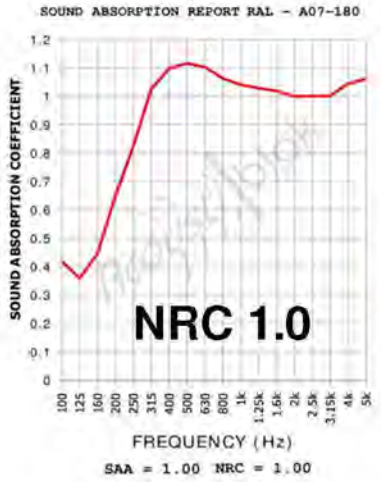
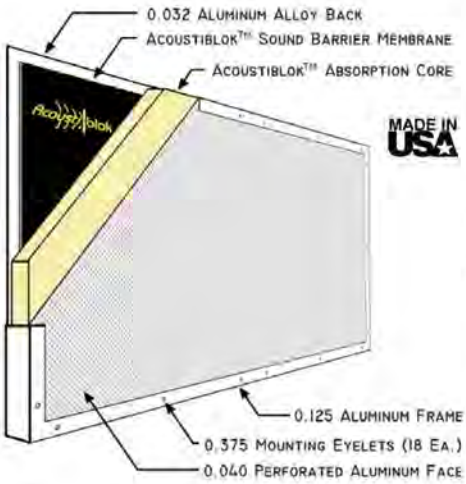
Acoustiblok, Inc.
6900 Interbay Boulevard
Tampa, FL 33616 USA
Phone: 813-980-1400
Fax: 813-549-2653
www.acoustiblok.com
sales@acoustiblok.com

Industrial Model All Weather Sound Panel™ (Pat. Pend)
Technical Data





Acoustiblok All Weather Sound Panels™ achieve high STC and NRC ratings. They have been specifically designed to withstand outdoor exposure in full sunlight, extreme weather conditions, and harsh industrial environments. (NRC of 1.0 is the highest sound absorption rating possible)

All Weather Sound Panels include an internal layer of U.L. classified Acoustiblok sound isolation material plus a specifically engineered 2" thick weather proof sound absorbing material.

Specifications:		
NRC (Noise Reduction Coefficient):	1.00 *	Gross dimensions: up to 48" x 120"x 2.423", ± 0.125" custom sizes available on special order.
STC (Sound Transmission Class):	29 *	Frame construction: 0.125" welded corrosion resistant 6063-T5 aluminum, mill finish, eyelets: 0.375" (18 ea.)
Weight: (8' panel)	104 lbs	Front face: 0.040 corrosion resistant 5052-H32 aluminum alloy, 3/32" round holes staggered on 5/32" centers.
UL Std 723 fire resistance: Flame spread 0, smoke developed 0.		Back face: 0.032 corrosion resistant 5052-H32 aluminum alloy, mill finish.
UV tolerant, animal resistant, washable, does not support mold growth.		

* Independent Testing by accredited NVLAP testing facility in compliance with ASTM E90, E 413, and other applicable industry standards.

Subject to change without notice, contact Acoustiblok for details.

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Attachment: PZC Materials - May 23, 2023 (2023-57 : 2239 N. Rand Road - SU Car Wash)

Product Data Sheet

Product Name

QuietFiber® Hydrophobic Noise Absorption Material – QF2

For Manufacturer Info:

Contact:
Acoustiblok, Inc.
6900 Interbay Boulevard
Tampa, FL 33616
Call - (813) 980-1400
Fax - (813)849-6347
Email - sales@acoustiblok.com
www.acoustiblok.com

Product Description

Basic Use

QuietFiber hydrophobic noise absorption material is an easily installed solution to many noise problems. It is engineered specifically for maximum noise absorption and is used extensively for industrial and commercial applications and is now being successfully introduced into non-industrial environments where reverberant sound and echo is a problem.

QuietFiber® QF2

QuietFiber is rated at the highest noise reduction level – NRC 1.00. Areas of high noise levels including sound reverberation can be resolved easily and economically by introducing QuietFiber into as much of the area as possible. The amount of noise reduction in highly reflective rooms will be directly relative to how much of the QuietFiber material can be installed into the room.

Unlike other fibrous materials which do not have the same high NRC ratings, QuietFiber is hydrophobic, meaning it will not absorb nor combine with water. Marine noise reduction applications are endless.

QuietFiber® QF2

- Highest noise absorption rating of NRC 1.00
- Non Silica
- Virtually fireproof – Class A fire rating
  - 0 Smoke + 0 Flame Development
- Hydrophobic – will not combine with water
- Will not support mold or mildew growth
- Available in plain, black or white face
- Full outdoor weather and U.V. tolerant
- Significant sound benefit v. fiberglass
- Install on top of acoustical ceiling tiles
- High temperature capable
- Comprised of up to 90% recycled material
- 100% recyclable

Attachment: PZC Materials - May 23, 2023 (2023-57 : 2239 N. Rand Road - SU Car Wash)

Product Data Sheet

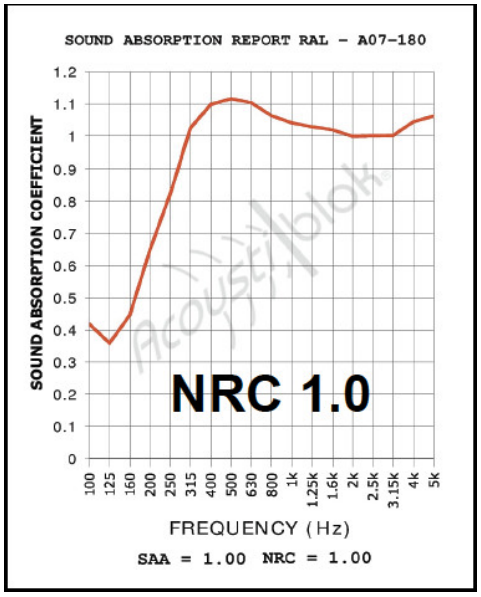
Product Name

QuietFiber® Hydrophobic Noise Absorption Material – QF2

NRC 1.0 Rated	125hz	250hz	500hz	1000hz	2000hz	4000hz
	0.36	0.79	1.15	1.04	1.01	1.04

Technical Data:

- ASTM C 423 – NRC 1.00
- ASTM E 84 – Class 1, 0 Flame 0 Smoke
- ASTM C 518 – R 4.2 per inch
- ASTM C 518 – 0.24 @ 75°F (24°C)



Standards Compliance:

- ASTM C 665 Non-Corrosive Type I
- ASTM C 612 1A, 1B, II, III
- ASTM E 136 Rated Non-combustible per NFPA Standard 220
- ASTM C 1104 Absorption less than 1% by volume
- ASTM C 356 Linear shrinkage <2% @ 1200°F (650°C)

6900 Interbay Blvd
Tampa, Florida USA 33616
Telephone: (813)980-1440
www.Acoustiblok.com
sales@acoustiblok.com

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Attachment: PZC Materials - May 23, 2023 (2023-57 : 2239 N. Rand Road - SU Car Wash)

Appendix B
Traffic Noise Model

Attachment: PZC Materials - May 23, 2023 (2023-57 : 2239 N. Rand Road - SU Car Wash)

FHWA-RD-77-108 HIGHWAY NOISE PREDICTION MODEL

PROJECT: CWPD Mundelein
ROADWAY: IL Rte 83/60
LOCATION: South PL (R1)

JOB #: 1006-2022-01
DATE: 17-Jun-22
ENGINEER: M. Dickerson

NOISE INPUT DATA

ROADWAY CONDITIONS

ADT =	20,900
SPEED =	40
PK HR % =	10
NEAR LANE/FAR LANE DIS	48
ROAD ELEVATION =	0.0
GRADE =	1.0 %
PK HR VOL =	2,090

RECEIVER INPUT DATA

RECEIVER DISTANCE =		350
DIST C/L TO WALL =		100
RECEIVER HEIGHT =		5.0
WALL DISTANCE FROM RECEIVER		250
PAD ELEVATION =		0.5
ROADWAY VIEW:	LF ANGLE=	-90
	RT ANGLE=	90
	DF ANGLE=	180

SITE CONDITIONS

AUTOMOBILES =	15	
MEDIUM TRUCKS =	15	(10 = HARD SITE, 15 = SOFT SITE)
HEAVY TRUCKS =	15	

WALL INFORMATION

HTH WALL	0.0	
AMBIENT=	0.0	
BARRIER =	0	(0 = WALL, 1 = BERM)

VEHICLE MIX DATA

VEHICLE TYPE	DAY	EVENING	NIGHT	DAILY
AUTOMOBILES	0.775	0.129	0.096	0.9629
MEDIUM TRUCK	0.848	0.049	0.103	0.0203
HEAVY TRUCKS	0.865	0.027	0.108	0.0167

MISC. VEHICLE INFO

VEHICLE TYPE	HEIGHT	SLE DISTANCE	GRADE ADJUSTMENT
AUTOMOBILES	2.0	349.19	- -
MEDIUM TRUCKS	4.0	349.18	- -
HEAVY TRUCKS	8.0	349.19	0.00

NOISE OUTPUT DATA

NOISE IMPACTS (WITHOUT TOPO OR BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	55.1	53.2	51.4	45.4	54.0	54.6
MEDIUM TRUCKS	47.3	45.8	39.4	37.9	46.4	46.6
HEAVY TRUCKS	51.3	49.9	40.9	42.1	50.5	50.6
NOISE LEVELS (dBA)	57.1	55.4	52.0	47.6	56.1	56.5

NOISE IMPACTS (WITH TOPO AND BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	55.1	53.2	51.4	45.4	54.0	54.6
MEDIUM TRUCKS	47.3	45.8	39.4	37.9	46.4	46.6
HEAVY TRUCKS	51.3	49.9	40.9	42.1	50.5	50.6
NOISE LEVELS (dBA)	57.1	55.4	52.0	47.6	56.1	56.5

NOISE CONTOUR (FT)				
NOISE LEVELS	70 dBA	65 dBA	60 dBA	55 dBA
CNEL	44	95	205	442
LDN	41	89	192	413

Attachment: PZC Materials - May 23, 2023 (2023-57 : 2239 N. Rand Road - SU Car Wash)

FHWA-RD-77-108 HIGHWAY NOISE PREDICTION MODEL

PROJECT: CWPD Mundelein
ROADWAY: IL Rte 83/60
LOCATION: House to the West of project site (R2)

JOB #: 1006-2022-01
DATE: 17-Jun-22
ENGINEER: M. Dickerson

NOISE INPUT DATA

ROADWAY CONDITIONS

ADT =	20,900	
SPEED =	40	
PK HR % =	10	
NEAR LANE/FAR LANE DIS	48	
ROAD ELEVATION =	0.0	
GRADE =	1.0	%
PK HR VOL =	2,090	

RECEIVER INPUT DATA

RECEIVER DISTANCE =		100
DIST C/L TO WALL =		100
RECEIVER HEIGHT =		5.0
WALL DISTANCE FROM RECEIVER		0
PAD ELEVATION =		0.5
ROADWAY VIEW:	LF ANGLE=	-90
	RT ANGLE=	90
	DF ANGLE=	180

SITE CONDITIONS

AUTOMOBILES =	15	
MEDIUM TRUCKS =	15	(10 = HARD SITE, 15 = SOFT SITE)
HEAVY TRUCKS =	15	

WALL INFORMATION

HTH WALL	0.0	
AMBIENT=	0.0	
BARRIER =	0	(0 = WALL, 1 = BERM)

VEHICLE MIX DATA

VEHICLE TYPE	DAY	EVENING	NIGHT	DAILY
AUTOMOBILES	0.775	0.129	0.096	0.9629
MEDIUM TRUCK	0.848	0.049	0.103	0.0203
HEAVY TRUCKS	0.865	0.027	0.108	0.0167

MISC. VEHICLE INFO

VEHICLE TYPE	HEIGHT	SLE DISTANCE	GRADE ADJUSTMENT
AUTOMOBILES	2.0	97.14	- -
MEDIUM TRUCKS	4.0	97.09	- -
HEAVY TRUCKS	8.0	97.11	0.00

NOISE OUTPUT DATA

NOISE IMPACTS (WITHOUT TOPO OR BARRIER SHIELDING)

VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	63.4	61.5	59.8	53.7	62.3	62.9
MEDIUM TRUCKS	55.6	54.1	47.8	46.2	54.7	54.9
HEAVY TRUCKS	59.6	58.2	49.2	50.4	58.8	58.9
NOISE LEVELS (dBA)	65.4	63.7	60.4	55.9	64.4	64.9

NOISE IMPACTS (WITH TOPO AND BARRIER SHIELDING)

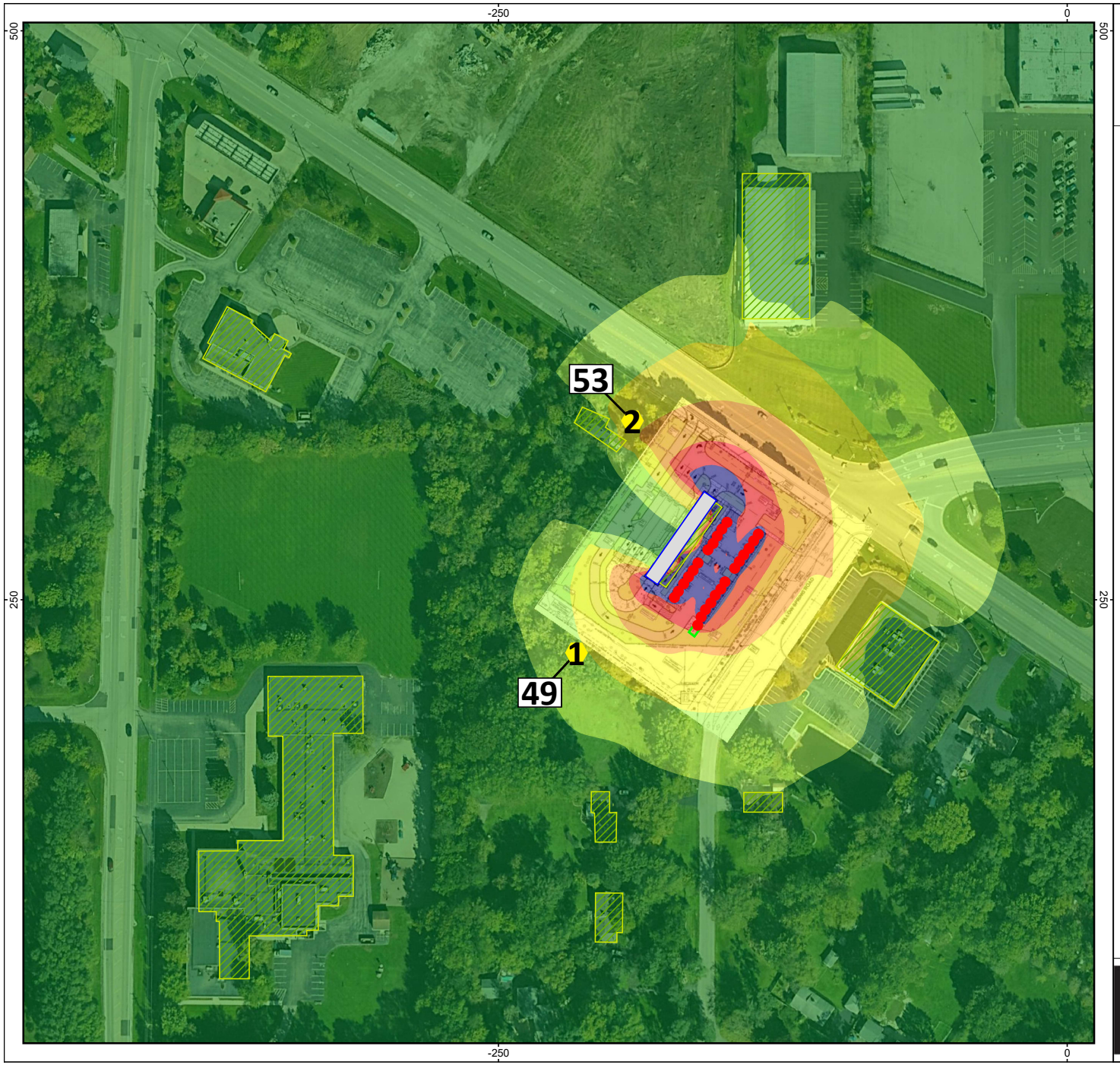
VEHICLE TYPE	PK HR LEQ	DAY LEQ	EVEN LEQ	NIGHT LEQ	LDN	CNEL
AUTOMOBILES	63.4	61.5	59.8	53.7	62.3	62.9
MEDIUM TRUCKS	55.6	54.1	47.8	46.2	54.7	54.9
HEAVY TRUCKS	59.6	58.2	49.2	50.4	58.8	58.9
NOISE LEVELS (dBA)	65.4	63.7	60.4	55.9	64.4	64.9

NOISE CONTOUR (FT)				
NOISE LEVELS	70 dBA	65 dBA	60 dBA	55 dBA
CNEL	45	98	211	454
LDN	42	91	197	425

Attachment: PZC Materials - May 23, 2023 (2023-57 : 2239 N. Rand Road - SU Car Wash)

Appendix C
SoundPLAN Inputs/Outputs

Attachment: PZC Materials - May 23, 2023 (2023-57 : 2239 N. Rand Road - SU Car Wash)



10062201_301 East Route 83
Noise Level Contours
130HP Stealth Predator Blower Syste
Lined Tunnel

Levels in dB(A)

<	45
45 -	50
50 -	55
55 -	60
60 -	65
>=	65

Signs and symbols

- Level table, dBA
- Buildings
- Tunnel Enclosure
- Point Souce: (Vacuums)
- Turbine Enclosure
- 1 Receptor

Length scale 1:140

0 50 100 200 300 feet

MD ACOUSTI
Sound Solutions for Planning and

Attachment: PZC Materials - May 23, 2023 (2023-57 : 2239 N. Rand Road - SU Car Wash)

301 East Route 83
Contribution spectra - 004 - 120HP Stealth Predator - Lined:

Source	Time slice	Sum dB(A)	63Hz dB(A)	125Hz dB(A)	250Hz dB(A)	500Hz dB(A)	1kHz dB(A)	2kHz dB(A)	4kHz dB(A)	8kHz dB(A)	16kHz dB(A)
Receiver R1 Fl G Lr,lim dB(A) Leq,d 49.0 dB(A) Sigma(Leq,d) 0.0 dB(A)											
001 - 120HP Stealth Predator - Standard Tunnel-Facade 01	Leq,d	-0.3		-8.8	-2.1	-7.9	-18.5	-24.5			
001 - 120HP Stealth Predator - Standard Tunnel-Facade 02	Leq,d	2.4		-3.4	0.3	-7.5	-19.9	-27.7			
001 - 120HP Stealth Predator - Standard Tunnel-Facade 03	Leq,d	-10.5		-16.8	-12.4	-20.1					
001 - 120HP Stealth Predator - Standard Tunnel-Facade 04	Leq,d	10.4		3.2	8.4	2.5	-8.1	-13.8	-25.3		
001 - 120HP Stealth Predator - Standard Tunnel-Roof 01	Leq,d	2.3		-5.2	0.5	-6.1	-17.8	-24.9			
001 - 120HP Stealth Predator - Standard Tunnel-Transmissive area 01	Leq,d	45.2		31.6	39.7	39.8	38.6	36.7	27.7		
001 - 120HP Stealth Predator - Standard Tunnel-Transmissive area 01	Leq,d	29.4		19.5	25.4	23.9	21.1	17.9	8.1		
Turbine	Leq,d	20.3	-0.7	8.1	2.6	1.3	8.8	12.7	16.6	13.8	-2.2
Vac	Leq,d	33.4	17.6	23.2	27.1	24.1	24.8	26.8	24.8	15.6	-5.8
Vac	Leq,d	33.0	17.2	22.9	26.7	23.7	24.5	26.4	24.3	15.0	-6.9
Vac	Leq,d	32.3	16.7	22.3	26.0	23.1	23.9	25.8	23.6	13.9	-9.2
Vac	Leq,d	33.8	18.0	23.7	27.6	24.6	25.3	27.3	25.3	16.4	-4.4
Vac	Leq,d	35.2	19.3	25.0	29.0	26.0	26.6	28.6	26.8	18.4	-0.8
Vac	Leq,d	34.8	18.9	24.5	28.5	25.6	26.2	28.2	26.3	17.8	-1.9
Vac	Leq,d	34.3	18.4	24.1	28.0	25.1	25.7	27.7	25.8	17.0	-3.3
Vac	Leq,d	32.0	16.5	22.0	25.7	22.8	23.6	25.5	23.2	13.3	-10.3
Vac	Leq,d	34.4	18.5	24.2	28.2	25.2	25.8	27.8	25.9	17.1	-3.1
Vac	Leq,d	29.6	14.9	20.1	23.8	20.3	20.7	22.5	20.3	13.8	-8.7
Vac	Leq,d	26.0	13.8	18.6	21.7	17.1	16.2	16.1	11.8	4.5	-15.3
Vac	Leq,d	35.0	19.0	24.6	28.7	25.7	26.3	28.3	26.8	19.2	-1.0
Vac	Leq,d	36.7	20.6	26.3	30.6	27.6	28.0	30.0	28.3	20.4	2.5
Vac	Leq,d	36.2	20.1	25.8	30.0	27.0	27.5	29.5	27.8	19.6	1.3
Vac	Leq,d	35.6	19.5	25.2	29.4	26.3	26.8	28.9	27.4	20.0	0.4
Vac	Leq,d	24.9	13.4	18.0	20.7	15.8	14.5	14.2	9.6	-2.1	-27.0
Vac	Leq,d	31.1	15.8	21.2	24.8	21.9	22.8	24.7	22.1	11.7	-13.1
Vac	Leq,d	31.4	16.0	21.5	25.1	22.2	23.0	25.0	22.5	12.3	-12.0
Vac	Leq,d	31.7	16.3	21.8	25.4	22.5	23.3	25.2	22.9	13.0	-10.9
Vac	Leq,d	30.8	15.5	21.0	24.6	21.6	22.5	24.4	21.8	11.2	-14.2
Vac	Leq,d	23.5	12.9	17.1	19.4	14.1	12.5	12.0	7.2	-4.6	-29.9
Vac	Leq,d	22.2	12.1	16.0	18.1	12.7	10.9	10.2	5.5	-6.4	
Vac	Leq,d	21.5	11.7	15.4	17.4	11.8	10.0	9.2	4.5	-7.6	
Receiver R2 Fl G Lr,lim dB(A) Leq,d 53.0 dB(A) Sigma(Leq,d) 0.0 dB(A)											
001 - 120HP Stealth Predator - Standard Tunnel-Facade 01	Leq,d	-14.4		-20.3	-16.3	-24.3					
001 - 120HP Stealth Predator - Standard Tunnel-Facade 02	Leq,d	-3.0		-7.7	-5.3	-14.6	-26.0				
001 - 120HP Stealth Predator - Standard Tunnel-Facade 03	Leq,d	8.3		-1.2	6.4	1.5	-9.0	-14.5	-25.0		
001 - 120HP Stealth Predator - Standard Tunnel-Facade 04	Leq,d	12.0		4.8	10.0	4.3	-6.2	-11.9	-23.2		
001 - 120HP Stealth Predator - Standard Tunnel-Roof 01	Leq,d	4.2		-3.6	2.4	-3.5	-14.8	-21.3			
001 - 120HP Stealth Predator - Standard Tunnel-Transmissive area 01	Leq,d	26.5		18.1	23.1	20.4	17.0	12.7	1.4		

Attachment: PZC Materials - May 23, 2023 (2023-57 : 2239 N. Rand Road - SU Car Wash)

301 East Route 83
Contribution spectra - 004 - 120HP Stealth Predator - Lined:

Source	Time slice	Sum dB(A)	63Hz dB(A)	125Hz dB(A)	250Hz dB(A)	500Hz dB(A)	1kHz dB(A)	2kHz dB(A)	4kHz dB(A)	8kHz dB(A)	16kHz dB(A)
001 - 120HP Stealth Predator - Standard Tunnel-Transmissive area 01	Leq,d	52.9		37.1	46.4	47.5	46.7	45.4	38.0		
Turbine	Leq,d	-0.7	-9.8	-3.6	-11.9	-17.7	-14.9	-13.2	-10.0	-13.5	
Vac	Leq,d	17.9	9.1	12.3	13.7	6.3	5.7	5.6	1.0	-10.2	
Vac	Leq,d	20.1	9.3	12.5	13.9	6.6	9.1	14.5	9.4	-6.7	
Vac	Leq,d	23.1	9.9	13.1	14.6	7.9	15.0	18.9	14.2	-1.8	
Vac	Leq,d	17.7	8.9	12.1	13.5	6.1	5.5	5.4	0.9	-10.4	
Vac	Leq,d	17.5	8.9	12.0	13.3	6.1	4.4	4.6	-0.7	-12.5	
Vac	Leq,d	17.6	8.8	12.0	13.3	5.7	5.5	5.7	0.8	-11.0	
Vac	Leq,d	17.7	8.9	12.0	13.4	6.0	5.6	5.8	0.9	-10.7	
Vac	Leq,d	23.5	10.4	13.7	15.2	8.8	16.5	18.9	14.2	-1.7	
Vac	Leq,d	16.0	7.6	10.0	11.1	3.8	4.3	5.8	2.1	-8.1	
Vac	Leq,d	16.2	7.7	10.2	11.3	4.0	4.2	6.1	2.3	-7.7	-29.7
Vac	Leq,d	22.5	8.4	10.9	12.0	5.4	15.8	18.7	14.0	-1.9	-28.5
Vac	Leq,d	15.9	7.4	9.8	10.9	3.5	4.3	6.1	2.0	-8.5	
Vac	Leq,d	16.4	8.1	10.7	11.8	5.0	4.3	4.7	0.4	-10.5	
Vac	Leq,d	15.9	7.7	10.1	11.0	3.6	3.6	5.1	0.4	-10.6	
Vac	Leq,d	15.6	7.5	9.8	10.8	3.4	3.5	5.2	0.6	-10.2	
Vac	Leq,d	22.6	8.8	11.4	12.6	5.9	15.8	18.8	14.0	-1.7	-28.0
Vac	Leq,d	27.7	13.6	18.5	21.7	17.7	19.8	21.3	16.9	3.6	-22.3
Vac	Leq,d	24.8	12.4	16.4	18.3	11.5	16.8	19.1	14.3	-1.5	
Vac	Leq,d	23.9	11.2	14.7	16.2	9.7	16.6	19.0	14.3	-1.6	
Vac	Leq,d	33.1	17.1	22.7	26.6	23.6	24.9	27.0	24.5	14.7	-7.6
Vac	Leq,d	22.8	9.3	12.0	13.2	6.5	15.9	18.8	14.1	-1.6	-27.4
Vac	Leq,d	23.2	10.3	13.1	14.4	7.6	15.9	18.8	14.1	-1.4	-26.8
Vac	Leq,d	24.4	12.5	16.0	17.7	10.7	16.2	18.9	14.1	-1.4	-26.6

Attachment: PZC Materials - May 23, 2023 (2023-57 : 2239 N. Rand Road - SU Car Wash)

301 East Route 83
Contribution level - 004 - 120HP Stealth Predator - Lined:

Source	Source group	Source ty	Tr. lane	Leq,d dB(A)	A dB
Receiver R1 Fl G Lr,lim dB(A) Leq,d 49.0 dB(A) Sigma(Leq,d) 0.0 dB(A)					
Vac	Default industrial noise	Point		36.7	0.0
Vac	Default industrial noise	Point		36.2	0.0
Vac	Default industrial noise	Point		35.6	0.0
Vac	Default industrial noise	Point		35.0	0.0
Vac	Default industrial noise	Point		34.4	0.0
Vac	Default industrial noise	Point		29.6	0.0
Vac	Default industrial noise	Point		26.0	0.0
Vac	Default industrial noise	Point		24.9	0.0
Vac	Default industrial noise	Point		23.5	0.0
Vac	Default industrial noise	Point		22.2	0.0
Vac	Default industrial noise	Point		21.5	0.0
Vac	Default industrial noise	Point		30.8	0.0
Vac	Default industrial noise	Point		31.1	0.0
Vac	Default industrial noise	Point		31.4	0.0
Vac	Default industrial noise	Point		31.7	0.0
Vac	Default industrial noise	Point		32.0	0.0
Vac	Default industrial noise	Point		32.3	0.0
Vac	Default industrial noise	Point		33.0	0.0
Vac	Default industrial noise	Point		33.4	0.0
Vac	Default industrial noise	Point		33.8	0.0
Vac	Default industrial noise	Point		34.3	0.0
Vac	Default industrial noise	Point		34.8	0.0
Vac	Default industrial noise	Point		35.2	0.0
Turbine	Default industrial noise	Point		20.3	0.0
001 - 120HP Stealth Predator - Standard Tunnel-Roof 01	Default industrial noise	Area		2.3	0.0
001 - 120HP Stealth Predator - Standard Tunnel-Facade 01	Default industrial noise	Area		-0.3	0.0
001 - 120HP Stealth Predator - Standard Tunnel-Transmissive area 01	Default industrial noise	Area		45.2	0.0
001 - 120HP Stealth Predator - Standard Tunnel-Facade 02	Default industrial noise	Area		2.4	0.0
001 - 120HP Stealth Predator - Standard Tunnel-Facade 03	Default industrial noise	Area		-10.5	0.0
001 - 120HP Stealth Predator - Standard Tunnel-Transmissive area 01	Default industrial noise	Area		29.4	0.0
001 - 120HP Stealth Predator - Standard Tunnel-Facade 04	Default industrial noise	Area		10.4	0.0
Receiver R2 Fl G Lr,lim dB(A) Leq,d 53.0 dB(A) Sigma(Leq,d) 0.0 dB(A)					
Vac	Default industrial noise	Point		16.4	0.0
Vac	Default industrial noise	Point		15.9	0.0
Vac	Default industrial noise	Point		15.6	0.0

Attachment: PZC Materials - May 23, 2023 (2023-57 : 2239 N. Rand Road - SU Car Wash)

301 East Route 83
Contribution level - 004 - 120HP Stealth Predator - Lined:

Source	Source group	Source ty	Tr. lane	Leq,d dB(A)	A dB	
Vac	Default industrial noise	Point		15.9	0.0	
Vac	Default industrial noise	Point		16.0	0.0	
Vac	Default industrial noise	Point		16.2	0.0	
Vac	Default industrial noise	Point		22.5	0.0	
Vac	Default industrial noise	Point		22.6	0.0	
Vac	Default industrial noise	Point		22.8	0.0	
Vac	Default industrial noise	Point		23.2	0.0	
Vac	Default industrial noise	Point		24.4	0.0	
Vac	Default industrial noise	Point		33.1	0.0	
Vac	Default industrial noise	Point		27.7	0.0	
Vac	Default industrial noise	Point		24.8	0.0	
Vac	Default industrial noise	Point		23.9	0.0	
Vac	Default industrial noise	Point		23.5	0.0	
Vac	Default industrial noise	Point		23.1	0.0	
Vac	Default industrial noise	Point		20.1	0.0	
Vac	Default industrial noise	Point		17.9	0.0	
Vac	Default industrial noise	Point		17.8	0.0	
Vac	Default industrial noise	Point		17.7	0.0	
Vac	Default industrial noise	Point		17.6	0.0	
Vac	Default industrial noise	Point		17.5	0.0	
Turbine	Default industrial noise	Point		-0.7	0.0	
001 - 120HP Stealth Predator - Standard Tunnel-Roof 01	Default industrial noise	Area		4.2	0.0	
001 - 120HP Stealth Predator - Standard Tunnel-Facade 01	Default industrial noise	Area		-14.3	0.0	
001 - 120HP Stealth Predator - Standard Tunnel-Transmissive area 01	Default industrial noise	Area		26.5	0.0	
001 - 120HP Stealth Predator - Standard Tunnel-Facade 02	Default industrial noise	Area		-3.0	0.0	
001 - 120HP Stealth Predator - Standard Tunnel-Facade 03	Default industrial noise	Area		8.3	0.0	
001 - 120HP Stealth Predator - Standard Tunnel-Transmissive area 01	Default industrial noise	Area		52.9	0.0	
001 - 120HP Stealth Predator - Standard Tunnel-Facade 04	Default industrial noise	Area		12.0	0.0	

Attachment: PZC Materials - May 23, 2023 (2023-57 : 2239 N. Rand Road - SU Car Wash)

301 East Route 83
Octave spectra of the sources in dB(A) - 004 - 120HP Stealth Predator - Lined: Outdoor SP(update)

Name	Source type	l or A	Li	R'w	L'w	Lw	KI	KT	LwMax	DO-Wall	Time histogram	Emission spectrum	63Hz	125Hz	250Hz	500Hz	1kHz	2kHz	4kHz	8kHz	16kHz
		m,m²	dB(A)	dB	dB(A)	dB(A)	dB	dB	dB(A)	dB			dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)
001 - 120HP Stealth Predator - Standard Tunnel-Facade 01	Area	30.02	74.7	57.0	25.6	40.4	0.0	0.0		3	100%/24h	305_Facade 01_		31.0	38.9	32.5	20.9	14.9	4.1		
001 - 120HP Stealth Predator - Standard Tunnel-Facade 02	Area	315.82	78.2	57.0	29.2	54.2	0.0	0.0		3	100%/24h	306_Facade 02		45.8	52.7	46.0	34.4	28.7	18.7		
001 - 120HP Stealth Predator - Standard Tunnel-Facade 03	Area	38.18	83.3	57.0	33.6	49.4	0.0	0.0		3	100%/24h	307_Facade 03_		38.8	47.9	42.3	30.8	25.3	16.0		
001 - 120HP Stealth Predator - Standard Tunnel-Facade 04	Area	315.82	78.2	57.0	29.2	54.2	0.0	0.0		3	100%/24h	308_Facade 04		45.8	52.7	46.0	34.4	28.7	18.7		
001 - 120HP Stealth Predator - Standard Tunnel-Roof 01	Area	294.06	78.9	57.0	29.8	54.5	0.0	0.0		0	100%/24h	303_Roof 01_		45.6	52.9	46.5	34.8	29.1	18.9		
001 - 120HP Stealth Predator - Standard Tunnel-Transmissive area 01	Area	15.61	73.7	0.0	73.7	85.6	0.0	0.0		3	100%/24h	198_Transmissive area 01_		71.0	81.1	80.6	78.0	76.1	68.2		
001 - 120HP Stealth Predator - Standard Tunnel-Transmissive area 01	Area	7.44	85.1	0.0	85.1	93.8	0.0	0.0		3	100%/24h	202_Transmissive area 01_		76.8	88.4	89.0	86.5	85.2	78.9		
Turbine	Point				72.6	72.6	0.0	0.0		0	100%/24h	Vacutech Turbine	47.3	57.5	54.5	51.9	55.8	59.5	66.1	69.3	65.0
Vac	Point				81.0	81.0	0.0	0.0		0	100%/24h	Vacutech - in car	62.4	69.2	75.8	72.6	71.3	73.2	72.6	67.8	59.2
Vac	Point				81.0	81.0	0.0	0.0		0	100%/24h	Vacutech - in car	62.4	69.2	75.8	72.6	71.3	73.2	72.6	67.8	59.2
Vac	Point				81.0	81.0	0.0	0.0		0	100%/24h	Vacutech - in car	62.4	69.2	75.8	72.6	71.3	73.2	72.6	67.8	59.2
Vac	Point				81.0	81.0	0.0	0.0		0	100%/24h	Vacutech - in car	62.4	69.2	75.8	72.6	71.3	73.2	72.6	67.8	59.2
Vac	Point				81.0	81.0	0.0	0.0		0	100%/24h	Vacutech - in car	62.4	69.2	75.8	72.6	71.3	73.2	72.6	67.8	59.2
Vac	Point				81.0	81.0	0.0	0.0		0	100%/24h	Vacutech - in car	62.4	69.2	75.8	72.6	71.3	73.2	72.6	67.8	59.2
Vac	Point				81.0	81.0	0.0	0.0		0	100%/24h	Vacutech - in car	62.4	69.2	75.8	72.6	71.3	73.2	72.6	67.8	59.2
Vac	Point				81.0	81.0	0.0	0.0		0	100%/24h	Vacutech - in car	62.4	69.2	75.8	72.6	71.3	73.2	72.6	67.8	59.2
Vac	Point				81.0	81.0	0.0	0.0		0	100%/24h	Vacutech - in car	62.4	69.2	75.8	72.6	71.3	73.2	72.6	67.8	59.2
Vac	Point				81.0	81.0	0.0	0.0		0	100%/24h	Vacutech - in car	62.4	69.2	75.8	72.6	71.3	73.2	72.6	67.8	59.2
Vac	Point				81.0	81.0	0.0	0.0		0	100%/24h	Vacutech - in car	62.4	69.2	75.8	72.6	71.3	73.2	72.6	67.8	59.2
Vac	Point				81.0	81.0	0.0	0.0		0	100%/24h	Vacutech - in car	62.4	69.2	75.8	72.6	71.3	73.2	72.6	67.8	59.2
Vac	Point				81.0	81.0	0.0	0.0		0	100%/24h	Vacutech - in car	62.4	69.2	75.8	72.6	71.3	73.2	72.6	67.8	59.2
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Vac	Point				81.0	81.0	0.0	0.0		0	100%/24h	Vacutech - in car	62.4	69.2	75.8	72.6	71.3	73.2	72.6	67.8	59.2
Vac	Point				81.0	81.0	0.0	0.0		0	100%/24h	Vacutech - in car	62.4	69.2	75.8	72.6	71.3	73.2	72.6	67.8	59.2
Vac	Point				81.0	81.0	0.0	0.0		0	100%/24h	Vacutech - in car	62.4	69.2	75.8	72.6	71.3	73.2	72.6	67.8	59.2

Attachment: PZC Materials - May 23, 2023 (2023-57 : 2239 N. Rand Road - SU Car Wash)

301 East Route 83
Octave spectra of the sources in dB(A) - 004 - 120HP Stealth Predator - Lined: Outdoor SP(update)

Name	Source type	l or A	Li	R'w	L'w	Lw	KI	KT	LwMax	DO-Wall	Time histogram	Emission spectrum	63Hz	125Hz	250Hz	500Hz	1kHz	2kHz	4kHz	8kHz	16kHz
		m,m²	dB(A)	dB	dB(A)	dB(A)	dB	dB	dB(A)	dB			dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)	dB(A)
Vac	Point				81.0	81.0	0.0	0.0		0	100%/24h	Vacutech - in car	62.4	69.2	75.8	72.6	71.3	73.2	72.6	67.8	59.2
Vac	Point				81.0	81.0	0.0	0.0		0	100%/24h	Vacutech - in car	62.4	69.2	75.8	72.6	71.3	73.2	72.6	67.8	59.2
Vac	Point				81.0	81.0	0.0	0.0		0	100%/24h	Vacutech - in car	62.4	69.2	75.8	72.6	71.3	73.2	72.6	67.8	59.2
Vac	Point				81.0	81.0	0.0	0.0		0	100%/24h	Vacutech - in car	62.4	69.2	75.8	72.6	71.3	73.2	72.6	67.8	59.2
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Vac	Point				81.0	81.0	0.0	0.0		0	100%/24h	Vacutech - in car	62.4	69.2	75.8	72.6	71.3	73.2	72.6	67.8	59.2
Vac	Point				81.0	81.0	0.0	0.0		0	100%/24h	Vacutech - in car	62.4	69.2	75.8	72.6	71.3	73.2	72.6	67.8	59.2
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Vac	Point				81.0	81.0	0.0	0.0		0	100%/24h	Vacutech - in car	62.4	69.2	75.8	72.6	71.3	73.2	72.6	67.8	59.2

Attachment: PZC Materials - May 23, 2023 (2023-57 : 2239 N. Rand Road - SU Car Wash)

Appendix D

Z to A Octave Band Conversion

Attachment: PZC Materials - May 23, 2023 (2023-57 : 2239 N. Rand Road - SU Car Wash)

Z-Weighted to A-Weighted Conversion (Octave Band)

Project: Mundelein Car Wash
Source: IL limit
Site Location: IL limit
Date: **MODEL**
Day: MODEL
Engineer: Claire Pincock

Frequency (Hz)	Z-weighted Level (dB)	Filter Conversion	A-Weighted Level (dBA)
31.5	72	-40	32
63	71	-26	45
125	65	-16	49
250	57	-9	48
500	51	-3	48
1000	45	0	45
2000	39	1	40
4000	34	1	35
8000	32	-1	31
SUM	72	N/A	55

Attachment: PZC Materials - May 23, 2023 (2023-57 : 2239 N. Rand Road - SU Car Wash)

RESOLUTION NO. R-64-12

A RESOLUTION GRANTING
FINAL SUBDIVISION APPROVAL FOR PATRICK HYUNDAI SUBDIVISION
2264, 2265, 2273, 2275, 2293, 2301, 2307, 2313, 2319 & 2325 N. RAND ROAD
(CASE NO. 12-72)

WHEREAS, the Palatine Subdivision Ordinance provides qualifications governing final approval of a Subdivision Plat in Article IV FINAL PLAT; and

WHEREAS, the PATRICK HYUNDAI SUBDIVISION has complied with all the provisions of the Subdivision Ordinance, including a public review before the Plan Commission of the Village of Palatine.

NOW THEREFORE, BE IT RESOLVED by the Mayor and the Village Council of the Village of Palatine, that the Mayor and the Village Clerk be and are hereby directed and authorized to execute the final plat of subdivision "PATRICK HYUNDAI SUBDIVISION" pursuant to the Palatine Subdivision Ordinance Article IV, Sec. 4.01 (c) (2) (a) and subject to the following conditions:

1. The Final Plat of Subdivision shall be submitted on Mylar and shall substantially conform to the Plat of Subdivision prepared by Spaceco Inc. dated 8/27/12 last revised 9/11/12 except as such Plat may be changed to conform to Village Codes and Ordinances and the following conditions:
2. At the time of any future development to the south of the subject property, in which that development proposes to use the subject property's access aisle, an additional access easement shall be provided for the entirety of the access

Attachment: PZC Materials - May 23, 2023 (2023-57 : 2239 N. Rand Road - SU Car Wash)

3. At the time of any future development to the south of this site, in which that development proposes to use the subject property's access aisle, an owner's maintenance agreement shall be prepared outlining the maintenance responsibilities and access rights for the drive aisle. The agreement shall be in a format acceptable to the Village Attorney.
4. The public utilities easement stretching though the site should be removed from the final Plat, as the final design of the sanitary sewer will not follow this route.
5. Recording fees shall be submitted in the amount of $300.00.

DATED: This 8th day of October, 2012

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

APPROVED by me this 8th day of October, 2012

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk

this 8 day of October, 2012

Village Clerk

Attachment: PZC Materials - May 23, 2023 (2023-57 : 2239 N. Rand Road - SU Car Wash)

SITE IMPROVEMENT PLANS
for
PATRICK HYUNDAI
PALATINE, ILLINOIS

PROJECT NO: 6471

BENCHMARK

ELEVATION: 760.24

DESCRIPTION: CUT SQUARE ON THE SOUTHEAST CORNER OF CONCRETE PAD FOR "STATE OF ILLINOIS LIGHTING CONTROL" BOX. BOX IS LOCATED ON EAST SIDE OF RAND ROAD ADJACENT TO "JEN TOP".

NOTE:

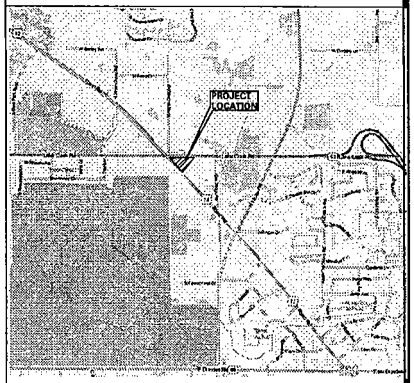
SPACECO, INC. IS TO BE NOTIFIED AT LEAST THREE (3) DAYS PRIOR TO STARTING CONSTRUCTION AND SHALL BE INCLUDED IN THE PRECONSTRUCTION MEETINGS

REVISIONS

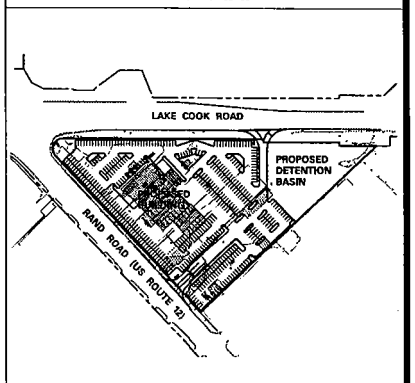
ORIGINAL PLAN DATE: AUGUST 24, 2012

#	SHEET #	REMARKS	DATE
1	ALL	PER VILLAGE REVIEW	09/12/12

LOCATION MAP



KEY MAP



ENGINEER _____ DATE

MICHAEL MONDUS, P.E.

ILLINOIS REGISTRATION NO.: 062-052057
EXPIRATION DATE: 11/30/2013

PROFESSIONAL DESIGN FIRM NO.: 184-001157
EXPIRATION DATE: 04/30/2013

SEAL

THESE PLANS OR ANY PART THEREOF SHALL BE CONSIDERED VOID WITHOUT THE SIGNATURE, SEAL AND EXPIRATION DATE OF SEAL OF THE ENGINEER.

PATRICK HYUNDAI
PALATINE, ILLINOIS

9575 W. Higgins Road, Suite 700, Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

SPACECO INC.

FILENAME: 6471TITLE.dgn
DATE: 08/24/12
JOB NO. 6471
SHEET C1
1 OF 14

GENERAL NOTES

1. ALL WATER AND STORM SEWER CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (SSRBC), AND ADOPTED JANUARY 1, 2012 BY ILLINOIS DEPARTMENT OF TRANSPORTATION AND ALL AMENDMENTS THERETO AND IN ACCORDANCE WITH THE LATEST EDITION OF THE CODE OF THE VILLAGE OF PALATINE AND NWRDGCI EXCEPT AS MODIFIED HEREIN. IN CASE OF CONFLICT, MUNICIPAL CODE SHALL TAKE PRECEDENCE.

2. ALL SANITARY SEWER AND WATERMAIN CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST ADDITION, AND IN ACCORDANCE WITH THE CODE OF THE VILLAGE OF PALATINE AND NWRDGCI EXCEPT AS MODIFIED HEREIN OR BY ANY PUBLIC AGENCY PERMITS ISSUED FOR THIS WORK. IN CASE OF CONFLICT, THE MORE RESTRICTIVE PROVISIONS SHALL APPLY.

3. ALL SIDEWALK AND PUBLIC AREAS MUST BE CONSTRUCTED IN ACCORDANCE WITH CURRENT ADA, ILLINOIS HANDICAP ACCESSIBILITY CODE AND ANY APPLICABLE LOCAL ORDINANCES. WHEN CONFLICTS EXIST BETWEEN THE GOVERNING AGENCIES, THE MORE STRINGENT SHALL GOVERN.

4. THE CITED STANDARD SPECIFICATIONS, CODES AND PERMITS, WITH THESE CONSTRUCTION PLANS AND DETAILS, ARE ALL TO BE CONSIDERED PART OF THE CONTRACT. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THIS WORK MAY NOT BE SPECIFICALLY NOTED BUT ARE CONSIDERED A PART OF THIS CONTRACT.

5. THE UTILITY COMPANIES HAVE BEEN CONTACTED IN REFERENCE TO UTILITIES THEY OWN AND OPERATE WITHIN THE LIMITS FOR THIS PROJECT. DATA FROM THESE AGENCIES HAS BEEN INCORPORATED INTO THE PLANS. IT IS, HOWEVER, THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM OR ESTABLISH THE EXISTENCE OF ALL UTILITY FACILITIES AND THEIR EXACT LOCATIONS, AND TO SAFELY SCHEDULE ALL UTILITY RELOCATIONS. FOR ADDITIONAL INFORMATION, THE AGENCIES LISTED ON THE TITLE SHEET MAY BE CONTACTED.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE UTILITY COMPANIES LOCATE THEIR FACILITIES IN THE FIELD PRIOR TO CONSTRUCTION AND SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES. THE ENGINEER DOES NOT WARRANT THE LOCATION OF ANY EXISTING UTILITIES SHOWN ON THE PLAN. THE CONTRACTOR SHALL CALL J.U.L.I.E. AT 800-892-0123 AND THE VILLAGE OF PALATINE FOR UTILITY LOCATIONS.

7. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHTS-OF-WAY ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION IN THE FIELD OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT WITH LOCATIONS OF THE NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.

8. OWNER SHALL OBTAIN EASEMENTS AND PERMITS NECESSARY TO FACILITATE CONSTRUCTION OF THE PROPOSED UTILITIES. THE CONTRACTOR, HOWEVER, SHALL FURNISH ALL REQUIRED BONDS AND EVIDENCE OF INSURANCE NECESSARY TO SECURE THESE PERMITS.

9. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE NATURE AND STATUS OF ALL UTILITY RELOCATION WORK PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO ENSURE THAT CONSTRUCTION OPERATIONS DO NOT INTERFERE WITH UTILITY FACILITIES AND RELOCATION WORK. THE SCHEDULE SHOULD REFLECT CONSTRUCTION SEQUENCING WHICH COORDINATES WITH ALL UTILITY RELOCATION WORK. THE CONTRACTOR SHALL BE REQUIRED TO ADJUST THE ORDER OF ITS WORK FROM TIME TO TIME, TO COORDINATE SAME WITH UTILITY RELOCATION WORK, AND SHALL PREPARE REVISED SCHEDULE(S) IN COMPLIANCE THEREWITH AS DIRECTED BY THE OWNER.

10. THE OWNER AND THE ENGINEER SHALL BE NOTIFIED IN WRITING BY THE CONTRACTOR AT LEAST 48 HOURS PRIOR TO THE START OF ANY OPERATION REQUIRING COOPERATION WITH OTHERS. AMERITECH SHALL BE CONTACTED ONE MONTH PRIOR TO START OF CONSTRUCTION IN ITS UTILITY AREAS. ALL OTHER AGENCIES, UNLESS OTHERWISE NOTED, SHALL BE NOTIFIED IN WRITING BY THE CONTRACTOR TEN (10) DAYS PRIOR TO THE START OF ANY SUCH OPERATION.

11. NO PLAN SHALL BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY MARKED "FOR CONSTRUCTION". PRIOR TO COMMENCEMENT OF CONSTRUCTION THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THE WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE. IN ADDITION, THE CONTRACTOR MUST VERIFY THE ENGINEER'S LINE AND GRADE STAKES. IF THERE ARE ANY DISCREPANCIES WITH WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT SAME TO ENGINEER BEFORE DOING ANY WORK. OTHERWISE THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, SPECIFICATIONS AND/OR SPECIAL DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTION FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR DISCREPANCIES. FAILING TO SECURE SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTIONS ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.

12. ALL PROPOSED ELEVATIONS SHOWN ON THE PLANS ARE FINISHED SURFACE ELEVATIONS, UNLESS OTHERWISE SPECIFIED.

13. UPON AWARDING OF THE CONTRACT, AND WHEN REQUIRED BY THE VILLAGE OF PALATINE OR OWNER, THE CONTRACTOR SHALL FURNISH A LABOR, MATERIAL AND PERFORMANCE BOND IN THE AMOUNT REQUIRED GUARANTEEING COMPLETION OF THE WORK. THE UNDERWRITER SHALL BE ACCEPTABLE TO THE VILLAGE OF PALATINE OR OWNER, AS APPROPRIATE.

14. THE CONTRACTORS SHALL PLAN THEIR WORK BASED ON THEIR OWN BORINGS, EXPLORATIONS AND OBSERVATIONS TO DETERMINE SOIL CONDITIONS AT THE LOCATION OF THE PROPOSED WORK. HOWEVER, IF THE OWNER HAS A SOILS REPORT, THE RESULTS WILL BE AVAILABLE FROM THE OWNER UPON WRITTEN REQUEST.

15. CONTRACTOR SHALL VIDEOTAPE WORK AREA PRIOR TO CONSTRUCTION FOR THE PURPOSE OF DOCUMENTING EXISTING CONDITIONS.

16. THE CONTRACTOR SHALL NOTIFY THE OWNER AND/OR HIS REPRESENTATIVE AND THE AFFECTED GOVERNMENTAL AGENCIES IN WRITING AT LEAST THREE FULL WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL NOTIFY AS NECESSARY, ALL TESTING AGENCIES, EITHER VILLAGE OF PALATINE'S OR THE OWNER'S, SUFFICIENTLY IN ADVANCE OF CONSTRUCTION, ALL MATERIAL TESTING SHALL BE THE RESPONSIBILITY AND EXPENSE OF THE CONTRACTOR. THE TESTING AGENCY SHALL MEET THE APPROVAL OF THE OWNER.

17. FAILURE OF CONTRACTOR TO ALLOW PROPER NOTIFICATION TIME WHICH RESULTS IN TESTING COMPANIES TO BE UNABLE TO VISIT SITE AND PERFORM TESTING WILL CAUSE CONTRACTOR TO SUSPEND OPERATION (PERTAINING TO TESTING) UNTIL TESTING AGENCY CAN SCHEDULE TESTING OPERATIONS. COST OF SUSPENSION OF WORK TO BE BORNE BY CONTRACTOR.

18. ALL CONTRACTORS SHALL KEEP ACCESS AVAILABLE AT ALL TIMES FOR ALL TYPES OF TRAFFIC. AT NO TIME SHALL ACCESS BE DENIED TO ADJACENT HOMES OR BUSINESSES.

19. THE CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES UNTIL THEY ARE NO LONGER NEEDED. ANY STAKES DESTROYED OR DISTURBED BY THE CONTRACTOR PRIOR TO THEIR USE SHALL BE RESET BY THE DEVELOPER'S ENGINEER AT CONTRACTOR'S COST.

20. ANY EXISTING SIGNS, LIGHT STANDARDS AND UTILITY POLES WHICH INTERFERE WITH CONSTRUCTION OPERATIONS AND NOT NOTED FOR DISPOSAL SHALL BE REMOVED AND RESET BY THE CONTRACTOR AT HIS OWN EXPENSE AS SHOWN ON THE ENGINEERING PLANS OR AS DIRECTED BY THE DEVELOPER. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT HIS OWN EXPENSE TO THE SATISFACTION OF THE OWNER. ANY SIGNS NOT REQUIRED TO BE RESET, SHALL BE DELIVERED TO THE RESPECTIVE OWNERS.

21. REMOVAL OF SPECIFIED ITEMS, INCLUDING BUT NOT LIMITED TO: PAVEMENT, SIDEWALK, CURB, CURB AND GUTTER, CULVERTS, ETC. SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT HIS OWN EXPENSE. HE IS RESPONSIBLE FOR ANY PERMIT REQUIRED FOR SUCH DISPOSAL.

22. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER SYSTEM OR SHALL BE RESTORED TO PROPER OPERATING CONDITION. A RECORD OF THE LOCATION OF ALL FIELD TILE OR DRAIN PIPE ENCOUNTERED SHALL BE KEPT BY THE CONTRACTOR AND TURNED OVER TO THE ENGINEER, DEVELOPER OR VILLAGE OF PALATINE ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THIS WORK SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED.

23. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SAFETY ON THE JOB.

24. THE CONTRACTOR SHALL COLLECT AND REMOVE ALL CONSTRUCTION DEBRIS, EXCESS MATERIALS, TRASH, OIL AND GREASE RESIDUE, MACHINERY, TOOLS AND OTHER MISCELLANEOUS ITEMS WHICH WERE NOT PRESENT PRIOR TO PROJECT COMMENCEMENT AT NO ADDITIONAL EXPENSE TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY AND ALL PERMITS NECESSARY FOR THE HAULING AND DISPOSAL REQUIRED FOR CLEAN-UP AS DIRECTED BY THE ENGINEER OR OWNER. BURNING ON THE SITE IS NOT PERMITTED.

25. ALL EXISTING UTILITIES OR IMPROVEMENTS, INCLUDING VALVES, CURBS, PAVEMENT AND PARKWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE PROMPTLY RESTORED TO THEIR RESPECTIVE ORIGINAL CONDITION. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT UNLESS SPECIFICALLY NOTED ON THE PLANS.

26. TREES NOT MARKED FOR REMOVAL SHALL BE CONSIDERED AS DESIGNATED TO BE SAVED AND SHALL BE PROTECTED UNDER THE PROVISIONS OF (SSRBC) ARTICLE 201.05.

27. LIMB PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF THE LANDSCAPE ARCHITECT MEETING THE OWNER'S APPROVAL AND SHALL BE UNDERTAKEN IN A TIMELY FASHION SO AS NOT TO INTERFERE WITH CONSTRUCTION.

28. ALL LIMBS, BRANCHES, AND OTHER DEBRIS RESULTING FROM THIS WORK SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT HIS OWN EXPENSE OFF-SITE.

29. ALL CUTS OVER 1" IN DIAMETER SHALL BE MADE FLUSH WITH THE NEXT LARGE BRANCH. WOUNDS OVER 1" IN DIAMETER SHALL BE PAINTED WITH AN APPROVED TREE PAINT.

30. SLOPE SIDES OF EXCAVATIONS TO COMPLY WITH CODES AND ORDINANCES HAVING JURISDICTION. SHORE AND BRACE WHERE SLOPING IS NOT POSSIBLE EITHER BECAUSE OF SPACE RESTRICTIONS OR STABILITY OF MATERIAL EXCAVATED. MAINTAIN SIDES AND SLOPES OF EXCAVATIONS IN A SAFE CONDITION UNTIL COMPLETION OF BACKFILLING.

31. PROVIDE MATERIALS FOR SHORING AND BRACING, SUCH AS SHEET PILING, UPRIGHTS, STRINGERS AND CROSS BRACES, IN GOOD SERVICEABLE CONDITION. PROVIDE MINIMUM REQUIREMENTS FOR TRENCH SHORING AND BRACING TO COMPLY WITH CODES AND AUTHORITIES HAVING JURISDICTION. MAINTAIN SHORING AND BRACING IN EXCAVATIONS REGARDLESS OF TIME PERIOD EXCAVATIONS WILL BE OPEN. CARRY DOWN SHORING AND BRACING AS EXCAVATION PROGRESSES IN ACCORDANCE WITH OSHA AND GOVERNING AUTHORITY.

32. PREVENT SURFACE WATER AND SUBSURFACE OR GROUNDWATER FROM FLOWING INTO EXCAVATIONS. REMOVE WATER TO PREVENT SOFTENING OF FOUNDATION BOTTOMS, UNDERCUTTING FOOTINGS, AND SOIL CHANGES DETRIMENTAL TO STABILITY OF SUBGRADES AND FOUNDATIONS. PROVIDE AND MAINTAIN PUMPS, SUMPS, SUCTION AND DISCHARGE LINES AND OTHER DEWATERING SYSTEM COMPONENTS NECESSARY TO CONVEY WATER AWAY FROM EXCAVATIONS. CONVEY WATER REMOVED FROM EXCAVATIONS AND RAINWATER TO COLLECTING OR RUN-OFF AREAS ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION. PROVIDE AND MAINTAIN TEMPORARY DRAINAGE DITCHES AND OTHER DIVERSIONS OUTSIDE EXCAVATION LIMITS FOR EACH STRUCTURE. DO NOT USE TRENCH EXCAVATIONS AS TEMPORARY DRAINAGE DITCHES.

33. IMMEDIATELY REPORT CONDITIONS THAT MAY CAUSE UNSOUND BEARING TO THE OWNER/DEVELOPER BEFORE CONTINUING WORK.

34. THE PAVEMENT SHALL BE KEPT FREE OF MUD AND DEBRIS AT ALL TIMES.

35. CONSTRUCTION MATERIALS AND/OR EQUIPMENT MAY NOT BE STORED IN THE RIGHT-OF-WAY WITHOUT THE APPROVAL OF THE VILLAGE OF PALATINE.

36. ALL DISTURBED AREAS OF THE RIGHT-OF-WAY SHALL BE FULLY RESTORED TO PRE-CONSTRUCTION CONDITIONS WITH A MINIMUM 6" TOPSOIL RESPREAD AND SEED.

37. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE GUARANTEED BY THE CONTRACTOR AND HIS SURETY FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF FINAL ACCEPTANCE OF THE PROJECT OR LONGER AS MAY BE SPECIFIED IN THE CONTRACTOR'S CONTRACT WITH THE OWNER. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DEFECTS IN MATERIALS AND WORKMANSHIP OF WHATEVER NATURE DURING THAT PERIOD. THIS GUARANTEE SHALL BE PROVIDED IN THE FORM OF MAINTENANCE BOND IN THE AMOUNT OF 10% OF THE COST OF IMPROVEMENTS.

38. BEFORE ACCEPTANCE BY THE OWNER AND FINAL PAYMENT, ALL WORK SHALL BE INSPECTED BY THE OWNER OR HIS REPRESENTATIVE, THE VILLAGE OF PALATINE AND THE NWRDGC. FINAL PAYMENT WILL BE MADE AFTER ALL THE CONTRACTOR'S WORK HAS BEEN APPROVED AND ACCEPTED.

39. NO UNDERGROUND WORK SHALL BE COVERED UNTIL IT HAS BEEN APPROVED BY THE VILLAGE OF PALATINE AND THE NWRDGC. APPROVAL TO PROCEED MUST BE OBTAINED FROM THE VILLAGE OF PALATINE PRIOR TO INSTALLING PAVEMENT BASE, BINDER, SURFACE, AND PRIOR TO PLACING ANY CONCRETE AFTER FORMS HAVE BEEN SET.

40. AT THE CLOSE OF EACH WORKING DAY AND AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS.

41. UNDERGROUND WORK SHALL INCLUDE TRENCHING, INSTALLATION OF PIPE, CASTINGS, STRUCTURES, BACKFILLING OF TRENCHES AND COMPACTION AND TESTING AS SHOWN ON THE CONSTRUCTION PLANS. FITTINGS AND ACCESSORIES NECESSARY TO COMPLETE THE WORK MAY NOT BE SPECIFIED, BUT SHALL BE CONSIDERED AS INCIDENTAL TO THE COST OF THE CONTRACT.

42. WHERE SHOWN ON THE PLANS OR DIRECTED BY THE ENGINEER, EXISTING DRAINAGE STRUCTURES AND SYSTEMS SHALL BE CLEANED OF DEBRIS AND PATCHED AS NECESSARY TO ASSURE INTEGRITY OF THE STRUCTURE. THIS WORK SHALL BE PAID FOR AT THE CONTRACT UNIT PRICE EACH FOR STRUCTURES AND CONTRACT UNIT PRICE PER LINEAL FOOT FOR SYSTEMS WHICH SHALL BE PAYMENT IN FULL FOR CLEANING, PATCHING, REMOVAL AND DISPOSAL OF DEBRIS AND DIRT. DRAINAGE STRUCTURES AND SYSTEMS CONSTRUCTED AS PART OF THIS PROJECT SHALL BE WASHED BY THE CONTRACTOR AT HIS EXPENSE. NO PAYMENT WILL BE MADE FOR CLEANING STRUCTURES OR SYSTEMS CONSTRUCTED AS PART OF THIS PROJECT.

43. ANY DEWATERING OF SEWER AND WATER TRENCHES AS WELL AS TEMPORARY SHEETING OR BRACING THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL NOT BE CONSIDERED EXTRA WORK UNLESS THERE IS A SPECIFIC LINE ITEM FOR DEWATERING. IN THE EVENT THAT SOFT MATERIALS WITH UNCONFINED COMPRESSIVE STRENGTH LESS THAN 0.5 TSF ARE ENCOUNTERED IN SEWER CONSTRUCTION, THE CONTRACTOR SHALL (UPON APPROVAL OF THE OWNER AND/OR ENGINEER) OVER-EXCAVATE TO A DEPTH OF ONE (1) FOOT BELOW THE BOTTOM OF THE PIPE AND BACKFILL WITH COMPACTED CRUSHED STONE, PROPERLY FORMED TO FIT THE BOTTOM OF THE PIPE.

44. TRENCH BACKFILL WILL BE REQUIRED FOR THE FULL TRENCH DEPTH WITHIN TWO (2) FEET OF PROPOSED OR EXISTING PAVEMENTS, UTILITIES, DRIVEWAYS, AND SIDEWALKS. THE TRENCH BACKFILL SHALL CONSIST OF GRANULAR MATERIAL MEETING IDOT CA-6 GRADATION. THE TRENCH BACKFILL SHALL BE COMPACTED IN ACCORDANCE WITH (SSRBC) SPECIFICATIONS. JETTING WITH WATER SHALL NOT BE PERMITTED.

45. THE CONTRACTOR SHALL INSTALL A 4" X 4" X 6' (NOMINAL) POST AT THE TERMINUS OF THE SANITARY AND WATER SERVICE, SANITARY MANHOLE AND WATER VAULTS. CATCH BASIN AND STORM MANHOLES. THE POST SHALL EXTEND 4' ABOVE THE GROUND. THE TOP 12" OF SAID POST SHALL BE PAINTED AS FOLLOWS: SANITARY - RED, WATERMAIN - BLUE, STORM - GREEN.

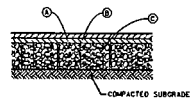
46. AFTER THE STORM SEWER SYSTEM HAS BEEN CONSTRUCTED, THE CONTRACTOR SHALL PLACE EROSION CONTROL MEASURES AT INLET LOCATIONS, AND AT OTHER LOCATIONS SELECTED BY THE ENGINEER, TO MINIMIZE THE AMOUNT OF SILTATION WHICH NORMALLY WOULD ENTER THE STORM SEWER SYSTEM.

47. HYDRANTS SHALL NOT BE FLUSHED DIRECTLY ON THE ROAD SUBGRADES, WHENEVER POSSIBLE, HOSES SHALL BE USED TO DIRECT THE WATER INTO LOT AREAS OR THE STORM SEWER SYSTEM (IF AVAILABLE). DAMAGE TO THE ROAD SUBGRADE OR LOT GRADING DUE TO EXCESSIVE WATER SATURATION AND/OR EROSION FROM HYDRANT FLUSHING, OR FROM LEAKS IN THE WATER DISTRIBUTION SYSTEM, WILL BE REPAIRED BY THE CONTRACTOR AT HIS COST.

48. ALL TOP OF FRAMES FOR STORM AND SANITARY SEWERS AND VALVE VAULT COVERS ARE TO BE ADJUSTED TO MEET FINAL FINISH GRADE. THIS ADJUSTMENT IS TO BE MADE BY THE SEWER AND WATER CONTRACTOR AND THE COST IS TO BE CONSIDERED INCIDENTAL. THESE ADJUSTMENTS TO FINISHED GRADE WILL NOT ALLEVIATE THE CONTRACTOR FROM ANY ADDITIONAL ADJUSTMENTS AS REQUIRED BY THE VILLAGE OF PALATINE UPON FINAL INSPECTION OF THE PROJECT. (FINAL GRADES TO BE DETERMINED BY THE VILLAGE OF PALATINE AND NWRDGC AT THE TIME OF FINAL INSPECTION AND MAY VARY FROM PLAN GRADE.)

49. SLEEVES FOR UTILITY (COMED, TELEPHONE, ETC.) STREET CROSSING, SHALL BE INSTALLED WHERE DIRECTED BY THE OWNER. SLEEVES SHALL BE INSTALLED PER SPECIFICATIONS PROVIDED BY THE UTILITY COMPANIES AND EXTEND TWO FEET OUTSIDE THE CURB. TRENCH SHALL BE BACKFILLED WITH COMPACTED GRANULAR MATERIAL.

50. THE CONTRACTOR SHALL VERIFY THE SIZE AND INVERT ELEVATION OF ALL CONNECTIONS TO AVOID ANY CONFLICTS BEFORE STARTING WORK. NOTIFY OWNER OF ANY DISCREPANCIES.



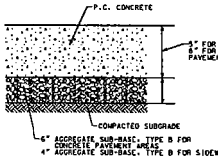
PLAN SYMBOL

		COMPACTED THICKNESS	
		LIGHT DUTY PAVEMENT	HEAVY DUTY PAVEMENT
(A)	BITUMINOUS SURFACE COURSE	1.5"	1.5"
(B)	BITUMINOUS BINDER COURSE	1.5"	2"
(C)	AGGREGATE BASE COURSE, TYPE B	8"	10"

NOTE: PAVEMENT SECTIONS PER REPORT BY HOLMES TESTING, INC. (FILE 5352-11 DATED 06/27/12

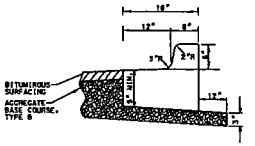
TYPICAL SECTION - BITUMINOUS PAVEMENT

NOT TO SCALE



TYPICAL SECTION - CONCRETE PAVEMENT

NOT TO SCALE

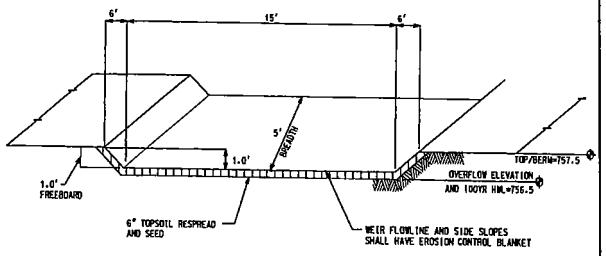


B-6.12 MODIFIED CONCRETE CURB & GUTTER

NOT TO SCALE

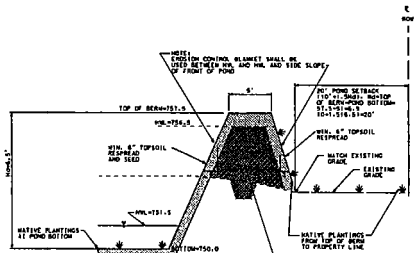
M - STORM MANHOLE
S - SANITARY MANHOLE
CB - CATCH BASIN
LP - LIGHT POLE
VV - VALVE VAULT
E - END SECTION
FH - FIRE HYDRANT
GR - GRADE RING HYDRANT

DESCRIPTIO
IDOT
COOK CO. HIGHWAY D
IEPA-NOTICE OF INTE
NWRDGC
IHPA
IDNR
IEPA-DIVISION OF WA
POLLUTION CONTROL
NORTH COOK SOIL &
CONSERVATION DISTR



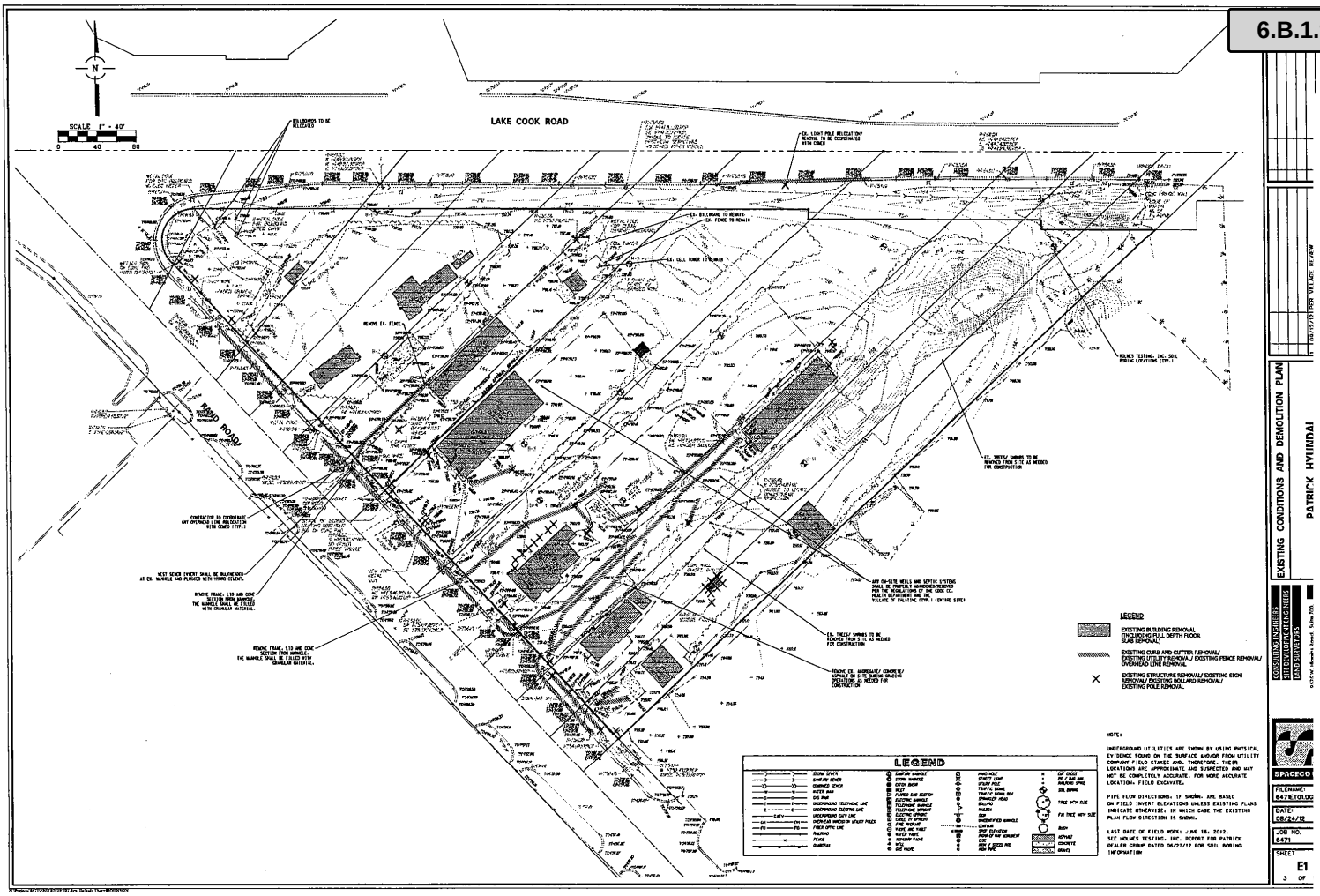
DETENTION BASIN OVERFLOW WEIR

NOT TO SCALE

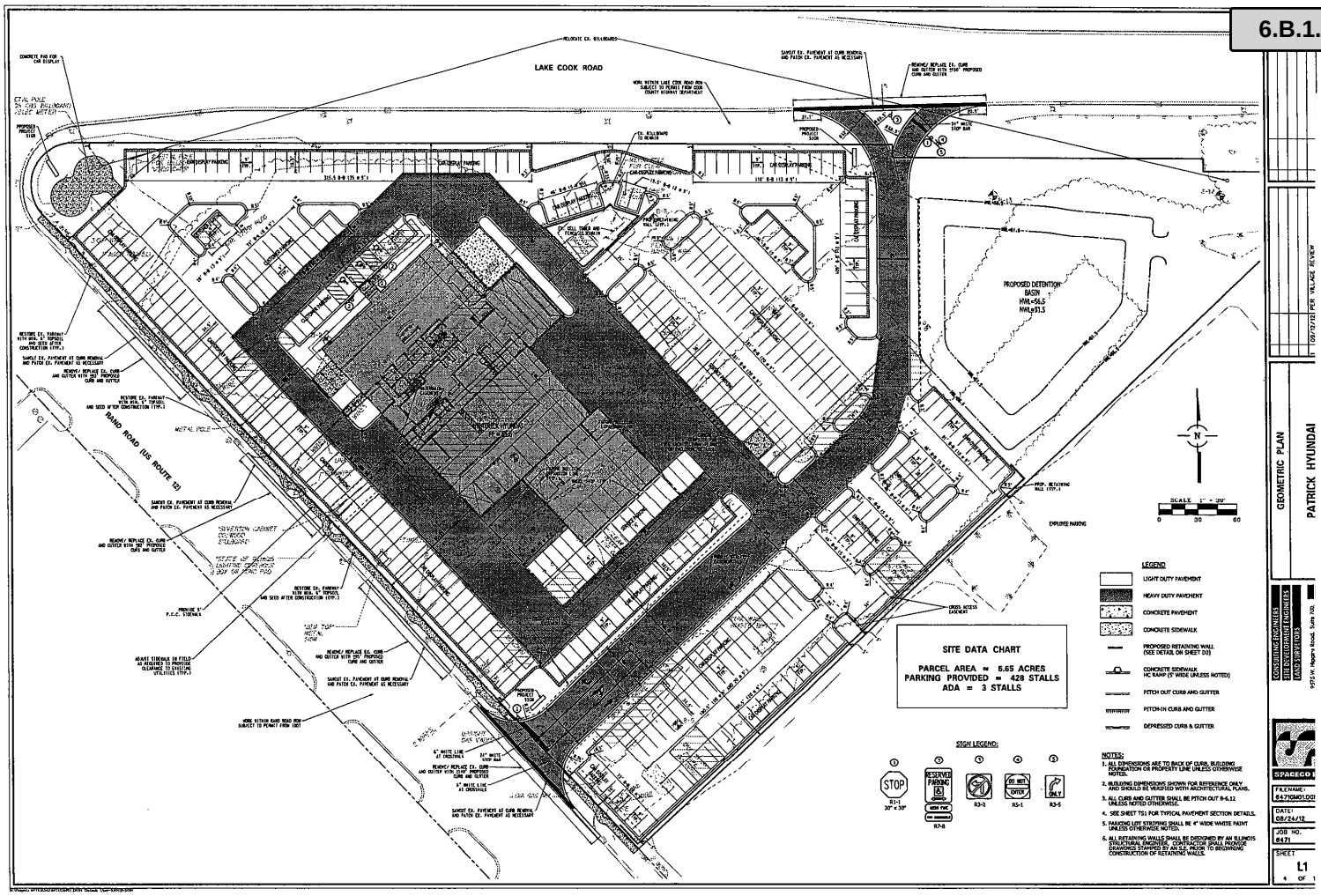


TYPICAL DETENTION BASIN SECTION - SECTION A-A

NOT TO SCALE



Attachment: PZC Materials - May 23, 2023 (2023-57 : 2239 N. Rand Road - SU Car Wash)



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	22		Single	996	996	14.4	14.4	0.900	DALS Lighting Inc.	RGR4-CC-XX
	10	DN	Single	996	996	14.4	14.4	0.900	DALS Lighting Inc.	RGR4-CC-XX
	13	WAL	GROUP	N.A.	4480	N.A.	55.742	0.900	FC Lighting	FCC600-5L-UD
	5	A1-4	Single	15232	15232	109.7	109.7	0.900	EXO	ASL1-160L-115-4K7-4W-X-X-X
	4	A1-3	Single	15413	15413	109.7	109.7	0.900	EXO	ASL1-160L-115-4K7-3-U

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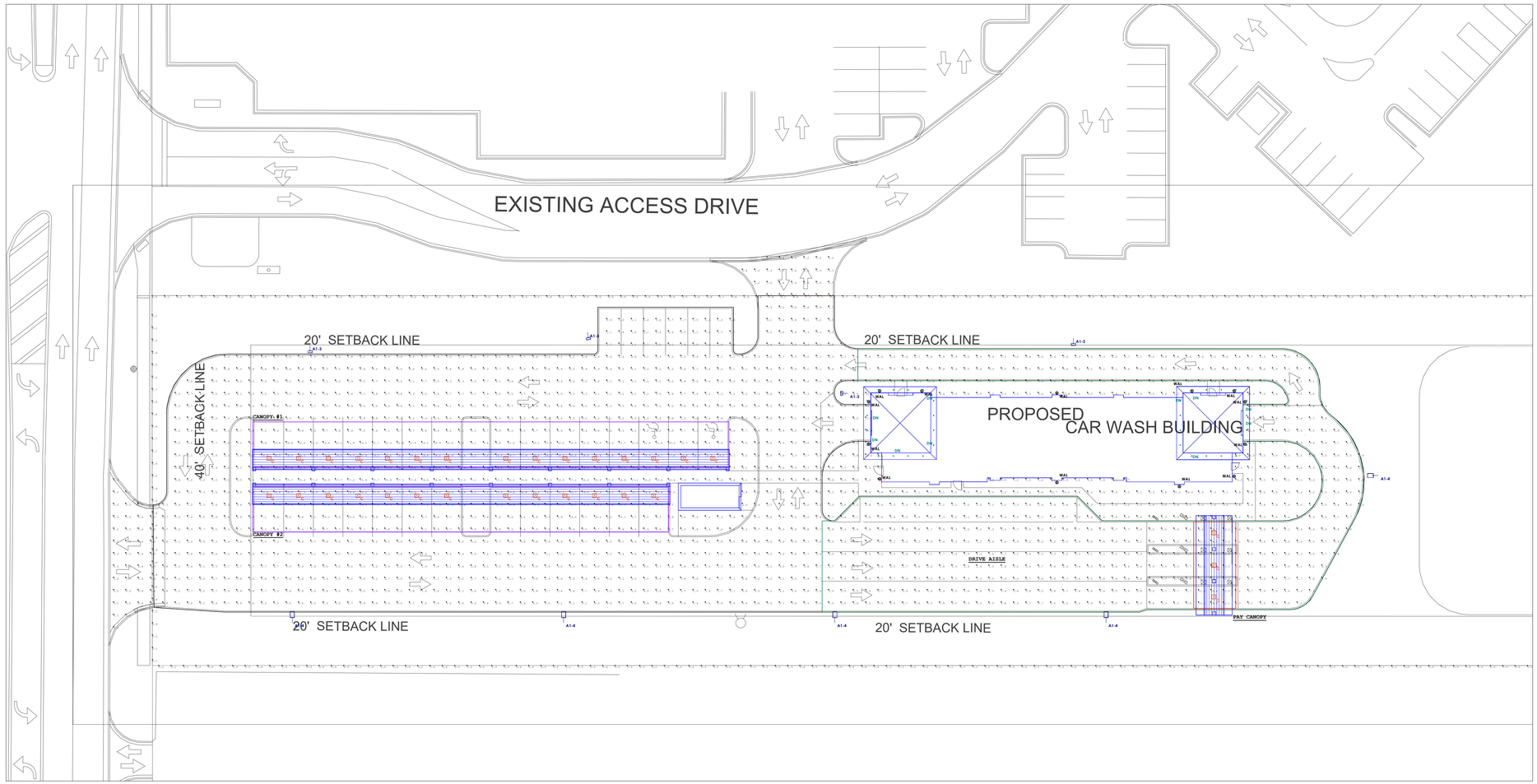
- CALCULATION GRID VALUES 10'-0" O.C.

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Max/Min	Avg/Min	Description
FULL AREA	Illuminance	Fc	4.88	78.3	0.1	783.00	48.80	
PROPERTY LINE	Illuminance	Fc	0.21	2.5	0.0	N.A.	N.A.	
CANOPY #1	Illuminance	Fc	13.09	21.3	4.3	4.95	3.04	
CANOPY #2	Illuminance	Fc	12.18	22.0	3.7	5.95	3.29	
DRIVE AISLE	Illuminance	Fc	3.37	69.7	1.0	69.70	3.37	
PAY CANOPY	Illuminance	Fc	11.53	16.8	6.3	2.67	1.83	



Not to Scale

Luminaire Location Summary		
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102	ASL1-160L-115-4K7-4W	25
103	ASL1-160L-115-4K7-3	25
104	ASL1-160L-115-4K7-3	25
105	ASL1-160L-115-4K7-3	25
106	ASL1-160L-115-4K7-3	25
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108	F003154FCC6003K5L5LFL	7.5
109	F003154FCC6003K5L5LFL	7.5
110	F003154FCC6003K5L5LFL	7.5
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227	RGR4_	26
228	RGR4_	26

PARKING LOT DESIGN GUIDE	MAINTAINED HORIZONTAL		MAINTAINED VERTICAL		MAXIMUM	
APPLICATION AND TASK	AVERAGE (FC)	RANGE (FC)	AVERAGE (FC)	RANGE (FC)	AVG:MIN	MAX:MIN
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SAFETY (BUILDING EXTERIOR)	1	0.5 - 2	-	-	FOR SECURITY ISSUES, RAISE AVG. TO 3	
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Josh.burge@pg-enlighten.com
847.228.1199

PG CONTACT:
Patti Geier
Patti.Geier@pg-enlighten.com
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REVISIONS
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3

PROJECT NAME:
CAR WASH FACILITY - PALATINE, IL.

CLIENT NAME:
NERI ARCHITECTS

Date:3/15/2023

Attachment: PZC Materials - May 23, 2023 (2023-57 : 2239 N. Rand Road - SU Car Wash)

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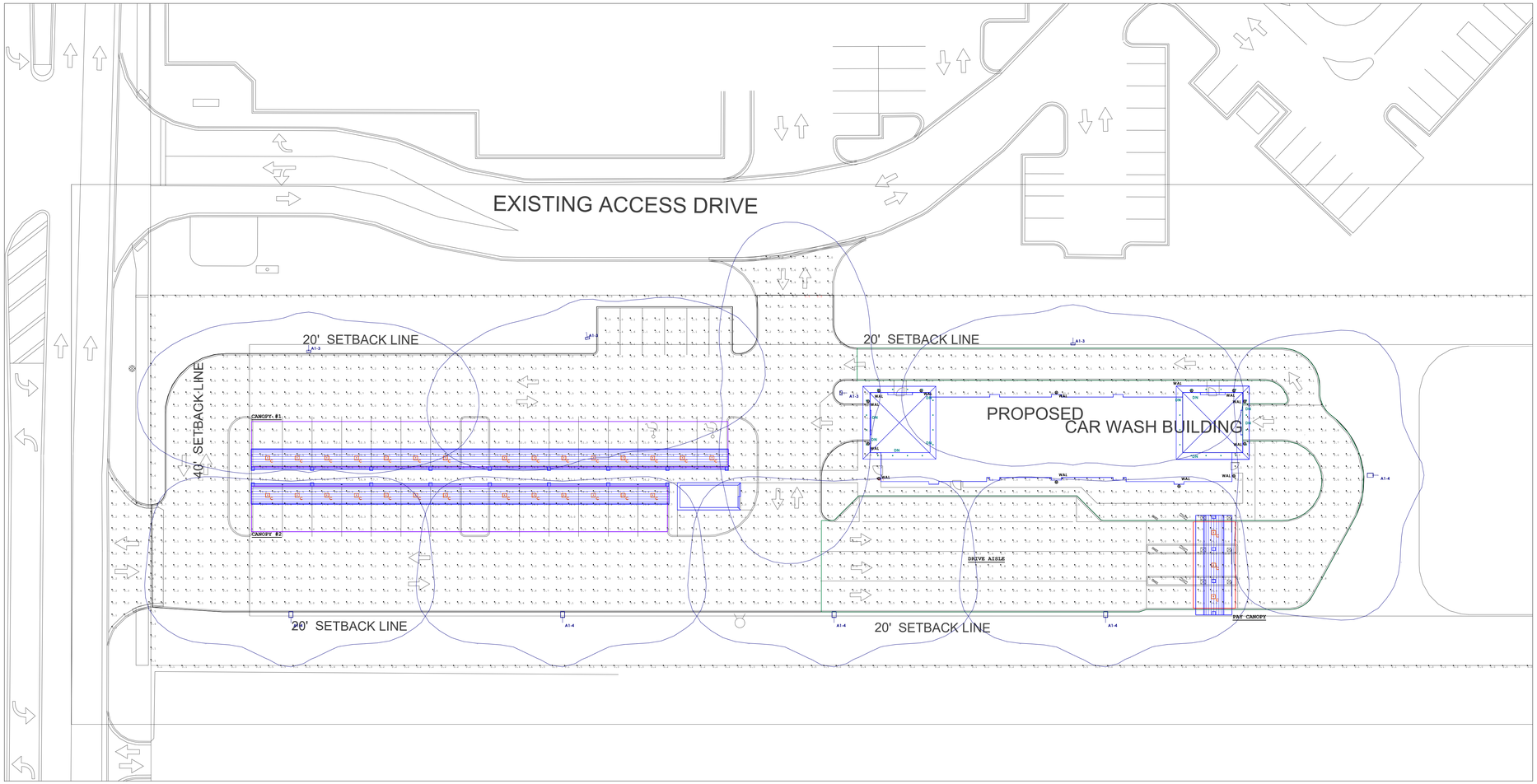

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enlighten

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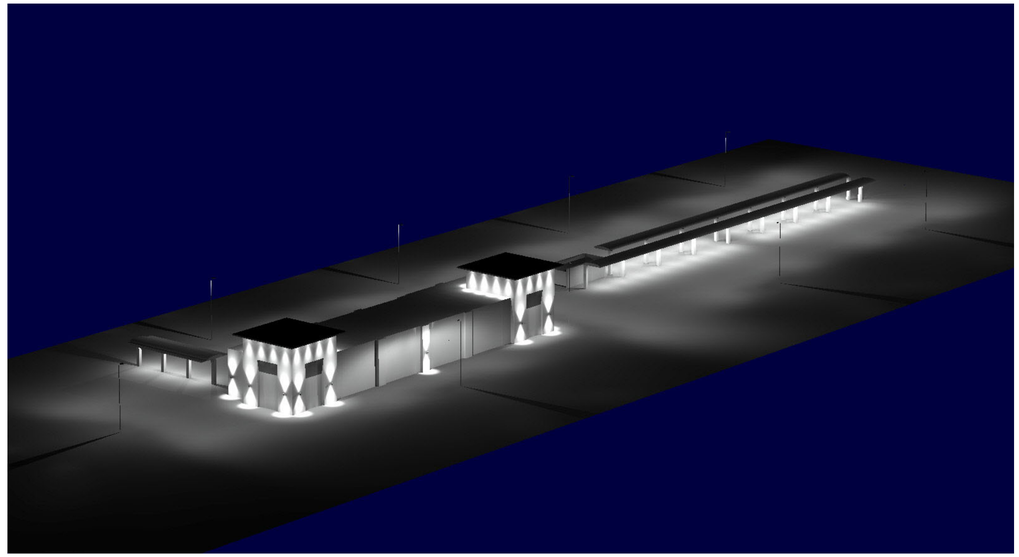
	22		Single	996	996	14.4	14.4	0.900	DALS Lighting Inc.	RGR4-CC-XX
	10	DN	Single	996	996	14.4	14.4	0.900	DALS Lighting Inc.	RGR4-CC-XX
	13	WAL	GROUP	N.A.	4480	N.A.	55.742	0.900	FC Lighting	FCC600-5L-UD
	5	A1-4	Single	15232	15232	109.7	109.7	0.900	EXO	ASL1-160L-115-4K7-4W-X-X-X
	4	A1-3	Single	15413	15413	109.7	109.7	0.900	EXO	ASL1-160L-115-4K7-3-U

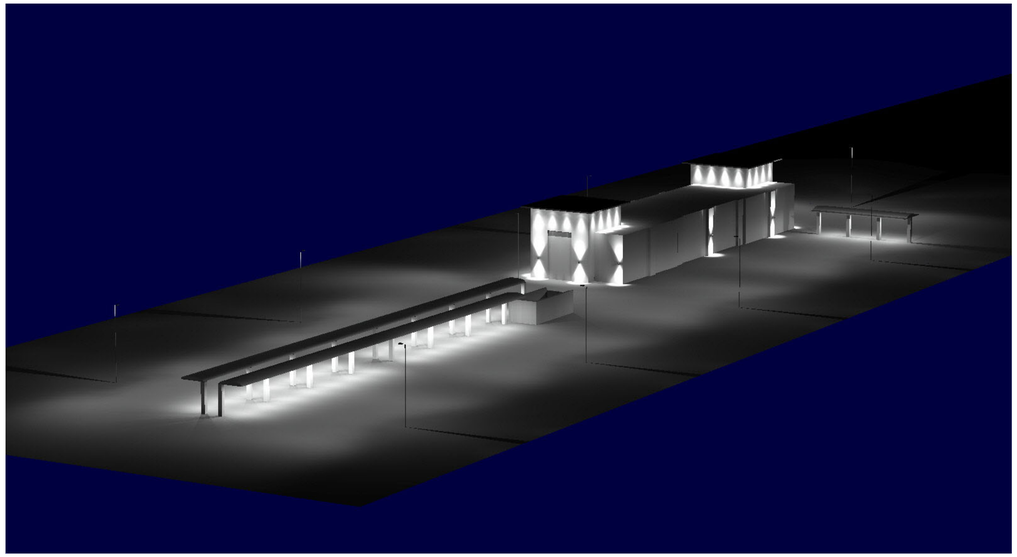
NOTES

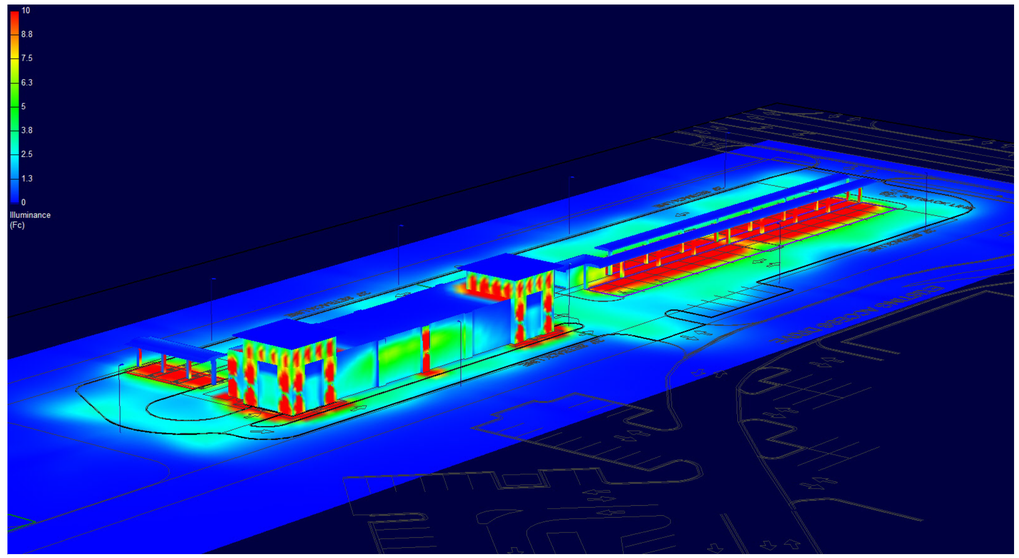
- PG-ENLIGHTEN IS NEITHER LICENSED NOR INSURED TO DETERMINE CODE COMPLIANCE. CODE COMPLIANCE REVIEW BY OTHERS.
- ANY VARIANCE FROM REFLECTANCE VALUES, OBSTRUCTIONS, LIGHT LOSS FACTORS OR DIMENSIONAL DATA WILL AFFECT THE ACTUAL LIGHT LEVELS OBTAINED.
- THIS ANALYSIS IS A MATHEMATICAL MODEL AND CAN BE ONLY AS ACCURATE AS IS PERMITTED BY THE THIRD-PARTY SOFTWARE AND THE IES STANDARDS USED.
- FIXTURE TYPES AND QUANTITIES MAY CHANGE BASED ON UNKNOWN OBSTRUCTIONS OR FIELD CONDITIONS. THESE CHANGES MAY RESULT IN AN INCREASED QUANTITY OF FIXTURES.
- FIXTURE TYPES AND QUANTITIES BASED ON PROVIDED LAYOUT AND DRAWINGS ARE FOR REFERENCE ONLY. TYPES AND QUANTITIES MAY CHANGE WITH FUTURE REVISIONS.
- CALCULATION GRID VALUES 10'-0" O.C.

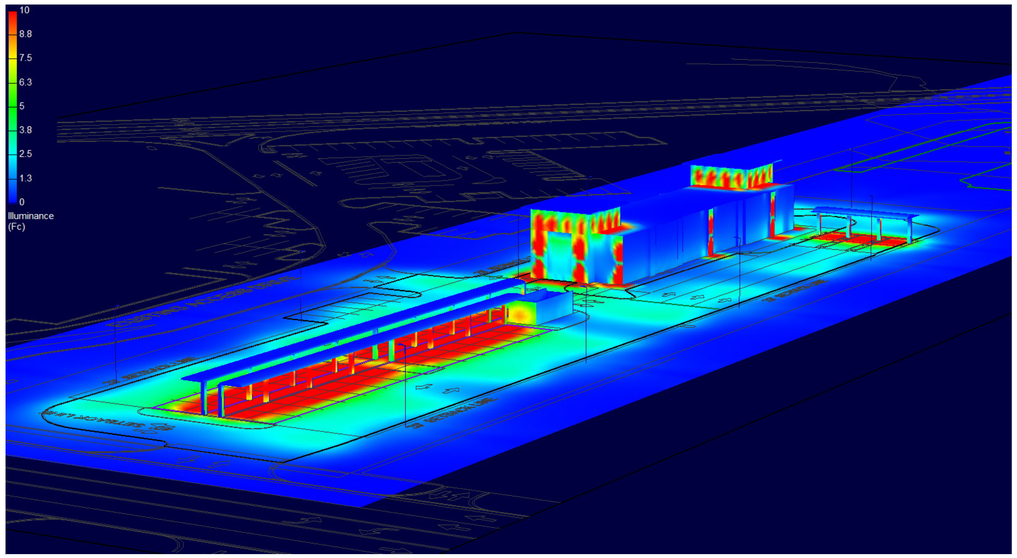
Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Max/Min	Avg/Min	Description
FULL AREA	Illuminance	Fc	4.88	78.3	0.1	783.00	48.80	
PROPERTY LINE	Illuminance	Fc	0.21	2.5	0.0	N.A.	N.A.	
CANOPY #1	Illuminance	Fc	13.09	21.3	4.3	4.95	3.04	
CANOPY #2	Illuminance	Fc	12.18	22.0	3.7	5.95	3.29	
DRIVE AISLE	Illuminance	Fc	3.37	69.7	1.0	69.70	3.37	
PAY CANOPY	Illuminance	Fc	11.53	16.8	6.3	2.67	1.83	









PG enlighten

DRAWN BY:
JOSH BURGE
Josh.burge@pg-enlighten.com
847.228.1199

PG CONTACT:
Patti Geier
Patti.Geier@pg-enlighten.com
847.228.1199

REVISIONS	1	2	3

PROJECT NAME:
CAR WASH FACILITY - PALATINE, IL.

CLIENT NAME:
NERI ARCHITECTS

Date:3/15/2023

Attachment: PZC Materials - May 23, 2023 (2023-57 : 2239 N. Rand Road - SU Car Wash)

Luminaire Schedule - Part numbers are provided by the manufacturer and are only intended to be used as a reference to output and optics used.										
Symbol	**Qty**	**Tag**	**Arrangement**	**Luminaire Lumens**	**Arr. Lum. Lumens**	**Luminaire Watts**	**Arr. Watts**	**LLF**	**Manufacturer**	**Description**
	22		Single	996	996	14.4	14.4	0.900	DALS Lighting Inc.	RGR4-CC-XX
	10	DN	Single	996	996	14.4	14.4	0.900	DALS Lighting Inc.	RGR4-CC-XX
	13	WAL	GROUP	N.A.	4480	N.A.	55.742	0.900	FC Lighting	FCC600-5L-UD
	5	A1-4	Single	15232	15232	109.7	109.7	0.900	EXO	ASL1-160L-115-4K7-4W-X-X-X
	4	A1-3	Single	15413	15413	109.7	109.7	0.900	EXO	ASL1-160L-115-4K7-3-U

NOTES

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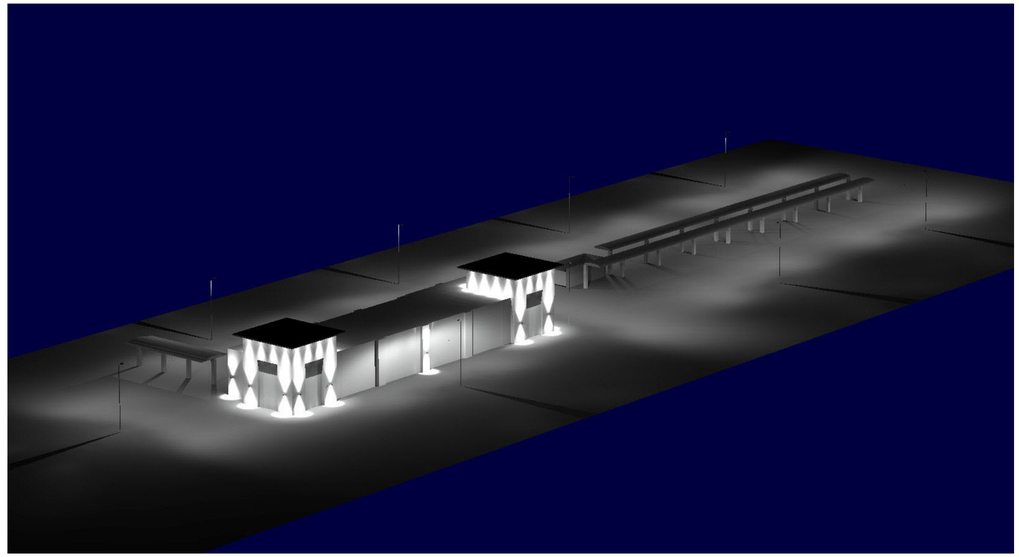
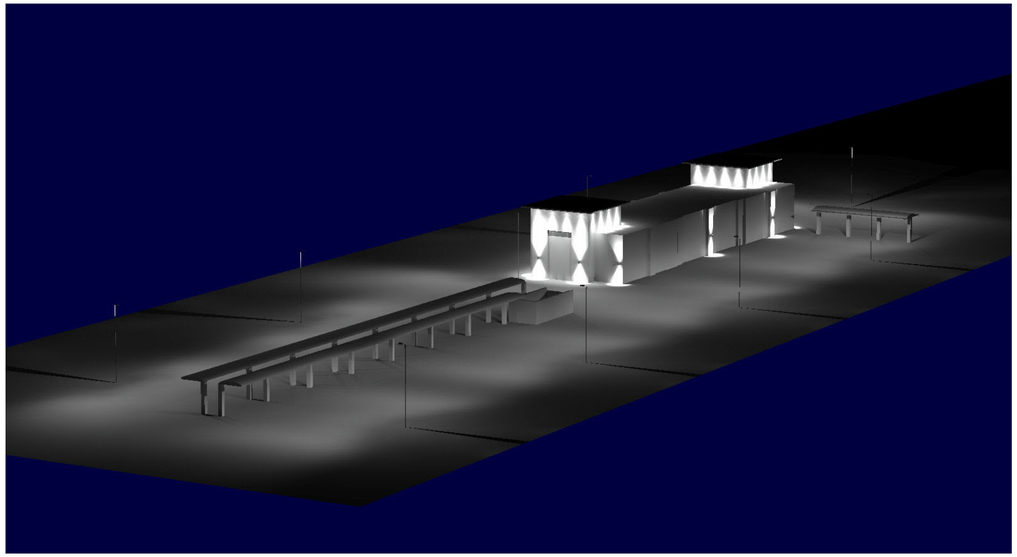
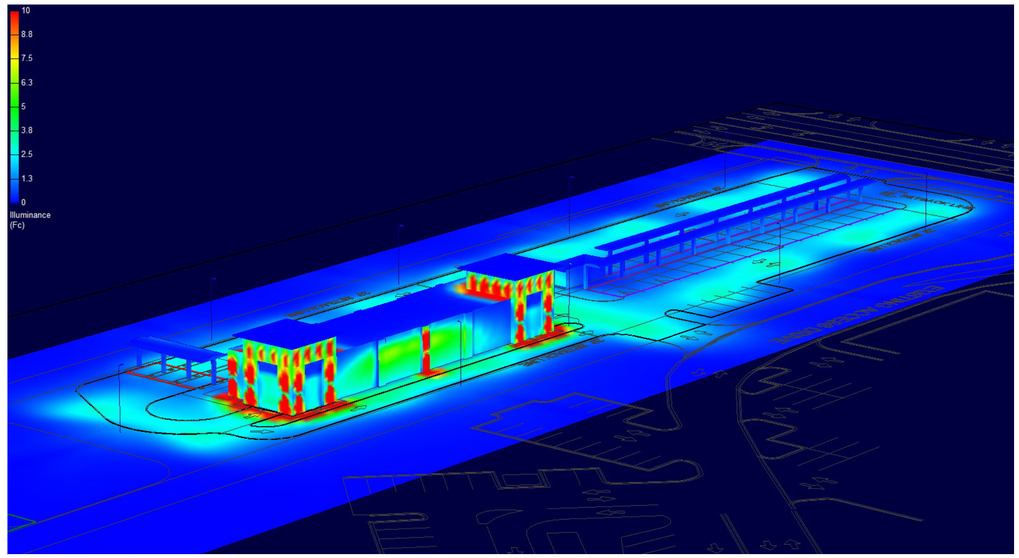
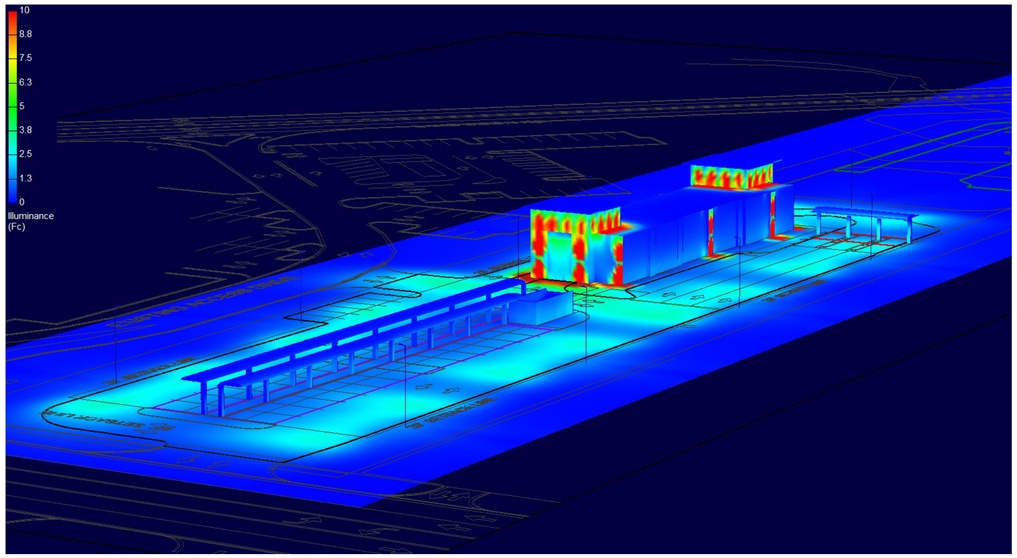
- CALCULATION GRID VALUES 10'-0" O.C.

Calculation Summary								
Label	**CalcType**	**Units**	**Avg**	**Max**	**Min**	**Max/Min**	**Avg/Min**	**Description**
FULL AREA	Illuminance	Fc	2.42	78.3	0.1	783.00	24.20	
PROPERTY LINE	Illuminance	Fc	0.20	2.5	0.0	N.A.	N.A.	
CANOPY #1	Illuminance	Fc	1.28	2.0	0.3	6.67	4.27	
CANOPY #2	Illuminance	Fc	1.28	1.8	0.9	2.00	1.42	
DRIVE AISLE	Illuminance	Fc	2.63	69.7	0.5	139.40	5.26	
PAY CANOPY	Illuminance	Fc	1.69	2.4	0.5	4.80	3.38	









PG enlighten

DRAWN BY:
JOSH BURGE
Josh.Burge@pg-enlighten.com
847.228.1199

PG CONTACT:
Patti Geier
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1	2	3
REVISIONS		

PROJECT NAME:
CAR WASH FACILITY - PALATINE, IL.

CLIENT NAME:
NERI ARCHITECTS

Date:3/15/2023

Attachment: PZC Materials - May 23, 2023 (2023-57 : 2239 N. Rand Road - SU Car Wash)

PUBLIC NOTICE
A Public Hearing will be held before the Village of Palatine Planning and Zoning Commission on Tuesday, May 23, 2023 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 to construct and open an automobile laundry facility at the subject property.
The property is commonly known as 2239 N. Rand Road & 2251 N. Rand Road.
The Petitioner is proposing to demolish the existing buildings on the property and redevelop site to construct a drive-through touchless car wash, Zoomies Express Car Wash, that will include a bay of covered vacuums.
The above petition has been filed by Alan Jacob, Car Wash Pro Designers, and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
FILE #: SU-000029-2023
VILLAGE OF PALATINE
Jan Wood, Chair
Palatine Planning and Zoning Commission
DATED: This 4th day of May 2023
Published in Daily Herald May 8, 2023 (4599519)

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 Suburb 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 fi Publication of the attached notice, and a newspaper as defined by 715 ILCS 5

I further certify that the **Northwest Suburbs DAILY HERALD** is a newspa 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 notice of which the annexed printed slip is a true copy,
was published 05/08/2023
in said **Northwest Suburbs DAILY HERALD**. This notice was also placed a statewide public notice website as required by 5 ILCS 5/2.1.

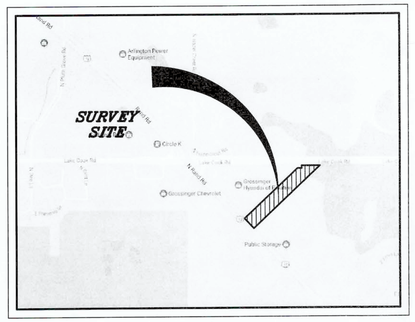
BY _____
Designee of the Publisher of the Daily Herald

Control # 4599519

PADDOCK PUBLICATIONS, INC. Corporate SEAL ILLINOIS

Attachment: PZC Materials - May 23, 2023 (2023-57 : 2239 N. Rand Road - SU Car Wash)

TOPOGRAPHIC SURVEY



LOCATION MAP

NOT TO SCALE

PINS

02-02-102-011
02-02-102-023
02-02-102-024

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

NORTH LINE OF THE NW 1/4 OF THE NE 1/4 OF SEC. 2-42-10
S 89°58'17" E 1519.08'

LAKE COOK ROAD

NORTHEAST CORNER OF THE NE1/4 OF THE NW 1/4 OF SEC.2-42-10 MONUMENT #26841150

QUARTER CORNER 35 2 T 42 N. R 10 E.

146.00'

38.35'

(143.93')

52.65'

(52.93')

EXCEPTION

60.00'

70.00'

50.00'

80.00'

N 00°01'43" E 30.00'

S 89°58'17" E 46.75'

S 89°58'17" E 204.16'

94.00'

N 89°58'17" W 114.20'

LOT 1
PATRICK HYUNDAI SUBDIVISION
RECORDED JUNE 6, 2013 DOC NO. 1315719085

N 46°47'52" E 814.19'

(813.90')

(831.34')

(1037.63')

(1043.44')

S 46°47'52" W 1017.44'

EAST LINE OF THE WEST 4 ACRES OF THE NW 1/4 OF THE NE 1/4 OF SEC. 2-42-10

WEST LINE OF THE NW 1/4 OF THE NE 1/4 OF SEC. 2-42-10

THE WEST 4 ACRES OF THE NW 1/4 OF THE NE 1/4 OF SEC. 2-42-10

NORTH LINE OF THE NW 1/4 OF THE NE 1/4 OF SEC. 2-42-10

LAKE COOK ROAD

QUARTER CORNER 35 2 T 42 N. R 10 E.

15.88' (16.12')

POINT OF COMMENCEMENT
POINT OF INTERSECTION OF THE CENTER LINE OF RAND ROAD WITH THE WEST LINE OF THE NW 1/4 OF THE NE 1/4 OF SEC. 2-42-10

POINT OF BEGINNING PARCEL 1

CENTERLINE OF RAND ROAD

LOADED SLOPE

N 43°14'45" W 150.00'

RAND ROAD (US ROUTE 12)

N 43°14'45" W 802.50'

POINT OF BEGINNING PARCEL 2

POINT DESCRIBED AS COMMENCING AT THE POINT OF INTERSECTION OF THE CENTERLINE OF RAND ROAD WITH THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SEC. 2 SAID POINT OF INTERSECTION BEING 78.61 FEET WEST OF THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SEC. 2 RUNNING THENCE NORTHWESTERLY ALONG THE CENTER LINE OF RAND ROAD

EAST LINE OF THE NW 1/4 OF THE NE 1/4 OF SEC. 2-42-10

SOUTH LINE OF THE NW 1/4 OF THE NE 1/4 OF SEC. 2-42-10

78.61'

QUARTER CORNER 2 2 T 42 N. R 10 E.

SOUTHEAST CORNER OF THE NE1/4 OF THE NW 1/4 OF SEC.2-42-10

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

SURVEY PREPARED FOR

JASON LANDRY
2251 N. RAND ROAD
PALATINE, ILLINOIS 60074

LEGAL DESCRIPTION

THAT PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE WEST 4 ACRES OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE CENTERLINE OF RAND ROAD WITH THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2; SAID POINT OF INTERSECTION BEING 16.12 FEET SOUTH OF THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2; THENCE SOUTHEASTERLY ALONG THE CENTERLINE OF RAND ROAD 854 FEET TO THE PLACE OF BEGINNING;
THENCE SOUTHEASTERLY ALONG THE CENTERLINE OF RAND ROAD, 100 FEET; THENCE NORTHEASTERLY IN STRAIGHT LINE 1037.63. FEET TO A POINT IN THE NORTH LINE OF SAID SECTION 2 THAT IS 1409.41 FEET EAST OF THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2; THENCE WEST ALONG THE NORTH LINE OF SECTION 2 AFORESAID, 145.94 FEET, THENCE SOUTHWESTERLY IN A STRAIGHT LINE 931.34 FEET TO THE PLACE OF BEGINNING, (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: THAT PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, AND THE WEST 4 ACRES OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL, LYING NORTH OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT OF INTERSECTION OF THE EAST LINE OF THE WEST 4 ACRES OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AFORESAID WITH A LINE 50 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 2; THENCE WEST PARALLEL WITH SAID NORTH LINE TO A POINT THAT IS 94 FEET WESTS OF AND 50 FEET SOUTH OF THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2 (AS MEASURED ON SAID NORTH LINE AND ON A LINE AT RIGHT ANGLES THEREOF); THENCE SOUTHJ AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 30 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SECTION 2, TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2), IN COOK COUNTY, ILLINOIS.

SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.

2. COMPARE THIS PLAT, BENCHMARKS AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

3. THIS SURVEY IS SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT, EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD HAVE NOT BEEN SHOWN.

4. ONLY THE IMPROVEMENTS WHICH WERE VISIBLE FROM ABOVE GROUND AT THE TIME OF SURVEY AND THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE ARE SHOWN ON THE FACE OF THIS PLAT. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.

5. THIS SURVEY MAY NOT REFLECT ALL UTILITIES, OR IMPROVEMENTS, IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY LEAVES OR OTHER OBSTRUCTIONS. THERE MAY BE ADDITIONAL UTILITIES OR IMPROVEMENTS THAT HAVE NOT BEEN SHOWN.

6. UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO, STORM AND SANITARY SEWERS, WATER MAINS, TELEPHONE AND ELECTRIC CABLES OR CONDUITS, GAS MAINS AND ALL SERVICE LINES SHOWN HEREON ARE BASED ON THE FOLLOWING: ACTUAL OBSERVED LOCATION AT AN OPEN MANHOLE; ENGINEERING PLANS SHOWING THE EXISTING AND/OR PROPOSED UTILITY; UTILITY ATLASES FROM PRIVATE UTILITY COMPANIES AND/OR LOCAL MUNICIPALITIES. THE EXACT LOCATION MAY BE DIFFERENT FROM THE LOCATION SHOWN HEREON.

7. OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE OR UTILITY LINE. CONTROLLED UNDERGROUND EXPLORATORY EFFORT TOGETHER WITH "J.U.L.I.E." MARKINGS IS RECOMMENDED TO DETERMINE THE FULL EXTENT OF UNDERGROUND SERVICE AND UTILITY LINES. CONTACT J.U.L.I.E. AT 1-800-892-0123.

8. THIS SURVEY WAS PREPARED FOR JASON LANDRY BASED ON A FIELD SURVEY COMPLETED ON AUGUST 8, 2017. **BOUNDARY LINES SHOWN HEREON ARE BASED ON A PLAT OF SURVEY PREPARED BY MANHARD CONSULTING LTD. DATED _____**

9. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A TOPOGRAPHIC SURVEY. MANHARD CONSULTING, LTD. IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184003350, EXPIRES APRIL 30, 2017.

SHEET INDEX

SHEET 1	OVERALL BOUNDARY
SHEET 2 & 3:	TOPOGRAPHIC INFORMATION

BENCHMARKS

REFERENCE BENCHMARK: (NGS PID: AJ2849)
SURVEY DISK LOCATED ABOUT 4.2 MI WEST-SOUTHWEST OF WHEELING, 2.3 MI NORTH-NORTHWEST OF ARLINGTON HEIGHTS AND 1.5 MI EAST-NORTHEAST OF PALATINE. OWNERSHIP---ROAD RIGHT-OF-WAY.TO REACH FROM THE INTERSECTION OF STATE HIGHWAY 53 AND EAST PALATINE ROAD IN ARLINGTON HEIGHTS, IL GO EAST ON EAST PALATINE ROAD FOR 0.5 MI TO NORTH WINSTON DRIVE TO THE NORTH. TURN RIGHT AND GO NORTON NORTH WINSTON DRIVE FOR 0.4 MI TO EAST ANDERSON DRIVE TURN RIGHT AND GO EAST ON EAST ANDERSON DRIVE FOR 0.25 MI THE STATION ON THE LEFT. THE STATION IS 36 FT (11.0 M) NORTH OF THE CENTERLINE OF ANDERSON DRIVE, 17 FT EAST OF THE CENTERLINE OF REYNOLDS DRIVE, 2.5 FEET WEST OF BACK OF SIDEWALK

ELEVATION=719.51 DATUM=NAVD88-GEOID 12B

SITE BENCHMARK #1:
SET RAILROAD SPIKE IN SOUTHWEST FACE OF POWER POLE LOCATED AT THE SOUTHERLY RIGHT OF WAY LINE OF ROUTE 12 APPROXIMATELY 38± FEET SOUTHEAST OF BACK OF CURB OF THE MAIN ENTRANCE OF 2239 N. RAND ROAD AND 48± FEET NORTHEAST OF THE CENTERLINE OF RAND ROAD.

ELEVATION=758.18 DATUM=NAVD88-GEOID 12B

SITE BENCHMARK #2:
FOUND SQUARE CUT ON FIRST CONCRETE LIGHT POLE BASE AT THE SOUTHERLY RIGHT OF WAY LINE OF LAKE COOK ROAD AT THE NORTHEAST ENTRANCE OF GROSSINGER HYUNDAI DEALERSHIP AT 221 E. LAKE COOK ROAD APPROXIMATELY 41± FEET WEST OF BACK OF CURB AT THE NORTHEAST ENTRANCE OF DEALERSHIP AND 121± FEET SOUTH OF THE CENTERLINE OF RAND ROAD.

ELEVATION=759.44 DATUM=NAVD88-GEOID 12B

TOPOGRAPHIC FIELD WORK COMPLETED ON 08/08/2017

PROPERTY ADDRESS

2239 N. RAND ROAD, PALATINE ILLINOIS

PROPERTY AREA

139,733 SQUARE FEET (3.208 ACRES)

JAMES D. BAKER
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648
VERNON HILLS, ILLINOIS

DATE: NOVEMBER, 16 2017

EXPIRES: 11/30/18

DRAWN BY	REVISIONS	DATE
PJD	ADDED WETLANDS	11/15/17

Manhard CONSULTING LTD
200 Woodlands Parkway, Vernon Hills, IL 60061 ph:847.634.9550 fx:847.634.0289 manhard.com
Civil Engineers • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

PROPOSED SELF STOARAGE FACILITY
2239 N. RAND ROAD, PALATINE, ILLINOIS
TOPOGRAPHIC SURVEY

PROJ. MGR.:	JC
PROJ. ASSOC.:	JDB
DRAWN BY:	PJD
DATE:	08/08/17
SCALE:	1"=50'

SHEET 1 OF 3

JLA.PLIL01

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November 16, 2017 - 11:20 Dwg Name: P:\Jobs\0013\dwg\Surv\Final Drawings\Topography\01-JLAPL-T.dwg Updated By: PDeSalvo

Attachment: PZC Materials - May 23, 2023 (2023-57 : 2239 N. Rand Road - SU Car Wash)

5. 2239 N. Rand Road

Notice was published in the Daily Herald on May 04, 2023 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application for Special Use
2. Proof of Ownership
3. Narrative & Business Plan
4. Plat of Survey
5. Site Plan
6. Architectural & Landscaping Plans
7. Proposed Renderings
8. Noise Impact Study
9. Resolution R-64-12 Patrick Hyundai Subdivision
10. Photometric Plan
11. Public Notice

Mr. Bradshaw gave a brief outline of the request explaining the petitioner is proposing to demolish the existing structure on the property and redevelop the site to construct a drive-through touchless car wash ("Zoomies Express Car Wash"), which will include a covered bay of vacuums therefore, the Petitioner is requesting:

- Special Use to permit an automotive laundry at the subject property.

Sworn in petitioners: Mr. Alan Jacobs Carwash Pro Designers attorney representing the petitioner Kirsch Capital Partners LLC & Mr. Nick Spallone Carwash Pro Designers 6400 N. Northwest Hwy Chicago, IL

Mr. Jacobs stated the parcel is zoned B-5 highway. He stated they are seeking to obtain a special use permit to build an express carwash/ luxury auto spa. He stated the carwash is designed to have state of the art equipment, will run on a belt or conveyer drive and is using plant-based soaps. Mr. Jacobs stated they submitted a photometric of light on property, provided specs on all material that makes sounds and have done countless sound studies. He stated Palatine does not have a standard allowance for the subject zoning district. He explained the State of Illinois is 65 and they do not exceed that. Mr. Jacobs spoke to the standards and thinks this is deemed necessary. He stated the carwash has a unique conveyer belt touchless carwash that gives the customer the ability to choose touch to touchless which is beneficial to the newer cars with their sensors. He stated newer cars have a ceramic coating so should not go through car washes with brushes. Mr. Jacobs stated there are no car washes within 40-mile radius with these options. He stated the public health safety and welfare is protected with plant-based soaps and the photometric will show zero-foot candles escape properties. Mr. Jacobs stated the traffic will be internally controlled on site. He stated it will not destroy or alter the vistas and if fencing is required they will meet that standard. Mr. Jacobs pointed out it is ascetically

Attachment: Draft PZC Minutes - May 23, 2023 (2023-57 : 2239 N. Rand Road - SU Car Wash)

pleasing referring to the rendering slide. He stated it will add value to adjacent properties on Rand Road.

Chairman Bettenhausen asked if the gates are automatic.
Mr. Jacobs answered, yes.

Chairman Bettenhausen pointed out they have limited staff and asked what if someone is confused.
Mr. Jacobs stated during nonpeak hours they have a minimum of 3 people and during peak they will have 6. He explained staffs' job is to patrol the vacuum area to keep cleaned and at pay stations to answer questions. He stated there are sensors on the gates to know when cars are approaching will not open until it is clear.

Chairman Bettenhausen asked if there will be staff at the entrance of the gate.
Mr. Jacobs answered yes both at entry and exit.

Chairman Bettenhausen asked if there is any safety device to prevent rear ending.
Mr. Jacobs explained the belt system that keeps space in between and prevents them from moving.

Mr. Spallone stated there are multiple employees on site. He explained there will be 3 people when not busy, 1 attending the pay stations to assist and educating customers, 1 inside entrance to guide cars on belt and 1 at exit. He stated in the event a car gets off the belt or if the cars get within 4ft of each other there is an emergency shut down all throughout.

Chairman Friedman asked if all vehicles on the same conveyer belt.
Mr. Spallone explained there are 2 separate belts 3ft wide. He stated the belts can accommodate multiple vehicles including dually, wide tires, super low.

Chairman Fedota clarified touchless is an option but standard is still an option.
Mr. Spallone explained there are 5 wash options, 4 with friction and the 5th is touchless.

Chairman Fedota asked about the hours of operation.
Mr. Spallone stated typically during the off season 8-8 Monday-Saturday, 9-6 Sundays and during warm weather 7-9 Monday-Saturday 8-6 Sunday.

Chairman Roth-Wurster asked if they recycle the water.
Mr. Spallone explained his system takes air and water that makes it appear like more water is being used but using 1/10th of the typical amount. He explained the reverse osmosis system that takes water and turns it into bottle water to allow it to dry without residue on the vehicles.

Attachment: Draft PZC Minutes - May 23, 2023 (2023-57 : 2239 N. Rand Road - SU Car Wash)

Chairman Roth-Wurster asked if the water goes to the sewer.
Mr. Spallone stated it goes through a triple basin, like a grease pit, then to the sewer.

Chairman Roth-Wurster pointed out it is near water and wetlands and asked what measures are in place to prevent runoff.
Mr. Spallone stated all chemicals used are drinkable. He further explained all runoff will be treated through the triple basin before leaving property and they will have MWRD approvals.

Chairman Fedota asked about signage.
Mr. Spallone stated they will comply with city signage requests. He stated they contacted MWRD about existing monument sign that they may just reface and they have no issue.

Chairman Friedman asked if the signage will all be building mounted
Mr. Spallone answered yes and one more sign on Rand Road

Chairman Roth-Wurster asked about projected volume.
Mr. Spallone stated he would like 10,000 a day but performance says 300-500 cars over 12-14 hours.

Chairman Roth-Wurster pointed out there are a lot of carwashes on that side of town.
Mr. Spallone explained this is a different type of wash that takes the anxiety out of the wash process with the new car systems.

Chairman Friedman asked about escape lanes.
Mr. Spallone stated the gates have breakaways so in the event a customer needs to leave the attendants on site will be able to assist them to exit.

Chairman Kolososki asked about the access to the site off Rand and if it would be right in and right out.
Mr. Spallone explained they are asking for full access but have to go through IDOT.

Chairman Roth-Wurster asked if the access drive is by Starbucks.
Mr. Spallone answered yes.

Chairman Bettenhausen asked if the cars are blown dry at the end.
Mr. Spallone answered yes.

Chairman Bettenhausen pointed out on the side of the stacking lanes the plans say customer preparation.
Mr. Spallone explained it will allow people to throw out garbage or remove antennae to get car ready before the wash.

Attachment: Draft PZC Minutes - May 23, 2023 (2023-57 : 2239 N. Rand Road - SU Car Wash)

Chairman Bettenhausen asked if they have had issues with people not allowing those customers to enter.
Mr. Spallone explained the new technology that controls the gates within loops in the concrete.

Mr. Bradshaw gave a brief overview stating the lot is located just southeast of the Hyundai of Palatine care dealership at Rand and Lake Cook Road. He stated it is a 3-acre lot that currently consists of a two-story office building and general business occupancy and was annexed from unincorporated Cook County in 2007. Mr. Bradshaw stated when the Patrick Hyundai redevelopment received Planned Development and Subdivision approval in 2012, staff included a condition which required a cross access easement for the subject property to gain access through to Lake Cook Road. He stated subject to the applicable declarations and a maintenance agreement, the proposed car wash will have access through to Lake Cook Road through the now Hyundai of Palatine property to Lake Cook Road. Mr. Bradshaw stated this condition reflected a goal of the Comprehensive Plan (Rand Road Sub Area) to limit the number of curb cuts onto Rand Road and in recognition of IDOT's right-of-way control on Rand Road. He stated the petitioner is requesting a special use to construct and open an automobile laundry facility (Car Wash) which includes demolishing the existing structures and redeveloping with 27 covered vacuums bays and ample car stacking space. He spoke to the narrative and business plan being completely automated. Mr. Bradshaw spoke to the signage allowance of 2 freestanding signs which will require a full permit review. He stated the petitioner has indicated that one of these signs could occupy part of the existing monument sign near the subject property's northern side lot line (sign is also occupied with Starbucks Drive-Thru sign). He noted any reuse of this sign would be subject to a sign easement and maintenance agreement with the property owner to the north and in a manner acceptable to the Village Attorney. Mr. Bradshaw stated Community Services have reviewed noting a cross access maintenance agreement, subject to the declarations for the Patrick Hyundai Subdivision will be required addressing the cross-access drive and freestanding sign maintenance. He stated Engineering and Fire Prevention have reviewed and had no issues.

STAFF RECOMMENDATION:

The Petitioner is proposing to redevelop the subject property into an automotive laundry facility. The subject property is within the B-5 Highway Business District and is approximately 850 feet from the nearest residential development. Secondary access for this property was contemplated with the redevelopment of the Hyundai property and subsequent Starbucks and Bloc dispensary on Lake Cook Road to provide unified access for these properties. This redevelopment improves the site and the use is compatible with the adjacent auto sales' uses in the area. Additionally, the site complies with the other bulk zoning requirements. Therefore, Staff recommends approval of the Special Use, subject to the following conditions:

1. The Special Use shall substantially conform to the Site Plans, Floor Plans, and Elevations submitted by the Petitioner, Krisch Capital Partners, LLC, except as

Attachment: Draft PZC Minutes - May 23, 2023 (2023-57 : 2239 N. Rand Road - SU Car Wash)

such plans may be changed to conform to Village Codes and Ordinances.

2. Any improvements to the existing freestanding sign, located within the US Army Corps. of Engineers "No Build" Limit, shall be submitted in a manner acceptable to the Village Engineer and Director of Planning and Zoning.

3. A license agreement and maintenance agreement addressing the cross-access easement driveway and sign maintenance shall be submitted in a manner acceptable to the Village Attorney.

Chairman Noonan asked the petitioner if they will and can meet staff's conditions. Mr. Jacobs answered, yes.

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

Chairman Cavanaugh made a motion to approve subject staff's conditions; seconded by Chairman Roth-Wurster

DELIBERATIONS:

Chairman Friedman stated he thinks it is a great fit for the surrounding uses. He spoke to the noise produced by carwashes pointing out they supplied a sound study and the location should not disturb any residents. He stated it seems like the right use for the site.

Chairman Kolososki agreed with Chairman Friedman.

Chairman Roth-Wurster stated she was concerned about water runoff being near a body of water but is reassured knowing the Arm Corps. of Engineers and the EPA is involved. She stated it shouldn't have a negative impact.

Chairman Fedota stated the solutions are plant based so that's positive.

Chairman Roth-Wurster stated staff is onsite, it's not 24 hours and they have addressed lighting.

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

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

Attachment: Draft PZC Minutes - May 23, 2023 (2023-57 : 2239 N. Rand Road - SU Car Wash)

Consider an Ordinance Granting a Special Use to Permit an Addition to Encroach into the Required Side Yard Setback at 225 W. Kenilworth Avenue

BACKGROUND:
The Petitioner is proposing to construct an addition to the rear of the existing attached garage. The proposed 388 square foot addition maintains the existing 5.3-foot side yard setback for the legally non-conforming residence. Therefore, the Petitioner is requesting approval of the following:

> **Special Use to permit an addition to be set back 5 feet, from the side lot line, instead of the minimum required 10 feet.**

KEY ISSUES:
- The existing primary structure is legal non-conforming for both interior side yard setbacks. Each existing side setback is approximately 5 feet, instead of the minimum required 10 feet. The zoning ordinance amended the required residential setbacks in 2006 to align with the underlying lot width, as opposed to the previous alignment to the date of subdivision platting.
- In 2018, the Petitioner was granted a Special Use to permit an addition to the east side of the house to be set back 5 feet from the side lot line, instead of the minimum required 10 feet (#O-11-18).
- The existing garage is a 1-car garage and, per the submitted application, the Petitioner has 2 cars they wish to be stored in the garage. The addition will result in a tandem, 2-deep garage with room for both personal vehicles, bicycles, and household materials.
- Per the Engineering Department's review, a lot grading plan will be required during the building permit stage.

ALTERNATIVES:
1. Approve the Special Use to permit an addition to be set back 5 feet from the side lot line, instead of the minimum required 10 feet.
2. Do not approve the Special Use to permit an addition to be set back 5 feet from the side lot line, instead of the minimum required 10 feet.

RECOMMENDATION:

Public Hearing**:**	PZC meeting on May 23, 2023.
Residents testifying:	None.
Vote:	The PZC voted unanimously to approve a Special Use to permit an addition to encroach into the required side yard setback, and Staff concurs.

ACTION REQUIRED:
A motion to approve the ordinance granting a Special Use to permit an addition to be set back 5 feet from the side lot line, instead of the minimum required 10 feet.

ATTACHMENTS:

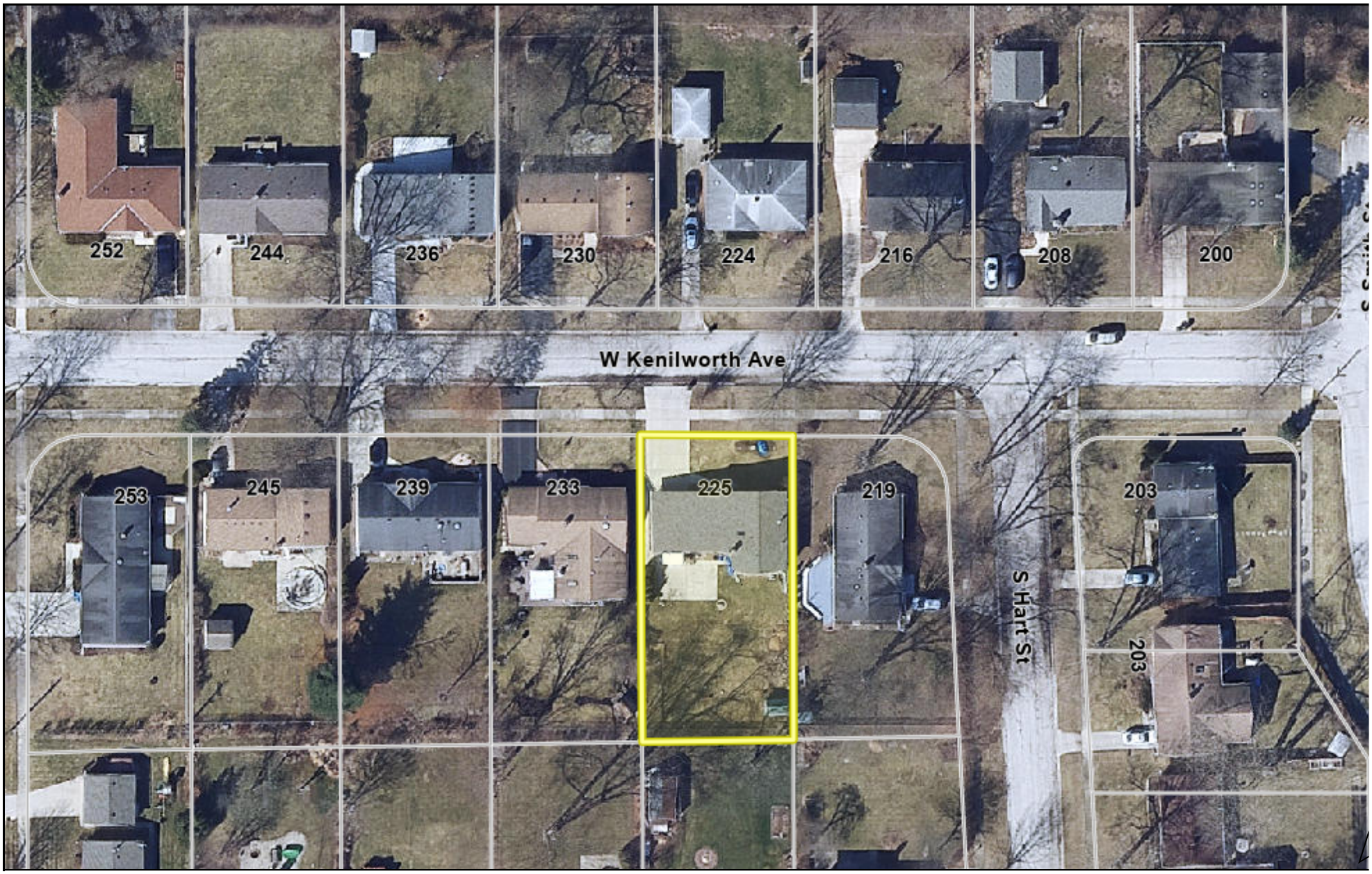
- Aerial Map

- SU ORD - 225 W Kenilworth
- EXHIBIT - Site Plan & Elevations
- PZC Materials - May 23, 2023
- Draft PZC Minutes - May 23, 2023

RESULT:	**MOTION CARRIED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Doug Myslinski, District 3 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

GISConsortium

225 W. Kenilworth Avenue



0 100 200 ft

Print Date: 4/21/2023

Notes

Cook County Aerial 2020

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

Attachment: Aerial Map (2023-58 : 225 W. Kenilworth Avenue - SU Addition Setback)

ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIAL USE
AT 225 W. KENILWORTH AVENUE

WHEREAS, pursuant to a petition and public hearing on May 23, 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 5 feet from the side lot line, instead of the required 10 feet pursuant to Section 10.06 (h)(3) of the Palatine Zoning Ordinance, on the following legally described property:

LOT 5 IN BLOCK 2 IN R. HOUSTON, JR. AND SONS' CLEN-TYAN MANOR BEING A SUBDIVISION OF PART OF THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 22, TOWNSHIP 42 ORTH, RANGE 10, EAST OF THE THIRD PRINICPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

commonly known as 225 W. Kenilworth Avenue (PIN# 02-22-213-024)

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 an addition to be setback 5 feet from the side lot lines, instead of the required 10 feet pursuant to Section 10.06 (h)(3) of the Palatine Zoning Ordinance, is hereby granted, subject to the following condition(s):

Attachment: SU ORD - 225 W Kenilworth (2023-58 : 225 W. Kenilworth Avenue - SU Addition Setback)

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

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

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

PASSED: This _____day of _____, 2023

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

APPROVED by me this _____day of _____, 2023

_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this

_____day of _____, 2023

_____
Village Clerk

Attachment: SU ORD - 225 W Kenilworth (2023-58 : 225 W. Kenilworth Avenue - SU Addition Setback)

DESALVO RESIDENCE

225 W. KENILWORTH AVENUE PALATINE, ILLINOIS 60067

DESIGN CRITERIA	
FLOOR SLEEPING ROOMS OTHER ROOMS VEH. GARAGES	 30# LL – 10# DL 40# LL – 10# DL 50# LL – 10# DL
WALL	60# PLF OR ACTUAL LOAD 20 PSF WIND 0'-20' HEIGHT 25 PSF WIND 21'-29' HEIGHT 30 PSF WIND 30' HEIGHT AND ABOVE
CEILING UNHAB W/O STOR UNHAB LIM STOR HAB W/ FX STAIR	 10# LL – 10# DL 20# LL – 10# DL 30# LL – 10# DL
WIND SPEED	115 MPH 3 SECOND GUST ≈ 89 MPH NOMINAL
ROOF	25# LL (SNOW) – 10# DL (ALL SLOPES)
CATHEDRAL	30# LL – 15# DL (ALL SLOPES)
EXT. DECK	40# LL – 10# DL
EXT. BALCONY	40# LL – 10# DL
STAIRS	40# LL + 300# CONCENTRATED LOAD
GUARD+HANDRAILS	200# LL AT ANY DIRECTION APPLIED AT THE TOP
FROST DEPTH	42" (3'-6")
STRUCTURAL FRAMING LUMBER BASE VALUE (USE NO MULTIPLIERS AGAINST BASE VALUE) GRADE # 2 SPECIES SPF DOMESTIC OR CANADIAN BASE Fb 1000	
SPECIFY MANUFACTURER AND NAME OF SPECIFIC BEAM PRODUCT WITH THE CURRENT SIZE, Fb, AND E VALUES PER MANUFACTURER MANUFACTURER TRUS-JOIST PRODUCT LVL HEADERS ≈ BEAMS MICRO-LAM	

TABLE R301.2(1)
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	ICE BARRIER UNDER LAYMENT REQ.	FLOOD HAZARDS	AIR FREZING INDEX	MEAN ANNUAL TEMP
	SPEED (MPH)	TOPO EFFECTS	SPECIAL WIND REGION	WIND-BORNE DEBRIS ZONE		WEATHERING	FROST LINE DEPTH	TERMITE			CHPTR 16 OF VILLAGE CODE		
25	115	NO	NO	NO	A	severe	42"	MOD-TO-HEAVY	-4	YES	SEE BELOW	2000	47.6

DRAWINGS HAVE BEEN PREPARED IN ACCORDANCE W/ THE VILLAGE OF PALATINE AND AMENDMENTS AS LISTED BELOW.

INTERNATIONAL RESIDENTIAL CODE, 2015 EDITION (WITH AMENDMENTS).
- (F)APPENDIX H, PATIO COVERS
- (G)APPENDIX J, EXISTING BUILDINGS AND STRUCTURES

INTERNATIONAL ENERGY CONSERVATION CODE, 2018 EDITION (WITH ILLINOIS AMENDMENTS)
INTERNATIONAL FIRE CODE, 2015 EDITION
NATIONAL ELECTRIC CODE, 2017 EDITION
VILLAGE OF PALATINE CODE OF ORDINANCES

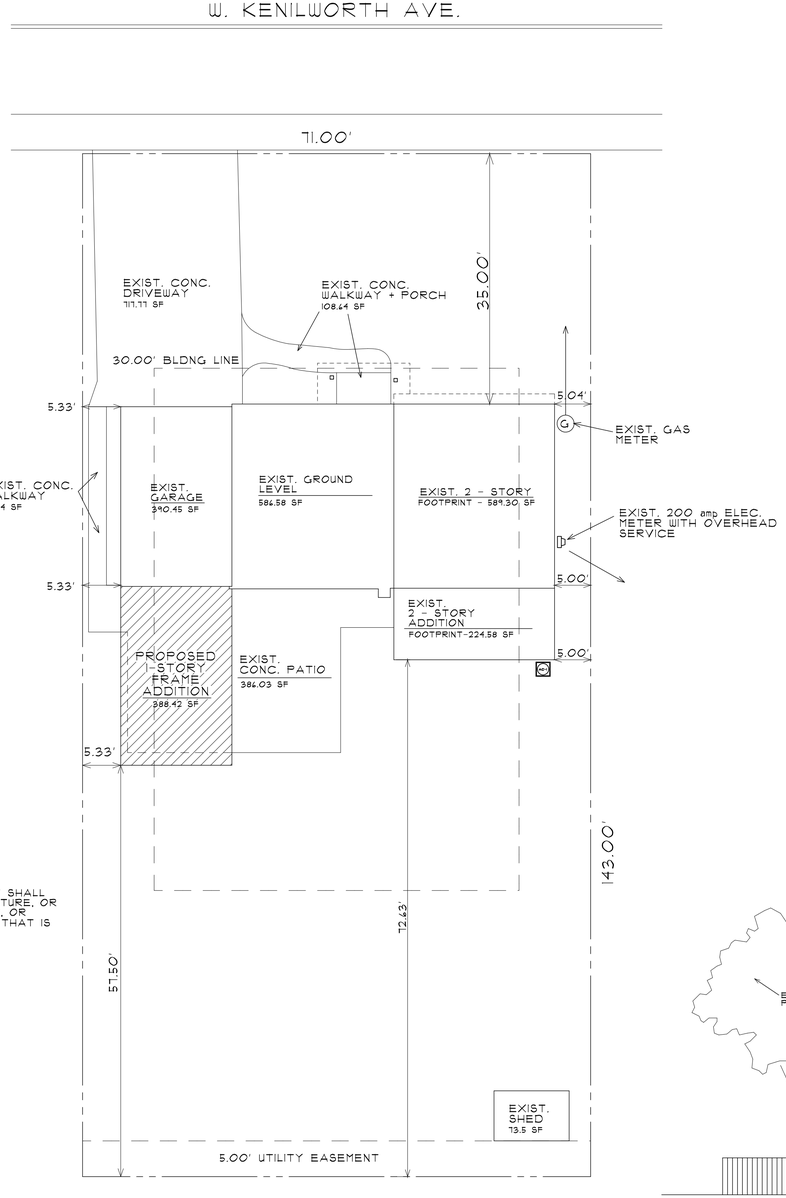
SITE NOTES:

1. CONSTRUCTION DEBRIS AND REFUSE CONTAINMENT SHALL BE REQUIRED FOR ALL JOB SITES. CONTAINMENT SHALL OCCUR ON THE PROPERTY THAT IS THE SUBJECT OF THE PERMIT. I SHALL BE WITHIN A DUMPSTER, STRUCTURE, OR CONTAINER THAT CAN BE COVERED TO PREVENT WINDBLOWN DEBRIS. ALL SUCH DUMPSTERS, STRUCTURES, OR CONTAINERS SHALL BE COVERED AT ALL TIMES WHEN NO WORK IS BEING PERFORMED ON THE PROPERTY THAT IS THE SUBJECT OF THE PERMIT.
2. ALL DISTURBED PARKWAY LAWN AREAS WILL BE RESTORED WITH NEW SOD ON 6" OF TOPSOIL. ALL SOD SHALL BE WATERED AS REQ'D TO SUSTAIN GROWTH.
3. ALL PARKWAY TREES SHALL HAVE A SNOW FENCE THAT EXTENDS TO THE DRIP LINE. NO TRAFFIC SHALL GO OVER THE ROOT SYSTEM.
4. SURFACE DRAINAGE TO BE DIVERTED FROM STRUCTURE SO AS NOT TO CREATE A HAZARD ON THIS OR ADJACENT PROPERTY. GRADE FROM FOUNDATION TO DROP A MINIMUM OF 6" IN 10'. PROVIDE SWALES OR DRAINS TO ENSURE DRAINAGE FROM STRUCTURE AND ADJACENT PROPERTY.
5. TOILET FACILITIES SHALL BE PROVIDED AT ALL JOB SITES PER ILLINOIS PLUMBING CODE. THIS WILL BE A CONDITION OF THE PERMIT.
6. PROVIDE AND MAINTAIN A 4'-0" HIGH FENCE ALONG THE FULL LENGTH OF INTERIOR SIDE YARDS UNTIL EXTERIOR CONSTRUCTION IS COMPLETE.
7. PROVIDE AND MAINTAIN A 4'-0" HIGH CONSTRUCTION FENCE DURING NON-WORKING HOURS THAT WILL ENCLOSE ALL OPEN EXCAVATIONS UNTIL FOUNDATION IS BACK-FILLED ≈ FIRST FLOOR DECK IS COMPLETED.

GENERAL NOTE:

1. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING WITH THE WORK. ANY DISCREPANCIES IN FIELD CONDITIONS IS TO BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING.
2. PLEASE NOTIFY ARCHITECT IMMEDIATELY IF THERE ARE ANY DISCREPANCIES IN THE CONSTRUCTION DOCUMENTS.

STATE LAW: BEFORE DIGGING, CALL JULIE (811 OR 1-800-892-0123) FOR LOCATION OF PUBLIC AND PRIVATE UTILITIES AT WORK SITE. 48 HOURS NOTICE IS REQUIRED.



SITE PLAN

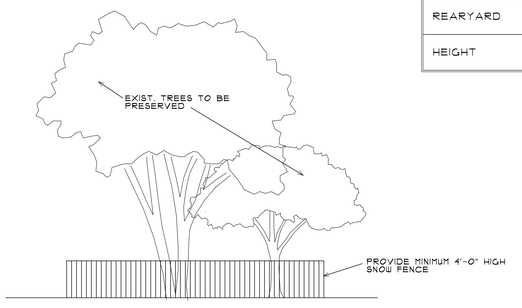
SCALE 1" = 10'-0"

NORTH

INDEX OF DRAWINGS	
SHEET	DESCRIPTION
G-1	SITE PLAN ≈ GENERAL NOTES
A-1	FOUNDATION PLAN ≈ NOTES
A-2	CONSTRUCTION PLAN ≈ NOTES
A-3	EXTERIOR ELEVATIONS WALL SECTION ≈ DETAILS
E-1	ELECTRICAL PLAN ≈ NOTES

ZONING CALCULATIONS – [R-2]	
LOCATION	REQUIRED AREA [SQ. FT.]
LOT	10,153
MAX BUILDING COVERAGE [35%]	3,553.55
PROPOSED BUILDING COVERAGE	2,179.33
MAXIMUM LOT COVERAGE [45%]	4,568.85
PROPOSED LOT COVERAGE	3,483.61
LOCATION	PROPOSED AREA [SQ. FT.]
EXISTING FOOTPRINT	1,790.91
PROPOSED 1ST FLOOR	388.42
OTHER LOT COVERAGE SURFACES	1,304.28

SETBACKS – [R-2]		
LOCATION	REQUIRED DIMENSION	PROPOSED DIMENSION
FRONTYARD	30.00'	EXIST.
INTERIOR SIDEYARD	10.00'	5.33'
REARYARD	40.00'	57.50'
HEIGHT	30'-0"	EXIST.



TREE PROTECTION DETAIL

NO SCALE

ERECT PROTECTIVE SNOWFENCE PRIOR TO ANY CONSTRUCTION ACTIVITY. DO NOT STORE ANY EQUIPMENT OR MATERIALS WITHIN THE PROTECTION AREA. REMOVE THE PROTECTIVE SNOW FENCE ONLY AFTER CONSTRUCTION IS COMPLETE.

ALL TREES ARE TO BE PROTECTED DURING CONSTRUCTION WITH FENCING. FOR EVERY 1" OF TREE DIAMETER, MAINTAIN 1'-0" DISTANCE AWAY FOR FENCING.

BUCKLEY FARA ARCHITECTS, INC.
2512 HATFIELD DR.
ELGIN, IL 60123

JOSEPH FARA
(630) 651-9457
2jfara2@gmail.com

THOMAS BUCKLEY
(847) 347-9266
thomasbuckley57@gmail.com

DESALVO RESIDENCE

225 W. KENILWORTH AVE. PALATINE ILLINOIS

PROPOSED ROOM ADDITION

3-14-22 RELEASED FOR PERMIT SUBMITTAL

PROJECT NO.	2022-024B
DRAWN BY	TB / JF

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DATE	DESCRIPTION
6-17-22	PRELIMINARY
8-8-22	PRELIMINARY
3-14-23	PERMIT

ARCHITECT'S CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY DIRECTION AND THAT TO THE BEST OF MY KNOWLEDGE, COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.

Thomas Buckley

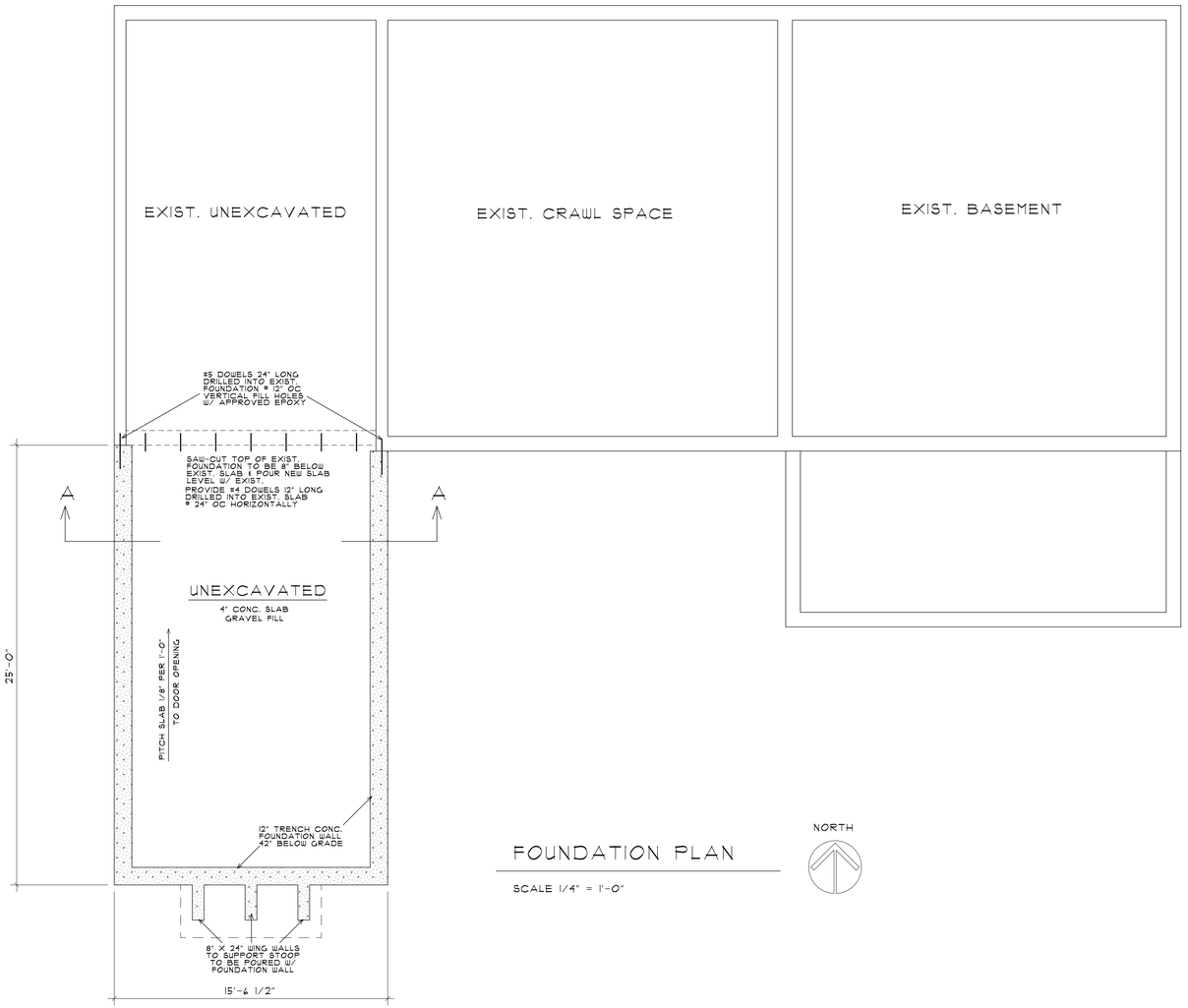
CERT NO. 001.008721

EXP. 11-30-24 DATE: 3-14-2023

STATE OF ILLINOIS THOMAS W. BUCKLEY 001-008721 CHICAGO LICENSED ARCHITECT

G-1
OF FIVE

Attachment: EXHIBIT - Site Plan & Elevations (2023-58 : 225 W. Kenilworth Avenue - SU Addition Setback)



FOUNDATION PLAN

SCALE 1/4" = 1'-0"

NORTH

CONCRETE AND EXCAVATION

1. FOOTINGS SHALL BEAR ON UNDISTURBED, INORGANIC SOIL WITH MINIMUM BEARING CAPACITY OF 3000 PSF.
2. ALL EXCAVATED SOIL SHALL BE REMOVED FROM SITE. FOUNDATION EXCAVATION SHALL BE BACKFILLED WITH CRUSHED CONCRETE AND TOPPED WITH 12 INCHES OF TOPSOIL
3. FOUNDATION CONCRETE TO ACHIEVE COMPRESSIVE STRENGTH OF 3000PSI AT 28 DAYS; MIN. 5 1/2 BAG MIX. SIDEWALKS, PATIOS, & STEPS TO BE AIR-ENTRAINED WITH COMPRESSIVE STRENGTH OF 3500 PSI AT 28 DAYS, MIN. 6 BAG MIX.
4. BACK-FILL SOIL SO THAT GRADE SLOPES AWAY FROM FOUNDATION 6" WITHIN FIRST 10'-0" (MIN).
5. EXISTING GROUND ELEVATIONS WILL NOT BE ALTERED ANYWHERE ON THE SITE IN ORDER TO MAINTAIN THE EXISTING DRAINAGE PATTERN AND NOT OBSTRUCT ANY TRIBUTARY DRAINAGE FROM THE SURROUNDING PROPERTIES.
6. ALL EXCAVATED SOIL/MATERIALS NOT TO BE USED FOR BACKFILL & TO BE IMMEDIATELY REMOVED FROM SITE. NO ON-SITE STOCKPILING OF EXCAVATED MATERIALS WILL BE ALLOWED, WITH THE EXCEPTION OF TOPSOIL FOR FINAL GRADING.
7. GRAVEL BASE ON CONCRETE SLABS TO HAVE A BASIC COURSE CONSISTING OF CLEAN GRADE SAND, GRAVEL, CRUSHED STONE, OR CRUSHED BLAST-FURNACE SLAG PASSING A 2" SIEVE AND RETAINED ON 1/4" SIEVE SHALL BE PLACED ON THE PREPARED SUBGRADE WHEN THE SLAB IS BELOW GRADE. PEA GRAVEL IS NOT ALLOWED
8. PLEASE TAKE CARE WHEN DIGGING FOR THE FOOTINGS. THE USE OF ROCK UNDER FOOTINGS CAN FACILITATE WATER ACCUMULATION UNDER THE FLOOR SLAB/BASEMENT AND CONTRIBUTE TO FLOODING AS THE GROUND WATER LEVEL RISES DURING EXTREMELY WET PERIODS. THEREFORE, CRUSHED ROCK CANNOT BE PERMITTED UNDER FOUNDATIONS UNLESS A SOILS REPORT BY AN ILLINOIS LICENSED SOILS ENGINEER SPECIFICALLY ADDRESSES THE EXISTING AND POTENTIAL HIGH LEVELS OF GROUND WATER TABLE AND ADEQUATE PREVENTIVE MEASURES TO PROTECT THE HOMEOWNER.
9. CONTROL JOINTS FOR 4" SLABS SHALL BE AT A MAXIMUM OF 8' INTERVALS
10. FIELD VERIFY SAW CUT CONTROL JOINTS ARE INSTALLED WITHIN 24 HOURS OF FINAL FINISHING OF CONC.
11. A WRITTEN RECORD PROVIDED FROM THE MATERIAL SUPPLIER SHALL BE PROVIDED TO THE LOCAL AUTHORITY UPON COMPLETION OF DELIVERY OF CONCRETE. THE RECORDS SHALL CONTAIN THE FOLLOWING:
    - A. TIME THAT WATER WAS INTRODUCED TO THE CONC. MIX
    - B. TIME AT THE END OF THE CONCRETE POUR
    - C. CEMENT MIX RATIO
    - D. AMOUNT OF WATER ADDED ON SITE
    - E. TOTAL NUMBER OF DRUM REVOLUTIONS
    - F. AMOUNT OF CHLORIDE ADDED TO THE CEMENT MIX
    - G. AMOUNT OF ADMIXTURES IN CEMENT MIX
    - H. AIR CONTENT OF CEMENT MIX
12. SLABS-ON-GRADE REQUIRE A MINIMUM OF #10 WELDED WIRE FABRIC LOCATED IN THE UPPER ONE THIRD OF THE THICKNESS
13. PORCHES & STEPS EXPOSED TO WEATHER SHALL HAVE CONCRETE W/ A MIN. COMPRESSIVE STRENGTH OF 3,500 PSI AND SHALL BE AIR ENTRAINED NOT LESS THAN 5% OR MORE THAN 7%.

WALL LEGEND - SUB-LEVEL

LOCATION	UL NO.	FIRE RATING	CONSTRUCTION	DESCRIPTION
EXTERIOR	---	---		12" TRENCH CONC. FOUNDATION WALL W/ 2- #5 TOP + BOTTOM MIN. 42" BELOW GRADE
EXISTING WALLS TO REMAIN				EXISTING WALL CONSTRUCTION
EXISTING WALLS TO BE REMOVED				EXISTING WALL CONSTRUCTION

BUCKLEY FARA ARCHITECTS, INC.
2512 HATFIELD DR.
ELGIN, IL 60123

JOSEPH FARA
(630) 651-9457
2jfara2@gmail.com

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DESALVO RESIDENCE

225 W. KENILWORTH AVE.
PALATINE
ILLINOIS

PROPOSED ROOM ADDITION

3-14-22 RELEASED FOR PERMIT SUBMITTAL

PROJECT NO.	2022-024B
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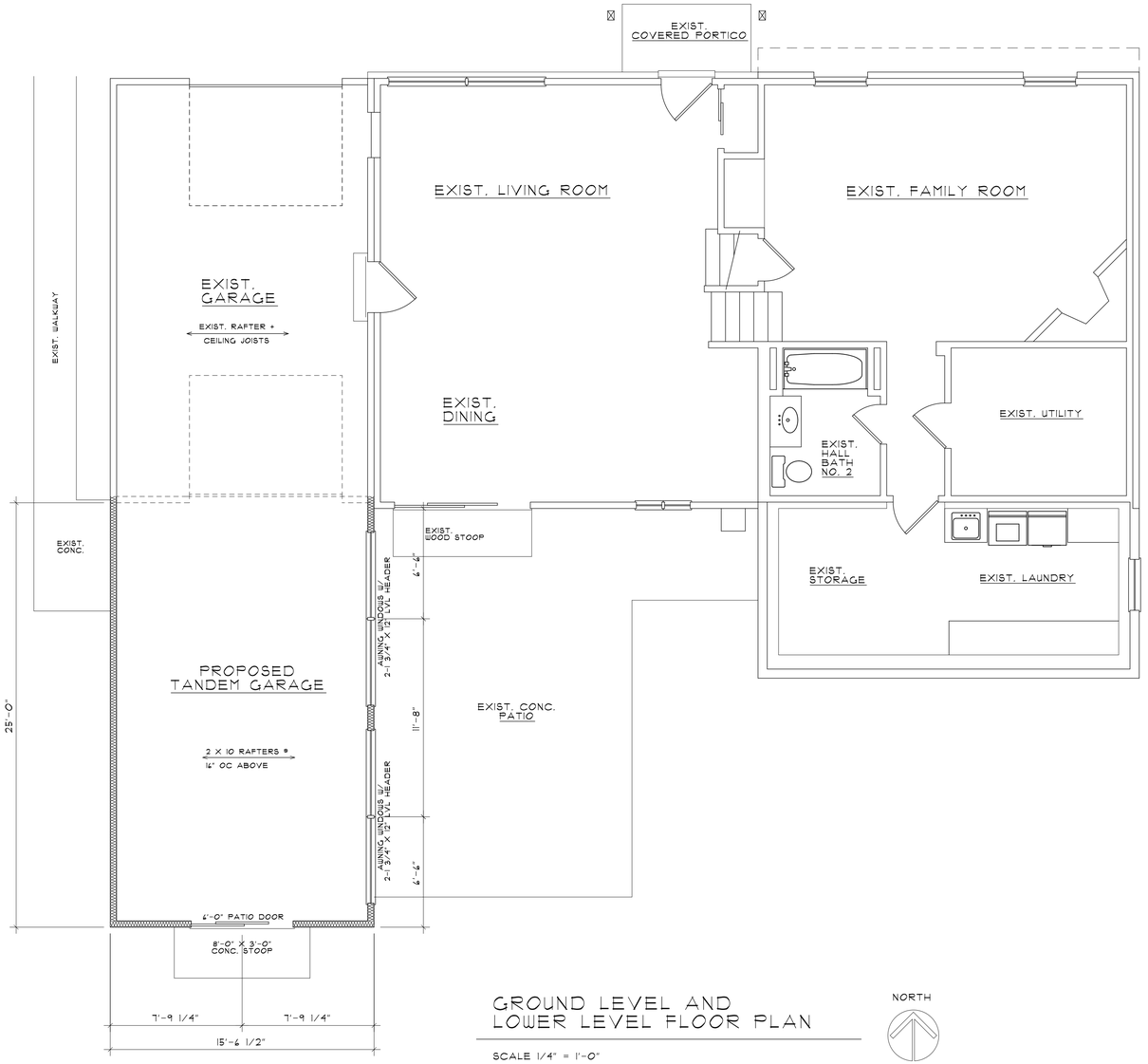
STATE OF ILLINOIS
THOMAS W. BUCKLEY
1-8721
CHICAGO
LICENSED ARCHITECT

A-1
OF FIVE

Attachment: EXHIBIT - Site Plan & Elevations (2023-58 : 225 W. Kenilworth Avenue - SU Addition Setback)



GROUND LEVEL AND LOWER LEVEL FLOOR PLAN

SCALE 1/4" = 1'-0"

NORTH

WALL LEGEND - GRADE LEVEL				
LOCATION	UL NO.	FIRE RATING	CONSTRUCTION	DESCRIPTION
EXTERIOR	---	---		2X4 WD STUDS @ 16" OC W/ 1/2" DRYWALL EA FACE
EXISTING WALLS TO REMAIN				EXISTING WALL CONSTRUCTION
EXISTING WALLS TO BE REMOVED				EXISTING WALL CONSTRUCTION

DOOR + WINDOW WOOD HEADER SIZES (UNLESS NOTED DIFFERENTLY ON PLANS)				
SPAN/OPENING	HEADER SIZE	# JACKS		
LESS THAN 3'	2-2X4s	2		
3' - 3'-8"	2-2X8s	2		
3'-8" - 4'-4"	2-2X10s	2		
4'-4" - 5'-4"	2-2X12s	2		
GREATER THAN 5'-4"	SEE PLAN	2		

WOOD HEADER/BEAM SUPPORT COLUMNS			
BEAM/HEADER	COLUMN (IN 2X4 WALL)	COLUMN (IN 2X6 WALL)	DETAIL
DIMENSIONAL LUMBER (2X12,2X10,2X8,2X6,2X4)	(EA END) (2)2X4 JACK 2X4 KING STUD	(EA END) (2)2X6 JACK 2X6 KING STUD	2x LUMBER, (2)2xJACK, 2xKING
2-1 3/4" LVLS	(ONE EA END) 4X4 POST 2X4 KING STUD	(ONE EA END) 4X6 POST 2X6 KING STUD	2x LVL, 4x PSL, 2xKING
3-1 3/4" LVLS	(ONE EA END) 6X4 PSL POST 2X4 KING STUD	(ONE EA END) 6X6 PSL POST 2X6 KING STUD	3x LVL, 6x PSL, 2xKING

ENERGY CONSERVATION NOTE:

1. A PERMANENT CERTIFICATE SHALL BE POSTED ON A WALL IN THE SPACE WHERE THE FURNACE IS LOCATED, A UTILITY ROOM OR AN APPROVED LOCATION IN THE BUILDING. IT SHALL LIST THE R-VALUES OF INSULATION INSTALLED, U-FACTORS OF GLAZING, DUCT TESTING & BLOWER TEST RESULTS. (2018 IECC R401.3)

FIRE PROTECTION

1. PROVIDE FIRE-BLOCKING CONFORMING TO IRC R602.8
2. IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFT STOPPING SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 500 SQ FT OR 25 FT IN ANY HORIZONTAL DIRECTION. DRAFT STOPPING SHALL BE DIVIDED IN EQUAL AREAS.
3. FIRESTOPPING TO BE INSTALLED AT ALL PLATE PENETRATIONS, SOFFITS, FURRED SPACES CONCEALED SPACES, ETC. AS PER THE BUILDING CODE.
4. FIREBLOCKING SHALL BE IN THE FOLLOWING LOCATIONS:
   1) IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS:
      - A) VERTICALLY AT THE CEILING AND FLOOR LEVELS
      - B) HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET
   2) AT ALL INTERSECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES FOR SOFFITS, DROP CEILINGS AND COVE CEILINGS, ETC.
   3) IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN
   4) AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT THE CEILING AND FLOOR LEVELS (SECTION: IRC R302.11)

STRUCTURAL

1. ALL WALLS WILL BE PROVIDED WITH A DOUBLE TOP PLATE LAPPED AT THE CORNERS.
2. CONSTRUCTION LUMBER TO BE SPF CONSTRUCTION GRADE NO. 2
   F_b = 1000 PSI MODULUS OF ELASTICITY 1,100,000
3. LUMBER WITH SPANS GREATER THAN 20' TO BE DOUGLAS FIR CONSTRUCTION GRADE NO. 2
   F_b = 1200 PSI MODULUS OF ELASTICITY 1,100,000
4. EXTERIOR OR LOAD BEARING WALLS WITH STUDS DRILLED WITHIN 5/8" OF THE FACE OF THE STUD SHALL BE REINFORCED WITH A STRUCTURAL STUD SHOE. (SECTION R602.6)
5. ALL INTERIOR WALL FRAMING, UNLESS OTHERWISE NOTED, TO BE 2 x 4 STUDS @ 16" OC W/ 1/2" DRYWALL EACH SIDE.
6. EXTERIOR OR LOAD BEARING WALLS WITH PLATES CUT, DRILLED OR NOTCHED MORE THAN 50% OF THE WIDTH OF THE STUD SHALL HAVE A GALVANIZED METAL TIE 16 GAGE AND 1 1/2 INCHES (1 1/2") WIDE FASTENED TO EACH PLATE. (SECTION: R602.6.1)
7. PROVIDE 2 - 2 X 12 HEADER WITH 1/2" PLYWOOD AND SINGLE CRIPPLE FOR SPANS UP TO 6'. SEE PLAN FOR SPANS GREATER THAN 6'; PROVIDE DOUBLE CRIPPLE FOR SPANS EXCEEDING 6'.
8. CUTS, NOTCHES AND HOLES BORED IN TRUSSES, LAMINATED VENEER LUMBER, GLUE-LAMINATED MEMBERS OR I-JOISTS ARE NOT PERMITTED UNLESS THE EFFECTS OF SUCH ARE SPECIFICALLY ADDRESSED. (SECTION: R502.8.2)
9. ALL RAFTER TIES SHALL BE PROVIDED IN ACCORDANCE WITH IRC R802.11.1, RESULTING UPLIFT FORCES FROM THE TIES SHALL BE TRANSMITTED TO THE FOUNDATION.
10. RIDGE BOARD SHALL BE AT LEAST TWO-INCH (2") NOMINAL THICKNESS & NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER. VALLEY & HIP RAFTERS SHALL NOT BE LESS THAN TWO-INCH (2") NOMINAL THICKNESS & NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTERS.

THERMAL AND MOISTURE PROTECTION

ROOFING:

1. SHINGLES SHALL COMPLY W/ASTM D225 OR D3462. PROVIDE NO LESS THAN 4 NON-CORROSIVE FASTENERS PER STRIP. BASE FLASHING TO BE CORROSIVE-RESISTANT METAL MIN. .019 INCH THICK OR MINERAL SURFACE ROLL 11#/100 SF. CAP FLASHING TO BE CORROSIVE-RESISTANT METAL MIN. .019 INCH THICK. OPEN VALLEYS TO BE LINED W/ METAL 24" (MIN.) WIDE OR 2 PLIES OF MINERAL SURFACE ROLL 36" (MIN.) WIDE. CLOSE VALLEY THE SAME AS OPEN VALLEY OR ONE PLY MIN. 36" WIDE.
2. ICE AND WATER SHIELD IS REQUIRED IN ALL VALLEYS (UP 18" ON EACH SIDE) AND ON EAVES, A MINIMUM OF 2'-0" BEYOND THE INTERIOR WALL LINE.
3. FENESTRATION SHALL BE LISTED AND LABELED BY THE MANUFACTURER. THE MAX AIR INFILTRATION OF WINDOWS, SKYLIGHTS, AND SLIDING GLASS DOORS IS 0.3 CFM PER SQ FT. MAX AIR INFILTRATION OF SWINGING DOORS IS 0.5 CFM PER SQ FT.
4. GLAZING: MAXIMUM ALLOWED GLAZING U FACTOR IS .30 (BTU/HR*FT2*F) GLAZING U-FACTOR SHALL BE SHOWN ON THE WINDOW LABEL DURING INSPECTION
5. THE VAPOR BARRIER SHALL BE LAPPED 12 INCHES AND THE SEAMS SEALED WITH COMPATIBLE GLUES.

BUCKLEY FARA ARCHITECTS, INC.
2512 HATFIELD DR.
ELGIN, IL 60123

JOSEPH FARA
(630) 651-9457
2jfara2@gmail.com

THOMAS BUCKLEY
(847) 347-9266
thomasbuckley57@gmail.com

DESALVO RESIDENCE

225 W. KENILWORTH AVE.
PALATINE
ILLINOIS

PROPOSED ROOM ADDITION

3-14-22 RELEASED FOR PERMIT SUBMITTAL

PROJECT NO.	2022-024B
DRAWN BY	TB / JF

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DATE	DESCRIPTION
6-17-22	PRELIMINARY
8-8-22	PRELIMINARY
3-14-23	PERMIT

STATE OF ILLINOIS
THOMAS W. BUCKLEY
1-8721
CHICAGO
LICENSED ARCHITECT

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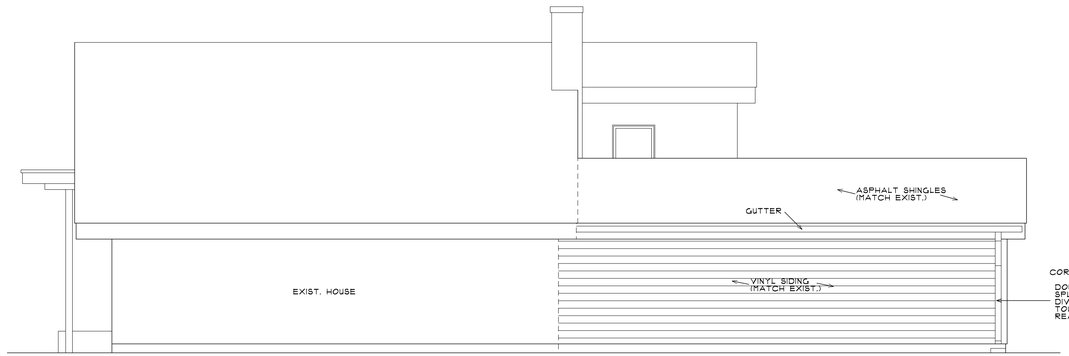
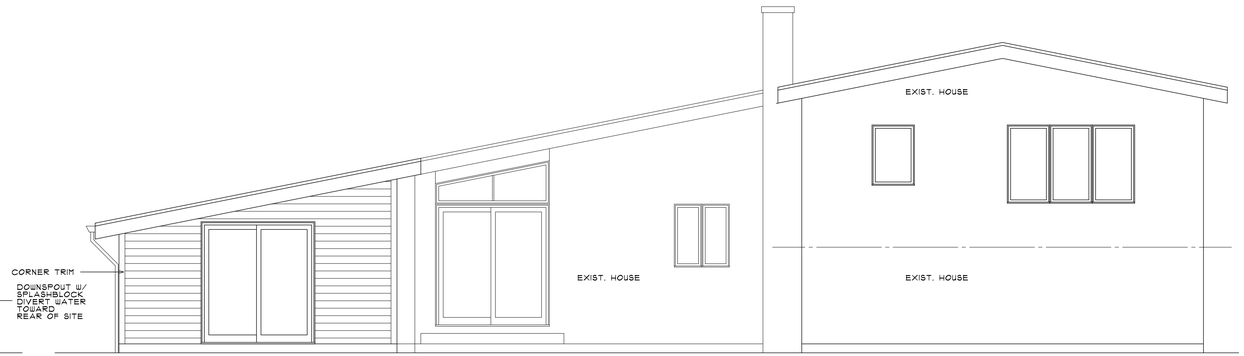


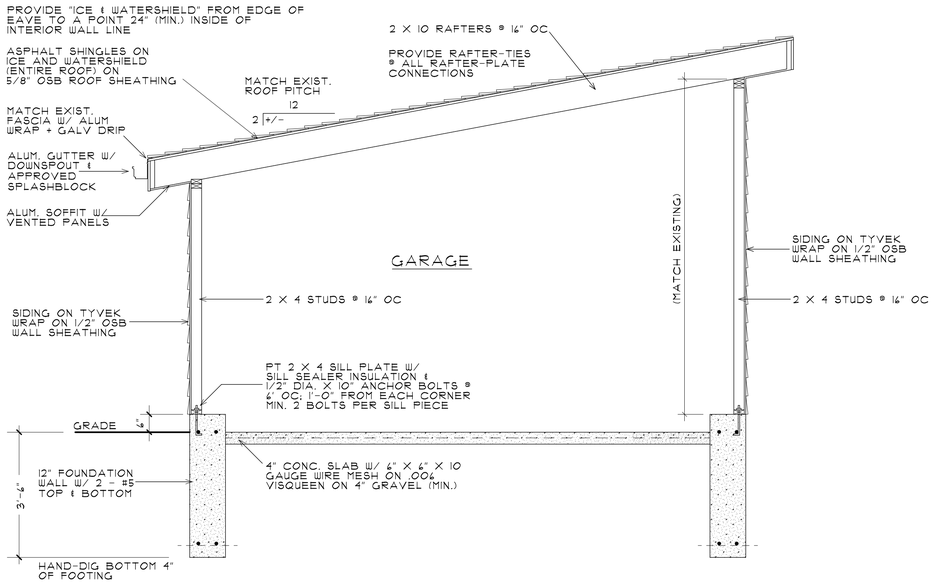
WEST ELEVATION

SCALE 1/4" = 1'-0"



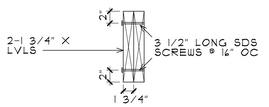
SOUTH ELEVATION

SCALE 1/4" = 1'-0"



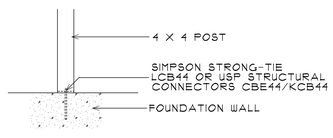
BUILDING SECTION A-A

SCALE 1/2" = 1'-0"



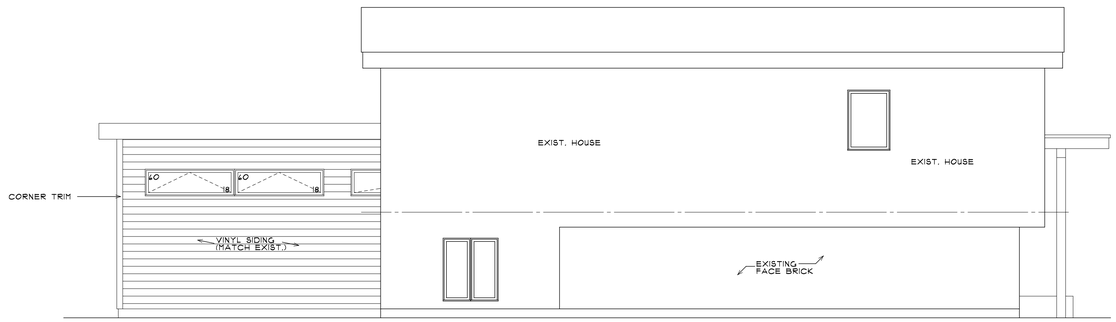
2-PLY LVL FASTENING DETAIL

SCALE: 1" = 1'-0"



COLUMN BASE DETAIL

SCALE 1/2" = 1'-0"



EAST ELEVATION

SCALE 1/4" = 1'-0"

ELEVATION MATERIALS

LOCATION	HATCH	DESCRIPTION	MANUF.
SIDING		HORIZONTAL VINYL SIDING (COLOR TO MATCH EXISTING)	
ROOFING		ASPHALT SHINGLES (COLOR TO MATCH EXISTING)	
SOFFIT, FASCIA GUTTER, D/S TRIM		MATCH EXISTING	

ELEVATION NOTES:

1. WINDOW SIZES BASED ON FRAME SIZES; ROUGH OPENINGS TO BE VERIFIED W/ CHOSEN WINDOW MANUF. & CONTRACTOR PRIOR TO CONSTRUCTION
2. FRAME SIZES TO BE FOLLOWED AS CLOSE AS POSSIBLE PER DIFFERENT MANUF.
3. ALL NEW WINDOWS TO HAVE A MAX. U-FACTOR OF 0.30
4. WINDOWS IN WHICH THE BOTTOM EDGE OF THE WINDOW IS LESS THAN 18" ABOVE THE TOP OF THE FLOOR ARE REQUIRED TO BE TEMPERED.

BUCKLEY FARA ARCHITECTS, INC.
2512 HATFIELD DR.
ELGIN, IL 60123

JOSEPH FARA
(630) 651-9457
2jfara2@gmail.com

THOMAS BUCKLEY
(847) 347-9266
thomasbuckley57@gmail.com

DESALVO RESIDENCE

225 W. KENILWORTH AVE.
PALATINE
ILLINOIS

PROPOSED ROOM ADDITION

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THOMAS W. BUCKLEY
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A-3
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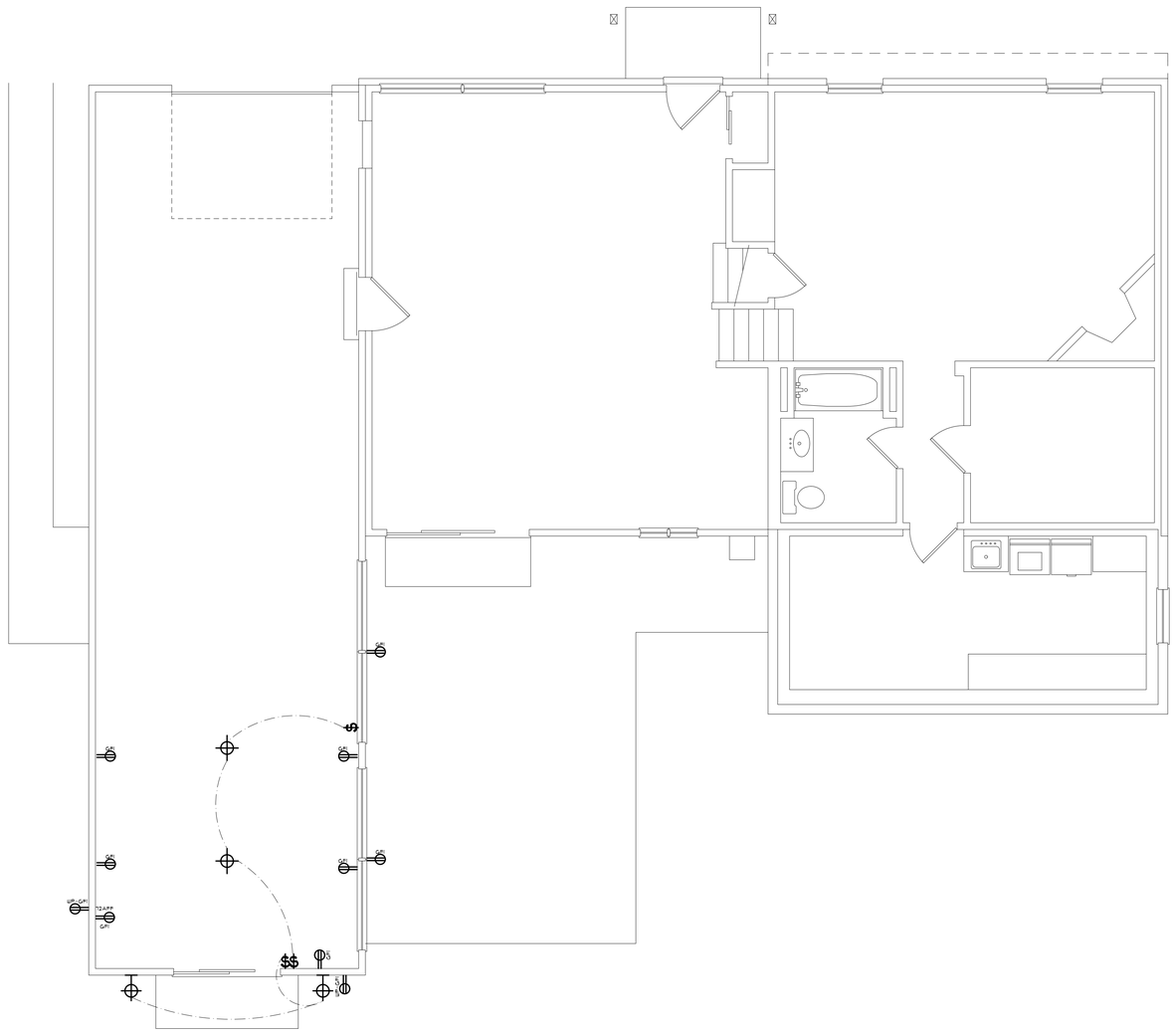

GROUND LEVEL AND
LOWER LEVEL ELECTRICAL PLAN

SCALE 1/4" = 1'-0"

NORTH

ELECTRICAL

1. ALL WIRING 25 VOLTS OR GREATER TO BE IN ELECTRIC METALLIC TUBING. PVC IS NOT PERMITTED.
2. A MIN. OF 90% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS.
3. GARAGES ARE TO BE ON A SEPARATE 20 AMP CIRCUIT.
4. RECEPTACLE RATING FOR A 20 AMP CIRCUIT SHALL BE 20 AMPS.
5. EACH GENERAL LIGHTING CIRCUIT SHALL NOT HAVE MORE THAN 10 POWER CONSUMING DEVICES CONNECTED TO IT + THE CIRCUIT BREAKER SHALL NOT EXCEED 15 AMPS.
6. PROVIDE A NEUTRAL WIRE AT EACH SWITCH BOX LOCATION.
7. 14AWG CU CONDUCTORS CANNOT BE USED FOR A BRANCH CIRCUIT LARGER THAN 15A.
8. ELECTRICAL RECEPTACLES ARE REQUIRED TO BE SELF-GROUNDING.
9. ALL ELECTRICAL CONDUCTORS ARE TO BE SOLID OR STRANDED COPPER IN ELECTRICAL METALLIC TUBING.
10. CEILING MOUNTED ELECTRICAL OUTLETS INSTALLED IN THE GARAGE SHALL BE GFCI PROTECTED.
11. SURFACE MOUNTED INCANDESCENT FIXTURES INSTALLED NO CLOSER THAN 12" TO THE NEAREST STORAGE SPACE. SURFACE MOUNTED FLUORESCENT FIXTURES INSTALLED NO CLOSER THAN 6" TO THE NEAREST STORAGE SPACE. RECESSED INCANDESCENT AND FLUORESCENT FIXTURES W/ COMPLETELY ENCLOSED LAMP NO CLOSER AND FLUORESCENT FIXTURES W/ COMPLETELY ENCLOSED LAMP NO CLOSER THAN 6" TO THE NEAREST STORAGE SPACE
12. ALL RECEPTACLES REQUIRE A PIGTAIL GROUNDING WIRE TO THE BOX.
13. ALL NEW 125 VOLT, 15- AND 20-AMP RECEPTACLES SHALL BE LISTED TAMPER RESISTANT RECEPTACLES.
14. PROVIDE A GROUND WIRE IN ALL RACEWAYS.

ELECTRICAL LEGEND	
SYMBOL	DESCRIPTION
	CEILING FIXTURE W/ FAN-APPROVED JUNCTION BOX
	RECESSED LIGHT FIXTURE (IC-RATED WHERE NECESSARY)
	WALL-MOUNTED LIGHT FIXTURE
$	SWITCH
	DUPLEX RECEPTACLE GROUND-FAULT CIRCUIT INTERRUPTED
	DUPLEX RECEPTACLE WEATHERPROOF + GROUND-FAULT CIRCUIT INTERRUPTED

BUCKLEY FARA
ARCHITECTS, INC.
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ELGIN, IL 60123

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E-1
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Attachment: EXHIBIT - Site Plan & Elevations (2023-58 : 225 W. Kenilworth Avenue - SU Addition Setback)

VILLAGE OF PALATINE

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 05/23/23 07:00 PM

STAFF REPORT (ID # 8376)

225 W. Kenilworth Avenue

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Alex Bradshaw

PETITIONER: Monique DeSalvo

PLAN NUMBER: SU-000033-2023

ADDRESS: 225 W. Kenilworth Avenue

PROPOSAL:
Special Use to permit an addition to be set back 5 feet from the side lot line, instead of the minimum required 10 feet.

LOCATION:	225 W. Kenilworth Avenue District 2 (Lamerand)	**CURRENT ZONING:**	R-2 Single-Family Residential

SURROUNDING CONDITIONS:

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

BACKGROUND:
The Petitioner is proposing to construct an addition to the rear of the existing attached garage. The proposed 388 square foot addition will maintain the existing 5.3-foot side yard setback for the legally non-conforming residence. Therefore, the Petitioner is requesting:

> **Special Use to permit an addition to be set back 5 feet from the side lot line, instead of the minimum required 10 feet.**

SITE ANALYSIS:

- The Subject Property is zoned R-2 Single Family and is part of the R. Houston, Jr. & Sons Glen-Tyan Manor subdivision.
- The Subject Property is approximately 10,164 square feet. The lot consists of a one-story home with a 2-car garage. The existing primary structure is legal non-conforming for both of the interior side yard required setbacks. Each existing side

Attachment: PZC Materials - May 23, 2023 (2023-58 : 225 W. Kenilworth Avenue - SU Addition Setback)

setback is approximately 5 feet, instead of the minimum required 10 feet. The zoning ordinance amended the required residential setbacks in 2006 to align with the underlying lot width, as opposed to the previous attribution to the date of subdivision platting.

- In 2018, the Petitioner was granted a Special Use to permit an addition to the east side of the house to be set back 5 feet from the side lot line, instead of the minimum required 10 feet (O-11-18).
- The Petitioner is requesting a Special Use to permit the construction of an addition to expand their attached garage. The proposed 388 square foot addition will maintain the existing side yard setback on 5.33 feet.
- The existing garage is a 1-car garage and, per the submitted application, the Petitioner has 2 cars they wish to be stored in the garage. The addition will result in a tandem, 2-deep, garage with room for both personal vehicles, bicycles, and household materials.
- The home directly across at street to the south, 224 W. Kenilworth Ave, was granted a similar Special Use for a side yard setback reduction to permit a home addition in June 2022 (O-51-22).
- Both building and lot coverage are within the maximum allowed by Code.

DEPARTMENTAL REVIEWS:

Community Services	No Issues Identified.
Engineering	A lot grading plan will be required during the building permit stage.
Environmental Health	N/A
Fire Prevention	N/A
Public Works	N/A
Police	N/A

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

STAFF RECOMMENDATION:
The Petitioner is proposing to construct an addition to the existing attached garage. The addition will maintain the current 5.3-foot setback from the side property line. As the

Attachment: PZC Materials - May 23, 2023 (2023-58 : 225 W. Kenilworth Avenue - SU Addition Setback)

addition will not cause the residence to encroach any further into the required side yard setback, the total lot coverage and building coverage are significantly under the maximum permitted by Code. The proposal should not cause substantial injury to the value of the surrounding properties in the neighborhood. Therefore, Staff recommends approval of the Special Use, subject to the following condition:

1. The Special Use shall substantially conform to the Site Plan, Floor Plan, and Elevations submitted by the Petitioner, Monique DeSalvo, except as such plans may be changed to conform to the Village Codes and Ordinances.

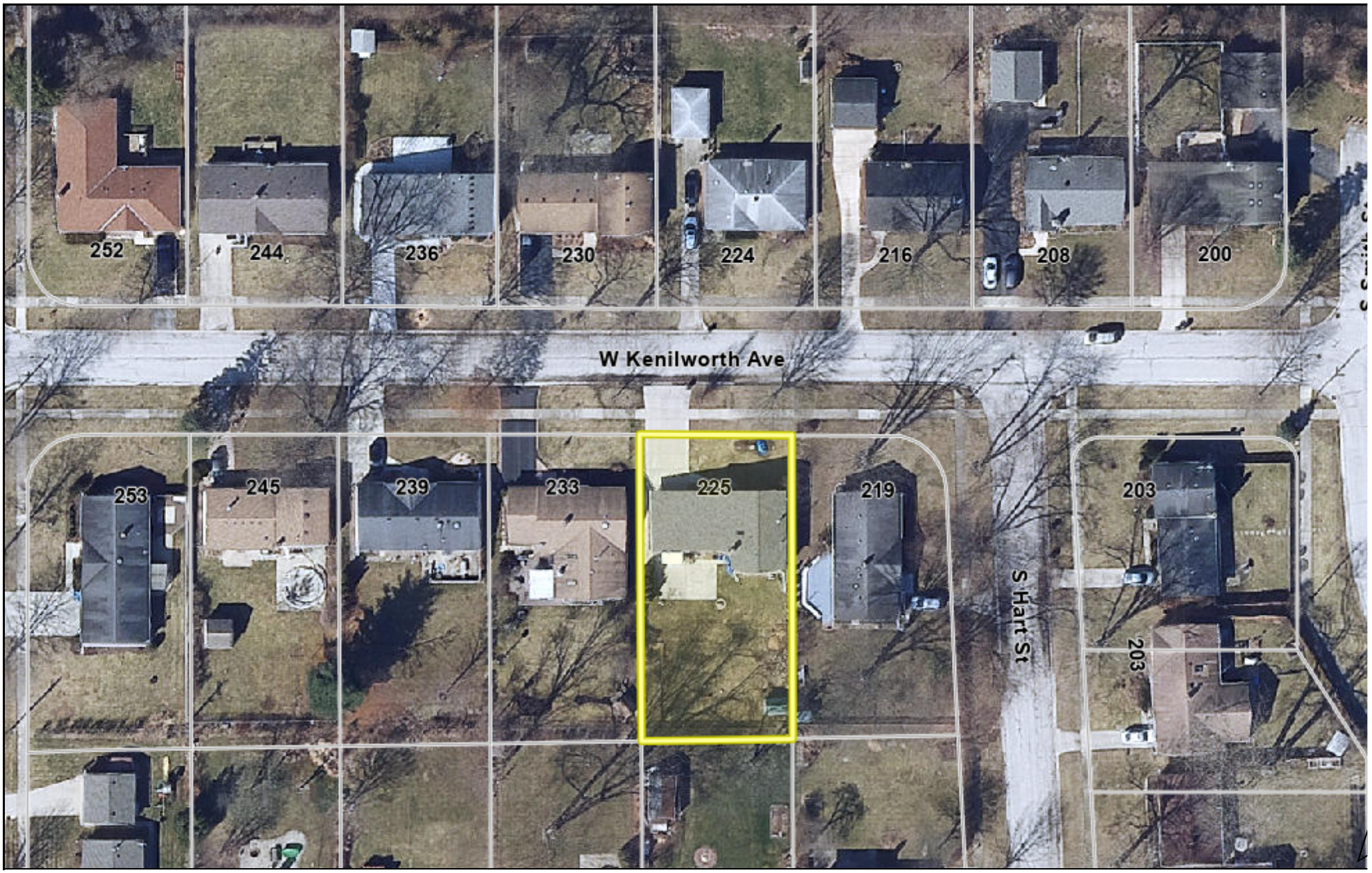
ATTACHMENTS:

- Aerial Map
- Special Use Application
- Plat of Survey
- Garage Expansion Plans & Elevations
- O-011-18 - 225 W. Kenilworth Ave. SU
- Public Notice

Attachment: PZC Materials - May 23, 2023 (2023-58 : 225 W. Kenilworth Avenue - SU Addition Setback)

GISConsortium

225 W. Kenilworth Avenue



0 100 200 ft

Print Date: 4/21/2023

Notes

Cook County Aerial 2020

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

Attachment: PZC Materials - May 23, 2023 (2023-58 : 225 W. Kenilworth Avenue - SU Addition Setback)

VILLAGE OF PALATINE

SPECIAL USE APPLICATION

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

Petitioner Name

Monique DeSalvo

Business Name (if applicable)

Subject Property Address

225 W. Kenilworth Avenue

Please provide a description of your proposed request:

We want to extend our garage so we can park 2 cars, store bicycles, lawn equipment, etc. Our lot is 71" and our garage is 5 feet from the lot line, so we need a special use permit in order to continue the garage/house line to the rear of the existing 1 car garage. Our garage is an attached garage.

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:

Currently, we can only park 1 car in our garage. Since we are a 2-car household, this means 1 car will be outside, exposed to all weather conditions and any vandalism or theft that may arise because that vehicle would be at the front of our property - and an easy target. When the project is completed, both cars will be in the garage, keeping off snow, rain and hot weather.

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

The garage will keep the home owner's property secured.

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

The Garage extension will follow the current roof height and line of the existing house. This addition will not be noticeable when viewed from the street. Our addition will closely match the footprint of the property directly to the west - and will provide more privacy in both backyards. It isn't a large addition and would not be intrusive to any of the surrounding properties.

Attachment: PZC Materials - May 23, 2023 (2023-58 : 225 W. Kenilworth Avenue - SU Addition Setback)

In order to supplement the above standards, the Zoning Board of 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.

Attachment: PZC Materials - May 23, 2023 (2023-58 : 225 W. Kenilworth Avenue - SU Addition Setback)

R.E. DECKER
(1933-1999)

R.G. PAVLETIC
P.L.S. 035-3261

Plat of Survey

of

Lot 5 in Block 2 in R. Houston, Jr. & Sons Glen-Tyan Manor, being a Subdivision of part of the West Half of the Northeast Quarter of Section 22, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as: **225 W. KENILWORTH AVENUE, PALATINE, ILLINOIS.**

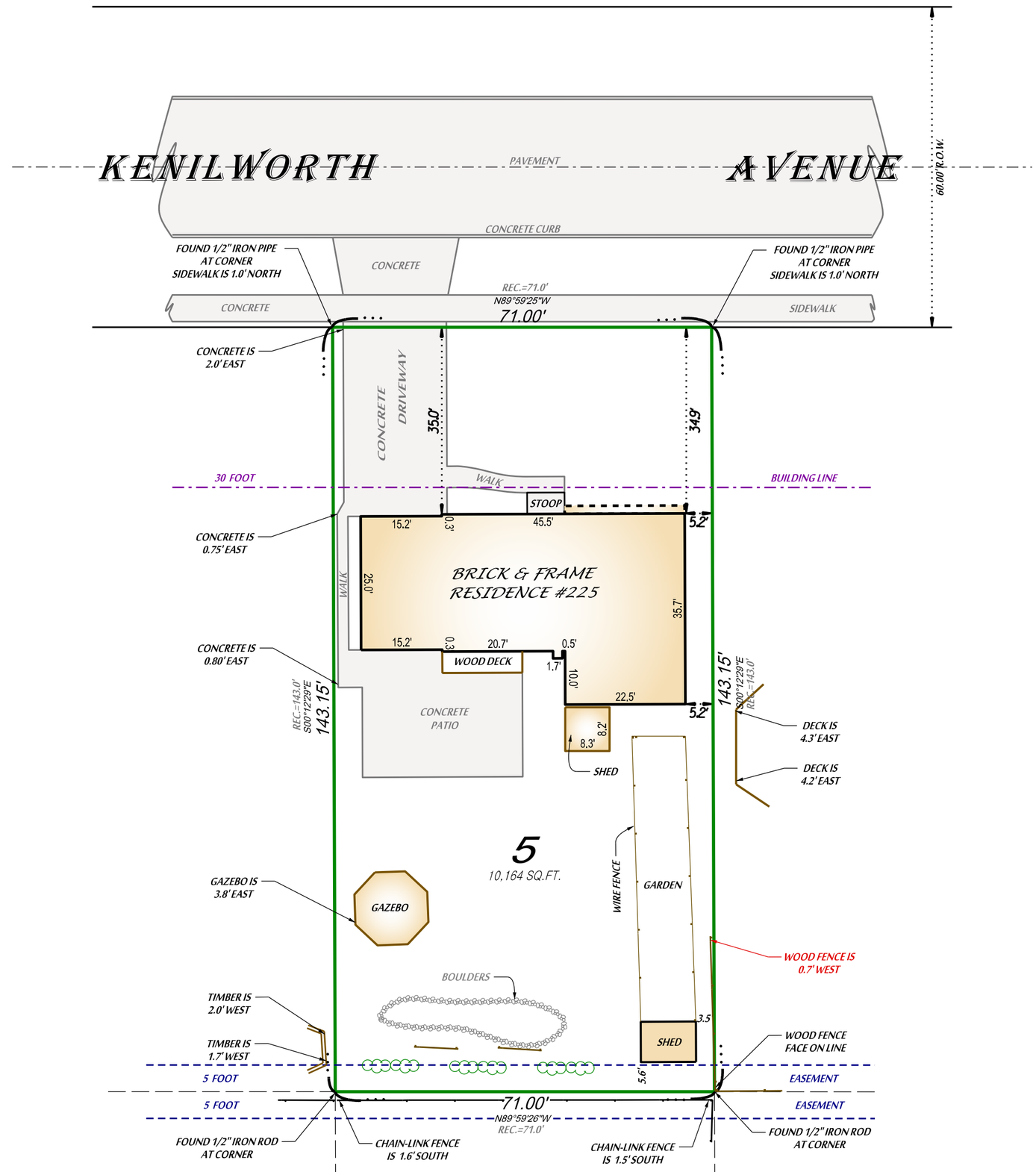
LEGEND

N.	=	North
S.	=	South
E.	=	East
W.	=	West
N.W.	=	Northwest
N.E.	=	Northeast
S.E.	=	Southeast
S.W.	=	Southwest
P.O.B.	=	Point of Beginning
SQ.FT.	=	Square Feet
R.O.W.	=	Right of Way
Doc.	=	Document
Rec.	=	Recorded as
Meas.	=	Measured
T.F.	=	Top of Foundation
MIN.	=	Minimum
MAX.	=	Maximum

N
W E
S

The Meridian is assumed but reflects the record Subdivision or Deed, except when noted.

Scale 1"= 20 ft



ORDER NUMBER 23-184

ORDERED BY: MONIQUE DESALVO

FOR:

REVISIONS:

THE RAISED SEAL INDICATES THIS IS AN ORIGINAL PRINT

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R.E. DECKER, P.C.
184-3086
Libertyville, IL
STATE OF ILLINOIS
expires 4-30-25

R E DECKER
PROFESSIONAL LAND SURVEYORS PC
333 W. PETERSON RD SUITE B
LIBERTYVILLE, IL 60048
TEL. 847-362-0091
DeckerSurvey@gmail.com
Website: DeckerSurvey.com

PROFESSIONAL LAND SURVEYOR
R.G. PAVLETIC
035-3261
Libertyville, Illinois
STATE OF ILLINOIS
expires 11-30-24

Field Work Completed on: 4-12-23

STATE OF ILLINOIS } ss
COUNTY OF LAKE }

This Professional service conforms to the current Illinois minimum standards for a "Boundary Survey."

R. E. DECKER, P.C.

By: 4-17-23
Professional Land Surveyor

Compare the Description on this Plat with your Deed and Title; also compare all stakes to this Plat before building by them, and report any differences at once. Dimensions are shown in feet and decimal parts thereof. Refer to Title, Covenants or Building Department for additional Easements, Setbacks or Restrictions which may exist.

Attachment: PZC Materials - May 23, 2023 (2023-58 : 225 W. Kenilworth Avenue - SU Addition Setback)

DESALVO RESIDENCE

225 W. KENILWORTH AVENUE PALATINE, ILLINOIS 60067

DESIGN CRITERIA	
FLOOR SLEEPING ROOMS OTHER ROOMS VEH. GARAGES	 30# LL - 10# DL 40# LL - 10# DL 50# LL - 10# DL
WALL	60# PLF OR ACTUAL LOAD 20 PSF WIND 0'-20' HEIGHT 25 PSF WIND 21'-29' HEIGHT 30 PSF WIND 30' HEIGHT AND ABOVE
CEILING UNHAB W/O STOR UNHAB LIM STOR HAB W/ FX STAIR	 10# LL - 10# DL 20# LL - 10# DL 30# LL - 10# DL
WIND SPEED	115 MPH 3 SECOND GUST & 89 MPH NOMINAL
ROOF	25# LL (SNOW) - 10# DL (ALL SLOPES)
CATHEDRAL	30# LL - 15# DL (ALL SLOPES)
EXT. DECK	40# LL - 10# DL
EXT. BALCONY	40# LL - 10# DL
STAIRS	40# LL + 300# CONCENTRATED LOAD
GUARD+HANDRAILS	200# LL AT ANY DIRECTION APPLIED AT THE TOP
FROST DEPTH	42" (3'-6")

STRUCTURAL FRAMING LUMBER

BASE VALUE (USE NO MULTIPLIERS AGAINST BASE VALUE)

GRADE # 2 SPECIES SPF DOMESTIC OR CANADIAN BASE Fb 1000

SPECIFY MANUFACTURER AND NAME OF SPECIFIC BEAM PRODUCT WITH THE CURRENT SIZE, Fb, AND E VALUES PER MANUFACTURER

MANUFACTURER TRUS-JOIST PRODUCT LVL HEADERS & BEAMS MICRO-LAM

TABLE R301.2(1)
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	ICE BARRIER UNDER LAYMENT REQ.	FLOOD HAZARDS	AIR FREZING INDEX	MEAN ANNUAL TEMP
	SPEED (MPH)	TOPO EFFECTS	SPECIAL WIND REGION	WIND-BORNE DEBRIS ZONE		WEATHERING	FROST LINE DEPTH	TERMITE			CHPTR 16 OF VILLAGE CODE		
25	115	NO	NO	NO	A	severe	42"	MOD-TO-HEAVY	-4	YES	SEE BELOW	2000	47.6

DRAWINGS HAVE BEEN PREPARED IN ACCORDANCE W/ THE VILLAGE OF PALATINE AND AMENDMENTS AS LISTED BELOW.

INTERNATIONAL RESIDENTIAL CODE, 2015 EDITION (WITH AMENDMENTS).
- (F)APPENDIX H, PATIO COVERS
- (G)APPENDIX J, EXISTING BUILDINGS AND STRUCTURES

INTERNATIONAL ENERGY CONSERVATION CODE, 2018 EDITION (WITH ILLINOIS AMENDMENTS)

INTERNATIONAL FIRE CODE, 2015 EDITION

NATIONAL ELECTRIC CODE, 2017 EDITION

VILLAGE OF PALATINE CODE OF ORDINANCES

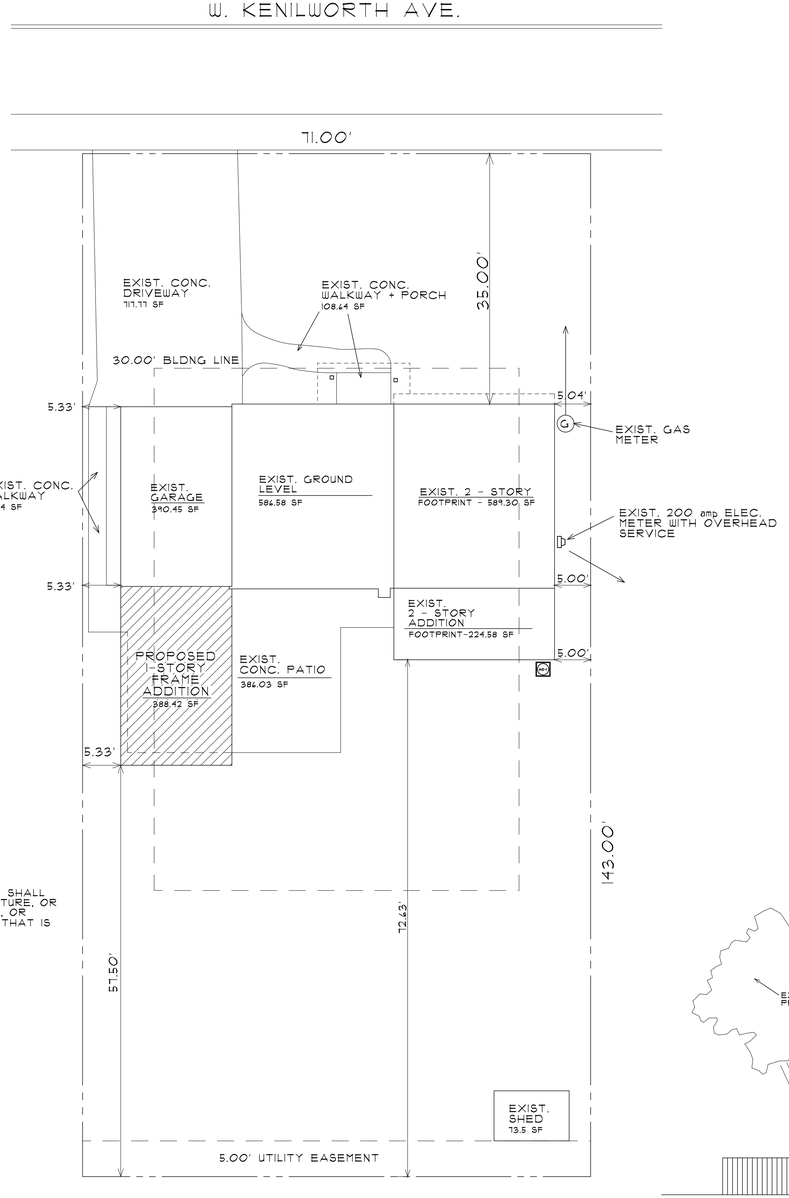
SITE NOTES:

1. CONSTRUCTION DEBRIS AND REFUSE CONTAINMENT SHALL BE REQUIRED FOR ALL JOB SITES. CONTAINMENT SHALL OCCUR ON THE PROPERTY THAT IS THE SUBJECT OF THE PERMIT. I SHALL BE WITHIN A DUMPSTER, STRUCTURE, OR CONTAINER THAT CAN BE COVERED TO PREVENT WINDBLOWN DEBRIS. ALL SUCH DUMPSTERS, STRUCTURES, OR CONTAINERS SHALL BE COVERED AT ALL TIMES WHEN NO WORK IS BEING PERFORMED ON THE PROPERTY THAT IS THE SUBJECT OF THE PERMIT.
2. ALL DISTURBED PARKWAY LAWN AREAS WILL BE RESTORED WITH NEW SOD ON 6" OF TOPSOIL. ALL SOD SHALL BE WATERED AS REQ'D TO SUSTAIN GROWTH.
3. ALL PARKWAY TREES SHALL HAVE A SNOW FENCE THAT EXTENDS TO THE DRIP LINE. NO TRAFFIC SHALL GO OVER THE ROOT SYSTEM.
4. SURFACE DRAINAGE TO BE DIVERTED FROM STRUCTURE SO AS NOT TO CREATE A HAZARD ON THIS OR ADJACENT PROPERTY. GRADE FROM FOUNDATION TO DROP A MINIMUM OF 6" IN 10'. PROVIDE SWALES OR DRAINS TO ENSURE DRAINAGE FROM STRUCTURE AND ADJACENT PROPERTY.
5. TOILET FACILITIES SHALL BE PROVIDED AT ALL JOB SITES PER ILLINOIS PLUMBING CODE. THIS WILL BE A CONDITION OF THE PERMIT.
6. PROVIDE AND MAINTAIN A 4'-0" HIGH FENCE ALONG THE FULL LENGTH OF INTERIOR SIDE YARDS UNTIL EXTERIOR CONSTRUCTION IS COMPLETE.
7. PROVIDE AND MAINTAIN A 4'-0" HIGH CONSTRUCTION FENCE DURING NON-WORKING HOURS THAT WILL ENCLOSE ALL OPEN EXCAVATIONS UNTIL FOUNDATION IS BACK-FILLED & FIRST FLOOR DECK IS COMPLETED.

GENERAL NOTE:

1. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING WITH THE WORK. ANY DISCREPANCIES IN FIELD CONDITIONS IS TO BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING.
2. PLEASE NOTIFY ARCHITECT IMMEDIATELY IF THERE ARE ANY DISCREPANCIES IN THE CONSTRUCTION DOCUMENTS.

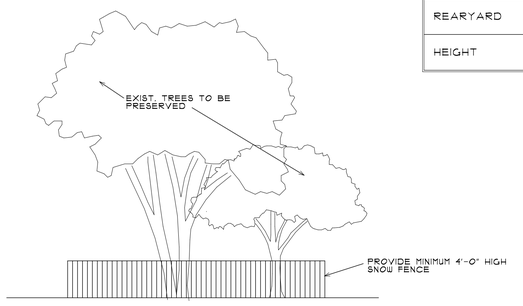
STATE LAW: BEFORE DIGGING, CALL JULIE (811 OR 1-800-892-0123) FOR LOCATION OF PUBLIC AND PRIVATE UTILITIES AT WORK SITE. 48 HOURS NOTICE IS REQUIRED.



SITE PLAN

SCALE 1" = 10'-0"

NORTH



TREE PROTECTION DETAIL

NO SCALE

ERECT PROTECTIVE SNOWFENCE PRIOR TO ANY CONSTRUCTION ACTIVITY. DO NOT STORE ANY EQUIPMENT OR MATERIALS WITHIN THE PROTECTION AREA. REMOVE THE PROTECTIVE SNOW FENCE ONLY AFTER CONSTRUCTION IS COMPLETE.

ALL TREES ARE TO BE PROTECTED DURING CONSTRUCTION WITH FENCING. FOR EVERY 1" OF TREE DIAMETER, MAINTAIN 1'-0" DISTANCE AWAY FOR FENCING.

INDEX OF DRAWINGS	
SHEET	DESCRIPTION
G-1	SITE PLAN + GENERAL NOTES
A-1	FOUNDATION PLAN + NOTES
A-2	CONSTRUCTION PLAN + NOTES
A-3	EXTERIOR ELEVATIONS WALL SECTION + DETAILS
E-1	ELECTRICAL PLAN + NOTES

ZONING CALCULATIONS - [R-2]	
LOCATION	REQUIRED AREA [SQ. FT.]
LOT	10,153
MAX BUILDING COVERAGE [35%]	3,553.55
PROPOSED BUILDING COVERAGE	2,179.33
MAXIMUM LOT COVERAGE [45%]	4,568.85
PROPOSED LOT COVERAGE	3,483.61
LOCATION	PROPOSED AREA [SQ. FT.]
EXISTING FOOTPRINT	1,790.91
PROPOSED IST FLOOR	388.42
OTHER LOT COVERAGE SURFACES	1,304.28

SETBACKS - [R-2]		
LOCATION	REQUIRED DIMENSION	PROPOSED DIMENSION
FRONTYARD	30.00'	EXIST.
INTERIOR SIDEYARD	10.00'	5.33'
REARYARD	40.00'	57.50'
HEIGHT	30'-0"	EXIST.

BUCKLEY FARA ARCHITECTS, INC.
2512 HATFIELD DR.
ELGIN, IL 60123

JOSEPH FARA
(630) 651-9457
2jfara2@gmail.com

THOMAS BUCKLEY
(847) 347-9266
thomasbuckley57@gmail.com

DESALVO RESIDENCE

225 W. KENILWORTH AVE. PALATINE ILLINOIS

PROPOSED ROOM ADDITION

3-14-22 RELEASED FOR PERMIT SUBMITTAL

PROJECT NO.	2022-024B
DRAWN BY	TB / JF

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ARCHITECT'S CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY DIRECTION AND THAT TO THE BEST OF MY KNOWLEDGE, COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.

CERT NO. 001.008721

EXP. 11-30-24 DATE: 3-14-2023

STATE OF ILLINOIS THOMAS W. BUCKLEY 001-008721 CHICAGO LICENSED ARCHITECT

G-1
OF FIVE

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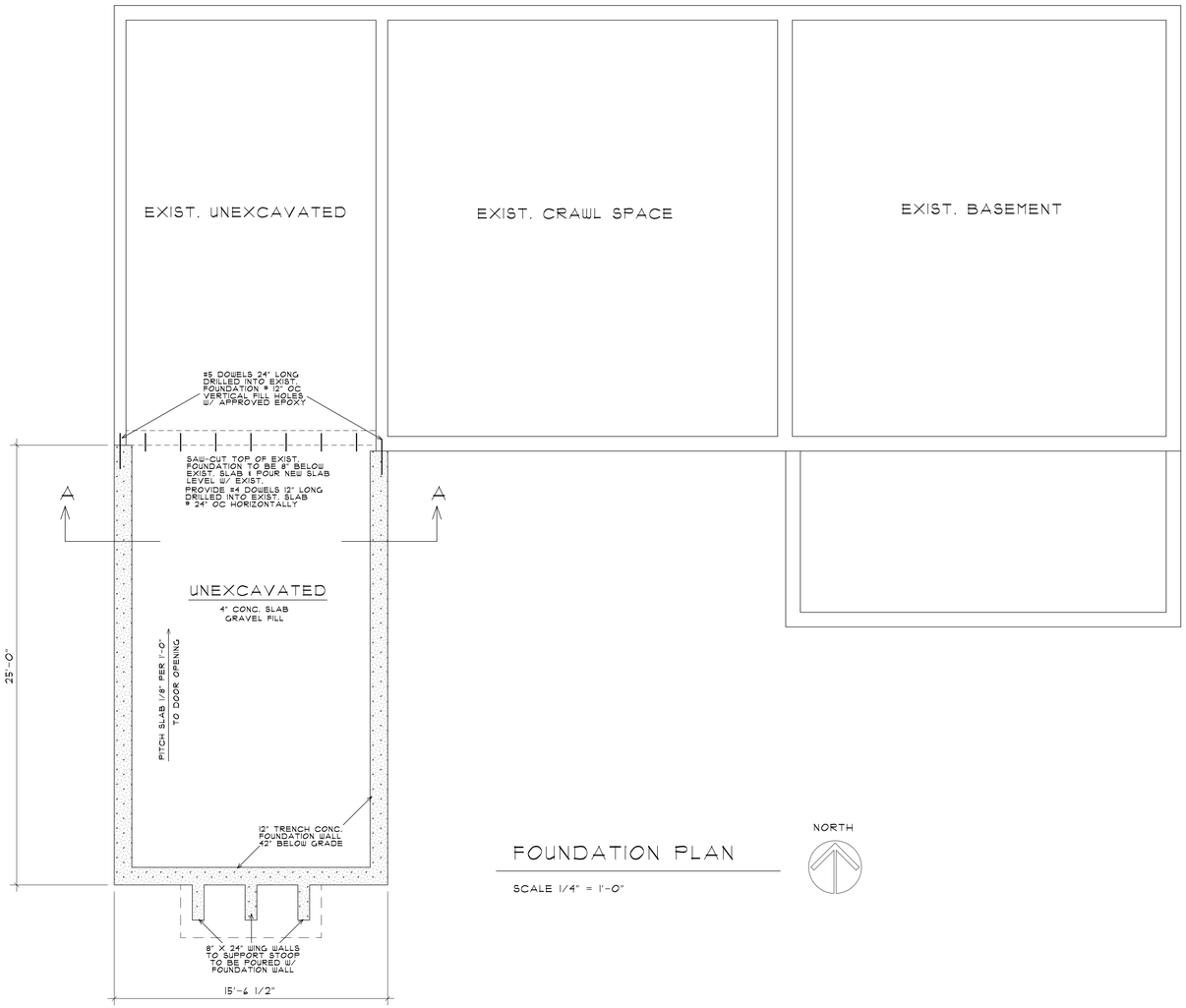

FOUNDATION PLAN

SCALE 1/4" = 1'-0"

NORTH

CONCRETE AND EXCAVATION

1. FOOTINGS SHALL BEAR ON UNDISTURBED, INORGANIC SOIL WITH MINIMUM BEARING CAPACITY OF 3000 PSF.
2. ALL EXCAVATED SOIL SHALL BE REMOVED FROM SITE. FOUNDATION EXCAVATION SHALL BE BACKFILLED WITH CRUSHED CONCRETE AND TOPPED WITH 12 INCHES OF TOPSOIL
3. FOUNDATION CONCRETE TO ACHIEVE COMPRESSIVE STRENGTH OF 3000PSI AT 28 DAYS; MIN. 5 1/2 BAG MIX. SIDEWALKS, PATIOS, & STEPS TO BE AIR-ENTRAINED WITH COMPRESSIVE STRENGTH OF 3500 PSI AT 28 DAYS, MIN. 6 BAG MIX.
4. BACK-FILL SOIL SO THAT GRADE SLOPES AWAY FROM FOUNDATION 6" WITHIN FIRST 10'-0" (MIN).
5. EXISTING GROUND ELEVATIONS WILL NOT BE ALTERED ANYWHERE ON THE SITE IN ORDER TO MAINTAIN THE EXISTING DRAINAGE PATTERN AND NOT OBSTRUCT ANY TRIBUTARY DRAINAGE FROM THE SURROUNDING PROPERTIES.
6. ALL EXCAVATED SOIL/MATERIALS NOT TO BE USED FOR BACKFILL & TO BE IMMEDIATELY REMOVED FROM SITE. NO ON-SITE STOCKPILING OF EXCAVATED MATERIALS WILL BE ALLOWED, WITH THE EXCEPTION OF TOPSOIL FOR FINAL GRADING.
7. GRAVEL BASE ON CONCRETE SLABS TO HAVE A BASIC COURSE CONSISTING OF CLEAN GRADE SAND, GRAVEL, CRUSHED STONE, OR CRUSHED BLAST-FURNACE SLAG PASSING A 2" SIEVE AND RETAINED ON 1/4" SIEVE SHALL BE PLACED ON THE PREPARED SUBGRADE WHEN THE SLAB IS BELOW GRADE. PEA GRAVEL IS NOT ALLOWED
8. PLEASE TAKE CARE WHEN DIGGING FOR THE FOOTINGS. THE USE OF ROCK UNDER FOOTINGS CAN FACILITATE WATER ACCUMULATION UNDER THE FLOOR SLAB/BASEMENT AND CONTRIBUTE TO FLOODING AS THE GROUND WATER LEVEL RISES DURING EXTREMELY WET PERIODS. THEREFORE, CRUSHED ROCK CANNOT BE PERMITTED UNDER FOUNDATIONS UNLESS A SOILS REPORT BY AN ILLINOIS LICENSED SOILS ENGINEER SPECIFICALLY ADDRESSES THE EXISTING AND POTENTIAL HIGH LEVELS OF GROUND WATER TABLE AND ADEQUATE PREVENTIVE MEASURES TO PROTECT THE HOMEOWNER.
9. CONTROL JOINTS FOR 4" SLABS SHALL BE AT A MAXIMUM OF 8' INTERVALS
10. FIELD VERIFY SAW CUT CONTROL JOINTS ARE INSTALLED WITHIN 24 HOURS OF FINAL FINISHING OF CONC.
11. A WRITTEN RECORD PROVIDED FROM THE MATERIAL SUPPLIER SHALL BE PROVIDED TO THE LOCAL AUTHORITY UPON COMPLETION OF DELIVERY OF CONCRETE. THE RECORDS SHALL CONTAIN THE FOLLOWING:
    - A. TIME THAT WATER WAS INTRODUCED TO THE CONC. MIX
    - B. TIME AT THE END OF THE CONCRETE POUR
    - C. CEMENT MIX RATIO
    - D. AMOUNT OF WATER ADDED ON SITE
    - E. TOTAL NUMBER OF DRUM REVOLUTIONS
    - F. AMOUNT OF CHLORIDE ADDED TO THE CEMENT MIX
    - G. AMOUNT OF ADMIXTURES IN CEMENT MIX
    - H. AIR CONTENT OF CEMENT MIX
12. SLABS-ON-GRADE REQUIRE A MINIMUM OF #10 WELDED WIRE FABRIC LOCATED IN THE UPPER ONE THIRD OF THE THICKNESS
13. PORCHES & STEPS EXPOSED TO WEATHER SHALL HAVE CONCRETE W/ A MIN. COMPRESSIVE STRENGTH OF 3,500 PSI AND SHALL BE AIR ENTRAINED NOT LESS THAN 5% OR MORE THAN 7%.

WALL LEGEND - SUB-LEVEL

LOCATION	UL NO.	FIRE RATING	CONSTRUCTION	DESCRIPTION
EXTERIOR	---	---		12" TRENCH CONC. FOUNDATION WALL W/ 2- #5 TOP + BOTTOM MIN. 42" BELOW GRADE
EXISTING WALLS TO REMAIN				EXISTING WALL CONSTRUCTION
EXISTING WALLS TO BE REMOVED				EXISTING WALL CONSTRUCTION

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2512 HATFIELD DR.
ELGIN, IL 60123

JOSEPH FARA
(630) 651-9457
2jfara2@gmail.com

THOMAS BUCKLEY
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THOMAS W. BUCKLEY
1-8721
CHICAGO
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A-1
OF FIVE

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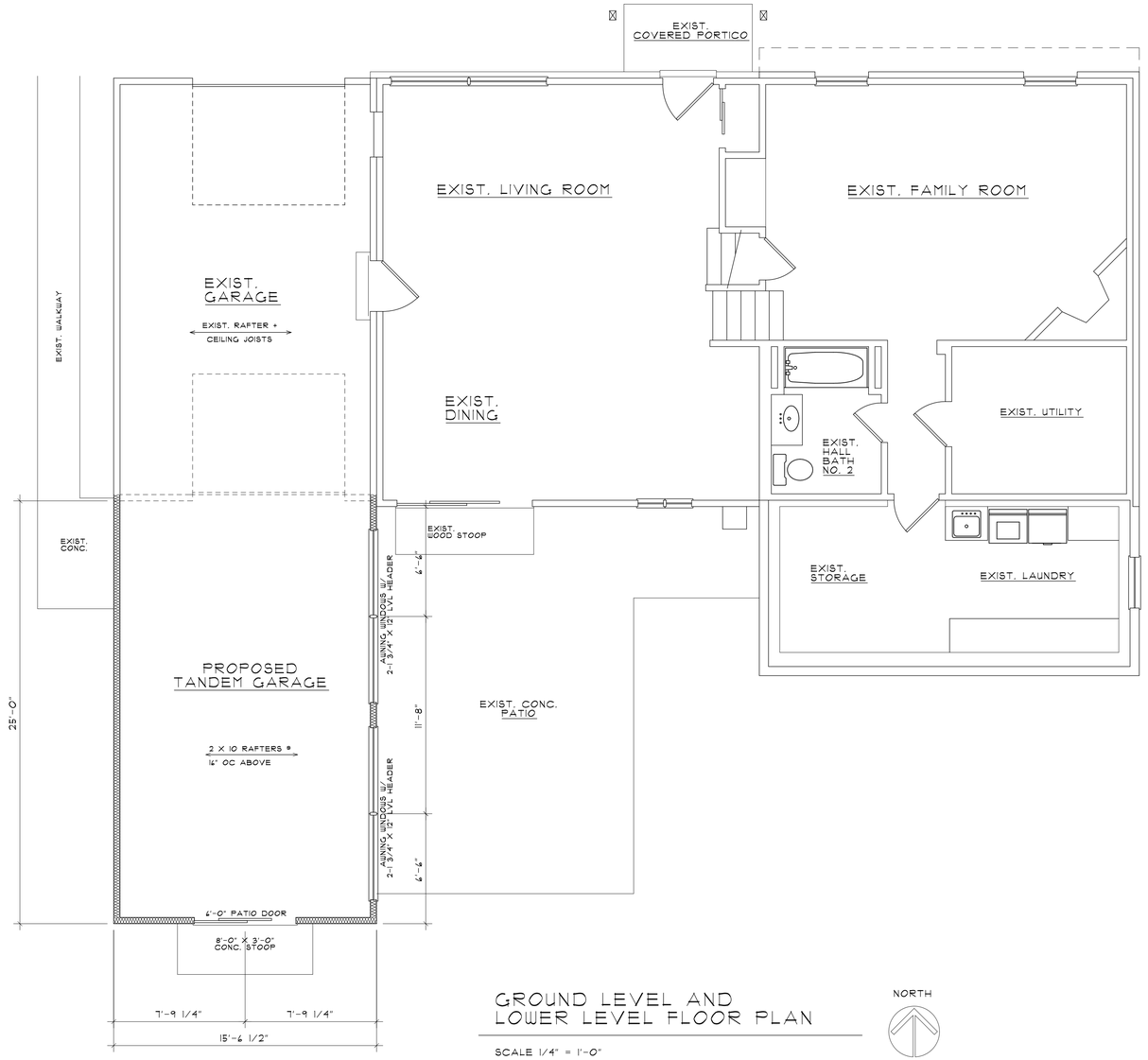

GROUND LEVEL AND LOWER LEVEL FLOOR PLAN

SCALE 1/4" = 1'-0"

NORTH

WALL LEGEND - GRADE LEVEL				
LOCATION	UL NO.	FIRE RATING	CONSTRUCTION	DESCRIPTION
EXTERIOR	---	---		2X4 WD STUDS @ 16" OC W/ 1/2" DRYWALL EA FACE
EXISTING WALLS TO REMAIN				EXISTING WALL CONSTRUCTION
EXISTING WALLS TO BE REMOVED				EXISTING WALL CONSTRUCTION

DOOR + WINDOW WOOD HEADER SIZES (UNLESS NOTED DIFFERENTLY ON PLANS)				
SPAN/OPENING	HEADER SIZE	# JACKS		
LESS THAN 3'	2-2X6s	2		
3' - 3'-8"	2-2X8s	2		
3'-8" - 4'-6"	2-2X10s	2		
4'-6" - 5'-6"	2-2X12s	2		
GREATER THAN 5'-6"	SEE PLAN	2		

WOOD HEADER/BEAM SUPPORT COLUMNS			
BEAM/HEADER	COLUMN (IN 2X4 WALL)	COLUMN (IN 2X6 WALL)	DETAIL
DIMENSIONAL LUMBER (2X12,2X10,2X8,2X6,2X4)	(EA END) (2)2X4 JACK 2X4 KING STUD	(EA END) (2)2X6 JACK 2X6 KING STUD	2x LUMBER; (2)2xJACK; 2xKING
2-1 3/4" LVLS	(ONE EA END) 4X4 POST 2X4 KING STUD	(ONE EA END) 4X6 POST 2X6 KING STUD	2x LVL; 4x PSL; 2xKING
3-1 3/4" LVLS	(ONE EA END) 6X4 PSL POST 2X4 KING STUD	(ONE EA END) 6X6 PSL POST 2X6 KING STUD	3x LVL; 6x PSL; 2xKING

ENERGY CONSERVATION NOTE:

1. A PERMANENT CERTIFICATE SHALL BE POSTED ON A WALL IN THE SPACE WHERE THE FURNACE IS LOCATED, A UTILITY ROOM OR AN APPROVED LOCATION IN THE BUILDING. IT SHALL LIST THE R-VALUES OF INSULATION INSTALLED, U-FACTORS OF GLAZING, DUCT TESTING & BLOWER TEST RESULTS. [2018 IECC R401.3]

FIRE PROTECTION

1. PROVIDE FIRE-BLOCKING CONFORMING TO IRC R602.8
2. IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFT STOPPING SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 500 SQ FT OR 25 FT IN ANY HORIZONTAL DIRECTION. DRAFT STOPPING SHALL BE DIVIDED IN EQUAL AREAS.
3. FIRESTOPPING TO BE INSTALLED AT ALL PLATE PENETRATIONS, SOFFITS, FURRED SPACES CONCEALED SPACES, ETC. AS PER THE BUILDING CODE.
4. FIREBLOCKING SHALL BE IN THE FOLLOWING LOCATIONS:
   1) IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS:
      - A) VERTICALLY AT THE CEILING AND FLOOR LEVELS
      - B) HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET
   2) AT ALL INTERSECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES FOR SOFFITS, DROP CEILINGS AND COVE CEILINGS, ETC.
   3) IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN
   4) AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT THE CEILING AND FLOOR LEVELS (SECTION: IRC R302.11)

STRUCTURAL

1. ALL WALLS WILL BE PROVIDED WITH A DOUBLE TOP PLATE LAPPED AT THE CORNERS.
2. CONSTRUCTION LUMBER TO BE SPF CONSTRUCTION GRADE NO. 2
   F_b = 1000 PSI MODULUS OF ELASTICITY 1,100,000
3. LUMBER WITH SPANS GREATER THAN 20' TO BE DOUGLAS FIR CONSTRUCTION GRADE NO. 2
   F_b = 1200 PSI MODULUS OF ELASTICITY 1,100,000
4. EXTERIOR OR LOAD BEARING WALLS WITH STUDS DRILLED WITHIN 5/8" OF THE FACE OF THE STUD SHALL BE REINFORCED WITH A STRUCTURAL STUD SHOE. (SECTION R602.6)
5. ALL INTERIOR WALL FRAMING, UNLESS OTHERWISE NOTED, TO BE 2 x 4 STUDS @ 16" OC W/ 1/2" DRYWALL EACH SIDE.
6. EXTERIOR OR LOAD BEARING WALLS WITH PLATES CUT, DRILLED OR NOTCHED MORE THAN 50% OF THE WIDTH OF THE STUD SHALL HAVE A GALVANIZED METAL TIE 16 GAGE AND 1 1/2 INCHES (1 1/2") WIDE FASTENED TO EACH PLATE. (SECTION: R602.6.1)
7. PROVIDE 2 - 2 X 12 HEADER WITH 1/2" PLYWOOD AND SINGLE CRIPPLE FOR SPANS UP TO 6'. SEE PLAN FOR SPANS GREATER THAN 6'; PROVIDE DOUBLE CRIPPLE FOR SPANS EXCEEDING 6'.
8. CUTS, NOTCHES AND HOLES BORED IN TRUSSES, LAMINATED VENEER LUMBER, GLUE-LAMINATED MEMBERS OR I-JOISTS ARE NOT PERMITTED UNLESS THE EFFECTS OF SUCH ARE SPECIFICALLY ADDRESSED. (SECTION: R502.8.2)
9. ALL RAFTER TIES SHALL BE PROVIDED IN ACCORDANCE WITH IRC R802.11.1, RESULTING UPLIFT FORCES FROM THE TIES SHALL BE TRANSMITTED TO THE FOUNDATION.
10. RIDGE BOARD SHALL BE AT LEAST TWO-INCH (2") NOMINAL THICKNESS & NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER. VALLEY & HIP RAFTERS SHALL NOT BE LESS THAN TWO-INCH (2") NOMINAL THICKNESS & NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTERS.

THERMAL AND MOISTURE PROTECTION

ROOFING:

1. SHINGLES SHALL COMPLY W/ASTM D225 OR D3462. PROVIDE NO LESS THAN 4 NON-CORROSIVE FASTENERS PER STRIP. BASE FLASHING TO BE CORROSIVE-RESISTANT METAL MIN. .019 INCH THICK OR MINERAL SURFACE ROLL 11#/100 SF. CAP FLASHING TO BE CORROSIVE-RESISTANT METAL MIN. .019 INCH THICK. OPEN VALLEYS TO BE LINED W/ METAL 24" (MIN.) WIDE OR 2 PLIES OF MINERAL SURFACE ROLL 36" (MIN.) WIDE. CLOSE VALLEY THE SAME AS OPEN VALLEY OR ONE PLY MIN. 36" WIDE.
2. ICE AND WATER SHIELD IS REQUIRED IN ALL VALLEYS (UP 18" ON EACH SIDE) AND ON EAVES, A MINIMUM OF 2'-0" BEYOND THE INTERIOR WALL LINE.
3. FENESTRATION SHALL BE LISTED AND LABELED BY THE MANUFACTURER. THE MAX AIR INFILTRATION OF WINDOWS, SKYLIGHTS, AND SLIDING GLASS DOORS IS 0.3 CFM PER SQ FT. MAX AIR INFILTRATION OF SWINGING DOORS IS 0.5 CFM PER SQ FT.
4. GLAZING: MAXIMUM ALLOWED GLAZING U FACTOR IS .30 (BTU/HR*FT2*F) GLAZING U-FACTOR SHALL BE SHOWN ON THE WINDOW LABEL DURING INSPECTION
5. THE VAPOR BARRIER SHALL BE LAPPED 12 INCHES AND THE SEAMS SEALED WITH COMPATIBLE GLUES.

BUCKLEY FARA ARCHITECTS, INC.
2512 HATFIELD DR.
ELGIN, IL 60123

JOSEPH FARA
(630) 651-9457
2jfara2@gmail.com

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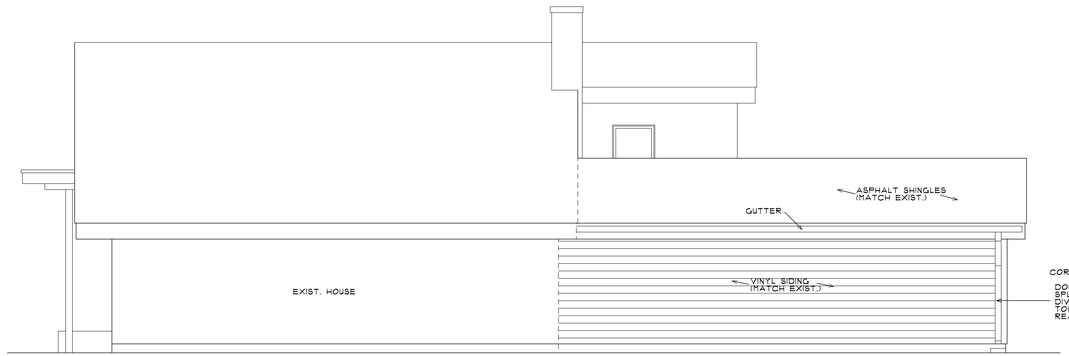
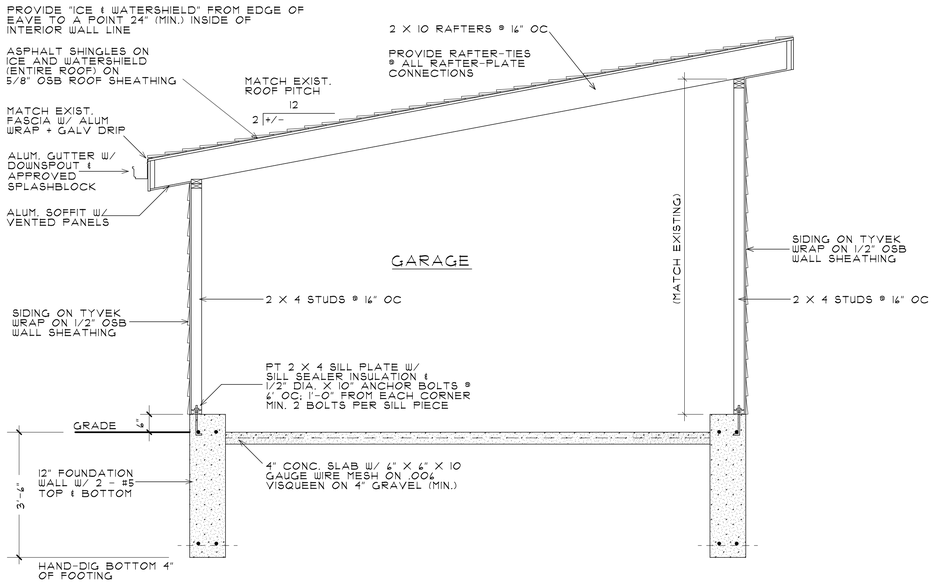


WEST ELEVATION

SCALE 1/4" = 1'-0"

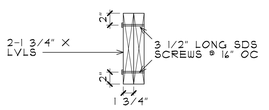
SOUTH ELEVATION

SCALE 1/4" = 1'-0"



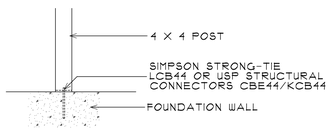
BUILDING SECTION A-A

SCALE 1/2" = 1'-0"



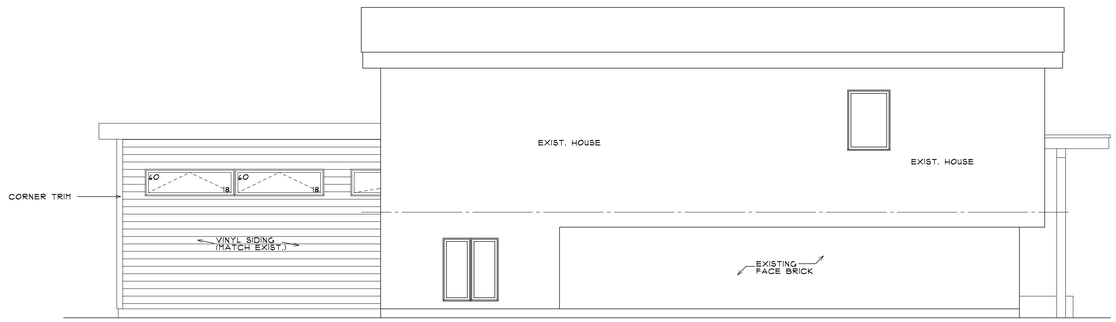
2-PLY LVL FASTENING DETAIL

SCALE: 1" = 1'-0"



COLUMN BASE DETAIL

SCALE 1/2" = 1'-0"



EAST ELEVATION

SCALE 1/4" = 1'-0"

ELEVATION MATERIALS

LOCATION	HATCH	DESCRIPTION	MANUF.
SIDING		HORIZONTAL VINYL SIDING (COLOR TO MATCH EXISTING)	
ROOFING		ASPHALT SHINGLES (COLOR TO MATCH EXISTING)	
SOFFIT, FASCIA GUTTER, D/S TRIM		MATCH EXISTING	

ELEVATION NOTES:

1. WINDOW SIZES BASED ON FRAME SIZES; ROUGH OPENINGS TO BE VERIFIED W/ CHOSEN WINDOW MANUF. & CONTRACTOR PRIOR TO CONSTRUCTION
2. FRAME SIZES TO BE FOLLOWED AS CLOSE AS POSSIBLE PER DIFFERENT MANUF.
3. ALL NEW WINDOWS TO HAVE A MAX. U-FACTOR OF 0.30
4. WINDOWS IN WHICH THE BOTTOM EDGE OF THE WINDOW IS LESS THAN 18" ABOVE THE TOP OF THE FLOOR ARE REQUIRED TO BE TEMPERED.

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2512 HATFIELD DR.
ELGIN, IL 60123

JOSEPH FARA
(630) 651-9457
2jfara2@gmail.com

THOMAS BUCKLEY
(847) 347-9266
thomasbuckley57@gmail.com

DESALVO RESIDENCE

225 W.
KENILWORTH AVE.
PALATINE
ILLINOIS

PROPOSED ROOM ADDITION

3-14-22 RELEASED FOR PERMIT SUBMITTAL

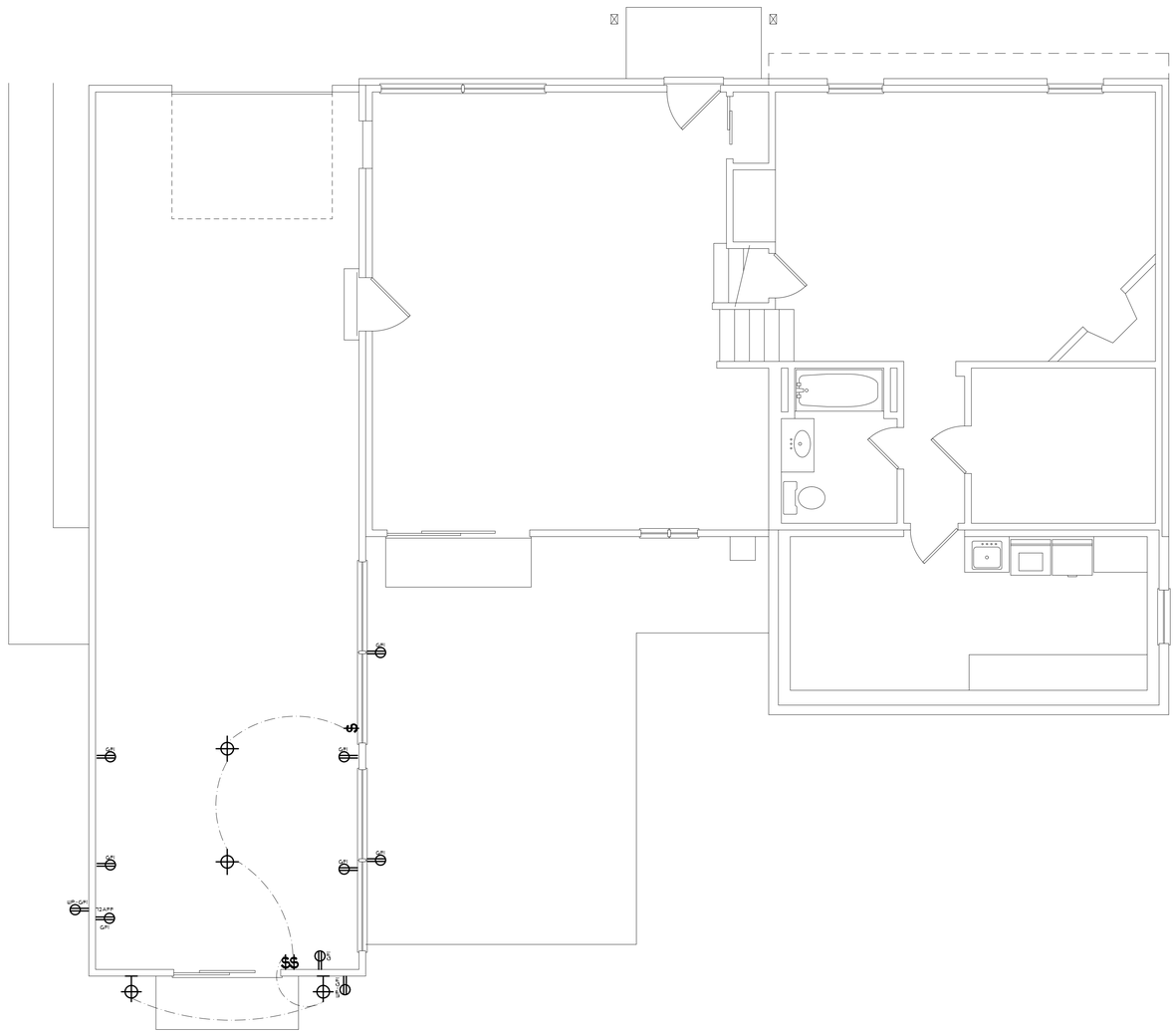
PROJECT NO.	2022-024B
DRAWN BY	TB / JF

COPYRIGHT BUCKLEY FARA ARCHITECTS, INC. 2023

DATE	DESCRIPTION
6-17-22	PRELIMINARY
8-8-22	PRELIMINARY
3-14-23	PERMIT

STATE OF ILLINOIS
THOMAS W. BUCKLEY
1-8721
CHICAGO
LICENSED ARCHITECT

Attachment: PZC Materials - May 23, 2023 (2023-58 : 225 W. Kenilworth Avenue - SU Addition Setback)



ELECTRICAL

1. ALL WIRING 25 VOLTS OR GREATER TO BE IN ELECTRIC METALLIC TUBING. PVC IS NOT PERMITTED.
2. A MIN. OF 90% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS.
3. GARAGES ARE TO BE ON A SEPARATE 20 AMP CIRCUIT.
4. RECEPTACLE RATING FOR A 20 AMP CIRCUIT SHALL BE 20 AMPS.
5. EACH GENERAL LIGHTING CIRCUIT SHALL NOT HAVE MORE THAN 10 POWER CONSUMING DEVICES CONNECTED TO IT + THE CIRCUIT BREAKER SHALL NOT EXCEED 15 AMPS.
6. PROVIDE A NEUTRAL WIRE AT EACH SWITCH BOX LOCATION.
7. 14AWG CU CONDUCTORS CANNOT BE USED FOR A BRANCH CIRCUIT LARGER THAN 15A.
8. ELECTRICAL RECEPTACLES ARE REQUIRED TO BE SELF-GROUNDING.
9. ALL ELECTRICAL CONDUCTORS ARE TO BE SOLID OR STRANDED COPPER IN ELECTRICAL METALLIC TUBING.
10. CEILING MOUNTED ELECTRICAL OUTLETS INSTALLED IN THE GARAGE SHALL BE GFCI PROTECTED.
11. SURFACE MOUNTED INCANDESCENT FIXTURES INSTALLED NO CLOSER THAN 12" TO THE NEAREST STORAGE SPACE. SURFACE MOUNTED FLUORESCENT FIXTURES INSTALLED NO CLOSER THAN 6" TO THE NEAREST STORAGE SPACE. RECESSED INCANDESCENT AND FLUORESCENT FIXTURES W/ COMPLETELY ENCLOSED LAMP NO CLOSER AND FLUORESCENT FIXTURES W/ COMPLETELY ENCLOSED LAMP NO CLOSER THAN 6" TO THE NEAREST STORAGE SPACE
12. ALL RECEPTACLES REQUIRE A PIGTAIL GROUNDING WIRE TO THE BOX.
13. ALL NEW 125 VOLT, 15- AND 20-AMP RECEPTACLES SHALL BE LISTED TAMPER RESISTANT RECEPTACLES.
14. PROVIDE A GROUND WIRE IN ALL RACEWAYS.

ELECTRICAL LEGEND	
SYMBOL	DESCRIPTION
⊕	CEILING FIXTURE W/ FAN-APPROVED JUNCTION BOX
▣	RECESSED LIGHT FIXTURE (IC-RATED WHERE NECESSARY)
⊢⊕	WALL-MOUNTED LIGHT FIXTURE
$	SWITCH
GFI	DUPLEX RECEPTACLE GROUND-FAULT CIRCUIT INTERRUPTED
WP GFI	DUPLEX RECEPTACLE WEATHERPROOF + GROUND-FAULT CIRCUIT INTERRUPTED

GROUND LEVEL AND LOWER LEVEL ELECTRICAL PLAN

SCALE 1/4" = 1'-0"

NORTH

BUCKLEY FARA ARCHITECTS, INC.
2512 HATFIELD DR.
ELGIN, IL 60123

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DESALVO RESIDENCE

225 W.
KENILWORTH AVE.
PALATINE
ILLINOIS

PROPOSED ROOM ADDITION

3-14-22 RELEASED FOR PERMIT SUBMITTAL

PROJECT NO.	2022-024B
DRAWN BY	TB / JF

COPYRIGHT BUCKLEY FARA ARCHITECTS, INC. 2023

DATE	DESCRIPTION
6-17-22	PRELIMINARY
8-8-22	PRELIMINARY
3-14-23	PERMIT

STATE OF ILLINOIS
THOMAS W. BUCKLEY
1-8721
CHICAGO
LICENSED ARCHITECT

E-1
OF FIVE

Attachment: PZC Materials - May 23, 2023 (2023-58 : 225 W. Kenilworth Avenue - SU Addition Setback)

ORDINANCE NO. O-11-18

AN ORDINANCE GRANTING A SPECIAL USE AT 225 W. KENILWORTH AVENUE

Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
on February 5, 2018

Attachment: PZC Materials - May 23, 2023 (2023-58 : 225 W. Kenilworth Avenue - SU Addition Setback)

ORDINANCE NO. O-11-18

AN ORDINANCE GRANTING A SPECIAL USE
AT 225 W. KENILWORTH AVENUE

WHEREAS, pursuant to a petition and public hearing on January 9, 2018, of which public notice was given as required by law, the Zoning Board of Appeals of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings relative to a request for a Special Use to permit an addition to be setback 5 feet from the side lot lines instead of the required 10 feet pursuant to Section 10.06 (c)(13) of the Palatine Zoning Ordinance, on the following legally described property:

LOT 5 IN BLOCK 2 IN R. HOUSTON, JR. AND SONS' CLEN-TYAN MANOR BEING A SUBDIVISION OF PART OF THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 22, TOWNSHIP 42 ORTH, RANGE 10, EAST OF THE THIRD PRINICPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

commonly known as 225 W. Kenilworth Avenue (PIN# 02-22-213-024)

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 5 feet from the side lot lines instead of the required 10 feet pursuant to Section 10.06 (c)(13) of the Palatine Zoning Ordinance., is hereby granted, subject to the following condition(s):

Attachment: PZC Materials - May 23, 2023 (2023-58 : 225 W. Kenilworth Avenue - SU Addition Setback)

1. The Special Use shall substantially conform to the site plan and elevation plan, including the landscaped area, as depicted, prepared by Thomas Buckley Architect dated 12/4/2017 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 February, 2018

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

APPROVED by me this 5th day of February, 2018

Mayor of the Village of Palatine

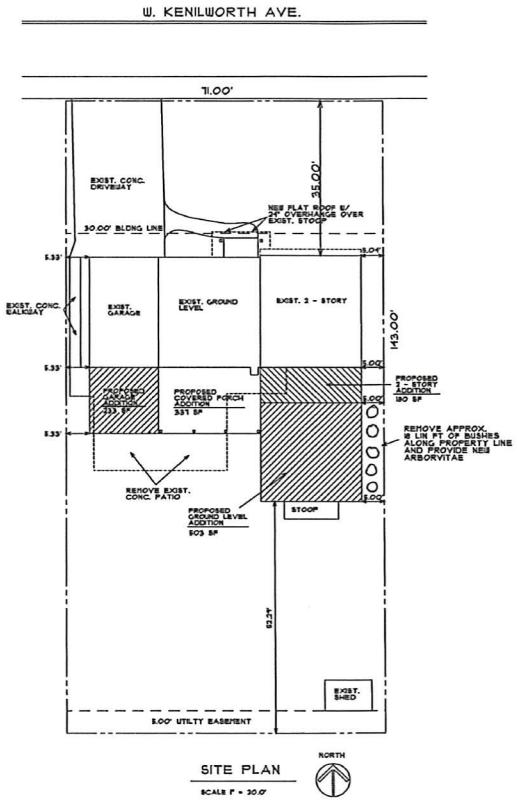
ATTESTED and FILED in the office of the Village Clerk this 5th day of February, 2018

Village Clerk

Attachment: PZC Materials - May 23, 2023 (2023-58 : 225 W. Kenilworth Avenue - SU Addition Setback)

DeSALVO RESIDENCE

225 W. KENILWORTH AVE. PALATINE, IL



SITE PLAN

SCALE 1" = 30.0'

INDEX OF DRAWINGS	
SHEET	DESCRIPTION
G-1	SITE PLAN
A-1	CONSTRUCTION PLANS
A-2	EXTERIOR ELEVATIONS

RECEIVED
JAN 26 2018
PLANNING & ZONING DEPARTMENT

PROPOSED MULTIPLE ROOM ADDITIONS | 1-25-18 RELEASED FOR SPECIAL USE SUBMITTAL | DeSALVO RESIDENCE

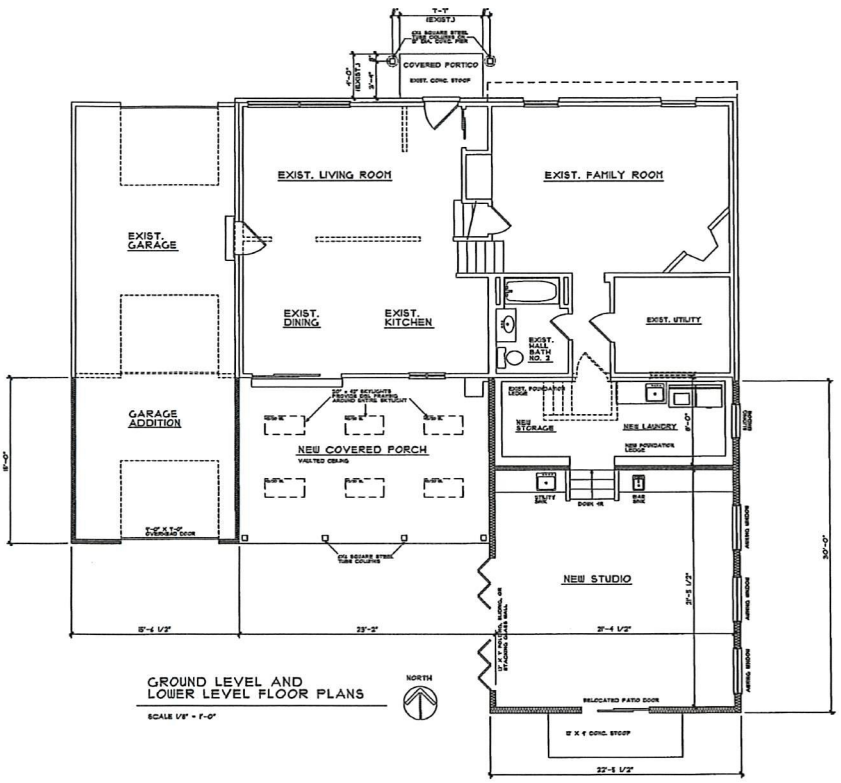
THOMAS BUCKLEY ARCHITECT

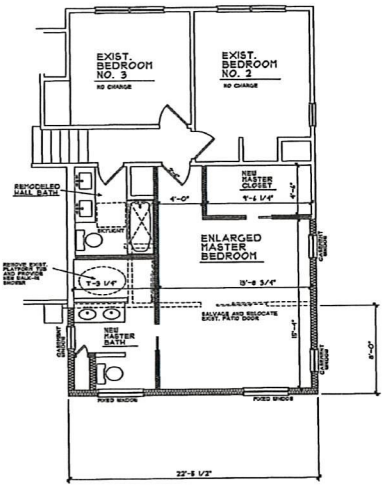
225 W. KENILWORTH PALATINE, ILLINOIS

12-4-17

G-1 OF THREE

Attachment: PZC Materials - May 23, 2023 (2023-58 : 225 W. Kenilworth Avenue - SU Addition Setback)





PROPOSED MULTIPLE ROOM ADDITIONS | 1-25-19 RELEASED FOR SPECIAL USE SUBMITTAL | DeSALVO RESIDENCE

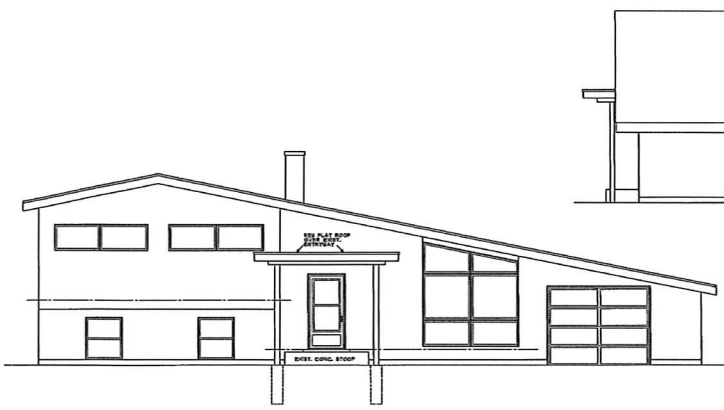
THOMAS BUCKLEY ARCHITECT
P.O. BOX 10624
HOMEWOOD ESTATES, IL 60478
TEL 847-302-9230

225 W. KENILWORTH
PALATINE, ILLINOIS

2017-014A
TB
12-4-17

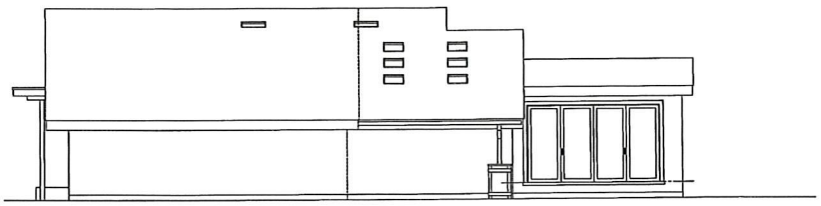
A-1
OF THREE

Attachment: PZC Materials - May 23, 2023 (2023-58 : 225 W. Kenilworth Avenue - SU Addition Setback)



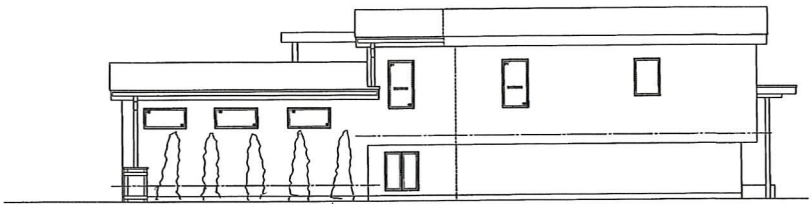
NORTH ELEVATION

SCALE 1/8" = 1'-0"



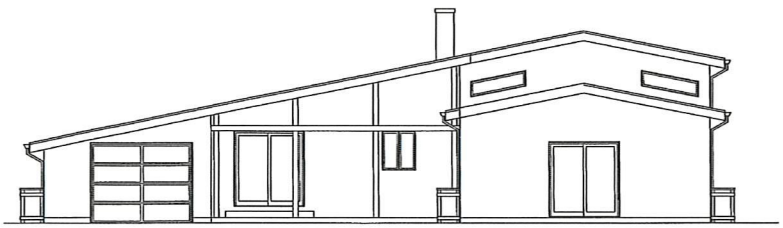
WEST ELEVATION

SCALE 1/8" = 1'-0"



EAST ELEVATION

SCALE 1/8" = 1'-0"



SOUTH ELEVATION

SCALE 1/8" = 1'-0"

PROPOSED MULTIPLE ROOM ADDITIONS	1-25-18 RELEASED FOR SPECIAL USE SUBMITTAL	DeSALVO RESIDENCE
THOMAS BRADLEY ARCHITECT P.O. BOX 10624 HOFFMAN ESTATES, IL 60195 TEL. 847-302-1020		225 W. KENILWORTH PALATINE, ILLINOIS
		2001-01MA TB 12-4-17 A-2 OF THREE

Attachment: PZC Materials - May 23, 2023 (2023-58 : 225 W. Kenilworth Avenue - SU Addition Setback)

PUBLIC NOTICE
A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, January 9, 2018 at 7 PM, in the Village Council Chambers in the Palatine Village Hall, 200 East Wood Street, relative to a request for the following:
Special Use to permit an addition to be setback 5 feet from the side lot lines instead of the required 10 feet pursuant to Section 10.06 (c)(13) of the Palatine Zoning Ordinance.
The property is commonly known as 225 W. Kenilworth Ave (PIN# 02-22-213-024).
The Petitioners are proposing to build a second story addition and maintain the current side yard setbacks.
The above petition has been filed by Monique and David DeSalvo and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
FILE #: 17-93
VILLAGE OF PALATINE
Jan Wood, Chair
Palatine Zoning Board of Appeals
DATED: This 25th day of December, 2017.
Published in Daily Herald December 25, 2017 (4489819)

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 and has been circulated daily in the Village(s) of:
Arlington Heights, Barrington, Barrington Hills, Bartlett, Buffalo Grove, Deer Park, Des Plaines, Elk Grove, Hanover Park, Hoffman Estates, Inverness, Mt Prospect, Palatine, Prospect Heights, Rolling Meadows, Schaumburg, South Barrington, Streamwood, Wheeling

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

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 December 25, 2017
in said Northwest Suburbs DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Paula Ratzman
Designee of the Publisher and Officer of the Daily Herald

Control # 4489819

Attachment: PZC Materials - May 23, 2023 (2023-58 : 225 W. Kenilworth Avenue - SU Addition Setback)

CERTIFICATE OF PUBLICATION

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

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

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

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

◉ ○ ○ ○

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 MAY, A.D. 20 23., and the last publication thereof was made on the 4TH day of MAY, A.D. 20 23.

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

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

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

Mary Alice Wenzl

IN WITNESS WHEREOF, **THE DES PLAINES JOURNAL, INC.,** has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 4TH day of MAY A.D., 20 23.

By Todd Wessel

President
Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 4TH day of MAY A.D., 20 23.

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

Attachment: PZC Materials - May 23, 2023 (2023-58 : 225 W. Kenilworth Avenue - SU Addition Setback)

2. 225 W. Kenilworth Avenue

Notice was published in the Daily Herald on May 04, 2023 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application for Special Use
2. Proof of Ownership
3. Plat of Survey
4. Garage Expansion Plans & Elevations
5. Ordinance O-11-18
6. Public Notice

Mr. Bradshaw gave a brief outline of the request explaining the petitioner is proposing to construct an addition to the rear of the existing attached garage. He stated the proposed 388 square foot addition will maintain the existing 5.3-foot side yard setback for the legally non-conforming residence therefore, the petitioner is requesting:

- Special Use to permit an addition to be set back 5 feet from the side lot line, instead of the minimum required 10 feet.

Sworn in petitioner: Mr. David DeSalvo 225 W. Kenilworth owner
Mr. DeSalvo stated in 2018 they received a special use for the other addition on the other side to a add bedroom. He stated they planned to do the garage as well to be able to fit 2 cars, but the cost of the addition pushed the garage to a later date. He stated they have been working with an architect to keep the roof line the same visually from the street. Mr. DeSalvo stated the gutters will remain for existing roof and run off will remain the same going to the rear to not impact any neighbors. He stated they have support signature form from the neighbors and all are ok with addition and are excited that it will help the property values in the neighborhood. Mr. DeSalvo restated the garage will have the same roof line as the house just extending straight back.

Mr. Bradshaw submitted Surrounding Property Owners Signed Petition as Exhibit #7

Mr. Bradshaw gave a brief overview stating in 2018 a special use was granted to permit an addition to the east side of the house with the same set back of 5 feet from the side lot line. He pointed out the home directly across at street to the south, 224 W. Kenilworth Ave, was granted a similar Special Use for a side yard setback reduction to permit a home addition in June 2022. He stated both building and lot coverage are within the maximum allowed by Code. Mr. Bradshaw stated Community Services have reviewed the petition and had no issues. He stated Engineering has reviewed and is requiring a lot grading plan during the building permit stage.

Attachment: Draft PZC Minutes - May 23, 2023 (2023-58 : 225 W. Kenilworth Avenue - SU Addition Setback)

Chairman Kolososki asked about lot coverage.
Mr. Bradshaw stated it is under permitted by code.

Chairman Kolososki asked if there is a history of water issues.
Mr. Bradshaw stated staff is not aware of any stormwater issues.

Chairman Roth-Wurster asked if the garage was approved in the prior special use.
Mr. Bradshaw stated that was before his time, but the garage was part of their proposed plan in 2018. However, as the garage was not included in the issued building permit the approval has since expired.

Chairman Fedota asked why the two sliding doors are at different heights.
Chairman Kolososki explained the garage floor is lower than the floor of the house.

STAFF RECOMMENDATION:
The Petitioner is proposing to construct an addition to the existing attached garage. The addition will maintain the current 5.3-foot setback from the side property line. As the addition will not cause the residence to encroach any further into the required side yard setback, the total lot coverage and building coverage are significantly under the maximum permitted by Code. The proposal should not cause substantial injury to the value of the surrounding properties in the neighborhood. Therefore, Staff recommends approval of the Special Use, subject to the following condition:

1. The Special Use shall substantially conform to the Site Plan, Floor Plan, and Elevations submitted by the Petitioner, Monique DeSalvo, except as such plans may be changed to conform to the Village Codes and Ordinances.

Chairman Noonan asked the petitioner if they can and will meet staff's conditions.
Mr. DeSalvo answered, yes.

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

Mr. Cavanaugh made a motion to approve subject staff's conditions; seconded by Ms. Roth-Wurster

DELIBERATIONS:
Chairman Cavanaugh stated they are improving the value, there are no issues with lot coverage and from the street you can't see the addition. He stated it meets the standards.

Chairman Roth-Wurster stated it meets standards won't have impact on neighboring properties.

Attachment: Draft PZC Minutes - May 23, 2023 (2023-58 : 225 W. Kenilworth Avenue - SU Addition Setback)

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

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

Attachment: Draft PZC Minutes - May 23, 2023 (2023-58 : 225 W. Kenilworth Avenue - SU Addition Setback)

Consider an Ordinance Granting a Special Use and Variation to Permit an Addition to Encroach into the Required Front Yard Setback and to Exceed Maximum Lot Coverage at 849 W. Kenilworth Avenue

BACKGROUND:
The Petitioner is seeking a lot coverage Variation and a Special Use for a front yard setback reduction to permit a 2-story addition and covered porch along the front of the home. The proposed front yard setback to the covered porch is approximately 20 feet, with the remaining 2-story addition having a 25-foot setback. Therefore, the Petitioner is requesting approval of the following:

1) Special Use to permit an addition to be set back 20 feet from the front property line, instead of the minimum required 30 feet; and

2) Variation to permit lot coverage to be 48%, instead of the maximum permitted 45%.

KEY ISSUES:
- The Petitioner is seeking a front yard setback reduction to permit a 2-story frame addition and covered porch along the front of the home. The proposed setback for the covered porch addition is approximately 20 feet.
- The existing residence, not including the porch and stair, is set back approximately 24 feet and is legal non-conforming to the currently required 30-foot front yard setback in the R-2 district.
- The proposed porch and front stairs will be set back approximately the same distance as the existing smaller porch and stair. However, the proposal will stretch the porch to cover the entire front of the residence.
- The application indicates that the addition will provide more space for their family and add to the neighborhood character by making the home more appealing. Per the submitted elevation plans, the 2-story addition will match the existing ridgeline and will not exceed the current height of the residence. A formal engineering review will be done as part of the building permit process.
- Comparable relief was granted to the adjacent property at 879 W. Kenilworth Ave. In 2018 a Special Use was granted to permit the home to be set back 20 feet from the zoning front lot line off Crescent Avenue, instead of the minimum required 30 feet.

ALTERNATIVES:
1. Approve the Special Use to permit an addition to be set back 20 feet from the front property line and a Variation to permit lot coverage to be 48%.
2. Do not approve the Special Use to permit an addition to be set back 20 feet from the front property line and a Variation to permit lot coverage to be 48%.

RECOMMENDATION:

Public Hearing**:**	PZC meeting on May 23, 2023.
Residents testifying:	None.
Vote:	The PZC voted unanimously to approve a Special Use and Variation to permit a home addition, and Staff concurs.

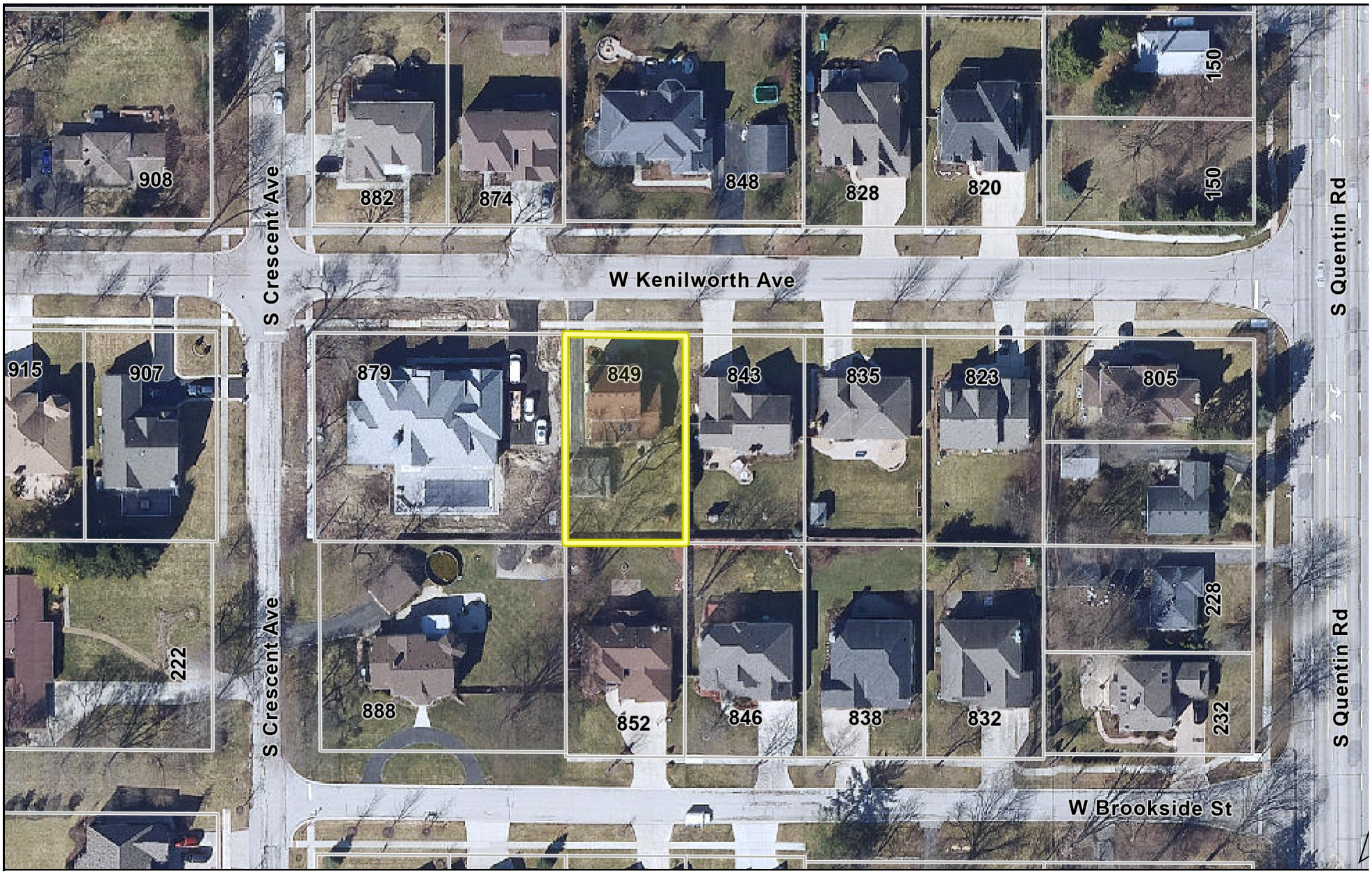
ACTION REQUIRED:
A motion to approve the ordinance granting a Special Use to permit an addition to be set back 20 feet from the front property line and a Variation to permit lot coverage to be 48%.

ATTACHMENTS:

- Aerial Map
- SU VAR ORD - 849 W Kenilworth
- EXHIBIT - Site Plan & Elevations
- PZC Materials - May 23, 2023
- Draft PZC Mintues - May 23, 2023

RESULT:	**MOTION CARRIED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Doug Myslinski, District 3 Councilman
SECONDER:	Scott Lamerand, District 2 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

GISConsortium | 849 W. Kenilworth Avenue



0 150 300 ft

Print Date: 4/12/2023

Notes

Cook County Aerial 2020

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

Attachment: Aerial Map (2023-59 : 849 W. Kenilworth Avenue - SU & VAR Addition)

ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIAL USE AND VARIATION AT 849 W. KENILWORTH AVENUE

WHEREAS, pursuant to a petition and public hearing on May 23, 2023, of which public notice was given as required by law, the Planning and Zoning Commission of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings relative to a request for a Special Use to permit a 2-story addition to be setback 20 feet from the front property line, instead of the minimum required 30 feet pursuant to Section 10.06 (h) (1) of the Palatine Zoning Ordinance; and a Variation to permit lot coverage to be 48%, instead of the maximum permitted 45% pursuant to Section 10.06 (g) (1) (b) on the following legally described property:

LOT 1 IN SCHUMANN PLACE BEING A RESUBDIVISION OF LOT 9 IN BLOCK 9 OF ARTHUR T. MCINTOSH & CO'S PALATINE HILLS BEING A SUBDIVISION OF THE PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPL MERIDIAN, IN COOK COUNTY, ILLINOIS.

commonly known as 849 W. Kenilworth Avenue (PIN# 02-21-215-019)

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

SECTION 1: Special Use to permit a 2-story addition to be setback 20 feet from the front property line, instead of the minimum required 30 feet pursuant to Section

Attachment: SU VAR ORD - 849 W Kenilworth (2023-59 : 849 W. Kenilworth Avenue - SU & VAR Addition)

10.06 (h) (1) of the Palatine Zoning Ordinance; and a Variation to permit lot coverage to be 48%, instead of the maximum permitted 45% pursuant to Section 10.06 (g) (1) (b), is hereby granted, subject to the following condition(s):

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

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

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

PASSED: This _____day of _____, 2023

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

APPROVED by me this _____day of _____, 2023

_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this

_____day of _____, 2023

_____
Village Clerk

Attachment: SU VAR ORD - 849 W Kenilworth (2023-59 : 849 W. Kenilworth Avenue - SU & VAR Addition)

CHRISTELL RESIDENCE

849 WEST KENILWORTH AVENUE
PALATINE, ILLINOIS 60067

DESIGN CRITERIA	
FLOOR SLEEPING ROOMS OTHER ROOMS VEH. GARAGES	30# LL + 10# DL 40# LL + 10# DL 50# LL + 10# DL
WALL	60# PLF OR ACTUAL LOAD 20 PSF WIND 0'-20' HEIGHT 25 PSF WIND 21'-29' HEIGHT 30 PSF WIND 30' HEIGHT AND ABOVE
CEILING UNHAB W/O STOR UNHAB LIM STOR HAB W/ FX STAIR	10# LL + 10# DL 20# LL + 10# DL 30# LL + 10# DL
WIND SPEED	115 MPH 3 SECOND GUST & 89 MPH NOMINAL
ROOF	25# LL (SNOW) + 10# DL (ALL SLOPES)
CATHEDRAL	30# LL + 15# DL (ALL SLOPES)
EXT. DECK	40# LL + 10# DL
EXT. BALCONY	40# LL + 10# DL
STAIRS	40# LL + 300# CONCENTRATED LOAD
GUARD+HANDRAILS	200# LL AT ANY DIRECTION APPLIED AT THE TOP
FROST DEPTH	42" (3'-6")

STRUCTURAL FRAMING LUMBER

BASE VALUE (USE NO MULTIPLIERS AGAINST BASE VALUE)

GRADE # 2 SPECIES SPF DOMESTIC OR CANADIAN BASE Fb 1000

SPECIFY MANUFACTURER AND NAME OF SPECIFIC BEAM PRODUCT WITH THE CURRENT SIZE, Fb, AND E VALUES PER MANUFACTURER

MANUFACTURER TRUS-JOIST PRODUCT LVL HEADERS & BEAMS MICRO=LAM

TABLE R301.2(1)
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	ICE BARRIER UNDER LAYMENT REQ.	FLOOD HAZARDS	AIR FREZING INDEX	MEAN ANNUAL TEMP
	SPEED (MPH)	TOPO EFFECTS	SPECIAL WIND REGION	WIND-BORNE DEBRIS ZONE		WEATHERING	FROST LINE DEPTH	TERMITE			CHPTR 15 OF VILLAGE CODE		
25	115	NO	NO	NO	A	severe	42"	MOD -TO- HEAVY	-4	YES	SEE BELOW	2000	47.6

DRAWINGS HAVE BEEN PREPARED IN ACCORDANCE W/ THE VILLAGE OF PALATINE AND AMENDMENTS AS LISTED BELOW.

INTERNATIONAL RESIDENTIAL CODE, 2015 EDITION (WITH AMENDMENTS).
- (A)APPENDIX A, SIZING AND CAPACITIES OF GAS PIPING
- (B)APPENDIX B, SIZING OF VENTING SYSTEMS SERVING APPLIANCES EQUIPPED WITH DRAFT HOODS
- (C)APPENDIX C, EXIT TERMINALS OF MECHANICAL DRAFT AND DIRECT-VENT VENTING SYSTEMS.
- (E)APPENDIX F, PASSIVE RADON GAS CONTROL METHODS
- (F)APPENDIX H, PATIO COVERS
- (G)APPENDIX J, EXISTING BUILDINGS AND STRUCTURES

INTERNATIONAL MECHANICAL CODE, 2015 EDITION
INTERNATIONAL FUEL GAS CODE, 2015 EDITION
INTERNATIONAL ENERGY CONSERVATION CODE, 2018 EDITION (WITH ILLINOIS AMENDMENTS)
INTERNATIONAL FIRE CODE, 2015 EDITION
NATIONAL ELECTRIC CODE, 2017 EDITION
ILLINOIS PLUMBING CODE, 2014 EDITION
VILLAGE OF PALATINE CODE OF ORDINANCES

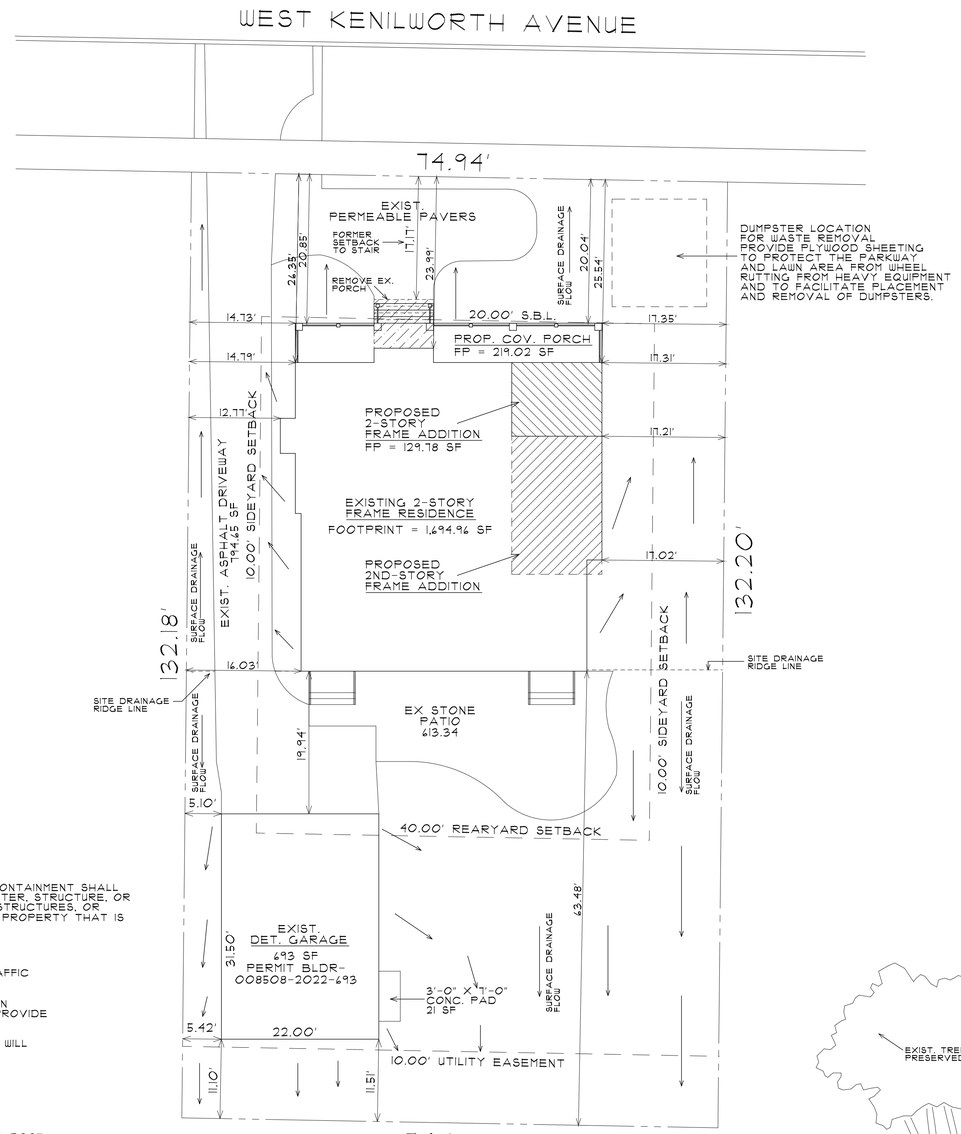
SITE NOTES:

1. CONSTRUCTION DEBRIS AND REFUSE CONTAINMENT SHALL BE REQUIRED FOR ALL JOB SITES. CONTAINMENT SHALL OCCUR ON THE PROPERTY THAT IS THE SUBJECT OF THE PERMIT. I SHALL BE WITHIN A DUMPSTER, STRUCTURE, OR CONTAINER THAT CAN BE COVERED TO PREVENT WINDBLOWN DEBRIS. ALL SUCH DUMPSTERS, STRUCTURES, OR CONTAINERS SHALL BE COVERED AT ALL TIMES WHEN NO WORK IS BEING PERFORMED ON THE PROPERTY THAT IS THE SUBJECT OF THE PERMIT.
2. ALL DISTURBED PARKWAY LAWN AREAS WILL BE RESTORED WITH NEW SOD ON 6" OF TOPSOIL. ALL SOD SHALL BE WATERED AS REQ'D TO SUSTAIN GROWTH.
3. ALL PARKWAY TREES SHALL HAVE A SNOW FENCE THAT EXTENDS TO THE DRIP LINE. NO TRAFFIC SHALL GO OVER THE ROOT SYSTEM.
4. SURFACE DRAINAGE TO BE DIVERTED FROM STRUCTURE SO AS NOT TO CREATE A HAZARD ON THIS OR ADJACENT PROPERTY. GRADE FROM FOUNDATION TO DROP A MINIMUM OF 6" IN 10'. PROVIDE SWALES OR DRAINS TO ENSURE DRAINAGE FROM STRUCTURE AND ADJACENT PROPERTY.
5. TOILET FACILITIES SHALL BE PROVIDED AT ALL JOB SITES PER ILLINOIS PLUMBING CODE. THIS WILL BE A CONDITION OF THE PERMIT.
6. PROVIDE AND MAINTAIN A 4'-0" HIGH FENCE ALONG THE FULL LENGTH OF INTERIOR SIDE YARDS UNTIL EXTERIOR CONSTRUCTION IS COMPLETE.
7. PROVIDE AND MAINTAIN A 4'-0" HIGH CONSTRUCTION FENCE DURING NON-WORKING HOURS THAT WILL ENCLOSE ALL OPEN EXCAVATIONS UNTIL FOUNDATION IS BACK-FILLED & FIRST FLOOR DECK IS COMPLETED.
8. PROVIDE ADEQUATE TARPING AT THE END OF EACH WORK DAY OVER AREAS WHERE EXISTING ROOF MATERIALS HAVE BEEN REMOVED TO PREVENT WATER DAMAGE FROM RAINSTORMS.

GENERAL NOTE:

1. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING WITH THE WORK. ANY DISCREPANCIES IN FIELD CONDITIONS IS TO BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING.
2. PLEASE NOTIFY ARCHITECT IMMEDIATELY IF THERE ARE ANY DISCREPANCIES IN THE CONSTRUCTION DOCUMENTS.

STATE LAW: BEFORE DIGGING, CALL JULIE (811 OR 1-800-892-0123) FOR LOCATION OF PUBLIC AND PRIVATE UTILITIES AT WORK SITE. 48 HOURS NOTICE IS REQUIRED.



SITE PLAN

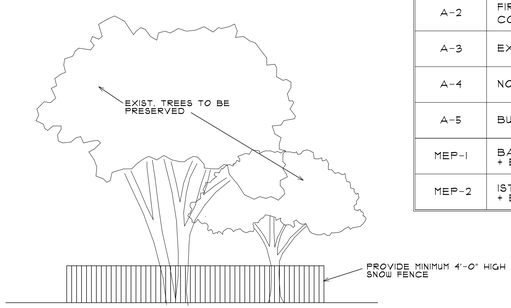
SCALE 1" = 10'-0"

NORTH

ZONING CALCULATIONS - [R-2]	
LOCATION	REQUIRED AREA (SQ. FT.)
LOT	9,907.07
MAX BUILDING COVERAGE (35%)	3,467.47
PROPOSED BUILDING COVERAGE	2,736.76
MAXIMUM LOT COVERAGE (45%)	4,458.18
PROPOSED LOT COVERAGE	4,428.16
LOCATION	PROPOSED AREA (SQ. FT.)
EXISTING FOOTPRINT	1,694.96
PROPOSED 1ST FLOOR	129.78
EXIST. DETACHED GARAGE	693
PROPOSED COVERED PORCH	219.02
OTHER LOT COVERAGE SURFACES	1,691.40

SETBACKS - [R-2]		
LOCATION	REQUIRED DIMENSION	PROPOSED DIMENSION
FRONTYARD	30.00'	20.04'
INTERIOR SIDEYARD	10.00'	14.73'
REARYARD	40.00'	EX 63.48'
HEIGHT (MEAN)	36'-0" 30'-0"	EXIST.

INDEX OF DRAWINGS	
SHEET	DESCRIPTION
G-1	SITE PLAN + GENERAL NOTES
A-1	FOUNDATION PLAN, NOTES, + DETAILS
A-2	FIRST + SECOND FLOOR CONSTRUCTION PLANS
A-3	EXTERIOR ELEVATIONS
A-4	NOTES + DETAILS
A-5	BUILDING SECTION + DETAILS
MEP-1	BASEMENT PLUMBING, MECHANICAL, + ELECTRICAL PLANS
MEP-2	1ST + 2ND FLOOR PLUMBING, MECHANICAL, + ELECTRICAL PLANS



TREE PROTECTION DETAIL

NO SCALE

ERECT PROTECTIVE SNOWFENCE PRIOR TO ANY CONSTRUCTION ACTIVITY. DO NOT STORE ANY EQUIPMENT OR MATERIALS WITHIN THE PROTECTION AREA. REMOVE THE PROTECTIVE SNOW FENCE ONLY AFTER CONSTRUCTION IS COMPLETE.

ALL TREES ARE TO BE PROTECTED DURING CONSTRUCTION WITH FENCING. FOR EVERY 1" OF TREE DIAMETER, MAINTAIN 1'-0" DISTANCE AWAY FOR FENCING.

BUCKLEY FARA ARCHITECTS, INC.
2512 HATFIELD DR.
ELGIN, IL 60123

JOSEPH FARA
(630) 651-9457
2jfara2@gmail.com

THOMAS BUCKLEY
(847) 347-9266
thomasbuckley57@gmail.com

CHRISTELL RESIDENCE
849 W. KENILWORTH AVE.
PALATINE
ILLINOIS

PROPOSED ROOM ADDITION

3-12-23 RELEASED FOR PERMIT SUBMITTAL

PROJECT NO.	CHR
DRAWN BY	JF

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DATE	DESCRIPTION
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8-21-21	PRICING
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ARCHITECT'S CERTIFICATION

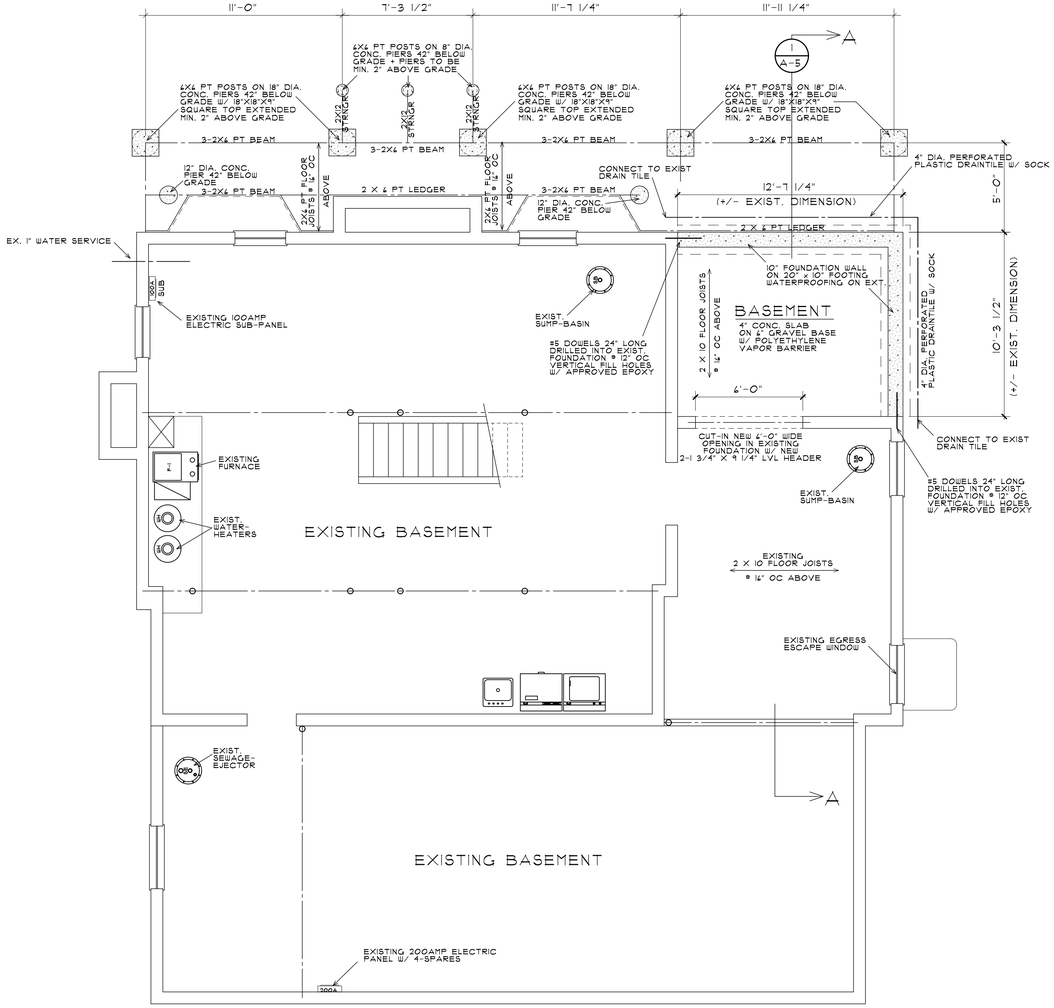
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY DIRECTION AND THAT TO THE BEST OF MY KNOWLEDGE, COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.

CERT NO. 001.008721

EXP. 11-30-24 DATE: 3-12-2023

STATE OF ILLINOIS THOMAS W. BUCKLEY 1-8721 CHICAGO LICENSED ARCHITECT

Attachment: EXHIBIT - Site Plan & Elevations (2023-59 : 849 W. Kenilworth Avenue - SU & VAR Addition)



FOUNDATION PLAN

SCALE 1/4" = 1'-0"

NORTH

CONCRETE AND EXCAVATION

1. FOOTINGS SHALL BEAR ON UNDISTURBED, INORGANIC SOIL WITH MINIMUM BEARING CAPACITY OF 3000 PSF.
2. ALL EXCAVATED SOIL SHALL BE REMOVED FROM SITE. FOUNDATION EXCAVATION BE BACKFILLED WITH CRUSHED CONCRETE AND TOPPED WITH 12 INCHES OF TOPSOIL
3. FOUNDATION CONCRETE TO ACHIEVE COMPRESSIVE STRENGTH OF 3000PSI AT 28 DAYS; MIN. 5 1/2 BAG MIX. SIDEWALKS, PATIOS, & STEPS TO BE AIR-ENTRAINED WITH COMPRESSIVE STRENGTH OF 3500 PSI AT 28 DAYS, MIN. 6 BAG MIX.
4. BACK-FILL SOIL SO THAT GRADE SLOPES AWAY FROM FOUNDATION 6" WITHIN FIRST 10'-0" (MIN).
5. EXISTING GROUND ELEVATIONS WILL NOT BE ALTERED ANYWHERE ON THE SITE IN ORDER TO MAINTAIN THE EXISTING DRAINAGE PATTERN AND NOT OBSTRUCT ANY TRIBUTARY DRAINAGE FROM THE SURROUNDING PROPERTIES.
6. ALL EXCAVATED SOIL/MATERIALS NOT TO BE USED FOR BACKFILL & TO BE IMMEDIATELY REMOVED FROM SITE. NO ON-SITE STOCKPILING OF EXCAVATED MATERIALS WILL BE ALLOWED, WITH THE EXCEPTION OF TOPSOIL FOR FINAL GRADING.
7. GRAVEL BASE ON CONCRETE SLABS TO HAVE A BASIC COURSE CONSISTING OF CLEAN GRADE SAND, GRAVEL, CRUSHED STONE, OR CRUSHED BLAST-FURNACE SLAG PASSING A 2" SIEVE AND RETAINED ON 1/4" SIEVE SHALL BE PLACED ON THE PREPARED SUBGRADE WHEN THE SLAB IS BELOW GRADE. PEA GRAVEL IS NOT ALLOWED
8. PLEASE TAKE CARE WHEN DIGGING FOR THE FOOTINGS. THE USE OF ROCK UNDER FOOTINGS CAN FACILITATE WATER ACCUMULATION UNDER THE FLOOR SLAB/BASEMENT AND CONTRIBUTE TO FLOODING AS THE GROUND WATER LEVEL RISES DURING EXTREMELY WET PERIODS. THEREFORE, CRUSHED ROCK CANNOT BE PERMITTED UNDER FOUNDATIONS UNLESS A SOILS REPORT BY AN ILLINOIS LICENSED SOILS ENGINEER SPECIFICALLY ADDRESSES THE EXISTING AND POTENTIAL HIGH LEVELS OF GROUND WATER TABLE AND ADEQUATE PREVENTIVE MEASURES TO PROTECT THE HOMEOWNER.
9. CONTROL JOINTS FOR 4" SLABS SHALL BE AT A MAXIMUM OF 8' INTERVALS
10. FIELD VERIFY SAW CUT CONTROL JOINTS ARE INSTALLED WITHIN 24 HOURS OF FINAL FINISHING OF CONC.
11. A WRITTEN RECORD PROVIDED FROM THE MATERIAL SUPPLIER SHALL BE PROVIDED TO THE LOCAL AUTHORITY UPON COMPLETION OF DELIVERY OF CONCRETE. THE RECORDS SHALL CONTAIN THE FOLLOWING:

A. TIME THAT WATER WAS INTRODUCED TO THE CONC. MIX
B. TIME AT THE END OF THE CONCRETE POUR
C. CEMENT MIX RATIO
D. AMOUNT OF WATER ADDED ON SITE
E. TOTAL NUMBER OF DRUM REVOLUTIONS
F. AMOUNT OF CHLORIDE ADDED TO THE CEMENT MIX
G. AMOUNT OF ADMIXTURES IN CEMENT MIX
H. AIR CONTENT OF CEMENT MIX

WALL LEGEND - SUB-LEVEL

LOCATION	UL NO.	FIRE RATING	CONSTRUCTION	DESCRIPTION
EXTERIOR [1]	---	---		10" CONCRETE FOUNDATION WALL W/ 2- #5 TOP, MIDDLE + BOTTOM ON 20" X 10" CONCRETE FOOTING

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2512 HATFIELD DR.
ELGIN, IL 60123

JOSEPH FARA
(630) 651-9457
2jfara2@gmail.com

THOMAS BUCKLEY
(847) 347-9266
thomasbuckley57@gmail.com

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PROPOSED ROOM ADDITION

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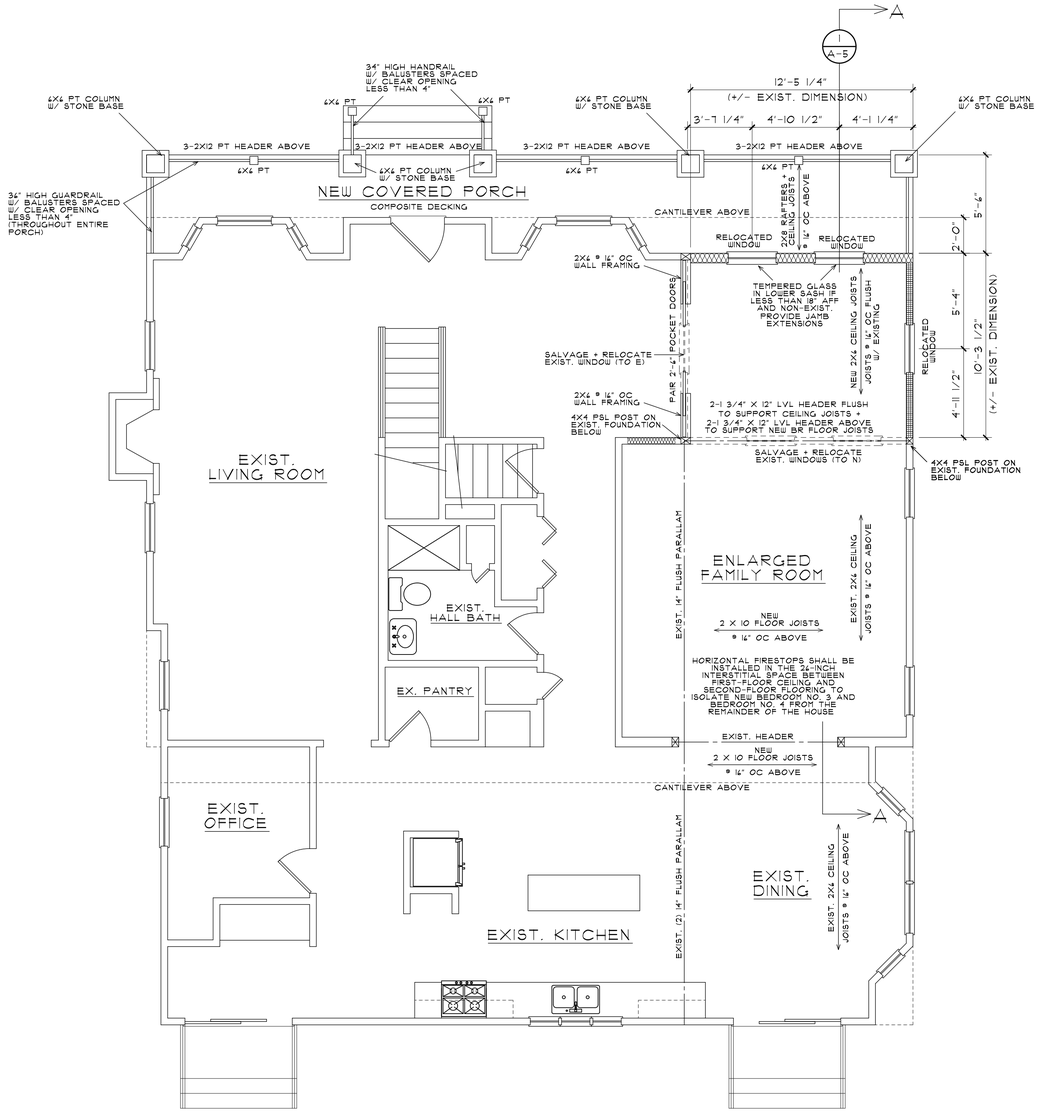
THOMAS W. BUCKLEY
1-8721
CHICAGO
LICENSED ARCHITECT

A-1
OF EIGHT

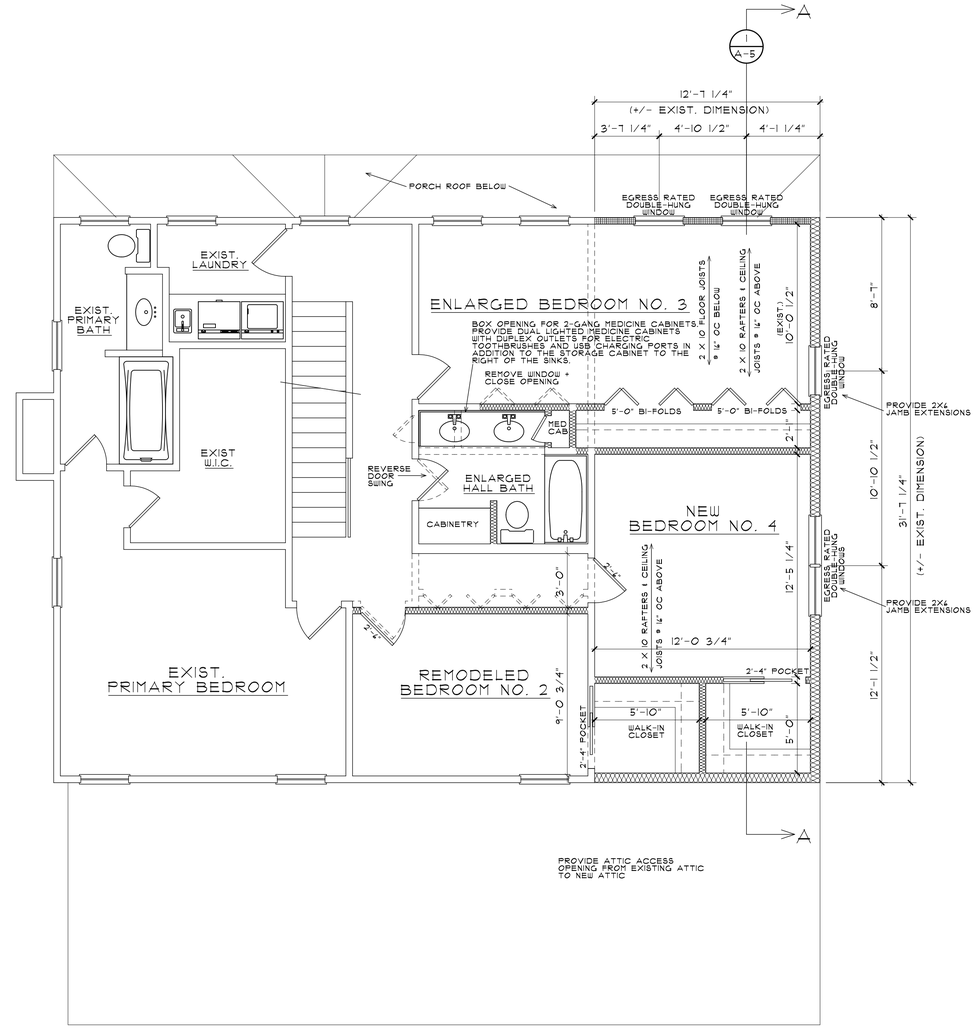
Attachment: EXHIBIT - Site Plan & Elevations (2023-59 : 849 W. Kenilworth Avenue - SU & VAR Addition)



FIRST FLOOR CONSTRUCTION PLAN

SCALE 1/4" = 1'-0"

NORTH



SECOND FLOOR CONSTRUCTION PLAN

SCALE 1/4" = 1'-0"

NORTH

LIGHT + VENT SCHEDULE

ROOM	AREA	LIGHT		VENT	
		REQUIRED 8% AREA	ACTUAL	REQUIRED 4% AREA	ACTUAL
ENLARGED FAMILY ROOM	383	30.6	75	15.3	37.5
ENLARGED BEDROOM NO. 3	220	17.6	45	8.8	32.5
NEW BEDROOM NO. 4	150	12.0	24	6.0	13
REMODELED HALL BATH	45	---	---	45CFM	70CFM

WALL LEGEND

LOCATION	UL NO.	FIRE RATING	CONSTRUCTION	DESCRIPTION
EXTERIOR	---	---		2X6 WD STUDS @ 16" OC W/ 1/2" DRYWALL (INT.) OSB (EXT) (R-21 CAVITY INSULATION)
EXTERIOR (GARAGE)	---			2X6 WD STUDS @ 16" OC W/ 1/2" DRYWALL (INT.) OSB (EXT) (CLOSED-CELL SPRAY-FOAM INSULATION R-21+)
INTERIOR-1	---	---		2X4 WD STUDS @ 16" OC W/ 1/2" DRYWALL EA FACE
EXISTING WALLS TO REMAIN				EXISTING WALL CONSTRUCTION
EXISTING WALLS TO BE REMOVED				EXISTING WALL CONSTRUCTION

ATTIC VENTILATION CALCS:

	REQUIRED	ACTUAL
1/300 OF CEILING AREA.	400 / 300 = 1.33 SF 1.83 x 144 = 192 SQ.IN	
50% - 60% SOFFIT		
40% - 50% RIDGE/UPPER		
SOFFIT		
4" x 12" SOFFIT VENTS		3 X 48 = 144
RIDGE/UPPER		
1" SLOT OPENING FOR RIDGE VENT		1 X 120 = 120
TOTAL VENTING PROVIDED		264
TOTAL SOFFIT VENTING PROVIDED		144 (54.5%)
TOTAL RIDGE/UPPER PROVIDED		120 (45.5%)

RIDGE VENT TO BE COVERED WITH CORROSION-RESISTANT MESH OR OTHER APPROVED MATERIAL WITH OPENING NOT MORE THAN 1"

R905.1.2 ICE BARRIERS

IN AREAS WHERE THERE HAS BEEN A HISTORY OF ICE FORMING ALONG THE EAVES CAUSING A BACKUP OF WATER AS DESIGNATED IN TABLE R301.2(1), AN ICE BARRIER SHALL BE INSTALLED FOR ASPHALT SHINGLES, METAL ROOF SHINGLES, MINERAL-SURFACED ROLL ROOFING, SLATE AND SLATE-TYPE SHINGLES, WOOD SHINGLES AND WOOD SHAKES. THE ICE BARRIER SHALL CONSIST OF NOT FEWER THAN TWO LAYERS OF UNDERLAYMENT CEMENTED TOGETHER, OR A SELF-ADHERING POLYMER-MODIFIED BITUMEN SHEET SHALL BE USED IN PLACE OF NORMAL UNDERLAYMENT AND EXTEND FROM THE LOWEST EDGES OF ALL ROOF SURFACES TO A POINT NOT LESS THAN 24 INCHES (610 MM) INSIDE THE EXTERIOR WALL LINE OF THE BUILDING. ON ROOFS WITH SLOPE EQUAL TO OR GREATER THAN 8 UNITS VERTICAL IN 12 UNITS HORIZONTAL, THE ICE BARRIER SHALL ALSO BE APPLIED NOT LESS THAN 36 INCHES (915 MM) MEASURED ALONG THE ROOF SLOPE FROM THE EAVE EDGE OF THE BUILDING.

BUCKLEY FARA ARCHITECTS, INC.
2512 HATFIELD DR.
ELGIN, IL 60123

JOSEPH FARA
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2jfara2@gmail.com

THOMAS BUCKLEY
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Attachment: EXHIBIT - Site Plan & Elevations (2023-59 : 849 W. Kenilworth Avenue - SU & VAR Addition)

ELEVATION NOTES:

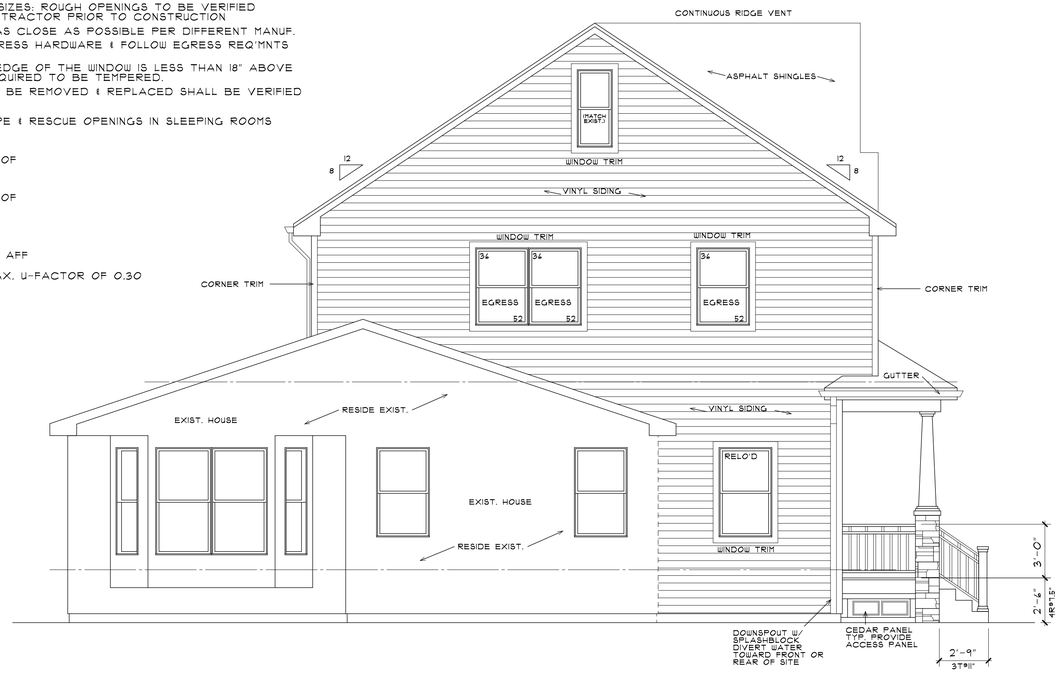
1. WINDOW SIZES BASED ON FRAME SIZES; ROUGH OPENINGS TO BE VERIFIED W/ CHOSEN WINDOW MANUF. & CONTRACTOR PRIOR TO CONSTRUCTION
2. FRAME SIZES TO BE FOLLOWED AS CLOSE AS POSSIBLE PER DIFFERENT MANUF.
3. BEDROOM WINDOWS TO HAVE EGRESS HARDWARE & FOLLOW EGRESS REQ'MNTS AS LABELED ON ELEVATIONS.
4. WINDOWS IN WHICH THE BOTTOM EDGE OF THE WINDOW IS LESS THAN 18" ABOVE THE TOP OF THE FLOOR ARE REQUIRED TO BE TEMPERED.
5. EXISTING WINDOWS WHICH ARE TO BE REMOVED & REPLACED SHALL BE VERIFIED IN THE FIELD FOR SIZES.
6. FIELD VERIFY EMERGENCY ESCAPE & RESCUE OPENINGS IN SLEEPING ROOMS

   EGRESS WINDOW REQUIREMENTS

   PROVIDE A NET CLEAR OPENING OF 5.7 SF OR GREATER, ACHIEVED BY SIMPLY OPENING THE WINDOW

   PROVIDE A NET CLEAR OPENING OF 5.0 SF OR GREATER, FOR GRADE LEVEL WINDOWS

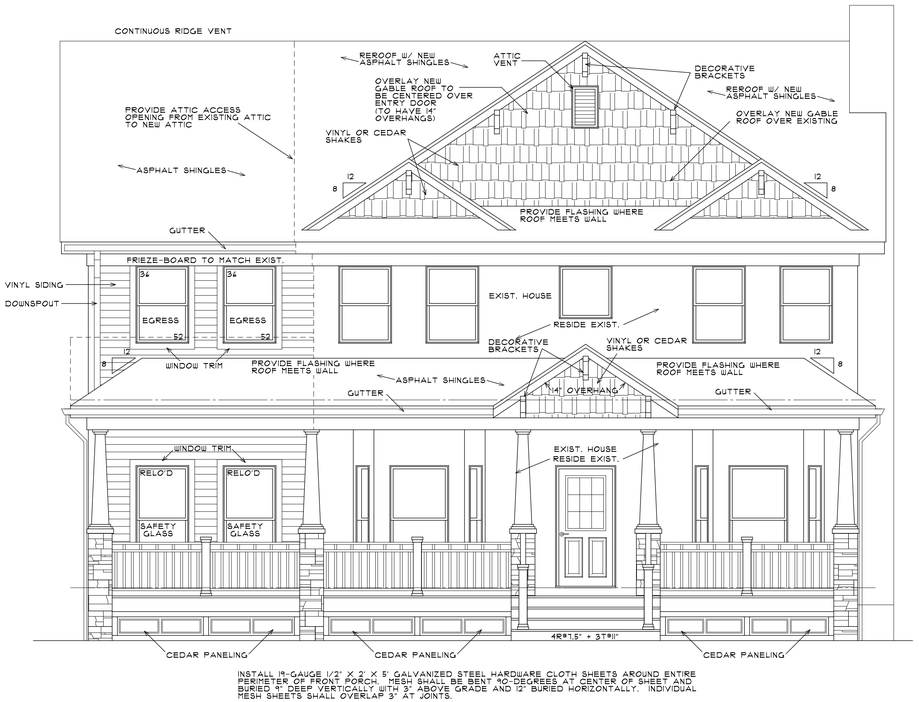
   A MINIMUM CLEAR WIDTH OF 20"
   A MINIMUM CLEAR HEIGHT OF 24"
   A SILL HEIGHT OF LESS THAN 44" AFF
7. ALL NEW WINDOWS TO HAVE A MAX. U-FACTOR OF 0.30



EAST ELEVATION

SCALE 1/4" = 1'-0"

REROOF ENTIRE HOUSE W/ NEW ASPHALT SHINGLES
RESIDE ENTIRE HOUSE W/ NEW VINYL SIDING



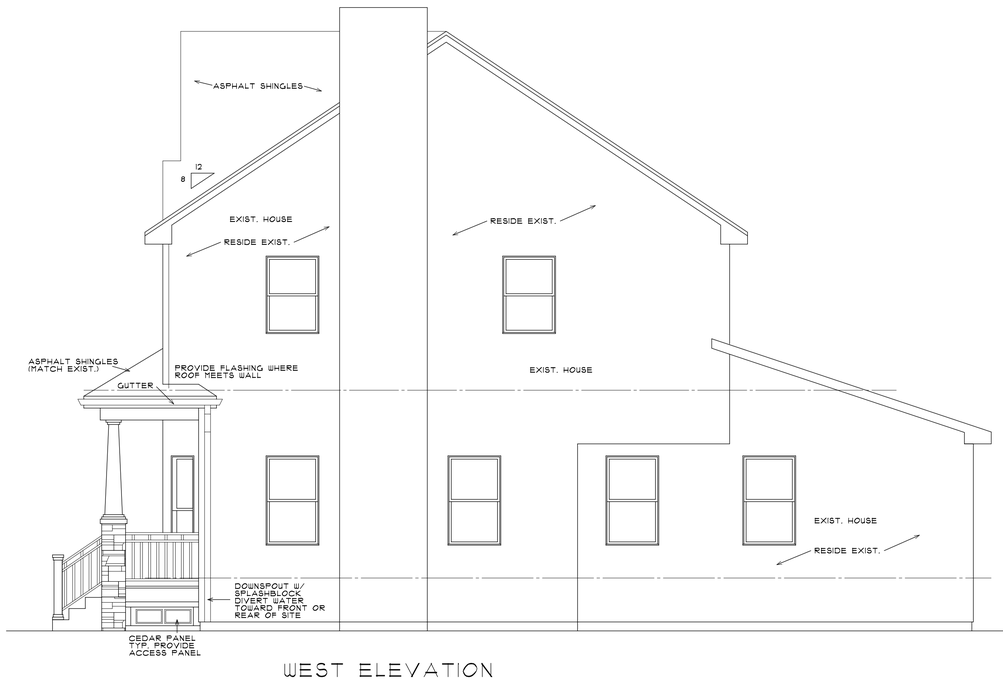
INSTALL 19-GAUGE 1/2" X 2" X 5' GALVANIZED STEEL HARDWARE CLOTH SHEETS AROUND ENTIRE PERIMETER OF FRONT PORCH. MESH SHALL BE BENT 90-DEGREES AT CENTER OF SHEET AND BURIED 6" DEEP VERTICALLY WITH 3" ABOVE GRADE AND 12" BURIED HORIZONTALLY. INDIVIDUAL MESH SHEETS SHALL OVERLAP 3" AT JOINTS.

NORTH ELEVATION

SCALE 1/4" = 1'-0"

REROOF ENTIRE HOUSE W/ NEW ASPHALT SHINGLES
RESIDE ENTIRE HOUSE W/ NEW VINYL SIDING

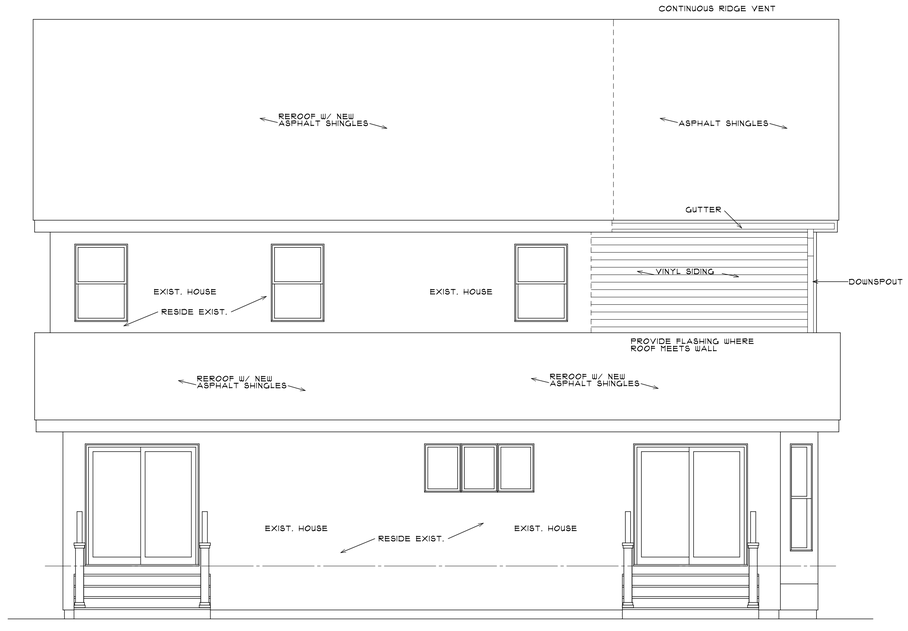
INSTALL NUMBER OR ADDRESS PLAINLY VISIBLE AND LEGIBLE FROM THE STREET ABOVE THE FRONT DOOR. TYPICALLY 4" - 6" HIGH LETTERS, COLOR CONTRASTING W/ A BACKGROUND.



WEST ELEVATION

SCALE 1/4" = 1'-0"

REROOF ENTIRE HOUSE W/ NEW ASPHALT SHINGLES
RESIDE ENTIRE HOUSE W/ NEW VINYL SIDING



SOUTH ELEVATION

SCALE 1/4" = 1'-0"

REROOF ENTIRE HOUSE W/ NEW ASPHALT SHINGLES
RESIDE ENTIRE HOUSE W/ NEW VINYL SIDING

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LICENSED ARCHITECT

A-3
OF EIGHT

Attachment: EXHIBIT - Site Plan & Elevations (2023-59 : 849 W. Kenilworth Avenue - SU & VAR Addition)

ENERGY CONSERVATION NOTE:

1. A PERMANENT CERTIFICATE SHALL BE POSTED ON A WALL IN THE SPACE WHERE THE FURNACE IS LOCATED, A UTILITY ROOM OR AN APPROVED LOCATION IN THE BUILDING. IT SHALL LIST THE R-VALUES OF INSULATION INSTALLED, U-FACTORS OF GLAZING, DUCT TESTING & BLOWER TEST RESULTS. (2018 IECC R401.3)

FIRE PROTECTION

1. PROVIDE FIRE-BLOCKING CONFORMING TO IRC R602.8
2. IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFT STOPPING SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 500 SQ FT OR 25 FT IN ANY HORIZONTAL DIRECTION. DRAFT STOPPING SHALL BE DIVIDED IN EQUAL AREAS.
3. FIRESTOPPING TO BE INSTALLED AT ALL PLATE PENETRATIONS, SOFFITS, FURRED SPACES CONCEALED SPACES, ETC. AS PER THE BUILDING CODE.
4. FIREBLOCKING SHALL BE IN THE FOLLOWING LOCATIONS:
   1) IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS:
      - A) VERTICALLY AT THE CEILING AND FLOOR LEVELS
      - B) HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET
   2) AT ALL INTERSECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES FOR SOFFITS, DROP CEILINGS AND COVE CEILINGS, ETC.,
   3) IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN
   4) AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT THE CEILING AND FLOOR LEVELS (SECTION: IRC R302.11)
5. WHEN ALTERATIONS, REPAIRS OR ADDITIONS REQUIRING A PERMIT OCCUR, THE ENTIRE BUILDING SHALL BE PROVIDED WITH SMOKE DETECTORS LOCATED AS REQUIRED FOR NEW DWELLINGS. (IRC R 317.1) SMOKE DETECTORS SHALL BE INSTALLED IN EACH SLEEPING ROOM, OUTSIDE OF EACH SEPARATE SLEEPING AREA VICINITY OF BEDROOMS & ON EACH ADDITIONAL STORY INCLUDING BASEMENTS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN SPLIT LEVEL HOMES A SMOKE DETECTOR NEED BE INSTALLED ON UPPER LEVEL IF LOWER LEVEL IS LESS THAN FULL STORY BELOW. SMOKE DETECTORS SHALL HAVE BATTERY BACKUP (IRC R317.1) VERIFY EXISTING, ADD AS NEEDED, IN AREAS WHERE NO OTHER WORK IS DONE WE WILL CONSIDER USING BATTERY ONLY DEVICES. SMOKE DETECTORS IN EXISTING AREAS ARE NOT TO BE HARDWIRED.
6. FOAM PLASTIC FINISHES AND CORES SHALL BE IGNITION PROTECTED OR HAVE A FLAME SPREAD RATING OF NOT MORE THAN 75 AND SMOKE-DEVELOPED RATING OF NOT MORE THAN 450 WHEN TESTED IN MAX. THICKNESS INTENDED FOR USE. (IRC R316.1.1) THE APPROVED TESTES: ASTM E 83, FM 4880, UL 41040, ASTM E 152 OR UL 1715. (R316.3)

STRUCTURAL

1. ALL WALLS WILL BE PROVIDED WITH A DOUBLE TOP PLATE LAPPED AT THE CORNERS.
2. CONSTRUCTION LUMBER TO BE SPF CONSTRUCTION GRADE NO. 2
   F_b = 1000 PSI MODULUS OF ELASTICITY 1,100,000
3. LUMBER WITH SPANS GREATER THAN 20' TO BE DOUGLAS FIR CONSTRUCTION GRADE NO. 2
   F_b = 1200 PSI MODULUS OF ELASTICITY 1,100,000
4. ALL BEARING PARTITIONS W/ PIPES LARGER THAN 3/4" AND ALL NON-BEARING PARTITIONS W/ PIPES LARGER THAN 1 1/4" SHALL BE INCREASED TO A MIN. 2 X 6 STUD WALL TO APPROPRIATELY ACCOMMODATE THE MAX. NOTCHING AND BORING RESTRICTIONS.
5. ALL INTERIOR WALL FRAMING, UNLESS OTHERWISE NOTED, TO BE 2 x 4 STUDS @ 16" OC W/ 1/2" DRYWALL EACH SIDE.
6. PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS. OPENINGS IN FLOOR CONSTRUCTION SHALL BE FRAMED WITH DOUBLE HEADER AND TRIMMER JOISTS. PROVIDE JOIST HANGERS AS REQUIRED.
7. PROVIDE 2 - 2 X 12 HEADER WITH 1/2" PLYWOOD AND SINGLE CRIPPLE FOR SPANS UP TO 6'. SEE PLAN FOR SPANS GREATER THAN 6'; PROVIDE DOUBLE CRIPPLE FOR SPANS EXCEEDING 6'.
8. ALL RAFTER TIES SHALL BE PROVIDED IN ACCORDANCE WITH IRC R802.11.1. RESULTING UPLIFT FORCES FROM THE TIES SHALL BE TRANSMITTED TO THE FOUNDATION.
9. RIDGE BOARD SHALL BE AT LEAST TWO-INCH (2") NOMINAL THICKNESS & NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER. VALLEY & HIP RAFTERS SHALL NOT BE LESS THAN TWO-INCH (2") NOMINAL THICKNESS + NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTERS.
10. HIP RAFTERS TO BE SUPPORTED AT THE RIDGE BY A BRACE TO A BEARING PARTITION OR BE DESIGNED TO CARRY & DISTRIBUTE THE SPECIFIC LOAD AT THAT POINT.
11. CUTS, NOTCHES AND HOLES BORED IN TRUSSES, LAMINATED VENEER LUMBER, GLUE-LAMINATED MEMBERS OR I-JOISTS ARE NOT PERMITTED UNLESS THE EFFECTS OF SUCH ARE SPECIFICALLY ADDRESSED. (SECTION: R502.8.2)
12. EXTERIOR OR LOAD BEARING WALLS WITH PLATES CUT, DRILLED OR NOTCHED MORE THAN 50% OF THE WIDTH OF THE STUD SHALL HAVE A GALVANIZED METAL TIE 16 GAGE AND 1 1/2 INCHES (1 1/2") WIDE FASTENED TO EACH PLATE. (SECTION: R602.6.1)
13. EXTERIOR OR LOAD BEARING WALLS WITH STUDS DRILLED WITHIN 5/8" OF THE FACE OF THE STUD SHALL BE REINFORCED WITH A STRUCTURAL STUD SHOE. (SECTION R602.6)
14. ALL PLUMBING WALLS WITH DRAIN, WASTE AND VENT PIPING RUNNING HORIZONTALLY SHALL BE FRAMED W/ 2X6 STUDS.

THERMAL AND MOISTURE PROTECTION

ROOFING:

1. SHINGLES SHALL COMPLY W/ASTM D225 OR D3462. PROVIDE NO LESS THAN 4 NON-CORROSIVE FASTENERS PER STRIP. BASE FLASHING TO BE CORROSIVE-RESISTANT METAL MIN. .019 INCH THICK OR MINERAL SURFACE ROLL 77#/100 SF. CAP FLASHING TO BE CORROSIVE-RESISTANT METAL MIN. .019 INCH THICK, OPEN VALLEYS TO BE LINED W/ METAL 24" (MIN.) WIDE OR 2 PLIES OF MINERAL SURFACE ROLL 36" (MIN.) WIDE, CLOSE VALLEY THE SAME AS OPEN VALLEY OR ONE PLY MIN. 36" WIDE.
2. ICE AND WATER SHIELD IS REQUIRED IN ALL VALLEYS (UP 18" ON EACH SIDE) AND ON EAVES, A MINIMUM OF 2'-0" BEYOND THE INTERIOR WALL LINE.
3. R-VALUE SHALL BE INDICATED ON INSULATION OR CERTIFICATION OF THE INSTALLED R-VALUE SHALL BE PROVIDED AT THE JOB SITE BY THE INSULATION INSTALLER.
4. GLAZING: MAXIMUM ALLOWED GLAZING U FACTOR IS .30 (BTU/HR*FT2*F) GLAZING U-FACTOR SHALL BE SHOWN ON THE WINDOW LABEL DURING INSPECTION
5. AIR BARRIER SHALL BE INSTALLED BEHIND ELECTRICAL OR COMMUNICATION BOXES OR AIR SEALED BOXES SHALL BE INSTALLED.
6. ACCESS DOORS FROM CONDITIONED TO UNCONDITIONED SPACE SHALL BE WEATHER-STRIPPED AND AND INSULATED TO A LEVEL EQUIVALENT TO INSULATION ON THE SURROUNDING SURFACES.
7. FENESTRATION SHALL BE LISTED AND LABELED BY THE MANUFACTURER. THE MAX AIR INFILTRATION OF WINDOWS, SKYLIGHTS, AND SLIDING GLASS DOORS IS 0.3 CFM PER SQ FT. MAX AIR INFILTRATION OF SWINGING DOORS IS 0.5 CFM PER SQ FT.
8. WHERE EAVE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MINIMUM OF A ONE-INCH (1") SPACE SHALL BE PROVIDED BETWEEN THE INSULATION & THE ROOF SHEATHING AT THE LOCATION OF THE VENT.
9. THE VAPOR BARRIER SHALL BE LAPPED 12 INCHES AND THE SEAMS SEALED WITH COMPATIBLE GLUES.

DOOR + WINDOW WOOD HEADER SIZES
(UNLESS NOTED DIFFERENTLY ON PLANS)

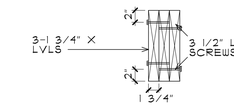
SPAN/OPENING	HEADER SIZE	# JACKS		
LESS THAN 3'	2-2X6s	2		
3' - 3'-8"	2-2X8s	2		
3'-8" - 4'-6"	2-2X10s	2		
4'-6" - 5'-6"	2-2X12s	2		
GREATER THAN 5'-6"	SEE PLAN	2		

WOOD HEADER/BEAM SUPPORT COLUMNS

BEAM/HEADER	COLUMN (IN 2X4 WALL)	COLUMN (IN 2X6 WALL)	DETAIL
DIMENSIONAL LUMBER (2X12,2X10,2X8,2X6,2X4)	(EA END) (2)2X4 JACK 2X4 KING STUD	(EA END) (2)2X6 JACK 2X6 KING STUD	2x LUMBER, (2)2xJACK, 2xKING
2-1 3/4" LVLS	(ONE EA END) 4X4 PSL POST 2X4 KING STUD	(ONE EA END) 4X4 PSL POST 2X6 KING STUD	2x LVL, 4x PSL, 2xKING
3-1 3/4" LVLS	(ONE EA END) 6X4 PSL POST 2X4 KING STUD	(ONE EA END) 6X6 PSL POST 2X6 KING STUD	3x LVL, 6x PSL, 2xKING

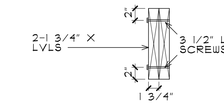
ELECTRICAL

1. ALL WIRING 25 VOLTS OR GREATER TO BE IN ELECTRIC METALLIC TUBING. PVC IS NOT PERMITTED.
2. CEILING FANS BELOW 35# TO BE SUPPORTED FROM APPROVED OUTLET BOX OR DIRECTLY FROM STRUCTURE. CEILING FANS ABOVE 35# TO BE SUPPORTED INDEPENDENTLY OF THE OUTLET BOX.
3. ALL RECEPTACLES REQUIRE A PIGTAIL GROUNDING WIRE TO THE BOX.
4. RECEPTACLE RATING FOR A 20 AMP CIRCUIT SHALL BE 20 AMPS.
5. EACH GENERAL LIGHTING CIRCUIT SHALL NOT HAVE MORE THAN 10 POWER CONSUMING DEVICES CONNECTED TO IT + THE CIRCUIT BREAKER SHALL NOT EXCEED 15 AMPS.
6. PROVIDE A GROUND WIRE IN ALL RACEWAYS.
7. ALL SMOKE DETECTORS ARE REQUIRED TO BE 110V BATTERY BACK-UP, INTERCONNECTED AND WIRED TO A GENERAL LIGHTING CIRCUIT.
8. ELECTRICAL RECEPTACLES ARE REQUIRED TO BE SELF-GROUNDING.
9. ALL ELECTRICAL CONDUCTORS ARE TO BE SOLID OR STRANDED COPPER IN ELECTRICAL METALLIC TUBING.
10. RECEPTACLE SPACING SHALL BE PROVIDED WITHIN 6'-0" OF EVERY OPENING, EVERY 12'-0" THEREAFTER AND ON ANY WALL 2'-0" WIDE OR WIDER.
11. SURFACE MOUNTED INCANDESCENT FIXTURES INSTALLED NO CLOSER THAN 12" TO THE NEAREST STORAGE SPACE. SURFACE MOUNTED FLUORESCENT FIXTURES INSTALLED NO CLOSER THAN 6" TO THE NEAREST STORAGE SPACE. RECESSED INCANDESCENT AND FLUORESCENT FIXTURES W/ COMPLETELY ENCLOSED LAMP NO CLOSER AND FLUORESCENT FIXTURES W/ COMPLETELY ENCLOSED LAMP NO CLOSER THAN 6" TO THE NEAREST STORAGE SPACE
12. ALL 120-VOLT, SINGLE PHASE, 15-20 AMP BRANCH CIRCUITS SUPPLYING OUTLETS IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS REQUIRE AFCI PROTECTION.
13. ALL NEW 125 VOLT, 15- AND 20-AMP RECEPTACLES SHALL BE LISTED TAMPER RESISTANT RECEPTACLES.
14. BATHROOM RECEPTACLE OUTLETS SHALL BE SUPPLIED BY AT LEAST ONE 20 AMP BRANCH CIRCUIT. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS.
15. RECESSED LUMINARIES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. ALL RECESSED LUMINARIES SHALL BE IC RATED AND LABELED AS MEETING ASTM E 283 WHEN TESTED AT 1.57 PSF (75 PA) PRESSURE DIFFERENTIAL W/ NO MORE THAN 2.0 CFM (0.944 L/S) OF AIR MOVEMENT FROM THE CONDITIONED SPACE TO THE CEILING CAVITY. ALL RECESSED LUMINARIES SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING.
16. ALL CEILING BOXES IN HABITABLE AREAS SHALL BE LISTED & APPROVED FOR FAN INSTALLATIONS.
17. ALL RECEPTACLES LOCATED IN A PORTION OR AREAS OF THE BASEMENT NOT INTENDED AS HABITABLE ROOMS SHALL BE GFCI PROTECTED.
18. INSTALL CARBON MONOXIDE ALARMS WITHIN 15 FEET OF EVERY ROOM USED FOR SLEEPING PURPOSES
19. A MIN. OF 90% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS.
20. SMOKE DETECTORS TO BE LOCATED A MINIMUM OF 3 FT FROM THE TIP OF CEILING FAN BLADES AND A MIN. 3 FT FROM THE ENTRANCE TO A BATHROOM, KITCHEN, OR LAUNDRY.
21. FIELD VERIFY ALL LOW VOLTAGE WIRING, PHONE, DOORBELL, THERMOSTAT, FIRE AND BURGLAR IS INSTALLED IN CONDUIT WHERE SUCH WIRING WILL BE RENDERED INACCESSIBLE BY FINISHED MATERIALS, OR WHERE SUBJECT TO PHYSICAL DAMAGE.
22. PROVIDE TAMPER-RESISTANT WALL RECEPTACLE OUTLETS IN ALL BEDROOMS.
23. PROVIDE A NEUTRAL WIRE AT EACH SWITCH BOX LOCATION.
24. 14AWG CU CONDUCTORS CANNOT BE USED FOR A BRANCH CIRCUIT LARGER THAN 15A.
25. LUMINAIRES LOCATED ABOVE SHOWERS + ABOVE TUBS WITH SHOWERS SHALL BE MARKED BY THE MANUFACTURER S SUITABLE FOR USE IN "WET" LOCATIONS, AND LUMINAIRES LOCATED ABOVE BATHTUBS, AND WITHIN 3 FEET OF THE EDGE OF THE TUB RIM ARE TO BE MARKED BY THE MANUFACTURER AS SUITABLE FOR USE IN "DAMP" LOCATIONS.
26. WHERE A LIGHTING OUTLET INSTALLED IN THE CEILING OF A DWELLING UNIT IS LOCATED SUCH THAT THE LOCATION MAKES IT FEASIBLE TO ATTACH A CEILING FAN TO THE OUTLET BOX, THE OUTLET BOX SHALL BE FAN RATED, REGARDLESS OF THE INITIAL INTENTIONS OF USE FOR THE OUTLET BOX. (NEC 314.27(A) INCLUDING ALL CEILING LIGHTS CENTERED IN A ROOM/SPACE.



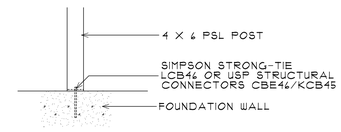
3-PLY LVL FASTENING DETAIL

SCALE: 1" = 1'-0"



2-PLY LVL FASTENING DETAIL

SCALE: 1" = 1'-0"



COLUMN BASE DETAIL

SCALE 1/2" = 1'-0"

(4X4 POST TO USE SIMPSON STRONG-TIE LCB44 OR USP STRUCTURAL CONNECTORS CBE44/KCB44)

HVAC

1. SUPPLY AND RETURN DUCTS IN UNCONDITIONED SPACES SHALL BE INSULATED TO A MIN. OF R-8 WHERE 3 INCHES OR LARGER AND R-6 WHERE LESS THAN 3 INCHES IN DIAMETER. ALL OTHER DUCTS SHALL BE INSULATED TO A MIN. OF R-6 WHERE 3 INCHES AND LARGER AND R-4.2 WHERE LESS THAN 3 INCHES. (IECC R403.3.1.)
2. THE HVAC SYSTEM SHALL BE CONTROLLED BY A PROGRAMMABLE THERMOSTAT. (R403.1)
3. ALL DUCTWORK TO BE INSTALLED TO CODE PER IMC 603 & IECC 503.
4. MAXIMUM LENGTHS OF FLEXIBLE DUCTWORK PER IMC 603.5.1 & 603.5.2
5. EXHAUST FANS SHALL BE VENTED TO EXTERIOR (NOT ATTIC OR SOFFIT) THROUGH 4" FLEXIBLE METAL DUCTWORK
   EXHAUST FANS TO BE OF INTERMITTENT TYPE W/ A MIN. OF 50CFM.
   EXHAUST FANS TO BE EQUIPPED WITH BACK DRAFT DAMPER AND SHALL TERMINATE ON THE EXTERIOR OF THE BUILDING UTILIZING A ROOF CAP OR WALL JACK SYSTEM.
6. RETURN DUCTS ARE REQUIRED TO BE IN THE WALL SPACE ON THE OPPOSITE SIDE OF ROOM FROM SUPPLY DUCTS NEAR FLOOR LEVEL.
7. ALL DUCTS, AIR HANDLERS, AND FILTER BOXES SHALL BE SEALED (IECC R403.2.2).
8. DUCT TIGHTNESS SHALL BE TESTED FOR AIR LEAKAGE FOR DUCTS NOT LOCATED IN THE CONDITIONED SPACE. TEST SHALL BE DONE PRIOR TO SCHEDULING THE FINAL INSPECTIONS. SUBMIT A WRITTEN REPORT TO THE BUILDING DEPARTMENT BY A CERTIFIED TESTER (BPI, RESNET or ILDET). 2018 IECC R403.3.3
9. NO PLUMBING OR VENT TERMINAL SHALL BE ANY LESS THAN TWELVE FEET (12') HORIZ. FROM ANY WINDOW OR AIR INTAKE
10. THE ADDITION SHALL PASS A BLOWER DOOR TEST AND A COPY OF THE RESULTS SHALL BE PROVIDED TO THE BUILDING DEPARTMENT PRIOR TO SCHEDULING THE FINAL INSPECTIONS.
11. THE ADDITION SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT EXCEEDING 5 AIR CHANGES PER HOUR (ACH). TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH ASTM E179 OR ASTM E 1827 AND REPORTED AT A PRESSURE OF 0.2 INCHES W.G. (50 PASCALS). TEST SHALL BE DONE PRIOR TO CALLING FOR FINAL INSPECTION. SUBMIT A SIGNED WRITTEN REPORT TO THE BUILDING DIVISION BY A CERTIFIED TESTER (BPI, RESNET or ILDET). 2018 IECC R403.6 & ILLINOIS STATE AMENDMENTS.

PLUMBING & VENTILATION

1. TEES AND CROSSES ARE NOT TO BE USED ON WASTE LINES.
2. HUBLESS PIPE OR FITTINGS ARE NOT TO BE USED.
3. THERE SHALL BE NO MORE THAN 2 CLOSETS ON 3" WASTE LINE.
4. NO END VENTING IS PERMITTED. THE STACK VENT SHALL GO DOWNSTREAM OF THE WASTE LINE.
5. WATER LINES TO SECOND FLOOR TO HAVE 18" AIR CHAMBERS.
6. ALL HOT WATER PIPING SHALL BE INSULATED TO A MIN. OF R-3. (IECC R403.4).
7. ALL NEW SHOWER VALVES SHALL BE PROVIDED WITH AN AUTOMATIC SAFETY WATER MIXING DEVICE PER (ILL STATE PLUMBING CODE 890.690(b)).
8. PROVIDE LEAD ROOF FLASHING ON ALL PLUMBING STACKS.
9. AIR TEST REQ'D ON WATER PIPING OF 100# MIN. PRESSURE & 25# MIN. PRESSURE ON GAS PIPING.
10. WET VENTING, CIRCUIT VENTING, AND LOOP VENTING ARE NOT PERMITTED.
11. CONTRACTOR TO PROVIDE PLUMBING PIPING AS FOLLOWS:
    ABOVE GROUND WASTE - SCHEDULE 40 PVC, 1120 SERIES
    ABOVE GRADE WATER - TYPE "L" COPPER
    PROVIDE AIR CHAMBERS AT ALL FIXTURES, INCLUDING WATER CLOSETS.
12. ALL TUBS & SHOWERS NEED 2" P-TRAPS
13. ALL HAND HELD SHOWERS NEED VACUUM BREAKERS.
14. PROVIDE 1 - 4" VENT STACK THRU ROOF W/ LEAD FLASHING
15. MAXIMUM LENGTH 1 1/2" VENT PIPING IS 10'-0"
16. MAXIMUM LENGTH OF 1/2" WATER PIPING IS 10'-0" STACKTEST IS REQ'D ON WASTE & VENT SYSTEM AT THE TIME OF ROUGH AND UNDERGROUND INSPECTIONS.

BUCKLEY FARA ARCHITECTS, INC.
2512 HATFIELD DR.
ELGIN, IL 60123

JOSEPH FARA
(630) 651-9457
2jfara2@gmail.com

THOMAS BUCKLEY
(847) 347-9266
thomasbuckley57@gmail.com

CHRISTELL RESIDENCE

849 W. KENILWORTH AVE.
PALATINE
ILLINOIS

PROPOSED ROOM ADDITION

3-12-23 RELEASED FOR PERMIT SUBMITTAL

PROJECT NO.	CHR
DRAWN BY	JF

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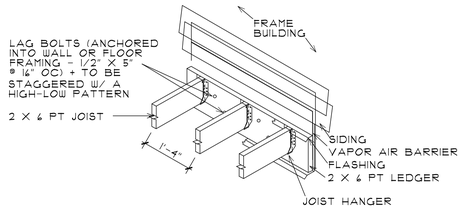
DATE	DESCRIPTION
7-12-21	PRELIMINARY
8-21-21	PRICING
7-1-22	REVISIONS
3-12-23	PERMIT

STATE OF ILLINOIS
THOMAS W. BUCKLEY
1-8721
CHICAGO
LICENSED ARCHITECT

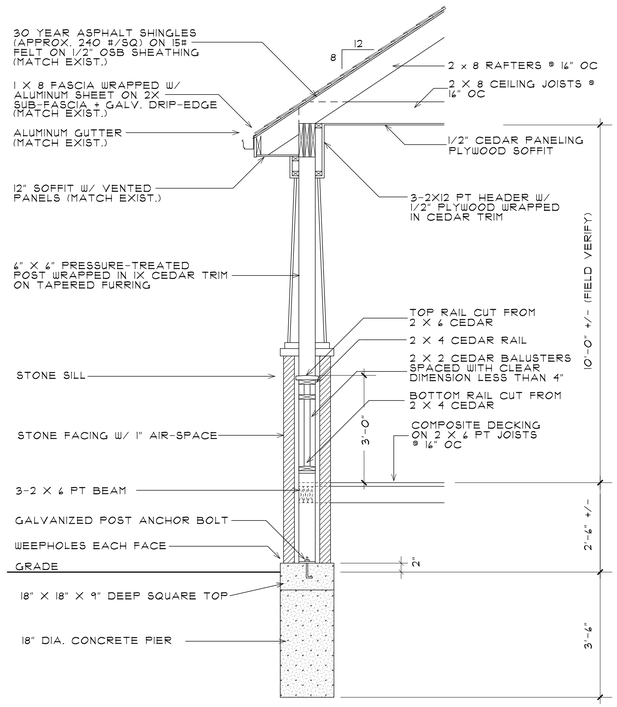
Attachment: EXHIBIT - Site Plan & Elevations (2023:59 : 849 W. Kenilworth Avenue - SU & VAR Addition)



LAG SCREWS OR BOLTS MUST BE EMBEDDED INTO THE MAIN OR BUILDING FRAME MEMBER (THE LEDGER BEAM IS THE SECONDARY MEMBER) A MINIMUM OF 4 TIMES THE BOLT DIA. EXCLUSIVE OF THE TIP. FOR FULL LAG BOLT SHEAR CAPACITY THE BOLT MUST BE EMBEDDED INTO THE MAIN MEMBER 8 TIMES THE BOLT DIA. EXCLUSIVE OF THE TIP. THEREFORE 3 1/1" THICK BLOCKING MAY BE NECESSARY IN THE STUD SPACE FOR ADEQUATE LAG SCREW ANCHORAGE OR EMBEDMENT

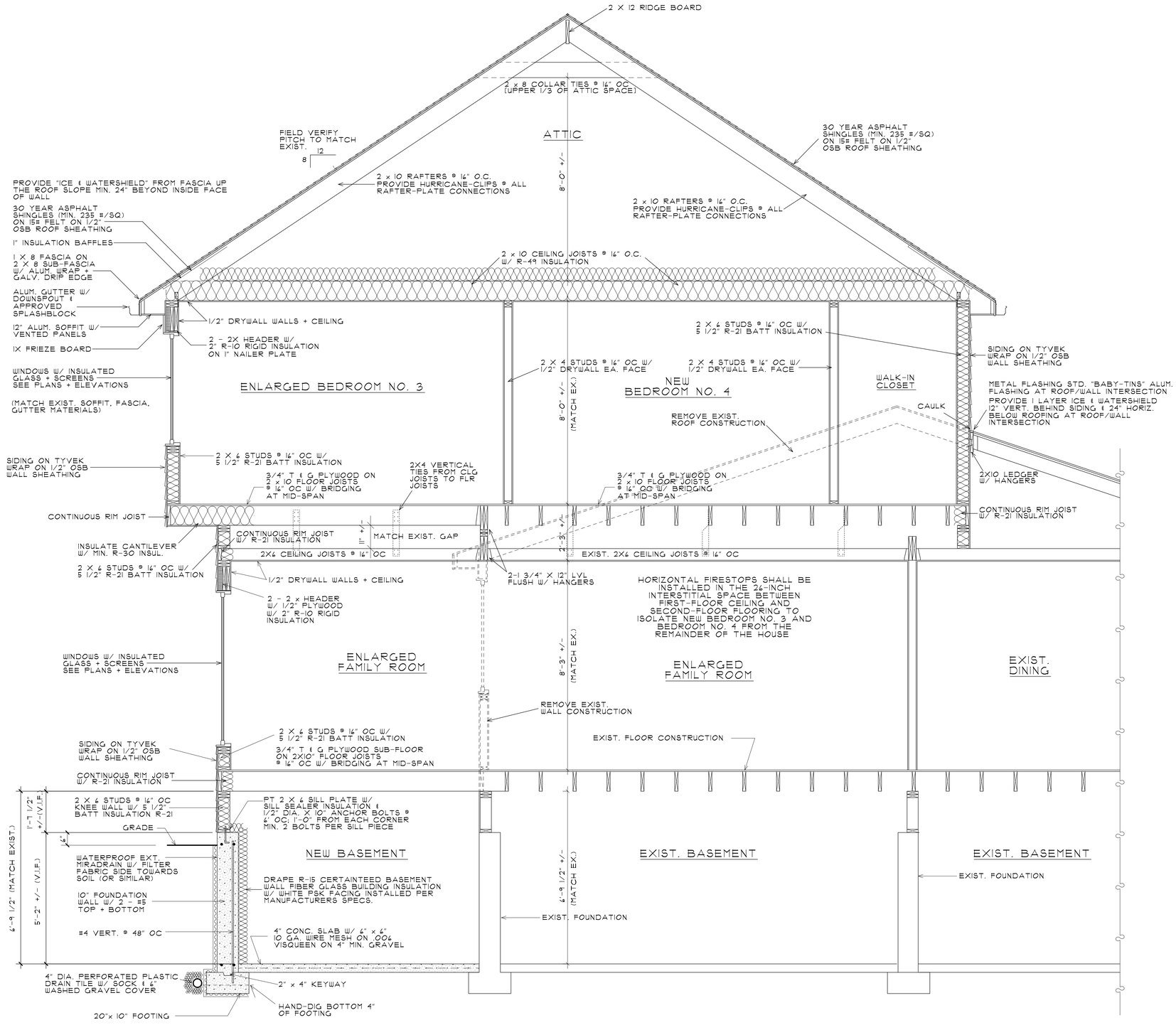
(2) LEDGER BEAM TO FRAME WALL CONNECTION

NOT TO SCALE



(1) PORCH WALL SECTION

SCALE 1/2" = 1'-0"



BUILDING SECTION A-A

SCALE 1/2" = 1'-0"

BUCKLEY FARA ARCHITECTS, INC.
2512 HATFIELD DR.
ELGIN, IL 60123

JOSEPH FARA
(630) 651-9457
2jfara2@gmail.com

THOMAS BUCKLEY
(847) 347-9266
thomasbuckley57@gmail.com

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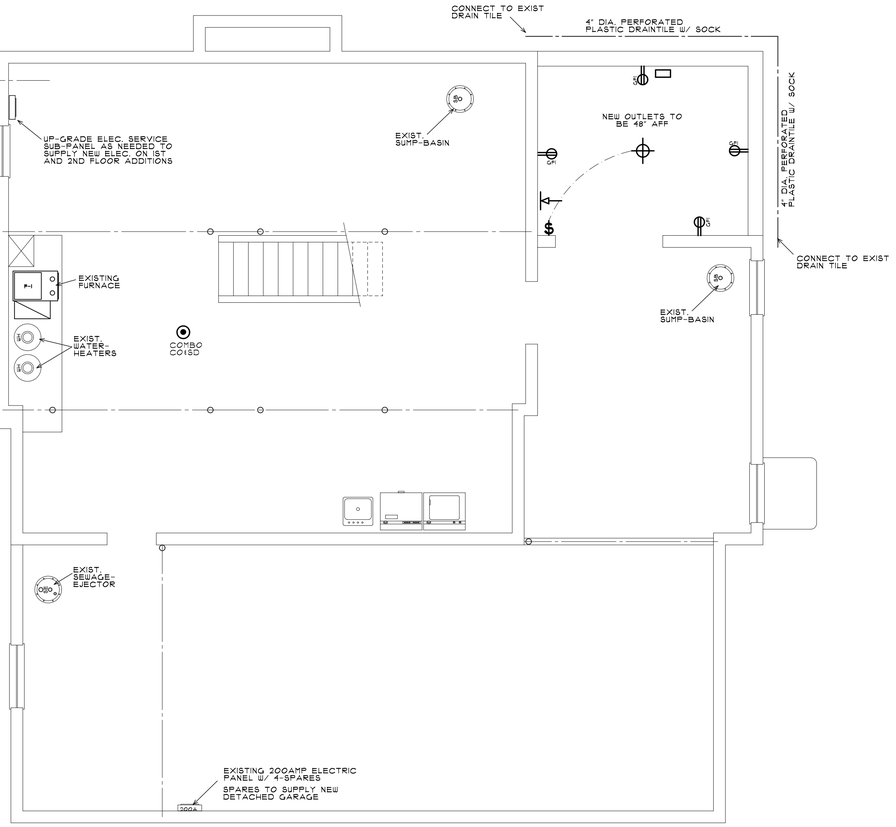
Attachment: EXHIBIT - Site Plan & Elevations (2023-59 : 849 W. Kenilworth Avenue - SU & VAR Addition)

ELECTRIC PANEL NOTES
NEW ELEC. PANEL PROVIDE 24" X 30" X 6'-1" HIGH CLEAR SPACE IN FRONT OF PANEL
1/2" PLYWOOD TO BE INSTALLED BETWEEN PANEL + CONCRETE
PANEL TO BE INSTALLED WITHIN 5 FEET OF THE SERVICE ENTRANCE OR THE METER
MIN 5'-0" SEPARATION FROM SUMP-PUMP)



BASEMENT PLUMBING MECHANICAL + ELECTRICAL PLAN

SCALE 1/4" = 1'-0"

NORTH

IF NOT ALREADY, SMOKE DETECTORS ARE TO BE INSTALLED IN EACH BEDROOM, OUTSIDE OF EACH GROUP OF BEDROOMS, AND ON EACH FLOOR. IF NOT EXISTING, SMOKE DETECTORS NEED TO BE HARD-WIRED AND INTERCONNECTED. IF NOT, THEY ARE REQUIRED TO BE BROUGHT UP TO CURRENT CODE STANDARDS. [IRC R314.3.1] (SEE NOTE NO. 5 UNDER FIRE PROTECTION ON SHEET A-5)

CARBON MONOXIDE DETECTORS TO BE INSTALLED ON EACH FLOOR AND WITHIN 15 FEET OF ALL BEDROOMS. IF NOT EXISTING, ALL CARBON MONOXIDE DETECTORS SHALL BE BROUGHT UP TO CURRENT CODE STANDARDS. [IRC R315.1]

ELECTRICAL LEGEND	
SYMBOL	DESCRIPTION
	CEILING FIXTURE W/ FAN-APPROVED JUNCTION BOX
	DUPLEX RECEPTACLE
GFCI	DUPLEX RECEPTACLE GROUND-FAULT CIRCUIT INTERRUPTED
COMBO CO/SD	110V COMBO C.O. + SMOKE DETECTOR INTERCONNECTED W/ BATTERY BACK-UP
	110V SMOKE DETECTOR INTERCONNECTED W/ BATTERY BACK-UP
$	SINGLE POLE SWITCH

MECHANICAL LEGEND	
SYMBOL	DESCRIPTION
RA	RETURN-AIR GRILLE
	SUPPLY-AIR REGISTER

MINIMUM SHEETMETAL THICKNESSES FOR SINGLE DWELLING UNITS			
DUCT SIZE	GALVANIZED STEEL		APPROXIMATE ALUMINUM B+S GAUGE
	MINIMUM THICKNESS (INCHES)	EQUIVALENT GALVANIZED GAUGE NO.	
ROUND DUCTS + ENCLOSED RECTANGULAR DUCTS			
14" OR LESS	0.013	30	26
OVER 14"	0.016	28	24
EXPOSED RECTANGULAR DUCTS			
14" OR LESS	0.016	28	24
OVER 14"	0.019	24	22

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ELGIN, IL 60123

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2jfara2@gmail.com

THOMAS BUCKLEY
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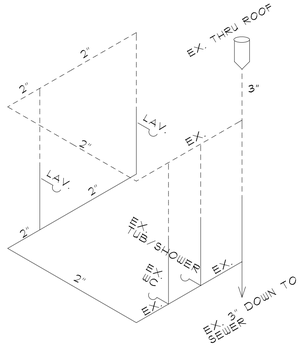
LICENSED ARCHITECT

MEP-1

OF EIGHT

Attachment: EXHIBIT - Site Plan & Elevations (2023-59 : 849 W. Kenilworth Avenue - SU & VAR Addition)

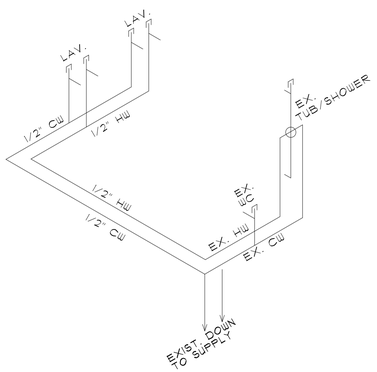


SECOND FLOOR REMODELED HALL BATH WASTE & VENT DIAGRAM

NO SCALE

NEW WASTE & VENT PIPING TO BE PVC SCHEDULE 40.

NO CHANGE TO FIRST FLOOR WASTE & VENT

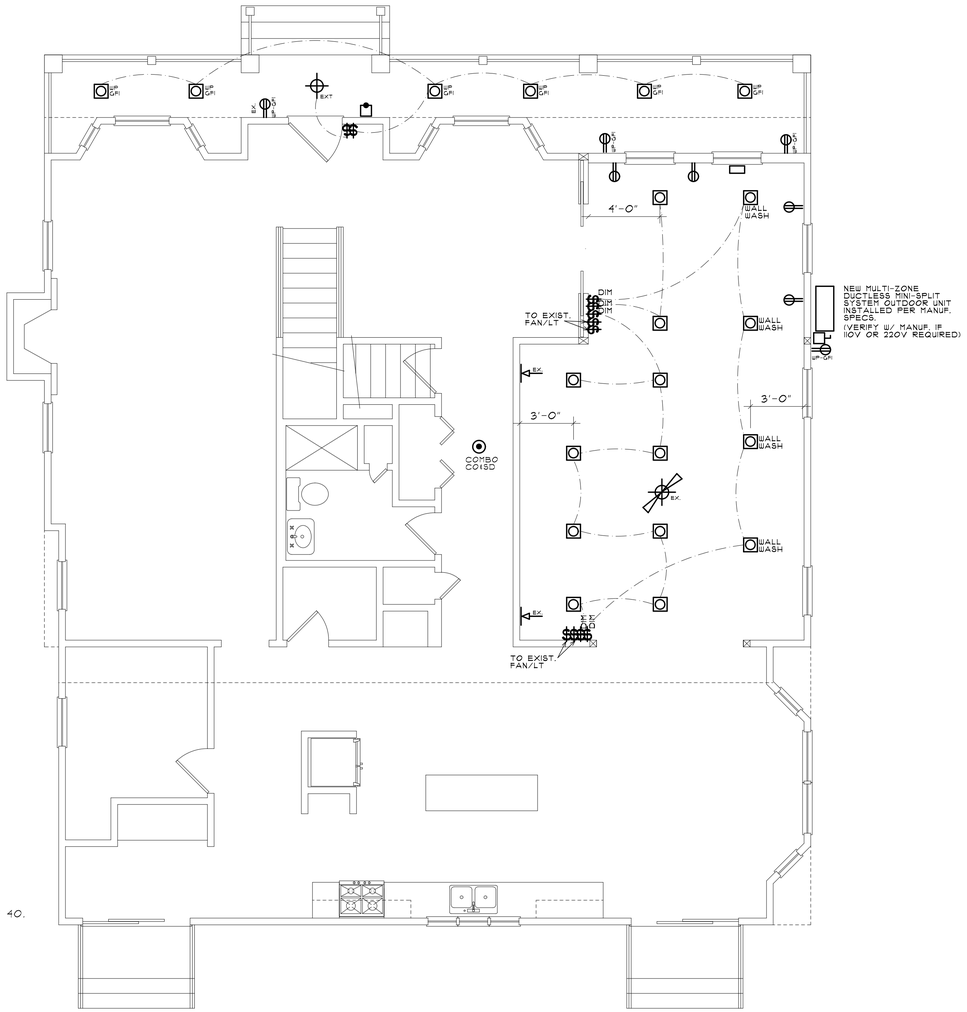


SECOND FLOOR REMODELED HALL BATH WATER PIPING DIAGRAM

NO SCALE

ALL SUPPLY PIPING TO BE COPPER TYPE "L"

NO CHANGE TO FIRST FLOOR WATER PIPING



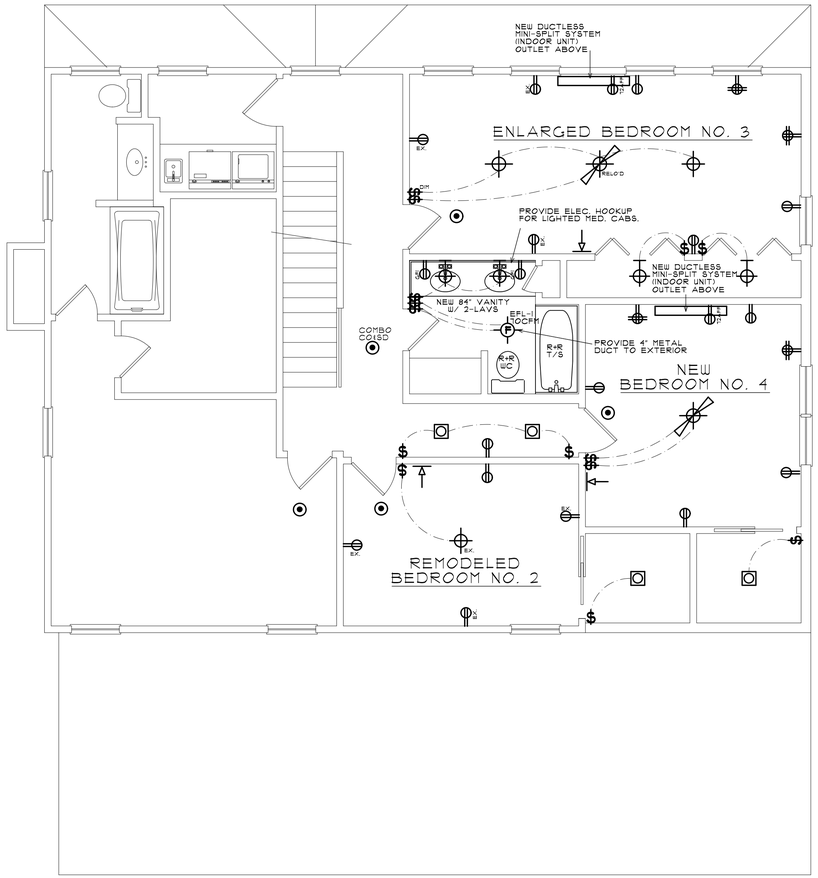
FIRST FLOOR MECHANICAL + ELECTRICAL PLAN

SCALE 1/4" = 1'-0"

NORTH

IF NOT ALREADY, SMOKE DETECTORS ARE TO BE INSTALLED IN EACH BEDROOM, OUTSIDE OF EACH GROUP OF BEDROOMS, AND ON EACH FLOOR. IF NOT EXISTING, SMOKE DETECTORS NEED TO BE HARD-WIRED AND INTERCONNECTED. IF NOT, THEY ARE REQUIRED TO BE BROUGHT UP TO CURRENT CODE STANDARDS. (IRC R314.3.1) (SEE NOTE NO. 5 UNDER FIRE PROTECTION ON SHEET A-5)

CARBON MONOXIDE DETECTORS TO BE INSTALLED ON EACH FLOOR AND WITHIN 15 FEET OF ALL BEDROOMS. IF NOT EXISTING, ALL CARBON MONOXIDE DETECTORS SHALL BE BROUGHT UP TO CURRENT CODE STANDARDS. (IRC R315.1)



SECOND FLOOR PLUMBING MECHANICAL + ELECTRICAL PLAN

SCALE 1/4" = 1'-0"

NORTH

NEW HVAC IN BEDROOMS 3 + 4 TO BE SUPPLIED BY DUAL-ZONE DUCTLESS MINI-SPLIT SYSTEM. INSTALLED PER MANUF. SPECS.

MECHANICAL LEGEND

SYMBOL	DESCRIPTION
F	FAN/CEILING FIXTURE
RA	RETURN-AIR GRILLE
	SUPPLY-AIR REGISTER

ELECTRICAL LEGEND - (LED BULBS)

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	CEILING FIXTURE W/ FAN-APPROVED JUNCTION BOX	WP	DUPLEX RECEPTACLE WEATHERPROOF + GROUND-FAULT CIRCUIT INTERRUPTED
EXT	CEILING MOUNTED LIGHT FIXTURE (EXTERIOR GRADE)		DUPLEX RECEPTACLE
IC	RECESSED LIGHT FIXTURE (IC RATED WHERE NECESSARY)	GFI	DUPLEX RECEPTACLE GROUND-FAULT CIRCUIT INTERRUPTED
	DISCONNECT		DOUBLE DUPLEX RECEPTACLE
	CEILING FAN W/ FAN-APPROVED JUNCTION BOX FOR FANS IN EXCESS OF 35#	COMBO CO15D	110V COMBO C.O. + SMOKE DETECTOR INTERCONNECTED W/ BATTERY BACK-UP
	WALL-MOUNTED LIGHT FIXTURE		110V SMOKE DETECTOR INTERCONNECTED W/ BATTERY BACK-UP
$	SINGLE POLE SWITCH	F	EXHAUST FAN + CEILING FIXTURE COMBO
	PUSH-BUTTON DOOR BELL		

BUCKLEY FARA ARCHITECTS, INC.
2512 HATFIELD DR.
ELGIN, IL 60123

JOSEPH FARA
(630) 651-9457
2jfara2@gmail.com

THOMAS BUCKLEY
(847) 347-9266
thomasbuckley57@gmail.com

CHRISTELL RESIDENCE

849 W. KENILWORTH AVE.
PALATINE
ILLINOIS

PROPOSED ROOM ADDITION

3-12-23 RELEASED FOR PERMIT SUBMITTAL

PROJECT NO.	CHR
DRAWN BY	JF

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DATE	DESCRIPTION
7-12-21	PRELIMINARY
8-21-21	PRICING
7-1-22	REVISIONS
3-12-23	PERMIT

STATE OF ILLINOIS THOMAS W. BUCKLEY 1-8721 CHICAGO LICENSED ARCHITECT

Attachment: EXHIBIT - Site Plan & Elevations (2023-59 : 849 W. Kenilworth Avenue - SU & VAR Addition)

VILLAGE OF PALATINE

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 05/23/23 07:00 PM

STAFF REPORT (ID # 8377)

849 W. Kenilworth Avenue

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Alex Bradshaw

PETITIONER: Joel Christell

PLAN NUMBER: SU-000031-2023

ADDRESS: 849 W. Kenilworth Avenue

PROPOSAL:
Special Use to permit an addition to be set back 20 feet from the front property line, instead of the minimum required 30 feet; and Variation to permit lot coverage to be 48%, instead of the maximum permitted 45%.

LOCATION:	849 W. Kenilworth Avenue District 1 (Millar)	**CURRENT ZONING:**	R-2 Single-Family Residential

SURROUNDING CONDITIONS:

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

BACKGROUND:
The Petitioner is seeking a Variation for lot coverage and a Special Use for a front yard setback reduction to permit the construction of a 2-story addition and a covered porch along the front of the home. With the addition, the proposed front yard setback is approximately 20 feet, for the proposed covered porch, with the remaining 2-story addition having a 25-foot setback. Therefore, the Petitioner is requesting:

Special Use to permit an addition to be set back 20 feet from the front property line, instead of the minimum required 30 feet; and

Variation to permit lot coverage to be 48%, instead of the maximum permitted 45%.

SITE ANALYSIS:

Attachment: PZC Materials - May 23, 2023 (2023-59 : 849 W. Kenilworth Avenue - SU & VAR Addition)

- The Subject Property is zoned R-2 Single Family and is part of the Schumann Place Subdivision. The Subject Property is approximately 9,900 square feet. The lot currently consists of a 2-story residence, a two-car detached garage in the rear yard, and a small deck off the rear of the residence.
- The existing residence is set back approximately 24 feet. It is therefore legal non-conforming to the required 30-foot front yard setback.
- The Petitioner is seeking a Special Use for a front yard setback to permit the construction a 2-story frame addition and a covered porch along the front of the home. The proposed setback for the addition is approximately 20 feet.
- Per the submitted application, the Petitioner has indicated that the addition will help to provide more space for his family of 5 and will add to the character of the neighborhood by making their home more appealing.
- Per the submitted elevation plans, the 2-story addition will match the existing ridgeline and will not exceed the current height of the residence.
- Comparable relief was granted to the adjacent property commonly known as 879 W. Kenilworth Ave. In 2018 a Special Use was granted to permit the home to be set back 20 feet from the zoning front lot line off Crescent Avenue, instead of the minimum required 30 feet.
- The proposed addition will increase the total lot coverage from the existing 45% to 48%.

DEPARTMENTAL REVIEWS:

Community Services	No Issues Identified.
Engineering	A formal engineering review will be done as part of the building permit process.
Environmental Health	N/A
Fire Prevention	N/A
Public Works	N/A
Police	N/A

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

STANDARDS FOR A VARIATION: Standards for a Variation are found in Section

Attachment: PZC Materials - May 23, 2023 (2023-59 : 849 W. Kenilworth Avenue - SU & VAR Addition)

14.03 D (1) and (2) of the Zoning Code. Specifically, the Petitioners must show that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located; that the plight of the owner is due to unique circumstances; and that the variation, if granted, will not alter the essential character of the locality. The Petition for Variation is attached, and the Petitioners have attempted to address the required standards.

STAFF RECOMMENDATION:

The Petitioner is proposing to construct a 2-story addition to the existing residence. The addition will be set back from the front property line 20 feet, which is comparable to the setback relief granted to the adjacent neighbor off Crescent Avenue in 2018. Additionally, as the bulk of the 2-story addition will be set back 25 feet from the front property line and should not alter the essential character of the locality nor cause substantial injury to the value of other properties in the surrounding neighborhood. Therefore, Staff recommends approval of the Special Use, subject to the following condition:

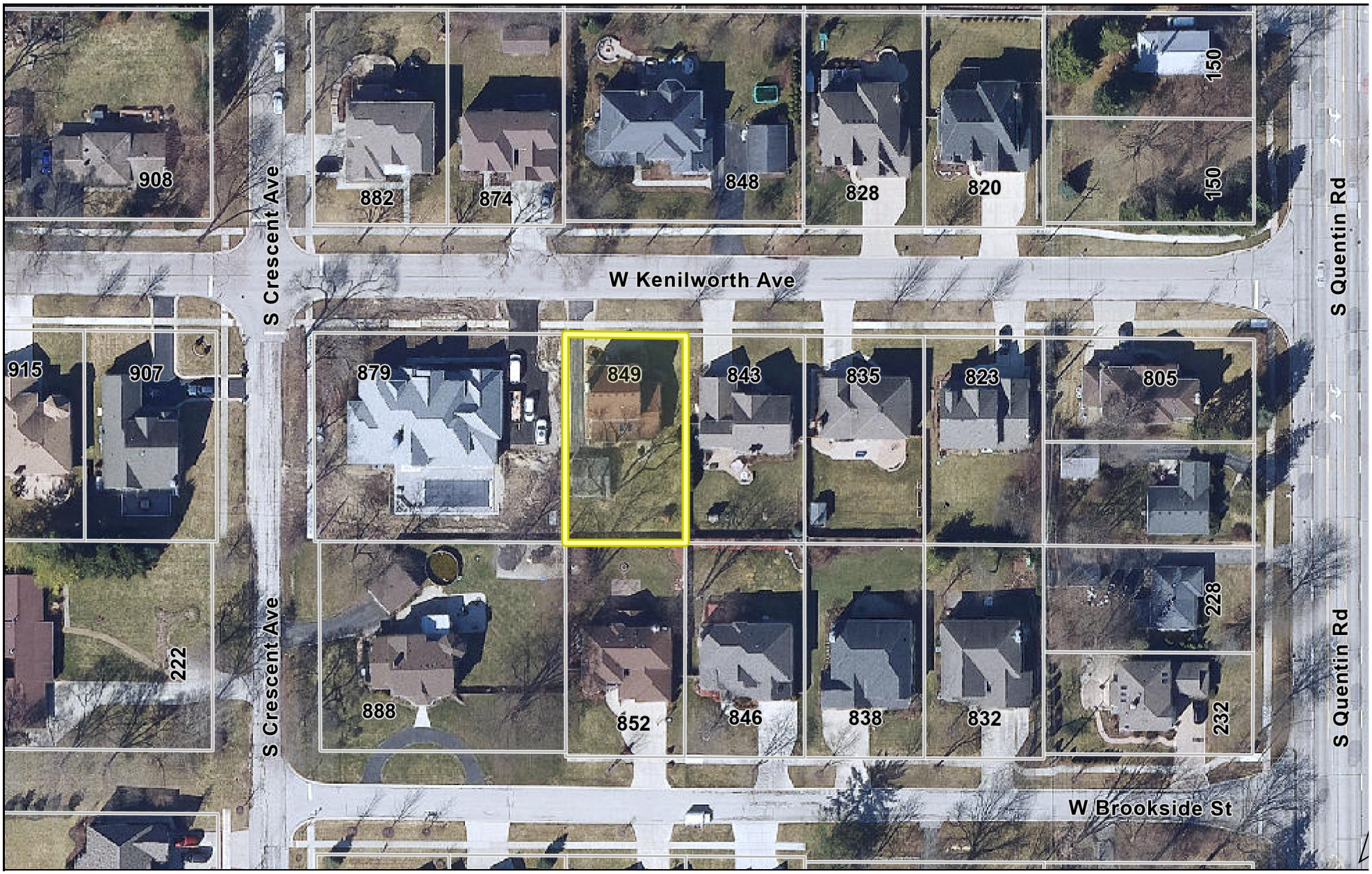
1. The Special Use and Variation shall substantially conform to the Site Plan, Floor Plan, and Elevations submitted by the Petitioner, Joel Christell, except as such plans may be changed to conform to the Village Codes and Ordinances.

ATTACHMENTS:

- Aerial Map
- Special Use Application
- Variation Application
- Project Narative
- Existing Conditions Photos
- Site Plan and Elevations
- Support of Special Use and Request for Variance
- Public Notice

Attachment: PZC Materials - May 23, 2023 (2023-59 : 849 W. Kenilworth Avenue - SU & VAR Addition)

GISConsortium | 849 W. Kenilworth Avenue



0 150 300 ft

Print Date: 4/12/2023

Notes

Cook County Aerial 2020

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

VILLAGE OF PALATINE

SPECIAL USE APPLICATION

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

Petitioner Name

Joel Christell

Business Name (if applicable)

Subject Property Address

849 W. Kenilworth Avenue

Please provide a description of your proposed request:

Proposed improvement consists of a single family two story addition and front porch expansion. The improvement will include family room expansion, larger second story bedroom, new second story bedroom, and second story bathroom remodel. The curb appeal will be updated from a Colonial Style house to a more attractive craftsman style house by adding gables and a front porch.

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 proposed improvements will benefit our family by expanding a small bedroom, adding a new bedroom, and increase the space for our family room for our 3 boys and my wife and I. The existing Colonial Style house will be modified to become a craftsman style house with more curb appeal. This will add to the overall character of the surrounding neighborhood.

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

The proposed improvement will be completed to meet all applicable codes, requirements, and standards and will not be detrimental to public health, safety, or welfare of the neighborhood.

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

The home addition to make the home more appealing, and useful for our family will not affect property values in a negative way.

Attachment: PZC Materials - May 23, 2023 (2023-59 : 849 W. Kenilworth Avenue - SU & VAR Addition)

In order to supplement the above standards, the Zoning Board of 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.

Not applicable.

Attachment: PZC Materials - May 23, 2023 (2023-59 : 849 W. Kenilworth Avenue - SU & VAR Addition)

VILLAGE OF PALATINE

VARIATION

Required Materials

□ Filing Fee of $ _____

■ Application Form

□ Plat of Survey (must show all current improvements and be sealed by an Illinois certified surveyor)

□ Site Plan & Floor plan (dimension, location, and setbacks of all existing and proposed buildings) – **one 11x17 copy each, electronic version preferred**

□ Real Estate Interest Disclosure Form (see attached)

□ Proof of Ownership or Lease (e.g. Title Insurance Policy, Deed, or Purchase Contract)

Additional Materials (as required by the Village)

□ Elevation Plan (front, side, and rear elevations of a proposed building), and/or Floor Plan (proposed interior layout) – **one 11x17 copy of each plan, electronic versions preferred**

□ Engineering Plans (must indicate existing conditions, topography, storm water management, tree preservation, utility connections, detention calculations, and a cost estimate)

□ Photographs (e.g. ground-level or aerials)

□ Other materials as deemed necessary by the Village

Petitioner Justification

The Petitioner is required to present specific evidence related to each of the following standards to justify the request (paraphrased from Section 14.03 of the Palatine Zoning Ordinance). Answer the items below and attach a separate sheet if necessary. ***If you are applying for a Special Use only, you do not need to answer these items.***

1. That the property cannot yield a reasonable return if used only under the conditions allowed by the regulations governing the zoning district in which it is located

Improvements include family room expansion, larger and new second story bedroom, second story bedroom remodel, and expanded front porch.

Limited frontage and space to neighbors lots to expand the house and only a one-car driveway.

2. That the plight of the owner is due to unique circumstances

Since the driveway is one car in width and adjacent to the west lot line, there is no space to expand to the west. Expansion to the east will allow a uniform home and will not encroach farther from the east-most building line.

3. That the variation, if granted, will not alter the essential character of the locality

The proposed house expansion will enhance the curb appeal and enhance the character of the neighborhood.

4. In order to supplement the above standards, the Zoning Board of Appeals may also consider the following:
   a. The particular surroundings, shape, or topographical conditions of the property
   b. A unique hardship for the property not generally applicable to other properties in the same zoning district
   c. The request is not based on a desire to make more money out of the property
   d. The petitioner has not created the alleged hardship for the property
   e. The request will not be detrimental to the public welfare or other properties in the neighborhood
   f. The request will not impair the supply of light and air to adjacent properties, substantially increase the danger of fire, endanger the public safety, or substantially diminish or impair neighboring property values

Attachment: PZC Materials - May 23, 2023 (2023-59 : 849 W. Kenilworth Avenue - SU & VAR Addition)

April 8, 2023

Mr. Alex Bradshaw
Village of Palatine
Community Development Department
Building Permit & Inspections
200 East Wood Street
Palatine, IL 60067

Reference: Special Use Application (BLDR-010895-2023)
Front Yard Setback
849 W. Kenilworth Ave. – Palatine

Dear Mr. Bradshaw:

Based upon the comments received from the Village on March 28, 2023 in reference to the building permit submittal of March 17, 2023, we are applying for a Special Use for the required front yard setback.

Our house was built in 1929, with a 20-foot setback line as noted on the Plat, which is likely well before the Village's current 30-foot zoning requirement was established. The home was expanded to the rear and east side in 1997 along with the addition of a second story. The proposed house expansion will not encroach more than the existing 20-foot setback and in many ways, will enhance the character of the neighborhood. The proposed plan includes expansion of the family room, adding a second story bedroom, expanding a second story bedroom, and reconfiguring a second story bathroom. We are adding gables to the front and expanding the existing front porch, which will all be contained within the existing 20-foot front yard setback.

My wife's family has roots in Palatine, going back over 40 years, and still reside in Palatine. We love the neighborhood, the schools, and everything the Village has to offer our family and plan to stay for the long term. This expansion will benefit our family, allow us to enjoy our home for many years, and add to the overall character of the neighborhood.

Please let me know if you need anything else for the Special Use Application. Thank you.

Sincerely,

Joel Christell

Attachment: PZC Materials - May 23, 2023 (2023-59 : 849 W. Kenilworth Avenue - SU & VAR Addition)

849

Attachment: PZC Materials - May 23, 2023 (2023-59 : 849 W. Kenilworth Avenue - SU & VAR Addition)

CHRISTELL RESIDENCE

849 WEST KENILWORTH AVENUE
PALATINE, ILLINOIS 60067

DESIGN CRITERIA	
FLOOR SLEEPING ROOMS OTHER ROOMS VEH. GARAGES	30# LL + 10# DL 40# LL + 10# DL 50# LL + 10# DL
WALL	60# PLF OR ACTUAL LOAD 20 PSF WIND 0'-20' HEIGHT 25 PSF WIND 21'-29' HEIGHT 30 PSF WIND 30' HEIGHT AND ABOVE
CEILING UNHAB W/O STOR UNHAB LIM STOR HAB W/ FX STAIR	10# LL + 10# DL 20# LL + 10# DL 30# LL + 10# DL
WIND SPEED	115 MPH 3 SECOND GUST & 89 MPH NOMINAL
ROOF	25# LL (SNOW) + 10# DL (ALL SLOPES)
CATHEDRAL	30# LL + 15# DL (ALL SLOPES)
EXT. DECK	40# LL + 10# DL
EXT. BALCONY	40# LL + 10# DL
STAIRS	40# LL + 300# CONCENTRATED LOAD
GUARD+HANDRAILS	200# LL AT ANY DIRECTION APPLIED AT THE TOP
FROST DEPTH	42" (3'-6")

STRUCTURAL FRAMING LUMBER

BASE VALUE (USE NO MULTIPLIERS AGAINST BASE VALUE)

GRADE # 2 SPECIES SPF DOMESTIC OR CANADIAN BASE Fb 1000

SPECIFY MANUFACTURER AND NAME OF SPECIFIC BEAM PRODUCT WITH THE CURRENT SIZE, Fb, AND E VALUES PER MANUFACTURER

MANUFACTURER TRUS-JOIST PRODUCT LVL HEADERS & BEAMS MICRO=LAM

TABLE R301.2(1)
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	ICE BARRIER UNDER LAYMENT REQ.	FLOOD HAZARDS CHPTR 15 OF VILLAGE CODE	AIR FREZING INDEX	MEAN ANNUAL TEMP
	SPEED (MPH)	TOPO EFFECTS	SPECIAL WIND REGION	WIND-BORNE DEBRIS ZONE		WEATHERING	FROST LINE DEPTH	TERMITE					
25	115	NO	NO	NO	A	severe	42"	MOD-TO-HEAVY	-4	YES	SEE BELOW	2000	47.6

DRAWINGS HAVE BEEN PREPARED IN ACCORDANCE W/ THE VILLAGE OF PALATINE AND AMENDMENTS AS LISTED BELOW.

INTERNATIONAL RESIDENTIAL CODE, 2015 EDITION (WITH AMENDMENTS).
- (A)APPENDIX A, SIZING AND CAPACITIES OF GAS PIPING
- (B)APPENDIX B, SIZING OF VENTING SYSTEMS SERVING APPLIANCES EQUIPPED WITH DRAFT HOODS
- (C)APPENDIX C, EXIT TERMINALS OF MECHANICAL DRAFT AND DIRECT-VENT VENTING SYSTEMS,
- (E)APPENDIX F, PASSIVE RADON GAS CONTROL METHODS
- (F)APPENDIX H, PATIO COVERS
- (G)APPENDIX J, EXISTING BUILDINGS AND STRUCTURES

INTERNATIONAL MECHANICAL CODE, 2015 EDITION
INTERNATIONAL FUEL GAS CODE, 2015 EDITION
INTERNATIONAL ENERGY CONSERVATION CODE, 2018 EDITION (WITH ILLINOIS AMENDMENTS)
INTERNATIONAL FIRE CODE, 2015 EDITION
NATIONAL ELECTRIC CODE, 2017 EDITION
ILLINOIS PLUMBING CODE, 2014 EDITION
VILLAGE OF PALATINE CODE OF ORDINANCES

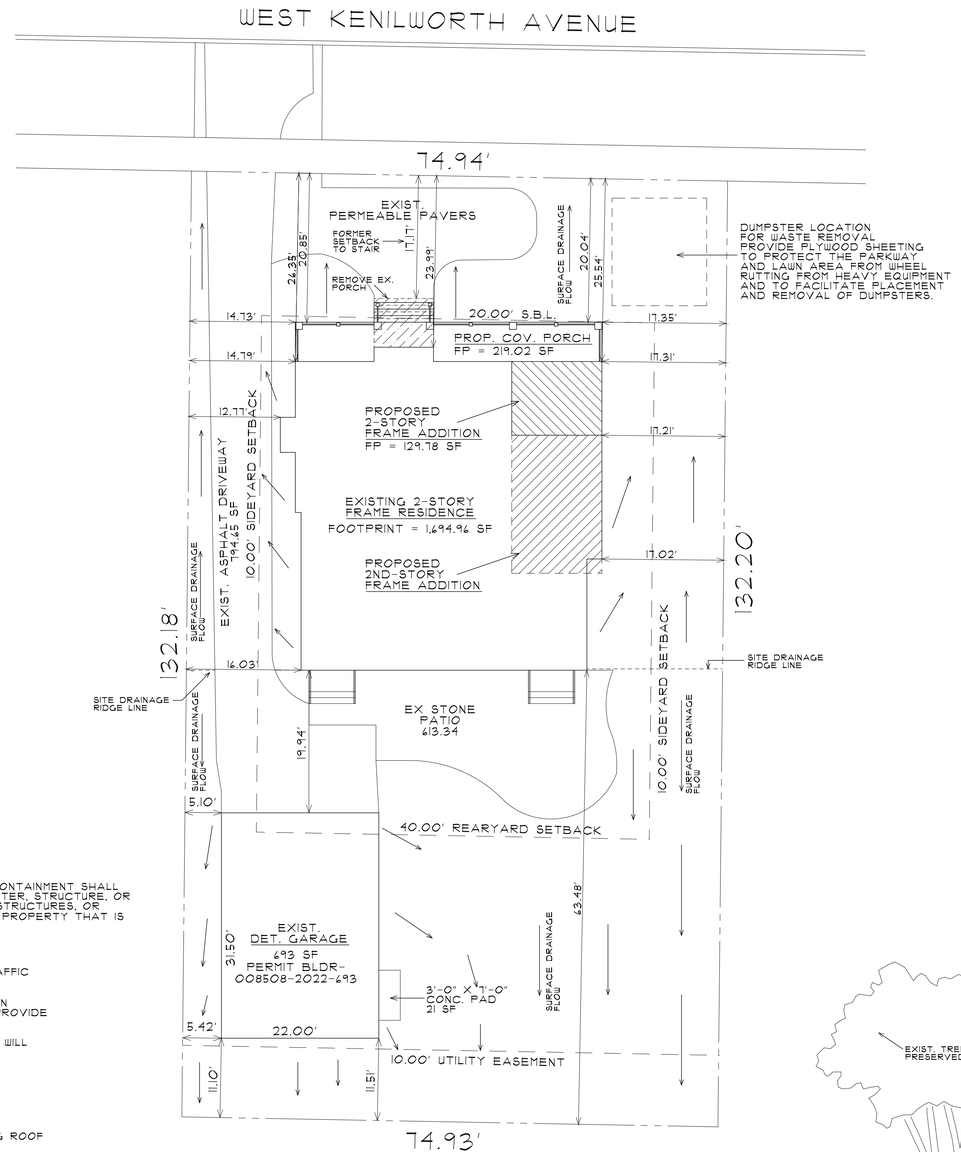
SITE NOTES:

1. CONSTRUCTION DEBRIS AND REFUSE CONTAINMENT SHALL BE REQUIRED FOR ALL JOB SITES. CONTAINMENT SHALL OCCUR ON THE PROPERTY THAT IS THE SUBJECT OF THE PERMIT. I SHALL BE WITHIN A DUMPSTER, STRUCTURE, OR CONTAINER THAT CAN BE COVERED TO PREVENT WINDBLOWN DEBRIS. ALL SUCH DUMPSTERS, STRUCTURES, OR CONTAINERS SHALL BE COVERED AT ALL TIMES WHEN NO WORK IS BEING PERFORMED ON THE PROPERTY THAT IS THE SUBJECT OF THE PERMIT.
2. ALL DISTURBED PARKWAY LAWN AREAS WILL BE RESTORED WITH NEW SOD ON 6" OF TOPSOIL. ALL SOD SHALL BE WATERED AS REQ'D TO SUSTAIN GROWTH.
3. ALL PARKWAY TREES SHALL HAVE A SNOW FENCE THAT EXTENDS TO THE DRIP LINE. NO TRAFFIC SHALL GO OVER THE ROOT SYSTEM.
4. SURFACE DRAINAGE TO BE DIVERTED FROM STRUCTURE SO AS NOT TO CREATE A HAZARD ON THIS OR ADJACENT PROPERTY. GRADE FROM FOUNDATION TO DROP A MINIMUM OF 6" IN 10'. PROVIDE SWALES OR DRAINS TO ENSURE DRAINAGE FROM STRUCTURE AND ADJACENT PROPERTY.
5. TOILET FACILITIES SHALL BE PROVIDED AT ALL JOB SITES PER ILLINOIS PLUMBING CODE. THIS WILL BE A CONDITION OF THE PERMIT.
6. PROVIDE AND MAINTAIN A 4'-0" HIGH FENCE ALONG THE FULL LENGTH OF INTERIOR SIDE YARDS UNTIL EXTERIOR CONSTRUCTION IS COMPLETE.
7. PROVIDE AND MAINTAIN A 4'-0" HIGH CONSTRUCTION FENCE DURING NON-WORKING HOURS THAT WILL ENCLOSE ALL OPEN EXCAVATIONS UNTIL FOUNDATION IS BACK-FILLED & FIRST FLOOR DECK IS COMPLETED.
8. PROVIDE ADEQUATE TARPING AT THE END OF EACH WORK DAY OVER AREAS WHERE EXISTING ROOF MATERIALS HAVE BEEN REMOVED TO PREVENT WATER DAMAGE FROM RAINSTORMS.

GENERAL NOTE:

1. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING WITH THE WORK. ANY DISCREPANCIES IN FIELD CONDITIONS IS TO BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING.
2. PLEASE NOTIFY ARCHITECT IMMEDIATELY IF THERE ARE ANY DISCREPANCIES IN THE CONSTRUCTION DOCUMENTS.

STATE LAW: BEFORE DIGGING, CALL JULIE (811 OR 1-800-892-0123) FOR LOCATION OF PUBLIC AND PRIVATE UTILITIES AT WORK SITE. 48 HOURS NOTICE IS REQUIRED.



SITE PLAN

SCALE 1" = 10'-0"

NORTH

ZONING CALCULATIONS - [R-2]	
LOCATION	REQUIRED AREA [SQ. FT.]
LOT	9,907.07
MAX BUILDING COVERAGE [35%]	3,467.47
PROPOSED BUILDING COVERAGE	2,736.76
MAXIMUM LOT COVERAGE [45%]	4,458.18
PROPOSED LOT COVERAGE	4,428.16
LOCATION	PROPOSED AREA [SQ. FT.]
EXISTING FOOTPRINT	1,694.96
PROPOSED 1ST FLOOR	129.78
EXIST. DETACHED GARAGE	693
PROPOSED COVERED PORCH	219.02
OTHER LOT COVERAGE SURFACES	1,691.40

SETBACKS - [R-2]		
LOCATION	REQUIRED DIMENSION	PROPOSED DIMENSION
FRONTYARD	30.00'	20.04'
INTERIOR SIDEYARD	10.00'	14.73'
REARYARD	40.00'	EX 63.48'
HEIGHT (MEAN)	36'-0" 30'-0"	EXIST.

INDEX OF DRAWINGS	
SHEET	DESCRIPTION
G-1	SITE PLAN + GENERAL NOTES
A-1	FOUNDATION PLAN, NOTES, + DETAILS
A-2	FIRST + SECOND FLOOR CONSTRUCTION PLANS
A-3	EXTERIOR ELEVATIONS
A-4	NOTES + DETAILS
A-5	BUILDING SECTION + DETAILS
MEP-1	BASEMENT PLUMBING, MECHANICAL, + ELECTRICAL PLANS
MEP-2	1ST + 2ND FLOOR PLUMBING, MECHANICAL, + ELECTRICAL PLANS

TREE PROTECTION DETAIL

NO SCALE

ERECT PROTECTIVE SNOWFENCE PRIOR TO ANY CONSTRUCTION ACTIVITY. DO NOT STORE ANY EQUIPMENT OR MATERIALS WITHIN THE PROTECTION AREA. REMOVE THE PROTECTIVE SNOW FENCE ONLY AFTER CONSTRUCTION IS COMPLETE.

ALL TREES ARE TO BE PROTECTED DURING CONSTRUCTION WITH FENCING. FOR EVERY 1" OF TREE DIAMETER, MAINTAIN 1'-0" DISTANCE AWAY FOR FENCING.

BUCKLEY FARA ARCHITECTS, INC.
2512 HATFIELD DR.
ELGIN, IL 60123

JOSEPH FARA
(630) 651-9457
2jfara2@gmail.com

THOMAS BUCKLEY
(847) 347-9266
thomasbuckley57@gmail.com

CHRISTELL RESIDENCE
849 W. KENILWORTH AVE.
PALATINE
ILLINOIS

PROPOSED ROOM ADDITION

3-12-23 RELEASED FOR PERMIT SUBMITTAL

PROJECT NO.	CHR
DRAWN BY	JF

COPYRIGHT BUCKLEY FARA ARCHITECTS, INC. 2023

DATE	DESCRIPTION
7-12-21	PRELIMINARY
8-21-21	PRICING
7-1-22	REVISIONS
3-12-23	PERMIT

ARCHITECT'S CERTIFICATION

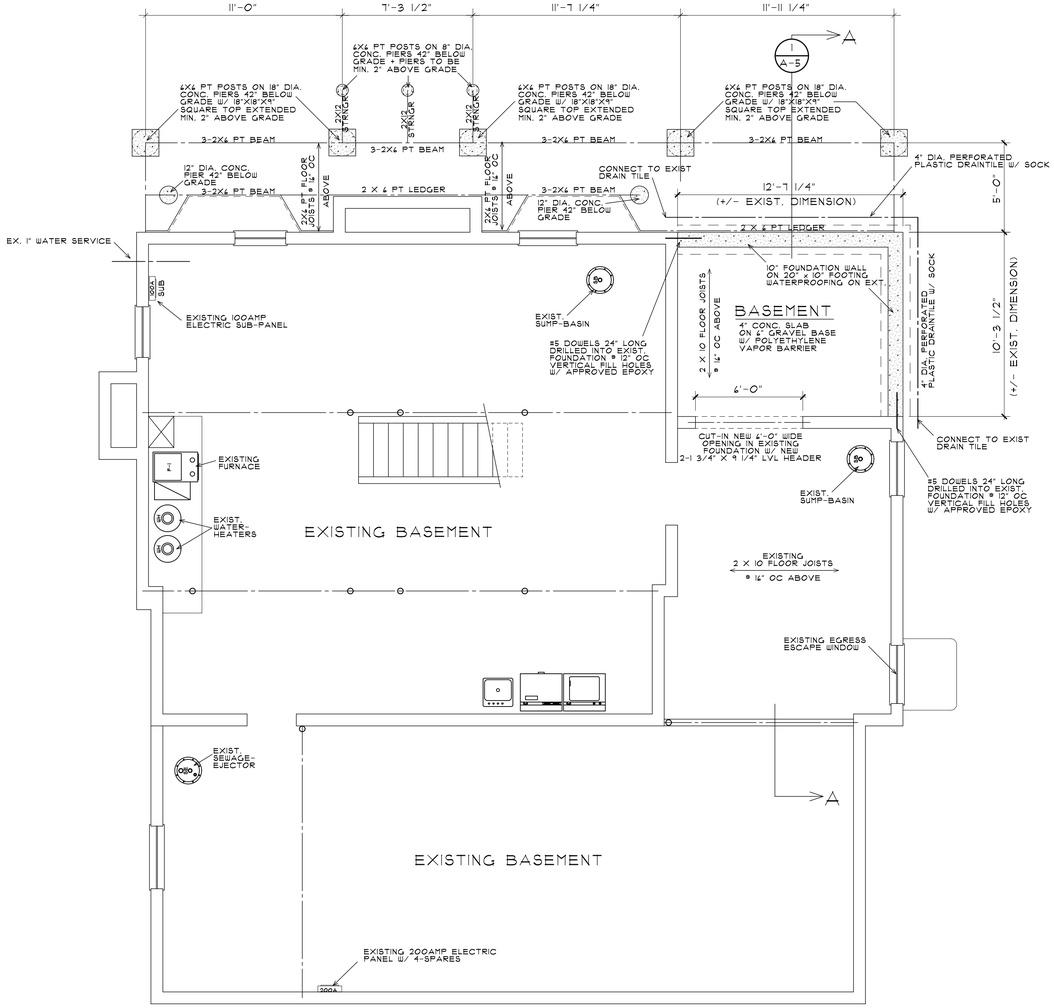
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY DIRECTION AND THAT TO THE BEST OF MY KNOWLEDGE, COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.

CERT NO. 001.008721

EXP. 11-30-24 DATE: 3-12-2023

STATE OF ILLINOIS THOMAS W. BUCKLEY 001-8721 CHICAGO LICENSED ARCHITECT

Attachment: PZC Materials - May 23, 2023 (2023-59 : 849 W. Kenilworth Avenue - SU & VAR Addition)



FOUNDATION PLAN

SCALE 1/4" = 1'-0"

NORTH

CONCRETE AND EXCAVATION

1. FOOTINGS SHALL BEAR ON UNDISTURBED, INORGANIC SOIL WITH MINIMUM BEARING CAPACITY OF 3000 PSF.
2. ALL EXCAVATED SOIL SHALL BE REMOVED FROM SITE. FOUNDATION EXCAVATION SHALL BE BACKFILLED WITH CRUSHED CONCRETE AND TOPPED WITH 12 INCHES OF TOPSOIL
3. FOUNDATION CONCRETE TO ACHIEVE COMPRESSIVE STRENGTH OF 3000PSI AT 28 DAYS; MIN. 5 1/2 BAG MIX. SIDEWALKS, PATIOS, & STEPS TO BE AIR-ENTRAINED WITH COMPRESSIVE STRENGTH OF 3500 PSI AT 28 DAYS, MIN. 6 BAG MIX.
4. BACK-FILL SOIL SO THAT GRADE SLOPES AWAY FROM FOUNDATION 6" WITHIN FIRST 10'-0" (MIN).
5. EXISTING GROUND ELEVATIONS WILL NOT BE ALTERED ANYWHERE ON THE SITE IN ORDER TO MAINTAIN THE EXISTING DRAINAGE PATTERN AND NOT OBSTRUCT ANY TRIBUTARY DRAINAGE FROM THE SURROUNDING PROPERTIES.
6. ALL EXCAVATED SOIL/MATERIALS NOT TO BE USED FOR BACKFILL (, TO BE IMMEDIATELY REMOVED FROM SITE. NO ON-SITE STOCKPILING OF EXCAVATED MATERIALS WILL BE ALLOWED, WITH THE EXCEPTION OF TOPSOIL FOR FINAL GRADING.
7. GRAVEL BASE ON CONCRETE SLABS TO HAVE A BASIC COURSE CONSISTING OF CLEAN GRADE SAND, GRAVEL, CRUSHED STONE, OR CRUSHED BLAST-FURNACE SLAG PASSING A 2" SIEVE AND RETAINED ON 1/4" SIEVE SHALL BE PLACED ON THE PREPARED SUBGRADE WHEN THE SLAB IS BELOW GRADE. PEA GRAVEL IS NOT ALLOWED
8. PLEASE TAKE CARE WHEN DIGGING FOR THE FOOTINGS. THE USE OF ROCK UNDER FOOTINGS CAN FACILITATE WATER ACCUMULATION UNDER THE FLOOR SLAB/BASEMENT AND CONTRIBUTE TO FLOODING AS THE GROUND WATER LEVEL RISES DURING EXTREMELY WET PERIODS. THEREFORE, CRUSHED ROCK CANNOT BE PERMITTED UNDER FOUNDATIONS UNLESS A SOILS REPORT BY AN ILLINOIS LICENSED SOILS ENGINEER SPECIFICALLY ADDRESSES THE EXISTING AND POTENTIAL HIGH LEVELS OF GROUND WATER TABLE AND ADEQUATE PREVENTIVE MEASURES TO PROTECT THE HOMEOWNER.
9. CONTROL JOINTS FOR 4" SLABS SHALL BE AT A MAXIMUM OF 8' INTERVALS
10. FIELD VERIFY SAW CUT CONTROL JOINTS ARE INSTALLED WITHIN 24 HOURS OF FINAL FINISHING OF CONC.
11. A WRITTEN RECORD PROVIDED FROM THE MATERIAL SUPPLIER SHALL BE PROVIDED TO THE LOCAL AUTHORITY UPON COMPLETION OF DELIVERY OF CONCRETE. THE RECORDS SHALL CONTAIN THE FOLLOWING:

A. TIME THAT WATER WAS INTRODUCED TO THE CONC. MIX
B. TIME AT THE END OF THE CONCRETE POUR
C. CEMENT MIX RATIO
D. AMOUNT OF WATER ADDED ON SITE
E. TOTAL NUMBER OF DRUM REVOLUTIONS
F. AMOUNT OF CHLORIDE ADDED TO THE CEMENT MIX
G. AMOUNT OF ADMIXTURES IN CEMENT MIX
H. AIR CONTENT OF CEMENT MIX

WALL LEGEND - SUB-LEVEL

LOCATION	UL NO.	FIRE RATING	CONSTRUCTION	DESCRIPTION
EXTERIOR [1]	---	---		10" CONCRETE FOUNDATION WALL W/ 2- #5 TOP, MIDDLE + BOTTOM ON 20" X 10" CONCRETE FOOTING

BUCKLEY FARA ARCHITECTS, INC.
2512 HATFIELD DR.
ELGIN, IL 60123

JOSEPH FARA
(630) 651-9457
2jfara2@gmail.com

THOMAS BUCKLEY
(847) 347-9266
thomasbuckley57@gmail.com

CHRISTELL RESIDENCE

849 W. KENILWORTH AVE.
PALATINE
ILLINOIS

PROPOSED ROOM ADDITION

3-12-23 RELEASED FOR PERMIT SUBMITTAL

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A-1
OF EIGHT

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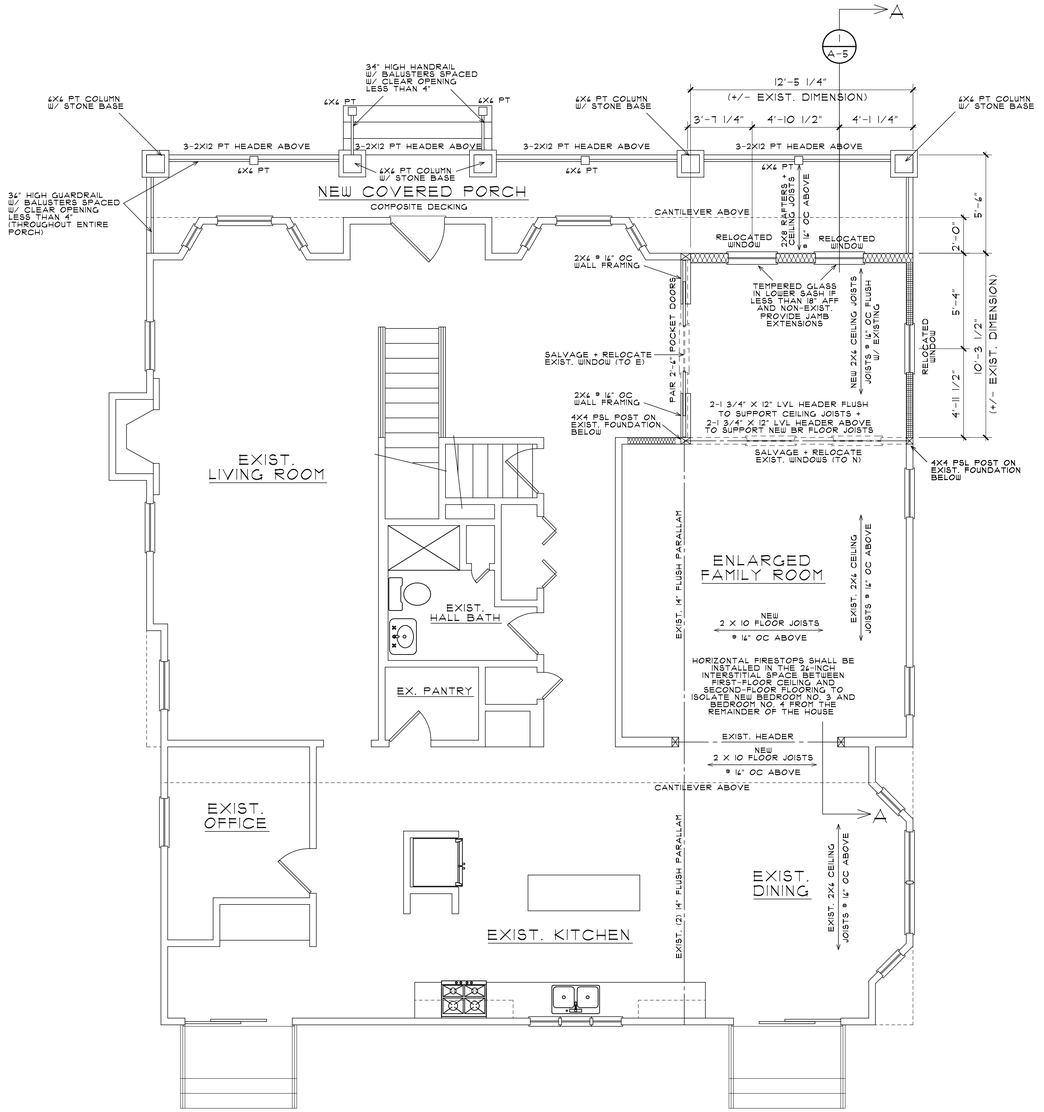
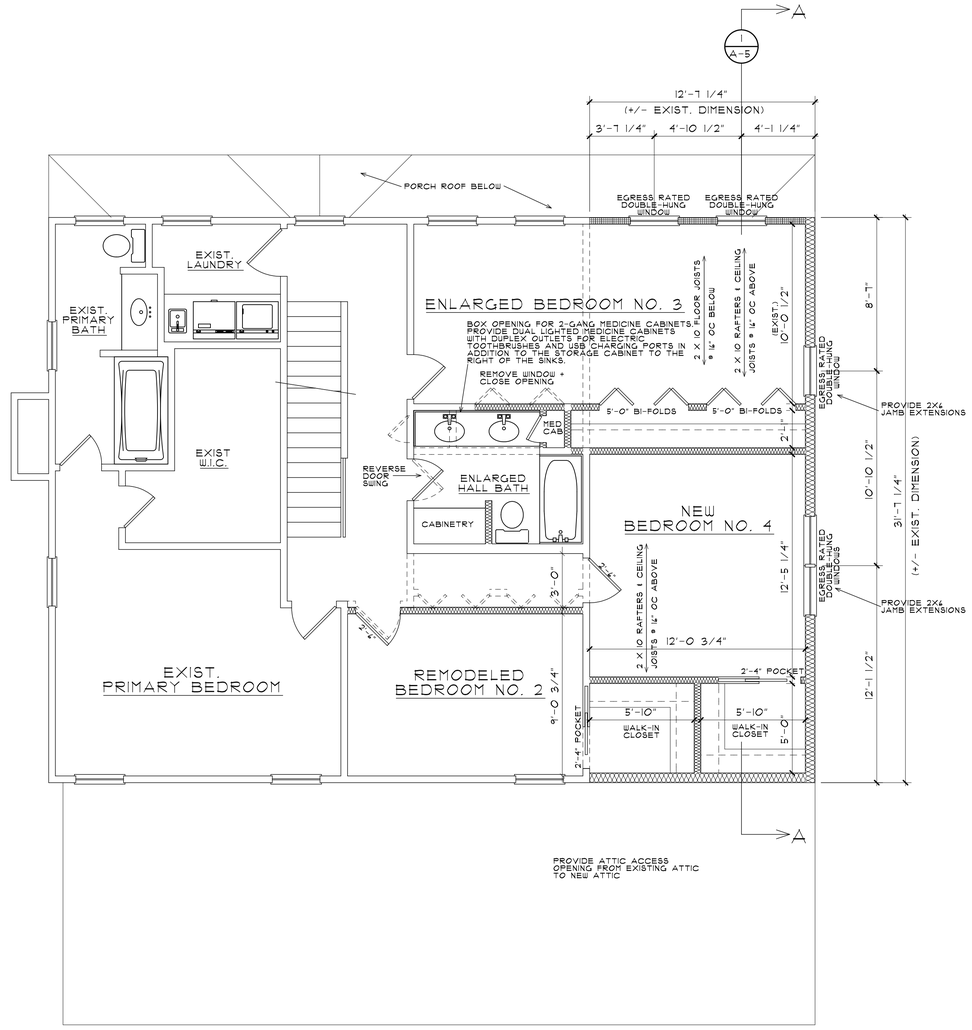


FIRST FLOOR CONSTRUCTION PLAN

NORTH

SCALE 1/4" = 1'-0"



SECOND FLOOR CONSTRUCTION PLAN

NORTH

SCALE 1/4" = 1'-0"

LIGHT + VENT SCHEDULE

ROOM	AREA	LIGHT		VENT	
		REQUIRED 8% AREA	ACTUAL	REQUIRED 4% AREA	ACTUAL
ENLARGED FAMILY ROOM	383	30.6	75	15.3	37.5
ENLARGED BEDROOM NO. 3	220	17.6	45	8.8	32.5
NEW BEDROOM NO. 4	150	12.0	24	6.0	13
REMODELED HALL BATH	45	---	---	45CFM	70CFM

WALL LEGEND

LOCATION	UL NO.	FIRE RATING	CONSTRUCTION	DESCRIPTION
EXTERIOR	---	---		2X4 WD STUDS @ 16" OC W/ 1/2" DRYWALL (INT.) OSB (EXT) (R-21 CAVITY INSULATION)
EXTERIOR (GARAGE)	---			2X4 WD STUDS @ 16" OC W/ 1/2" DRYWALL (INT.) OSB (EXT) (CLOSED-CELL SPRAY-FOAM INSULATION R-21+)
INTERIOR-1	---	---		2X4 WD STUDS @ 16" OC W/ 1/2" DRYWALL EA FACE
EXISTING WALLS TO REMAIN				EXISTING WALL CONSTRUCTION
EXISTING WALLS TO BE REMOVED				EXISTING WALL CONSTRUCTION

ATTIC VENTILATION CALCS:

	REQUIRED	ACTUAL
1/300 OF CEILING AREA.	400 / 300 = 1.33 SF 1.83 x 144 = 192 SQ.IN	
50% - 60% SOFFIT		
40% - 50% RIDGE/UPPER		
SOFFIT		
4" x 12" SOFFIT VENTS		3 X 48 = 144
RIDGE/UPPER		
1" SLOT OPENING FOR RIDGE VENT		1 X 120 = 120
TOTAL VENTING PROVIDED		264
TOTAL SOFFIT VENTING PROVIDED		144 (54.5%)
TOTAL RIDGE/UPPER PROVIDED		120 (45.5%)
RIDGE VENT TO BE COVERED WITH CORROSION-RESISTANT MESH OR OTHER APPROVED MATERIAL WITH OPENING NOT MORE THAN 1"		

R905.1.2 ICE BARRIERS

IN AREAS WHERE THERE HAS BEEN A HISTORY OF ICE FORMING ALONG THE EAVES CAUSING A BACKUP OF WATER AS DESIGNATED IN TABLE R301.2(1), AN ICE BARRIER SHALL BE INSTALLED FOR ASPHALT SHINGLES, METAL ROOF SHINGLES, MINERAL-SURFACED ROLL ROOFING, SLATE AND SLATE-TYPE SHINGLES, WOOD SHINGLES AND WOOD SHAKES. THE ICE BARRIER SHALL CONSIST OF NOT FEWER THAN TWO LAYERS OF UNDERLAYMENT CEMENTED TOGETHER, OR A SELF-ADHERING POLYMER-MODIFIED BITUMEN SHEET SHALL BE USED IN PLACE OF NORMAL UNDERLAYMENT AND EXTEND FROM THE LOWEST EDGES OF ALL ROOF SURFACES TO A POINT NOT LESS THAN 24 INCHES (610 MM) INSIDE THE EXTERIOR WALL LINE OF THE BUILDING. ON ROOFS WITH SLOPE EQUAL TO OR GREATER THAN 8 UNITS VERTICAL IN 12 UNITS HORIZONTAL, THE ICE BARRIER SHALL ALSO BE APPLIED NOT LESS THAN 36 INCHES (915 MM) MEASURED ALONG THE ROOF SLOPE FROM THE EAVE EDGE OF THE BUILDING.

BUCKLEY FARA ARCHITECTS, INC.
2512 HATFIELD DR.
ELGIN, IL 60123

JOSEPH FARA
(630) 651-9457
2jfara2@gmail.com

THOMAS BUCKLEY
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thomasbuckley57@gmail.com

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ELEVATION NOTES:

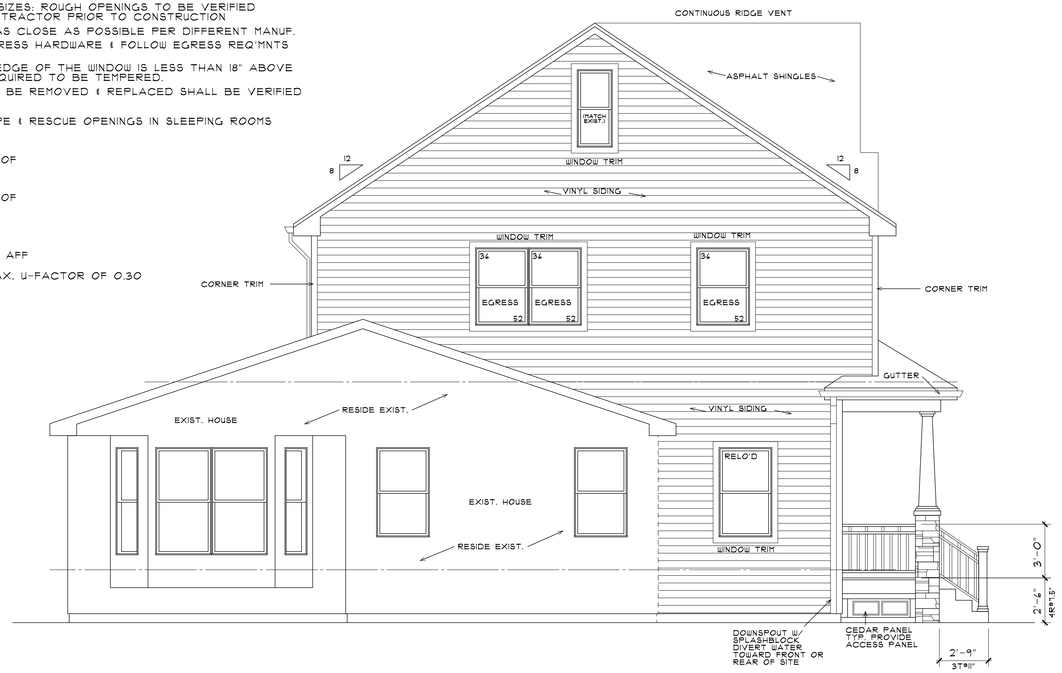
1. WINDOW SIZES BASED ON FRAME SIZES; ROUGH OPENINGS TO BE VERIFIED W/ CHOSEN WINDOW MANUF. & CONTRACTOR PRIOR TO CONSTRUCTION
2. FRAME SIZES TO BE FOLLOWED AS CLOSE AS POSSIBLE PER DIFFERENT MANUF.
3. BEDROOM WINDOWS TO HAVE EGRESS HARDWARE & FOLLOW EGRESS REQ'MNTS AS LABELED ON ELEVATIONS.
4. WINDOWS IN WHICH THE BOTTOM EDGE OF THE WINDOW IS LESS THAN 18" ABOVE THE TOP OF THE FLOOR ARE REQUIRED TO BE TEMPERED.
5. EXISTING WINDOWS WHICH ARE TO BE REMOVED & REPLACED SHALL BE VERIFIED IN THE FIELD FOR SIZES.
6. FIELD VERIFY EMERGENCY ESCAPE & RESCUE OPENINGS IN SLEEPING ROOMS

   EGRESS WINDOW REQUIREMENTS

   PROVIDE A NET CLEAR OPENING OF 5.7 SF OR GREATER, ACHIEVED BY SIMPLY OPENING THE WINDOW

   PROVIDE A NET CLEAR OPENING OF 5.0 SF OR GREATER, FOR GRADE LEVEL WINDOWS

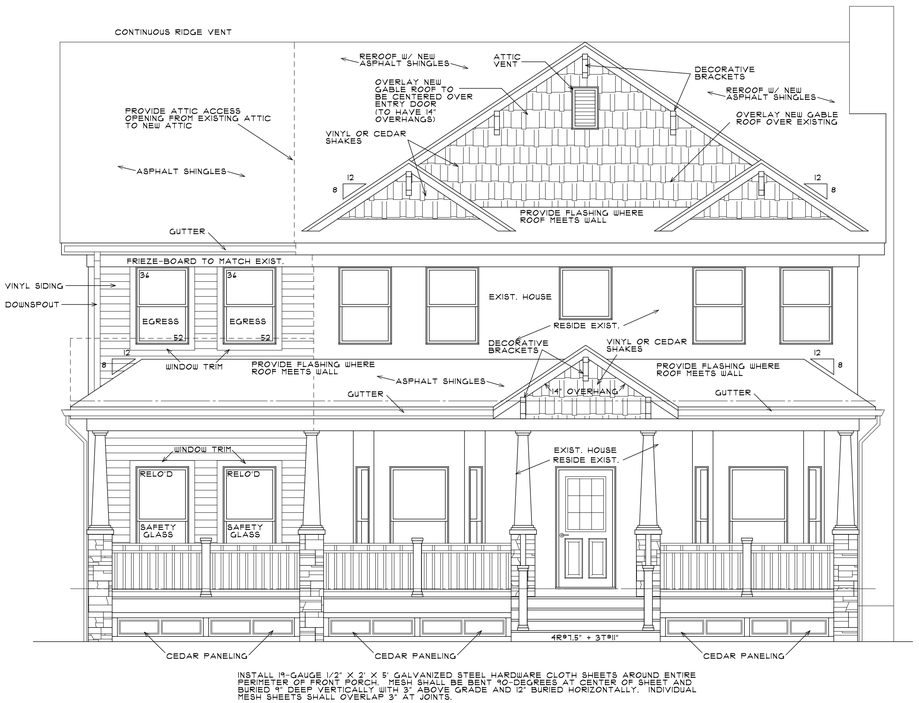
   A MINIMUM CLEAR WIDTH OF 20"
   A MINIMUM CLEAR HEIGHT OF 24"
   A SILL HEIGHT OF LESS THAN 44" AFF
7. ALL NEW WINDOWS TO HAVE A MAX. U-FACTOR OF 0.30



EAST ELEVATION

SCALE 1/4" = 1'-0"

REROOF ENTIRE HOUSE W/ NEW ASPHALT SHINGLES
RESIDE ENTIRE HOUSE W/ NEW VINYL SIDING



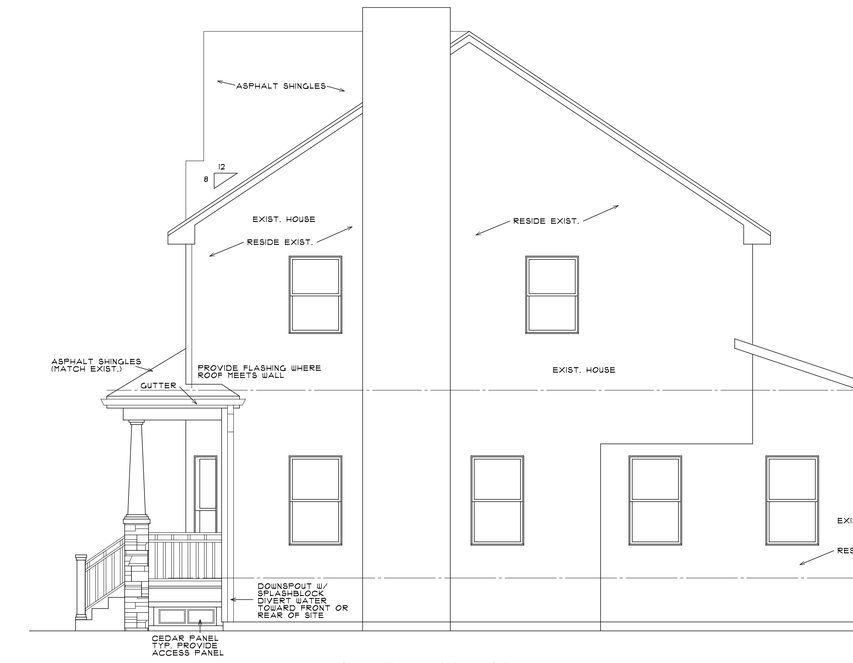
INSTALL 19-GAUGE 1/2" X 2" X 5' GALVANIZED STEEL HARDWARE CLOTH SHEETS AROUND ENTIRE PERIMETER OF FRONT PORCH. MESH SHALL BE BENT 90-DEGREES AT CENTER OF SHEET AND BURIED 6" DEEP VERTICALLY WITH 3" ABOVE GRADE AND 12" BURIED HORIZONTALLY. INDIVIDUAL MESH SHEETS SHALL OVERLAP 3" AT JOINTS.

NORTH ELEVATION

SCALE 1/4" = 1'-0"

REROOF ENTIRE HOUSE W/ NEW ASPHALT SHINGLES
RESIDE ENTIRE HOUSE W/ NEW VINYL SIDING

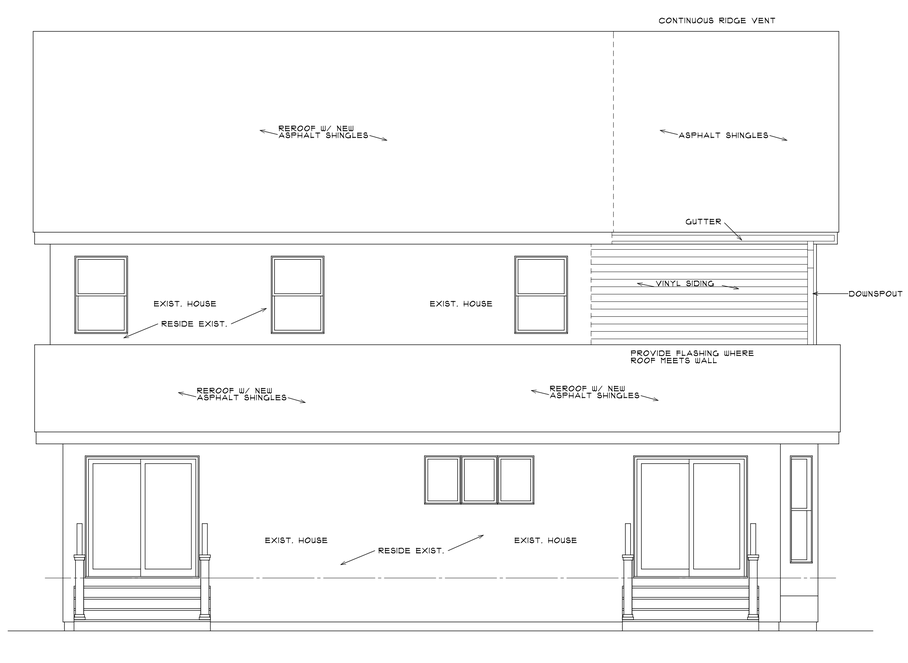
INSTALL NUMBER OR ADDRESS PLAINLY VISIBLE AND LEGIBLE FROM THE STREET ABOVE THE FRONT DOOR. TYPICALLY 4" - 6" HIGH LETTERS, COLOR CONTRASTING W/ A BACKGROUND.



WEST ELEVATION

SCALE 1/4" = 1'-0"

REROOF ENTIRE HOUSE W/ NEW ASPHALT SHINGLES
RESIDE ENTIRE HOUSE W/ NEW VINYL SIDING



SOUTH ELEVATION

SCALE 1/4" = 1'-0"

REROOF ENTIRE HOUSE W/ NEW ASPHALT SHINGLES
RESIDE ENTIRE HOUSE W/ NEW VINYL SIDING

BUCKLEY FARA ARCHITECTS, INC.
2512 HATFIELD DR.
ELGIN, IL 60123

JOSEPH FARA
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2jfara2@gmail.com

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ENERGY CONSERVATION NOTE:

1. A PERMANENT CERTIFICATE SHALL BE POSTED ON A WALL IN THE SPACE WHERE THE FURNACE IS LOCATED, A UTILITY ROOM OR AN APPROVED LOCATION IN THE BUILDING. IT SHALL LIST THE R-VALUES OF INSULATION INSTALLED, U-FACTORS OF GLAZING, DUCT TESTING & BLOWER TEST RESULTS. (2018 IECC R401.3)

FIRE PROTECTION

1. PROVIDE FIRE-BLOCKING CONFORMING TO IRC R602.8
2. IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFT STOPPING SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 500 SQ FT OR 25 FT IN ANY HORIZONTAL DIRECTION. DRAFT STOPPING SHALL BE DIVIDED IN EQUAL AREAS.
3. FIRESTOPPING TO BE INSTALLED AT ALL PLATE PENETRATIONS, SOFFITS, FURRED SPACES CONCEALED SPACES, ETC. AS PER THE BUILDING CODE.
4. FIREBLOCKING SHALL BE IN THE FOLLOWING LOCATIONS:
   1) IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS:
      - A) VERTICALLY AT THE CEILING AND FLOOR LEVELS
      - B) HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET
   2) AT ALL INTERSECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES FOR SOFFITS, DROP CEILINGS AND COVE CEILINGS, ETC.,
   3) IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN
   4) AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT THE CEILING AND FLOOR LEVELS (SECTION: IRC R302.11)
5. WHEN ALTERATIONS, REPAIRS OR ADDITIONS REQUIRING A PERMIT OCCUR, THE ENTIRE BUILDING SHALL BE PROVIDED WITH SMOKE DETECTORS LOCATED AS REQUIRED FOR NEW DWELLINGS. (IRC R 317.1) SMOKE DETECTORS SHALL BE INSTALLED IN EACH SLEEPING ROOM, OUTSIDE OF EACH SEPARATE SLEEPING AREA VICINITY OF BEDROOMS & ON EACH ADDITIONAL STORY INCLUDING BASEMENTS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN SPLIT LEVEL HOMES A SMOKE DETECTOR NEED BE INSTALLED ON UPPER LEVEL IF LOWER LEVEL IS LESS THAN FULL STORY BELOW. SMOKE DETECTORS SHALL HAVE BATTERY BACKUP (IRC R317.1) VERIFY EXISTING, ADD AS NEEDED, IN AREAS WHERE NO OTHER WORK IS DONE WE WILL CONSIDER USING BATTERY ONLY DEVICES. SMOKE DETECTORS IN EXISTING AREAS ARE NOT TO BE HARDWIRED.
6. FOAM PLASTIC FINISHES AND CORES SHALL BE IGNITION PROTECTED OR HAVE A FLAME SPREAD RATING OF NOT MORE THAN 75 AND SMOKE-DEVELOPED RATING OF NOT MORE THAN 450 WHEN TESTED IN MAX. THICKNESS INTENDED FOR USE. (IRC R316.1.1) THE APPROVED TESTES: ASTM E 83, FM 4880, UL 41040, ASTM E 152 OR UL 1715. (R318.3)

STRUCTURAL

1. ALL WALLS WILL BE PROVIDED WITH A DOUBLE TOP PLATE LAPPED AT THE CORNERS.
2. CONSTRUCTION LUMBER TO BE SPF CONSTRUCTION GRADE NO. 2
   F_b = 1000 PSI MODULUS OF ELASTICITY 1,100,000
3. LUMBER WITH SPANS GREATER THAN 20' TO BE DOUGLAS FIR CONSTRUCTION GRADE NO. 2
   F_b = 1200 PSI MODULUS OF ELASTICITY 1,100,000
4. ALL BEARING PARTITIONS W/ PIPES LARGER THAN 3/4" AND ALL NON-BEARING PARTITIONS W/ PIPES LARGER THAN 1 1/4" SHALL BE INCREASED TO A MIN. 2 X 6 STUD WALL TO APPROPRIATELY ACCOMMODATE THE MAX. NOTCHING AND BORING RESTRICTIONS.
5. ALL INTERIOR WALL FRAMING, UNLESS OTHERWISE NOTED, TO BE 2 x 4 STUDS @ 16" OC W/ 1/2" DRYWALL EACH SIDE.
6. PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS. OPENINGS IN FLOOR CONSTRUCTION SHALL BE FRAMED WITH DOUBLE HEADER AND TRIMMER JOISTS. PROVIDE JOIST HANGERS AS REQUIRED.
7. PROVIDE 2 - 2 X 12 HEADER WITH 1/2" PLYWOOD AND SINGLE CRIPPLE FOR SPANS UP TO 6'. SEE PLAN FOR SPANS GREATER THAN 6'; PROVIDE DOUBLE CRIPPLE FOR SPANS EXCEEDING 6'.
8. ALL RAFTER TIES SHALL BE PROVIDED IN ACCORDANCE WITH IRC R802.11.1. RESULTING UPLIFT FORCES FROM THE TIES SHALL BE TRANSMITTED TO THE FOUNDATION.
9. RIDGE BOARD SHALL BE AT LEAST TWO-INCH (2") NOMINAL THICKNESS & NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER. VALLEY & HIP RAFTERS SHALL NOT BE LESS THAN TWO-INCH (2") NOMINAL THICKNESS + NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTERS.
10. HIP RAFTERS TO BE SUPPORTED AT THE RIDGE BY A BRACE TO A BEARING PARTITION OR BE DESIGNED TO CARRY & DISTRIBUTE THE SPECIFIC LOAD AT THAT POINT.
11. CUTS, NOTCHES AND HOLES BORED IN TRUSSES, LAMINATED VENEER LUMBER, GLUE-LAMINATED MEMBERS OR I-JOISTS ARE NOT PERMITTED UNLESS THE EFFECTS OF SUCH ARE SPECIFICALLY ADDRESSED. (SECTION: R502.8.2)
12. EXTERIOR OR LOAD BEARING WALLS WITH PLATES CUT, DRILLED OR NOTCHED MORE THAN 50% OF THE WIDTH OF THE STUD SHALL HAVE A GALVANIZED METAL TIE 16 GAGE AND 1 1/2 INCHES (1 1/2") WIDE FASTENED TO EACH PLATE. (SECTION: R602.6.1)
13. EXTERIOR OR LOAD BEARING WALLS WITH STUDS DRILLED WITHIN 5/8" OF THE FACE OF THE STUD SHALL BE REINFORCED WITH A STRUCTURAL STUD SHOE. (SECTION R402.6)
14. ALL PLUMBING WALLS WITH DRAIN, WASTE AND VENT PIPING RUNNING HORIZONTALLY SHALL BE FRAMED W/ 2X6 STUDS.

THERMAL AND MOISTURE PROTECTION

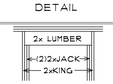
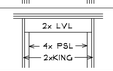
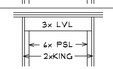
ROOFING:

1. SHINGLES SHALL COMPLY W/ASTM D225 OR D3462. PROVIDE NO LESS THAN 4 NON-CORROSIVE FASTENERS PER STRIP. BASE FLASHING TO BE CORROSIVE-RESISTANT METAL MIN. .019 INCH THICK OR MINERAL SURFACE ROLL 77#/100 SF. CAP FLASHING TO BE CORROSIVE-RESISTANT METAL MIN. .019 INCH THICK. OPEN VALLEYS TO BE LINED W/ METAL 24" (MIN.) WIDE OR 2 PLIES OF MINERAL SURFACE ROLL 36" (MIN.) WIDE. CLOSE VALLEY THE SAME AS OPEN VALLEY OR ONE PLY MIN. 36" WIDE.
2. ICE AND WATER SHIELD IS REQUIRED IN ALL VALLEYS (UP 18" ON EACH SIDE) AND ON EAVES, A MINIMUM OF 2'-0" BEYOND THE INTERIOR WALL LINE.
3. R-VALUE SHALL BE INDICATED ON INSULATION OR CERTIFICATION OF THE INSTALLED R-VALUE SHALL BE PROVIDED AT THE JOB SITE BY THE INSULATION INSTALLER.
4. GLAZING: MAXIMUM ALLOWED GLAZING U FACTOR IS .30 (BTU/HR*FT2*F) GLAZING U-FACTOR SHALL BE SHOWN ON THE WINDOW LABEL DURING INSPECTION
5. AIR BARRIER SHALL BE INSTALLED BEHIND ELECTRICAL OR COMMUNICATION BOXES OR AIR SEALED BOXES SHALL BE INSTALLED.
6. ACCESS DOORS FROM CONDITIONED TO UNCONDITIONED SPACE SHALL BE WEATHER-STRIPPED AND AND INSULATED TO A LEVEL EQUIVALENT TO INSULATION ON THE SURROUNDING SURFACES.
7. FENESTRATION SHALL BE LISTED AND LABELED BY THE MANUFACTURER. THE MAX AIR INFILTRATION OF WINDOWS, SKYLIGHTS, AND SLIDING GLASS DOORS IS 0.3 CFM PER SQ FT. MAX AIR INFILTRATION OF SWINGING DOORS IS 0.5 CFM PER SQ FT.
8. WHERE EAVE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MINIMUM OF A ONE-INCH (1") SPACE SHALL BE PROVIDED BETWEEN THE INSULATION & THE ROOF SHEATHING AT THE LOCATION OF THE VENT.
9. THE VAPOR BARRIER SHALL BE LAPPED 12 INCHES AND THE SEAMS SEALED WITH COMPATIBLE GLUES.

DOOR + WINDOW WOOD HEADER SIZES
(UNLESS NOTED DIFFERENTLY ON PLANS)

SPAN/OPENING	HEADER SIZE	# JACKS		
LESS THAN 3'	2-2X6s	2		
3' - 3'-8"	2-2X8s	2		
3'-8" - 4'-6"	2-2X10s	2		
4'-6" - 5'-6"	2-2X12s	2		
GREATER THAN 5'-6"	SEE PLAN	2		

WOOD HEADER/BEAM SUPPORT COLUMNS

BEAM/HEADER	COLUMN (IN 2X4 WALL)	COLUMN (IN 2X6 WALL)	DETAIL
DIMENSIONAL LUMBER (2X12,2X10,2X8,2X6,2X4)	(EA END) (2)2X4 JACK 2X4 KING STUD	(EA END) (2)2X6 JACK 2X6 KING STUD	
2-1 3/4" LVLS	(ONE EA END) 4X4 PSL POST 2X4 KING STUD	(ONE EA END) 4X6 PSL POST 2X6 KING STUD	
3-1 3/4" LVLS	(ONE EA END) 6X4 PSL POST 2X4 KING STUD	(ONE EA END) 6X6 PSL POST 2X6 KING STUD	

ELECTRICAL

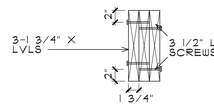
1. ALL WIRING 25 VOLTS OR GREATER TO BE IN ELECTRIC METALLIC TUBING. PVC IS NOT PERMITTED.
2. CEILING FANS BELOW 35# TO BE SUPPORTED FROM APPROVED OUTLET BOX OR DIRECTLY FROM STRUCTURE. CEILING FANS ABOVE 35# TO BE SUPPORTED INDEPENDENTLY OF THE OUTLET BOX.
3. ALL RECEPTACLES REQUIRE A PIGTAIL GROUNDING WIRE TO THE BOX.
4. RECEPTACLE RATING FOR A 20 AMP CIRCUIT SHALL BE 20 AMPS.
5. EACH GENERAL LIGHTING CIRCUIT SHALL NOT HAVE MORE THAN 10 POWER CONSUMING DEVICES CONNECTED TO IT + THE CIRCUIT BREAKER SHALL NOT EXCEED 15 AMPS.
6. PROVIDE A GROUND WIRE IN ALL RACEWAYS.
7. ALL SMOKE DETECTORS ARE REQUIRED TO BE 110V BATTERY BACK-UP, INTERCONNECTED AND WIRED TO A GENERAL LIGHTING CIRCUIT.
8. ELECTRICAL RECEPTACLES ARE REQUIRED TO BE SELF-GROUNDING.
9. ALL ELECTRICAL CONDUCTORS ARE TO BE SOLID OR STRANDED COPPER IN ELECTRICAL METALLIC TUBING.
10. RECEPTACLE SPACING SHALL BE PROVIDED WITHIN 6'-0" OF EVERY OPENING, EVERY 12'-0" THEREAFTER AND ON ANY WALL 2'-0" WIDE OR WIDER.
11. SURFACE MOUNTED INCANDESCENT FIXTURES INSTALLED NO CLOSER THAN 12" TO THE NEAREST STORAGE SPACE. SURFACE MOUNTED FLUORESCENT FIXTURES INSTALLED NO CLOSER THAN 6" TO THE NEAREST STORAGE SPACE. RECESSED INCANDESCENT AND FLUORESCENT FIXTURES W/ COMPLETELY ENCLOSED LAMP NO CLOSER AND FLUORESCENT FIXTURES W/ COMPLETELY ENCLOSED LAMP NO CLOSER THAN 6" TO THE NEAREST STORAGE SPACE
12. ALL 120-VOLT, SINGLE PHASE, 15-20 AMP BRANCH CIRCUITS SUPPLYING OUTLETS IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS REQUIRE AFCI PROTECTION.
13. ALL NEW 125 VOLT, 15- AND 20-AMP RECEPTACLES SHALL BE LISTED TAMPER RESISTANT RECEPTACLES.
14. BATHROOM RECEPTACLE OUTLETS SHALL BE SUPPLIED BY AT LEAST ONE 20 AMP BRANCH CIRCUIT. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS.
15. RECESSED LUMINARIES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. ALL RECESSED LUMINARIES SHALL BE IC RATED AND LABELED AS MEETING ASTM E 283 WHEN TESTED AT 1.57 PSF (75 PA) PRESSURE DIFFERENTIAL W/ NO MORE THAN 2.0 CFM (0.944 L/S) OF AIR MOVEMENT FROM THE CONDITIONED SPACE TO THE CEILING CAVITY. ALL RECESSED LUMINARIES SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING.
16. ALL CEILING BOXES IN HABITABLE AREAS SHALL BE LISTED & APPROVED FOR FAN INSTALLATIONS.
17. ALL RECEPTACLES LOCATED IN A PORTION OR AREAS OF THE BASEMENT NOT INTENDED AS HABITABLE ROOMS SHALL BE GFCI PROTECTED.
18. INSTALL CARBON MONOXIDE ALARMS WITHIN 15 FEET OF EVERY ROOM USED FOR SLEEPING PURPOSES
19. A MIN. OF 90% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS.
20. SMOKE DETECTORS TO BE LOCATED A MINIMUM OF 3 FT FROM THE TIP OF CEILING FAN BLADES AND A MIN. 3 FT FROM THE ENTRANCE TO A BATHROOM, KITCHEN, OR LAUNDRY.
21. FIELD VERIFY ALL LOW VOLTAGE WIRING, PHONE, DOORBELL, THERMOSTAT, FIRE AND BURGLAR IS INSTALLED IN CONDUIT WHERE SUCH WIRING WILL BE RENDERED INACCESSIBLE BY FINISHED MATERIALS, OR WHERE SUBJECT TO PHYSICAL DAMAGE.
22. PROVIDE TAMPER-RESISTANT WALL RECEPTACLE OUTLETS IN ALL BEDROOMS.
23. PROVIDE A NEUTRAL WIRE AT EACH SWITCH BOX LOCATION.
24. 14AWG CU CONDUCTORS CANNOT BE USED FOR A BRANCH CIRCUIT LARGER THAN 15A.
25. LUMINAIRES LOCATED ABOVE SHOWERS + ABOVE TUBS WITH SHOWERS SHALL BE MARKED BY THE MANUFACTURER S SUITABLE FOR USE IN "WET" LOCATIONS, AND LUMINAIRES LOCATED ABOVE BATHTUBS, AND WITHIN 3 FEET OF THE EDGE OF THE TUB RIM ARE TO BE MARKED BY THE MANUFACTURER AS SUITABLE FOR USE IN "DAMP" LOCATIONS.
26. WHERE A LIGHTING OUTLET INSTALLED IN THE CEILING OF A DWELLING UNIT IS LOCATED SUCH THAT THE LOCATION MAKES IT FEASIBLE TO ATTACH A CEILING FAN TO THE OUTLET BOX, THE OUTLET BOX SHALL BE FAN RATED, REGARDLESS OF THE INITIAL INTENTIONS OF USE FOR THE OUTLET BOX. (NEC 314.3(A) INCLUDING ALL CEILING LIGHTS CENTERED IN A ROOM/SPACE.

HVAC

1. SUPPLY AND RETURN DUCTS IN UNCONDITIONED SPACES SHALL BE INSULATED TO A MIN. OF R-8 WHERE 3 INCHES OR LARGER AND R-6 WHERE LESS THAN 3 INCHES IN DIAMETER. ALL OTHER DUCTS SHALL BE INSULATED TO A MIN. OF R-6 WHERE 3 INCHES AND LARGER AND R-4.2 WHERE LESS THAN 3 INCHES. (IECC R403.3.1.)
2. THE HVAC SYSTEM SHALL BE CONTROLLED BY A PROGRAMMABLE THERMOSTAT. (R403.1)
3. ALL DUCTWORK TO BE INSTALLED TO CODE PER IMC 603 & IECC 503.
4. MAXIMUM LENGTHS OF FLEXIBLE DUCTWORK PER IMC 603.5.1 & 603.5.2
5. EXHAUST FANS SHALL BE VENTED TO EXTERIOR (NOT ATTIC OR SOFFIT) THROUGH 4" FLEXIBLE METAL DUCTWORK
   EXHAUST FANS TO BE OF INTERMITTENT TYPE W/ A MIN. OF 50CFM.
   EXHAUST FANS TO BE EQUIPPED WITH BACK DRAFT DAMPER AND SHALL TERMINATE ON THE EXTERIOR OF THE BUILDING UTILIZING A ROOF CAP OR WALL JACK SYSTEM.
6. RETURN DUCTS ARE REQUIRED TO BE IN THE WALL SPACE ON THE OPPOSITE SIDE OF ROOM FROM SUPPLY DUCTS NEAR FLOOR LEVEL.
7. ALL DUCTS, AIR HANDLERS, AND FILTER BOXES SHALL BE SEALED (IECC R403.2.2).
8. DUCT TIGHTNESS SHALL BE TESTED FOR AIR LEAKAGE FOR DUCTS NOT LOCATED IN THE CONDITIONED SPACE. TEST SHALL BE DONE PRIOR TO SCHEDULING THE FINAL INSPECTIONS. SUBMIT A WRITTEN REPORT TO THE BUILDING DEPARTMENT BY A CERTIFIED TESTER (BPI, RESNET or ILDET). 2018 IECC R403.3.3
9. NO PLUMBING OR VENT TERMINAL SHALL BE ANY LESS THAN TWELVE FEET (12') HORIZ. FROM ANY WINDOW OR AIR INTAKE
10. THE ADDITION SHALL PASS A BLOWER DOOR TEST AND A COPY OF THE RESULTS SHALL BE PROVIDED TO THE BUILDING DEPARTMENT PRIOR TO SCHEDULING THE FINAL INSPECTIONS.
11. THE ADDITION SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT EXCEEDING 5 AIR CHANGES PER HOUR (ACH). TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH ASTM E779 OR ASTM E 1827 AND REPORTED AT A PRESSURE OF 0.2 INCHES W.G. (50 PASCALS). TEST SHALL BE DONE PRIOR TO CALLING FOR FINAL INSPECTION. SUBMIT A SIGNED WRITTEN REPORT TO THE BUILDING DIVISION BY A CERTIFIED TESTER (BPI, RESNET or ILDET). 2018 IECC R403.4 & ILLINOIS STATE AMENDMENTS.

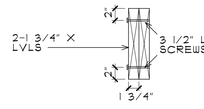
PLUMBING & VENTILATION

1. TEES AND CROSSES ARE NOT TO BE USED ON WASTE LINES.
2. HUBLESS PIPE OR FITTINGS ARE NOT TO BE USED.
3. THERE SHALL BE NO MORE THAN 2 CLOSETS ON 3" WASTE LINE.
4. NO END VENTING IS PERMITTED. THE STACK VENT SHALL GO DOWNSTREAM OF THE WASTE LINE.
5. WATER LINES TO SECOND FLOOR TO HAVE 1" AIR CHAMBERS.
6. ALL HOT WATER PIPING SHALL BE INSULATED TO A MIN. OF R-3. (IECC R403.4).
7. ALL NEW SHOWER VALVES SHALL BE PROVIDED WITH AN AUTOMATIC SAFETY WATER MIXING DEVICE PER (ILL STATE PLUMBING CODE 890.490(5)).
8. PROVIDE LEAD ROOF FLASHING ON ALL PLUMBING STACKS.
9. AIR TEST REQ'D ON WATER PIPING OF 100# MIN. PRESSURE & 25# MIN. PRESSURE ON GAS PIPING.
10. WET VENTING, CIRCUIT VENTING, AND LOOP VENTING ARE NOT PERMITTED.
11. CONTRACTOR TO PROVIDE PLUMBING PIPING AS FOLLOWS:
    ABOVE GROUND WASTE - SCHEDULE 40 PVC, 1120 SERIES
    ABOVE GRADE WATER - TYPE "L" COPPER
    PROVIDE AIR CHAMBERS AT ALL FIXTURES, INCLUDING WATER CLOSETS.
12. ALL TUBS & SHOWERS NEED 2" P-TRAPS
13. ALL HAND HELD SHOWERS NEED VACUUM BREAKERS.
14. PROVIDE 1 - 4" VENT STACK THRU ROOF W/ LEAD FLASHING
15. MAXIMUM LENGTH 1 1/2" VENT PIPING IS 10'-0"
16. MAXIMUM LENGTH OF 1/2" WATER PIPING IS 10'-0". STACKTEST IS REQ'D ON WASTE & VENT SYSTEM AT THE TIME OF ROUGH AND UNDERGROUND INSPECTIONS.



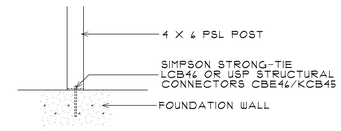
3-PLY LVL FASTENING DETAIL

SCALE: 1" = 1'-0"



2-PLY LVL FASTENING DETAIL

SCALE: 1" = 1'-0"



COLUMN BASE DETAIL

SCALE 1/2" = 1'-0"

(4X4 POST TO USE SIMPSON STRONG-TIE LCB44 OR USP STRUCTURAL CONNECTORS CBE44/KCB44)

BUCKLEY FARA ARCHITECTS, INC.
2512 HATFIELD DR.
ELGIN, IL 60123

JOSEPH FARA
(630) 651-9457
2jfara2@gmail.com

THOMAS BUCKLEY
(847) 347-9266
thomasbuckley57@gmail.com

CHRISTELL RESIDENCE

849 W. KENILWORTH AVE.
PALATINE
ILLINOIS

PROPOSED ROOM ADDITION

3-12-23 RELEASED FOR PERMIT SUBMITTAL

PROJECT NO.	CHR
DRAWN BY	JF

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DATE	DESCRIPTION
7-12-21	PRELIMINARY
8-21-21	PRICING
7-1-22	REVISIONS
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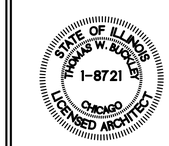
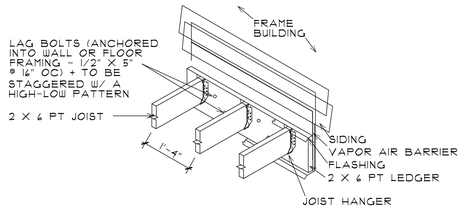


A-4
OF EIGHT

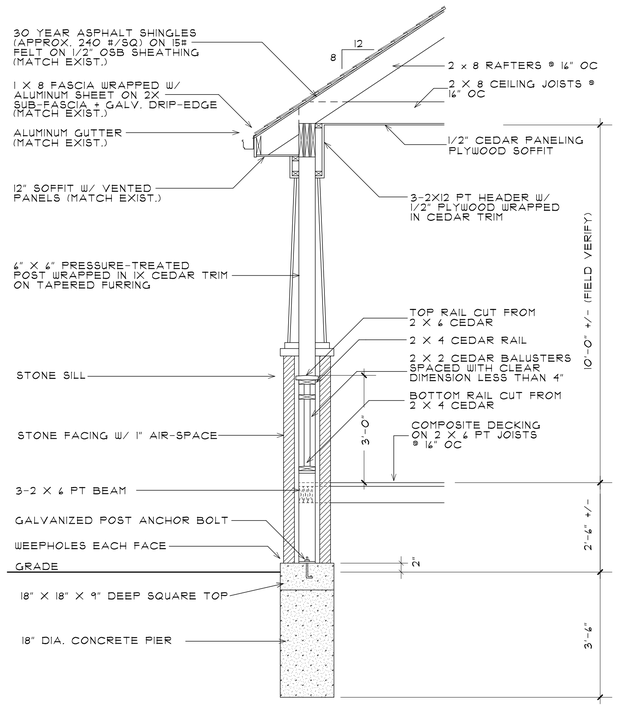
Attachment: PZC Materials - May 23, 2023 (2023-59 : 849 W. Kenilworth Avenue - SU & VAR Addition)



LAG SCREWS OR BOLTS MUST BE EMBEDDED INTO THE MAIN OR BUILDING FRAME MEMBER (THE LEDGER BEAM IS THE SECONDARY MEMBER) A MINIMUM OF 4 TIMES THE BOLT DIA. EXCLUSIVE OF THE TIP. FOR FULL LAG BOLT SHEAR CAPACITY THE BOLT MUST BE EMBEDDED INTO THE MAIN MEMBER 8 TIMES THE BOLT DIA. EXCLUSIVE OF THE TIP. THEREFORE 3 1/4" THICK BLOCKING MAY BE NECESSARY IN THE STUD SPACE FOR ADEQUATE LAG SCREW ANCHORAGE OR EMBEDMENT

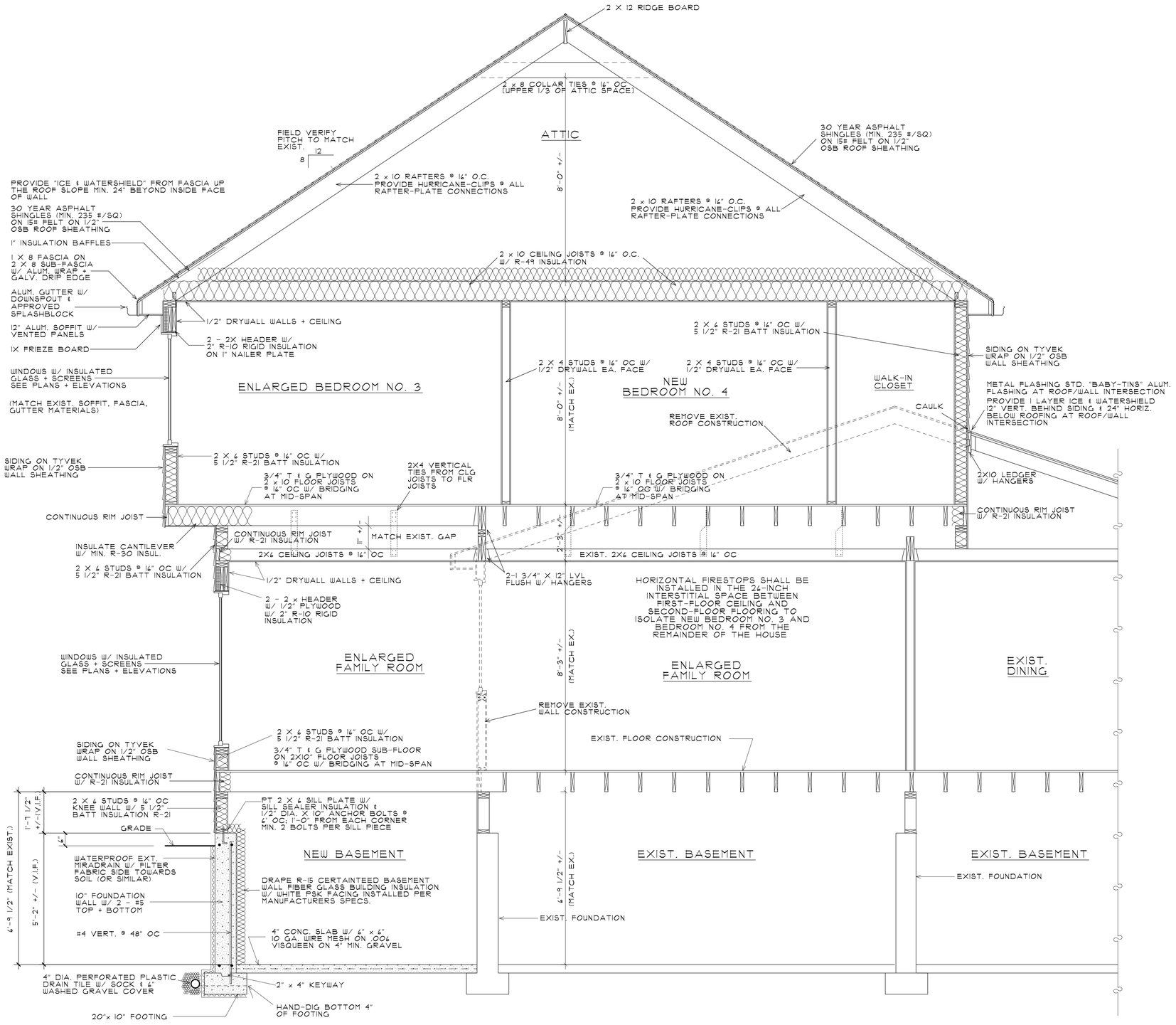
(2) LEDGER BEAM TO FRAME WALL CONNECTION

NOT TO SCALE



(1) PORCH WALL SECTION

SCALE 1/2" = 1'-0"



BUILDING SECTION A-A

SCALE 1/2" = 1'-0"

BUCKLEY FARA ARCHITECTS, INC.
2512 HATFIELD DR.
ELGIN, IL 60123

JOSEPH FARA
(630) 651-9457
2jfara2@gmail.com

THOMAS BUCKLEY
(847) 347-9266
thomasbuckley57@gmail.com

CHRISTELL RESIDENCE

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PALATINE
ILLINOIS

PROPOSED ROOM ADDITION

3-12-23 RELEASED FOR PERMIT SUBMITTAL

PROJECT NO.	CHR
DRAWN BY	JF

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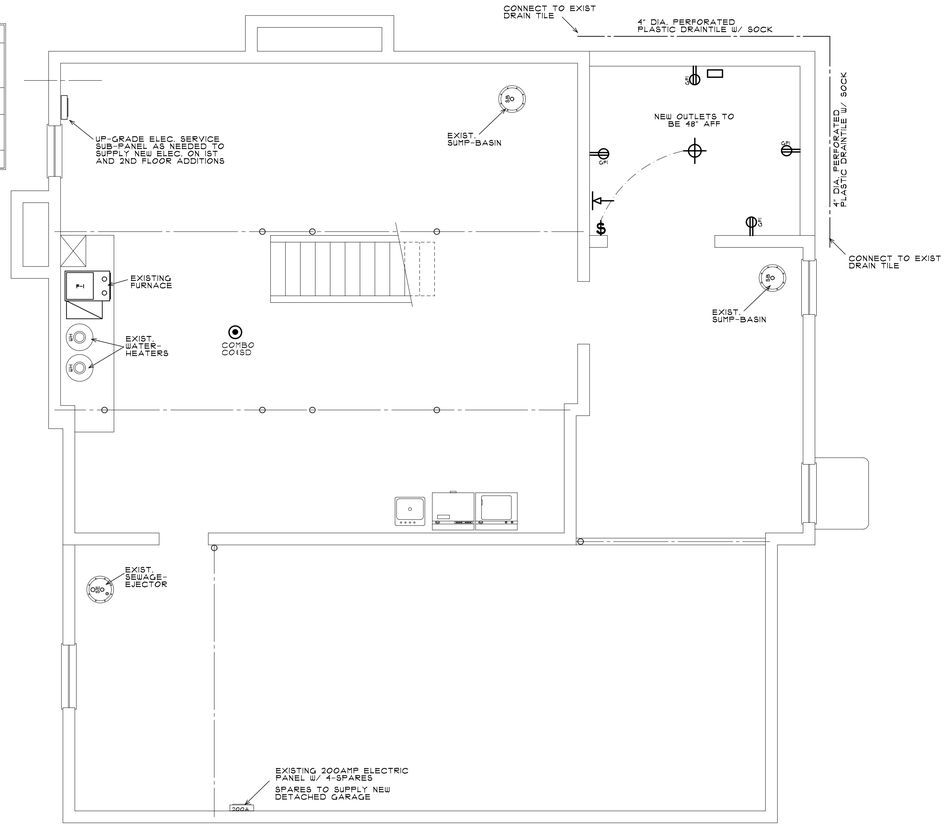
STATE OF ILLINOIS
THOMAS W. BUCKLEY
1-8721
CHICAGO
LICENSED ARCHITECT

Attachment: PZC Materials - May 23, 2023 (2023-59 : 849 W. Kenilworth Avenue - SU & VAR Addition)
Packet Pg. 202

ELECTRIC PANEL NOTES
NEW ELEC. PANEL PROVIDE 36" X 30" X 6'-1" HIGH CLEAR SPACE IN FRONT OF PANEL
1/2" PLYWOOD TO BE INSTALLED BETWEEN PANEL + CONCRETE
PANEL TO BE INSTALLED WITHIN 5 FEET OF THE SERVICE ENTRANCE OR THE METER
(MIN 5'-0" SEPARATION FROM SUMP-PUMP)



BASEMENT PLUMBING MECHANICAL + ELECTRICAL PLAN

SCALE 1/4" = 1'-0"

NORTH

IF NOT ALREADY, SMOKE DETECTORS ARE TO BE INSTALLED IN EACH BEDROOM, OUTSIDE OF EACH GROUP OF BEDROOMS, AND ON EACH FLOOR. IF NOT EXISTING, SMOKE DETECTORS NEED TO BE HARD-WIRED AND INTERCONNECTED. IF NOT, THEY ARE REQUIRED TO BE BROUGHT UP TO CURRENT CODE STANDARDS. [IRC R314.3.1] (SEE NOTE NO. 5 UNDER FIRE PROTECTION ON SHEET A-5)

CARBON MONOXIDE DETECTORS TO BE INSTALLED ON EACH FLOOR AND WITHIN 15 FEET OF ALL BEDROOMS. IF NOT EXISTING, ALL CARBON MONOXIDE DETECTORS SHALL BE BROUGHT UP TO CURRENT CODE STANDARDS. [IRC R315.1]

ELECTRICAL LEGEND	
SYMBOL	DESCRIPTION
	CEILING FIXTURE W/ FAN-APPROVED JUNCTION BOX
	DUPLEX RECEPTACLE
GFCI	DUPLEX RECEPTACLE GROUND-FAULT CIRCUIT INTERRUPTED
COMBO CO/SD	110V COMBO C.O. + SMOKE DETECTOR INTERCONNECTED W/ BATTERY BACK-UP
	110V SMOKE DETECTOR INTERCONNECTED W/ BATTERY BACK-UP
$	SINGLE POLE SWITCH

MECHANICAL LEGEND	
SYMBOL	DESCRIPTION
RA	RETURN-AIR GRILLE
	SUPPLY-AIR REGISTER

MINIMUM SHEETMETAL THICKNESSES FOR SINGLE DWELLING UNITS			
DUCT SIZE	GALVANIZED STEEL		APPROXIMATE ALUMINUM B+S GAUGE
	MINIMUM THICKNESS (INCHES)	EQUIVALENT GALVANIZED GAUGE NO.	
ROUND DUCTS + ENCLOSED RECTANGULAR DUCTS			
14" OR LESS	0.013	30	26
OVER 14"	0.016	28	24
EXPOSED RECTANGULAR DUCTS			
14" OR LESS	0.016	28	24
OVER 14"	0.019	24	22

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ELGIN, IL 60123

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2jfara2@gmail.com

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THOMAS W. BUCKLEY
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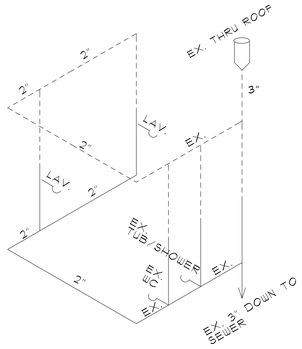
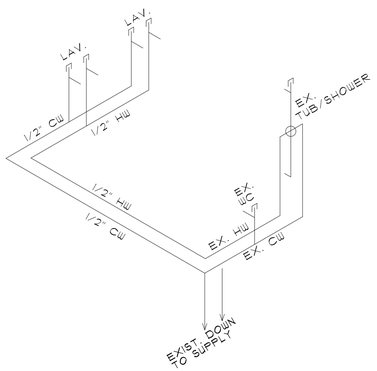


SECOND FLOOR REMODELED HALL BATH WASTE & VENT DIAGRAM

NO SCALE

NEW WASTE & VENT PIPING TO BE PVC SCHEDULE 40.

NO CHANGE TO FIRST FLOOR WASTE & VENT

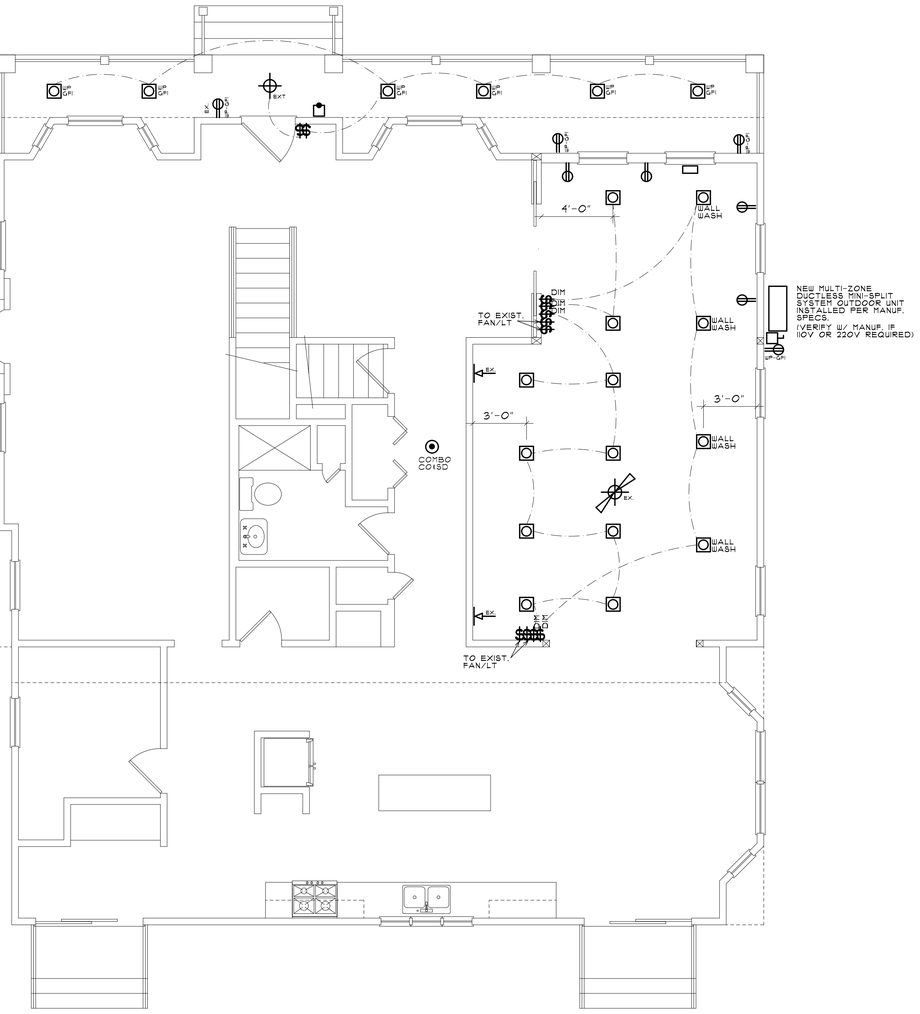


SECOND FLOOR REMODELED HALL BATH WATER PIPING DIAGRAM

NO SCALE

ALL SUPPLY PIPING TO BE COPPER TYPE "L"

NO CHANGE TO FIRST FLOOR WATER PIPING



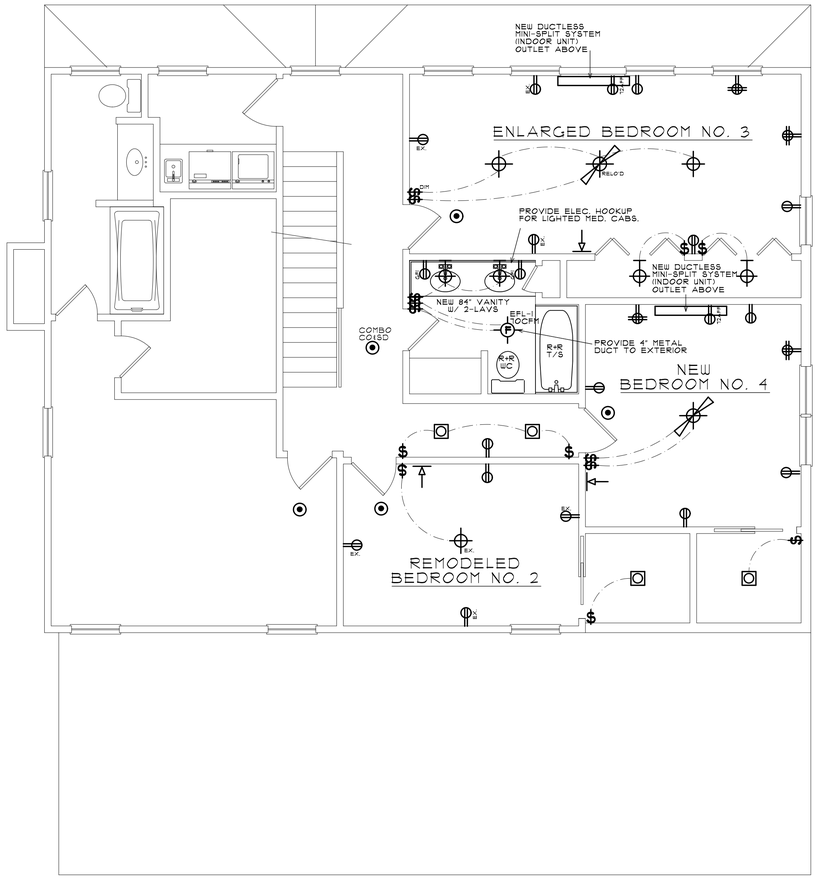
FIRST FLOOR MECHANICAL + ELECTRICAL PLAN

SCALE 1/4" = 1'-0"

NORTH

IF NOT ALREADY, SMOKE DETECTORS ARE TO BE INSTALLED IN EACH BEDROOM, OUTSIDE OF EACH GROUP OF BEDROOMS, AND ON EACH FLOOR. IF NOT EXISTING, SMOKE DETECTORS NEED TO BE HARD-WIRED AND INTERCONNECTED. IF NOT, THEY ARE REQUIRED TO BE BROUGHT UP TO CURRENT CODE STANDARDS. (IRC R314.3.1) (SEE NOTE NO. 5 UNDER FIRE PROTECTION ON SHEET A-5)

CARBON MONOXIDE DETECTORS TO BE INSTALLED ON EACH FLOOR AND WITHIN 15 FEET OF ALL BEDROOMS. IF NOT EXISTING, ALL CARBON MONOXIDE DETECTORS SHALL BE BROUGHT UP TO CURRENT CODE STANDARDS. (IRC R315.1)



SECOND FLOOR PLUMBING MECHANICAL + ELECTRICAL PLAN

SCALE 1/4" = 1'-0"

NORTH

NEW HVAC IN BEDROOMS 3 + 4 TO BE SUPPLIED BY DUAL-ZONE DUCTLESS MINI-SPLIT SYSTEM. INSTALLED PER MANUF. SPECS.

MECHANICAL LEGEND

SYMBOL	DESCRIPTION
F	FAN/CEILING FIXTURE
RA	RETURN-AIR GRILLE
	SUPPLY-AIR REGISTER

ELECTRICAL LEGEND - (LED BULBS)

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	CEILING FIXTURE W/ FAN-APPROVED JUNCTION BOX	GFCI	DUPLEX RECEPTACLE WEATHERPROOF + GROUND-FAULT CIRCUIT INTERRUPTED
EXT	CEILING MOUNTED LIGHT FIXTURE (EXTERIOR GRADE)		DUPLEX RECEPTACLE
IC	RECESSED LIGHT FIXTURE (IC RATED WHERE NECESSARY)	GFCI	DUPLEX RECEPTACLE GROUND-FAULT CIRCUIT INTERRUPTED
	DISCONNECT		DOUBLE DUPLEX RECEPTACLE
	CEILING FAN W/ FAN-APPROVED JUNCTION BOX FOR FANS IN EXCESS OF 35#	COMBO CO/SD	110V COMBO C.O. + SMOKE DETECTOR INTERCONNECTED W/ BATTERY BACK-UP
	WALL-MOUNTED LIGHT FIXTURE		110V SMOKE DETECTOR INTERCONNECTED W/ BATTERY BACK-UP
$	SINGLE POLE SWITCH	F	EXHAUST FAN + CEILING FIXTURE COMBO
	PUSH-BUTTON DOOR BELL		

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JOSEPH FARA
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2jfara2@gmail.com

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3-12-23 RELEASED FOR PERMIT SUBMITTAL

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DRAWN BY	JF

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STATE OF ILLINOIS THOMAS W. BUCKLEY 1-8721 CHICAGO LICENSED ARCHITECT

MEP-2
OF EIGHT

Attachment: PZC Materials - May 23, 2023 (2023-59 : 849 W. Kenilworth Avenue - SU & VAR Addition)

Support of Special Use and Request for Variance
849 W. Kenilworth Avenue,
Palatine, Illinois 60067

The owners of the property at 849 W. Kenilworth Avenue, Joel and Jessica Christell, are requesting a Special Use and Zoning Variance for the 30-foot setback and Lot Coverage requirement. Our house was built in 1929, with a 20-foot setback line as noted on the Plat, which is likely well before the Village's current 30-foot zoning requirement was established. The home was expanded to the rear and east side in 1997 along with the addition of a second story. The proposed house expansion will not encroach more than the existing 20-foot setback and in many ways, will enhance the character of the neighborhood. The proposed plan includes expansion of the family room, adding a second story bedroom, expanding a second story bedroom, and reconfiguring a second story bathroom. We are adding gables to the front and expanding the existing front porch, which will all be contained within the existing 20-foot front yard setback.

The property is zoned as R-2 residential and the required setback is 30 feet. However, the existing setback is 20 feet and the proposed plan will not encroach farther. The maximum lot coverage is 45% and the proposed lot coverage is 48%.

The zoning hearing is scheduled for Tuesday May 23rd at Palatine Village Hall. If you agree that the Special Use for the 30-foot front yard setback and Variation for the Lot Coverage, please read and sign below.

- I am aware that a Special Use request for the 30-foot front yard setback and variation on the lot coverage will be presented to the Village Zoning Board of Appeals on May 23rd at the Palatine Village Hall,
- The plans were presented and items that do not meet the Palatine Zoning Requirements were explained to me,
- The proposed improvement will not be detrimental to public health, safety, and welfare of the neighborhood,
- The proposed improvements will not affect property values in a negative way,
- The proposed improvements will increase the overall character of the neighborhood, and
- I have no objection to granting the request for Special Use for the front yard setback and variation for the proposed lot coverage.

Please sign below to provide your support.

Name	Address	Date	Signature
JIMMY EARTHMAN	882 W. KENILWORTH 60067	05-13-2023	
STEVE HUNT	843 W. KENILWORTH AVE	05-14-2023	
BRENDAN CAULFIELD	848 W. Kenilworth Ave	05-14-2023	
Rich Sabel	874 W. Kenilworth Ave.	05-15-2023	
Brian Paul	874 W Kenilworth Ave	5-15-2023	

Attachment: PZC Materials - May 23, 2023 (2023-59 : 849 W. Kenilworth Avenue - SU & VAR Addition)

CERTIFICATE OF PUBLICATION

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

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

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

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

(●) ( ) ( ) ( )

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 MAY, A.D. 20 23., and the last publication thereof was made on the 4TH day of MAY, A.D. 20 23.

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

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

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

Mary Alice Wenzl

IN WITNESS WHEREOF, **THE DES PLAINES JOURNAL, INC.,** has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 4TH day of MAY A.D., 20 23.

By Todd Wessel

President
Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 4TH day of MAY A.D., 20 23.

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

Attachment: PZC Materials - May 23, 2023 (2023-59 : 849 W. Kenilworth Avenue - SU & VAR Addition)

3. 849 W. Kenilworth Avenue

Notice was published in the Daily Herald on May 04, 2023 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application for Special Use & Variation
2. Proof of Ownership
3. Project Narrative
4. Existing Conditions Photos
5. Site Plan & Elevations
6. Support of Special Use & Variance
7. Public Notice

Mr. Bradshaw gave a brief outline of the request explaining the petitioner is seeking a variation for lot coverage and a special use for a front yard setback reduction to permit the construction of a 2-story addition and a covered porch along the front of the home. He stated with the addition, the proposed front yard setback is approximately 20 feet, for the proposed covered porch, with the remaining 2-story addition having a 25-foot setback therefore, the petitioner is requesting:

- Special Use to permit an addition to be set back 20 feet from the front property line, instead of the minimum required 30 feet; and
- Variation to permit lot coverage to be 48%, instead of the maximum permitted 45%.

Sworn in petitioner: Mr. Joel Christell 489 W. Kenilworth Ave, owner

Mr. Christell stated the proposed addition will add a 4th bedroom to the second story. He stated while expanding the house to the east they want to expand the family room as well. He stated they also will be extending the covered porch to add to the look of the house with gables to look more appealing. Mr. Christell stated they are one of the oldest houses on the block and because the zoning has changed their existing setback doesn't meet the standards. He stated they are not encroaching any farther than current front setback and is limited in lot coverage. He pointed out their property is all grass and the drainage flows to the middle of his property and have had no issues with puddling in the past.

Chairman Bettenhausen asked where the water goes from the east.
Mr. Christell explained it absorbs into the grass. He stated they have never had any issues with water or ice on sidewalk in front of the house.

Mr. Bradshaw gave a brief overview stating the existing residence is setback approximately 24 feet so therefore legal non-conforming to the required 30-foot front yard setback. He referred to the slides to show the elevations will match the existing ridgeline and will not exceed the current height of the residence. Mr. Bradshaw pointed out comparable relief was granted to the adjacent property

Attachment: Draft PZC Mintues - May 23, 2023 (2023-59 : 849 W. Kenilworth Avenue - SU & VAR Addition)

commonly known as 879 W. Kenilworth Ave in 2018. He stated the proposed addition will increase the total lot coverage from the existing 45% to 48% requiring the requested variation. He stated Community Services has reviewed and had no issues and a formal Engineering review will be done as part of the building permit process. Mr. Bradshaw stated the petitioner has received sign offs from the neighbors referring to the neighbor support slide to show location of support.

Chairman Friedman clarified the 20ft setback is from the porch not the house.
Mr. Bradshaw answered that is correct.

Chairman Friedman asked of the proposed will maintain the existing porch setback.
Mr. Bradshaw stated the porch was a little over 20ft with the front stair setback at approx.17ft.

STAFF RECOMMENDATION:

The Petitioner is proposing to construct a 2-story addition to the existing residence. The addition will be set back from the front property line 20 feet, which is comparable to the setback relief granted to the adjacent neighbor off Crescent Avenue in 2018. Additionally, as the bulk of the 2-story addition will be set back 25 feet from the front property line and should not alter the essential character of the locality nor cause substantial injury to the value of other properties in the surrounding neighborhood. Therefore, Staff recommends approval of the Special Use and Variation, subject to the following condition:

1. The Special Use and Variation shall substantially conform to the Site Plan, Floor Plan, and Elevations submitted by the Petitioner, Mr. Christell Christell, except as such plans may be changed to conform to the Village Codes and Ordinances.

Mr. Noonan asked the petitioner if they can and will meet staffs' conditions.
Mr. Christell answered yes.

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

Chairman Cavanaugh made a motion to approve subject staff's conditions; seconded by Chairman Noonan.

DELIBERATIONS:

Chairman Cavanaugh stated staff's recommendation is straight forward and he agrees.

Chairman Kolososki stated he agrees with fixing an old house rather than tear it down.

Chairman Friedman stated they're matching what they have so it makes sense. He stated they are adding mass but seems consistent with surrounding

Attachment: Draft PZC Mintues - May 23, 2023 (2023-59 : 849 W. Kenilworth Avenue - SU & VAR Addition)

properties.

Chairman Roth-Wurster stated the porch is a nice addition and should not have a negative impact.

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

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

Attachment: Draft PZC Mintues - May 23, 2023 (2023-59 : 849 W. Kenilworth Avenue - SU & VAR Addition)

Consider an Ordinance Amending Various Sections of the Village of Palatine Zoning Ordinance Related to Accessory Structures, Fences, and Above Ground Pools

BACKGROUND:
Staff initially reviewed and discussed potential amendments to the fencing code with the Village Council at the February 6th meeting. The proposed text amendments are the resulting implementation of that discussion and will eliminate some redundancies and duplication in the Zoning Ordinance. Therefore, Staff is requesting approval of the following:

Text Amendments to the Village of Palatine Zoning Ordinance regarding fencing, swimming pools, and accessory structures

KEY ISSUES:

- The proposed amendments will eliminate some repetitive fencing code sections (Article VI - Accessory Structures Fences, and Accessory Uses) and clarify that above ground pools are not calculated into the accessory structure square footages allowance for residential properties (they are counted towards lot coverage).
- The fencing amendments would afford side yards abutting a street the same parameters permitted for front yard fencing. The amendment also eliminates repetitive sections and clarifies the replacement of existing fences.
- The amendments to the fencing Section 6.03 to clarify the following:
    - Includes a general requirement that no fence shall interfere with the natural flow of stormwater.
    - Clarifies that the replacement of non-conforming fences must be a similar, or lower height, and style of openness.
    - Allows up to 20 feet of decorative fences (3 feet in height) in side yards abutting a street, which is similar to what is currently permitted in front yards.
    - Removes the section on “Lots platted before January 1, 1930” due to the repetitiveness of “lots platted after January 1, 1930”, with the same requirements.
- In Article X, there is a consistency update to amend accessory building to accessory structure.

ALTERNATIVES:

1. Approve the proposed text amendments.
2. Do not approve the proposed text amendments.

RECOMMENDATION:

Public Hearing**:**	PZC meeting on May 23, 2023.
Residents testifying:	None.
Vote:	The PZC voted unanimously to approve the proposed text amendments and Staff concurs.

ACTION REQUIRED:

A motion to approve the text amendments to the Palatine Zoning Ordinance.

ATTACHMENTS:

- ORD - Text Amendments to Appendix A - Palatine Zoning Ordinance
- Exhibit A - Zoning Code Text Amendements Redline May 2023
- PZC materials - 5-23-23
- DRAFT PZC minutes 5-23-23
- Text Amendment Certificate of Publication

RESULT:	**MOTION CARRIED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Jim Schwantz, Mayor
SECONDER:	Doug Myslinski, District 3 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE VILLAGE OF PALATINE CODE OF ORDINANCES
APPENDIX "A" –VILLAGE OF PALATINE ZONING ORDINANCE

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: That the Code of Ordinances, of the Village of Palatine, Illinois, as amended, be and the same is hereby further amended by amending various sections in, as indicated on Exhibit "A".

SECTION 2: That the Village Clerk is directed to maintain a record of the modifications to the existing ordinance, all of which are indicated on Exhibit "A" (a blacklined version of the modifications approved, pursuant to 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 _____ of _____, 2023

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

APPROVED by me this _____ of _____, 2023

_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk
this _____ of _____, 2023

_____
Village Clerk

Attachment: ORD - Text Amendments to Appendix A - Palatine Zoning Ordinance (2023-60 : Text Amendments to the Village of Palatine Zoning

ARTICLE VI. ACCESSORY STRUCTURES, FENCES, AND ACCESSORY USES

6.01. Accessory structures and pools, hot tubs, and spas. (Ord. #0-115-10, §1, 9/20/10)

(a) *Regulations.* The following regulations shall apply to all accessory structures, unless otherwise noted, except for Village-operated facilities and above ground public utility appurtenances as noted in Section 6.01(b). If an accessory structure is attached to a principal structure, it shall follow all applicable standards of that zoning district for the principal structure. (Ord. #0-52-08, §6, 4/21/08; Ord. #0-29-15, §4, 4/13/15)

(1) Maximum height: One (1) story, not to exceed Fifteen (15) feet, except as a special use. The highest point of an accessory structure shall not exceed the highest point of the principal structure. (Ord. 0-31-00, ə 1, 4-24-00)

(2) Minimum distance requirements:

a. From principal building: Ten (10) feet.

b. From side lot line: Five (5) feet.

c. From rear lot line: Five (5) feet.

(3) Location. All accessory structures shall be located in rear yards or side yards, subject to the minimum distance requirements in Section 6.01(a) (2). For the purposes of Section 6.01(a), rear yard shall be defined as the area between the rear of the principal structure and the rear lot line, extending between the side lot lines, and side yard shall mean the area between the side of the principal structure and the side lot line, extending between the front and rear building lines.

a. Where the side lot line of a rear yard abuts the side lot line of a front yard of an adjacent lot, all accessory structures~~, except fences,~~ shall be set back from the rear lot line a distance equal to the required front yard setback of said adjacent lot.

b. Corner Lots. Accessory structures shall not encroach upon a side yard abutting a street. For the purposes of Section 6.01(a), a side yard abutting a street shall be defined as the area between side of the principal structure and the side lot line abutting the street, extending between the front lot line and the rear lot line. (Ord. 0-60-06, §2, 4/3/06)

c. No portion of any accessory structure shall overhang or be located in any easement. (Ord. #0-52-08, §7, 4/21/08)

(4) Ground floor area.

a. Rear yards. The ground floor area of all accessory structures located in a rear yard shall not exceed the lesser of:

i. Twenty (20) percent of the area of such rear yard or;

ii. Seven hundred (700) square feet.

iii. Fifty percent (50%) of the floor area of the principal structure. (Ord. 0-31-00, ə 1, 4-24-00)

b. Side yards. The ground floor area of all accessory structures located in a side yard shall not exceed one hundred fifty (150) square feet in size.

(5) Swimming pools, hot tubs, and spas:

a. Swimming pools, hot tubs and spas shall be located in rear yards or side yards,

b. The placement of a swimming pool, hot tub or spa shall comply with the applicable building codes and the National Electrical Code.

Attachment: Exhibit A - Zoning Code Text Amendements Redline May 2023 (2023-60 : Text Amendments to the Village of Palatine Zoning

c. All swimming pools and hot tubs shall be located a minimum of five (5) feet from the side lot line and five feet from the rear lot line.

d. All swimming pools must be set back a minimum of four (4) feet from the principal structure. Hot tubs and spas shall meet the building codes requirements and National Electrical Code, but there is no other setback requirement for the placement of a hot tub or spa. ~~(Ord. 0-115-10, §2, 9/20/10)~~

~~d.~~e. The ground floor area regulations per Section 6.01(a)4 of this Appendix A shall not apply to or include swimming pools, hot tubs, or spas.

6.03. Fences.

(a) General requirements.

(1) Permits. It shall be unlawful to construct, erect or replace on private property or upon any parkway in the V~~v~~illage any fence, as defined in this ordinance without first obtaining a building permit from the administrator and making payment of required fees.

(2) Restrictions. All fencing shall be subject to the following restrictions:

a. All fence types, except barbed wire, electrically charged or other types designed to cause injury, shall be permitted unless otherwise specified.

b. All fencing shall be constructed so that the rough, unfinished side faces the owner's property.

c. The location and style of any fencing shall not interfere with the natural flow of stormwater. Fencing in any drainage easement, or within any area where the natural flow of stormwater occurs, shall be subject to the review and approval of the Village Engineer.

(3) Required fences.

a. Swimming pools. Fences, or other permitted safety measures, shall be required around swimming pools as provided in the building code.

b. Mini-warehouses. All mini-warehouses in the V~~v~~illage shall be required to have an eight-foot high chain link fence around the perimeter of any required yard.

(4) Dumpster enclosures. All fencing around dumpsters shall be subject to approval by the Village~~administrator~~ to e~~i~~nsure promotion of the health, safety and welfare of the Village.

(5) Method for Determining Fence Height. The fence height limitations contained within this Code shall apply to the fence and any other appurtenances attached to it. Fence height shall be measured vertically from grade to the top of the fence. Fence height shall be determined on the property in which the fence is installed. Posts used specifically for supporting a fence may exceed the applicable height limit by a maximum of eight (8) inches, thus allowing for ornamental treatment. To accommodate potential drainage conflicts and fluctuations in grade, the Director of Community Services may allow portions of a fence to exceed the applicable height limit by a maximum of 6 inches.

(6) Replacement of existing fence. Any existing non-conforming fence, as of the effective date of this ordinance, may be replaced in its current location provided that: 1) Such replacement fence is no taller in height than the existing non-conforming fence; and 2) Such replacement fence is similar in style, or more open, than the existing non-conforming fence.~~without having to comply with any applicable setback requirements.~~ Prior to obtaining a building permit, the property owner shall provide proof that the fence existed in its current location prior to the adoption of these regulations and proof in regards to the height and style of said fence . This proof shall be submitted in a manner acceptable to the Director of Planning and Zoning.

~~(Ord. 0-84-05, §3, 4/18/05)~~

Attachment: Exhibit A - Zoning Code Text Amendements Redline May 2023 (2023-60 : Text Amendments to the Village of Palatine Zoning

(b) *Residential districts.* All fencing in residential districts shall comply with the following requirements:

(1) Height. All fencing shall not exceed six (6) feet in height unless otherwise specified, except that fencing in rear or interior side yards, which abut properties in a Business or Manufacturing District, shall not ~~-~~exceed eight~~ther~~ (8) feet in height. (Ord. O-67-21, 6/21/21)

(2) Decorative fencing~~Front yards~~. In front yards and side yards abutting a street abutting a front yard, only decorative fencing shall be permitted, and shall conform to the following standards:

a. The total amount of all decorative fencing in any front yard or side yard abutting a street abutting a front yard shall not exceed twenty (20) linear feet in length in a yard.

b. Decorative fencing shall not exceed three (3) feet in height.

(3) Pet enclosures. A pet enclosure or run shall be permitted only within rear yards and when located on lots abutting a street, said enclosure shall not be located in the half of the rear yard which abuts the street. All pet enclosures or runs must conform to the following standards:

a. Said enclosure shall not exceed six (6) feet in height.

b. Said enclosure shall not exceed two hundred (200) square feet.

(4) Permitted fencing. ~~Lots platted after January 1, 1930~~.

a. Front yard: A~~a~~ll fencing, except decorative fencing, shall follow the required setback of the~~at~~ zoning district. For those lots platted on or before January 1, 1930, fencing may follow the established front building line excluding any stairs and porches, otherwise the required setback of the zoning district shall be followed.

b. Side yard: No setback requirement.

c. Rear yard: No setback requirement.

d. Side yard abutting a street, when abutting another side yard abutting a street:

i. Decorative fencing: Decorative fences, 48 inches or less in height, shall be setback a minimum of three (3) feet from the lot line. Landscaping shall not be required for decorative fences 48 inches or less in height.

~~i. Landscaping shall not be required for decorative fences 48 inches or less in height.~~

~~e.~~ ii. All other fencing:~~Side yard abutting a street~~: All other fences shall be set back a minimum of five (5) feet from the side yard abutting a street lot line. The following landscaping requirements shall apply for non-decorative fences that are installed ten (10) feet or less from the side yard abutting a street lot line ~~with landscaping.~~

i. Landscape material shall be installed within the area between a fence and any lot line abutting a public street. The landscape material shall include a combination of shrubs, deciduous plant materials, or other appropriate plantings, approved and reviewed by the Planning and Zoning Department, with a minimum installed height of 36 inches. The property owner must provide written verification including, but not limited to, a landscaping or planting plan, confirming the types and size of plant materials to be installed as part of this project. ~~No landscaping shall be required when the proposed fence meets the corner side yard setback requirement of the zoning district the proposed fence is located in.~~

ii. Use of existing landscaping: Landscape material located within and adjacent to the area in which the proposed fence would be located in, may fulfill the landscaping requirements set forth within this Section. The landscape material must meet the minimum size installation requirements for that portion of the fence which is subject to the request. The use of this existing plant materials is subject to approval by the Planning and Zoning Department.

f. Side yard abutting a street, when abutting a front yard: All fencing, except decorative fencing, shall follow the required setback of the zoning district

~~f.~~g. Rear yard abutting a street: Fences located in a rear yard abutting a public street shall be set back a minimum of 5 feet from the lot line.

i. Landscape material shall be installed within the area between a fence and any lot line abutting a public street. The landscape material shall include a combination of trees and shrubs with a minimum installed height of 36 inches.

ii. Fences located in the rear yard abutting a public street shall include a gate to allow access to the rear street frontage. (Ord. O-37-19, 04/08/19)

(5) Reserved. See Section 6.03(b)4.

~~(5) Lots platted on or before January 1, 1930.~~

~~a. Front yard: All fencing, except decorative fencing, may follow the established, front building line excluding any stairs, porches and the like, otherwise the required setback of that zoning district shall be followed.~~

~~b. Side yard: No setback requirement.~~

~~c. Rear yard: No setback requirement.~~

~~d. Side yard abutting a street: Decorative fences 48 inches or less in height shall be a Setback minimum of three (3) feet from the lot line.~~

~~i. Landscaping shall not be required for decorative fences 48 inches or less in height.~~

~~e. Side yard abutting a street: All other fences shall be setback a minimum of five (5) feet from the lot line with landscaping.~~

~~i. Landscape material shall be installed within the area between a fence and any lot line abutting a public street. The landscape material shall include a combination of shrubs, deciduous plant materials, or other appropriate plantings, approved and reviewed by the Planning and Zoning Department, with a minimum installed height of 36 inches. The property owner must provide written verification including, but not limited to, a landscaping or planting plan, confirming the types and size of plant materials to be installed as part of this project. No landscaping shall be required when the proposed~~

Attachment: Exhibit A - Zoning Code Text Amendements Redline May 2023 (2023-60 : Text Amendments to the Village of Palatine Zoning

~~fence meets the corner side yard setback requirement of the zoning district the proposed fence is located in.~~

~~ii. Use of existing landscaping: Landscape material located within and adjacent to the area in which the proposed fence would be located in may fulfill the landscaping requirements set forth within this Section. The landscape material must meet the minimum size installation requirements for that portion of the fence, which is subject to the request. The use of this existing plant material is subject to approval by the Planning and Zoning Department.~~

~~f. Rear yard abutting a street:~~

~~i. Fences located in a rear yard abutting a public street shall be setback a minimum of 5 feet from the lot line.~~

~~ii. Landscape material shall be installed within the area between a fence and any lot line abutting a public street. The landscape material shall include a combination of trees and shrubs with a minimum installed height of 36 inches.~~

~~iii. Fences located in a rear yard abutting a public street shall include a gate to allow access to the rear street (Ord. 0-115-00 ↄ6, 9/25/00)~~

(6) Special Uses. The following uses are permitted as special uses when authorized by the Village Council~~Board~~, subject to the standards set forth in section 14.05 of this appendix.

a. Fencing in any front yard, except the following shall be permitted:

i. Decorative fencing as permitted in section 6.03 of this appendix; and

ii. Temporary fencing erected to protect any seeding area.

b. Fences in rear yards where the side lot line of said rear yard abuts the side lot line of a front yard of an adjacent lot, or where the rear lot line of said rear yard abuts the side lot line of a front yard of an adjacent lot. Fences in side yards abutting a street, where the side lot line of said side yard abutting a street abuts the side lot line of a front yard of an adjacent lot or where the rear lot line of said side yard abutting a street abuts the side lot line of a front yard of an adjacent lot.

Fences located in these yards may be approved through a building permit, if they meet the minimum required side yard abutting a street setback for that underlying zoning district.

ARTICLE X. RESIDENTIAL DISTRICTS

10.01. General requirements of all residential districts.

(a) *Dwelling standards.*

(1) Every dwelling shall conform to the housing standards established by Chapter 10 of the Municipal Code.

(2) Every dwelling hereinafter erected or altered shall conform to the building code.

(3) Every dwelling shall be maintained in a neat and orderly condition.

Attachment: Exhibit A - Zoning Code Text Amendements Redline May 2023 (2023-60 : Text Amendments to the Village of Palatine Zoning

(4) All accessory uses and permitted obstructions shall be utilized in a tasteful manner and shall not provide a nuisance to any surrounding property.

(b) *Building line.* Where a building line has been established in the recording of a plat of subdivision, such building line shall determine the yard requirements of this ordinance and shall be observed.

(1) Where no building line has been established, setback requirements of the particular residential district shall be followed.

(2) Where there is a conflict between the established building line and the setback of the zoning district, the more restrictive shall apply.

(c) *Structures per lot.*

(1) Each lot in every zoning district in this Article X shall be improved with no more than one principal structure, together with any permissible accessory structure~~building~~.

(2) Accessory structures shall be permitted only with a principal structure.

Attachment: Exhibit A - Zoning Code Text Amendements Redline May 2023 (2023-60 : Text Amendments to the Village of Palatine Zoning

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 05/23/23 07:00 PM

STAFF REPORT (ID # 8381)

Text Amendments to the Village of Palatine Zoning Ordinance Related to Accessory Structures, Above Ground Pools and Fencing requirements

TO: Palatine Planning & Zoning Commission Jan Wood, Chair

PETITIONER: Village of Palatine

PLAN NUMBER: Text Amendments- 2023-1

PROPOSAL:

Staff regularly reviews the Zoning Ordinance, to both ensure consistency in its application and evaluates the Code requirements to determine if amendments are recommended. Staff made an initial presentation to the Village Council in a workshop discussion earlier this year, to outline some of the proposed Code section amendments. This presentation came prior to scheduling tonight's Public Hearing to amend the Code.

BACKGROUND:
The proposed amendments will eliminate some repetitive sections in the fencing code (Article VI - Accessory Structures Fences, and Accessory Uses). The proposed amendments will clarify that above ground pools are not calculated into the maximum allowable square footages for accessory structures. The fencing amendments would afford side yards abutting a street the same parameters permitted for front yard fencing. The amendment also eliminates repetitive sections and clarify the replacement of existing fences.

KEY ISSUES:

- The proposed amendments to Section 6.01 clarify that pools, hot tubs and spas are not included in calculation for the permitted ground floor area.
- The amendments to Section 6.03 clarify the following updates:
    - Include a general requirement that no fence shall interfere with the natural flow of stormwater.
    - Clarifying the replacement of non-conforming fences must be a similar, or lower height and style of openness.
    - Allow up to 20 feet of decorative fences (3 feet in height) in side yards abutting a street similar, which is currently permitted in front yards.

Attachment: PZC materials - 5-23-23 (2023-60 : Text Amendments to the Village of Palatine Zoning Ordinance Related to Accessory Structures,

Attachment: PZC materials - 5-23-23 (2023-60 : Text Amendments to the Village of Palatine Zoning Ordinance Related to Accessory Structures,

  - The removal of the section on “Lots platted before January 1, 1930” due to the repetitiveness of “lots platted after January 1, 1930”.
- In Article X, there is a consistency update to amend accessory building to accessory structure.

STAFF RECOMMENDATION:
Staff recommends approval of the text amendments as outlined.

ATTACHMENTS:

- Zoning Code Amendments 5-2023
- Public Notice - Certificate of Publication

ARTICLE VI. ACCESSORY STRUCTURES, FENCES, AND ACCESSORY USES

6.01. Accessory structures and pools, hot tubs, and spas. (Ord. #0-115-10, §1, 9/20/10)

(a) *Regulations.* The following regulations shall apply to all accessory structures, unless otherwise noted, except for Village-operated facilities and above ground public utility appurtenances as noted in Section 6.01(b). If an accessory structure is attached to a principal structure, it shall follow all applicable standards of that zoning district for the principal structure. (Ord. #0-52-08, §6, 4/21/08; Ord. #0-29-15, §4, 4/13/15)

(1) Maximum height: One (1) story, not to exceed Fifteen (15) feet, except as a special use. The highest point of an accessory structure shall not exceed the highest point of the principal structure. (Ord. 0-31-00, ə 1, 4-24-00)

(2) Minimum distance requirements:

a. From principal building: Ten (10) feet.

b. From side lot line: Five (5) feet.

c. From rear lot line: Five (5) feet.

(3) Location. All accessory structures shall be located in rear yards or side yards, subject to the minimum distance requirements in Section 6.01(a) (2). For the purposes of Section 6.01(a), rear yard shall be defined as the area between the rear of the principal structure and the rear lot line, extending between the side lot lines, and side yard shall mean the area between the side of the principal structure and the side lot line, extending between the front and rear building lines.

a. Where the side lot line of a rear yard abuts the side lot line of a front yard of an adjacent lot, all accessory structures~~, except fences,~~ shall be set back from the rear lot line a distance equal to the required front yard setback of said adjacent lot.

b. Corner Lots. Accessory structures shall not encroach upon a side yard abutting a street. For the purposes of Section 6.01(a), a side yard abutting a street shall be defined as the area between side of the principal structure and the side lot line abutting the street, extending between the front lot line and the rear lot line. (Ord. 0-60-06, §2, 4/3/06)

c. No portion of any accessory structure shall overhang or be located in any easement. (Ord. #0-52-08, §7, 4/21/08)

(4) Ground floor area.

a. Rear yards. The ground floor area of all accessory structures located in a rear yard shall not exceed the lesser of:

i. Twenty (20) percent of the area of such rear yard or;

ii. Seven hundred (700) square feet.

iii. Fifty percent (50%) of the floor area of the principal structure. (Ord. 0-31-00, ə 1, 4-24-00)

b. Side yards. The ground floor area of all accessory structures located in a side yard shall not exceed one hundred fifty (150) square feet in size.

(5) Swimming pools, hot tubs, and spas:

a. Swimming pools, hot tubs and spas shall be located in rear yards or side yards,

b. The placement of a swimming pool, hot tub or spa shall comply with the applicable building codes and the National Electrical Code.

Attachment: PZC materials - 5-23-23 (2023-60 : Text Amendments to the Village of Palatine Zoning Ordinance Related to Accessory Structures,

c. All swimming pools and hot tubs shall be located a minimum of five (5) feet from the side lot line and five feet from the rear lot line.

d. All swimming pools must be set back a minimum of four (4) feet from the principal structure. Hot tubs and spas shall meet the building codes requirements and National Electrical Code, but there is no other setback requirement for the placement of a hot tub or spa. ~~(Ord. 0-115-10, §2, 9/20/10)~~

~~d.~~e. The ground floor area regulations per Section 6.01(a)4 of this Appendix A shall not apply to or include swimming pools, hot tubs, or spas.

6.03. Fences.

(a) General requirements.

(1) Permits. It shall be unlawful to construct, erect or replace on private property or upon any parkway in the village any fence, as defined in this ordinance without first obtaining a building permit from the administrator and making payment of required fees.

(2) Restrictions. All fencing shall be subject to the following restrictions:

a. All fence types, except barbed wire, electrically charged or other types designed to cause injury, shall be permitted unless otherwise specified.

b. All fencing shall be constructed so that the rough, unfinished side faces the owner's property.

c. The location and style of any fencing shall not interfere with the natural flow of stormwater. Fencing in any drainage easement, or within any area where the natural flow of stormwater occurs, shall be subject to the review and approval of the Village Engineer.

(3) Required fences.

a. Swimming pools. Fences, or other permitted safety measures, shall be required around swimming pools as provided in the building code.

b. Mini-warehouses. All mini-warehouses in the village shall be required to have an eight-foot high chain link fence around the perimeter of any required yard.

(4) Dumpster enclosures. All fencing around dumpsters shall be subject to approval by the administrator to insure promotion of the health, safety and welfare of the Village.

(5) Method for Determining Fence Height. The fence height limitations contained within this Code shall apply to the fence and any other appurtenances attached to it. Fence height shall be measured vertically from grade to the top of the fence. Fence height shall be determined on the property in which the fence is installed. Posts used specifically for supporting a fence may exceed the applicable height limit by a maximum of eight (8) inches, thus allowing for ornamental treatment. To accommodate potential drainage conflicts and fluctuations in grade, the Director of Community Services may allow portions of a fence to exceed the applicable height limit by a maximum of 6 inches.

(6) Replacement of existing fence. Any existing non-conforming fence, as of the effective date of this ordinance, may be replaced in its current location provided that: 1) Such replacement fence is no taller in height than the existing non-conforming fence; and 2) Such replacement fence is similar in style, or more open, than the existing non-conforming fence.~~without having to comply with any applicable setback requirements.~~ Prior to obtaining a building permit, the property owner shall provide proof that the fence existed in its current location prior to the adoption of these regulations and proof in regards to the height and style of said fence . This proof shall be submitted in a manner acceptable to the Director of Planning and Zoning.
~~(Ord. 0-84-05, §3, 4/18/05)~~

Attachment: PZC materials - 5-23-23 (2023-60 : Text Amendments to the Village of Palatine Zoning Ordinance Related to Accessory Structures,

Attachment: PZC materials - 5-23-23 (2023-60 : Text Amendments to the Village of Palatine Zoning Ordinance Related to Accessory Structures,

(b) *Residential districts.* All fencing in residential districts shall comply with the following requirements:

(1) Height. All fencing shall not exceed six (6) feet in height unless otherwise specified, except that fencing in rear or interior side yards, which abut properties in a Business or Manufacturing District, shall no exceed either (8) feet in height. (Ord. O-67-21, 6/21/21)

(2) Decorative fencing~~Front yards~~. In front yards and side yards abutting a street abutting a front yard, only decorative fencing shall be permitted, and shall conform to the following standards:

a. The total amount of all decorative fencing in any front yard or side yard abutting a street abutting a front yard shall not exceed twenty (20) linear feet in length in a yard.

b. Decorative fencing shall not exceed three (3) feet in height.

(3) Pet enclosures. A pet enclosure or run shall be permitted only within rear yards and when located on lots abutting a street, said enclosure shall not be located in the half of the rear yard which abuts the street. All pet enclosures or runs must conform to the following standards:

a. Said enclosure shall not exceed six (6) feet in height.

b. Said enclosure shall not exceed two hundred (200) square feet.

(4) Permitted fencing. ~~Lots platted after January 1, 1930~~.

a. Front yard: A~~a~~ll fencing, except decorative fencing, shall follow the required setback of th~~eat~~ zoning district. For those lots platted on or before January 1, 1930, fencing may follow the established front building line excluding any stairs and porches, otherwise the required setback of the zoning district shall be followed.

b. Side yard: No setback requirement.

c. Rear yard: No setback requirement.

d. Side yard abutting a street, when abutting another side yard abutting a street:

i. Decorative fencing: Decorative fences, 48 inches or less in height, shall be setback a minimum of three (3) feet from the lot line. Landscaping shall not be required for decorative fences 48 inches or less in height.

~~i. Landscaping shall not be required for decorative fences 48 inches or less in height.~~

~~e.~~ ii. All other fencing:~~Side yard abutting a street~~: All other fences shall be setback a minimum of five (5) feet from the side yard abutting a street lot line. The following landscaping requirements shall apply for non-decorative fences that are installed ten (10) feet or less from the side yard abutting a street lot line ~~with landscaping.~~

i. Landscape material shall be installed within the area between a fence and any lot line abutting a public street. The landscape material shall include a combination of shrubs, deciduous plant materials, or other appropriate plantings, approved and reviewed by the Planning and Zoning Department, with a minimum installed height of 36 inches. The property owner must provide written verification including, but not limited to, a landscaping or planting plan, confirming the types and size of plant materials to be installed as part of this project. ~~No landscaping shall be required when the proposed fence meets the corner side yard setback requirement of the zoning district the proposed fence is located in.~~

ii. Use of existing landscaping: Landscape material located within and adjacent to the area in which the proposed fence would be located in, may fulfill the landscaping requirements set forth within this Section. The landscape material must meet the minimum size installation requirements for that portion of the fence which is subject to the request. The use of this existing plant materials is subject to approval by the Planning and Zoning Department.

f. Side yard abutting a street, when abutting a front yard: All fencing, except decorative fencing, shall follow the required setback of the zoning district

~~f.~~g. Rear yard abutting a street: Fences located in a rear yard abutting a public street shall be setback a minimum of 5 feet from the lot line.

i. Landscape material shall be installed within the area between a fence and any lot line abutting a public street. The landscape material shall include a combination of trees and shrubs with a minimum installed height of 36 inches.

ii. Fences located in the rear yard abutting a public street shall include a gate to allow access to the rear street frontage. (Ord. O-37-19, 04/08/19)

(5) Reserved. See Section 6.03(b)4.

~~(5) Lots platted on or before January 1, 1930.~~

~~a. Front yard: All fencing, except decorative fencing, may follow the established, front building line excluding any stairs, porches and the like, otherwise the required setback of that zoning district shall be followed.~~

~~b. Side yard: No setback requirement.~~

~~c. Rear yard: No setback requirement.~~

~~d. Side yard abutting a street: Decorative fences 48 inches or less in height shall be a Setback minimum of three (3) feet from the lot line.~~

~~i. Landscaping shall not be required for decorative fences 48 inches or less in height.~~

~~e. Side yard abutting a street: All other fences shall be setback a minimum of five (5) feet from the lot line with landscaping.~~

~~i. Landscape material shall be installed within the area between a fence and any lot line abutting a public street. The landscape material shall include a combination of shrubs, deciduous plant materials, or other appropriate plantings, approved and reviewed by the Planning and Zoning Department, with a minimum installed height of 36 inches. The property owner must provide written verification including, but not limited to, a landscaping or planting plan, confirming the types and size of plant materials to be installed as part of this project. No landscaping shall be required when the proposed~~

Attachment: PZC materials - 5-23-23 (2023-60 : Text Amendments to the Village of Palatine Zoning Ordinance Related to Accessory Structures,

~~fence meets the corner side yard setback requirement of the zoning district the proposed fence is located in.~~

~~ii. Use of existing landscaping: Landscape material located within and adjacent to the area in which the proposed fence would be located in may fulfill the landscaping requirements set forth within this Section. The landscape material must meet the minimum size installation requirements for that portion of the fence, which is subject to the request. The use of this existing plant material is subject to approval by the Planning and Zoning Department.~~

~~f. Rear yard abutting a street:~~

~~i. Fences located in a rear yard abutting a public street shall be setback a minimum of 5 feet from the lot line.~~

~~ii. Landscape material shall be installed within the area between a fence and any lot line abutting a public street. The landscape material shall include a combination of trees and shrubs with a minimum installed height of 36 inches.~~

~~iii. Fences located in a rear yard abutting a public street shall include a gate to allow access to the rear street (Ord. 0-115-00 ↄ6, 9/25/00)~~

(6) Special Uses. The following uses are permitted as special uses when authorized by the Village Council~~Board~~, subject to the standards set forth in section 14.05 of this appendix.

a. Fencing in any front yard, except the following shall be permitted:

i. Decorative fencing as permitted in section 6.03 of this appendix; and

ii. Temporary fencing erected to protect any seeding area.

b. Fences in rear yards where the side lot line of said rear yard abuts the side lot line of a front yard of an adjacent lot, or where the rear lot line of said rear yard abuts the side lot line of a front yard of an adjacent lot. Fences in side yards abutting a street, where the side lot line of said side yard abutting a street abuts the side lot line of a front yard of an adjacent lot or where the rear lot line of said side yard abutting a street abuts the side lot line of a front yard of an adjacent lot.

Fences located in these yards may be approved through a building permit, if they meet the minimum required side yard abutting a street setback for that underlying zoning district.

ARTICLE X. RESIDENTIAL DISTRICTS

10.01. General requirements of all residential districts.

(a) *Dwelling standards.*

(1) Every dwelling shall conform to the housing standards established by Chapter 10 of the Municipal Code.

(2) Every dwelling hereinafter erected or altered shall conform to the building code.

(3) Every dwelling shall be maintained in a neat and orderly condition.

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(4) All accessory uses and permitted obstructions shall be utilized in a tasteful manner and shall not provide a nuisance to any surrounding property.

(b) *Building line.* Where a building line has been established in the recording of a plat of subdivision, such building line shall determine the yard requirements of this ordinance and shall be observed.

(1) Where no building line has been established, setback requirements of the particular residential district shall be followed.

(2) Where there is a conflict between the established building line and the setback of the zoning district, the more restrictive shall apply.

(c) *Structures per lot.*

(1) Each lot in every zoning district in this Article X shall be improved with no more than one principal structure, together with any permissible accessory structure~~building~~.

(2) Accessory structures shall be permitted only with a principal structure.

Attachment: PZC materials - 5-23-23 (2023-60 : Text Amendments to the Village of Palatine Zoning Ordinance Related to Accessory Structures,

6. Text Amendments to the Village of Palatine Zoning Ordinance Related to Accessory Structures, Above Ground Pools and Fencing requirements - **Recommend To Approve**

Notice was published in the Daily Herald on May 04, 2023 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Text Amendments to Article 6 Accessory Structures and Uses & Article 10 Residential Districts
2. Public Notice

Ms. Bremanis gave a brief overview explaining staff made an initial presentation to the Village Council in a workshop discussion earlier this year, to outline some of the proposed Code section amendments. She stated the changes being presented tonight came from that workshop.
Ms. Bremanis went through slide presentation of the proposed changes. She stated the first amendment to Article 6 is to add fences to the title. (Accessory Structures, fences and Accessory Uses.) and propose to add in fences as a separate category. Ms. Bremanis stated the second amendment is to Section 6.01 and clarifies that pools, hot tubs and spas are not included in calculation for the permitted ground floor area.

Chairman Roth-Wurster asked if there are other changes in regards to the safety of the pool.
Ms. Bremanis answered no but the next section of the amendments speaks to fencing and the new technology being added to pools.

Chairman Fedota clarified if this refers to above and inground pools.
Ms. Bremanis stated above ground only are considered.

Ms. Bremanis continued presentation on amendments to Section 6.03 to include updates to Section 6.03 clarify the following updates:

- Include a general requirement that no fence shall interfere with the natural flow of stormwater.
- Include the automatic pool covers that lock down as acceptable alternatives to a fence pool safety option.
- Clarifying the replacement of non-conforming fences must be a similar, or lower height and style of openness.
- Allow up to 20 feet of decorative fences (3 feet in height) in side yards abutting a street similar, which is currently permitted in front yards.
- Adjust the landscaping requirements for fencing in a side yard abutting a street for fencing that is placed 10ft or less from the lot line not needing landscaping
- The removal of the section on “Lots platted before January 1, 1930” due to the repetitiveness of “lots platted after January 1, 1930”.

Attachment: DRAFT PZC minutes 5-23-23 (2023-60 : Text Amendments to the Village of Palatine Zoning Ordinance Related to Accessory

Chairman Roth-Wurster asked if this is referring to downtown houses that are close to each other
Ms. Bremanis answered yes, pointing out a lot are nonconforming and can replace accordingly.

Ms. Bremanis stated there is a cleanup on wording in section 10 to amend accessory building to accessory structure.

Chairman Roth-Wurster asked about engineering reviews and fencing along a body of water and if there is any consideration to having additional review such as Environmental Health for fencing along water.
Ms. Bremanis stated the Palatine Environmental Health is more geared toward food.

Discussion on recommendation on Scribner corrections

STAFF RECOMMENDATION:
Staff recommends approval

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

Chairman Noonan made a motion to approve subject staff's conditions; seconded by Chairman Cavanaugh.

DELIBERATIONS:
Chairman Roth-Wurster appreciates being part of discussion

Mr. Friedman summarized that this request has met the standards and was unanimously approved by a vote of 7-0. This item will tentatively go to Village Council on June 05, 2023

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

Attachment: DRAFT PZC minutes 5-23-23 (2023-60 : Text Amendments to the Village of Palatine Zoning Ordinance Related to Accessory

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

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 MAY, A.D. 20 23., and the last publication thereof was made on the 4TH day of MAY, A.D. 20 23.

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

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

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

Mary Alice Wenzl

IN WITNESS WHEREOF, **THE DES PLAINES JOURNAL, INC.,** has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 4TH day of MAY A.D., 20 23.

By Todd Wessel

President
Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 4TH day of MAY A.D., 20 23.

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

Attachment: Text Amendment Certificate of Publication (2023-60 : Text Amendments to the Village of Palatine Zoning Ordinance Related to

Consider a Motion to Award a Contract for the 2023 Water Main Replacement Contract 2 Project

BACKGROUND:
Lytle Drive and near 500 North Plum Grove Road are recommended for water main replacement due to their age and the number of breaks that have occurred over the last several years. The water main replacement on Lytle Drive will be from Morris Drive to Flake Drive (approximately 1,700 feet). The water main replacement near 500 North Plum Grove Road will be from Plum Grove Road to Brockway Street (approximately 700 feet).

KEY ISSUES:
- On Tuesday, May 2, 2023, six bids were received, ranging from a high of $1,204,622.75 to a low of $978,971.50.
- The low responsive and responsible bidder was Gerardi Sewer & Water Company of Addison, Illinois in the amount of $978,971.50.
- The Engineer's estimate was $938,153.

ALTERNATIVES:
1. Award the contract for the 2023 Water Main Replacement Contract 2 to Gerardi Sewer & Water.
2. Refer back to Staff with comments.

RECOMMENDATION:
It is recommended that the contract for the 2023 Water Main Replacement Contract 2 Project be awarded to Gerardi Sewer & Water.

BUDGET IMPACT:
Funding is available in the Water Fund of the 2023 Capital Improvement Program to accommodate this work.

ACTION REQUIRED:
Motion to award the contract for the 2023 Water Main Replacement Contract 2 Project to Gerardi Sewer & Water Company of Addison, Illinois in the amount of $978,971.50.

ATTACHMENTS:
- Bid Tabulation
- Location Maps

RESULT:	**APPROVED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Greg Solberg, District 4 Councilman
SECONDER:	Kollin Kozlowski, District 5 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

VILLAGE OF PALATINE

Bidding Summary
2023 Water Main Replacement Contract 2
11:00 AM Tuesday, May 2, 2023

	Bidding Contractors	As Read Bid Amount	As Corrected Bid Amount
1	Gerardi Sewer & Water Co.	$ 978,971.50	Correct as Read
2	Concept Plumbing, Inc.	$ 995,177.50	Correct as Read
3	J. Congdon Sewer Service	$ 997,604.90	Correct as Read
4	Holiday Sewer and Water Construction, Inc.	$ 1,035,000.00	Correct as Read
5	Millenium Contracting Co.	$ 1,094,456.00	Correct as Read
6	A Lamp Concrete Contractors, Inc.	$ 1,204,622.75	Correct as Read

Attachment: Bid Tabulation (2023 Water Main Replacement Contract 2)

Bid Opening: 11:00 AM Tuesday, May 2, 2023
Location: Village Hall

VILLAGE OF PALATINE - DEPARTMENT OF PUBLIC WORKS
TABULATION OF BIDS
FOR
2023 Water Main Replacement Contract 2
DPW- 2322
Section # N/A

COMPUTED BY: KML

Red unit price = unit price is above median unit price
Blue unit price = unit price is equal to median unit price
Green unit price = unit price is below median unit price

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	Cost Estimate UNIT PRICE	Cost Estimate TOTAL	Low Bidder Gerardi Sewer & Water Co. 1785 Armitage Court Addison, IL 60101 (630) 519-5116 Fax (630) 656-1180 UNIT PRICE	Low Bidder TOTAL	2 Concept Plumbing, Inc. 554 W. Wood Street Palatine, IL 60067 (847) 776-6180 Fax (847) 776-6189 UNIT PRICE	2 TOTAL	3 J. Congdon Sewer Service 170-A Alexandra Way Carol Stream, IL 60188 (630) 510-2434 Fax (630) 510-9255 UNIT PRICE	3 TOTAL	4 Holiday Sewer and Water 1000 N. Rand Rd., Ste. 11 Wauconda, IL 60084 (847) 526-3788 Fax (847) 526-3739 UNIT PRICE	4 TOTAL
1	TEMPORARY FENCE	FOOT	283	$4.00	$1,132.00	$1.00	$283.00	$7.00	$1,981.00	$5.00	$1,415.00	$3.00	$849
2	TREE ROOT PRUNING	EACH	10	$150.00	1,500.00	$110.00	$1,100.00	208.00	$2,080.00	100.00	1,000.00	85.00	850.(
3	SUPPLEMENTAL WATERING	UNIT	9	$100.00	900.00	$1.00	$9.00	438.00	$3,942.00	1.00	9.00	1.00	9.(
4	REMOVAL AND DISPOSAL OF UNSUITABLE MATERIAL	CU YD	100	$50.00	5,000.00	$20.00	$2,000.00	98.00	$9,800.00	25.00	2,500.00	1.00	100.(
5	TRENCH BACKFILL	CU YD	1790	$40.00	71,600.00	$20.00	$35,800.00	1.00	$1,790.00	0.01	17.90	1.00	1,790.(
6	TOPSOIL FURNISH AND PLACE, 4"	SQ YD	600	$6.00	3,600.00	$5.00	$3,000.00	16.00	$9,600.00	5.00	3,000.00	5.00	3,000.(
7	NITROGEN FERTILIZER NUTRIENT	POUND	7	$4.00	28.00	$7.00	$49.00	3.00	$21.00	7.00	49.00	1.00	7.(
8	POTASSIUM FERTILIZER NUTRIENT	POUND	7	$4.00	28.00	$7.00	$49.00	3.00	$21.00	7.00	49.00	1.00	7.(
9	SODDING, SALT TOLERANT	SQ YD	600	$15.00	9,000.00	$25.00	$15,000.00	6.50	$3,900.00	20.00	12,000.00	20.00	12,000.(
10	TEMPORARY EROSION CONTROL SEEDING	POUND	7	$10.00	70.00	$7.00	$49.00	5.00	$35.00	10.00	70.00	1.00	7.(
11	INLET FILTERS	EACH	26	$200.00	5,200.00	$150.00	$3,900.00	322.00	$8,372.00	25.00	650.00	25.00	650.(
12	TEMPORARY EROSION CONTROL BLANKET	SQ YD	600	$1.00	600.00	$1.00	$600.00	2.50	$1,500.00	5.00	3,000.00	1.00	600.(
13	CURB AND GUTTER REMOVAL AND REPLACEMENT	FOOT	235	$60.00	14,100.00	$85.00	$19,975.00	51.50	$12,102.50	85.00	19,975.00	85.00	19,975.(
14	SIDEWALK REMOVAL AND REPLACEMENT	SQ FT	300	$20.00	6,000.00	$20.00	$6,000.00	21.00	$6,300.00	20.00	6,000.00	20.00	6,000.(
15	DETECTABLE WARNINGS	SQ FT	20	$50.00	1,000.00	$35.00	$700.00	41.50	$830.00	35.00	700.00	35.00	700.(
16	CLASS D PATCHES, TYPE IV, 6 INCH	SQ YD	2400	$50.00	120,000.00	$50.00	$120,000.00	78.00	$187,200.00	49.00	117,600.00	49.00	117,600.(
17	PROTECTIVE COAT	SQ YD	206	$5.00	1,030.00	$5.00	$1,030.00	10.00	$2,060.00	5.00	1,030.00	5.00	1,030.(
18	DUCTILE IRON WATER MAIN 8", CLASS 52, WITH TRACER WIRE	FOOT	2400	$100.00	240,000.00	$140.00	$336,000.00	146.00	$350,400.00	160.00	384,000.00	175.00	420,000.(
19	WATER VALVES 8"	EACH	8	$2,500.00	20,000.00	$4,000.00	$32,000.00	3,211.00	$25,688.00	3,000.00	24,000.00	3,500.00	28,000.(
20	FIRE HYDRANTS TO BE REMOVED	EACH	5	$400.00	2,000.00	$600.00	$3,000.00	895.00	$4,475.00	500.00	2,500.00	250.00	1,250.(
21	FIRE HYDRANT WITH AUXILIARY VALVE AND VALVE BOX	EACH	6	$8,500.00	51,000.00	$10,000.00	$60,000.00	8,311.00	$49,866.00	7,500.00	45,000.00	9,500.00	57,000.(
22	VALVE VAULTS, TYPE A, 5'-DIAMETER, TYPE 1 FRAME, CLOSED LID	EACH	8	$5,000.00	40,000.00	$2,000.00	$16,000.00	5,097.00	$40,776.00	2,000.00	16,000.00	2,000.00	16,000.(
23	MOBILIZATION	L SUM	1	$30,000.00	30,000.00	$50,000.00	$50,000.00	6,241.00	$6,241.00	43,000.00	43,000.00	50,000.00	50,000.(
24	THERMOPLASTIC PAVEMENT MARKING - LINE 6"	FOOT	805	$3.00	2,415.00	$5.50	$4,427.50	11.00	$8,855.00	6.00	4,830.00	3.00	2,415.(
25	SANITARY SEWER REMOVAL AND REPLACEMENT 8"	FOOT	20	$160.00	3,200.00	$100.00	$2,000.00	147.00	$2,940.00	50.00	1,000.00	90.00	1,800.(

Attachment: Bid Tabulation (2023 Water Main Replacement Contract 2)

Bid Opening: 11:00 AM Tuesday, May 2, 2023
Location: Village Hall

VILLAGE OF PALATINE - DEPARTMENT OF PUBLIC WORKS
TABULATION OF BIDS
FOR
2023 Water Main Replacement Contract 2
DPW- 2322
Section # N/A

COMPUTED BY: KML

Red unit price = unit price is above median unit price
Blue unit price = unit price is equal to median unit price
Green unit price = unit price is below median unit price

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	Cost Estimate UNIT PRICE	Cost Estimate TOTAL	Low Bidder Gerardi Sewer & Water Co. 1785 Armitage Court Addison, IL 60101 (630) 519-5116 Fax (630) 656-1180 UNIT PRICE	Low Bidder TOTAL	2 Concept Plumbing, Inc. 554 W. Wood Street Palatine, IL 60067 (847) 776-6180 Fax (847) 776-6189 UNIT PRICE	2 TOTAL	3 J. Congdon Sewer Service 170-A Alexandra Way Carol Stream, IL 60188 (630) 510-2434 Fax (630) 510-9255 UNIT PRICE	3 TOTAL	4 Holiday Sewer and Water 1000 N. Rand Rd., Ste. 11 Wauconda, IL 60084 (847) 526-3788 Fax (847) 526-3739 UNIT PRICE	4 TOTAL
26	SANITARY SEWER REMOVAL AND REPLACEMENT 10"	FOOT	20	$200.00	4,000.00	$125.00	$2,500.00	155.00	$3,100.00	60.00	1,200.00	95.00	1,900.(
27	DRIVEWAY REMOVAL AND REPLACEMENT	SQ YD	120	$100.00	12,000.00	$120.00	$14,400.00	75.00	$9,000.00	108.00	12,960.00	108.00	12,960.(
28	VALVE VAULTS TO BE ABANDONED	EACH	7	$2,000.00	14,000.00	$350.00	$2,450.00	953.00	$6,671.00	250.00	1,750.00	250.00	1,750.(
29	FENCE REMOVAL AND REINSTALLATION	FOOT	30	$80.00	2,400.00	$75.00	$2,250.00	31.00	$930.00	35.00	1,050.00	50.00	1,500.(
30	WATER SERVICE CONNECTION (SHORT)	EACH	19	$3,000.00	57,000.00	$3,000.00	$57,000.00	2,038.00	$38,722.00	3,000.00	57,000.00	3,750.00	71,250.(
31	WATER SERVICE CONNECTION (LONG)	EACH	25	$4,000.00	100,000.00	$3,000.00	$75,000.00	3,015.00	$75,375.00	3,000.00	75,000.00	3,750.00	93,750.(
32	CUT AND CAP EXISTING 6" WATER MAIN	EACH	3	$1,250.00	3,750.00	$1,500.00	$4,500.00	1,445.00	$4,335.00	1,500.00	4,500.00	100.00	300.(
33	CUT AND CAP EXISTING 8" WATER MAIN	EACH	2	$1,500.00	3,000.00	$1,750.00	$3,500.00	1,927.00	$3,854.00	2,000.00	4,000.00	10,000.00	20,000.(
34	CONNECTION TO EXISTING WATER MAIN 6"	EACH	1	$4,000.00	4,000.00	$7,500.00	$7,500.00	3,855.00	$3,855.00	3,500.00	3,500.00	5,500.00	5,500.(
35	CONNECTION TO EXISTING WATER MAIN 8"	EACH	5	$4,000.00	20,000.00	$7,500.00	$37,500.00	3,855.00	$19,275.00	4,000.00	20,000.00	5,500.00	27,500.(
36	FRAMES AND LIDS TO BE ADJUSTED (SPECIAL)	EACH	8	$750.00	6,000.00	$400.00	$3,200.00	2,007.00	$16,056.00	850.00	6,800.00	100.00	800.(
37	TRAFFIC CONTROL AND PROTECTION, (SPECIAL)	L SUM	1	$25,000.00	25,000.00	$24,450.00	$24,450.00	31,644.00	$31,644.00	100,000.00	100,000.00	25,000.00	25,000.(
38	CONCRETE WASHOUT	L SUM	1	$3,500.00	3,500.00	$750.00	$750.00	4,648.00	$4,648.00	750.00	750.00	100.00	100.(
39	CONSTRUCTION LAYOUT	L SUM	1	$8,000.00	8,000.00	$7,500.00	$7,500.00	11,573.00	$11,573.00	5,000.00	5,000.00	3,451.00	3,451.(
40	SIGNS	EACH	2	$300.00	600.00	$150.00	$300.00	182.00	$364.00	50.00	100.00	250.00	500.(
41	STORM SEWER (WATER MAIN REQUIREMENTS) 8 INCH	FOOT	20	$175.00	3,500.00	$70.00	$1,400.00	93.00	$1,860.00	50.00	1,000.00	100.00	2,000.(
42	STORM SEWER (WATER MAIN REQUIREMENTS) 10 INCH	FOOT	20	$200.00	4,000.00	$90.00	$1,800.00	107.00	$2,140.00	60.00	1,200.00	105.00	2,100.(
43	STORM SEWER (WATER MAIN REQUIREMENTS) 12 INCH	FOOT	120	$225.00	27,000.00	$100.00	$12,000.00	107.00	$12,840.00	70.00	8,400.00	125.00	15,000.(
44	STORM SEWER (WATER MAIN REQUIREMENTS) 18 INCH	FOOT	40	$275.00	11,000.00	$200.00	$8,000.00	204.00	$8,160.00	100.00	4,000.00	200.00	8,000.(
	TOTAL BID AS READ					$ 978,971.50		$ 995,177.50		$ 997,604.90		$ 1,035,000.(	
	TOTAL BID AS CORRECTED			$ 938,153.00									
	PROPOSAL GUARANTEE					5.00%		5.00%		5.00%		5.00%	

Attachment: Bid Tabulation (2023 Water Main Replacement Contract 2)

Bid Opening: 11:00 AM Tuesday, May 2, 2023
Location: Village Hall

Red unit price = unit price is above median unit price
Blue unit price = unit price is equal to median unit price
Green unit price = unit price is below median unit price

				5		6	
				Millenium Contracting Co. 5933 N. Knox Avenue Chicago, IL 60646 (312) 878-7567 Fax (312) 238-9401		A Lamp Concrete Contractors 1900 Wright Boulevard Schaumburg, IL 60193 (847) 891-6000 Fax (847) 891-1873	
ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	TEMPORARY FENCE	FOOT	283	$10.00	$2,830.00	$1.00	$283.00
2	TREE ROOT PRUNING	EACH	10	500.00	5,000.00	15.00	150.00
3	SUPPLEMENTAL WATERING	UNIT	9	400.00	3,600.00	1.00	9.00
4	REMOVAL AND DISPOSAL OF UNSUITABLE MATERIAL	CU YD	100	27.00	2,700.00	10.00	1,000.00
5	TRENCH BACKFILL	CU YD	1790	35.00	62,650.00	1.00	1,790.00
6	TOPSOIL FURNISH AND PLACE, 4"	SQ YD	600	50.00	30,000.00	6.00	3,600.00
7	NITROGEN FERTILIZER NUTRIENT	POUND	7	40.00	280.00	1.00	7.00
8	POTASSIUM FERTILIZER NUTRIENT	POUND	7	40.00	280.00	1.00	7.00
9	SODDING, SALT TOLERANT	SQ YD	600	20.00	12,000.00	12.00	7,200.00
10	TEMPORARY EROSION CONTROL SEEDING	POUND	7	40.00	280.00	1.00	7.00
11	INLET FILTERS	EACH	26	200.00	5,200.00	15.00	390.00
12	TEMPORARY EROSION CONTROL BLANKET	SQ YD	600	7.00	4,200.00	1.00	600.00
13	CURB AND GUTTER REMOVAL AND REPLACEMENT	FOOT	235	65.00	15,275.00	51.00	11,985.00
14	SIDEWALK REMOVAL AND REPLACEMENT	SQ FT	300	23.00	6,900.00	13.25	3,975.00
15	DETECTABLE WARNINGS	SQ FT	20	45.00	900.00	25.00	500.00
16	CLASS D PATCHES, TYPE IV, 6 INCH	SQ YD	2400	66.00	158,400.00	53.00	127,200.00
17	PROTECTIVE COAT	SQ YD	206	5.00	1,030.00	1.00	206.00
18	DUCTILE IRON WATER MAIN 8", CLASS 52, WITH TRACER WIRE	FOOT	2400	143.00	343,200.00	160.00	384,000.00
19	WATER VALVES 8"	EACH	8	3,000.00	24,000.00	2,500.00	20,000.00
20	FIRE HYDRANTS TO BE REMOVED	EACH	5	100.00	500.00	475.00	2,375.00
21	FIRE HYDRANT WITH AUXILIARY VALVE AND VALVE BOX	EACH	6	8,500.00	51,000.00	10,150.00	60,900.00
22	VALVE VAULTS, TYPE A, 5'-DIAMETER, TYPE 1 FRAME, CLOSED LID	EACH	8	3,000.00	24,000.00	6,225.00	49,800.00
23	MOBILIZATION	L SUM	1	12,000.00	12,000.00	72,000.00	72,000.00
24	THERMOPLASTIC PAVEMENT MARKING - LINE 6"	FOOT	805	6.00	4,830.00	7.75	6,238.75
25	SANITARY SEWER REMOVAL AND REPLACEMENT 8"	FOOT	20	150.00	3,000.00	350.00	7,000.00

Attachment: Bid Tabulation (2023 Water Main Replacement Contract 2)

Bid Opening: 11:00 AM Tuesday, May 2, 2023
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Red unit price = unit price is above median unit price
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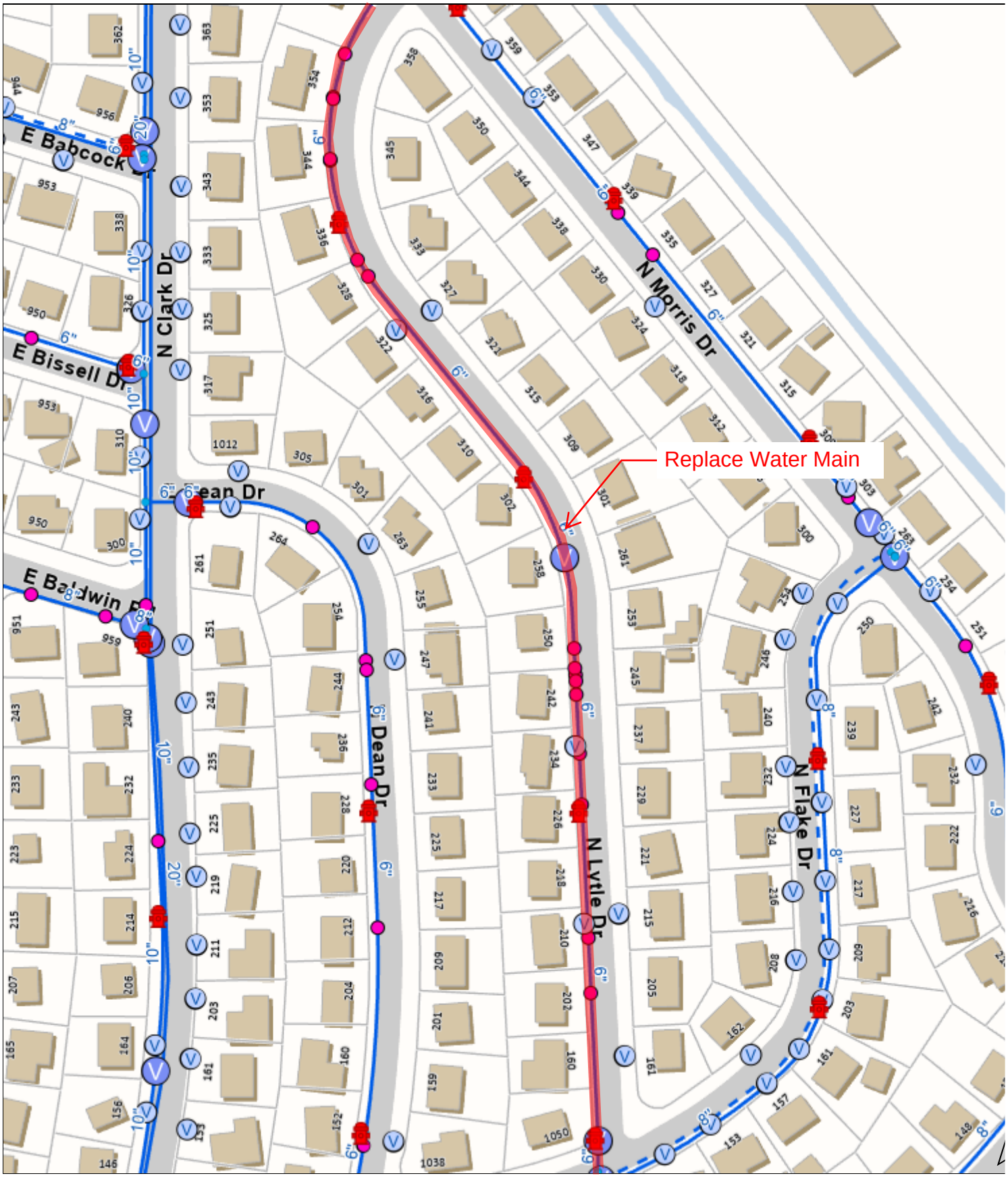
ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
26	SANITARY SEWER REMOVAL AND REPLACEMENT 10"	FOOT	20	160.00	3,200.00	365.00	7,300.00
27	DRIVEWAY REMOVAL AND REPLACEMENT	SQ YD	120	150.00	18,000.00	110.00	13,200.00
28	VALVE VAULTS TO BE ABANDONED	EACH	7	250.00	1,750.00	550.00	3,850.00
29	FENCE REMOVAL AND REINSTALLATION	FOOT	30	125.00	3,750.00	100.00	3,000.00
30	WATER SERVICE CONNECTION (SHORT)	EACH	19	2,500.00	47,500.00	3,500.00	66,500.00
31	WATER SERVICE CONNECTION (LONG)	EACH	25	4,656.00	116,400.00	4,500.00	112,500.00
32	CUT AND CAP EXISTING 6" WATER MAIN	EACH	3	1,983.00	5,949.00	500.00	1,500.00
33	CUT AND CAP EXISTING 8" WATER MAIN	EACH	2	2,056.00	4,112.00	750.00	1,500.00
34	CONNECTION TO EXISTING WATER MAIN 6"	EACH	1	7,000.00	7,000.00	4,100.00	4,100.00
35	CONNECTION TO EXISTING WATER MAIN 8"	EACH	5	7,500.00	37,500.00	4,250.00	21,250.00
36	FRAMES AND LIDS TO BE ADJUSTED (SPECIAL)	EACH	8	500.00	4,000.00	850.00	6,800.00
37	TRAFFIC CONTROL AND PROTECTION, (SPECIAL)	L SUM	1	21,180.00	21,180.00	161,000.00	161,000.00
38	CONCRETE WASHOUT	L SUM	1	2,500.00	2,500.00	500.00	500.00
39	CONSTRUCTION LAYOUT	L SUM	1	3,000.00	3,000.00	4,400.00	4,400.00
40	SIGNS	EACH	2	500.00	1,000.00	250.00	500.00
41	STORM SEWER (WATER MAIN REQUIREMENTS) 8 INCH	FOOT	20	180.00	3,600.00	135.00	2,700.00
42	STORM SEWER (WATER MAIN REQUIREMENTS) 10 INCH	FOOT	20	202.00	4,040.00	140.00	2,800.00
43	STORM SEWER (WATER MAIN REQUIREMENTS) 12 INCH	FOOT	120	216.00	25,920.00	150.00	18,000.00
44	STORM SEWER (WATER MAIN REQUIREMENTS) 18 INCH	FOOT	40	250.00	10,000.00	300.00	12,000.00
			TOTAL BID AS READ		**$ 1,094,456.00**		**$ 1,204,622.75**
			TOTAL BID AS CORRECTED				
			PROPOSAL GUARANTEE		5.00%		5.00%

Attachment: Bid Tabulation (2023 Water Main Replacement Contract 2)

GISConsortium

Contract 2 Lytle Drive 1700 LF 8"



0 200 400 ft

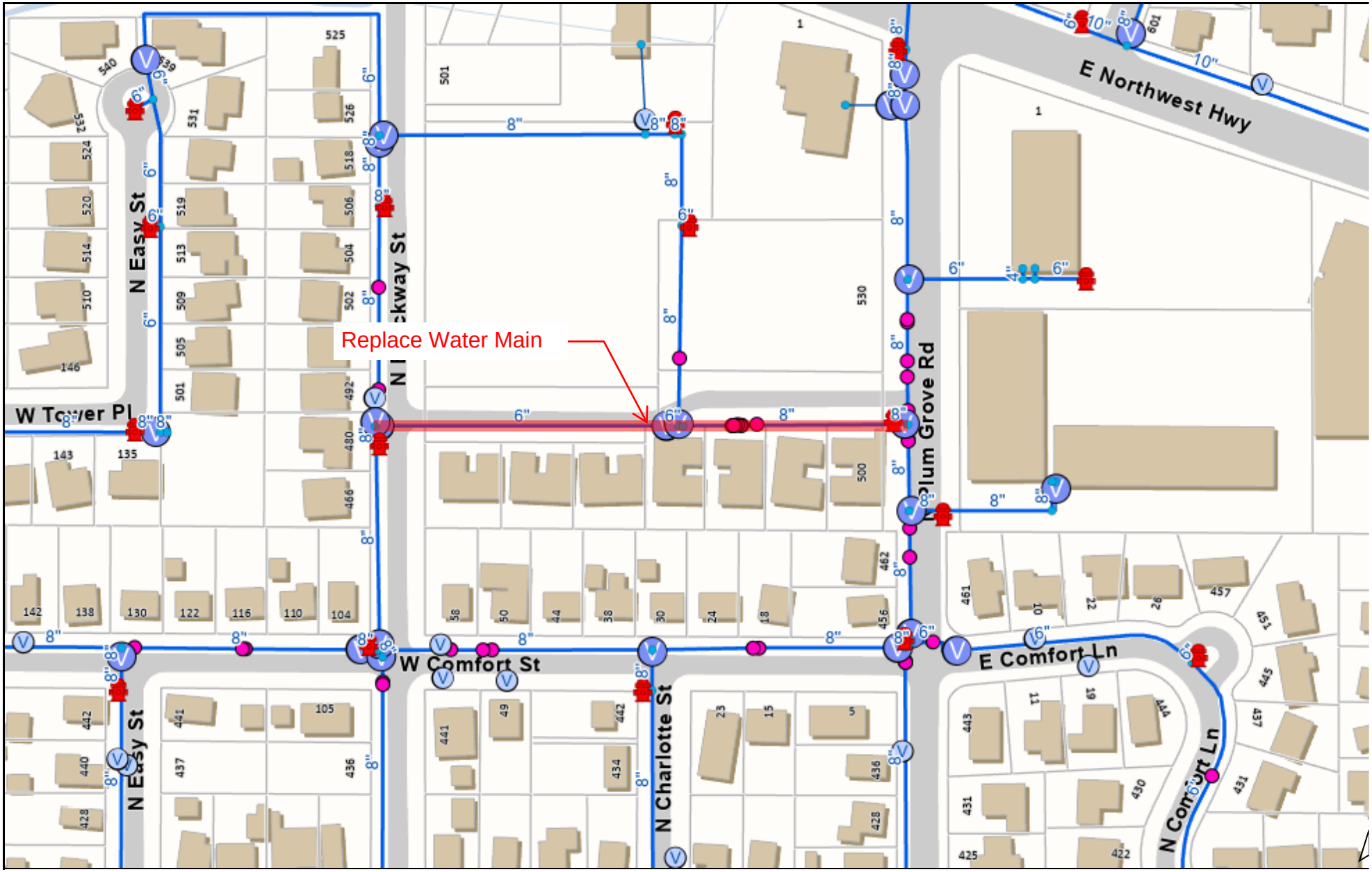
Print Date: 11/21/2022

Notes

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

Attachment: Location Maps (2023 Water Main Replacement Contract 2)

GISConsortium | Contract 2 Plum Grove Road 700 LF 8"



0 300 600 ft

Print Date: 11/21/2022

Notes

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Attachment: Location Maps (2023 Water Main Replacement Contract 2)

Consider a Motion Authorizing the Village Manager to Execute a Proposal for Construction Engineering Services for the 2023 Water Main Replacement Contract 1, Contract 2, and Contract 3 Projects

BACKGROUND:
Construction is scheduled for the 2023 Water Main Replacement Contract 1 Phase 1, Contract 2, and Contract 3 Projects. Work commenced in May with construction to be substantially completed by early August for Contract 1 Phase 1. For Contract 2, work is tentatively scheduled to commence in June with construction to be substantially completed by August. For Contract 3, work is tentatively scheduled to commence in June with construction to be substantially completed by early September.

KEY ISSUES:
- Utilizing construction engineering services is recommended to meet procedural requirements, assure quality construction, and allow for the necessary intermittent attention needed during this construction project.
- A qualification-based selection process was used for construction engineering.
- Doland Engineering completed the design and permitting for the Contract 1 Phase 1 project and demonstrated their ability to perform construction engineering on behalf of the Village in 2022 for water main replacement projects.

ALTERNATIVES:
1. Authorize the Village Manager to execute the proposal from Doland Engineering for Construction Engineering Services for the 2023 Water Main Replacement Contract 1 Phase 1, Contract 2, and Contract 3 Projects.
2. Refer back to Staff with comments.

RECOMMENDATION:
Staff recommends authorizing the Village Manager to execute the proposal from Doland Engineering for Construction Engineering Services for the 2023 Water Main Replacement Contract 1 Phase 1, Contract 2, and Contract 3 Projects.

BUDGET IMPACT:
Funding is available in the Water Fund of the 2023 Capital Improvement Program to accommodate this work.

ACTION REQUIRED:
Motion to authorize the Village Manager to execute the proposal from Doland Engineering for Construction Engineering Services for the 2023 Water Main Replacement Contract 1 Phase 1, Contract 2, and Contract 3 Projects in the amount of $134,700.

ATTACHMENTS:

- Doland Proposal

RESULT:	**APPROVED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Tim Millar, District 1 Councilman
SECONDER:	Jim Schwantz, Mayor
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

Request for Proposal 2023 Watermain Replacement Contract 1 (DPW-2321) Cunningham Dr. Contract 2 (DPW-2322) & Contract 3 (DPW-2323) Construction Engineering Services Village of Palatine

April 25, 2023

Submitted to:

Mr. George Ruppert, P.E.
Village Engineer
Village of Palatine

VILLAGE OF PALATINE
Est. 1866

Submitted by:

DOLAND ENGINEERING, LLC

CelebratingOver50yearsof
ResponsibleEngineering
–ForNow,andtheFuture –

Attachment: Doland Proposal (2023 Water Main Replacement Contracts 1, 2, and 3 Construction Engineering Services)

DOLAND
ENGINEERING, LLC

April 25, 2023

Mr. George Ruppert
Village Engineer
Village of Palatine
200 E. Wood Street
Palatine, Illinois 60067

RE: 2023 Water Main Replacement – Contract 1 (DPW-2321) Cunningham Dr., Contract 2 (DPW-2322) & Contract 3 (DPW-2323)

Dear Mr. Ruppert,

It is with pleasure that Doland Engineering, LLC presents the Village of Palatine with this proposal for Water Main Replacement construction engineering services. We have a strong background in municipal engineering as we regularly provide construction engineering services to governmental agencies. We have served the Village of Palatine in the past on projects and we are confident that the Village staff has been fully satisfied with the quality of our firm's work. During those projects, we have fostered a strong relationship with the Village of Palatine staff by providing the highest quality consulting services. As a result of our highly qualified staff, our clients have full confidence in our leadership, planning, oversight, schedule and budget adherence, through full project completion and close out. The member of our professional staff who will represent our firm regarding all matters related to this proposal will be myself, Desiree Doland. My contact information is as follows:

Desiree D. Doland, P.E.
Doland Engineering, LLC
334 E. Colfax Street, Suite C Palatine,
IL 60067
Ph. (847) 991-5088 x117
Email: ddoland@dolandengineering.com

I look forward to the opportunity to work with you and your staff.

Sincerely,

Desiree D. Doland, P.E.
C.E.O.

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B. Project Approach
C. Project Construction Services

SECTION 2: Project Organizational Chart

A. Organizational Chart

SECTION 3: Proposed Project Timeline and Fees

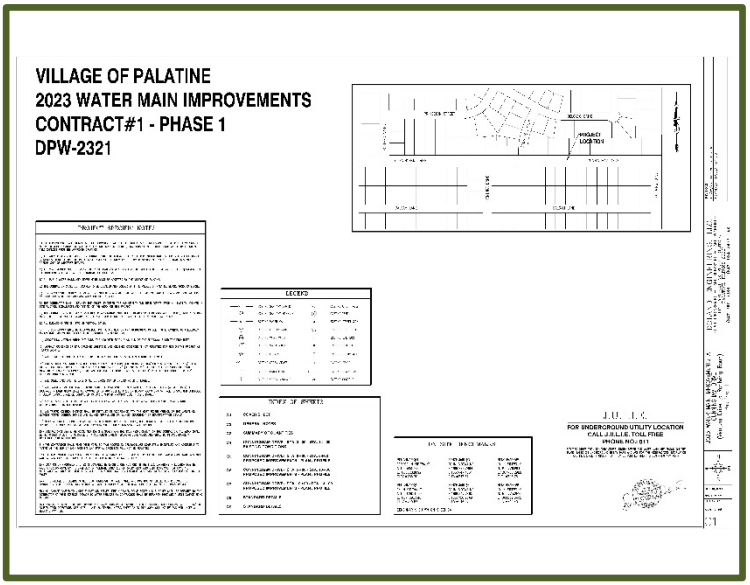
A. Project Timeline/Milestones
B. Construction Engineering Fee Schedule

Attachment: Doland Proposal (2023 Water Main Replacement Contracts 1, 2, and 3 Construction Engineering Services)

SECTION 1: PROJECT UNDERSTANDING/APPROACH

A. Project Understanding

We have reviewed the Final Engineering Plans for both Contract 2 and Contract 3 along with their respective bid documents, including special provisions. We have visited the site and performed a thorough inspection of all areas involved, taking special note of areas of concern for construction. This information, combined with our conversations with Village staff and our experience with prior construction engineering work for the Village of Palatine, gives us a complete understanding of this project and the expectations of the Village for a successful completion. Upon reviewing all the information, we find the main components of the project to be:



Contract 1

- Watermain Installation for new 8” or 10” mains (utilizing open cut, boring or directional drilling)
- Connections to existing 6”, 8” and 10” water main systems at project limits
- Water valves in vaults for system isolation
- Storm Sewer replacements for water main quality pipe (or casing) as necessary to accommodate separation requirements
- Sanitary Sewer replacements for water main quality pipe (or casing) as necessary to accommodate separation requirements
- Roadway pavement, curb & gutter and sidewalk removal and replacement for open cut installations
- Landscape restoration

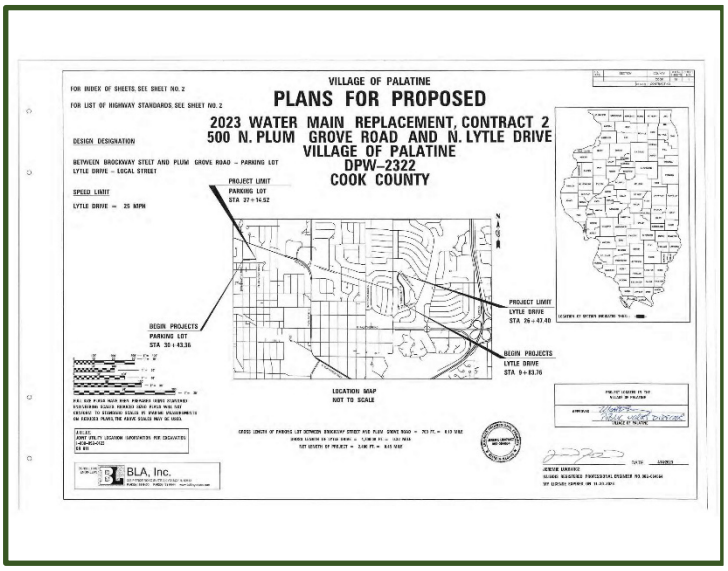
Contract 2

- Watermain Installation for new 8” main (utilizing open cut)
- Connections to existing 6” and 8” water main systems at project limits
- Water valves in vaults for system isolation

- Storm Sewer replacements for water main quality pipe (or casing) as necessary to accommodate separation requirements
- Sanitary Sewer replacements for water main quality pipe (or casing) as necessary to accommodate separation requirements
- Roadway pavement, curb & gutter and sidewalk removal and replacement for open cut installations
- Landscape restoration

Contract 3

- Watermain Installation for new 8" and 12" main (utilizing open cut)
- Connections to existing 6", 8" and 12" water main systems at project limits
- Water valves in vaults for system isolation
- Storm Sewer replacements for water main quality pipe (or casing) as necessary to accommodate separation requirements
- Sanitary Sewer replacements for water main quality pipe (or casing) as necessary to accommodate separation requirements
- Roadway pavement, curb & gutter and sidewalk removal and replacement for open cut installations
- Landscape restoration

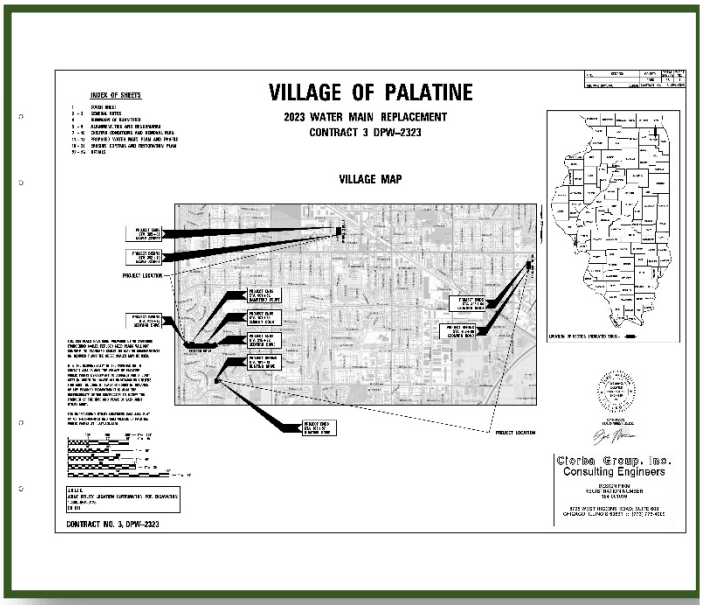


B. Project Approach

We approach construction engineering projects with a very detailed eye from start to finish; this secures the success of the project. Upon reviewing the plans and specifications there are several areas we have identified as key concerns that will require special attention to ensure the successful execution of the construction operations. There are traffic control and vehicular access issues to be cognizant of for the safety of pedestrians and motorists alike. Of particular concern on this project are the following:

- Palatine High School poses schedule constraints and has traffic control measures that will be imperative to oversee for the safety of the workers and the public alike in this area.
- Brockway to Plum Grove Road parking lot
    - Commercial tenants, customers and deliveries will pose unique coordination and safety concerns that are different than a standard municipal roadway setting. Traffic control measures that will be imperative to oversee for the safety of the workers and commercial patrons in this area.
- Lytle Drive, Leonard Road, Maple Street, Bedford Drive

- The residential neighborhood setting will have residents in close proximity to the construction activities. General access to driveways and noise concerns will be prevalent int eh minds of residents of this street. Additionally, the access to emergency vehicles through the construction zone will be imperative, particularly with the curvilinear characteristic of the street that will make keeping a consistent lane of traffic open and visible to motorists.



- Hamstead Court, Clinton Court and Hunting Drive
  - The cul-de-sac characteristics of these locations will make access a heightened concern for residents and emergency services. The coordination and notification for access or service interruptions will be imperative to ensure a successful completion in these isolated street locations.

Therefore, coordination and scheduling will be of the highest importance throughout the project. Approaching the project with a preemptive view will aid in scheduling, safety, and budget adherence.

Project Coordination:

Involving all parties in the coordination and scheduling of the project from the beginning is essential to its success. There are several public entities whose transportation and access needs will be impacted by this project:

- Palatine Police Department
- Palatine Fire Department

We would like to give the Village, its safety providers (fire and police departments), an opportunity to discuss the project and the potential impact it may have on their organizations. We would like to forward the contractor's schedule, and all schedule updates, to the Police and Fire Departments to keep them informed and to allow them to provide us with any of their concerns related to the construction schedule.

Utility Coordination:

It is imperative that a full review of all existing utilities and their crossing locations are verified prior to construction. We will work with the Contractor, as needed, for any exploratory excavations to determine elevations of utilities that may be in conflict. If needed, coordination with the utility companies will begin immediately so that any

adjustments to the construction schedule can be made to ensure that there are no delays in progress of the project.

Traffic Control and Patterns:

With improvements crossing several intersections, which will inherently require temporary intersection closures, traffic control and signage will be critical to ensuring safety and continued flow of traffic. It will be imperative that the appropriate signage is in place and verified on a daily basis.

In addition to hauling trucks, there will be many material delivery trucks throughout the construction that will also need to be coordinated with the Contractor and our staff. The storing of materials will need to be determined prior to delivery and no materials will be allowed in areas that reduce sight distance or create a safety issue for both pedestrian and vehicular traffic.

Project Construction Services

We will perform construction observation and inspection services throughout the project duration on behalf of the Village of Palatine. Our RE services will be performed by professional and technical staff as warranted by the work being undertaken and all work will be under the direct supervision of a licensed professional engineer. The following tasks will be performed by our staff:

1) Pre-Construction Services
   - ❖ Ascertain the standard practices of the Village and become familiar with the contract documents
   - ❖ Prepare conformed bid documents
   - ❖ Prepare project files, Quantity and IDR Books
2) Construction Services

   On-site representation to accurately document and record by measure and/or computation all quantities used on the construction project and to ensure that project details and specifications are being implemented and followed. This observation will ensure that all water main installation and shut down coordination is amply supported by our staff so that the construction operations can be viewed and inspected along with quantities and cost items adequately documents.
   - ❖ Preparing and submitting daily inspection reports and quality control reporting
   - ❖ Maintain a project daily diary
   - ❖ Advise and assist Village in resolving construction issues
   - ❖ Prepare design clarifications
   - ❖ Prepare Requests for Change (RFC)
   - ❖ Review and coordinate all Requests for Information (RFI's)
   - ❖ Verify contractor's adherence to the plans and special provisions
   - ❖ Monitor, maintain and update project schedule
   - ❖ Conduct regular meetings with contractor and applicable team members
   - ❖ Provide weekly construction activity reports
   - ❖ Review change orders for approval of extra work
   - ❖ Review contractor's submittals for conformance with contract documents
   - ❖ Develop project punchlist
   - ❖ Furnish and possess on-site all necessary field survey equipment necessary for measurement verification of contractor's work
3) Post-Construction / Project Close-out Services
   - ❖ Manage punchlist completion and documentation of all final waivers, closeout documents and record drawings
   - ❖ Assist in application for payment requests
   - ❖ Close-out project accounting and provide status of final project budget

SECTION 2: ORGANIZATIONAL CHART

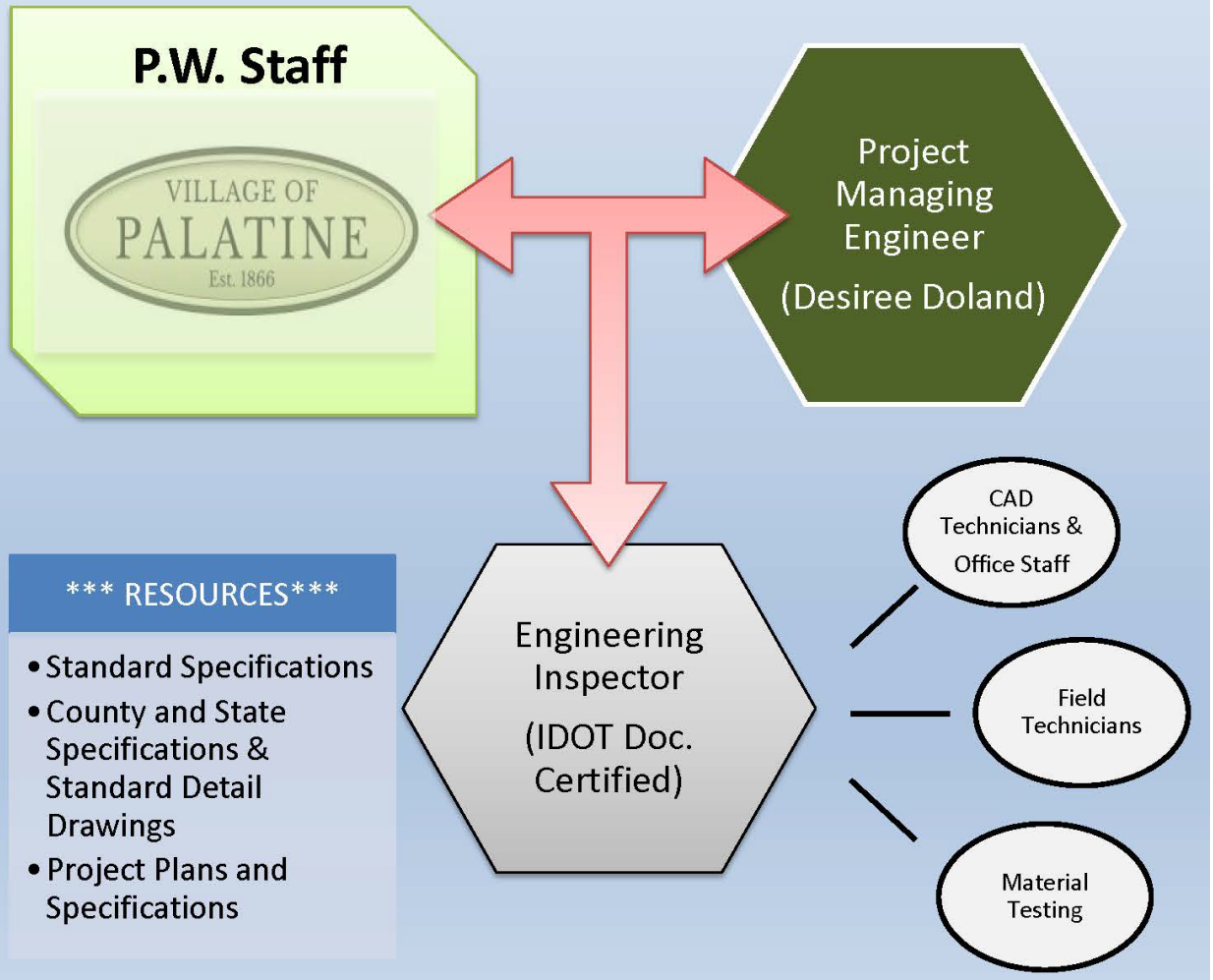
DOLAND ENGINEERING, LLC

2023 W.M. Improvements

Construction Oversight and Inspection Services

Organizational Chart

The illustration below represents how the key staff members will utilize necessary resources and identify communication paths



Attachment: Doland Proposal (2023 Water Main Replacement Contracts 1, 2, and 3 Construction Engineering Services)

SECTION 3: PROJECT TIMELINE AND FEES

A. Project Timeline/Milestones

Based upon projects of similar scope of work, we estimate that this project will have a duration for each segment as follows:

Contract 1 (DPW 2321)

Total anticipated construction time for "Contract 1" is 50 days.

Contract 2 (DPW 2322)

Total anticipated construction time for "Contract 2" is 35 days.

Contract 3 (DPW 2323)

Total anticipated construction time for "Contract 3" is 40 days.

If the projects are run concurrently, then we could potentially reduce our staff-hours by sharing personnel and resources across the projects, depending on project complexity and contractor coordination needs.

B. Construction Engineering Fee Schedule

For our fee establishment, we have used the anticipated work schedule noted above for the contractor to complete this work. We further anticipate 5 days per project for each project for attention to punchlist items. This current anticipated contractor's work schedule was the basis for our man-hours for performing RE duties. A tabulation of the contractor's schedule and our associated inspection hours is tallied as follows:

Fee Forecast:

Based on our forecast of contractor working days, we have used this construction schedule to arrive at a fee that will allow for a construction inspector to provide all necessary inspection and oversight services for each

Contract 1 - Cunningham Drive

Task	Contractor's Work Days	Professional Engineer (hrs.)	Construction Inspector (hrs.)
Task 1 Pre-Construction	0	4	24
Task 2 Construction Services	50	25	400
Task 3 Post-Construction	5	20	20
Total Estimated Hours		49	444
Hourly Rate		$150.00	$105.00
Total Fee		$7,350.00	$46,620.00
		Total Fee =	**$53,970.00**

Contract #2

Task	Contractor's Work Days	Professional Engineer (hrs.)	Construction Inspector (hrs.)
Task 1 Pre-Construction	0	4	8
Task 2 Construction Services	35	35	280
Task 3 Post-Construction	5	5	10
Total Estimated Hours		44	298
Hourly Rate		$150.00	$105.00
Total Fee		$6,600.00	$31,290.00
		Total Fee =	**$37,890.00**

Contract #3

Task	Contractor's Work Days	Professional Engineer (hrs.)	Construction Inspector (hrs.)
Task 1 Pre-Construction	0	4	8
Task 2 Construction Services	40	40	320
Task 3 Post-Construction	5	5	10
Total Estimated Hours		49	338
Hourly Rate		$150.00	$105.00
Total Fee		$7,350.00	$35,490.00
		Total Fee =	**$42,840.00**

project, including all critical operations and shut down coordination. Total Anticipated Fee = $134,700.00.

The construction bid totals of these projects tallies to $3,104,312 so the RE fee of $134,700 tabulates to 4.3% of that construction value. While RE services are typically estimated at a standard 10% of construction value, we believe that through the efficiency of staffing across the three water main projects that this substantially lower than standard fee can be realized as long as field conditions do not extend the contractor's working days.

This fee forecast is based upon the estimated hours of work of the responsible staff as tallied above. The actual billing will be submitted based upon the actual hours worked by our staff. For any work outside the scope of this proposal (including additional contractor's working days), we would provide you with a supplemental proposal based upon the above-listed hourly rates of the individual staff members.

Accepted By: _____

Title: _____

Date: _____

Consider a Motion to Approve 2023 Warrant #11

Village of Palatine
Warrant approval

_____
Village Clerk

_____
Mayor

Warrant # 11 having been approved by the Village Council on 06/05/2023 authorizes the Treasurer to deposit funds from the accounts indicated below:

		Check/ACH Disbursements	Electronic (EFT/W-T) Disbursements	Manual Checks	UB Refunds Processed	Fund Expense
General Fund	100	395,941.97	464.00	-	-	396,405.97
Motor Fuel Tax Fund	205	1,137,825.86	-	-	-	1,137,825.86
State Equitable Sharing Fund	222	1,124.00	-	-	-	1,124.00
Downtown TIF Fund	233	11,542.71	-	-	-	11,542.71
CDBG - CV	255	50,376.39	-	-	-	50,376.39
ARPA Fund	256	578,814.70	-	-	-	578,814.70
Capital Equipment Fund	401	148,045.40	-	-	-	148,045.40
Capital Improvements Fund	402	92,012.92	-	-	-	92,012.92
Water Fund	605	147,256.57	-	-	61.43	147,318.00
Sewer Fund	610	4,025.22	-	-	-	4,025.22
Refuse Fund	615	114,938.00	-	-	107.67	115,045.67
Parking Fund	620	12,708.09	-	-	-	12,708.09
Liability Insurance Fund	702	9,523.75	-	-	-	9,523.75
Fleet Services Fund	710	53,859.51	-	-	-	53,859.51
Insurance AP Fund	899	1,718.60	-	-	-	1,718.60
Total Report		**2,759,713.69**	**464.00**	**-**	**169.10**	**2,760,346.79**

ATTACHMENTS:

- Warrant #11

RESULT:	**APPROVED BY CONSENT VOTE [UNANIMOUS]**
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Doug Myslinski, District 3 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

VILLAGE OF PALATINE

Warrant #11

Invoice Due Date Range 04/01/23 - 06/20/23
Report By Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor **4040 - 1st Ayd Corporation**									
PSI609591	Parts - Stock	Open		04/27/2023	05/27/2023	05/31/2023			227.02
PSI609917	Parts - Stock	Open		04/28/2023	05/28/2023	05/31/2023			295.20
			Vendor **4040 - 1st Ayd Corporation** Totals			Invoices	2		$522.22
Vendor **1553 - Acme Truck & Brake Supply**									
01_329718	Parts - T-411	Open		05/04/2023	06/03/2023	05/16/2023			483.34
01_329987	Parts - Stock	Open		05/05/2023	06/05/2023	05/31/2023			344.85
			Vendor **1553 - Acme Truck & Brake Supply** Totals			Invoices	2		$828.19
Vendor **4853 - Advance Auto Parts**									
2376-1157967	Parts - STOCK	Open		05/08/2023	06/07/2023	05/30/2023			27.58
2376-1158032	Parts - STOCK	Open		05/08/2023	06/07/2023	05/30/2023			55.16
2376-1158168	Parts - Stock	Open		05/08/2023	06/08/2023	05/31/2023			239.36
2376-1158252	Parts - T-419	Open		05/09/2023	06/08/2023	05/30/2023			47.70
2376-1158857	Parts - STOCK	Open		05/11/2023	06/10/2023	05/30/2023			49.65
2376-1158868	Parts - E-222	Open		05/11/2023	06/10/2023	05/30/2023			128.67
2376-1159502	Parts - Stock	Open		05/15/2023	06/15/2023	05/31/2023			132.62
2376-1160240	Parts - STOCK	Open		05/17/2023	06/16/2023	05/30/2023			20.62
2376-1160666	Parts - STOCK	Open		05/19/2023	06/18/2023	05/30/2023			10.42
			Vendor **4853 - Advance Auto Parts** Totals			Invoices	9		$711.78
Vendor **1759 - Air One Equipment, Inc.**									
193824	Boots	Open		05/17/2023	06/16/2023	05/18/2023			970.00
193825	Tower 85 Tools	Open		05/17/2023	06/15/2023	05/17/2023			3,568.50
			Vendor **1759 - Air One Equipment, Inc.** Totals			Invoices	2		$4,538.50
Vendor **2645 - Alexander Equipment Company, Inc**									
197186	Parts - C-404	Open		04/27/2023	05/27/2023	05/31/2023			370.79
			Vendor **2645 - Alexander Equipment Company, Inc** Totals			Invoices	1		$370.79
Vendor **3060 - Allegra Print & Imaging**									
100882	#10 Regular White Envelopes	Open		05/16/2023	06/16/2023	05/17/2023			199.63
			Vendor **3060 - Allegra Print & Imaging** Totals			Invoices	1		$199.63
Vendor **2496 - Altorfer Industries, Inc**									
P54R0021195	Credit Memo	Open		05/12/2023	06/14/2023	05/31/2023			(5.05)
P54C0161361	Parts - E-221	Open		05/15/2023	06/14/2023	05/30/2023			12.93
P56C0031686	Parts - E-221	Open		05/15/2023	06/14/2023	05/31/2023			13.08
P56C0031687	Parts - E-221	Open		05/15/2023	06/14/2023	05/31/2023			81.42
P56C0031945	Parts - E-221	Open		05/18/2023	06/17/2023	05/31/2023			13.08
			Vendor **2496 - Altorfer Industries, Inc** Totals			Invoices	5		$115.46

Attachment: Warrant #11 (2023-10 : Warrant 2023 # 11)

VILLAGE OF PALATINE

Warrant #11

Invoice Due Date Range 04/01/23 - 06/20/23
Report By Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor **2491 - Anderson Pest Solutions**									
45043876	Pest Control Services May 2023-Fire Station 83	Open		05/07/2023	06/06/2023	05/25/2023			43.14
			Vendor **2491 - Anderson Pest Solutions** Totals			Invoices	1		$43.14
Vendor **1730 - Andres Medical Billing**									
052023PLIL	BILLING CHARGES - APRIL	Open		04/30/2023	06/09/2023	05/10/2023			8,605.36
			Vendor **1730 - Andres Medical Billing** Totals			Invoices	1		$8,605.36
Vendor **3669 - Aquafix, Inc**									
IN005622	Sewer Grease Treatment	Open		01/18/2023	05/01/2023	05/24/2023			1,671.54
			Vendor **3669 - Aquafix, Inc** Totals			Invoices	1		$1,671.54
Vendor **5021 - Arlington Heights Ford LLC**									
91002H	Parts - T-479	Open		04/26/2023	05/26/2023	05/31/2023			95.80
91487H	Parts - T-494	Open		05/06/2023	06/05/2023	05/31/2023			189.02
92602H	Parts - T-447	Open		05/09/2023	06/08/2023	05/31/2023			269.24
92761H	Parts - T-447	Open		05/09/2023	06/08/2023	05/31/2023			6.74
93086H	Parts - T-409	Open		05/11/2023	06/10/2023	05/31/2023			5.36
156015	Repairs & Maintenance-T-462	Open		05/17/2023	06/16/2023	05/31/2023			709.46
			Vendor **5021 - Arlington Heights Ford LLC** Totals			Invoices	6		$1,275.62
Vendor **1443 - Arlington Power Equipment**									
156330	Fuel- Small Tools	Open		05/17/2023	06/16/2023	05/18/2023			204.85
154193	Parts - PT-124	Open		05/02/2023	06/01/2023	05/25/2023			206.63
155332	Parts - PT-109	Open		05/10/2023	06/09/2023	05/25/2023			341.98
156041	Parts - PT-48	Open		05/16/2023	06/15/2023	05/25/2023			327.67
			Vendor **1443 - Arlington Power Equipment** Totals			Invoices	4		$1,081.13
Vendor **2322 - Arrow Road Construction Company**									
68723 * 3	2023 Street Resurfacing Program MFT Section #23-00000-00-GM	Open		05/30/2023	06/15/2023	05/30/2023			1,137,825.86
68823 * 3	2023 Supplemental Street Resurfacing Program DPW-2315	Open		05/30/2023	06/15/2023	05/30/2023			150,310.95
			Vendor **2322 - Arrow Road Construction Company** Totals			Invoices	2		$1,288,136.81
Vendor **2744 - Avalon Petroleum Company**									
030926	Motor Fuel	Open		05/02/2023	06/01/2023	05/16/2023			16,723.04
305543	Motor Fuel - Off Road Tank PW	Open		05/02/2023	06/01/2023	05/31/2023			4,802.56
			Vendor **2744 - Avalon Petroleum Company** Totals			Invoices	2		$21,525.60
Vendor **3520 - Axon Enterprise, Inc.**									

Attachment: Warrant #11 (2023-10 : Warrant 2023 # 11)

VILLAGE OF PALATINE

Warrant #11

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Report By Vendor - Invoice Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
INUS155632	Fleet Camera Installation	Open		05/03/2023	06/02/2023	05/19/2023			575,246.20
			Vendor **3520 - Axon Enterprise, Inc.** Totals			Invoices	1		$575,246.20
Vendor **3024 - Bryce M Baker**									
2023-00000434	Special Investigations - Report # 23-012141	Open		05/23/2023	06/05/2023	05/19/2023			200.00
			Vendor **3024 - Bryce M Baker** Totals			Invoices	1		$200.00
Vendor **3124 - Adam J Begale**									
2023-00000387	Tuition Reimbursement	Open		05/09/2023	05/09/2023	05/09/2023			813.00
			Vendor **3124 - Adam J Begale** Totals			Invoices	1		$813.00
Vendor **1101 - Beverly Materials LLC**									
290046	Wash Stone-WMB Restoration Repair	Open		05/06/2023	06/05/2023	05/24/2023			401.76
			Vendor **1101 - Beverly Materials LLC** Totals			Invoices	1		$401.76
Vendor **1198 - Bittners Spray Equipment**									
81171	Traffic Line Striper Attachments	Open		05/09/2023	06/08/2023	05/19/2023			1,690.00
			Vendor **1198 - Bittners Spray Equipment** Totals			Invoices	1		$1,690.00
Vendor **1722 - BLA, Inc**									
22455-2	2023 Water Main Replacement Contract 2 Design DPW-2322	Open		03/31/2023	05/31/2023	05/31/2023			15,420.00
			Vendor **1722 - BLA, Inc** Totals			Invoices	1		$15,420.00
Vendor **5286 - Jonathan Blazek**									
2023-00000395	Lead Water Service Line Replacement Program Reimbursement	Open		05/16/2023	06/02/2023	05/12/2023			10,000.00
			Vendor **5286 - Jonathan Blazek** Totals			Invoices	1		$10,000.00
Vendor **5300 - BOS**									
52525	Badge Display Case	Open		05/08/2023	05/23/2023	05/19/2023			4,972.90
			Vendor **5300 - BOS** Totals			Invoices	1		$4,972.90
Vendor **1492 - Bound Tree Medical LLC**									
84958848	Medical Supplies	Open		05/16/2023	06/15/2023	05/18/2023			215.28
			Vendor **1492 - Bound Tree Medical LLC** Totals			Invoices	1		$215.28
Vendor **2389 - Bridge Youth & Family Services**									
2023-00000425	CDBG-CV The Bridge	Open		05/25/2023	05/25/2023	05/25/2023			22,500.00
			Vendor **2389 - Bridge Youth & Family Services** Totals			Invoices	1		$22,500.00
Vendor **1230 - Busch Auto Service Center**									

Attachment: Warrant #11 (2023-10 : Warrant 2023 # 11)

VILLAGE OF PALATINE

Warrant #11

Invoice Due Date Range 04/01/23 - 06/20/23
Report By Vendor - Invoice
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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
I036494	Repairs & Maintenance - T-464	Open		05/02/2023	06/01/2023	05/25/2023			75.00
		Vendor **1230 - Busch Auto Service Center** Totals				Invoices	1		$75.00
Vendor **2095 - Cannon Cochran Mgmnt Services Inc**									
0148007	2023 Claims Administrator	Open		04/30/2023	04/30/2023	05/03/2023			9,523.75
		Vendor **2095 - Cannon Cochran Mgmnt Services Inc** Totals				Invoices	1		$9,523.75
Vendor **2650 - Case Lots**									
18001	Gojo AB Soap, M-Fold, Can Liners, Liquid Laundry Soap & TP	Open		05/17/2023	06/16/2023	05/25/2023			1,175.05
		Vendor **2650 - Case Lots** Totals				Invoices	1		$1,175.05
Vendor **5218 - Casey Automotive**									
30543970A	Repairs & Maintenance - C-329	Open		04/21/2023	06/01/2023	05/16/2023			895.77
30544563	Repairs & Maintenance - T-440	Open		05/11/2023	06/10/2023	05/25/2023			1,550.24
30544692	Repairs & Maintenance - T-486	Open		05/16/2023	06/15/2023	05/25/2023			55.93
30544722	Repairs & Maintenance - T-505	Open		05/16/2023	06/15/2023	05/25/2023			50.95
30544777	Repairs & Maintenance - T-484	Open		05/18/2023	06/17/2023	05/25/2023			50.93
30544815	Repairs & Maintenance - C-370	Open		05/19/2023	06/18/2023	05/25/2023			71.95
		Vendor **5218 - Casey Automotive** Totals				Invoices	6		$2,675.77
Vendor **1319 - Casey Equipment Company**									
P08155	Parts - E-220	Open		05/05/2023	06/04/2023	05/25/2023			798.45
P08179	Parts - E-220	Open		05/09/2023	06/08/2023	05/25/2023			131.65
		Vendor **1319 - Casey Equipment Company** Totals				Invoices	2		$930.10
Vendor **1576 - CC Cartage Excavating**									
9742	Lowboy Move-Palatine to Roland Machinery	Open		05/08/2023	06/07/2023	05/23/2023			595.00
		Vendor **1576 - CC Cartage Excavating** Totals				Invoices	1		$595.00
Vendor **2732 - CDW Government Inc**									
JF17344	Adobe Subscription	Open		04/23/2023	05/23/2023	05/24/2023			995.22
		Vendor **2732 - CDW Government Inc** Totals				Invoices	1		$995.22
Vendor **2555 - Chicago Parts & Sound**									
1-0353529	Parts - T-447	Open		05/08/2023	06/14/2023	05/25/2023			29.09
1-0353903	Parts - T-447	Open		05/09/2023	06/14/2023	05/25/2023			55.00

Attachment: Warrant #11 (2023-10 : Warrant 2023 # 11)

VILLAGE OF PALATINE

Warrant #11

Invoice Due Date Range 04/01/23 - 06/20/23
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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
1-0355056	Parts - T-409	Open		05/15/2023	06/14/2023	05/25/2023			57.37
1CR0061767	Credit Memo	Open		05/15/2023	06/14/2023	05/25/2023			(29.09)
1CR0061879	Credit Memo	Open		05/17/2023	06/14/2023	05/25/2023			(50.00)
			Vendor **2555 - Chicago Parts & Sound** Totals			Invoices	5		$62.37
Vendor **3050 - Cintas #22**									
4154788637	Village Hall Carpets	Open		05/08/2023	06/07/2023	05/16/2023			159.34
4155395061	Shop Rags	Open		05/12/2023	06/11/2023	05/31/2023			10.95
4155395184	Uniform Cleaning	Open		05/12/2023	06/11/2023	05/16/2023			139.99
4156049457	CSF Carpets	Open		05/19/2023	06/18/2023	05/31/2023			109.58
4156049503	Shop Rags	Open		05/19/2023	06/18/2023	05/31/2023			10.95
4156049561	Uniform Cleaning	Open		05/19/2023	06/18/2023	05/31/2023			134.67
			Vendor **3050 - Cintas #22** Totals			Invoices	6		$565.48
Vendor **1874 - Civiltech Engineering, Inc.**									
52459	2023/2024 NBIS Bridge Inspections	Open		04/13/2023	05/26/2023	05/12/2023			747.60
			Vendor **1874 - Civiltech Engineering, Inc.** Totals			Invoices	1		$747.60
Vendor **1488 - CNS Tire Supply**									
26781	Parts - PT-210	Open		05/09/2023	06/08/2023	05/31/2023			156.50
			Vendor **1488 - CNS Tire Supply** Totals			Invoices	1		$156.50
Vendor **2383 - Colfax Welding & Fabricating**									
63576	Parts - Stock	Open		05/12/2023	06/11/2023	05/31/2023			54.49
			Vendor **2383 - Colfax Welding & Fabricating** Totals			Invoices	1		$54.49
Vendor **3033 - Comcast Cable**									
CC 04-23 C	Backup Internet Connections	Open		04/25/2023	05/23/2023	05/02/2023			59.70
			Vendor **3033 - Comcast Cable** Totals			Invoices	1		$59.70
Vendor **2980 - Commonwealth Edison**									
8648014008 4/23	Electricity -135 W. Michigan Ave Heat Meter	Open		04/18/2023	06/19/2023	05/10/2023			551.56
			Vendor **2980 - Commonwealth Edison** Totals			Invoices	1		$551.56
Vendor **3810 - Conrad Polygraph Inc**									
5565	2023 Services Other (Conrad Polygraph) FD 2 new hires (KO, LA)	Open		04/28/2023	05/02/2023	05/02/2023			360.00
			Vendor **3810 - Conrad Polygraph Inc** Totals			Invoices	1		$360.00
Vendor **4767 - Raul Contreras**									
2023-00000436	2023 IPWDA Membership Renewal	Open		05/30/2023	06/05/2023	05/19/2023			60.00

Attachment: Warrant #11 (2023-10 : Warrant 2023 # 11)

VILLAGE OF PALATINE

Warrant #11

Invoice Due Date Range 04/01/23 - 06/20/23
Report By Vendor - Invoice
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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
			Vendor **4767 - Raul Contreras** Totals			Invoices	1		$60.00
Vendor **3091 - Cook County Treasurer Electrical & Maintenance**									
2023-1	Traffic Signal Maintenance-1/1/2023-3/31/2023	Open		04/03/2023	05/26/2023	05/25/2023			1,810.02
			Vendor **3091 - Cook County Treasurer Electrical & Maintenance** Totals			Invoices	1		$1,810.02
Vendor **5310 - Custom Products Corporation**									
390545	Surface Mount Tblr Mkr	Open		05/01/2023	05/31/2023	05/30/2023			138.74
			Vendor **5310 - Custom Products Corporation** Totals			Invoices	1		$138.74
Vendor **1929 - Delta Sonic Car Wash Systems**									
INV0004939	Car wash	Open		04/10/2023	05/10/2023	05/16/2023			134.99
INV0004940	Car wash	Open		04/13/2023	05/13/2023	05/16/2023			135.00
			Vendor **1929 - Delta Sonic Car Wash Systems** Totals			Invoices	2		$269.99
Vendor **2828 - Director Of Illinois State Police**									
34716	Declaration of Asset Forfeiture (22-015940)	Open		05/12/2023	06/05/2023	05/30/2023			924.00
			Vendor **2828 - Director Of Illinois State Police** Totals			Invoices	1		$924.00
Vendor **2649 - DJ's Scuba Locker Inc**									
62916	Heiderman ERD	Open		04/27/2023	05/26/2023	05/30/2023			1,367.50
			Vendor **2649 - DJ's Scuba Locker Inc** Totals			Invoices	1		$1,367.50
Vendor **4781 - Document Imaging Services, LLC**									
2802	Plotter Toner	Open		05/01/2023	05/31/2023	05/02/2023			95.00
			Vendor **4781 - Document Imaging Services, LLC** Totals			Invoices	1		$95.00
Vendor **2438 - Federal Express**									
8-119-04384	Shipping Charges	Open		05/03/2023	06/02/2023	05/16/2023			10.36
			Vendor **2438 - Federal Express** Totals			Invoices	1		$10.36
Vendor **5073 - FulLife Safety LLC**									
68387	Operating Supplies - Clothing	Open		05/10/2023	06/09/2023	05/24/2023			221.49
68384	Parts - Stock	Open		05/10/2023	06/09/2023	05/31/2023			246.00
			Vendor **5073 - FulLife Safety LLC** Totals			Invoices	2		$467.49
Vendor **1667 - Gilio Landscape Contractors**									
9379	1550 W Northwest Hwy - 5/10/23	Open		05/13/2023	06/12/2023	05/30/2023			72.50
9380	1101 E Dundee Rd - 5/10/23	Open		05/13/2023	06/12/2023	05/30/2023			72.50
9381	630 E Northwest Hwy PIN 02-23-215-012-0000 - 5/16/23	Open		05/19/2023	06/18/2023	05/30/2023			72.50

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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
9382	630 E Northwest Hwy PIN 02-23-215-013-0000 - 5/16/23	Open		05/19/2023	06/18/2023	05/30/2023			72.50
9388	410 N Northwest Hwy - 5/16/23	Open		05/20/2023	06/19/2023	05/30/2023			72.50
		Vendor **1667 - Gilio Landscape Contractors** Totals				Invoices	5		$362.50
Vendor **1233 - Golf Rose Boarding Kennel**									
2023-00000435	Monthly Stray Billing (November 2022)	Open		05/01/2023	06/05/2023	05/19/2023			1,196.00
		Vendor **1233 - Golf Rose Boarding Kennel** Totals				Invoices	1		$1,196.00
Vendor **5145 - Granite Telecommunications, LLC**									
595615831	POT Lines	Open		04/01/2023	05/01/2023	05/02/2023			4,160.53
		Vendor **5145 - Granite Telecommunications, LLC** Totals				Invoices	1		$4,160.53
Vendor **1173 - Graybar Electric Company, Inc.**									
9331968087	Credit Memo	Open		05/03/2023	06/02/2023	05/25/2023			(102.27)
9332056359	LED-8024M345-G7-FW	Open		05/09/2023	06/08/2023	05/25/2023			844.91
9331954673	3 Phase Power Monitor - Heron Pump Station	Open		05/02/2023	06/01/2023	05/24/2023			391.61
		Vendor **1173 - Graybar Electric Company, Inc.** Totals				Invoices	3		$1,134.25
Vendor **1638 - H & H Electric Co.**									
41514	Ground Fault Locator Repair-707 Easton Ct	Open		04/30/2023	05/30/2023	05/31/2023			868.20
		Vendor **1638 - H & H Electric Co.** Totals				Invoices	1		$868.20
Vendor **2107 - Hall Signs Inc**									
54219	Stop Sign and All Way Sign Faces	Open		02/09/2023	05/30/2023	05/30/2023			2,009.97
		Vendor **2107 - Hall Signs Inc** Totals				Invoices	1		$2,009.97
Vendor **1916 - Harvard Maintenance Inc**									
1528391	Village Hall Janitorial Service-May 2023	Open		05/01/2023	05/31/2023	05/25/2023			3,422.88
1528465	Train Station Janitorial Service-May 2023	Open		05/01/2023	05/31/2023	05/25/2023			7,883.98
		Vendor **1916 - Harvard Maintenance Inc** Totals				Invoices	2		$11,306.86
Vendor **1775 - HBK Water Meter Service, Inc.**									
230298	1 1/4"x1" Adapt Rings; 1x1 1/4" Gasket Rubber 1/8"	Open		05/10/2023	06/09/2023	05/24/2023			76.90
		Vendor **1775 - HBK Water Meter Service, Inc.** Totals				Invoices	1		$76.90
Vendor **5163 - Healy Asphalt Company LLC**									

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35532	Binder and Surface for Hot Paving	Open		05/05/2023	06/04/2023	05/23/2023			197.12
35557	Binder and Surface for Hot Paving	Open		05/09/2023	06/08/2023	05/23/2023			21,010.56
35585	Binder and Surface for Hot Paving	Open		05/10/2023	06/09/2023	05/23/2023			20,332.80
35613	Binder and Surface for Hot Paving	Open		05/11/2023	06/10/2023	05/23/2023			24,848.64
35635	Binder and Surface for Hot Paving	Open		05/12/2023	06/11/2023	05/23/2023			199.04
35662	Binder and Surface for Hot Paving	Open		05/15/2023	06/14/2023	05/23/2023			25,449.60
35692	Binder and Surface for Hot Paving	Open		05/16/2023	06/15/2023	05/23/2023			25,863.68
35720	Binder and Surface for Hot Paving	Open		05/17/2023	06/16/2023	05/23/2023			15,879.68
35749	Binder and Surface for Hot Paving	Open		05/18/2023	06/17/2023	05/23/2023			22,416.64
35766	Binder and Surface for Hot Paving	Open		05/19/2023	06/18/2023	05/30/2023			27,422.08
		Vendor **5163 - Healy Asphalt Company LLC** Totals				Invoices	10		$183,619.84
Vendor **2976 - Huffman Landscape**									
HUFF5-17-23	Replacement and 50/50 Parkway Tree Installations	Open		05/17/2023	06/16/2023	05/30/2023			2,800.00
		Vendor **2976 - Huffman Landscape** Totals				Invoices	1		$2,800.00
Vendor **1604 - Illinois State Police**									
20230403601	Fingerprinting for Employment - LGE Checks (3601) - Apr	Open		04/30/2023	06/15/2023	05/19/2023			84.75
2023-00000426	Background Check- Zable	Open		04/01/2023	05/01/2023	05/18/2023			28.25
20230404348	April Background Checks	Open		05/16/2023	06/15/2023	05/18/2023			84.75
		Vendor **1604 - Illinois State Police** Totals				Invoices	3		$197.75
Vendor **4951 - Interstate Batteries of North Chicago**									
11244389	Parts - Stock	Open		05/02/2023	06/01/2023	05/31/2023			130.42
11244649	Parts - Stock	Open		05/16/2023	06/15/2023	05/31/2023			778.14
864218	Parts - G005	Open		05/18/2023	06/17/2023	05/31/2023			355.50
		Vendor **4951 - Interstate Batteries of North Chicago** Totals				Invoices	3		$1,264.06
Vendor **4165 - J.M.L. Overhead Door Inc**									
3307	Facilities Ready Room Garage Door Repair	Open		04/21/2023	05/26/2023	05/25/2023			2,635.80
		Vendor **4165 - J.M.L. Overhead Door Inc** Totals				Invoices	1		$2,635.80

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Vendor **2992 - James Messineo**									
05/26/2023	May 2023 Law Judge	Open		05/26/2023	06/05/2023	05/26/2023			2,175.00
			Vendor **2992 - James Messineo** Totals			Invoices	1		$2,175.00
Vendor **1537 - Jem Top Inc**									
65337	Pickup Truck Cap	Open		05/01/2023	05/31/2023	05/11/2023			3,776.00
			Vendor **1537 - Jem Top Inc** Totals			Invoices	1		$3,776.00
Vendor **2695 - JG Uniforms Inc**									
114152	Misc Uniform/Vest Carriers/Equipment Items (Perez)	Open		05/01/2023	05/31/2023	05/19/2023			212.50
114295	Misc Uniform/Vest Carriers/Equipment Items (Honor Guard)	Open		05/03/2023	06/02/2023	05/19/2023			582.75
114296	Misc Uniform/Vest Carriers/Equipment Items (Honor Guard)	Open		05/03/2023	06/02/2023	05/19/2023			582.75
114297	Misc Uniform/Vest Carriers/Equipment Items (Honor Guard)	Open		05/03/2023	06/02/2023	05/19/2023			755.60
			Vendor **2695 - JG Uniforms Inc** Totals			Invoices	4		$2,133.60
Vendor **3869 - John Nelson Architect Inc**									
JN5/30/23	Plan Review/Consultation Svcs 5/10/23 - 5/26/23	Open		05/30/2023	05/30/2023	05/30/2023			2,280.00
			Vendor **3869 - John Nelson Architect Inc** Totals			Invoices	1		$2,280.00
Vendor **1635 - Joseph D. Foreman & Company**									
37390	Op Nut 2" - TCIW Gate Valve; Various Gate Valves	Open		04/27/2023	05/27/2023	05/24/2023			501.00
37393	6" C900 DR18 G	Open		05/02/2023	06/01/2023	05/24/2023			705.20
			Vendor **1635 - Joseph D. Foreman & Company** Totals			Invoices	2		$1,206.20
Vendor **1129 - Journeys The Road Home**									
2023-00000423	CDBG-CV Journeys	Open		05/25/2023	05/25/2023	05/25/2023			17,897.54
2023-00000424	CDBG-CV Journeys	Open		05/25/2023	05/25/2023	05/25/2023			9,978.85
			Vendor **1129 - Journeys The Road Home** Totals			Invoices	2		$27,876.39
Vendor **2075 - Kimball Midwest**									
101028432	Parts - Stock	Open		05/08/2023	06/07/2023	05/16/2023			187.92
			Vendor **2075 - Kimball Midwest** Totals			Invoices	1		$187.92
Vendor **5196 - Knapheide Equipment Co - Chicago**									
CIJ6117	New Platform Installation T-419	Open		05/01/2023	05/31/2023	05/16/2023			7,290.00

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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
		Vendor **5196 - Knapheide Equipment Co - Chicago** Totals				Invoices	1		$7,290.00
Vendor **3357 - KONE Inc**									
871032376	Service Contract for Elevator Maintenance-5/1/23-7/30/23	Open		05/01/2023	05/31/2023	05/25/2023			6,092.58
		Vendor **3357 - KONE Inc** Totals				Invoices	1		$6,092.58
Vendor **4857 - Joe Leone**									
j-17135	IPIA Training Course - J Leone	Open		05/12/2023	05/30/2023	05/30/2023			125.00
		Vendor **4857 - Joe Leone** Totals				Invoices	1		$125.00
Vendor **2366 - Mabas Div 1**									
1002	Annual Dues	Open		05/02/2023	06/01/2023	05/17/2023			5,000.00
		Vendor **2366 - Mabas Div 1** Totals				Invoices	1		$5,000.00
Vendor **4798 - Mario Prosperi**									
2021	Palatine PT '21 Refund	Open		05/26/2023	06/01/2023	05/26/2023			19,767.56
		Vendor **4798 - Mario Prosperi** Totals				Invoices	1		$19,767.56
Vendor **5097 - Meritain Health Inc**									
2023-00000421	Meritain Health - Reinvestment	Open		05/23/2023	05/23/2023	05/23/2023			1,718.60
		Vendor **5097 - Meritain Health Inc** Totals				Invoices	1		$1,718.60
Vendor **2737 - Mes Inc/Global**									
IN1854251	SCBA Parts	Open		04/30/2023	05/29/2023	05/30/2023			215.28
		Vendor **2737 - Mes Inc/Global** Totals				Invoices	1		$215.28
Vendor **3994 - Metro Federal Credit Union**									
Date 05-24-2023	2023 Wellness Screening Incentive - Metro Gift Cards (May 2023)	Open		05/24/2023	05/30/2023	05/30/2023			26,268.00
		Vendor **3994 - Metro Federal Credit Union** Totals				Invoices	1		$26,268.00
Vendor **2421 - Mikes Towing/Auto & Truck Repair**									
1071384	Safety Lane - T-319	Open		05/12/2023	06/11/2023	05/31/2023			36.00
		Vendor **2421 - Mikes Towing/Auto & Truck Repair** Totals				Invoices	1		$36.00
Vendor **5199 - Motor Cycle Center Inc**									
67636	Spare Motorcycle Tires	Open		05/16/2023	06/05/2023	05/19/2023			382.65
		Vendor **5199 - Motor Cycle Center Inc** Totals				Invoices	1		$382.65
Vendor **3627 - Matthew J Mulvey**									
2023-00000347	Tuition Reimbursement	Open		05/03/2023	05/03/2023	05/03/2023			1,470.00
		Vendor **3627 - Matthew J Mulvey** Totals				Invoices	1		$1,470.00

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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor **5099 - NAPA Auto Parts**									
397203	Parts - STOCK	Open		05/05/2023	06/04/2023	05/30/2023			8.58
397252	Parts - STOCK	Open		05/05/2023	06/04/2023	05/30/2023			75.96
397358	Parts - PT-112	Open		05/08/2023	06/07/2023	05/30/2023			4.28
397444	Parts - T-447	Open		05/09/2023	06/08/2023	05/30/2023			183.64
397538	Parts - STOCK	Open		05/10/2023	06/09/2023	05/30/2023			53.55
397622	Parts - T-409	Open		05/11/2023	06/10/2023	05/30/2023			32.40
397884	Parts - G-011	Open		05/15/2023	06/14/2023	05/30/2023			9.13
398015	Parts - PT-999	Open		05/16/2023	06/15/2023	05/30/2023			106.96
			Vendor **5099 - NAPA Auto Parts** Totals			Invoices	8		$474.50
Vendor **2253 - Nature's Select**									
11519	Food for K-9 "Hondo" (Contreras)	Open		05/23/2023	06/12/2023	05/19/2023			74.78
11527	Food for K-9 "Jax" (Wagner)	Open		05/30/2023	06/19/2023	05/19/2023			70.36
			Vendor **2253 - Nature's Select** Totals			Invoices	2		$145.14
Vendor **2616 - Nicor Gas**									
49923400003-4/23	Natural Gas-148 W. Illinois Ave Combined Service Facility	Open		04/19/2023	06/06/2023	05/10/2023			1,950.09
93126652572-4/23	Natural Gas-150 W. Wilson Street Clu Building	Open		04/19/2023	06/06/2023	05/10/2023			553.61
37917400006-4-23	Natural Gas-914 W. Lukas Avenue Square D Lift Station	Open		04/20/2023	06/06/2023	05/10/2023			53.12
55424779829-4/23	Natural Gas-1545-47 Shires Court Lift Station	Open		04/21/2023	06/06/2023	05/10/2023			52.62
46007255576-4/23	Natural Gas-804 W. Panorama Drive Deer Grove Lift Station	Open		04/26/2023	06/13/2023	05/10/2023			55.86
70018165616-4/23	Natural Gas-432 W. Haleys Hill Court Dunhaven Woods Lift Station	Open		04/26/2023	06/13/2023	05/10/2023			55.30
83980510966-4/23	Natural Gas-550 N. Smith Street Well 7 Generator	Open		04/26/2023	06/13/2023	05/10/2023			50.55
19505219626-4/23	Natural Gas-251 W. Colfax Street Parking Deck	Open		04/27/2023	06/13/2023	05/10/2023			165.42
25623386239-4/23	Natural Gas-1484 N. Oak Street Pepper Tree Lift Station	Open		04/27/2023	06/13/2023	05/10/2023			55.13
66457600006-4/23	Natural Gas-555 E. Dundee Road Hicks and Dundee Pump Station	Open		04/27/2023	06/13/2023	05/10/2023			182.06
68017400000-4/23	Natural Gas-137 W. Wood Street Train Station	Open		04/27/2023	06/13/2023	05/10/2023			285.14

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88271305703-4/23	Natural Gas-1465 E. Evergreen Drive Randville Lift Station	Open		04/28/2023	06/13/2023	05/10/2023			164.78
36756460568-4/23	Natural Gas-884 E. Lilly Lane Rose and Lilly Lift Station	Open		05/01/2023	06/16/2023	05/10/2023			170.97
88097600006-4/23	Natural Gas-2175 N. coach Road Long Grove Pump Station	Open		05/01/2023	06/16/2023	05/10/2023			195.49
			Vendor **2616 - Nicor Gas** Totals			Invoices	14		$3,990.14
Vendor **2432 - Northern Ill Police Alarm System**									
15056	NIPAS Annual Meeting & Awards Luncheon x6	Open		05/20/2023	06/19/2023	05/19/2023			210.00
			Vendor **2432 - Northern Ill Police Alarm System** Totals			Invoices	1		$210.00
Vendor **1413 - Northwest Central Dispatch Syst**									
9421	Monthly Member Assessment for PD & FD (June)	Open		05/01/2023	05/31/2023	05/19/2023			40,991.81
			Vendor **1413 - Northwest Central Dispatch Syst** Totals			Invoices	1		$40,991.81
Vendor **2224 - Northwest Community Hospital-EMS**									
2023-00000442	Annual Fee- SOPs	Open		05/06/2023	06/05/2023	05/30/2023			208.00
2023-00000391	In-Station & CE Fees	Open		05/09/2023	06/08/2023	05/10/2023			1,965.00
2023-00000396	System Entry- Zable	Open		05/16/2023	06/15/2023	05/11/2023			75.00
			Vendor **2224 - Northwest Community Hospital-EMS** Totals			Invoices	3		$2,248.00
Vendor **1480 - Northwest Trucks, Inc.**									
R101007600:01	Repairs-T-454	Open		05/05/2023	06/04/2023	05/25/2023			8,425.46
			Vendor **1480 - Northwest Trucks, Inc.** Totals			Invoices	1		$8,425.46
Vendor **5203 - ODP Business Solutions, LLC**									
26291111	Shared Office Supplies	Open		05/08/2023	06/08/2023	05/08/2023			208.47
26291159	Misc Office Supplies & Dry Erase Board for Investigations	Open		04/30/2023	05/30/2023	05/19/2023			588.07
26291144	Office Suppplies	Open		04/30/2023	05/30/2023	05/16/2023			61.59
			Vendor **5203 - ODP Business Solutions, LLC** Totals			Invoices	3		$858.13
Vendor **2572 - Paddock Publications, Inc**									
251650	Legal Notices -4599519	Open		05/15/2023	06/15/2023	05/22/2023			55.35
			Vendor **2572 - Paddock Publications, Inc** Totals			Invoices	1		$55.35
Vendor **5301 - Paul Reilly Company Illinois, Inc**									
110464	Village Hall Dock Lift Repair Diagnostic Fee	Open		04/28/2023	05/27/2023	05/25/2023			497.50
			Vendor **5301 - Paul Reilly Company Illinois, Inc** Totals			Invoices	1		$497.50

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Vendor **4703 - Peralte-Clark Llc**									
1	Smith and Colfax Drainage Improvements Feasibility Study	Open		05/15/2023	06/14/2023	05/12/2023			9,592.71
			Vendor **4703 - Peralte-Clark Llc** Totals			Invoices	1		$9,592.71
Vendor **1622 - Prime Tack & Seal Co**									
75006	Primer for Milling and Paving Program	Open		05/10/2023	06/09/2023	05/19/2023			1,446.00
75047	Primer for Milling and Paving Program	Open		05/12/2023	06/11/2023	05/19/2023			2,048.50
75048	Primer for Milling and Paving Program	Open		05/12/2023	06/11/2023	05/19/2023			1,687.00
75126	Primer for Milling and Paving Program	Open		05/17/2023	06/16/2023	05/19/2023			1,446.00
75170	Primer for Milling and Paving Program	Open		05/19/2023	06/18/2023	05/19/2023			2,060.00
			Vendor **1622 - Prime Tack & Seal Co** Totals			Invoices	5		$8,687.50
Vendor **4885 - Qubit Networks, LLC**									
12684	Fabric Switch	Open		05/15/2023	05/15/2023	05/15/2023			2,715.40
			Vendor **4885 - Qubit Networks, LLC** Totals			Invoices	1		$2,715.40
Vendor **5269 - RoadSafe Traffic Systems, Inc**									
172786	Battery Charger for Tow Behind Arrow Board E-481	Open		04/30/2023	05/30/2023	05/30/2023			320.00
			Vendor **5269 - RoadSafe Traffic Systems, Inc** Totals			Invoices	1		$320.00
Vendor **2200 - Roland Machinery Exchange**									
32206522	Milling Machine Rental	Open		04/24/2023	05/23/2023	05/19/2023			29,500.00
			Vendor **2200 - Roland Machinery Exchange** Totals			Invoices	1		$29,500.00
Vendor **4408 - Rubino Engineering Inc**									
8137	Pavement Coring Services for 56 W. Wilson Street Parking Lot	Open		01/25/2023	05/26/2023	05/17/2023			1,950.00
			Vendor **4408 - Rubino Engineering Inc** Totals			Invoices	1		$1,950.00
Vendor **4019 - Rush Truck Centers**									
3032199662	Parts - Stock	Open		04/20/2023	05/20/2023	05/31/2023			98.22
3032216713	Credit Memo	Open		04/20/2023	06/11/2023	05/31/2023			(127.68)
3032476903	Parts - Stock	Open		05/11/2023	06/11/2023	05/31/2023			188.60
			Vendor **4019 - Rush Truck Centers** Totals			Invoices	3		$159.14
Vendor **4168 - Doris K Sadik**									
#051023Clerk	N & NW Clerk Meeting	Open		05/10/2023	06/05/2023	05/17/2023			92.63

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VILLAGE OF PALATINE

Warrant #11

Invoice Due Date Range 04/01/23 - 06/20/23
Report By Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
			Vendor **4168 - Doris K Sadik** Totals			Invoices	1		$92.63
Vendor **4087 - Service Components Inc.**									
103590	Parts - Stock	Open		01/31/2023	05/31/2023	06/01/2023			512.76
			Vendor **4087 - Service Components Inc.** Totals			Invoices	1		$512.76
Vendor **3989 - Sirchie Acquisition Company LLC**									
0590426-IN	Barrier Tape for CST Unit	Open		05/05/2023	06/04/2023	05/19/2023			93.76
0591386-IN	Disposable Sterile Tweezers - CST Unit	Open		05/12/2023	06/11/2023	05/19/2023			34.65
			Vendor **3989 - Sirchie Acquisition Company LLC** Totals			Invoices	2		$128.41
Vendor **1689 - Smith Ecological Systems Inc**									
24255	South Supply Chlorination System	Open		04/21/2023	05/26/2023	05/22/2023			7,608.86
24295	North Supply Chlorination System	Open		05/16/2023	06/15/2023	05/22/2023			12,808.00
			Vendor **1689 - Smith Ecological Systems Inc** Totals			Invoices	2		$20,416.86
Vendor **4308 - Solid Waste Agency of Northern Cook County**									
7281	Refuse Service - June	Open		05/01/2023	05/24/2023	05/22/2023			114,938.00
			Vendor **4308 - Solid Waste Agency of Northern Cook County** Totals			Invoices	1		$114,938.00
Vendor **1804 - Staples**									
8070202579	Office Supplies	Open		05/06/2023	06/05/2023	05/11/2023			44.98
8070276426	Office Supplies	Open		05/13/2023	06/12/2023	05/18/2023			73.57
			Vendor **1804 - Staples** Totals			Invoices	2		$118.55
Vendor **2564 - State Treasurer-IL Dept of Transportation**									
63477	Quarterly Traffic Signal Maintenance-1/1/23-3/31/23	Open		05/02/2023	06/01/2023	05/25/2023			13,764.84
			Vendor **2564 - State Treasurer-IL Dept of Transportation** Totals			Invoices	1		$13,764.84
Vendor **1776 - Suburban Accents, Inc.**									
33351	Reflective Flags	Open		05/12/2023	06/11/2023	05/31/2023			80.00
			Vendor **1776 - Suburban Accents, Inc.** Totals			Invoices	1		$80.00
Vendor **2111 - Terminal Supply Co**									
41884-00	Parts - Stock	Open		05/12/2023	06/11/2023	05/31/2023			330.14
			Vendor **2111 - Terminal Supply Co** Totals			Invoices	1		$330.14
Vendor **2545 - Terrace Supply Co**									
0071009792	Terrace Supply Tank Lease	Open		04/28/2023	05/28/2023	05/16/2023			1,000.00
			Vendor **2545 - Terrace Supply Co** Totals			Invoices	1		$1,000.00
Vendor **5272 - The Lakota Group, Inc**									

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VILLAGE OF PALATINE

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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
23002-03	Billing Period 4/1/23 - 4/30/23	Open		05/12/2023	06/11/2023	05/30/2023			3,420.00
			Vendor **5272 - The Lakota Group, Inc** Totals			Invoices	1		$3,420.00
Vendor **3190 - Thomas Dodge Chrysler-Jeep**									
F45679	(1) 2023 Dodge Ram 2500 - T-525	Open		05/01/2023	05/31/2023	05/31/2023			43,902.00
F45737	(1) 2023 Dodge Ram 3500 - T-527	Open		05/01/2023	05/31/2023	05/31/2023			47,821.00
F45739	(1) 2023 Dodge Ram 3500 - T-528	Open		05/01/2023	05/31/2023	05/31/2023			47,821.00
			Vendor **3190 - Thomas Dodge Chrysler-Jeep** Totals			Invoices	3		$139,544.00
Vendor **1199 - Thompson Elevator Inspection Service Inc**									
23-1199	1 elevator plan review - 60 N Bothwell St	Open		05/09/2023	06/08/2023	05/09/2023			75.00
23-1211	5 elevator code inspections	Open		05/10/2023	06/09/2023	05/30/2023			190.00
			Vendor **1199 - Thompson Elevator Inspection Service Inc** Totals			Invoices	2		$265.00
Vendor **4553 - Total Parking Solutions Inc**									
106262	Service Call-Replaced Coin Acceptor	Open		05/08/2023	06/07/2023	05/25/2023			718.00
			Vendor **4553 - Total Parking Solutions Inc** Totals			Invoices	1		$718.00
Vendor **3787 - Township High School District 211**									
05112023	Motor Fuel	Open		05/11/2023	06/10/2023	05/16/2023			139.47
			Vendor **3787 - Township High School District 211** Totals			Invoices	1		$139.47
Vendor **1700 - Traffic Control & Protection,Inc**									
372317	Water Main Break Road Closure Equipment Rental	Open		04/26/2023	05/26/2023	05/24/2023			1,970.00
			Vendor **1700 - Traffic Control & Protection,Inc** Totals			Invoices	1		$1,970.00
Vendor **3692 - Trane US Inc**									
313599511	Police HQ HVAC Adjustment	Open		05/12/2023	06/11/2023	05/25/2023			598.00
			Vendor **3692 - Trane US Inc** Totals			Invoices	1		$598.00
Vendor **4058 - TransUnion Risk and Alternative Data Solutions Inc**									
71751-APR-23	Online Investigative Search Engine (Apr)	Open		05/01/2023	06/15/2023	05/19/2023			276.40
			Vendor **4058 - TransUnion Risk and Alternative Data Solutions Inc** Totals			Invoices	1		$276.40
Vendor **3364 - Tritech Forensics**									
00877896	Supplies for Evidence Tech/CST Unit	Open		05/11/2023	06/09/2023	05/19/2023			331.65
			Vendor **3364 - Tritech Forensics** Totals			Invoices	1		$331.65

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VILLAGE OF PALATINE

Warrant #11

Invoice Due Date Range 04/01/23 - 06/20/23
Report By Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor **4456 - UEMSI/HTV Inc**									
2105135-IN	Sewer Jetting Leader Hose	Open		04/25/2023	05/25/2023	05/24/2023			156.74
			Vendor **4456 - UEMSI/HTV Inc** Totals			Invoices	1		$156.74
Vendor **4196 - UL LLC**									
72020520337	Fire Engine Pump & Generator Testing	Open		05/09/2023	06/08/2023	05/17/2023			3,520.00
72020520341	Fire Engine Aerial Inspections	Open		05/09/2023	06/08/2023	05/09/2023			2,720.00
			Vendor **4196 - UL LLC** Totals			Invoices	2		$6,240.00
Vendor **3157 - UniFirst Corporation**									
1190000389	Shop Rags	Open		01/23/2023	05/26/2023	05/16/2023			60.11
			Vendor **3157 - UniFirst Corporation** Totals			Invoices	1		$60.11
Vendor **2501 - United Parcel Service**									
00004E3E18183	Shipping Charges	Open		05/06/2023	06/05/2023	05/16/2023			17.97
00004E3E18193	Shipping Charges	Open		05/13/2023	06/12/2023	05/31/2023			40.92
			Vendor **2501 - United Parcel Service** Totals			Invoices	2		$58.89
Vendor **3156 - Utility Service Co, Inc**									
577227	South Supply 1 North Reservoir Water Tank Maintenance SemiAnnual	Open		03/01/2023	05/26/2023	05/17/2023			10,000.00
577263	Hicks & Dundee Ground Storage Water Tank Maintenance Semi Annual	Open		03/01/2023	05/26/2023	05/17/2023			10,000.00
577531	South Supply 2 South Reservoir Water Tank Maintenance SemiAnnual	Open		03/01/2023	05/26/2023	05/17/2023			12,500.00
			Vendor **3156 - Utility Service Co, Inc** Totals			Invoices	3		$32,500.00
Vendor **3709 - Verizon Wireless**									
9934815539	Cellular Usage and In-Vehicle	Open		05/12/2023	06/04/2023	05/26/2023			4,414.52
			Vendor **3709 - Verizon Wireless** Totals			Invoices	1		$4,414.52
Vendor **3020 - Village of Palatine Petty Cash**									
2023-00000438	J. Watson - GCCPCA Meeting/Luncheon x 2	Open		05/10/2023	06/05/2023	05/30/2023			40.00
2023-00000439	T. Gulisano - Supplies for Citizen Police Academy Banquet	Open		05/17/2023	06/05/2023	05/30/2023			71.87
2023-00000440	M. Cohen - May Peer Jury Hearing Expenses	Open		05/03/2023	06/05/2023	05/30/2023			69.07

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VILLAGE OF PALATINE

Warrant #11

Invoice Due Date Range 04/01/23 - 06/20/23
Report By Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
2023-00000441	J. DeLuca - Squad Fuel/NIPAS Training	Open		05/10/2023	06/05/2023	05/30/2023			42.85
		Vendor **3020 - Village of Palatine Petty Cash** Totals				Invoices	4		$223.79
Vendor **4730 - Alec C Wagner**									
2023-00000437	2023 IPWDA Membership Renewal	Open		05/30/2023	06/05/2023	05/19/2023			60.00
		Vendor **4730 - Alec C Wagner** Totals				Invoices	1		$60.00
Vendor **3209 - Warehouse Direct**									
5497056-0	Kitchen Towels, M-Folds, Blue Recycle Bags & Toilet Paper	Open		05/18/2023	06/17/2023	05/25/2023			1,024.35
		Vendor **3209 - Warehouse Direct** Totals				Invoices	1		$1,024.35
Vendor **4824 - Western First Aid & Safety**									
ORD4-011224	First Aid Cabinet Supplies	Open		05/09/2023	06/08/2023	05/19/2023			95.27
		Vendor **4824 - Western First Aid & Safety** Totals				Invoices	1		$95.27
Vendor **2258 - Wickstrom Auto Group**									
902389	Repairs & Maintenance- C - 376	Open		05/12/2023	06/11/2023	05/31/2023			461.89
		Vendor **2258 - Wickstrom Auto Group** Totals				Invoices	1		$461.89
Vendor **1919 - Zoll Medical Corporation**									
3724931	Thermal Paper	Open		05/05/2023	06/04/2023	05/18/2023			196.60
		Vendor **1919 - Zoll Medical Corporation** Totals				Invoices	1		$196.60
Vendor **Monu & Dashmeet Kalsi**									
rp16-00320	Refund RP16-320/900 S Plum Grove #215/Late fee	Open		05/31/2023	05/31/2023	05/31/2023			100.00
		Vendor **Monu & Dashmeet Kalsi** Totals				Invoices	1		$100.00
Vendor **L6 Realty LLC**									
RP23-00053	Closed Rental RP23-00053/1461 N King Edward Ct	Open		05/31/2023	05/31/2023	05/31/2023			89.00
		Vendor **L6 Realty LLC** Totals				Invoices	1		$89.00
Vendor **Edward Lavallais**									
RP23-00055	Closed Rental RP23-00055/1733 Emerald Bay #7	Open		05/31/2023	05/31/2023	05/31/2023			89.00
		Vendor **Edward Lavallais** Totals				Invoices	1		$89.00
Vendor **US McK Corp**									

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VILLAGE OF PALATINE

Warrant #11

Invoice Due Date Range 04/01/23 - 06/20/23
Report By Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
RP15-00176	Closed Rental RP15-00176/12B Dundee Qtr #302	Open		05/31/2023	05/31/2023	05/31/2023			89.00
			Vendor **US McK Corp** Totals			Invoices	1		$89.00
			Grand Totals			Invoices	242		$2,759,713.69

Attachment: Warrant #11 (2023-10 : Warrant 2023 # 11)

VILLAGE OF PALATINE

Warrant #11 EFT #1

Payment Date Range 05/11/23 - 05/11/23
Report By Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor **1462 - Allied Benefit Systems, Inc.**									
0000490865	May 2023 Flex Spending Fees	Paid by EFT #8756		04/24/2023	05/11/2023	05/11/2023		05/11/2023	464.00
		Vendor **1462 - Allied Benefit Systems, Inc.** Totals				Invoices	1		$464.00
				Grand Totals		Invoices	1		$464.00

Attachment: Warrant #11 (2023-10 : Warrant 2023 # 11)

Village of Palatine

Payment Batch Register

Bank Account: AP - Accounts Payable ZBA

Batch Date: 05/12/2023

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Bank Account: AP - Accounts Payable ZBA						
Check	05/12/2023	262458	Utility Management Refund	KIM , PETER		5.79

Account Type	Account Number	Transaction Date	Transaction Type

AP Accounts Payable ZBA Totals:		Transactions: 1	$5.79
Checks:	1	$5.79	

Attachment: Warrant #11 (2023-10 : Warrant 2023 # 11)

Village of Palatine

Payment Batch Register

Bank Account: AP - Accounts Payable ZBA

Batch Date: 05/26/2023

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Bank Account: AP - Accounts Payable ZBA						
Check	05/26/2023	262459	Utility Management Refund	POREP-DEGAN , SHIELA		101.88

Account Type	Account Number	Transaction Date	Transaction Type

AP Accounts Payable ZBA Totals:		Transactions: 1	$101.88
Checks:	1	$101.88	

Attachment: Warrant #11 (2023-10 : Warrant 2023 # 11)

Village of Palatine

Payment Batch Register

Bank Account: AP - Accounts Payable ZBA

Batch Date: 05/31/2023

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Bank Account: AP - Accounts Payable ZBA						
Check	05/31/2023	262460	Utility Management Refund	CINA , ALBERT		61.43

Account Type	Account Number	Transaction Date	Transaction Type
Residential - Single Family	462712002-001	05/30/2023	Refund

AP Accounts Payable ZBA Totals:		Transactions: 1	$61.43
Checks:	1	$61.43	

Attachment: Warrant #11 (2023-10 : Warrant 2023 # 11)

Consider an Amendment to the Jaycees 2023 Hometown Fest Approval Dates to Allow the Carnival Vendor, Windy City Amusements, to Open Their Food, Game and Ride Operations One Day Prior to the Official Opening of Hometown Fest, Thursday, June 29, from 5 PM - 9 PM

BACKGROUND:
The Palatine Jaycees are holding their annual Hometown Fest from Friday, June 30 - Tuesday, July 4, 2023. The carnival vendor, Windy City Amusements, is requesting to open one day prior, Thursday, June 29th, to operate their food, games and rides from 5PM - 9PM. The approved festival hours are as follows :

- Friday, June 30: 5PM - 10PM (Special Needs Carnival from 3 - 5PM)
- Saturday, July 1: Noon - Midnight (Parade at 11AM)
- Sunday, July 2: Noon - 10PM
- Monday, July 3: 3PM - Midnight (Fireworks at 9:30PM)
- Tuesday, July 4: Noon - 5PM

KEY ISSUES:
1. The Jaycees are requesting approval of the following:
   - Allow Windy City Amusements to open one day earlier, Thursday, June 29, 5PM - 9PM.
     - Only Windy City will open and operate their carnival rides, games and food.
     - Hometown Fest will not open until Friday, June 30. There will be no beer tent or any other vendors open on Thursday, June 29. Just the carnival operations.
   - Hometown Fest's opening day will remain on Friday, June 30.
   - Setup will remain as planned and begin Thursday, June 29 and tear down will start Tuesday afternoon on July 4th and conclude on Wednesday, July 5th.
   - Temporary closure of streets on Saturday, July 1 for the parade.
   - The proposed event hours are consistent with what was approved by the Palatine Park District at their December 13, 2022 Board Meeting.
2. Any requested overnight security from the Palatine Police Department will be billed and paid for by the Jaycees.

ALTERNATIVES:
1. Approve the request for Windy City Amusements to open one day early, Thursday, June 29, 5 PM - 9 PM to operate their food, games and rides.
2. Do not approve the request for Windy City Amusements to open one day early, Thursday, June 29, 5 PM - 9 PM to operate their food, games and rides.

RECOMMENDATION:
Staff recommends approval of the amended date for Windy City Amusements to open one day prior to Hometown Fest, Thursday, June 29, 5 PM - 9 PM.

ACTION REQUIRED:
A motion to approve the request for the amended date for Windy City Amusements to

open one day prior to Hometown Fest, Thursday, June 29, 5 PM - 9 PM subject to the conditions outlined above.

RESULT:	**APPROVED BY CONSENT VOTE [UNANIMOUS]**
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Doug Myslinski, District 3 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

Consider an Ordinance Granting a Special Use to Permit a Car Wash at 2239 N. Rand Road

BACKGROUND:
The Petitioner is proposing to demolish the existing structure on the property and redevelop the site with a drive-through touchless car wash ("Zoomies Express Car Wash"). Therefore, the Petitioner is requesting approval of the following:

> **Special Use to permit a car wash (automotive laundry) at the Subject Property.**

KEY ISSUES:
- The Petitioner is requesting a Special Use for a car wash. The proposed car wash includes 27 bays of covered vacuums and car stacking space along the south side of the proposed building.
- When the Patrick Hyundai Planned Development was approved in 2012, a condition required a cross access easement for the Subject Property for access to both Rand and Lake Cook Roads. Pursuant the applicable declarations and a maintenance agreement, the proposed car wash connects through the existing Patrick Hyundai access road, which also provides access to Starbucks and the Bloc dispensary currently under construction.
- The proposed elevations combine face brick and stone block, with limestone sills, and fiber cement panels. The tower roofs are of a dark bronze metal material. The Petitioner also submitted a photometric plan, which complies with the Code requirements and indicates minimal to no impact on the surrounding properties.
- For additional reference, the Petitioner submitted a sound study from another community. Its relevance to this location is that it measured decibel readings for the same equipment in Palatine. The study confirms that the equipment's decibel output is below the State of Illinois standards for commercial properties. The car wash also includes speed doors to further manage the car wash operations.
- The submitted business plan indicates that the automated facility would have a minimum of 3 employees, always present at the facility. During peak hours there could be a maximum of 6 employees.
- Per Code, within the B-5 zoning district a single user lot, over 2 acres, is permitted two free-standing signs. The Petitioner has indicated that one of these signs could occupy part of the existing monument sign near the subject property's northern side lot line (sign is also occupied with Starbucks Drive-Thru sign). Any reuse of this sign would be subject to a sign easement and maintenance agreement, from the initial subdivision approval and in a manner acceptable to the Village.

ALTERNATIVES:
1. Approve the Special Use to permit a car wash at the Subject Property.
2. Do not approve the Special Use to permit a car wash at the Subject Property.

RECOMMENDATION:

Public Hearing**:**	PZC meeting on April 23, 2023.
Residents testifying:	None.
Vote:	The PZC voted unanimously to approve a Special Use to permit a car wash, and Staff concurs.

ACTION REQUIRED:
A motion to approve the ordinance granting a Special Use to permit a car wash at the Subject Property.

RESULT:	**APPROVED BY CONSENT VOTE [UNANIMOUS]**
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Doug Myslinski, District 3 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

Consider an Ordinance Granting a Special Use to Permit an Addition to Encroach into the Required Side Yard Setback at 225 W. Kenilworth Avenue

BACKGROUND:
The Petitioner is proposing to construct an addition to the rear of the existing attached garage. The proposed 388 square foot addition maintains the existing 5.3-foot side yard setback for the legally non-conforming residence. Therefore, the Petitioner is requesting approval of the following:

> **Special Use to permit an addition to be set back 5 feet, from the side lot line, instead of the minimum required 10 feet.**

KEY ISSUES:
- The existing primary structure is legal non-conforming for both interior side yard setbacks. Each existing side setback is approximately 5 feet, instead of the minimum required 10 feet. The zoning ordinance amended the required residential setbacks in 2006 to align with the underlying lot width, as opposed to the previous alignment to the date of subdivision platting.
- In 2018, the Petitioner was granted a Special Use to permit an addition to the east side of the house to be set back 5 feet from the side lot line, instead of the minimum required 10 feet (#O-11-18).
- The existing garage is a 1-car garage and, per the submitted application, the Petitioner has 2 cars they wish to be stored in the garage. The addition will result in a tandem, 2-deep garage with room for both personal vehicles, bicycles, and household materials.
- Per the Engineering Department's review, a lot grading plan will be required during the building permit stage.

ALTERNATIVES:
1. Approve the Special Use to permit an addition to be set back 5 feet from the side lot line, instead of the minimum required 10 feet.
2. Do not approve the Special Use to permit an addition to be set back 5 feet from the side lot line, instead of the minimum required 10 feet.

RECOMMENDATION:

Public Hearing**:**	PZC meeting on May 23, 2023.
Residents testifying:	None.
Vote:	The PZC voted unanimously to approve a Special Use to permit an addition to encroach into the required side yard setback, and Staff concurs.

ACTION REQUIRED:
A motion to approve the ordinance granting a Special Use to permit an addition to be set back 5 feet from the side lot line, instead of the minimum required 10 feet.

RESULT:	**APPROVED BY CONSENT VOTE [UNANIMOUS]**
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Doug Myslinski, District 3 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

Consider an Ordinance Granting a Special Use and Variation to Permit an Addition to Encroach into the Required Front Yard Setback and to Exceed Maximum Lot Coverage at 849 W. Kenilworth Avenue

BACKGROUND:
The Petitioner is seeking a lot coverage Variation and a Special Use for a front yard setback reduction to permit a 2-story addition and covered porch along the front of the home. The proposed front yard setback to the covered porch is approximately 20 feet, with the remaining 2-story addition having a 25-foot setback. Therefore, the Petitioner is requesting approval of the following:

1) Special Use to permit an addition to be set back 20 feet from the front property line, instead of the minimum required 30 feet; and

2) Variation to permit lot coverage to be 48%, instead of the maximum permitted 45%.

KEY ISSUES:
- The Petitioner is seeking a front yard setback reduction to permit a 2-story frame addition and covered porch along the front of the home. The proposed setback for the covered porch addition is approximately 20 feet.
- The existing residence, not including the porch and stair, is set back approximately 24 feet and is legal non-conforming to the currently required 30-foot front yard setback in the R-2 district.
- The proposed porch and front stairs will be set back approximately the same distance as the existing smaller porch and stair. However, the proposal will stretch the porch to cover the entire front of the residence.
- The application indicates that the addition will provide more space for their family and add to the neighborhood character by making the home more appealing. Per the submitted elevation plans, the 2-story addition will match the existing ridgeline and will not exceed the current height of the residence. A formal engineering review will be done as part of the building permit process.
- Comparable relief was granted to the adjacent property at 879 W. Kenilworth Ave. In 2018 a Special Use was granted to permit the home to be set back 20 feet from the zoning front lot line off Crescent Avenue, instead of the minimum required 30 feet.

ALTERNATIVES:
1. Approve the Special Use to permit an addition to be set back 20 feet from the front property line and a Variation to permit lot coverage to be 48%.
2. Do not approve the Special Use to permit an addition to be set back 20 feet from the front property line and a Variation to permit lot coverage to be 48%.

RECOMMENDATION:

Public Hearing**:**	PZC meeting on May 23, 2023.
Residents testifying:	None.
Vote:	The PZC voted unanimously to approve a Special Use and Variation to permit a home addition, and Staff concurs.

ACTION REQUIRED:
A motion to approve the ordinance granting a Special Use to permit an addition to be set back 20 feet from the front property line and a Variation to permit lot coverage to be 48%.

RESULT:	**APPROVED BY CONSENT VOTE [UNANIMOUS]**
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Doug Myslinski, District 3 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

Consider an Ordinance Amending Various Sections of the Village of Palatine Zoning Ordinance Related to Accessory Structures, Fences, and Above Ground Pools

BACKGROUND:
Staff initially reviewed and discussed potential amendments to the fencing code with the Village Council at the February 6th meeting. The proposed text amendments are the resulting implementation of that discussion and will eliminate some redundancies and duplication in the Zoning Ordinance. Therefore, Staff is requesting approval of the following:

Text Amendments to the Village of Palatine Zoning Ordinance regarding fencing, swimming pools, and accessory structures

KEY ISSUES:

- The proposed amendments will eliminate some repetitive fencing code sections (Article VI - Accessory Structures Fences, and Accessory Uses) and clarify that above ground pools are not calculated into the accessory structure square footages allowance for residential properties (they are counted towards lot coverage).
- The fencing amendments would afford side yards abutting a street the same parameters permitted for front yard fencing. The amendment also eliminates repetitive sections and clarifies the replacement of existing fences.
- The amendments to the fencing Section 6.03 to clarify the following:
    - Includes a general requirement that no fence shall interfere with the natural flow of stormwater.
    - Clarifies that the replacement of non-conforming fences must be a similar, or lower height, and style of openness.
    - Allows up to 20 feet of decorative fences (3 feet in height) in side yards abutting a street, which is similar to what is currently permitted in front yards.
    - Removes the section on “Lots platted before January 1, 1930” due to the repetitiveness of “lots platted after January 1, 1930”, with the same requirements.
- In Article X, there is a consistency update to amend accessory building to accessory structure.

ALTERNATIVES:

1. Approve the proposed text amendments.
2. Do not approve the proposed text amendments.

RECOMMENDATION:

Public Hearing**:**	PZC meeting on May 23, 2023.
Residents testifying:	None.
Vote:	The PZC voted unanimously to approve the proposed text amendments and Staff concurs.

ACTION REQUIRED:

A motion to approve the text amendments to the Palatine Zoning Ordinance.

RESULT:	**APPROVED BY CONSENT VOTE [UNANIMOUS]**
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Doug Myslinski, District 3 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

Consider a Motion to Award a Contract for the 2023 Water Main Replacement Contract 2 Project

BACKGROUND:
Lytle Drive and near 500 North Plum Grove Road are recommended for water main replacement due to their age and the number of breaks that have occurred over the last several years. The water main replacement on Lytle Drive will be from Morris Drive to Flake Drive (approximately 1,700 feet). The water main replacement near 500 North Plum Grove Road will be from Plum Grove Road to Brockway Street (approximately 700 feet).

KEY ISSUES:
- On Tuesday, May 2, 2023, six bids were received, ranging from a high of $1,204,622.75 to a low of $978,971.50.
- The low responsive and responsible bidder was Gerardi Sewer & Water Company of Addison, Illinois in the amount of $978,971.50.
- The Engineer's estimate was $938,153.

ALTERNATIVES:
1. Award the contract for the 2023 Water Main Replacement Contract 2 to Gerardi Sewer & Water.
2. Refer back to Staff with comments.

RECOMMENDATION:
It is recommended that the contract for the 2023 Water Main Replacement Contract 2 Project be awarded to Gerardi Sewer & Water.

BUDGET IMPACT:
Funding is available in the Water Fund of the 2023 Capital Improvement Program to accommodate this work.

ACTION REQUIRED:
Motion to award the contract for the 2023 Water Main Replacement Contract 2 Project to Gerardi Sewer & Water Company of Addison, Illinois in the amount of $978,971.50.

RESULT:	**APPROVED BY CONSENT VOTE [UNANIMOUS]**
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Doug Myslinski, District 3 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

Consider a Motion Authorizing the Village Manager to Execute a Proposal for Construction Engineering Services for the 2023 Water Main Replacement Contract 1, Contract 2, and Contract 3 Projects

BACKGROUND:
Construction is scheduled for the 2023 Water Main Replacement Contract 1 Phase 1, Contract 2, and Contract 3 Projects. Work commenced in May with construction to be substantially completed by early August for Contract 1 Phase 1. For Contract 2, work is tentatively scheduled to commence in June with construction to be substantially completed by August. For Contract 3, work is tentatively scheduled to commence in June with construction to be substantially completed by early September.

KEY ISSUES:
- Utilizing construction engineering services is recommended to meet procedural requirements, assure quality construction, and allow for the necessary intermittent attention needed during this construction project.
- A qualification-based selection process was used for construction engineering.
- Doland Engineering completed the design and permitting for the Contract 1 Phase 1 project and demonstrated their ability to perform construction engineering on behalf of the Village in 2022 for water main replacement projects.

ALTERNATIVES:
1. Authorize the Village Manager to execute the proposal from Doland Engineering for Construction Engineering Services for the 2023 Water Main Replacement Contract 1 Phase 1, Contract 2, and Contract 3 Projects.
2. Refer back to Staff with comments.

RECOMMENDATION:
Staff recommends authorizing the Village Manager to execute the proposal from Doland Engineering for Construction Engineering Services for the 2023 Water Main Replacement Contract 1 Phase 1, Contract 2, and Contract 3 Projects.

BUDGET IMPACT:
Funding is available in the Water Fund of the 2023 Capital Improvement Program to accommodate this work.

ACTION REQUIRED:
Motion to authorize the Village Manager to execute the proposal from Doland Engineering for Construction Engineering Services for the 2023 Water Main Replacement Contract 1 Phase 1, Contract 2, and Contract 3 Projects in the amount of $134,700.

RESULT:	**APPROVED BY CONSENT VOTE [UNANIMOUS]**
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Doug Myslinski, District 3 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

Ordinance Amending Chapter 07 - Fire Prevention & Protection

BACKGROUND:
As part of a comprehensive staff review of the Codebook in preparation for recodification, Chapter 7 has been updated.

KEY ISSUES:
- Chapter 7 was before the Council on May 15, 2023 for changes to reflect updates to the International Fire Code, fireworks permitting process, best practices and general clean up.
- Based on feedback from a fireworks vendor, staff consulted with our insurance broker and determined that a $1,000 bond that had previously been required for fireworks displays was not necessary and staff recommends removing from the Code.
- Staff found a few minor details that needed general clean up.

ALTERNATIVES:
1. Approve an ordinance amending Chapter 7.
2. Do not approve the ordinance or refer back to staff with comments.

RECOMMENDATION:
Staff recommends approval of the Ordinance amending Chapter 7.

ACTION REQUIRED:
Approval of the Ordinance amending Chapter 7.

ATTACHMENTS:
- Ordinance Amending Chapter 7
- Exhibit A: Chapt 07 Track Changes
- Chapt 07 Final

RESULT:	**APPROVED BY CONSENT VOTE [UNANIMOUS]**
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Doug Myslinski, District 3 Councilman
AYES:	Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 07 - FIRE PREVENTION & PROTECTION OF THE CODE OF ORDINANCES OF THE VILLAGE OF PALATINE

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: That the Code of Ordinances, of the Village of Palatine, Illinois, as amended, be and the same is hereby further amended by amending Chapter 07 - Fire Prevention & Protection, which shall be read as indicated on Exhibit "A".

SECTION 2: That the Village Clerk is directed to maintain a record of the modifications to the existing ordinance (a redlined version of the modifications approved pursuant to 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 _____ of _____, 2023

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

APPROVED by me this _____ of _____, 2023

_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk

this _____ of _____, 2023

_____
Village Clerk

Attachment: Ordinance Amending Chapter 7 (Ordinance Amending Chapter 7 (CA))

Chapter 7 FIRE PREVENTION AND PROTECTION*

***Cross reference(s)--**Police and fire commission, Ch. 2, Art. XX; police pension board, Ch. 2, Art. XXI; firemen's pension fund, Ch. 2, Art. XXII; buildings and building regulations, Ch. 6; garbage and refuse, Ch. 8; housing, Ch. 10; false fire alarms prohibited, 12-8; firefighting appliances required in public buildings, 12-116

Editor's Note: Chapter 7 was replaced by Ord. No. 0-13-99 passed on February 22, 1999.

Editor's Note: Article III was replaced in its entirety by Ord. No. 0-84-02, passed on May 28, 2002 with an effective date of July 1, 2002.

Editor's Note: A new Article V. Ambulance Service Fees was added by Ord. 0-132-03, passed on June 2, 2003, effective July 1, 2003

Editor's Note: Chapter 7 was replaced in its entirety by Ord. 0-200-07, passed on December 3, 2007, retroactive to January 1, 2007.

Art. I. In General, §§ 7-1--7-15
Art. II. Fire Department, §§ 7-16--7-37
Art. III. Fire Prevention, §§ 7-38--7-66
Div. 1. Codes, §§ 7-41--7-50
Div. 2. Fire Prevention Division, §§ 7-51--7-60
Div. 3. Fire Lanes, §§ 7-61--7-63
Div. 4. Flammable Liquids, §§ 7-64--7-66
Art. IV. Enforcement and Penalties, §§ 7-67--7-68
Art. V. Ambulance and Emergency Response Service Fees, §§ 7-80—7-81; 7-82—7-83

ARTICLE I. IN GENERAL

Sec. 7-1. Enforcement of Chapter Provisions.

It shall be the duty of all police officers of the village to see that provisions of this chapter are enforced and to arrest on view any person who shall be found violating any of the provisions of this chapter, or who shall hinder, resist or refuse to obey any officer of the fire department in the discharge of his or her duty. Whoever shall willfully or negligently break, deface, or in any manner injure any fire engine, hose equipment or other fire apparatus belonging to the village or shall remove any such part of such engine or other fire apparatus or in any manner interfere with the same when being used by fire department personnel shall be legally charged. It shall be unlawful for any person to enter fire stations or any place where equipment or apparatus of the fire department is stored at any time, except on business pertaining to the fire department or other village business. (Ord. No. O-107-76, § 1, 12-13-76)

Editor's note--(Ord. No. O-107-76, § 1, amended Ch. 7 by adding provisions designated as § 7-29. The editors re-designated such provisions as § 7-1 for purposes of classification.

Sec. 7-2. Reserved.

Editor's note--Ord. No. O-88-91, § 1, adopted June 24, 1991, deleted § 7-2, which pertained to agreements for fire and paramedic services with state and federal facilities, and derived from Ord. No. O-180-88, §1, adopted Dec. 27, 1988.

Secs. 7-3--7-15. Reserved.

Attachment: Exhibit A: Chapt 07 Track Changes (Ordinance Amending Chapter 7 (CA))

ARTICLE II. FIRE DEPARTMENT*

***Editor's note--**Ord. No. O-107-76, § 1, enacted Dec. 13, 1976, repealed former Art. II, § 7-16--7-28, relative to the fire department, and enacted in lieu thereof a new Art. II pertaining to the same subject matter. Formerly Art. II was derived from Code 1961, § 6.107--6.112; Ord. No. O-101-74, § 2, adopted Dec. 30, 1974; and Ord. No. O-46-76, § 1, adopted April 29, 1976.

Cross reference(s) Fire and Police Commission, Ch. 2, Art. XX; Firemen's Pension Fund, Ch. 2, Art. XXII.

Editor's Note: Ordinance 0-16-02 passed on 1/28/02 replaced Secs. 7-16 through 7-18.

Sec. 7-16. Creation; Composition.

There is hereby created a Fire Department for the Village of Palatine which shall consist of the Fire Chief and as many employees as the Corporate Authorities may designate from time to time. (Ord. No. O-107-76, ' 1, 12-13-76) (Ord. 0-16-02, §2, 1/28/02; Ord. 0-210-06, §1, 12/4/06; Ord. 0-200-07, §1&2, 12/3/07, retroactive to 1/1/07)

Sec. 7-17. Appointment and Removal of Fire Chief.

The Fire Chief shall be appointed by the Village Manager. The Fire Chief shall serve at the pleasure of the Village Manager and may be removed by the Village Manager at any time thereafter. (Ord. No. O-107-76, ' 1, 12-13-76; Ord. No. O-48-78, ' 1, 6-12-78) (Ord. 0-16-02, §2, 1/28/02; Ord. 0-210-06,
§1, 12/4/06; Ord. 0-200-07, §1&2, 12/3/07, retroactive to 1/1/07)

Sec. 7-18. Supervision and Control of the Fire Chief.

The Village Manager shall be the immediate supervisor of the Fire Chief, and all policies, directives and orders from the Village government to the Fire Chief shall be made by or transmitted through the Village Manager as the chief administrative officer of the Village government. The Fire Chief shall report directly to the Village Manager and not to the Corporate Authorities or to individual members thereof. (Ord. No. O- 107-76, ' 1, 12-13-76) (Ord. 0-16-02, §2, 1/28/02)

Sec. 7-19. Powers and Duties of the Fire Chief Generally.

The Fire Chief shall direct the administration and operations of the fire department, and in addition to policies transmitted to the Fire Chief by the Village Manager, shall establish such other policies, directives, rules and regulations and operations of the fire department as determined by the Fire Chief, and provided in written or electronic form to all employees. The Fire Chief shall serve as appointing authority for appointments to the positions of Deputy Chief, Division Chief, Battalion Chief, Engineer, and the Fire Marshal and shall have the power to suspend, demote, or dismiss any employee, with the concurrence of the Village Manager, consistent with the provisions of this Code governing the Fire and Police Commission, Chapter 2, Article XX, the Village work rules, and the collective bargaining agreement between the Village of Palatine and the Local 4588. (Ord. No. O-107-76, § 1, 12-13-76; Ord. No. 0-210-06, §2, 12/4/06; Ord. 0-200-07, §1&2, 12/3/07, retroactive to 1/1/07)

Attachment: Exhibit A: Chapt 07 Track Changes (Ordinance Amending Chapter 7 (CA))

Sec. 7-20. Civil Service Exempt Command Positions.

The Fire Chief, with the concurrence and the approval of the Village Manager, shall have the authority to recruit and appoint individuals to civil service exempt command positions within the Fire Department including the position of Deputy Chief, Division Chief, Battalion Chief, and the Fire Marshal. Civil service exempt command positions will not have certified status and rights. Individuals appointed to exempt command positions shall serve at the pleasure of the Fire Chief and may be removed by the Fire Chief at any time with the concurrence of the Village Manager. If an individual is appointed to such a position who holds certified status within the Fire Department in another position, the individual shall retain a guaranteed right to return to the former position with the certified status upon termination from the exempt command position, subject to section 2-380 of this Code. (Ord. No. O-107-76, § 1, 12-13-76)

Sec. 7-21. Dismissals.

No full time, certified member of the Fire Department shall be dismissed until after a hearing by the Fire and Police Commission, in accordance with its rules and the provisions of Chapter 13 of this Code and the collective bargaining agreement between the Village of Palatine and the Local 4588. With the consent of the Village Manager, the Fire Chief, without the requirement of a hearing, shall have the power to dismiss a firefighter who is serving in an original appointment probationary period. (Ord. No. O-17-76, § 1, 12-13-76)

Sec. 7-22. Rules and Regulations.

The Fire Chief shall make, prescribe, publish, and enforce rules and regulations for the guidance of the members of the Fire Department. Such rules shall be binding on all members of the Fire Department. The Fire Chief may change such rules from time to time as circumstances warrant. (Ord. No. O-107-76, § 1, 12-13-76)

Sec. 7-23. Supervision over Department and Equipment.

The Fire Chief shall have the control, subject to the order and direction of the Village Manager, of the Fire Department and all fire and emergency services apparatus belonging to the Village. Whenever any fire apparatus needs repair, the Fire Chief or his or her designee shall order repair to be done without delay. (Ord. No. O-107-76, § 1, 12-13-76; Ord. No. 0-210-06, §3, 12/4/06; Ord. 0-200-07, §1&2,
12/3/07, retroactive to 1/1/07)

Sec. 7-24. Incident Command.

The Fire Chief or his or her designee shall designate an on-duty member of the Fire Department to assume the Shift Commander position. The Shift Commander shall take command of the emergency incident and direct the members thereof in the best manner possible. The officer in command at a fire/emergency incident, may cause buildings to be removed, torn down, or destroyed when he deems it necessary to do so in the interests of safety. (Ord. No. O-107-76, § 1, 12-13- 76)

Sec. 7-25. Records.

The Fire Chief or his or her designee shall keep or cause to be kept a record of the attendance of the members and record of all fire and emergency medical calls in accordance with the standards established and enforced by the Local Records Commission. (Ord. No. O-107-76, § 1, 12-13-76)

Sec. 7-26. Duties of Fire Department Generally.

It shall be the function and duty of the Fire Department and every member thereof to extinguish intentional and accidental destructive fires and to prevent the occurrence or spread of such fires. Duty assignments, including emergency medical services duties, fire suppression-related duties, special rescue duties, public education, and fire prevention, shall be made for members of the Fire Department by the Fire Chief. All such duty assignments shall be at the discretion of the Fire Chief with concurrence by the Village Manager, not to exceed an average of 50.15 hours per week without overtime remuneration according to established rules. (Ord. No. O-107-76, § 1, 12-13-76; Ord. No. O-

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59-83, § 1, 9-12-83; Ord. No. 0-210-06, §4, 12/4/06; Ord. 0-200-07, §1&2, 12/3/07, retroactive to 1/1/07; Ord. No. O-63-23, 05/15/23)

Sec. 7-27. Obedience to Orders.

Any firefighter in attendance at a fire, or other emergency incident, who shall neglect or refuse to obey the order of the officer in command at such emergency incident, may be suspended or dismissed by the Fire Chief or his or her designee, consistent with the provisions of this Code governing the Fire and Police Commission, and the collective bargaining agreement between the Village of Palatine and the Local 4588. Chapter 2, Article XX. (Ord. No. O-107-76, § 1, 12-13-76)

Secs. 7-28--7-37. Reserved.

(Ordinance No. O-63-23, 05/15/23)

ARTICLE III. FIRE PREVENTION*

*** Cross reference(s)--**Burning of refuse, etc. prohibited, § 8-4; open fires prohibited, § 12-4; Prohibited except in fireplace; § 12-42; Grass fires: permit required, 12-43 Regulations, Chapter 12 Article III, IV and VII, Appendix B 6.06 (c). Addressing, Appendix B 8.06 (d) Fire Hydrants, 12-41; grass fires prohibited, § 12-42.

Editor's Note: Article III was replaced in its entirety by Ord. No. 0-84-02, §§4-6, passed on May 28, 2002 with an effective date of July 1, 2002.

DIVISION 1. CODES

State law reference(s)--Power to incorporate technical codes by reference, 50ILCS220/1.

Sec. 7-38. Minimum Standards.

(a) The following list of codes, subsequent supplements, and Palatine amendments are hereby adopted by reference:

(1) Life Safety Code, NFPA 101, 2015 Edition.

(2) International Fire Code, 2015 Edition (with noted amendments). (Ord. 0-57-06, §1, 3/20/06, eff. 6/1/06; Ord. 0-70-11, §1, 6/20/11, Ord O-94-18; 08/13/18-eff. 01/01/19)

(a) Appendix C Fire Hydrant Locations and Distributions

(b) Appendix D, Fire Apparatus Access

(c) Appendix I, Fire Protection Systems – Noncompliant Conditions

(d) Appendix J, Building Information Sign

(3) 2018 NFPA 1 Section 50.7

Sec. 7-39. International Fire Code, 2015 Edition.

The International Fire Code, 2015 Edition, is hereby adopted with the following amendments: (Ord. 0-57-06, §2, 3/20/06, eff. 6/1/06, Ord. 0-70-11, §1, 6/20/11, Ord. O-94-18, 08/13/18-eff. 01/01/19)

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Sec. 7-39.01. Board of Appeals.

Section 108 shall be deleted (Ord. O-94-18, 08/13/18-eff. 01/01/19)

Sec. 7-39.1. Open Burning.

Section 308.1.4 Open-flame cooking devices; shall be deleted in its entirety. (Ord. No. 0-70-13, §1, 6/10/13)

Sec. 7-39.2. Vacant Premises.

Section 311.2.2 Fire protection in vacant buildings; delete all exceptions.

Sec. 7-39.3. Fire Alarm and Detection Systems.

Delete the exceptions in the following sections as noted: 907.2.1, delete exception; 907.2.2, delete exception; 907.2.4, delete exception; 907.2.6, delete exception; 907.2.6.1, delete both exceptions; 907.2.7, delete exception; 907.2.8.1, delete exception 2; 907.2.9, delete exception 2.

(a) In all buildings where fire sprinklers and/or fire alarms are required interior horn/strobe units, and exterior strobe(s) tied to a smoke detector shall be installed. This requirement includes existing buildings and units of all use classifications when there is a tenant change or interior build-out. All devices shall be installed per the requirements of NFPA 72. (Ord. 0-57-06, §3, 3/20/06, eff. 6/1/06)

Section 7–39.4. Fireworks

Sec. 7-39.4.1. Definitions.

"Fireworks" means and includes any explosive composition, or any substance or combination of substances, or article prepared for the purpose of producing a visible or audible effect of a temporary exhibitional nature by explosion, combustion, deflagration or detonation, and shall include blank cartridges, toy cannons in which explosives are used, the type of balloons which require fire underneath to propel the same, firecrackers, torpedoes, skyrockets, roman candles, bombs, sparklers or other fireworks of like construction and any fireworks containing any explosive compound, or any tablets or other device containing any explosive substances, or containing combustible substances producing visual effects; provided, however, that the term "fireworks" shall not include snake or glowworm pellets; smoke devices; trick noisemakers known as "party poppers", "booby traps", "snappers", "trick matches", "cigarette loads", and "auto burglar alarms"; or toy pistols, toy canes, toy guns, or other devices in which paper caps containing twenty-five hundredths grains or less of explosive compound are used, providing they are so constructed that the hand cannot come in contact with the cap when in place for the explosion, and toy pistol paper caps which contain less than twenty-hundredths grains of explosive mixture. (Code 1961, §24.102; Ord. 0-69-13 §2, 6/10/13; Ord. No. O-63-23, 05/15/23)

Sec. 7-39.4.2 Prohibitions.

No person shall have, keep, store, use, manufacture, assemble, mix, sell, discharge, handle, or transport any fireworks; provided, however, that nothing in this section shall be held to apply to the possession or use of signaling devices for current daily consumption by railroads. (Code 1961, §24.103; Ord. 0-49-05, §1, 3/14/05; Ord. 0-69-13 §2, 6/10/13; Ord. No. O-63-23, 05/15/23)

Section 5601.1.3 of the 2015 Edition International Fire Code shall be amended to read as follows:
(Ord. 0-57-06, §4, 3/20/06, eff. 6/1/06, Ord. 0-70-11, §1, 6/20/11; Ord O-94-18, 08/13/18 eff. 01/01/19)

5601.1.3 Fireworks. The possession, manufacture, storage, sale, handling and use of fireworks, including sparklers, are prohibited.

Exceptions:

1. Storage and handling of fireworks as permitted in Section 5604.
2. Manufacture, assembly and testing of fireworks as permitted in Section 5605.

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3. The use of fireworks for display as permitted in Section 5608.
4. The possession, storage, sale, handling and use of specific types of Division 1.4g fireworks where allowed by applicable local or state laws, ordinances and regulations provided such fireworks comply with CPSC 16 CFR, parts 1500-1507, and DOT 49 CFR, parts 100-178, for consumer fireworks.

(Ord. 0-98-05, §1, 5/16/05, Ord. O-94-18, 08/13/18-eff. 01/01/19)

Sec. 7-39.4.3. Penalties.

Any person who violates any provision of Section 7-39.4.2 shall be fined not less than seventy-five dollars ($75.00) nor more than seven hundred fifty dollars ($750.00). (Code 1961, §24.106; Ord. 0-49-05, §2, 3/14/05; Ord. 0-69-13 §2, 6/10/13; Ord. O-124-17, 12/4/17)

Sec. 7-39.5. Indoor Pyrotechnic Displays.

Indoor pyrotechnic displays shall not be allowed.
(Ord. 0-25-08, §2, 2/19/08)

Sec. 7-39.6. Application for Outdoor Pyrotechnical Displays.

a) The firing or shooting off of any fireworks shall be permitted upon the issuance of a permit by the Fire Prevention Division and shall have been granted and permitted by the Village Manager prior to issuance of a permit. (Ordinance O-63-23, 05/15/23)

b) All outdoor fireworks displays shall be electronically fired from an approved electronic firing unit, and all fireworks displays shall comply with the NFPA 1123, 2014 edition. (Ord. No. 0-69-13 §1, 6/10/13, Ord. O-94-18; 08/13/18-eff. 01/01/19; Ord. No. O-63-23, 05/15/23)

c) Application for permits for the discharge of fireworks or for pyrotechnical displays shall be in writing to the Fire Prevention Division; submitted thirty (30) days in advance of the show date and shall include a scaled diagram of the location where the exhibition will be held; drawings to include the location and distances of all buildings, roadways, overhead wires and obstructions, audience viewing areas, and projected fall out areas for aerial rocket debris, and a copy of the pyro-technicians State and Federal licenses.

The Fire Prevention Division shall upon receipt of such applicant's permit refer the same to the Chief of Police and the Chief of the Fire Department who shall have an inspection made of the premises at the location given in said application where it is proposed to give such public display of fireworks, and if in the judgment of the Chief of Police and the Chief of the Fire Department it would not be hazardous to surrounding property or dangerous to any person or persons to permit such public display of fireworks at such location, they shall approve such application and return the same to the Fire Prevention Division, and in turn the approved application shall be forwarded to the Village Manager for final consideration. The permit will be issued by the Fire Prevention Division on the day of the event, after an inspection of the site, equipment, and product has been approved. Such permits shall designate the kinds and quantities of fireworks to be used at such public display, and no other kinds and no greater quantities of fireworks than therein specified shall be used at such public display. (Ord. No. 0-69-13 §1, 6/10/13)

Sec. 7-39.7. Insurance Requirements.

No pyrotechnical exhibition shall be held unless the proprietor thereof or pyrotechnic company has in force a public liability insurance policy in the amount of at least five million dollars ($5,000,000) listing the Village as an additional insured party; a certificate showing such insurance shall be filed

Attachment: Exhibit A: Chapt 07 Track Changes (Ordinance Amending Chapter 7 (CA))

with the Village Manager at least fifteen days (15) days prior to such exhibitions; or other documentation as required by the Village. In addition to the Certificate of Insurance, the pyrotechnic company must provide any necessary endorsements within at least fifteen days (15) days prior to such exhibitions. ~~The pyrotechnic company shall post a bond upon receiving a permit in a sum not less than one thousand dollars ($1,000.00) conditioned upon compliance with the provisions of 425 ILCS 35/1 through 35/5 (as they now exist or are hereinafter amended) and with all the regulations of the Fire Marshal.~~(Ord. No. 0-69-13 §1, 6/10/13; Ord. No.O-63-23, 05/15/23)

Sec. 7-39.8. Nitro-glycerine; T.N.T. Prohibited; Exception; Storage Limit.

It shall be unlawful to keep or store any nitro-glycerine or the explosive commonly known as T.N.T. in the village in any quantities, excepting for medicinal or laboratory purposes and for such purposes no more than one-quarter (1/4) ounce shall be stored in any one (1) building or premises. (Ord. No. 0-69-13 §1, 6/10/13)

Sec. 7-39.9. Rules of State Fire Marshal to Govern.

All explosives must be kept or stored in accordance with the rules of the State Fire Marshal, subject to the provisions of this article. (Ord. No. 0-69-13 §1, 6/10/13)

Sec. 7-39.10. Reserved.

Sec. 7-39.11. Deleted Articles.

The following articles in NFPA 1123, 2014 edition shall be deleted:
8.1.6.2 Delete this article entirely
8.2.6 Delete this article entirely
8.2.9.2.2 Delete this article entirely
(Ord. No. 0-69-13 §1, 6/10/13, Ord. O-94-18, 08/13/18-effective 01/01/19)

Sec. 7-39.12. Tents and Membrane Structures.

In addition to the requirements found in the International Fire Code related to Tent and Membrane Structures, these shall apply:

a) Tents and Membrane Structures erected on streets or parking lots shall have barriers to deter vehicle impact as defined in the IFC 312.3.

b) Tents and Membrane Structures shall display a sign(s) stating “In the Event of Severe Weather, Evacuate Tent and Seek Shelter”. Sign shall be a minimum of 2 feet by 2 feet.

(Ord. No. O-63-23, 05/15/23)

Sec. 7-40. Fire Protection.

Sec. 7-40.05. Sprinkler Design Safety Factor.

Sprinkler systems for NFPA 13 systems shall be designed with a minimum safety factor of 5 psi provided between the available water supply and the system flow and pressure demand and shall include hose stream allowances required by NFPA 13, 13D, and 13R. (Ord. O-94-18; 08/13/18-eff. 01/01/19)

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Sec. 7.40.07. Inspection, Testing and Maintenance Records.

In addition to the requirements described in Section 901.6.2 of the 2015 International Fire Code, all inspection, testing, and maintenance records shall be submitted to the Fire Prevention Division in an approved manor. (Ord. O-94-18; 08/13/18-eff. 01/01/19; Ord. No. O-63-23, 05/15/23)

Sec. 7-40.1. Wood Trusses.

Wood I-joists, open web joists and metal plate connected wood trusses may be used if they are protected from the underside. Approved protection methods include ½ inch drywall ceiling, sprinklers, or U.L. fire-rated drop ceiling system.

Sec. 7-40.2. Automatic Sprinkler Systems – New Buildings.

Approved automatic fire sprinkler system, installed in accordance with NFPA 13 and/or NFPA 13R, shall be installed in all new buildings and structures regardless of the materials used in construction and/or use group classification (as defined in the International Building Code). Sprinkler systems shall be equipped with electronically monitored water flow separation zone valves and drains that will provide a means to control the systems for each commercial unit and/or floor level in the case of a multi-story residential or commercial structure. These zone valves will not eliminate the requirement for the main riser flow switch. (Ord. 0-61-05, §1, 3/21/05, Ord. O-94-18; 08/13/18 eff. 01/01/19)

Sec. 7-40.3. Fire Protection Systems – Existing Buildings.

Requirements for existing buildings that are added to, repaired, have a change in occupancy or altered shall be determined per the International Existing Building Code, 2015 Edition or as required by adopted codes. (Ord. No. 0-70-13, §2, 6/10/13, Ord. O-94-18; 08/13/18 eff. 01/01/19)

Sec. 7-40.3.5 Smoke Alarms Existing Buildings.

Where the International Property Maintenance Code allows battery-only smoke alarms, all new single- and multiple –station battery-only smoke alarms shall have a self-contained, non-removable, long-term battery in accordance with 425 ILCS 60/1. (Ord. No. O-63-23, 05/15/23)

Sec. 7-40.4. Fire Department Connections and Hydrants.

(a.) Location: Fire Department connections shall be located and be visible on a street front or in a location approved by the Fire Department. Such connections shall be located so that immediate access can be made by the Fire Department and within one hundred fifty (150) feet of a fire hydrant. Fire Department connections shall not be obstructed by fences, bushes, trees, walls or any other similar object.

(b.) Private Fire hydrants.

(1) Design.

a. Fire hydrants shall match the hydrants generally installed in the village's water system and shall be furnished by a manufacturer considered standard by the village as specified in the supplement to the subdivision regulations.

b. Only breakaway hydrants shall be used.

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c. Each fire hydrant shall be the compression type with a five and one-fourth (5 ¼) inch minimum size main valve assembly, O-ring seals, two (2) two and one-half (2 ½) inch hose nozzles and a four and one-half (4 ½) inch pumper nozzle with National Standard threads, a National Standard operation nut, and a breakaway ground level flange, and conforming to the latest revised requirements of AWWA Specification C 502.

d. Each hydrant shall be provided with a six (6) inch auxiliary gate valve and a two (2) foot length of six (6) inch pipe between the hydrant and valve.

i. Two (2) three-fourth (3/4) inch threaded steel rods with hex nuts shall be installed to tie the auxiliary gate valve to the water main and connecting tee.

ii. Auxiliary valves shall be provided with valve boxes with covers marked "water".

(Ord. No. O-63-23, 05/15/23)

Sec. 7-40.5. Sprinkler System Monitoring and Alarms.

(a.) Alarm, supervisory and trouble signals shall be distinctly different and shall be automatically transmitted to the Palatine Fire Department remote receiving station as defined in NFPA 72.

(b.) Strobe lights at the sprinkler connection: There shall be an electronic audio-visual device located on the exterior wall above all new fire department sprinkler and/or standpipe connections which shall activate when water is flowing. The device shall be specified for outdoor use (weatherproof) and must be visible from the street or driveway.

Sec. 7-40.6. Standpipe Systems.

(a.) In buildings exceeding 10,000 square feet in area per story, Class I automatic wet or manual wet standpipes shall be provided where any portion of the building's interior area is more than 150 feet of travel, vertically and horizontally, from the nearest point of fire department vehicle access.

(b.) Where the most remote portion of a floor or story is more than 150 feet from a hose connection, the fire prevention official is authorized to require that additional hose connections be provided in approved locations.

Sec. 7-40.7. Fire Alarm and Detection Systems.

All required fire alarm systems shall transmit trouble and fire signals directly to the Palatine Fire Department remote receiving station by a wireless transmitter in accordance with NFPA 72, only equipment certified and approved by the remote receiving station, and/or it's designated proprietor may be installed. (Ord. 0-61-05, §1, 3/21/05; Ord. 0-210-06, §4, 12/4/06; Ord. 0-200-07, §1&2, 12/3/07, retroactive to 1/1/07, Ord. O-94-18; 08/13/18 eff. 01/01/19)

Sec. 7-40.7.1 Commercial Cooking Suppression Systems.

All new, upgraded or modified existing commercial kitchen hood equipment protected by an automatic fire suppression system as required by section 904 of the International Fire Code (IFC) shall have the system monitored electronically by an approved fire alarm installed per the requirements of

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NFPA 72. The fire panel shall be a direct tie to the Palatine Fire Department per the requirements of this section. Audiovisual devices shall be installed; one in the kitchen area, and if applicable in the dining areas. (Ord. 0-25-08, §2, 2/19/08)

Sec. 7-40.7.5 Clothes Dryer Exhaust.

a) Property/business owners of commercial properties shall inspect clothes dryer exhaust piping and ducts systems annually, or when an impairment is suspected. If during the inspection, it is found that an accumulation of lint or debris is present, the exhaust piping or duct systems shall be cleaned or replaced. Records of inspection and or cleaning shall be maintained by the property/business owner and provided to the Palatine Fire Prevention Division in an approved format on request.

b) Property owner/association of multi-family occupancies shall have the clothes dryer common vent stack(s) inspected annually or when an impairment is suspected. If during the inspection, it is found that an accumulation of lint or debris is present, the common vent stack shall be cleaned. Records of inspection and or cleaning shall be maintained by the property owner/association and provided to the Palatine Fire Prevention Division in an approved format upon request.

(Ord. No. O-63-23, 05/15/23)

Sec. 7-40.8. Curtain Boards and Smoke Venting Requirements.

Curtain boards and smoke venting areas for Groups F-1 and S-1 as defined in the International Building Code, 2015 Edition shall not exceed 20,000 square feet. (Ord. 0-57-06, §5 3/20/06, eff. 6/1/06, Ord. 0-70-11, §1, 6/20/11, Ord. O-94-18; 08/13/18 eff. 01/01/19)

Sec. 7-40.8.01 Dedicated Sprinkler Riser Room.

Dedicated sprinkler riser rooms shall be present for all new strip retail centers, speculative warehouses, or any other multiple family or tenant buildings. These rooms shall follow the specifications of IFC 901.4.6. In addition, such rooms shall:

a) Be located on the ground floor in an approved location directly accessible from the exterior. The door shall be a minimum of 36” wide and labeled as the Sprinkler or Sprinkler / Alarm.

b) Have a minimum of a 36” wide paved surface to provide access to the door.

c) Be of a size that will allow a minimum of 36" clear space at the front and 18" on the remaining sides of all risers, 36-inch clearance in front of the fire alarm panel(s) and around all portions of the fire pump assembly. Permanent floor markings shall be provided to define said clear space.

d) Be provided with lighting hard-wired to the building electrical system, emergency lighting, and hardwired permanent heat.

e) Be monitored by a low temperature alarm tied to the fire alarm system.

f) Have wall construction matching the demising wall construction for separation of tenant spaces.

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Sec. 7-40.9. Fire Department Access to Secured Buildings.

a) A "Knox" box(es), as approved by the Fire Prevention Division, shall be installed on all buildings with a required fire alarm system, and on any building where immediate access by the Fire Department is deemed necessary. The location(s) shall be approved by the Fire Prevention Division. The box(es) shall contain keys, properly identified, which allow access to all portions of the building. A three-foot wide clear and unobstructed path shall be provided and maintained to access the Knox box. (Ord. O-94-18; 08/13/18 eff. 01/01/19)

New apartment and condominium buildings shall provide an appropriately sized Knox box in an approved location inside the building, which the owner/resident can place a key in for emergency access to their unit. This Knox box is in addition to any required Knox box on the exterior of the building.

Sec. 7-40.10. Reserved.

(Ord. No. 0-127-09, §3, 11/16/09)

Sec. 7-40.11. Special Emergency Electrical Wiring Requirements.

Structures thirty-five feet in height and/or four stories and higher shall be provided with non-energized wiring to provide emergency power for firefighting and other fire department use. Non-energized interconnected outlets shall be located in each stairwell and at each floor level including the ground level.

(a) Provide a National Electrical Manufacture's Association approved red exterior grade male twist lock receptacle, compatible with the fire department cords and generators, and a weather tight snap cover adjacent to the Fire Department siamese connection, on the outside of the building. The location shall be approved by the Fire Prevention Division and not obstruct access to the siamese connection. (Ord. O-94-18; 08/13/18 eff. 01/01/19)
(b) Provide a National Electrical Manufacture's Association approved red exterior grade female twist lock receptacle, compatible with the fire department cords and generators, and with weather tight cover in each stairwell, at each floor level.
(c) If the required receptacles are not flush mounted, waterproof boxes must be provided.
~~(d)~~ Structures up to one hundred feet in height shall be wired with a minimum of #8 gauge wire in
(d) ¾ inch conduit. Structures over one hundred feet in height shall be wired with a minimum of #6 gauge wire in 1 inch conduit. The conduit must be properly grounded to the neutral wire.
(e) Conduit concealed within a wall can be thin wall; heavy wall conduit must be used if the conduit is exposed.
(f) Wiring shall be three pole, 3-wired grounded circuit conforming to the National Electrical Code.
(g) The plug shall be a standard 20 amp twist lock, L520P (Male) and L520C (Female). (Ord. No. 0- 23-10, §1, 3/15/10, Ord. O-94-18; 08/13/18 eff. 01/01/19)

Sec. 7-41. Regular Fire and Life Safety Inspections.

It shall be the responsibility of the Fire Prevention Division to conduct regular fire and life safety inspections in all buildings or business types (except single-family and two-family homes). The purpose of these inspections is to ensure a reasonable level of life safety and protection of property from the hazards of fire, explosion, or dangerous conditions in new and existing buildings, structures,

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and premises, and to provide safety to fire fighters and emergency responders during emergency operations. All violations shall be corrected within thirty (30) days of the initial inspection. Those conditions determined to be imminent life safety hazards shall be corrected immediately. Fees related to the Regular Fire and Life Safety Inspections shall be included in the Village's Fee Schedule. In addition to the applicable inspection fees, citations may be issued to building and/or business owners for any violations that have not been corrected.

Sec. 7-42. Same--Copies to be on File.

The Fire Prevention Division shall keep a copy of said codes on file in their office. (Code 1961, 6.205; Ord. 0- 200-07, §1&2, 12/3/07, retroactive to 1/1/07)

Sec. 7-43. AutoCAD Drawing.

Any persons submitting plans for a new building, addition to, or remodel of an existing building, shall submit an AutoCAD file of the base plans at the time of permit application. (Ord. O-94-18; 08/13/18 eff. 01/01/19)

Secs. 7-44--7-50. Reserved.

(Ordinance O-63-23, 05/15/23)

DIVISION 2. FIRE PREVENTION DIVISION

Sec. 7-51. Power of Fire Chief to Designate.

The Chief of the Fire Department shall designate such members of the Fire Department as he or she deems necessary to serve as a Fire Prevention Division for the Village. (Code 1961, 6.203;

(Ord. 0-210-06, §5, 12/4/06; Ord. 0-200-07, §1&2, 12/3/07, retroactive to 1/1/07; Ordinance O-63-23, 05/15/23)

Secs. 7-52--7-60. Reserved.

DIVISION 3. FIRE LANES

Sec. 7-61. Defined.

For purposes of this division "fire lane" shall mean any public street, alley, driveway, roadway or easement of access, or with the consent of the owner, any privately-owned street, alley, driveway, roadway or easement of access which is to be maintained free from obstruction so as to provide ready access for fire fighting vehicles and equipment. (Code 1961, 6.301)

Sec. 7-62. Established.

Fire lanes may be established from time to time at locations designated by the Mayor and Village Council by ordinance. (Code 1961, 6.302)

Sec. 7-63. Parking Prohibited.

It shall be unlawful to park in or otherwise block or obstruct any portion of the fire lanes so designated at any time. Signs shall be erected to identify such fire lanes and to serve notice that parking is prohibited therein. (Code 1961, 6.303)

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DIVISION 4. FLAMMABLE LIQUIDS

Sec. 7-64. Illinois Gasoline Storage Act.

There is hereby adopted the Regulations contained in the Illinois Gasoline Storage Act as amended from time to time. (430 ILCS 15/2).

Sec. 7-65. Notification of State Inspections Required.

The Owner or Operator of an underground storage tank system or any person removing or installing such a system shall provide notice to the Fire Department of said activity within 24 hours of scheduling said activity with the State Fire Marshall.

Sec. 7-66. Above Ground Storage Tanks.

All above ground flammable/combustible storage tanks shall meet the requirements outlined in the International Fire Code Section 5704.

ARTICLE IV. ENFORCEMENT AND PENALTIES

Sec. 7-67. Stop Work Order.

(a) It shall be unlawful for any owner, agent, contractor, subcontractor or builder engaged in developing property pursuant to a permit issued by the Village to make any departure from or violate:

(i) Any ordinance or code of the Village;

(ii) Any conditions attached to a special use ordinance, planned unit development ordinance, variation, or annexation agreement;

(iii) Any federal, state or other local law or ordinance;

(iv) Commit any fraud or make any misrepresentation or false statement in an application for a license or permit; or

(v) Cause a nuisance or danger to the public health, safety or welfare.

Any such departure from or violation of such ordinance, code, condition or threat to the public welfare or law shall operate to void the permit which has been issued for such work.

(b) The Manager, Fire Marshal or their designee without delay, shall issue a stop work order directing that all persons engaged in the work permitted under the permit shall cease and desist immediately until such time as the Manager, Fire Marshal or their designee has either received satisfactory evidence that the work to be performed will be done in accordance with such ordinance, codes, conditions, laws or the public welfare until the Corporate Authorities have acted on the matter pursuant to either paragraph (c) or (d).

(c) The Manager may refer the matter of continuing the stop work order to the Corporate Authorities for further proceedings. The Corporate Authorities shall have the authority to:

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(i) Continue in effect the stop work order;

(ii) Lift the stop work order;

(iii) Impose additional requirements as conditions to lifting the stop work order; and/or

(iv) Any other relief consistent with the public welfare.

(d) Any person aggrieved by the decision of the Manager in regard to the issuance of a stop work order or refusal to rescind the same shall have the right to appeal to the Corporate Authorities. Such appeal shall be taken by filing with the Manager, within five days after receipt of a stop work order or after the Manager's refusal to rescind such an order, a written statement under oath setting forth specifically the grounds for appeal. The Corporate Authorities shall appoint a hearing body to be composed of the Mayor or the Mayor's designee and two Council Members who shall thereupon set the time and place for a hearing of such appeal and notice of such hearing shall be given to the appellant. The hearing body shall make a recommendation to the Corporate Authorities which shall render a decision on such appeal which shall be final. Any appeal from a decision of the Corporate Authorities shall be made directly to the Circuit Court of Cook County pursuant to the Administrative Review Act (735 ILCS 5/3-101, *et seq*.).

(e) All costs and expenses including but not limited to court reporter's fees and attorneys' fees incurred by the Village in connection with any appeal of a stop work order shall be taxed to the appellant and shall be paid by the appellant as a condition to reinstatement of the permit.

(f) The authority to issue a stop work order shall be in addition to any other relief available to the Village.

Sec. 7-68. Penalties.

Any person, firm or corporation who violates, disobeys, omits, neglects, or refuses to comply with, or who resists the enforcement of any of the provisions of this ordinance, shall, upon conviction, be fined not less than fifty dollars ($50.00) nor more than seven hundred fifty dollars ($750.00) for such offense, and a separate offense shall be deemed committed on each day during or which a violation occurs or continues.

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ARTICLE V. AMBULANCE AND EMERGENCY RESPONSE SERVICE FEES

(Editor's Note: Ord. No. O-204-06 passed on December 4, 2006, replaced Sec. 7-80 in its entirety.)
(Editor's Note: Ord. No. O-49-17 passed on April 17, 2017, added Sections 7-82 and 7-83)

Sec. 7-80. Ambulance Service Fees.

The Village of Palatine shall charge a user service fee for transport by Fire Department ambulances as provided in the fee schedule supplement to the Palatine Code of Ordinances.

(Ord. O-121-17, 12/4/17)

Sec. 7-81. Billing and Collection of Ambulance Service Fees.

Billing and collection of fees for ambulance service shall be done by, or caused to be done by, the Village Manager or his or her designee.

Sec. 7-82. Other Emergency Response Service Fees.

The Village of Palatine shall charge a user service fee for emergency response by the Fire Department as provided in the fee schedule supplement to the Palatine Code of Ordinances.

Sec. 7-83. Billing and Collection of Emergency Response Service Fees.

Billing and collection of fees for emergency responses by the Fire Department shall be done by, or caused to be done by the Village Manager or his or her designee.

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Chapter 7 FIRE PREVENTION AND PROTECTION*

***Cross reference(s)--**Police and fire commission, Ch. 2, Art. XX; police pension board, Ch. 2, Art. XXI; firemen's pension fund, Ch. 2, Art. XXII; buildings and building regulations, Ch. 6; garbage and refuse, Ch. 8; housing, Ch. 10; false fire alarms prohibited, 12-8; firefighting appliances required in public buildings, 12-116

Editor's Note: Chapter 7 was replaced by Ord. No. 0-13-99 passed on February 22, 1999.

Editor's Note: Article III was replaced in its entirety by Ord. No. 0-84-02, passed on May 28, 2002 with an effective date of July 1, 2002.

Editor's Note: A new Article V. Ambulance Service Fees was added by Ord. 0-132-03, passed on June 2, 2003, effective July 1, 2003

Editor's Note: Chapter 7 was replaced in its entirety by Ord. 0-200-07, passed on December 3, 2007, retroactive to January 1, 2007.

Art. I. In General, §§ 7-1--7-15
Art. II. Fire Department, §§ 7-16--7-37
Art. III. Fire Prevention, §§ 7-38--7-66
Div. 1. Codes, §§ 7-41--7-50
Div. 2. Fire Prevention Division, §§ 7-51--7-60
Div. 3. Fire Lanes, §§ 7-61--7-63
Div. 4. Flammable Liquids, §§ 7-64--7-66
Art. IV. Enforcement and Penalties, §§ 7-67--7-68
Art. V. Ambulance and Emergency Response Service Fees, §§ 7-80—7-81; 7-82—7-83

ARTICLE I. IN GENERAL

Sec. 7-1. Enforcement of Chapter Provisions.

It shall be the duty of all police officers of the village to see that provisions of this chapter are enforced and to arrest on view any person who shall be found violating any of the provisions of this chapter, or who shall hinder, resist or refuse to obey any officer of the fire department in the discharge of his or her duty. Whoever shall willfully or negligently break, deface, or in any manner injure any fire engine, hose equipment or other fire apparatus belonging to the village or shall remove any such part of such engine or other fire apparatus or in any manner interfere with the same when being used by fire department personnel shall be legally charged. It shall be unlawful for any person to enter fire stations or any place where equipment or apparatus of the fire department is stored at any time, except on business pertaining to the fire department or other village business. (Ord. No. O-107-76, § 1, 12-13-76)

Editor's note--(Ord. No. O-107-76, § 1, amended Ch. 7 by adding provisions designated as § 7-29. The editors re-designated such provisions as § 7-1 for purposes of classification.

Sec. 7-2. Reserved.

Editor's note--Ord. No. O-88-91, § 1, adopted June 24, 1991, deleted § 7-2, which pertained to agreements for fire and paramedic services with state and federal facilities, and derived from Ord. No. O-180-88, §1, adopted Dec. 27, 1988.

Secs. 7-3--7-15. Reserved.

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ARTICLE II. FIRE DEPARTMENT*

***Editor's note--**Ord. No. O-107-76, § 1, enacted Dec. 13, 1976, repealed former Art. II, § 7-16--7-28, relative to the fire department, and enacted in lieu thereof a new Art. II pertaining to the same subject matter. Formerly Art. II was derived from Code 1961, § 6.107--6.112; Ord. No. O-101-74, § 2, adopted Dec. 30, 1974; and Ord. No. O-46-76, § 1, adopted April 29, 1976.

Cross reference(s) Fire and Police Commission, Ch. 2, Art. XX; Firemen's Pension Fund, Ch. 2, Art. XXII.

Editor's Note: Ordinance 0-16-02 passed on 1/28/02 replaced Secs. 7-16 through 7-18.

Sec. 7-16. Creation; Composition.

There is hereby created a Fire Department for the Village of Palatine which shall consist of the Fire Chief and as many employees as the Corporate Authorities may designate from time to time. (Ord. No. O-107-76, ' 1, 12-13-76) (Ord. 0-16-02, §2, 1/28/02; Ord. 0-210-06, §1, 12/4/06; Ord. 0-200-07, §1&2, 12/3/07, retroactive to 1/1/07)

Sec. 7-17. Appointment and Removal of Fire Chief.

The Fire Chief shall be appointed by the Village Manager. The Fire Chief shall serve at the pleasure of the Village Manager and may be removed by the Village Manager at any time thereafter. (Ord. No. O-107-76, ' 1, 12-13-76; Ord. No. O-48-78, ' 1, 6-12-78) (Ord. 0-16-02, §2, 1/28/02; Ord. 0-210-06,
§1, 12/4/06; Ord. 0-200-07, §1&2, 12/3/07, retroactive to 1/1/07)

Sec. 7-18. Supervision and Control of the Fire Chief.

The Village Manager shall be the immediate supervisor of the Fire Chief, and all policies, directives and orders from the Village government to the Fire Chief shall be made by or transmitted through the Village Manager as the chief administrative officer of the Village government. The Fire Chief shall report directly to the Village Manager and not to the Corporate Authorities or to individual members thereof. (Ord. No. O- 107-76, ' 1, 12-13-76) (Ord. 0-16-02, §2, 1/28/02)

Sec. 7-19. Powers and Duties of the Fire Chief Generally.

The Fire Chief shall direct the administration and operations of the fire department, and in addition to policies transmitted to the Fire Chief by the Village Manager, shall establish such other policies, directives, rules and regulations and operations of the fire department as determined by the Fire Chief, and provided in written or electronic form to all employees. The Fire Chief shall serve as appointing authority for appointments to the positions of Deputy Chief, Division Chief, Battalion Chief, Engineer, and the Fire Marshal and shall have the power to suspend, demote, or dismiss any employee, with the concurrence of the Village Manager, consistent with the provisions of this Code governing the Fire and Police Commission, Chapter 2, Article XX, the Village work rules, and the collective bargaining agreement between the Village of Palatine and the Local 4588. (Ord. No. O-107-76, § 1, 12-13-76; Ord. No. 0-210-06, §2, 12/4/06; Ord. 0-200-07, §1&2, 12/3/07, retroactive to 1/1/07)

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Sec. 7-20. Civil Service Exempt Command Positions.

The Fire Chief, with the concurrence and the approval of the Village Manager, shall have the authority to recruit and appoint individuals to civil service exempt command positions within the Fire Department including the position of Deputy Chief, Division Chief, Battalion Chief, and the Fire Marshal. Civil service exempt command positions will not have certified status and rights. Individuals appointed to exempt command positions shall serve at the pleasure of the Fire Chief and may be removed by the Fire Chief at any time with the concurrence of the Village Manager. If an individual is appointed to such a position who holds certified status within the Fire Department in another position, the individual shall retain a guaranteed right to return to the former position with the certified status upon termination from the exempt command position, subject to section 2-380 of this Code. (Ord. No. O-107-76, § 1, 12-13-76)

Sec. 7-21. Dismissals.

No full time, certified member of the Fire Department shall be dismissed until after a hearing by the Fire and Police Commission, in accordance with its rules and the provisions of Chapter 13 of this Code and the collective bargaining agreement between the Village of Palatine and the Local 4588. With the consent of the Village Manager, the Fire Chief, without the requirement of a hearing, shall have the power to dismiss a firefighter who is serving in an original appointment probationary period. (Ord. No. O-17-76, § 1, 12-13-76)

Sec. 7-22. Rules and Regulations.

The Fire Chief shall make, prescribe, publish, and enforce rules and regulations for the guidance of the members of the Fire Department. Such rules shall be binding on all members of the Fire Department. The Fire Chief may change such rules from time to time as circumstances warrant. (Ord. No. O-107-76, § 1, 12-13-76)

Sec. 7-23. Supervision over Department and Equipment.

The Fire Chief shall have the control, subject to the order and direction of the Village Manager, of the Fire Department and all fire and emergency services apparatus belonging to the Village. Whenever any fire apparatus needs repair, the Fire Chief or his or her designee shall order repair to be done without delay. (Ord. No. O-107-76, § 1, 12-13-76; Ord. No. 0-210-06, §3, 12/4/06; Ord. 0-200-07, §1&2,
12/3/07, retroactive to 1/1/07)

Sec. 7-24. Incident Command.

The Fire Chief or his or her designee shall designate an on-duty member of the Fire Department to assume the Shift Commander position. The Shift Commander shall take command of the emergency incident and direct the members thereof in the best manner possible. The officer in command at a fire/emergency incident, may cause buildings to be removed, torn down, or destroyed when he deems it necessary to do so in the interests of safety. (Ord. No. O-107-76, § 1, 12-13- 76)

Sec. 7-25. Records.

The Fire Chief or his or her designee shall keep or cause to be kept a record of the attendance of the members and record of all fire and emergency medical calls in accordance with the standards established and enforced by the Local Records Commission. (Ord. No. O-107-76, § 1, 12-13-76)

Sec. 7-26. Duties of Fire Department Generally.

It shall be the function and duty of the Fire Department and every member thereof to extinguish intentional and accidental destructive fires and to prevent the occurrence or spread of such fires. Duty assignments, including emergency medical services duties, fire suppression-related duties, special rescue duties, public education, and fire prevention, shall be made for members of the Fire Department by the Fire Chief. All such duty assignments shall be at the discretion of the Fire Chief with concurrence by the Village Manager, not to exceed an average of 50.15 hours per week without overtime remuneration according to established rules. (Ord. No. O-107-76, § 1, 12-13-76; Ord. No. O-

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59-83, § 1, 9-12-83; Ord. No. 0-210-06, §4, 12/4/06; Ord. 0-200-07, §1&2, 12/3/07, retroactive to 1/1/07; Ord. No. O-63-23, 05/15/23)

Sec. 7-27. Obedience to Orders.

Any firefighter in attendance at a fire, or other emergency incident, who shall neglect or refuse to obey the order of the officer in command at such emergency incident, may be suspended or dismissed by the Fire Chief or his or her designee, consistent with the provisions of this Code governing the Fire and Police Commission, and the collective bargaining agreement between the Village of Palatine and the Local 4588. Chapter 2, Article XX. (Ord. No. O-107-76, § 1, 12-13-76)

Secs. 7-28--7-37. Reserved.

(Ordinance No. O-63-23, 05/15/23)

ARTICLE III. FIRE PREVENTION*

*** Cross reference(s)--**Burning of refuse, etc. prohibited, § 8-4; open fires prohibited, § 12-4; Prohibited except in fireplace; § 12-42; Grass fires: permit required, 12-43 Regulations, Chapter 12 Article III, IV and VII, Appendix B 6.06 (c). Addressing, Appendix B 8.06 (d) Fire Hydrants, 12-41; grass fires prohibited, § 12-42.

Editor's Note: Article III was replaced in its entirety by Ord. No. 0-84-02, §§4-6, passed on May 28, 2002 with an effective date of July 1, 2002.

DIVISION 1. CODES

State law reference(s)--Power to incorporate technical codes by reference, 50ILCS220/1.

Sec. 7-38. Minimum Standards.

(a) The following list of codes, subsequent supplements, and Palatine amendments are hereby adopted by reference:

(1) Life Safety Code, NFPA 101, 2015 Edition.

(2) International Fire Code, 2015 Edition (with noted amendments). (Ord. 0-57-06, §1, 3/20/06, eff. 6/1/06; Ord. 0-70-11, §1, 6/20/11, Ord O-94-18; 08/13/18-eff. 01/01/19)

(a) Appendix C Fire Hydrant Locations and Distributions

(b) Appendix D, Fire Apparatus Access

(c) Appendix I, Fire Protection Systems – Noncompliant Conditions

(d) Appendix J, Building Information Sign

(3) 2018 NFPA 1 Section 50.7

Sec. 7-39. International Fire Code, 2015 Edition.

The International Fire Code, 2015 Edition, is hereby adopted with the following amendments: (Ord. 0-57-06, §2, 3/20/06, eff. 6/1/06, Ord. 0-70-11, §1, 6/20/11, Ord. O-94-18, 08/13/18-eff. 01/01/19)

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Sec. 7-39.01. Board of Appeals.

Section 108 shall be deleted (Ord. O-94-18, 08/13/18-eff. 01/01/19)

Sec. 7-39.1. Open Burning.

Section 308.1.4 Open-flame cooking devices; shall be deleted in its entirety. (Ord. No. 0-70-13, §1, 6/10/13)

Sec. 7-39.2. Vacant Premises.

Section 311.2.2 Fire protection in vacant buildings; delete all exceptions.

Sec. 7-39.3. Fire Alarm and Detection Systems.

Delete the exceptions in the following sections as noted: 907.2.1, delete exception; 907.2.2, delete exception; 907.2.4, delete exception; 907.2.6, delete exception; 907.2.6.1, delete both exceptions; 907.2.7, delete exception; 907.2.8.1, delete exception 2; 907.2.9, delete exception 2.

(a) In all buildings where fire sprinklers and/or fire alarms are required interior horn/strobe units, and exterior strobe(s) tied to a smoke detector shall be installed. This requirement includes existing buildings and units of all use classifications when there is a tenant change or interior build-out. All devices shall be installed per the requirements of NFPA 72. (Ord. 0-57-06, §3, 3/20/06, eff. 6/1/06)

Section 7-39.4. Fireworks

Sec. 7-39.4.1. Definitions.

"Fireworks" means and includes any explosive composition, or any substance or combination of substances, or article prepared for the purpose of producing a visible or audible effect of a temporary exhibitional nature by explosion, combustion, deflagration or detonation, and shall include blank cartridges, toy cannons in which explosives are used, the type of balloons which require fire underneath to propel the same, firecrackers, torpedoes, skyrockets, roman candles, bombs, sparklers or other fireworks of like construction and any fireworks containing any explosive compound, or any tablets or other device containing any explosive substances, or containing combustible substances producing visual effects; provided, however, that the term "fireworks" shall not include snake or glowworm pellets; smoke devices; trick noisemakers known as "party poppers", "booby traps", "snappers", "trick matches", "cigarette loads", and "auto burglar alarms"; or toy pistols, toy canes, toy guns, or other devices in which paper caps containing twenty-five hundredths grains or less of explosive compound are used, providing they are so constructed that the hand cannot come in contact with the cap when in place for the explosion, and toy pistol paper caps which contain less than twenty-hundredths grains of explosive mixture. (Code 1961, §24.102; Ord. 0-69-13 §2, 6/10/13; Ord. No. O-63-23, 05/15/23)

Sec. 7-39.4.2 Prohibitions.

No person shall have, keep, store, use, manufacture, assemble, mix, sell, discharge, handle, or transport any fireworks; provided, however, that nothing in this section shall be held to apply to the possession or use of signaling devices for current daily consumption by railroads. (Code 1961, §24.103; Ord. 0-49-05, §1, 3/14/05; Ord. 0-69-13 §2, 6/10/13; Ord. No. O-63-23, 05/15/23)

Section 5601.1.3 of the 2015 Edition International Fire Code shall be amended to read as follows:
(Ord. 0-57-06, §4, 3/20/06, eff. 6/1/06, Ord. 0-70-11, §1, 6/20/11; Ord O-94-18, 08/13/18 eff. 01/01/19)

5601.1.3 Fireworks. The possession, manufacture, storage, sale, handling and use of fireworks, including sparklers, are prohibited.

Exceptions:

1. Storage and handling of fireworks as permitted in Section 5604.
2. Manufacture, assembly and testing of fireworks as permitted in Section 5605.

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3. The use of fireworks for display as permitted in Section 5608.
4. The possession, storage, sale, handling and use of specific types of Division 1.4g fireworks where allowed by applicable local or state laws, ordinances and regulations provided such fireworks comply with CPSC 16 CFR, parts 1500-1507, and DOT 49 CFR, parts 100-178, for consumer fireworks.

(Ord. 0-98-05, §1, 5/16/05, Ord. O-94-18, 08/13/18-eff. 01/01/19)

Sec. 7-39.4.3. Penalties.

Any person who violates any provision of Section 7-39.4.2 shall be fined not less than seventy-five dollars ($75.00) nor more than seven hundred fifty dollars ($750.00). (Code 1961, §24.106; Ord. 0-49-05, §2, 3/14/05; Ord. 0-69-13 §2, 6/10/13; Ord. O-124-17, 12/4/17)

Sec. 7-39.5. Indoor Pyrotechnic Displays.

Indoor pyrotechnic displays shall not be allowed.
(Ord. 0-25-08, §2, 2/19/08)

Sec. 7-39.6. Application for Outdoor Pyrotechnical Displays.

a) The firing or shooting off of any fireworks shall be permitted upon the issuance of a permit by the Fire Prevention Division and shall have been granted and permitted by the Village Manager prior to issuance of a permit. (Ordinance O-63-23, 05/15/23)

b) All outdoor fireworks displays shall be electronically fired from an approved electronic firing unit, and all fireworks displays shall comply with the NFPA 1123, 2014 edition. (Ord. No. 0-69-13 §1, 6/10/13, Ord. O-94-18; 08/13/18-eff. 01/01/19; Ord. No. O-63-23, 05/15/23)

c) Application for permits for the discharge of fireworks or for pyrotechnical displays shall be in writing to the Fire Prevention Division; submitted thirty (30) days in advance of the show date and shall include a scaled diagram of the location where the exhibition will be held; drawings to include the location and distances of all buildings, roadways, overhead wires and obstructions, audience viewing areas, and projected fall out areas for aerial rocket debris, and a copy of the pyro-technicians State and Federal licenses.

The Fire Prevention Division shall upon receipt of such applicant's permit refer the same to the Chief of Police and the Chief of the Fire Department who shall have an inspection made of the premises at the location given in said application where it is proposed to give such public display of fireworks, and if in the judgment of the Chief of Police and the Chief of the Fire Department it would not be hazardous to surrounding property or dangerous to any person or persons to permit such public display of fireworks at such location, they shall approve such application and return the same to the Fire Prevention Division, and in turn the approved application shall be forwarded to the Village Manager for final consideration. The permit will be issued by the Fire Prevention Division on the day of the event, after an inspection of the site, equipment, and product has been approved. Such permits shall designate the kinds and quantities of fireworks to be used at such public display, and no other kinds and no greater quantities of fireworks than therein specified shall be used at such public display. (Ord. No. 0-69-13 §1, 6/10/13)

Sec. 7-39.7. Insurance Requirements.

No pyrotechnical exhibition shall be held unless the proprietor thereof or pyrotechnic company has in force a public liability insurance policy in the amount of at least five million dollars ($5,000,000) listing the Village as an additional insured party; a certificate showing such insurance shall be filed

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with the Village Manager at least fifteen days (15) days prior to such exhibitions; or other documentation as required by the Village. In addition to the Certificate of Insurance, the pyrotechnic company must provide any necessary endorsements within at least fifteen days (15) days prior to such exhibitions. (Ord. No. 0-69-13 §1, 6/10/13; Ord. No.O-63-23, 05/15/23)

Sec. 7-39.8. Nitro-glycerine; T.N.T. Prohibited; Exception; Storage Limit.

It shall be unlawful to keep or store any nitro-glycerine or the explosive commonly known as T.N.T. in the village in any quantities, excepting for medicinal or laboratory purposes and for such purposes no more than one-quarter (1/4) ounce shall be stored in any one (1) building or premises. (Ord. No. 0-69-13 §1, 6/10/13)

Sec. 7-39.9. Rules of State Fire Marshal to Govern.

All explosives must be kept or stored in accordance with the rules of the State Fire Marshal, subject to the provisions of this article. (Ord. No. 0-69-13 §1, 6/10/13)

Sec. 7-39.10. Reserved.

Sec. 7-39.11. Deleted Articles.

The following articles in NFPA 1123, 2014 edition shall be deleted:
8.1.6.2 Delete this article entirely
8.2.6 Delete this article entirely
8.2.9.2.2 Delete this article entirely
(Ord. No. 0-69-13 §1, 6/10/13, Ord. O-94-18, 08/13/18-effective 01/01/19)

Sec. 7-39.12. Tents and Membrane Structures.

In addition to the requirements found in the International Fire Code related to Tent and Membrane Structures, these shall apply:

a) Tents and Membrane Structures erected on streets or parking lots shall have barriers to deter vehicle impact as defined in the IFC 312.3.

b) Tents and Membrane Structures shall display a sign(s) stating “In the Event of Severe Weather, Evacuate Tent and Seek Shelter”. Sign shall be a minimum of 2 feet by 2 feet.

(Ord. No. O-63-23, 05/15/23)

Sec. 7-40. Fire Protection.

Sec. 7-40.05. Sprinkler Design Safety Factor.

Sprinkler systems for NFPA 13 systems shall be designed with a minimum safety factor of 5 psi provided between the available water supply and the system flow and pressure demand and shall include hose stream allowances required by NFPA 13, 13D, and 13R. (Ord. O-94-18; 08/13/18-eff. 01/01/19)

Sec. 7.40.07. Inspection, Testing and Maintenance Records.

In addition to the requirements described in Section 901.6.2 of the 2015 International Fire Code, all inspection, testing, and maintenance records shall be submitted to the Fire Prevention

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Division in an approved manor. (Ord. O-94-18; 08/13/18-eff. 01/01/19; Ord. No. O-63-23, 05/15/23)

Sec. 7-40.1. Wood Trusses.

Wood I-joists, open web joists and metal plate connected wood trusses may be used if they are protected from the underside. Approved protection methods include ½ inch drywall ceiling, sprinklers, or U.L. fire-rated drop ceiling system.

Sec. 7-40.2. Automatic Sprinkler Systems – New Buildings.

Approved automatic fire sprinkler system, installed in accordance with NFPA 13 and/or NFPA 13R, shall be installed in all new buildings and structures regardless of the materials used in construction and/or use group classification (as defined in the International Building Code). Sprinkler systems shall be equipped with electronically monitored water flow separation zone valves and drains that will provide a means to control the systems for each commercial unit and/or floor level in the case of a multi-story residential or commercial structure. These zone valves will not eliminate the requirement for the main riser flow switch. (Ord. 0-61-05, §1, 3/21/05, Ord. O-94-18; 08/13/18 eff. 01/01/19)

Sec. 7-40.3. Fire Protection Systems – Existing Buildings.

Requirements for existing buildings that are added to, repaired, have a change in occupancy or altered shall be determined per the International Existing Building Code, 2015 Edition or as required by adopted codes. (Ord. No. 0-70-13, §2, 6/10/13, Ord. O-94-18; 08/13/18 eff. 01/01/19)

Sec. 7-40.3.5 Smoke Alarms Existing Buildings.

Where the International Property Maintenance Code allows battery-only smoke alarms, all new single- and multiple –station battery-only smoke alarms shall have a self-contained, non-removable, long-term battery in accordance with 425 ILCS 60/1. (Ord. No. O-63-23, 05/15/23)

Sec. 7-40.4. Fire Department Connections and Hydrants.

(a.) Location: Fire Department connections shall be located and be visible on a street front or in a location approved by the Fire Department. Such connections shall be located so that immediate access can be made by the Fire Department and within one hundred fifty (150) feet of a fire hydrant. Fire Department connections shall not be obstructed by fences, bushes, trees, walls or any other similar object.

(b.) Private Fire hydrants.

(1) Design.

a. Fire hydrants shall match the hydrants generally installed in the village's water system and shall be furnished by a manufacturer considered standard by the village as specified in the supplement to the subdivision regulations.

b. Only breakaway hydrants shall be used.

c. Each fire hydrant shall be the compression type with a five and one-fourth (5 ¼) inch minimum size main valve assembly, O-ring seals, two (2) two and one-half (2 ½) inch hose nozzles and a four and one-half (4 ½) inch pumper nozzle with National Standard threads, a National Standard operation nut, and a breakaway

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ground level flange, and conforming to the latest revised requirements of AWWA Specification C 502.

d. Each hydrant shall be provided with a six (6) inch auxiliary gate valve and a two (2) foot length of six (6) inch pipe between the hydrant and valve.

i. Two (2) three-fourth (3/4) inch threaded steel rods with hex nuts shall be installed to tie the auxiliary gate valve to the water main and connecting tee.

ii. Auxiliary valves shall be provided with valve boxes with covers marked "water".

(Ord. No. O-63-23, 05/15/23)

Sec. 7-40.5. Sprinkler System Monitoring and Alarms.

(a.) Alarm, supervisory and trouble signals shall be distinctly different and shall be automatically transmitted to the Palatine Fire Department remote receiving station as defined in NFPA 72.

(b.) Strobe lights at the sprinkler connection: There shall be an electronic audio-visual device located on the exterior wall above all new fire department sprinkler and/or standpipe connections which shall activate when water is flowing. The device shall be specified for outdoor use (weatherproof) and must be visible from the street or driveway.

Sec. 7-40.6. Standpipe Systems.

(a.) In buildings exceeding 10,000 square feet in area per story, Class I automatic wet or manual wet standpipes shall be provided where any portion of the building's interior area is more than 150 feet of travel, vertically and horizontally, from the nearest point of fire department vehicle access.

(b.) Where the most remote portion of a floor or story is more than 150 feet from a hose connection, the fire prevention official is authorized to require that additional hose connections be provided in approved locations.

Sec. 7-40.7. Fire Alarm and Detection Systems.

All required fire alarm systems shall transmit trouble and fire signals directly to the Palatine Fire Department remote receiving station by a wireless transmitter in accordance with NFPA 72, only equipment certified and approved by the remote receiving station, and/or it's designated proprietor may be installed. (Ord. 0-61-05, §1, 3/21/05; Ord. 0-210-06, §4, 12/4/06; Ord. 0-200-07, §1&2, 12/3/07, retroactive to 1/1/07, Ord. O-94-18; 08/13/18 eff. 01/01/19)

Sec. 7-40.7.1 Commercial Cooking Suppression Systems.

All new, upgraded or modified existing commercial kitchen hood equipment protected by an automatic fire suppression system as required by section 904 of the International Fire Code (IFC) shall have the system monitored electronically by an approved fire alarm installed per the requirements of NFPA 72. The fire panel shall be a direct tie to the Palatine Fire Department per the requirements of this section. Audiovisual devices shall be installed; one in the kitchen area, and if applicable in the dining areas. (Ord. 0-25-08, §2, 2/19/08)

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Sec. 7-40.7.5 Clothes Dryer Exhaust.

a) Property/business owners of commercial properties shall inspect clothes dryer exhaust piping and ducts systems annually, or when an impairment is suspected. If during the inspection, it is found that an accumulation of lint or debris is present, the exhaust piping or duct systems shall be cleaned or replaced. Records of inspection and or cleaning shall be maintained by the property/business owner and provided to the Palatine Fire Prevention Division in an approved format on request.

b) Property owner/association of multi-family occupancies shall have the clothes dryer common vent stack(s) inspected annually or when an impairment is suspected. If during the inspection, it is found that an accumulation of lint or debris is present, the common vent stack shall be cleaned. Records of inspection and or cleaning shall be maintained by the property owner/association and provided to the Palatine Fire Prevention Division in an approved format upon request.

(Ord. No. O-63-23, 05/15/23)

Sec. 7-40.8. Curtain Boards and Smoke Venting Requirements.

Curtain boards and smoke venting areas for Groups F-1 and S-1 as defined in the International Building Code, 2015 Edition shall not exceed 20,000 square feet. (Ord. 0-57-06, §5 3/20/06, eff. 6/1/06, Ord. 0-70-11, §1, 6/20/11, Ord. O-94-18; 08/13/18 eff. 01/01/19)

Sec. 7-40.8.01 Dedicated Sprinkler Riser Room.

Dedicated sprinkler riser rooms shall be present for all new strip retail centers, speculative warehouses, or any other multiple family or tenant buildings. These rooms shall follow the specifications of IFC 901.4.6. In addition, such rooms shall:

a) Be located on the ground floor in an approved location directly accessible from the exterior. The door shall be a minimum of 36” wide and labeled as the Sprinkler or Sprinkler / Alarm.

b) Have a minimum of a 36” wide paved surface to provide access to the door.

c) Be of a size that will allow a minimum of 36" clear space at the front and 18" on the remaining sides of all risers, 36-inch clearance in front of the fire alarm panel(s) and around all portions of the fire pump assembly. Permanent floor markings shall be provided to define said clear space.

d) Be provided with lighting hard-wired to the building electrical system, emergency lighting, and hardwired permanent heat.

e) Be monitored by a low temperature alarm tied to the fire alarm system.

f) Have wall construction matching the demising wall construction for separation of tenant spaces.

Sec. 7-40.9. Fire Department Access to Secured Buildings.

a) A “Knox” box(es), as approved by the Fire Prevention Division, shall be installed on all buildings with a required fire alarm system, and on any building where immediate access by the Fire Department is deemed necessary. The location(s) shall be approved by the Fire Prevention

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Division. The box(es) shall contain keys, properly identified, which allow access to all portions of the building. A three-foot wide clear and unobstructed path shall be provided and maintained to access the Knox box. (Ord. O-94-18; 08/13/18 eff. 01/01/19)

New apartment and condominium buildings shall provide an appropriately sized Knox box in an approved location inside the building, which the owner/resident can place a key in for emergency access to their unit. This Knox box is in addition to any required Knox box on the exterior of the building.

Sec. 7-40.10. Reserved.

(Ord. No. 0-127-09, §3, 11/16/09)

Sec. 7-40.11. Special Emergency Electrical Wiring Requirements.

Structures thirty-five feet in height and/or four stories and higher shall be provided with non-energized wiring to provide emergency power for firefighting and other fire department use. Non-energized interconnected outlets shall be located in each stairwell and at each floor level including the ground level.

(a) Provide a National Electrical Manufacture's Association approved red exterior grade male twist lock receptacle, compatible with the fire department cords and generators, and a weather tight snap cover adjacent to the Fire Department siamese connection, on the outside of the building. The location shall be approved by the Fire Prevention Division and not obstruct access to the siamese connection. (Ord. O-94-18; 08/13/18 eff. 01/01/19)
(b) Provide a National Electrical Manufacture's Association approved red exterior grade female twist lock receptacle, compatible with the fire department cords and generators, and with weather tight cover in each stairwell, at each floor level.
(c) If the required receptacles are not flush mounted, waterproof boxes must be provided.
(d) Structures up to one hundred feet in height shall be wired with a minimum of #8 gauge wire in ¾ inch conduit. Structures over one hundred feet in height shall be wired with a minimum of #6 gauge wire in 1 inch conduit. The conduit must be properly grounded to the neutral wire.
(e) Conduit concealed within a wall can be thin wall; heavy wall conduit must be used if the conduit is exposed.
(f) Wiring shall be three pole, 3-wired grounded circuit conforming to the National Electrical Code.
(g) The plug shall be a standard 20 amp twist lock, L520P (Male) and L520C (Female). (Ord. No. 0- 23-10, §1, 3/15/10, Ord. O-94-18; 08/13/18 eff. 01/01/19)

Sec. 7-41. Regular Fire and Life Safety Inspections.

It shall be the responsibility of the Fire Prevention Division to conduct regular fire and life safety inspections in all buildings or business types (except single-family and two-family homes). The purpose of these inspections is to ensure a reasonable level of life safety and protection of property from the hazards of fire, explosion, or dangerous conditions in new and existing buildings, structures, and premises, and to provide safety to fire fighters and emergency responders during emergency operations. All violations shall be corrected within thirty (30) days of the initial inspection. Those conditions determined to be imminent life safety hazards shall be corrected immediately. Fees related to the Regular Fire and Life Safety Inspections shall be included in the Village's Fee Schedule. In addition to the applicable inspection fees, citations may be issued to building and/or business owners for any violations that have not been corrected.

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Sec. 7-42. Same--Copies to be on File.

The Fire Prevention Division shall keep a copy of said codes on file in their office. (Code 1961, 6.205; Ord. 0- 200-07, §1&2, 12/3/07, retroactive to 1/1/07)

Sec. 7-43. AutoCAD Drawing.

Any persons submitting plans for a new building, addition to, or remodel of an existing building, shall submit an AutoCAD file of the base plans at the time of permit application. (Ord. O-94-18; 08/13/18 eff. 01/01/19)

Secs. 7-44--7-50. Reserved.

(Ordinance O-63-23, 05/15/23)

DIVISION 2. FIRE PREVENTION DIVISION

Sec. 7-51. Power of Fire Chief to Designate.

The Chief of the Fire Department shall designate such members of the Fire Department as he or she deems necessary to serve as a Fire Prevention Division for the Village. (Code 1961, 6.203;

(Ord. 0-210-06, §5, 12/4/06; Ord. 0-200-07, §1&2, 12/3/07, retroactive to 1/1/07; Ordinance O-63-23, 05/15/23)

Secs. 7-52--7-60. Reserved.

DIVISION 3. FIRE LANES

Sec. 7-61. Defined.

For purposes of this division "fire lane" shall mean any public street, alley, driveway, roadway or easement of access, or with the consent of the owner, any privately-owned street, alley, driveway, roadway or easement of access which is to be maintained free from obstruction so as to provide ready access for fire fighting vehicles and equipment. (Code 1961, 6.301)

Sec. 7-62. Established.

Fire lanes may be established from time to time at locations designated by the Mayor and Village Council by ordinance. (Code 1961, 6.302)

Sec. 7-63. Parking Prohibited.

It shall be unlawful to park in or otherwise block or obstruct any portion of the fire lanes so designated at any time. Signs shall be erected to identify such fire lanes and to serve notice that parking is prohibited therein. (Code 1961, 6.303)

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DIVISION 4. FLAMMABLE LIQUIDS

Sec. 7-64. Illinois Gasoline Storage Act.

There is hereby adopted the Regulations contained in the Illinois Gasoline Storage Act as amended from time to time. (430 ILCS 15/2).

Sec. 7-65. Notification of State Inspections Required.

The Owner or Operator of an underground storage tank system or any person removing or installing such a system shall provide notice to the Fire Department of said activity within 24 hours of scheduling said activity with the State Fire Marshall.

Sec. 7-66. Above Ground Storage Tanks.

All above ground flammable/combustible storage tanks shall meet the requirements outlined in the International Fire Code Section 5704.

ARTICLE IV. ENFORCEMENT AND PENALTIES

Sec. 7-67. Stop Work Order.

(a) It shall be unlawful for any owner, agent, contractor, subcontractor or builder engaged in developing property pursuant to a permit issued by the Village to make any departure from or violate:

(i) Any ordinance or code of the Village;

(ii) Any conditions attached to a special use ordinance, planned unit development ordinance, variation, or annexation agreement;

(iii) Any federal, state or other local law or ordinance;

(iv) Commit any fraud or make any misrepresentation or false statement in an application for a license or permit; or

(v) Cause a nuisance or danger to the public health, safety or welfare.

Any such departure from or violation of such ordinance, code, condition or threat to the public welfare or law shall operate to void the permit which has been issued for such work.

(b) The Manager, Fire Marshal or their designee without delay, shall issue a stop work order directing that all persons engaged in the work permitted under the permit shall cease and desist immediately until such time as the Manager, Fire Marshal or their designee has either received satisfactory evidence that the work to be performed will be done in accordance with such ordinance, codes, conditions, laws or the public welfare until the Corporate Authorities have acted on the matter pursuant to either paragraph (c) or (d).

(c) The Manager may refer the matter of continuing the stop work order to the Corporate Authorities for further proceedings. The Corporate Authorities shall have the authority to:

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(i) Continue in effect the stop work order;

(ii) Lift the stop work order;

(iii) Impose additional requirements as conditions to lifting the stop work order; and/or

(iv) Any other relief consistent with the public welfare.

(d) Any person aggrieved by the decision of the Manager in regard to the issuance of a stop work order or refusal to rescind the same shall have the right to appeal to the Corporate Authorities. Such appeal shall be taken by filing with the Manager, within five days after receipt of a stop work order or after the Manager's refusal to rescind such an order, a written statement under oath setting forth specifically the grounds for appeal. The Corporate Authorities shall appoint a hearing body to be composed of the Mayor or the Mayor's designee and two Council Members who shall thereupon set the time and place for a hearing of such appeal and notice of such hearing shall be given to the appellant. The hearing body shall make a recommendation to the Corporate Authorities which shall render a decision on such appeal which shall be final. Any appeal from a decision of the Corporate Authorities shall be made directly to the Circuit Court of Cook County pursuant to the Administrative Review Act (735 ILCS 5/3-101, *et seq*.).

(e) All costs and expenses including but not limited to court reporter's fees and attorneys' fees incurred by the Village in connection with any appeal of a stop work order shall be taxed to the appellant and shall be paid by the appellant as a condition to reinstatement of the permit.

(f) The authority to issue a stop work order shall be in addition to any other relief available to the Village.

Sec. 7-68. Penalties.

Any person, firm or corporation who violates, disobeys, omits, neglects, or refuses to comply with, or who resists the enforcement of any of the provisions of this ordinance, shall, upon conviction, be fined not less than fifty dollars ($50.00) nor more than seven hundred fifty dollars ($750.00) for such offense, and a separate offense shall be deemed committed on each day during or which a violation occurs or continues.

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ARTICLE V. AMBULANCE AND EMERGENCY RESPONSE SERVICE FEES

(Editor's Note: Ord. No. O-204-06 passed on December 4, 2006, replaced Sec. 7-80 in its entirety.)
(Editor's Note: Ord. No. O-49-17 passed on April 17, 2017, added Sections 7-82 and 7-83)

Sec. 7-80. Ambulance Service Fees.

The Village of Palatine shall charge a user service fee for transport by Fire Department ambulances as provided in the fee schedule supplement to the Palatine Code of Ordinances.

(Ord. O-121-17, 12/4/17)

Sec. 7-81. Billing and Collection of Ambulance Service Fees.

Billing and collection of fees for ambulance service shall be done by, or caused to be done by, the Village Manager or his or her designee.

Sec. 7-82. Other Emergency Response Service Fees.

The Village of Palatine shall charge a user service fee for emergency response by the Fire Department as provided in the fee schedule supplement to the Palatine Code of Ordinances.

Sec. 7-83. Billing and Collection of Emergency Response Service Fees.

Billing and collection of fees for emergency responses by the Fire Department shall be done by, or caused to be done by the Village Manager or his or her designee.

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