



PLANNING AND ZONING COMMISSION

JUNE 23, 2026 AT 7:00 PM

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

AGENDA

REGULAR MEETING

7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Draft 6-9-2026 Minutes

IV. PUBLIC HEARING

- A. 366 N. Quentin Road - to be continued to the July 14, 2026 Planning and Zoning Commission Meeting.
 - 1. Preliminary/Final Planned Development to permit a 3-lot Single Family Residential Development.
 - 2. Preliminary/Final Plat of Subdivision to permit a 3-lot Single Family Residential Development.
 - 3. Rezoning from R-1 Single Family Residential to Planned Development
- B. 1304 N. Doe Road
 - 1. Special Use for a setback reduction for a privately recorded building line; and
 - 2. Variation for the maximum driveway width to be 35 feet, instead of the maximum allowed for a 2-car garage of 30 feet.

V. PUBLIC COMMENT

VI. COMMUNICATIONS

VII. ADJOURNMENT



PLANNING AND ZONING COMMISSION

JUNE 9, 2026 AT 7:00 PM

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

MINUTES

REGULAR MEETING

7:00 PM

I. CALL TO ORDER

Chairperson Wood called the Meeting to Order at 7:00 PM

II. ROLL CALL

PRESENT :	Planning & Zoning Commissioner Jan Wood, Planning & Zoning Commissioner Cindy Roth Wurster, Planning & Zoning Commissioner Tim Schubert, Planning & Zoning Commissioner Stephen Fedota, Planning & Zoning Commissioner Eric Friedman, Planning & Zoning Commissioner Patrick Noonan, Planning & Zoning Commissioner Rodney Bettenhausen
ABSENT :	Planning & Zoning Commissioner Kevin Cavanaugh, Planning & Zoning Commissioner Robert Kolososki
ARRIVED :	

III. APPROVAL OF MINUTES

RESULT:	MOTION APPROVED BY VOICE VOTE
MOVER:	NOONAN
SECONDER:	BETTENHAUSEN
AYES:	Jan Wood, Cindy Roth Wurster, Tim Schubert, Stephen Fedota, Eric Friedman, Patrick Noonan, Rodney Bettenhausen
NAYES:	None

- A. Draft PZC Minutes: May 26, 2026

IV. PUBLIC HEARING

- A. 317 W. Northwest Highway

- 1. Special use to permit the operation of a massage therapy business.

No action was taken on this item, as the petitioner did not meet the required public notice requirements.

B. 1244 N. Jack Pine Court

1. Special use permitting a rear setback of 17 feet, encroaching upon the minimum required rear yard setback of 40 feet in the R-2 zoning district.

SU-000266-2026 – 1244 N Jack Pine Court – District #1

Notice was published in the Journal & Topics on May 21st, 2026 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

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

Background:

Mr. Auer provides background and states the Petitioner is requesting to construct a rear addition to the principal structure on the subject property. Requesting a Special use to permit a rear setback of 17 feet, instead of the minimum required rear yard setback of 40 feet in the R-2 zoning district, pursuant to the zoning ordinance.

Sworn in petitioner:

Petitioner: Jenna Froelich Collins and Michael Collins – 1244 Jack Pine Court (Owners)

Ms. Collins states they are requesting approval for two small single-story additions at the rear of the home. She explains that the lot has a unique configuration and that the proposed additions would encroach onto the required 40-foot rear yard setback. She notes that the home, which was constructed in 1995, is already located within the current 40-foot setback area. The additions are intended to provide additional living space for their growing family and help make the home their long-term residence.

Ms. Collins references the plat of survey and explains that the south-west portion of the rear yard contains the larger open area, while the north-west side consists primarily of a narrow walk-around area with irregular grading and large boulders. She reviews the proposed locations of the additions and their relationship to the rear setback line. She states that she has spoken with all surrounding neighbors,

including those most directly affected by the project, and all have expressed support for the proposal.

Commissioner Bettenhausen asks how the existing deck would be affected by the addition.

Ms. Collins states that the existing deck would be removed.

Commissioner Bettenhausen asks whether the deck will be replaced.

Ms. Collins states that there are no plans to replace it at this time.

Chairperson Wood asks how the addition may affect the nearest neighboring property and whether it would obstruct views, noting the presence and potential removal of mature trees between the properties.

Ms. Collins explains that the larger addition would be located behind the garage and adjacent to the rear corner of the neighboring home. She states that the project was discussed with the affected neighbors and that they expressed no concerns. She also notes that one tree would be removed as part of the project. The neighbor abutting the rear of the property was informed of the tree removal and required process and had no concerns.

Commissioner Fedota asks which neighboring properties were notified.

Ms. Collins states that the adjacent properties to the rear of the home were informed of the proposal.

Commissioner Fedota asks whether there are any existing drainage, retention, or ponding issues on the property.

Ms. Collins states that there are no significant drainage concerns. She notes that the walk-around area on one side of the home can become wet and that a sewer structure located beyond the property line directs water toward that area. However, she states that the area has never experienced flooding, standing water, or elevated water conditions.

Commissioner Friedman notes that the existing floor plan already contains a breakfast nook, kitchen, and laundry room in the area of the proposed addition. He asks about the necessity of the request, observing that the proposal appears to enlarge and open up existing spaces rather than create new functions.

Ms. Collins states that the primary purpose of the addition is to enlarge the kitchen area and provide a larger laundry room that would also function as a mudroom.

Mr. Auer provides additional information and states that the petitioner is requesting two additions at the rear of the residence. He notes that the proposal does not create any concerns related to lot coverage, building height, or area and bulk requirements. To determine the petition's alignment with Special use standards, Staff evaluated the requested encroachment into the rear yard setback and reviewed surrounding properties for consistency. He states that several nearby properties have rear setbacks that are less than the currently required 40 feet within the R-2 District. The

former zoning ordinance — active at the time of development — contemplated portions of the principal building as a permitted obstruction in the rear yard. This provision allowed for the principal structure to encroach upon the minimum 40' setback if a minimum setback of 25 feet was maintained.

He further explains that the configuration of the lot limits expansion opportunities and creates a disproportionate amount of open space on one side of the property, making alternative addition locations less practical. Staff believes the proposal is compatible with the surrounding area and meets the standards for a Special Use.

Commissioner Friedman asks whether staff reviewed the location of the existing zoning rear yard setback line relative to the current home and the proposed additions. He asks how much of the existing residence is already located within the required rear yard setback area.

Mr. Auer states that when the home was originally constructed, the Zoning Ordinance permitted up to 10 percent of the principal structure to encroach into the required rear yard setback, provided that a minimum setback of 25 feet was maintained. Staff reviewed the original standards and determined that the existing home complied with those requirements at the time of construction.

Commissioner Friedman comments that Staff is assuming compliance based on the fact that the home was legally constructed.

Mr. Auer agrees.

Staff Recommendation:

The Petitioner is requesting to construct a rear addition to the principal structure and an encroachment upon the minimum required 40-foot setback for the R-2 zoning district. At the nearest point, the proposed addition would be located 17 feet from the rear lot line. Upon review of the surrounding properties, Staff confirmed many principal structures, which are set back from the rear lot line at a distance below the required 40 feet. The proposed addition does not conflict with any additional R-2 zoning district standards. Staff recognizes the encroachment upon the rear setback is a sizable difference from the 40-foot setback, but also notes that the existing residence has a legal nonconforming rear yard setback of 27 feet. Staff also considers the lot's shape and its direct relationship to the petition. Staff believes the lot design simultaneously creates a disproportionate area of open space on one side, and is less compatible for an addition to the principal building on the south side of the lot. Accounting for the aforementioned items, Staff recommends approval of the Special Use application, subject to the following conditions:

1. The Special Use shall substantially conform to the Floor Plan and Elevations submitted by the petitioner, except as such plans may be changed to conform to the Village's Codes and Ordinances.

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

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

DISCUSSION:

Commissioner Noonan states that the subject property is a unique lot and notes that the proposal is consistent with similar properties in the surrounding area.

Commissioner Friedman states that he appreciates the geometry and topography of the lot and the limitations they create for expanding the home. He notes that the proposal does not create any concerns related to lot coverage or other bulk regulations and is focused specifically on the rear yard setback. He states that the addition is a reasonable solution that allows the family to expand the home while working within the property’s constraints.

Chairperson Wood states that the proposal represents a significant addition but notes that it is limited to a one-story structure and does not extend across the entire rear of the property. She finds the request to be reasonable, notes that no neighboring property owners have objected to the proposal, and agrees with Staff’s conclusion that the request meets the standards for a Special Use.

Commissioner Roth-Wurster states that the lot configuration is unique and that the proposed additions are appropriately tucked into the site. She believes the design is logical given the property’s limitations and notes that the project will not negatively impact surrounding property values or cause harm to neighboring properties.

Commissioner Fedota states that although the proposal reduces the rear yard setback below the current minimum requirement, the addition remains a one-story structure and will sit below the sight lines of neighboring homes due to the site’s topography. He notes that the exterior materials will match the existing residence and that the overall bulk and scale of the addition are not objectionable.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 7-0. This item will be reviewed by the Village Manager and approved if applicable or to Village Council on July 13th, 2026.

RESULT:	APPROVED BY ROLL CALL
MOVER:	Noonan
SECONDER:	Friedman
AYES:	Jan Wood, Cindy Roth Wurster, Tim Schubert, Stephen Fedota, Eric Friedman, Patrick Noonan, Rodney Bettenhausen
NAYES:	None

C. 630 N. North Court, Unit:140

1. Special use to permit the operation of a massage therapy business.

SU-000265-2026 – 630 N North Court, Unit 140 – District #6

Notice was published in the Journal & Topics on May 21st, 2026 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

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

Background:

The Petitioner is requesting approval of a Special Use to operate a business that includes massage uses. Therefore, the petitioner is requesting a Special Use to permit a massage therapy business at the subject property.

Sworn in petitioner: Yvette Sitkowski – 630 N North Court, Unit 140 - Owner

Ms. Sitkowski states that she is proposing a specialty massage business offering private, one-on-one services by appointment only. She explains that there will be no walk-in customers and no front desk operations. She anticipates seeing only a few clients per day and operating approximately five days per week, generally between 8:00 a.m. and 6:00 p.m., depending on demand. She states that her practice focuses on the health and well-being of clients through light, superficial massage techniques targeting the lymphatic system and reducing fibrosis.

Commissioner Fedota asks whether the business will utilize ultrasound equipment. Ms. Sitkowski states that no ultrasound equipment will be used.

Commissioner Fedota asks about her professional background and qualifications. Ms. Sitkowski states that she became certified several years ago and has pursued additional specialty certifications through continuing education courses and seminars. She describes her career as a lifelong learning journey and notes that she previously worked providing massage services in hotels and resorts. She has also completed additional training and educational programs related to her specialty.

Commissioner Bettenhausen asks whether she currently has an established client list.

Ms. Sitkowski states that she does not currently have a client list and hopes to build one over time.

Commissioner Bettenhausen asks whether she is certified through the Illinois Department of Public Health (IDPH).

Ms. Sitkowski states that she is certified.

Mr. Auer provides additional information and states that the petitioner is seeking Special Use approval for the proposed massage business. He notes that the proposed use is compatible with the zoning district and that all required State certifications have been provided. He states that the business is compliant with parking requirements and operates by appointment-only. Staff does not anticipate any adverse impacts or conflicts with surrounding properties.

Commissioner Friedman asks whether the proposed operation would be located within a single office suite connected to a common corridor with shared restroom facilities available.

Mr. Auer states that he is not aware of those specific operational details.

Staff Recommendation:

The Petitioner is requesting to operate a business massage therapy use at the subject property. Following the evaluation of the submitted business plan, Staff does not foresee the proposed business conflicting with the Special Use standards. Also, the proposed business does not increase the required parking facilities beyond the excess parking that is currently provided by the Renaissance subdivision. Therefore, Staff recommends approval of the proposed Special Use application, subject to the following conditions:

1. The Special Use shall substantially conform to the floor plan and business plan submitted by Yvette Sitkowski, dated 05/01/2026, except as such plans may be changed to conform to Village Codes and Ordinances.

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

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

DISCUSSION:

Commissioner Fedota states that he has no concerns regarding the proposed use. He notes that the business is expected to generate minimal parking demand and appears capable of meeting all applicable operational requirements, including hand-washing and health-related standards. He believes the use is appropriate for the building.

Chairperson Wood states that the proposed business is compatible with the other uses located within the office park. She notes that the operation will occupy a small office space, is not expected to create parking issues, and represents a reasonable start-up business. She finds that the request meets the required standards for Special Use approval.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 7-0. This item will be reviewed by the Village Manager for approval or tentatively to Village Council on July 13th, 2026.

RESULT:	APPROVED BY ROLL CALL
MOVER:	Fedota
SECONDER:	Noonan
AYES:	Jan Wood, Cindy Roth Wurster, Tim Schubert, Stephen Fedota, Eric Friedman, Patrick Noonan, Rodney Bettenhausen
NAYES:	None

V. PUBLIC COMMENT

Public Comment:

Joseph Douglas McArthur – 6006 Highland Drive, Rolling Meadows

Mr. McArthur states he is in possession of a subdivision plat of survey prepared by Murray & Moody, a certified land surveyor. He references prior direction from Mr. Ottesen to submit the document to the Public Works Department.

Chairperson Wood notes the document is on file with Public Works.

Chairperson Wood states that the Planning and Zoning Commission hears matters related to special uses and zoning relief only, and is not the appropriate body for the issues being raised. She explains that the Commission's authority is limited to land use and zoning matters.

Mr. McArthur questions whether procedural rules were provided prior to his comments and reiterates that he previously submitted the plat in PDF format per instructions from Mr. Ottesen. He also states he submitted a FOIA request for the plat of survey and was informed that no records exist.

He references Ordinance O-136-95, which he states annexed the Euclid right-of-way north of Lots 20 and 21, and asserts that his property (Lot 20) was impacted without due process or compensation due to an expansion of the right-of-way. He further states there is only a 10-foot utility easement and claims a 35-foot expansion has occurred. He contends jurisdiction is unclear between Palatine and Rolling Meadows and raises concerns regarding authority over drainage and the bike path area, stating it is unsafe and improperly authorized. He also suggests that the MWRD (Metropolitan Water Reclamation District) should be involved.

Chairperson Wood references prior discussion from a previous meeting and asks staff for any updates.

Mr. Auer states he has been briefed on the matter and has no new updates, but staff will continue to work with Mr. McArthur on the issue.

Chairperson Wood asks what the next step would be and suggests scheduling a meeting with staff to help resolve the matter.

Mr. Auer states that a meeting with administrative staff, engineering staff, and public works would be the most appropriate next step, as they are best positioned to address the technical issues raised.

Chairperson Wood reiterates that Mr. McArthur should meet with staff rather than continue bringing the matter to public comment, noting the issue is outside the Commission's jurisdiction.

Mr. McArthur declines a staff meeting and states he wishes to keep the matter on public record.

He further states he received a ruling from the Public Access Counselor dated May 11, referencing a decision by Joshua Jones. He indicates he intends to escalate the matter to the Attorney General's Office. He reiterates concerns regarding FOIA responses, ownership of easements, drainage authority, and jurisdictional responsibility. He again asserts that the bike path and easement use were not properly authorized and that there is no clear documentation of ownership or regulatory authority.

Chairperson Wood states the matter is outside the scope of the Commission and reiterates that no further discussion is appropriate within this forum.

Mr. McArthur thanks the commission for their time.

VI. COMMUNICATIONS

Mr. Auer states there was no Village Council Meeting on June 8th, 2026. The two most recent items have not been deliberated - 100 E Wood Street and 649 W Revere will be deliberated on 6/15/26.

VII. ADJOURNMENT

RESULT:	MOTION APPROVED BY VOICE VOTE
MOVER:	Noonan
SECONDER:	Schubert
AYES:	Jan Wood, Cindy Roth Wurster, Tim Schubert, Stephen Fedota, Eric Friedman, Patrick Noonan, Rodney Bettenhausen
NAYES:	None
MEETING ADJOURNED AT 8:00 PM	

366 N. Quentin Road - to be continued.

STAFF REPORT:

This item will be continued to the July 14, 2026, PZC meeting at the request of the petitioner.

ATTACHMENTS:

None

1304 N. Doe Road**STAFF REPORT:**

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Ben Vyverberg

PETITIONER: Michael Morello

PLAN NUMBER: SU-000271-2026

BACKGROUND:

The Subject Property consists of approximately 33,066 square feet (0.76 acres) and is located at the southwest corner of W. Dundee Road (Illinois State Route 68) and N. Doe Road. The property is improved with an existing single-family residence, swimming pool, and related site improvements and is zoned R-1 Single-Family Residential.

The property was originally developed in unincorporated Cook County and was annexed into the Village in 1992. The underlying subdivision, Deer Grove Subdivision, was recorded in 1955 and established a 35-foot building line along the north and east property lines of the lot. While the building line is reflected on the recorded subdivision plat, it is a private restriction and is not a Village zoning setback requirement.

The Petitioner applied for and was issued a building permit to construct a detached accessory structure in the north-west corner of the property. During the building permit review process, an as-built survey was submitted and reviewed by Village staff. The survey revealed that a small portion of the detached accessory structure encroaches onto the building line.

The property has an existing gravel driveway extending west from the existing bituminous driveway and curb cut along Dundee Road. As a condition of completing the accessory structure, the building permit required paving of the driveway, including installation of a sidewalk connection leading to the accessory structure. Therefore, the Petitioner is requesting the following:

Special Use to permit a setback reduction to 32 feet in the side yard abutting a street yard (Dundee Road), instead of the minimum required 35 feet, due to a privately recorded building line of 35 feet in Deer Grove

Subdivision, and

Variation to allow for a reconstructed driveway (serving a 2-car detached garage) to be 35 feet wide, instead of the maximum allowed 30 feet.

KEY ISSUES:

Accessory Structure Encroachment

- The approved building permit for the detached accessory structure was in compliance with all applicable Village Code requirements, including the required setbacks, and the permit was issued. However, upon submission and review of a spot survey during construction, it was determined that a small portion of the accessory structure encroaches into the privately recorded 35-foot building line.
- Per Code, the minimum required setback for the accessory structure is 25 feet (the minimum setback of the principal structure to be located in the rear yard). In the instance of a privately recorded building line, the Code requires that any building must not encroach past the building line, even though it exceeds the minimum required setback for the accessory structure by approximately 10 feet.
- Staff notes that the northwest corner of the principal structure encroaches 9 feet into the privately recorded building line. A Cook County FOIA was submitted to further determine if that encroachment required zoning relief from Cook County. As no response has yet been received, the Petitioner is proceeding forward with necessary relief.
- The Petitioner indicated that an error occurred during the layout and construction of the detached accessory structure. According to the application materials, the existing fence line was used as the primary reference point for establishing the structure's location. As a result, the northeast corner of the accessory structure was placed slightly closer to the property line than intended, creating an encroachment into the privately recorded 35-foot building line of 2.87 feet for a setback of 32.13.
- The Petitioner constructed the accessory structure to house to store pool equipment, seasonal furniture, decorations and miscellaneous storage.

Driveway Width

- The requested driveway variation is associated with the paving and improvement of an existing gravel driveway area. The proposed site improvements include driveway access to the accessory structure, removal of portions of the existing sidewalk, and the installation of landscaped grass areas along the north and south sides of the accessory structure.
- The proposed paved area includes a 9-foot-wide sidewalk connection extending from the principal residence to the fenced pool area, as well as a 3-foot-wide sidewalk providing access to the south entrance of the accessory structure. While the resulting paved area may exceed the maximum driveway width otherwise permitted by the Village Code, the proposed improvements would

replace existing gravel surfaces and reduce the overall extent of unimproved driveway and parking areas on the property.

- Staff notes that the proposed improvements represent an enhancement to the site's appearance and functionality by formalizing existing access areas, reducing gravel coverage, and increasing landscaped open space surrounding the accessory structure.

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 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 constructing an accessory structure under an approved building permit. During the foundation spot survey inspection, it was determined that the structure encroaches 2.87 feet into the 35-foot building line, requiring setback relief.

The principal structure on the property already encroaches approximately 10 feet into the same building line, and a neighboring property recently received similar relief for a comparable encroachment. Based on these circumstances, Staff does not believe the requested relief will have a negative impact on surrounding properties.

In addition, the proposed paving of the existing driveway and the installation of a sidewalk along the west side of the home extending to the pool represent improvements to the property and enhance the existing site conditions.

Therefore, Staff recommends approval of the proposed Special Use and Variation, subject to the following condition:

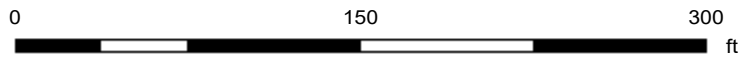
1. The Special Use and Variation shall substantially conform to the plans prepared by Michal Morello and attached hereto, except as such plans may be changed to conform to Village Codes and Ordinances.

ATTACHMENTS:

1. Aerial Map
2. Plat of Survey - Site Plan
3. Elevations
4. Special Use Application
5. 1307 N Doe Road - SU ORD
6. Public Notice



Legend



Print Date: 6/19/2026

Notes

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



MURRY AND MOODY, LTD.

Land Surveyors

Illinois Professional Land Surveying Firm Corporation License No. 184-002845

933 S. Plum Grove Road, Suite 101
Palatine, Illinois 60067

www.murrysurvey.com info@murrysurvey.com Phone: (847)358-5960

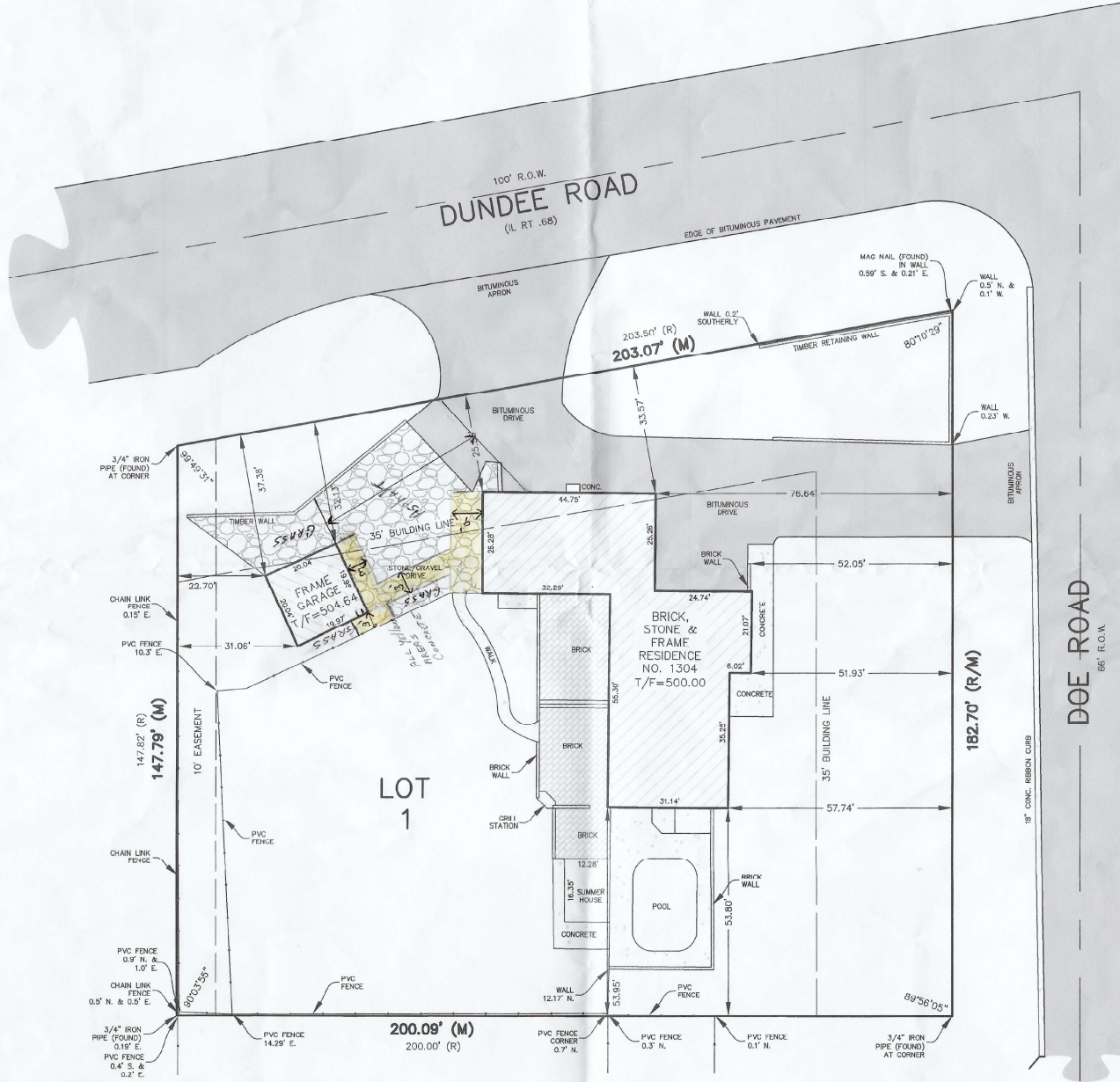


PLAT OF SURVEY

OF

LOT 1 IN DEER GROVE SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 AND PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 28, 1955 AS DOCUMENT 16404963 AND RE-RECORDED JUNE 15, 1956 AS DOCUMENT 16611364, IN COOK COUNTY, ILLINOIS.

AREA = 33,066.39 ± S.F. / 0.7591 ACRES



LEGEND AND NOTES

Dimensions shown thus: 50.25 are feet and decimal parts thereof. Angular data shown thus: 90°00'00" indicate degrees, minutes and seconds.

50.25 / N 90°00'00" E indicates measure dimension / bearing.
(50.25) / (N 90°00'00" E) indicates record dimension / bearing.
[50.25 d] / [N 90°00'00" E d] indicates deed dimension / bearing.

Bearings shown hereon, if any, per local or assumed data, unless shown otherwise.

Compare your points before using same and report any differences immediately.

Check legal description with deed or title policy and report any discrepancy immediately. Building lines and easements, if any, shown hereon are as shown on the recorded subdivision plat or as indicated.

Order Number: 25-1315

Survey Made For: Michael Morello

STATE OF ILLINOIS }
COUNTY OF COOK } s.s.

I, Barbara C. Murry, an Illinois Professional Land Surveyor, do hereby certify that I have surveyed the above described property, and that the above plat is a correct representation of said survey and that this professional service conforms to the current Illinois minimum standards for a boundary survey.

Date of completion of field work: October 31, 2025

Palatine, Illinois: November 10, 2025

Illinois Professional Land Surveyor - Barbara C. Murry 3529-003529
License Renewal date: November 30, 2026



Project Number: 25131500

Field Book: 400L54-35

Drawing File: 25131500.dwg

GENERAL NOTES:

- 1. CONSTRUCTION FENCING: PROVIDE AND MAINTAIN A 3'-0" HIGH CONSTRUCTION FENCE DURING NON-WORKING HOURS THAT WILL ENCLOSE ALL OPEN EXCAVATIONS UNTIL EXCAVATION IS BACK FILLED AND REBUILT DECK IS COMPLETED. PROVIDE AND MAINTAIN A 3'-0" HIGH FENCE ALONG THE FULL LENGTH OR INTERIOR SIDE YARDS UNTIL EXTERIOR CONSTRUCTION IS COMPLETED.
2. ALL DUMPERS, STRUCTURES, OR CONTAINERS SHALL BE COVERED AT ALL TIMES WHEN NO WORK IS BEING PERFORMED ON THE PROPERTY THAT IS THE SUBJECT OR THE PERMIT.
3. ALL WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER IN ACCORDANCE WITH LOCAL, STATE, AND NATIONAL CODES AND ORDINANCES.
4. ALL PHASES OF CONSTRUCTION TO COMPLY WITH APPLICABLE BUILDING CODES AND ORDINANCES.
5. NO WORK SHALL BE CONSIDERED ACCEPTED UNTIL A FINAL PAYMENT IS MADE AND A WRITTEN RELEASE IS ISSUED TO THE CONTRACTOR BY THE OWNER AND/OR THE ARCHITECT TO ITS EFFECT.
6. THE SUB-CONTRACTOR IS RESPONSIBLE FOR ITS PERFORMANCE UP TO ONE (1) YEAR FROM THE TIME OF ITS COMPLETION, AND TO CORRECT ANY DEFECTS OF THE SUB-CONTRACTOR'S PERFORMANCE.
7. WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID MISTAKES, THE MAKER CANNOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR ON THE JOB MUST CHECK ALL DIMENSIONS AND DETAILS AND MUST BE RESPONSIBLE FOR SAME.
8. THE AIA GENERAL CONDITIONS 1998 EDITION DOCUMENT A 201 SHALL BE CONSIDERED AS PART OF THIS CONTRACT. A COPY CAN BE PROVIDED BY THE ARCHITECT IF REQUESTED. THE ARTICLE #19 ON ARBITRATION SHALL BE DELETED.
9. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN. LARGE SCALE DETAILS GOVERN OVER SMALL SCALE.
10. CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON DRAWINGS AS TO THE JOB SITE AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES, OMISSIONS AND/OR CONFLICTS BEFORE PROCEEDING WITH THE JOB.
11. PRIOR TO SUBMITTING BID, CONTRACTOR SHALL VISIT THE SITE TO EXAMINE EXISTING CONDITIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR NOTING PRIOR TO SUBMITTING BID OR SHALL BE NOTED IN THE BID FORMS. NO FILE OF IGNOREANCE OF EXISTING CONDITIONS SHALL JUSTIFY REQUESTS FOR ADDITIONAL FINISHES.
12. PLANS AND SPECIFICATIONS ARE INTENDED TO BE COMPLIMENTARY. ANY WORK EXHIBITED IN EITHER OF THEM WHETHER IN THE OTHER OR NOT, IS TO BE CONSIDERED ACCORDING TO THE SPECIFICATIONS UNLESS OTHERWISE STATED AS BE SET FORTH IN ALL. PROVIDED, HOWEVER, THAT SHOULD ANY LOCAL ORDINANCE OR REGULATION OF STATE OR COUNTY OR CITY IN WHICH THE WORK IS TO BE DONE BE IN VIOLATION OF THE REQUIREMENTS OF SUCH LAWS OR ORDINANCES OR REGULATIONS SHALL PREVAIL, AND SHALL BE COMPLIED WITH BY CONTRACTOR AS A PART OF HIS WORK CALLED FOR AND NO EXTRA COMPENSATION SHALL BE ALLOWED THEREFOR.
13. THIS SECTION OF THE GENERAL NOTES SHALL BE CONSIDERED A PART OF THE GENERAL SPECIFICATIONS AND DRAWINGS.
14. ALL PERMITS WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
15. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES OF THE JURISDICTION OF PALM BEACH COUNTY.
16. MATERIALS AS SPECIFIED ON DRAWINGS SHALL BE USED. SUBSTITUTIONS OF MATERIALS WILL NOT BE ALLOWED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.
17. EACH CONTRACTOR IS TO CLEAN UP DEBRIS INSIDE AND OUTSIDE THE BUILDING SITE WHICH HAS BEEN CAUSED BY HIS WORK.
18. EMERGENCY EGRESS OPENING: EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY EGRESS OR RESCUE. THE UNITS MUST BE OPERABLE FROM THE INSIDE TO A FULL CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS. WHERE WINDOWS ARE PROVIDED AS A MEAN OF EGRESS OR RESCUE THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR.
19. ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE A MINIMUM NET CLEAR OPENING OF 31 SQUARE FEET, THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24 INCHES. THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 30 INCHES.
EXCEPTION: GROUND FLOOR WINDOW MAY HAVE A MINIMUM NET CLEAR OPENING OF 3 SQUARE FEET.

EXCAVATION AND CONCRETE:

- 1. THE EXCAVATION CONTRACTOR SHALL PROVIDE PUMPING WHERE NECESSARY FOR COMPLETION OF HIS WORK UPON COMPLETION OF EXCAVATION. THE CONCRETE CONTRACTOR SHALL BE RESPONSIBLE FOR PUMPING NECESSARY TO THE WORK.
2. THE CONCRETE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH THE GENERAL CONTRACTOR FOR THE PLACING OF ALL SLEEVES IN THE CONCRETE WALLS FOR TELEPHONE, PLUMBING, ELECTRICAL, AND MECHANICAL TRAYS.
3. THE GENERAL CONTRACTOR SHALL PROVIDE HEATER WHERE REQUIRED TO MAINTAIN PROPER CURING TEMPERATURE OF WORK POURED IN 30 DEGREE OR BELOW WEATHER. USE OF ADDITIVES IS NOT ALLOWED.
4. THE CONCRETE CONTRACTOR SHALL APPLY ONE COAT MEMBRANE DAMPROOFING AT ALL ORAIL SPACE AND BASEMENT WALLS.
5. SITE EXCAVATING SHALL BE IN ACCORDANCE WITH A LICENSED SOIL ENGINEER AND BE APPROVED BY THE MUNICIPALITY.
6. ALL FOOTING TO BE ON UNDISTURBED SOIL OF 13000 PSF MIN.
THE BOTTOM OF ALL FOOTINGS SHALL EXTEND TO A MINIMUM OF 4'-0" BELOW TOP OF FINISHED GRADE OR AS SHOWN ON THE DRAWINGS.
ALL FOOTINGS SHALL BE A MINIMUM OF 12" THICK AND THE WIDTH SHALL EXTEND AT LEAST 6" ON EACH SIDE OF THE FOOTING.
7. ALL CONCRETE CONSTRUCTION SHALL COMPLY WITH ACI 318-T1 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE, AND ASTM C800. ALL CONCRETE SHALL HAVE A MINIMUM STRENGTH OF 3000 PSI AND BE CURED AT 28 DAYS. FOUR ALL CONCRETE CURING WALLS PONDICULTIVALLY WITH FOUNDATION WALLS. ALL CONCRETE SHALL BE 6 BAG MIX.
8. USE 1/2" ASBT BOLT TO THE COLUMN WITH HITL BEAMS.
STEEL BEAM PROTECTORS MONORED FULL. ALL STEEL COLUMN BEARINGS ON FOUNDATION WALLS SHALL HAVE A STRUCTURAL STEEL BEAM PLATE EXTEND TO THE COLUMN AND ANCHOR BOLTED TO THE COLUMN.
ALL COLUMN I-BEAM STRUCTURAL STEEL CONNECTIONS SHALL BE SECURELY FASTENED WITH STRUCTURAL BOLTS AND WASHERS, TIGHTENED.
9. PROVIDE A CONTINUOUS UNPAINTED WOOD BILL FOR FRAME CONSTRUCTION. FASTENERS TO THE TOP OF FOUNDATION WALL WITH WASHERS AND NUTS ON THE ANCHOR BOLTS. USE 1/2" DIA ANCHOR BOLTS 1'-0" LONG AT 4'-0" O.C. AND 1'-0" FROM EACH CORNER, BOTH DIRECTIONS. 2-BOLTS 1/4" DIA EMBED 1/4" INTO CONCRETE.
10. PROVIDE GRANULAR FILL MATERIAL COMPACTED TO A DENSITY OF 95% MINIMUM DENSITY ACCORDING TO ASTM SPECIFICATION D 951-10 95% RELATIVE DENSITY ACCORDING TO ASTM SPECIFICATION D 3048-05

CARPENTRY:

- 1. USE METAL CONNECTORS FOR CONNECTING JOISTS TO HEADERS, (TECO OR APPROVED EQUAL)
2. ALL WALLS TO HAVE 2" SOLID WOOD FIRESTOPPING AND ALL ELECTRICAL AND PLUMBING THROUGH FLOORS ARE TO HAVE SPACE SEALED OFF WITH APPROVED FIRESEALERS OR ROOF AND BATT INSULATION. FIRESTOP ALL PARTITION WALLS AND STUD WALLS AT BOTH FLOOR AND CEILING OF EACH FLOOR LEVEL, AND AT JUNCTION OF ROOF RAFTERS AND WALL.
3. INSTALL METAL SCOFF VENTS ON ROOF VENTS AS SHOWN ON BUILDING ELEVATIONS/ WALL SECTIONS.
4. GABLES AND TRUSSES ARE TO BE SHEATHED IN 1/2" SHEATHING BY MANUFACTURER.
5. ALL CLOSETS MARKED LINEN AND PANTRY TO HAVE 5 SHELVES-ENTRY, WARDROBE, AND LINEN CLOSETS HAVE ONE HANGER BAR AND ONE SHELF.
6. JAMBES TO ALL CLOSETS AND OPENINGS WITHOUT FINISHING DOORS ARE TO HAVE DRYWALL CORNERS.
7. INSTALL 3/2x2" ATTIC ACCESSES AND FINISHED CEILING PANELS TO ALL ATTICS.
8. PROVIDE 3/8" DIA DRYWALL UNDER STAIRWAY IN BASEMENT PER CITY CODE.
9. BOLL PLATES ON CONCRETE SHALL BE PRESURE TREATED AND SET IN SILL SEALER.
1. HEADER SCHEDULE FOR BEARING WALLS UNLESS OTHERWISE NOTED ON PLANS.
MAX SPAN FOR DOUBLE END LARCH, HEM-FIR, SOUTHERN PINE AND SPRUCE-PINE FIR AND REQ # OF JOISTS # EA. SIDE MIN.
- SPANS LESS THAN 4' 2-2x6's
- SPANS 4'-0' 2-2x8's
- SPANS 6'-0' 2-2x10's TWO STORY
- SPANS 8'-0' 2-2x12's
HEADED JOISTS SPANNING GREATER THAN 6'-0" REQUIRE JOIST HANGERS. WHENEVER JOIST HANGERS ARE USED, THE JOIST HANGER SHALL BE IN PLACE BEFORE THE LUMBER IS SET, TO INSURE THAT OVERLAPPING DOES NOT OCCUR. FOR GREATER SPANS TO BE ARCHITECT DESIGN
10. PROVIDE 1/2" PLYWOOD SHEATHING.
11. SPANS NOTED ALL HEADERS 3'-0" AND GREATER IN LENGTH SHALL BE SUPPORTED BY DOUBLE 2x6s OR PILES.
12. PROVIDE 3/8" DIA DRYWALL WHERE ROOF RAFTERS OR TRUSS SPACING EXCEEDS 16' O.C.
13. PROVIDE 5/8" O.C. FD.C.F. DRYWALL (2 LAYERS WHEN LIVING AREA IS ABOVE)
14. DRYWALL SHEATHING BETWEEN GARAGE AND HOUSE SHALL BE INSTALLED TO BOTTOM OF ROOF.
15. CERAMIC/TONE TILE FOR WALLS AND BATHES SHALL BE GLAZED TILE. TILE APPLICATION SHALL BE BY ORGANIC MASTIC ADHESIVE FOR WALL. GROUT SHALL BE LATEX PORTLAND CEMENT. CALLK AROUND TUBS WITH SUITABLE CAULKING. CONFIRM WITH OWNER PREFERRED SPECIFICATIONS FOR FINISHES.
16. PAINTING:
a. INTERIOR WALLS TO HAVE TWO COATS FLAT LATEX PAINT.
b. ALL RISERS AND TREADS AT STAIRS TO BE CARPETED BY OTHER EXCEPT AS NOTED AND ALL STRINGERS ARE TO BE STAINED UNLESS OTHERWISE NOTED.
c. INTERIOR DOORS, WINDOWS AND TRIM TO BE SEMI-GLOSS OR LATEX ENAMEL. TUID COATS OR STAINED, SEALED, AND VARNISHED.
d. ALL EXTERIOR WOOD AND PLYWOOD SHALL BE STAINED OR PAINTED AS PER MANUFACTURERS INSTRUCTIONS.
17. ALL INTERIOR FINISHES SHALL HAVE A MINIMUM OF CLASS 1 FLAME SPREAD RATING.
18. ALL INTERIOR TRIM (EXCEPT FOR STAIR WAY ENCLOSURE CLASS 1) TO BE PERMITS.
19. PROVIDE DOUBLE JOISTS UNDER ALL BEARING PARTITION AND PARTITION PARALLEL TO JOISTS REINFORCED BLOCKING UNDER ALL PARTITIONS. PERPENDICULAR TO JOISTS. PROVIDE SOLID BRIDGING 1" ON CENTER MAX. PROVIDE DOUBLE TRIMMERS MINIMUM EACH SIDE OF ALL OPENINGS. PROVIDE DOUBLE JOISTS AT 4' INTERVALS PROVIDE DOUBLE JOIST AROUND PRELACE.
20. ALL LUMBER TO BE HEM FIR #1 STRUCTURAL GRADE F-13000 PSI. FLOOR JOISTS SHALL JOISTS, ROOF RAFTERS - E-13000/2000 MIN. EXCEPT WHERE OTHERWISE NOTED.
ENGINEERED WOOD: SOUTHERN PINE GRADE-181/10' PSL, F1-2400PSI, F1-3000PSI, F1-4140, E-13000/2000
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22. ALL FRAMING 16" O.C. W/ BRIDGING # 8'-0" O.C.
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24. ALL FLOORS SHALL BE 1 LAYERS OF 3/4" 1x6 PLYWOOD + 1 LAYER OF 1/2" PLYWOOD
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30. ALL WINDOW AND SLIDING DOOR HEADERS TO BE A MIN. OF 2-2X12 UNLESS OTHERWISE SHOWN.
31. ALL FLITCHED BEAMS TO BE CONSTRUCTED WITH 2-2'S AND STEEL PLATE BOLTED TOGETHER WITH 1/2" DIAMETER BOLTS 18" O.C. STAGGER AT QUARTER POINTS TOP AND BOTH SIDES. STRUCTURAL STEEL SHALL CONFORM TO AISC SPECIFICATION FOR A-50 STEEL.
32. VENT ALL ATTIC SPACES WITH VENT AREA EQUAL TO 1/2000 OF CEILING AREA.

MOISTURE AND THERMAL CONTROL:

- 1. ALL CONCEALING FLASHING SHALL BE A MINIMUM OF 16 GAUGE STEEL METAL. PROVIDE SHEET METAL BABY TUN VALLEY FLASHING.
2. BASE SILL AND FLASHING TO BE EQUAL TO 6 MIL VISQUEEN POLYETHYLENE FILM OR NEURALYN FLASHING OR EQUAL.
3. ALL EXTERIOR PERIMETER CAULKING SHALL BE WATER AND WEATHERIGHT, ELASTIC CAULKING COMPOUND SHALL BE NON-STANDING POLYURETHANE, ACRTIL, OR BUTIL.

- 5. PROVIDE ALUMINUM DRAIN CAPS OVER ALL DOOR AND WINDOW HEADS AND HORIZONTAL TRIM INCLUDING GARAGE AND PATIO DOORS. USE 4 MIL PLY-ETHYLENE FLASHING AT ALL WINDOW AND DOOR JAMBS.
6. ALL WATER PIPING SHALL BE INSULATED IN AREAS WHERE IT IS SUBJECT TO FREEZING SUCH AS OUTSIDE WALLS AND ATTICS ON THE COLD SIDE ONLY. INSULATE PIPING PER ICCO R403.2
7. PROVIDE GUTTERS AND DOWNSPOUTS WITH 6x18x18 BLOCKS.
8. PROVIDE TYVEK BEHIND ALUMINUM SIDING AND 1/4" BLDG FELT BEHIND BROCK AND STONE VENEER.
9. ROOF SHINGLES TO BE MIN. 2400' MIN. ASPHALT ON 1/4" FELT WITH 300' FELT ICE DAM. EXTEND MIN 24" BEYOND INSIDE FACE OF EXTERIOR WALLS.

DOORS AND WINDOWS:

- 1. EXTERIOR DOORS ARE TO BE EQUAL TO PRESET FINISHING DOORS WITH STANDARD WOOD FRAME. MANUFACTURER TO PROVIDE ALL HARDWARE INCLUDING LOCKS UP TO 50% METAL THRESHOLD AND WEATHERSTRIPPING. MATCH DOOR DESIGN SHOWN ON ELEVATIONS.
2. PROVIDE TEMPERED GLASS IN ALL PATIO DOORS AND ENTRY SIDELIGHTS AND WHERE OTHERWISE REQUIRED BY CODES.
3. DOOR AND WINDOW PERFORMANCE SHALL BE AS SET FORTH BY MUNICIPAL ORDINANCE
4. GARAGE SERVICE DOOR (TO HOUSE) AND FRAME ASSEMBLY SHALL BE "B" LABEL 1 IN RATED AND BE PROVIDED WITH CLOSERS, THRESHOLD, AND GASKETS.
5. APPROVED LABELED SAFETY GLAZING UNITS SHALL BE INSTALLED IN THE FOLLOWING APPLICABLE SPECIFIC HAZARDOUS LOCATIONS FOR PURPOSE OF GLAZING.
a. GLAZING IN KITCHENS AND BATHS DOORS.
b. GLAZING IN FLOODED AND SLIDING PANELS OF SLIDING TYPE DOORS.
c. GLAZING IN STORM DOORS.
d. GLAZING IN SHOWER AND BATHROOM DOORS AND ENCLOSURES.
e. GLAZING WHOSE NEAREST VERTICAL EDGE IS WITHIN 2' OF A DOOR AND WHOSE BOTTOM EDGE IS BELOW THE TOP OF THE DOOR.
f. GLAZING IN FIXED PANELS HAVING A GLAZED AREA IN EXCESS OF 9 SQUARE FEET WITH THE LOWEST EDGE LESS THAN 18" ABOVE THE FINISHED FLOOR LEVEL OR BALCONY SURFACE WITHIN 36" OF SUCH GLAZING.
g. PROVIDE SAFETY GLAZING AT TUB WHERE THE GLAZING IS LESS THAN 60" ABOUT THE DRAIN INLET.
1. INSTALL U.S. GYPSUM OR EQUAL 5/8" SYSTEM 1/2" TAPERED WALLBOARD WITH METAL CORNER BEADS. MACHINE TAPE ALL JOINTS. WALLBOARD SHALL BE ATTACHED ACCORDING TO MANUFACTURERS INSTRUCTIONS PATCH ALL NAIL HEADS AND LEAVE SURFACE FREE FROM WAVES, PITS, AND BUCKLES. USE 3/8" FIRE-RESISTANT WALLBOARD WHERE REQUIRED FOR FIRE RATING AND PROVIDE 1/2" WATER RESISTANT CEMENT BRD AT ALL BATHUB AND SHOWER RECESSES.
2. PROVIDE 3/8" DIA DRYWALL WHERE ROOF RAFTERS OR TRUSS SPACING EXCEEDS 16' O.C.
3. PROVIDE 5/8" O.C. FD.C.F. DRYWALL (2 LAYERS WHEN LIVING AREA IS ABOVE)
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5. CERAMIC/TONE TILE FOR WALLS AND BATHES SHALL BE GLAZED TILE. TILE APPLICATION SHALL BE BY ORGANIC MASTIC ADHESIVE FOR WALL. GROUT SHALL BE LATEX PORTLAND CEMENT. CALLK AROUND TUBS WITH SUITABLE CAULKING. CONFIRM WITH OWNER PREFERRED SPECIFICATIONS FOR FINISHES.
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3. PROVIDE 5/8" O.C. FD.C.F. DRYWALL (2 LAYERS WHEN LIVING AREA IS ABOVE)
4. DRYWALL SHEATHING BETWEEN GARAGE AND HOUSE SHALL BE INSTALLED TO BOTTOM OF ROOF.
5. CERAMIC/TONE TILE FOR WALLS AND BATHES SHALL BE GLAZED TILE. TILE APPLICATION SHALL BE BY ORGANIC MASTIC ADHESIVE FOR WALL. GROUT SHALL BE LATEX PORTLAND CEMENT. CALLK AROUND TUBS WITH SUITABLE CAULKING. CONFIRM WITH OWNER PREFERRED SPECIFICATIONS FOR FINISHES.
6. PAINTING:
a. INTERIOR WALLS TO HAVE TWO COATS FLAT LATEX PAINT.
b. ALL RISERS AND TREADS AT STAIRS TO BE CARPETED BY OTHER EXCEPT AS NOTED AND ALL STRINGERS ARE TO BE STAINED UNLESS OTHERWISE NOTED.
c. INTERIOR DOORS, WINDOWS AND TRIM TO BE SEMI-GLOSS OR LATEX ENAMEL. TUID COATS OR STAINED, SEALED, AND VARNISHED.
d. ALL EXTERIOR WOOD AND PLYWOOD SHALL BE STAINED OR PAINTED AS PER MANUFACTURERS INSTRUCTIONS.
17. ALL INTERIOR FINISHES SHALL HAVE A MINIMUM OF CLASS 1 FLAME SPREAD RATING.
18. ALL INTERIOR TRIM (EXCEPT FOR STAIR WAY ENCLOSURE CLASS 1) TO BE PERMITS.
19. PROVIDE DOUBLE JOISTS UNDER ALL BEARING PARTITION AND PARTITION PARALLEL TO JOISTS REINFORCED BLOCKING UNDER ALL PARTITIONS. PERPENDICULAR TO JOISTS. PROVIDE SOLID BRIDGING 1" ON CENTER MAX. PROVIDE DOUBLE TRIMMERS MINIMUM EACH SIDE OF ALL OPENINGS. PROVIDE DOUBLE JOISTS AT 4' INTERVALS PROVIDE DOUBLE JOIST AROUND PRELACE.
20. ALL LUMBER TO BE HEM FIR #1 STRUCTURAL GRADE F-13000 PSI. FLOOR JOISTS SHALL JOISTS, ROOF RAFTERS - E-13000/2000 MIN. EXCEPT WHERE OTHERWISE NOTED.
ENGINEERED WOOD: SOUTHERN PINE GRADE-181/10' PSL, F1-2400PSI, F1-3000PSI, F1-4140, E-13000/2000
21. ALL FRAMING SHALL BE DIMENSION LUMBER.
22. ALL FRAMING 16" O.C. W/ BRIDGING # 8'-0" O.C.
23. ALL ROOF SHEATHING SHALL BE 5/8" SHEATHING PLYWOOD (PARTICLE WOOD NOT PERMITTED).
24. ALL FLOORS SHALL BE 1 LAYERS OF 3/4" 1x6 PLYWOOD + 1 LAYER OF 1/2" PLYWOOD
25. CORNER BRACING SHALL BE FULL SHEETS OF 1/2" PLYWOOD FINISH FLOORING
26. ALL PLUMBING WALLS SHALL BE 2x6 WOOD STUDS.
27. ROOF RAFTERS DESIGNED FOR 30 PSF L.L. 16 PSF DL
28. FLOOR JOISTS DESIGNED FOR 40 PSF L.L. 20 PSF DL
STAIRS, LIVE LOAD + 40 PSF; 10 PSF DL
ATTIC, LIVE LOAD + 20 PSF; 10 PSF DL
WOOD DECK, LIVE LOAD + 40 PSF; 10 PSF DL
29. MIN BEARINGS OF A WOOD JOIST ON WOOD IS 1 1/2".
MIN BEARINGS OF A WOOD JOIST ON CONCRETE IS 3"
BORED HOLES SHALL NOT BE WITHIN 1" OF THE TOP OR BOTTOM OF JOISTS AND THEIR DIAMETER SHALL NOT EXCEED 1/3 THE DEPTH OF JOIST.
30. ALL WINDOW AND SLIDING DOOR HEADERS TO BE A MIN. OF 2-2X12 UNLESS OTHERWISE SHOWN.
31. ALL FLITCHED BEAMS TO BE CONSTRUCTED WITH 2-2'S AND STEEL PLATE BOLTED TOGETHER WITH 1/2" DIAMETER BOLTS 18" O.C. STAGGER AT QUARTER POINTS TOP AND BOTH SIDES. STRUCTURAL STEEL SHALL CONFORM TO AISC SPECIFICATION FOR A-50 STEEL.
32. VENT ALL ATTIC SPACES WITH VENT AREA EQUAL TO 1/2000 OF CEILING AREA.

DOORS AND WINDOWS:

- 1. EXTERIOR DOORS ARE TO BE EQUAL TO PRESET FINISHING DOORS WITH STANDARD WOOD FRAME. MANUFACTURER TO PROVIDE ALL HARDWARE INCLUDING LOCKS UP TO 50% METAL THRESHOLD AND WEATHERSTRIPPING. MATCH DOOR DESIGN SHOWN ON ELEVATIONS.
2. PROVIDE TEMPERED GLASS IN ALL PATIO DOORS AND ENTRY SIDELIGHTS AND WHERE OTHERWISE REQUIRED BY CODES.
3. DOOR AND WINDOW PERFORMANCE SHALL BE AS SET FORTH BY MUNICIPAL ORDINANCE
4. GARAGE SERVICE DOOR (TO HOUSE) AND FRAME ASSEMBLY SHALL BE "B" LABEL 1 IN RATED AND BE PROVIDED WITH CLOSERS, THRESHOLD, AND GASKETS.
5. APPROVED LABELED SAFETY GLAZING UNITS SHALL BE INSTALLED IN THE FOLLOWING APPLICABLE SPECIFIC HAZARDOUS LOCATIONS FOR PURPOSE OF GLAZING.
a. GLAZING IN KITCHENS AND BATHS DOORS.
b. GLAZING IN FLOODED AND SLIDING PANELS OF SLIDING TYPE DOORS.
c. GLAZING IN STORM DOORS.
d. GLAZING IN SHOWER AND BATHROOM DOORS AND ENCLOSURES.
e. GLAZING WHOSE NEAREST VERTICAL EDGE IS WITHIN 2' OF A DOOR AND WHOSE BOTTOM EDGE IS BELOW THE TOP OF THE DOOR.
f. GLAZING IN FIXED PANELS HAVING A GLAZED AREA IN EXCESS OF 9 SQUARE FEET WITH THE LOWEST EDGE LESS THAN 18" ABOVE THE FINISHED FLOOR LEVEL OR BALCONY SURFACE WITHIN 36" OF SUCH GLAZING.
g. PROVIDE SAFETY GLAZING AT TUB WHERE THE GLAZING IS LESS THAN 60" ABOUT THE DRAIN INLET.
1. INSTALL U.S. GYPSUM OR EQUAL 5/8" SYSTEM 1/2" TAPERED WALLBOARD WITH METAL CORNER BEADS. MACHINE TAPE ALL JOINTS. WALLBOARD SHALL BE ATTACHED ACCORDING TO MANUFACTURERS INSTRUCTIONS PATCH ALL NAIL HEADS AND LEAVE SURFACE FREE FROM WAVES, PITS, AND BUCKLES. USE 3/8" FIRE-RESISTANT WALLBOARD WHERE REQUIRED FOR FIRE RATING AND PROVIDE 1/2" WATER RESISTANT CEMENT BRD AT ALL BATHUB AND SHOWER RECESSES.
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21. ALL FRAMING SHALL BE DIMENSION LUMBER.
22

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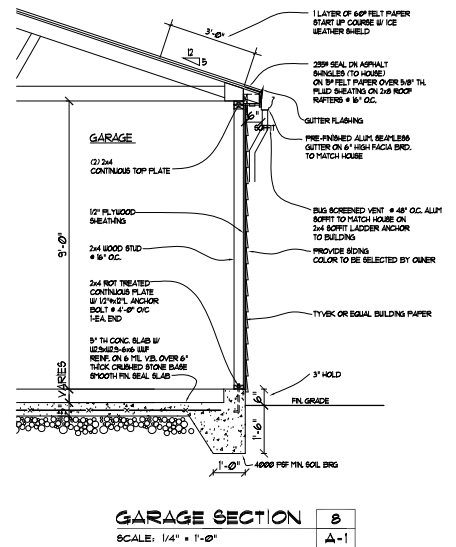
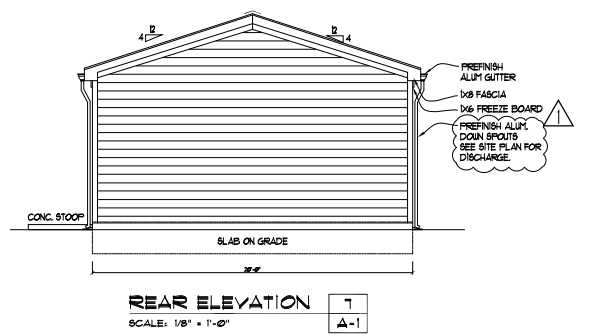
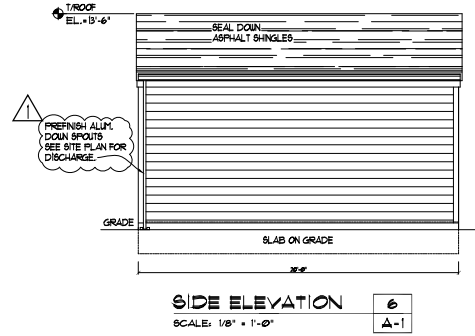
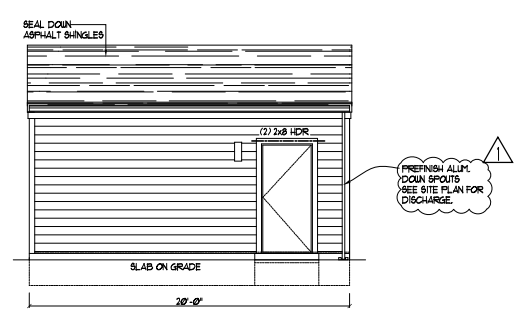
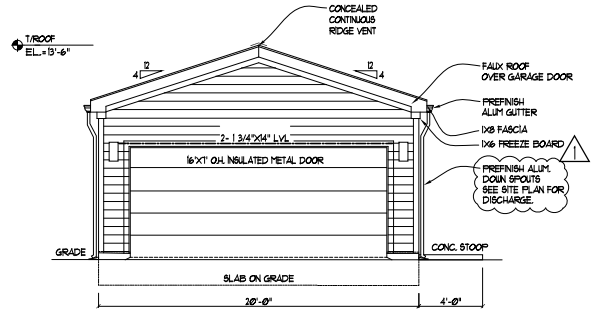
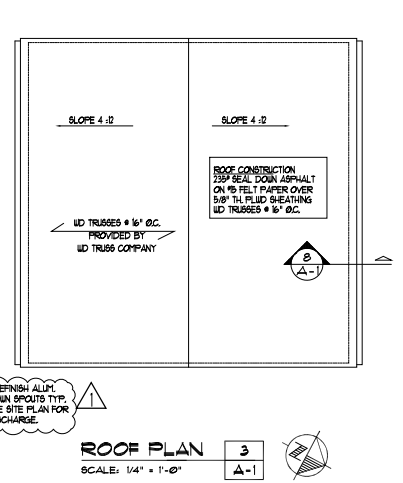
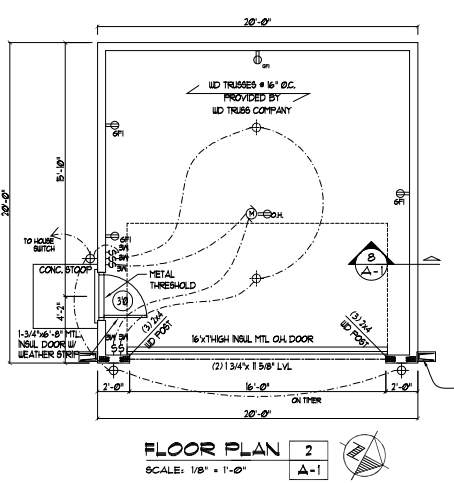
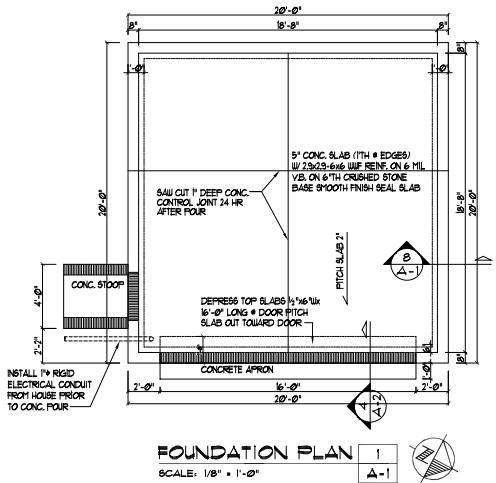
NO.	REVISION
1	PER ILLAS OFFERS ADDED

CREATOR: AD BAL

DRAWING NAME: GARAGE FLOOR PLANS, ELEVATIONS & SECTION
 PROJECT NAME: NEW DETACHED 2 CAR GARAGE TO EXISTING SINGLE FAMILY RESIDENCE
 DRAWING NO.: PLATN 11-10007

released to: const.
 job no.: 251b
 scale: AS SHOWN
 date: 04.24.2018
 drawn by: [signature]
 checked by: AF
 sheet

A-1



VILLAGE OF PALATINE

SPECIAL USE & VARIATION APPLICATION

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

Office Use Only	Project Planner	Zoning Case #
	Filing Fee	Notification Deadline
	ZBA Public Hearing Date	Village Council Date

date received

Background Information	PETITIONER(S) MICHAEL MORELLO		Business Name (if applicable)
	Subject Property Address 1304 N. DOE RD		
	AUTHORIZED AGENT (if applicable)		Business Name (if applicable)
	Address		City/State/Zip Code
	Telephone	Fax	Email
	Relationship to Petitioner (contractor, architect, etc.)		
	TYPE OF APPLICATION (check one) <input checked="" type="checkbox"/> Special Use <input type="checkbox"/> Special Use Amendment <input type="checkbox"/> Variation		
	Existing Zoning District	Existing Land Use	Proposed Land Use
	Generally describe your request: I HAVE AN EXISTING PERMIT TO BUILD A DETACHED TWO CAR GARAGE. DUE TO AN OVERSIGHT ON MY PART I WENT BEYOND THE BUILDING LINE. NORTH EAST CORNER OF GARAGE IS APPROXIMATELY 2 FEET BY 18 INCHES OVER BUILDING LINE		

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)
- Business Plan (if applicable; including, but not limited to nature of business, hours of operation, number of employees, and menu)

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 14.05 of the Palatine Zoning Ordinance). Answer the items below and attach a separate sheet if necessary. **If you are applying for a Variation only, you do not need to answer these items.**

1. The use is deemed necessary for the public convenience at that location

N/A

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

Due to an oversight on my part the detached garage that I am building & have a permit for has exceeded the building line by approximately 2'x18"

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

The current structure exceeds the ^{building} property line. I am not the original owner I purchased this home in 2010. It was a foreclosure, had no plat of survey

4. With respect to live entertainment uses, the use shall not:
- a. Produce noise levels so great as to constitute an unreasonable interference for persons outside the confines of the establishment
 - b. Impose undue health, sanitation or safety burdens on the village
 - c. Create excessive demands on the Village of Palatine Police Department
 - d. Be of a nature otherwise prohibited by law or village ordinance
5. For fence standards, see Section 14.05 of the Palatine Zoning Ordinance

N/A

Ben Vyverberg

Subject: FW: Purpose Of Garage Build At 1304 Doe Rd

From: Michael Morello >
Sent: Friday, June 19, 2026 11:35 AM
To: Ben Vyverberg <BVyverberg@palatine.il.us>
Subject: Purpose Of Garage Build At 1304 Doe Rd

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

Good morning Ben,

I would like to assure you and the rest of the village board that the sole purpose of my detached garage is for storage of seasonal furniture and decorations, and any other miscellaneous storage.

Thank You,

Mike Morello

ORDINANCE NO. 0-7-26

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

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

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

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

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

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

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

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

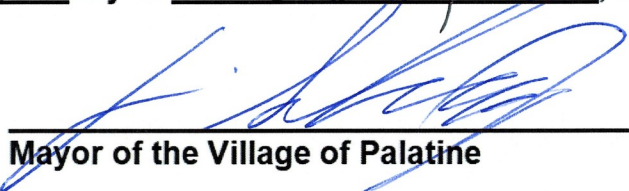
SECTION 2: That a copy of the public notice be attached hereto and form a part of this ordinance.

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

PASSED: This 12th day of January, 2026

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

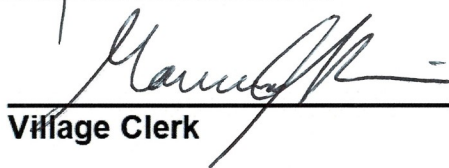
APPROVED by me this 12th day of January, 2026



Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this

12th day of January, 2026



Village Clerk

PROPOSED ADDITION / ALTERATIONS for PLAWER RESIDENCE 1307 N. DOE ROAD PALATINE, IL 60067

DOE ROAD

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

JOHN NELSON - ARCHITECT, INC.
1420 WHISPERING SPRINGS CIRCLE
PALATINE, IL 60074
847.991-9154

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

DATE	BY	REVISION SET
10/23/25	JA	REVISION SET
10/23/25	JA	REVISION SET
10/23/25	JA	PERMIT REVIEW
10/23/25	JA	OWNER CHANGES

DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 SCALE: _____
 SHEET TITLE: COVER SHEET w/ PROPOSED SITE PLAN
 SHEET NUMBER: T1

CODE AUTHORITY / REQUIREMENTS

AUTHORITY: VILLAGE OF PALATINE BLDG. DEPT.
200 E. WOOD STREET
PALATINE, IL 60067
(847) 358-9142

PROPERTY ZONED: R-1 RESIDENTIAL EXIST. RESIDENCE
TYPE OF CONSTR.: SB COMBUSTIBLE

VILLAGE OF PALATINE BLDG. CODES:
 2021 INTERNATIONAL RESIDENTIAL CODE w/ AMEND.
 2021 INTERNATIONAL MECH. CODE w/ AMEND. (IRC)
 2021 INTERNATIONAL FUEL GAS CODE w/ AMEND. (IFGC)
 2021 ILLINOIS ENERGY CONSERVATION CODE
 2017 NATIONAL ELECTRICAL CODE w/ AMEND.
 2014 ILLINOIS STATE PLUMBING CODE

REVISED 5/15/25

NOTE TO BUILDING DEPARTMENT:
THIS PERMIT IS VALID FOR PERMIT ONLY WHEN THE ARCHITECT'S SEAL IS AFFIXED TO THE DRAWINGS AND APPROPRIATELY SIGNED BY THIS ARCHITECT. THE SIGNS AND SEALS/STAMPINGS ARE INTENDED FOR PERMIT ON BEHALF OF ONE BUILDING ONLY.

GENERAL NOTES

- The General Contractor shall verify all dimensions and existing conditions in the field prior to start of work and to notify the Architect in writing of any and all discrepancies.
- The General Contractor and all sub-trades shall conform to all applicable codes, ordinances and manufacturer's specifications.
- All claims and disputes arising out of this project shall be decided by Arbitration in accordance with rules under the American Arbitration Association and their decisions shall be final.
- As these drawings are an instrument of limited service, the need for additional professional services, consultants, and site visits by the Architect are advised with respect to construction or modification of the construction. Safety techniques are solely the responsibility of the General Contractor and the sub-trades.
- Each contractor by accepting a contract to work on this project agrees to assume the site and entire responsibility, risk and liability for and agrees to indemnify, hold harmless, and defend the Architect John Anthony Nelson, his employees, heirs, and agents and estates for any and all claims, legal fees, etc., arising out of the performance of this work.
- The General Contractor is responsible for meeting all code requirements during construction, including all applicable safety regulations and required inspections.
- The General Contractor is responsible for coordinating the work of all sub-contractors and the Contractor shall verify all existing conditions in field and report any problems or discrepancies to the Owner prior to continuing with work.
- Mechanical, electrical and plumbing contracts will be on-site-built. All sub-contractors shall be responsible for meeting all building code requirements and shall provide all materials, labor and equipment for a complete and professional installation.
- All gutters and downspouts shall discharge to existing catchbasins and away from any adjacent properties. Verify existing locations in field.
- Line voltage smoke detectors shall be 110v with battery backup & wired in series and located in the basement, on each level of the house and within every bedroom & within 15' of every bedroom.
- Carbon monoxide detectors shall be located on every floor, outside of furnace closets & within 15' of any sleeping room.
- HVAC Contractor shall modify existing ductwork to provide main supply registers as shown on plans. Verify all conditions in field.
- Provide firestopping: firestop all mechanical penetrations, stud, joist & other spaces to meet code requirements.
- Electrical outlets shall be spaced and located in compliance with 2017 I.E.C. Art. 210.52.
- Ceiling light fixtures shall have fluorescent bulbs.

MIN. UNIFORMLY DISTRIBUTED LOADS

(In pounds per square foot)

USE	LIVE LOAD	DEAD LOAD
Attics without storage ^a	10	5
Attics with limited storage ^{a, b}	20	5
Habitable attics & attics served w/ fixed seats	30	10
Guardrails & Handrails ^c	200 ^d	N/A
Guardrails in-fill components ^e	50 ^b	N/A
Rooms other than sleeping room	40	10
Sleeping rooms	40	10
Stairs	40 ^f	10

For St.: 1 load/4 per square foot = 800 lbs/4 ft², 1 square foot = 645 mm²
 1 point = 4.65k

- Storage areas shall be capable of supporting a 2000 lb load applied over a 20 square foot area.
- Attic storage areas shall have the max. clear height between joists & girders less than 42 inches, or where there are not 2 or more adjacent joists in the same web configuration capable of supporting a minimum 42 inches high by 24 inches, or greater, beam in the plane of the floor. For attics without storage, the live load need not be assumed to act uniformly with any other live load requirements.
- Individual stair treads shall be designed for the uniformly distributed live load of a 300 pound concentrated load acting over an area of 4 square feet, which is produced by the person's shoes.
- A single concentrated load applied in any direction at any point along the top.
- See Section 1905.2.2 for deck attached to exterior walls.
- Guard in-fill components (all those except the handrail, balusters and panel fills) shall be designed to resist a horizontally applied normal load of 50 pounds or an area equal to 1 square foot. This load need not be assumed to act concurrently with any other live load requirements.

SHT. # DESCRIPTION

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

DEMOLITION NOTES

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

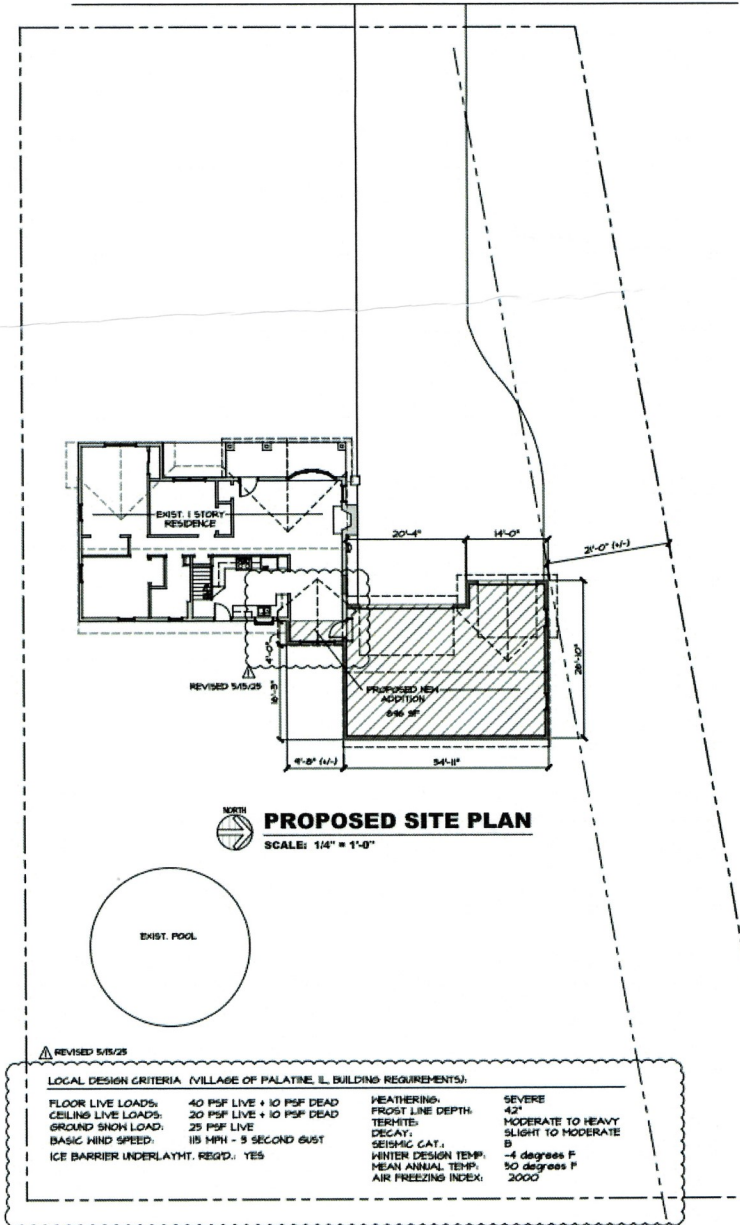
INSURANCE REQUIREMENTS

- The Contractor shall submit, prior to commencement of work, certificates of insurance naming the Owner, the Architect and their Agents as additionally insured, for the following coverage:
Public liability of not less than \$1,000,000 (including) contractor's protect or liability, covering explosion and collapse, completed operations coverage (covering a period of at least 2 years after the date of acceptance of the work by the Owner), and broad form blanket contractual liability coverage and shall insure against any and all claims for bodily injury including death resulting therefrom and damage to the property of others and arising from its operations under the contract whether such operations are performed by such contractors, or by anyone directly or indirectly employed by any of them.
- Workman's compensation and employers liability insurance as required by any employee benefit acts or other statutes applicable where the work is to be performed as well as protect owner's contractors from liability under aforementioned acts.
- Comprehensive automobile liability insurance, including the ownership, maintenance and operation of any automobile equipment owned, hired and non-owned. \$250,000 / \$1,000,000 limits.

CERTIFICATION

I DO HEREBY CERTIFY THAT THESE DRAWINGS HAVE BEEN PREPARED UNDER MY SUPERVISION AID TO THE BEST OF MY KNOWLEDGE AND BELIEF CONFORM TO ALL APPLICABLE CODES AND ORDINANCES WITHIN THE VILLAGE OF PALATINE, IL.

JOHN ANTHONY NELSON LICENSE NO. 001-005966
 LICENSE EXPIRES 11/30/26



LOCAL DESIGN CRITERIA (VILLAGE OF PALATINE, IL BUILDING REQUIREMENTS):

FLOOR LIVE LOADS:	40 PSF LIVE + 10 PSF DEAD	HEATHERING:	SEVERE
CEILING LIVE LOADS:	20 PSF LIVE + 10 PSF DEAD	FROST LINE DEPTH:	42"
GROUND SNOW LOAD:	25 PSF LIVE	TERHITE:	MODERATE TO HEAVY
BASIC WIND SPEED:	115 MPH - 3 SECOND GUST	DECAT:	SLIGHT TO MODERATE
ICE BARRIER UNDERLAYMT. REQ'D:	YES	SEISMIC CAT.:	B
		WINTER DESIGN TEMP.:	-4 degrees F
		MEAN ANNUAL TEMP.:	50 degrees F
		AIR FREEZING INDEX:	2000

PUBLIC NOTICE

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

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

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

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

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

FILE #:SU-000230-2025

VILLAGE OF PALATINE

Jan Wood, Chair
Palatine Planning and Zoning Commission

DATED: This 4th day of December 2025

CERTIFICATE OF PUBLICATION

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

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

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

(Village) (Town) (City) (Township) of PALATINE 1304 N. DOE RD.

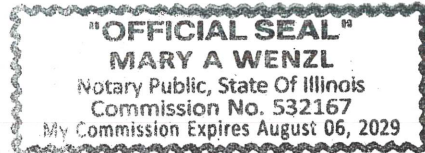


County of COOK

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

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 4TH day of JUNE, A.D. 2026, and the last publication thereof was made on the 4TH day of JUNE, A.D. 2026.

- Your Legal appeared in the following Journal & Topics Newspapers (Des Plaines Journal, Inc.)
- Des Plaines Journal
 - Elk Grove Village Journal
 - Mt. Prospect Journal
 - Niles Journal
 - Park Ridge-Golf Mill Journal
 - Prospect Heights Journal
 - Rosemont Journal
 - Arlington Heights Topics
 - Buffalo Grove Topics
 - Palatine Topics
 - Rolling Meadows Topics
 - Wheeling Topics
 - Suburban Journal
 - Northwest Journal
 - Glenview Journal



Mary A. Wenzl

IN WITNESS WHEREOF, THE DES PLAINES JOURNAL, INC., has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 4TH day of JUNE A.D., 2026.

By Todd Wessell

President
 Title of Corporate Officer

County of Cook
 State of Illinois

Subscribed and sworn to before me this 4TH day of JUNE A.D., 2026.

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

PUBLIC NOTICE

A Public Hearing will be held before the Village of Palatine Planning and Zoning Commission on Tuesday, June 23, 2026 at 7 PM, in the Village Council Chambers in Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

Special Use to permit a setback reduction to 32 feet in the side yard abutting a street yard (Dundee Road), instead of the minimum required 35 feet, due to a privately recorded building line of 35 feet in Deer Grove Subdivision, and
Variation to allow for a reconstructed driveway (serving a 2-car detached garage) to be 35 feet wide, instead of the maximum allowed 30 feet.

The property is commonly known as 1304 N. Doe Road.

The Petitioner has an active building permit to construct a new detached garage. The approved building permit complied with the minimum required 35-foot side yard abutting a street setback, due to the presence of a privately recorded building line. The submitted spot survey indicates that the garage was actually building into the required setback at a 32-foot setback. The Petitioner is also reconstructing the driveway in this area of the property, which existed previously as a gravel driveway. The proposed driveway and sidewalk would exceed the maximum allowable driveway width for a 2- car garage.

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

FILE #: SU-000271-2026 VILLAGE OF PALATINE

Jan Wood, Chair
Palatine Planning and Zoning Commission

DATED: This 4th day of June 2026

BV