



PLANNING AND ZONING COMMISSION

JULY 14, 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 PZC minutes - 06/23/2026

IV. PUBLIC HEARING

- A. 1152 W. Wood Street

- 1. Variation to permit 800 square feet of ground floor area for accessory structures in the rear yard, instead of the 700 square-foot maximum.

- B. 257 N. Hale Street

- 1. Special Use to permit a front yard setback of 16 feet, instead of the minimum required front yard setback of 30 feet.

- C. 300 N. Clark Drive

- 1. Special use to permit a fence in a front yard.

- D. 317 W. Northwest Highway

- 1. Special Use to permit a massage therapy business.

- E. 366 N. Quentin Road

- 1. Preliminary and Final Planned Development to permit a 3-lot single-family residential development.
 - 2. Preliminary and Final Plat of Subdivision to permit a 3-lot single-family residential development.

-
3. Rezoning from R-1 Single Family Residential to Planned Development (Single Family Residential).

V. PUBLIC COMMENT

VI. COMMUNICATIONS

VII. ADJOURNMENT



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

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, Planning & Zoning Commissioner Robert Kolososki
ABSENT :	Planning & Zoning Commissioner Kevin Cavanaugh
ARRIVED :	

III. APPROVAL OF MINUTES

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

- 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

RESULT:	APPROVED - MOTION TO CONTINUE TO JULY 14, 2026
MOVER:	Noonan
SECONDER:	Friedman
AYES:	Jan Wood, Cindy Roth Wurster, Tim Schubert, Stephen Fedota, Eric Friedman, Patrick Noonan, Rodney Bettenhausen, Robert Kolososki
NAYES:	None

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.

SU-000271-2026 – 1304 N. Doe Road – District #1

Notice was published in the Journal & Topics on June 4, 2026 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. **Application**
2. **Proof of Ownership**
3. **Plat/Site Plan**
4. **Elevations**
5. **O-7-26**
6. **Public Notice**

Background:

Mr. Vyverberg provided background and states the subject property is located at the north-west corner of Doe Road and Dundee Road and is zoned R-1. The property is approximately 33,000 square feet in area. A building permit was issued for a detached garage located at the north-west corner of the property. A privately recorded building line exists on the property, and the approved building permit indicated that the garage would be located approximately two to three feet outside that building line. It was later determined that a portion of the garage encroaches onto the private building line. Detached structures are required to maintain the side yard abutting a street setback between the principal structure and the property line,

with a required setback of 25 feet, given the setback of the existing principal structure. The Petitioner is requesting a Special Use for an encroachment ranging from as little as six inches to as much as two feet into the privately recorded building line. In addition, an existing gravel area is proposed to be paved, which would exceed the maximum permitted driveway width, requiring a Variation.

Sworn in petitioner: Michael Morello – 1304 N Doe Road

Mr. Morello states the detached garage was not constructed for traditional garage use and is primarily being used for storage. He explains that he served as the contractor for the project and inadvertently measured from the existing PVC fence, which was not located on the correct line. As a result, one corner of the garage encroaches into the building line. He states he overlooked the requirement to submit a spot survey, and a stop work order was issued until the survey was provided. The garage had already been inspected three times and approved before the stop work order was issued. He describes the situation as an honest mistake and notes that the garage is not intended for business purposes, but rather for storage and to occasionally house his truck during hail storms.

Chairperson Wood asks why the petitioner is requesting a 35-foot driveway width.

Mr. Morello states there is an existing retaining wall and landscaped area that he would like to maintain and keep clean.

Commissioner Schubert asks if there are any drainage issues on the property.

Mr. Morello states there have been drainage issues since the roadway behind the property was reconstructed, but he has not experienced any issues related to the garage.

Commissioner Kolososki asks if the fence was present when he purchased the property.

Mr. Morello states the fence was already there and reiterates that he should not have measured from the fence. He notes that only the right corner of the garage encroaches into the building line and not the entire side of the structure.

Mr. Vyverberg provides additional information and states that the circumstances leading to the request are unique. He notes the home was built in the 1950s when the property was under Cook County jurisdiction, and that the principal structure itself encroaches more than nine feet into the privately recorded building line at the north-west corner. He states this is not an uncommon circumstance and that Cook County was unable to identify any ordinances or resolutions granting relief for the encroachment.

Mr. Vyverberg further explains that the property is adjacent to Park District property and that gravel was previously installed to provide access to the west. He notes that a previous owner operated a business from the property and that two curb cuts currently exist. No changes are proposed to the curb cuts. Staff is requiring the

Petitioner to make meaningful site improvements, including removing gravel from the north side of the garage and replacing it with grass, as well as removing gravel along the west side of the garage and near the sidewalk. As a result, the amount of existing gravel on the property will be reduced. He states that the Zoning Code limits driveway widths serving a two-car garage to 30 feet, while the existing width is approximately 35 feet, requiring zoning relief. Once the Petitioner became aware of the encroachment, an application for relief was submitted.

Commissioner Friedman refers to the site plan and asks what established the angled 34-foot, 7-inch dimension.

Mr. Vyverberg states the condition is unique and that the Petitioner is not specifically requesting that dimension. He notes the site plan does not reflect it, but the Zoning Ordinance would have allowed a curb cut at the end of the driveway, which already exists. He explains the dimension extends from the retaining wall southward to the sidewalk and is not a continuation of the curb cut itself, but rather reflects the widened gravel area installed by a previous owner. He states aerial imagery and historical Google Street View images indicate the gravel area has existed since approximately 2007 or 2008 and predates Village permits, noting the property has been within the Village since 1995.

Commissioner Friedman comments on the geometry of the site and asks about the functional width of the driveway.

Mr. Vyverberg states the Zoning Code does not specify how maximum driveway widths should be measured and that measuring from the retaining wall heading south appears to achieve the maximum driveway dimension. He also noted that the property directly across the street to the east, received a setback reduction for a garage addition, which also encroached into the privately recorded building line and provided a 20-foot setback.

Commissioner Kolososki asks what exists behind the sidewalk connection leading to the pool walkway and door and whether it is all paved area.

Mr. Vyverberg refers to the site plan and states the sidewalk connection is approximately nine feet wide and is included in the maximum driveway width calculation.

Commissioner Kolososki asks whether staff has concerns regarding impervious surface coverage given the size of the lot.

Mr. Vyverberg states the property does not exceed the maximum permitted impervious surface coverage.

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.

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

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

DISCUSSION:

Commissioner Kolososki asks how many garage parking spaces are located on the property.

Mr. Vyverberg states there are four garage parking spaces and notes that the detached garage is not being used for parking purposes, but rather for storage. He also notes the property is approximately 33,000 square feet in area.

Commissioner Kolososki asks if additional garages could be constructed on the property.

Mr. Vyverberg states lot coverage limitations would become a factor and that staff would question the construction of a third garage.

Chairperson Wood states the setback encroachment is minimal, at less than three feet, and that the standards for a Special Use have been met. She notes the property has substantial lot area, the overall lot coverage remains compliant, and the requested relief is reasonable. She states the improvements will add value to the property and that the 35-foot driveway width also meets the standards for relief, given the unique circumstances and size of the parcel.

Commissioner Fedota notes that the property is adjacent to Park District property to the west and open space to the north, and that the large R-1 lot differs from conditions typically found in downtown Palatine. He states there are no neighboring properties affected by sight line concerns related to the request.

Mr. Vyverberg states that, absent the private building line issue, the improvements would generally fall under the umbrella of administratively approved site modifications.

Chairperson Wood summarized that this request has met the standards and was unanimously approved by a vote of 8-0. This item is eligible for Administratively approval or to Village Council on July 13, 2026.

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

V. PUBLIC COMMENT

No one came forward

VI. COMMUNICATIONS

Mr. Vyverberg provided Communications – 4 items for the next meeting and one continuance.

Text amendments approved at the last meeting at Village Council.

All matters last meeting were approved by the Village Council.

VII. ADJOURNMENT

RESULT:	APPROVED TO ADJOURN AT 7:30PM
MOVER:	Noonan
SECONDER:	Kolososki
AYES:	Jan Wood, Cindy Roth Wurster, Tim Schubert, Stephen Fedota, Eric Friedman, Patrick Noonan, Rodney Bettenhausen, Robert Kolososki
NAYES:	None

1152 W. Wood Street**STAFF REPORT:**

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: R. Auer

PETITIONER: Kirk Pagenkopf, Owner

PLAN NUMBER: VAR-000273-2026

BACKGROUND:

The Petitioner is requesting to construct an accessory structure in the rear yard of the subject property. Therefore, the Petitioner is requesting:

- 1. Variation to permit 800 square feet of ground floor area for accessory structures in the rear yard, instead of the 700 square-foot maximum.**

KEY ISSUES:

- The Subject Property is zoned R-2, Single Family Residential and is 30,500 square feet in area. The property contains a single family detached residence and a detached garage in the rear yard. The existing detached garage is 560 square feet in area.
- The petitioner is requesting to construct a 240 square-foot shed in the rear yard, resulting in a total ground floor area of 800 square feet for all of the accessory structures.
 - The shed will be placed 5 feet north of the existing detached garage.
 - The shed placement complies with the minimum accessory structure setbacks.
 - The submitted construction documents indicate an approximate peak height of 10 feet, in compliance with the maximum allowable height of 15 feet.
- Pursuant to 6.01(a)(4)a.ii of the Zoning Ordinance, accessory structures are

limited to a maximum ground floor area of 700 square feet. The ground floor area limitation is a maximum standard, regardless of the overall lot square footage.

- The variation application narrative indicates that the petitioner needs additional equipment storage, in order to maintain the property, including seasonal materials, gardening equipment, and snowblowers.
- The proposed structure complies with the maximum R-2 building and lot coverage limitations.

Surrounding Area

- The surrounding property characteristics in this section of the Village include single-family residential lots of a similar size (.70 acres) to the subject property and were developed, prior to annexation. These lots are defined by their large lot sizes and Staff notes that this may reduce the impact of a larger accessory structure upon the surrounding area. Upon evaluation of nearby properties, Staff identified two properties that possess accessory structures exceeding the 700 square foot maximum:
 - 33 N. Clyde Avenue: 925 square foot storage structure
 - 1147 W. Wood Street: Granted zoning relief for 950 square foot accessory structure in 2003. (#O-247-93)

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.

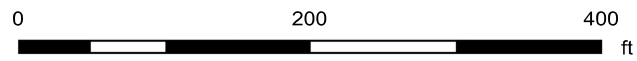
STAFF RECOMMENDATION:

The Petitioner is requesting to construct a shed in the rear yard, exceeding the maximum ground floor area permitted for accessory structures. Upon review of the subject and surrounding properties, Staff notes the larger lot size and rear yard location of the proposed accessory structure, which may reduce the impact of improvements upon nearby properties. Therefore, Staff recommends approval of the Variation application, subject to the following condition:

1. The Variation shall substantially conform to the site plan, building plans, and Petitioner's narrative submitted by the petitioner, except as such plans may be changed to conform to the Village's Codes and Ordinances.

ATTACHMENTS:

1. Aerial Map
2. Variation Application
3. Petitioner Narrative
4. Site Plan
5. Shed - Cut Sheets
6. Public Notice



Print Date: 7/6/2026

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.



VARIATION APPLICATION

Department of Planning & Zoning

200 E. Wood Street • Palatine, IL • 60067-5339

Telephone: (847) 359-9047 • Fax (847) 963-6247

Petitioner Name

Kirk Pagenkof

Business Name (if applicable)

Subject Property Address

1152 W. Wood street

Please provide a description of your proposed request:

Requesting a variance to allow construction of a storage shed that would increase total accessory structure area from approximately 700 sq. ft. to 800 sq. ft. Existing detached garage measures approximately 20' x 28' (560 sq. ft.). Garage space is currently used for vehicle storage, a workshop, and tool storage. Additional storage is needed for landscaping equipment, garden tools, snowblowers, and seasonal maintenance equipment. Property size is approximately 30,000 sq. ft., significantly larger than many residential lots in the Village. The requested variance represents only a 100 sq. ft. increase over the current accessory structure limit. Shed will have minimal visibility from the street and neighboring properties. The shed will primarily be visible from the homeowner's driveway. The shed will not create traffic, noise, drainage, or other adverse impacts on neighboring properties. A signed contract has already been executed for the project. Total investment in the shed is approximately \$12,000. The shed will complement existing structures and be properly maintained. The large lot size and limited visibility of the shed make the request consistent with the intent of the zoning ordinance. Approval of the variance would allow reasonable use of the property without negatively affecting the character of the neighborhood.

Petitioner Justification

Variations 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 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:

My existing detached garage currently utilizes most of this allowance, and the addition of the proposed shed would increase the total accessory structure area to approximately 800 square feet. My property consists of approximately 30,000 square feet, which is substantially larger than many residential lots within the Village. The proposed shed would be located adjacent to the existing detached garage and positioned in a manner that minimizes visibility from the street and neighboring properties. Due to the unique layout of the property, including the location of the detached garage and driveway, the shed would be visible primarily from my own driveway and would have little impact on the overall appearance of the neighborhood. The existing detached garage measures approximately 20 feet by 28 feet (560 square feet). While the garage is somewhat deeper than a typical residential garage, the additional space is currently utilized as a workshop and for the storage of tools and equipment associated with maintaining the property. As a result, there is limited remaining space available for the storage of our cars, larger seasonal and landscaping equipment.

That the plight of the owner is due to unique circumstances:

we have a detached garage. this was considered normal when the original structure was built almost 100 years ago. we do not have the luxury of an attached garage.

That the Variation, if granted, will not alter the essential character of the locality:

we have a large property at the end of a dead end street. the shed will not be visible from the street or passing cars.

In order to supplement the above standards, the Planning and Zoning Commission 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 the public welfare or other properties in the neighborhood.
- f. The request will not impair 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.

our land is flat. and wont change any topographical conditions. our request will allow us to store our equipment in the new shed and allow us to be able to park our cars in the garage, instead on the driveway. the new shed will have little visibility to our neighbors or the general public.

6.6.2026

Village of Palatine Zoning Board of Appeals
200 E. Wood Street
Palatine, IL 60067

Subject: Request for Variance for Accessory Structure Area – 1152 W. Wood Street

Dear Members of the Zoning Board of Appeals,

My name is Kirk Pagenkopf and my wife Elizabeth and I are the owners of the property located at 1152 W. Wood Street in Palatine and respectfully request a variance to permit the installation of a storage shed on my property.

I understand that Village zoning regulations limit the total area of accessory structures on my property to 700 square feet. My existing detached garage currently utilizes most of this allowance, and the addition of the proposed shed would increase the total accessory structure area to approximately 800 square feet.

My property consists of approximately 30,000 square feet, which is substantially larger than many residential lots within the Village. The proposed shed would be located adjacent to the existing detached garage and positioned in a manner that minimizes visibility from the street and neighboring properties. Due to the unique layout of the property, including the location of the detached garage and driveway, the shed would be visible primarily from my own driveway and would have little impact on the overall appearance of the neighborhood.

The existing detached garage measures approximately 20 feet by 28 feet (560 square feet). While the garage is somewhat deeper than a typical residential garage, the additional space is currently utilized as a workshop and for the storage of tools and equipment associated with maintaining the property. As a result, there is limited remaining space available for the storage of our cars, larger seasonal and landscaping equipment. The proposed shed would provide dedicated storage for lawn and garden equipment, snowblowers, seasonal items, and other property maintenance equipment, allowing the garage to continue serving its intended function as both vehicle storage and a workshop.

The requested variance represents only a modest increase of approximately 100 square feet beyond the current accessory structure limitation. Given the size of the lot, the placement of the shed near the existing garage, and its very limited visibility, I believe the request is reasonable and consistent with the intent of the zoning ordinance. The addition of the shed will not create overcrowding, drainage issues, traffic concerns, noise impacts, or any adverse effects on neighboring properties.

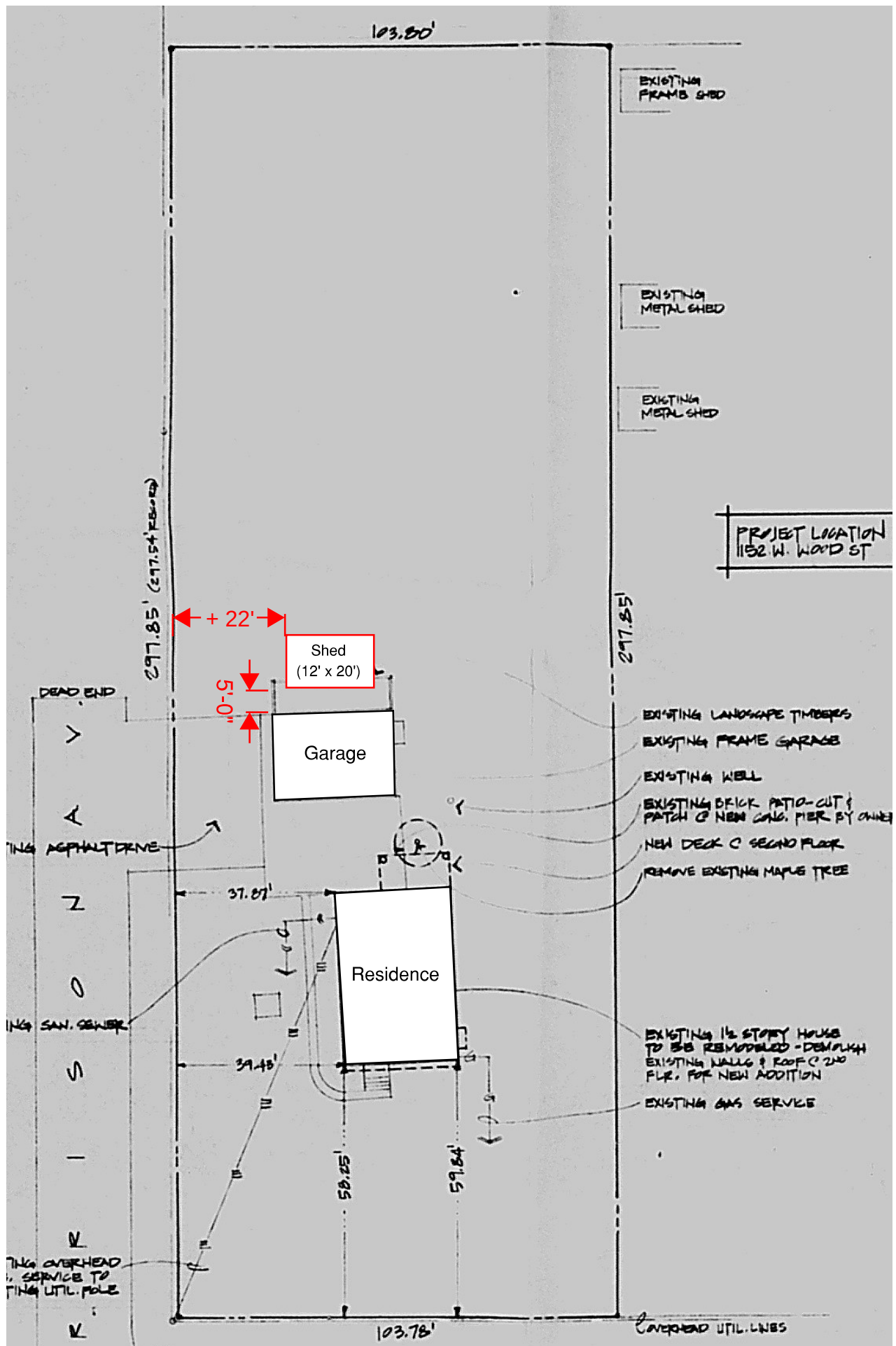
In addition, I have entered into a signed contract with Tuff Shed for the construction and installation of the proposed structure. The project represents an investment of approximately \$12,000 and will be a professionally installed, permanent improvement to the property. The shed will be designed to complement the existing home and garage and will be properly maintained. This improvement will enhance the functionality and appearance of the property by providing organized and secure storage for equipment that is currently difficult to accommodate within the existing structures.

I respectfully submit that the intent of the accessory structure regulations is to prevent excessive development and negative visual impacts on residential properties. Given the unusually large size of my lot, the limited visibility of the proposed shed, and the relatively small variance being requested, those concerns are not present in this case.

Thank you for your time and consideration of this request. I respectfully ask for your approval of this variance application and would be pleased to provide any additional information or answer any questions the Board may have.

Sincerely,

Kirk Pagenkopf
1152 W. Wood Street
Palatine, IL 60067
847.846.5271
pagenkopf27@gmail.com



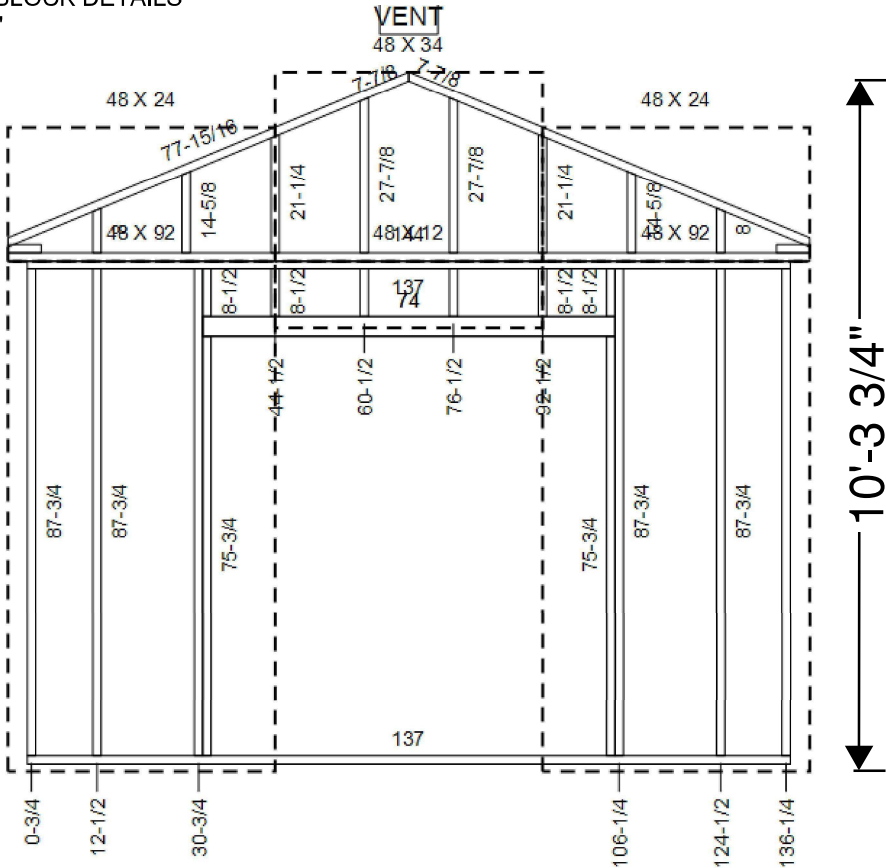


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Storage Buildings & Garages
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Premier Pro Tall Ranch
12' X 20'
Roof Pitch: 5/12
Customer: kirk pagenkopf

Drawn By: KBMax
This document was auto generated on:
Tue Jun 02 2026 19:39:44 GMT+0000
(Coordinated Universal Time)

GABLE END BLOCK DETAILS
HEAL CUT: 1"
ANGLE: 22.5°



Siding Reveal: 1-1/4

WALL A
DIMENSIONS IN INCHES

Bottom Plate Length: 137

Stock	Cut
2x4 x 12'	(2) 137 X 0°
2x4 x 87 3/4"	(6) 87-3/4 X 0°
2x4 x 75 3/4"	(2) 75-3/4 X 0°
2x4 x 75 3/4"	(2) 74 X 0°
2x4 x 12'	(1) 144 X 0°
2x4 x 8'	(2) 77-15/16 X 22.5° //b
2x4 x 63 3/4"	(6) 8-1/2 X 0°
2x4 x 63 3/4"	(2) 21-1/4 X 22.5° /b
2x4 x 63 3/4"	(2) 14-5/8 X 22.5° /b
2x4 x 63 3/4"	(2) 8 X 22.5° /b
2x4 x 63 3/4"	(2) 27-7/8 X 22.5° /b
2x4 x 63 3/4"	(2) 6 X 0°

Stock	Cut
SilverTech 4x8'	(2) 92 X 48
Silver Tech 4x76.25	(1) 12 X 48
Silver Tech 4x76.25	(2) 24 X 48
Silver Tech 4x76.25	(1) 34 X 48
7/16" OSB 4X8	(1) 72 X 3-1/4

GABLE END BLOCK DETAILS
HEAL CUT: 1"
ANGLE: 22.5°



PUBLIC NOTICE

A Public Hearing will be held before the Village of Palatine Planning and Zoning Commission on Tuesday, July 14, 2026 at 7 PM, in the Village Council Chambers in Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

Variation to permit 800 square feet of ground floor area for accessory structures in the rear yard, instead of the 700 square-foot maximum.

The property is commonly known as 1152 W. Wood Street.

The petitioner is requesting to erect a 240 square-foot shed in the rear yard. A 560 square-foot garage is currently located in the rear yard of the subject property. Erecting the shed will result in a total ground floor area of 800 square feet for accessory structures on the subject property.

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

FILE #: VAR-000273-2026 VILLAGE OF PALATINE

Jan Wood, Chair
Palatine Planning and Zoning Commission

DATED: This 25th day of June 2026

RA

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

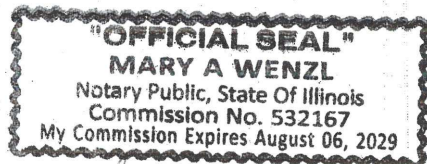
(Village) (Town) (City) (Township) of PALATINE 1152 W. Wood St.
☒ ☐ ☐ ☐
County of COOK

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 25TH day of JUNE, A.D. 2026, and the last publication thereof was made on the 25TH 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 25TH 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 25TH day of JUNE A.D., 2026.

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

257 N. Hale Street**STAFF REPORT:**

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: R. Auer

PETITIONER: Keith Gronke, Owner

PLAN NUMBER: SU-000276-2026

BACKGROUND:

The Petitioner is proposing to expand the existing second story of the subject residence. The existing home is currently set back 16 feet from the front lot line along Hale Street and has a legally non-conforming front yard setback. Therefore, the Petitioner is requesting:

- 1. Special Use to permit a front yard setback of 16 feet instead of the minimum required front yard setback of 30 feet.**

KEY ISSUES:

- The subject property is zoned R-2 – Single Family Residential and the 6,550 square-foot property contains a single family detached residence and detached garage in the rear yard.
- The Petitioner is requesting to expand the existing second story of the residence. The proposed expansion does not exceed the maximum building or lot coverage for the zoning district.
- Presently, the principal structure is set back 16 feet from the front lot line along Hale Street. In the R-2 zoning district, the minimum front yard setback is 30 feet.
 - The proposed expansion does not encroach beyond the existing 16-foot front yard setback.
- The zoning ordinance requires that, upon expansion or enlargement of any non-conforming structure, a property must obtain compliance with zoning standards. Setback reductions are contemplated as Special Uses in the residential districts.
- The submitted designs indicate the proposed second story addition will be 36

feet high at its highest peak. This proposed design complies with the maximum height in the R-2 district.

- The submitted documents include a new attached deck located in the side yard, displaying a setback of 7.5' from the side lot line, in compliance with Code.

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

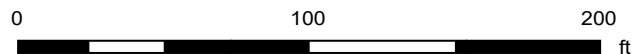
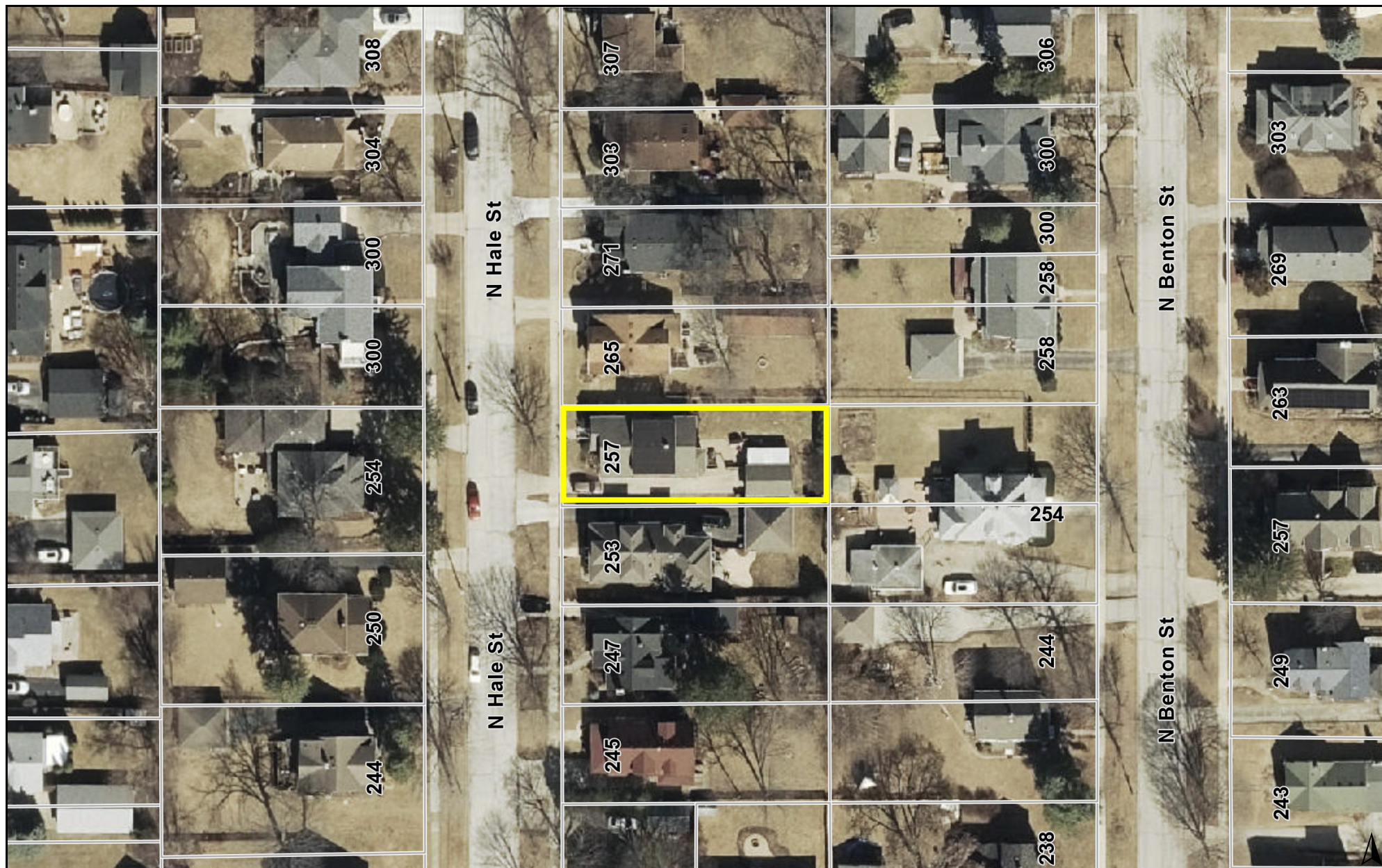
STAFF RECOMMENDATION:

The Petitioner is requesting to expand the second story of the residence. Presently, the residence encroaches upon the required front setback and is legally nonconforming. Upon review of the surrounding properties, Staff observed properties encroaching upon the required front setback and of similar height to the proposed residential expansion. Staff does not foresee the proposal bringing forth adverse conditions upon the surrounding area. Therefore, Staff recommends approval of the Special Use application, subject to the following condition:

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

ATTACHMENTS:

1. Aerial Map
2. Special Use Application
3. Plat of Survey
4. Building Elevations
5. Petitioner Narrative
6. Public Notice



Print Date: 7/7/2026

Notes

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



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

Keith Gronke

Business Name (if applicable)

Subject Property Address

257 N. Hale St. Palatine IL

Please provide a description of your proposed request:

Addition to the second floor of our home. The addition includes a bedroom and bathroom, and structural reinforcement of the floor joists.

Petitioner Justification

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

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

This project will not impact the public and will not further encroach upon the existing front yard setback.

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

This project will be constructed according to all applicable building codes and standards. The joists for the second floor of the home will be structurally reinforced to improve upon the existing condition and ensure the long-term safety of this home.

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

The residences on the abutting properties are situated along the same setback as our home. This project will not further encroach on the existing front yard setback and only aims at improving the home, both in functionality and curb appeal.

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

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

a. Will meet the following aesthetic criteria:

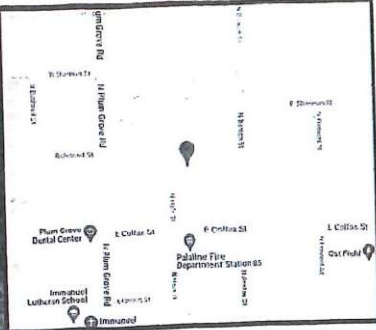
- i. Will not destroy existing vistas in the area;
- ii. Will enhance the appearance of the homes and the streets in the area; and
- iii. Will not detract from the overall appearance of the community; or

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

No fencing is included in this project.



www.exactaland.com | office: 773.305.4011

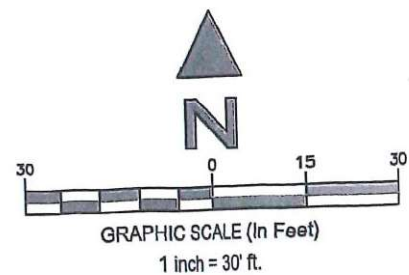
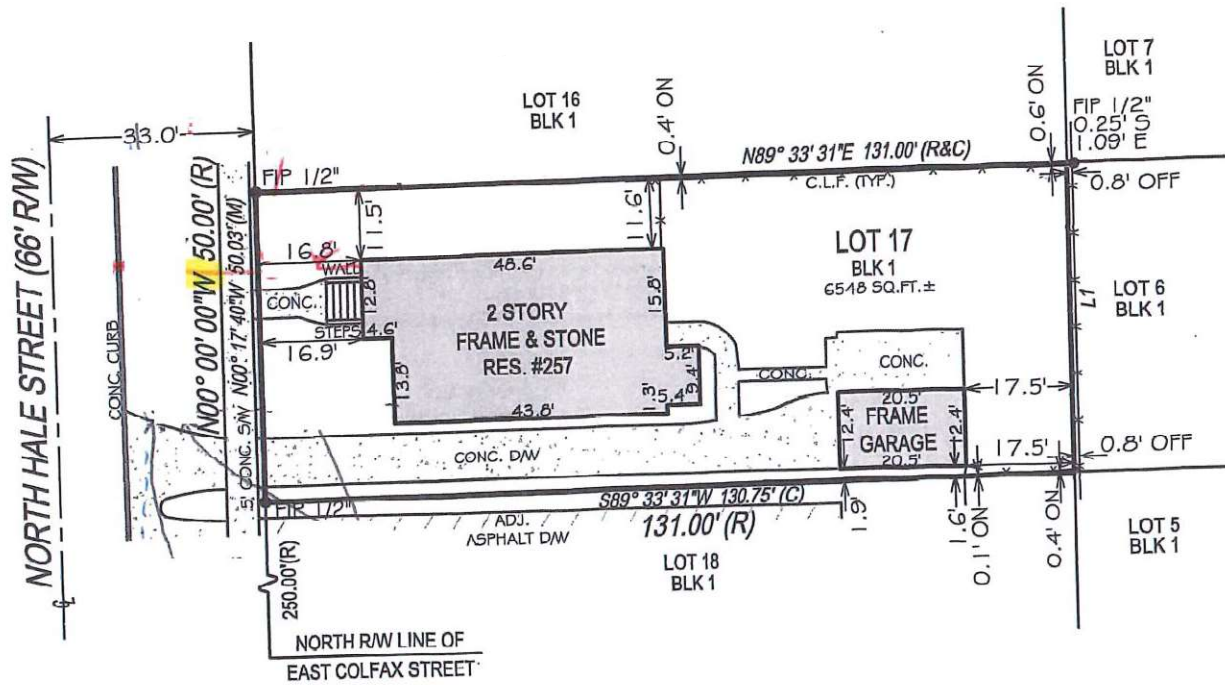


PROPERTY ADDRESS: 257 N HALE STREET, PALATINE, ILLINOIS 60067

SURVEY NUMBER: 2108.1951

21081951
BOUNDARY SURVEY
COOK COUNTY

LINE TABLE:
L1 S00° 00' 14"E 50.03' (C)
S00° 00' 00"W 50.00' (R)



POINTS OF INTEREST:
NONE VISIBLE

ASPHALT SHINGLES(35 YEAR TYP.) 15# ASPHALT IMPREGNATED BUILDING FELT 1/2" O.S.B. DECKING W/CLIPS 2x12 ROOF RAFTERS @ 16" O.C. ROOF BAFFLES AT EVERY ROOF TRUSS R-44 FIBERGLASS INSULATION N INTEGRAL V.B. 5/8" DRYWALL CEILING. ICE AND WATER SHIELD OR APPROVED EQUAL TO BE APPLIED HORIZ. AT EAVE UP SLOPE OF ROOF TO A POINT 24" INSIDE EXTERIOR WALL. (VERT. LAPS TO BE MIN. 5' HORIZ. LAPS TO BE MIN. 6') ICE AND WATER SHIELD OR APPROVED EQUAL TO BE APPLIED TO ALL VALLEYS.

FASCIA AND SOFFIT

ALUMINUM GUTTER & DOWNSPOUTS WITH SPLASH BLOCKS
ALUMINUM WRAPPED FASCIA TO MATCH EXISTING
ALUMINUM SOFFIT W/ INTEGRAL VENTS TO MATCH EXISTING
FRIEZE BOARD AND ALL TRIM TO MATCH EXISTING

INTEGRAL VAPOR BARRIERS ARE TO BE INSTALLED ON THE WARM IN WINTER SIDE OF WALLS AND CEILINGS.

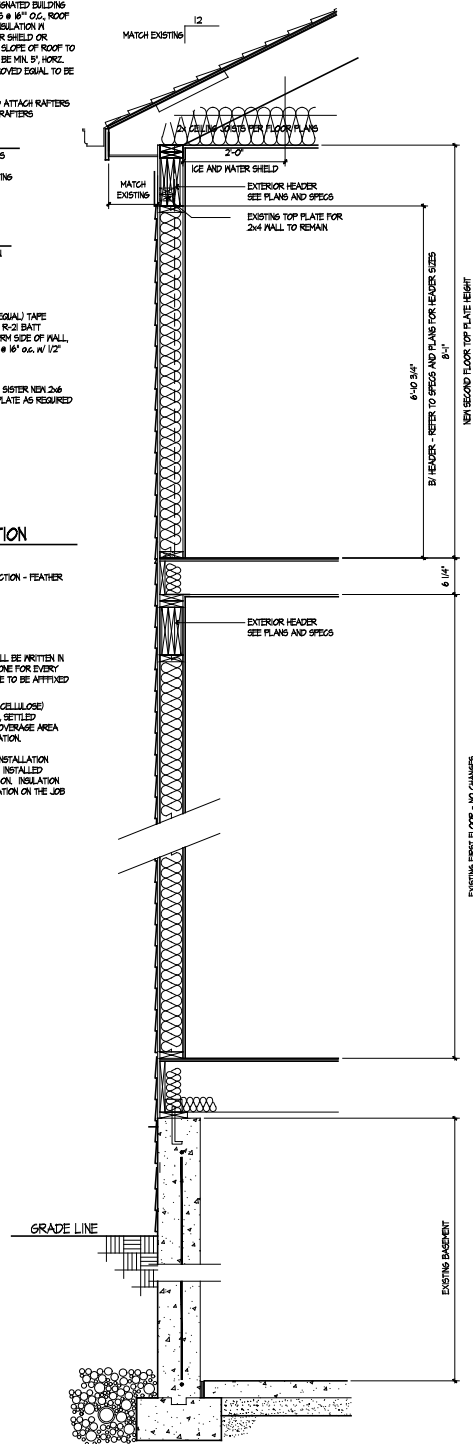
SIDING TO MATCH EXISTING OVER "TYVEK" WRAP (OR EQUAL) TAPE
AROUND ALL WINDOW AND DOOR OPENINGS. PROVIDE R-2 BATT
INSULATION IN WALL CAVITIES W/ INTEGRAL V.B. ON WARM SIDE OF WALL,
1/2" PLYWOOD SHEATHING N/ SISTER 2x6 WOOD STUDS @ 16" O.C. W/ 1/2"
GYP. BRD. FINISH

3/4" T&G OSB SHEATHING GLUED AND NAILED
1/4" UNDERLAYMENT IN TILED AREAS
2x6 FLR JOISTS (SISTER TO EXISTING FLOOR CONSTRUCTION - FEATHER
AS REQUIRED FOR A FLUSH FLOOR FINISH)
EXISTING 2x RIM JOIST
1/2" GYPSUM BOARD CEILING GLUED AND SCREWED TO
UNDERSIDE OF FLOOR JOISTS

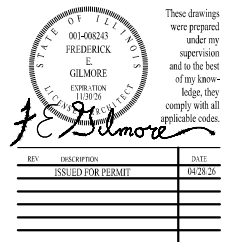
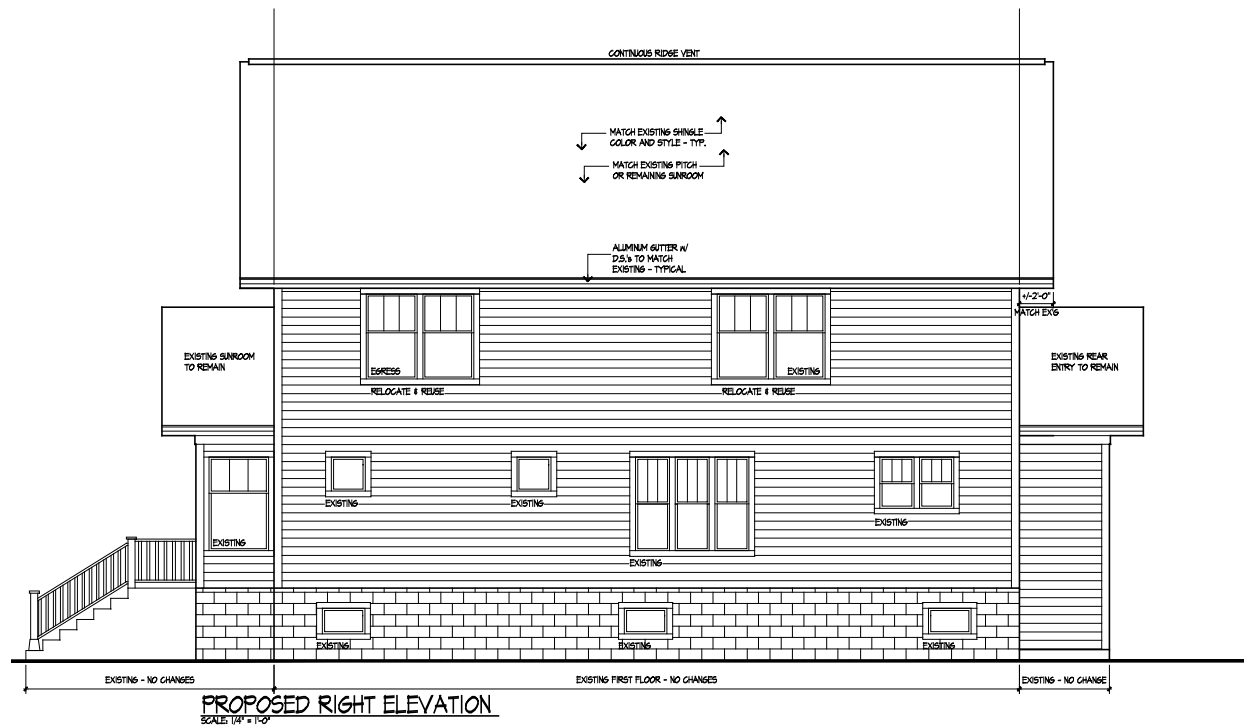
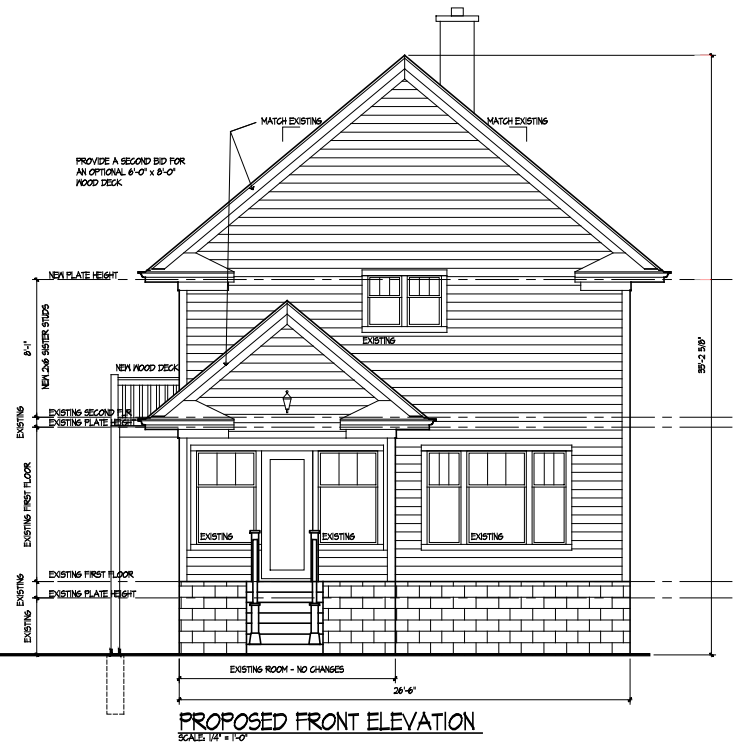
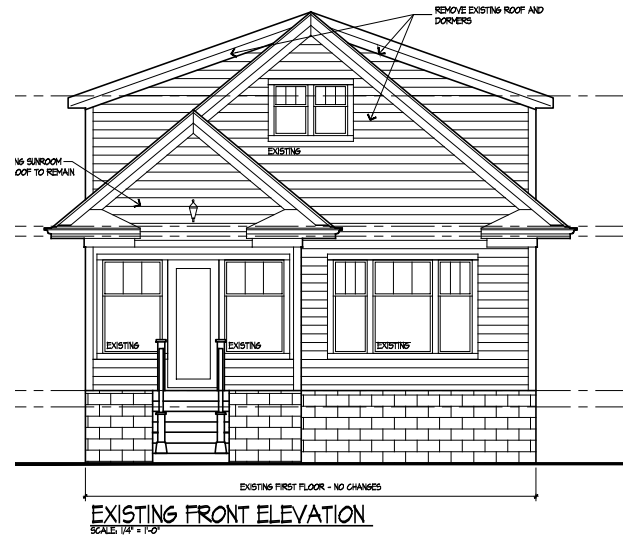
BLOWN IN OR SPRAYED ROOF/CEILING INSULATION SHALL BE WRITTEN IN INCHES ON MARKERS THAT ARE INSTALLED AT LEAST ONE FOR EVERY 900 SQ.FT. THROUGH THE ATTIC SPACE. MARKERS ARE TO BE AFFIXED TO TRUSSES OR JOISTS.

BLOWN IN OR SPRAYED INSULATION (FIBERGLASS AND CELLULOSE)
INSTALLERS CERTIFICATION SHALL INCLUDE THICKNESS, SETTLED
THICKNESS, SETTLED R-VALUE, INSTALLED DENSITY. COVERAGE AREA
AND NUMBER OF BAGS SHALL BE LISTED ON CERTIFICATION.

FOR SPRAYED POLYURETHANE FOAM INSULATION THE INSTALLATION THICKNESS OF THE AREAS COVERED AND R-VALUE OF INSTALLED THICKNESS SHALL BE POSTED ON THE THE CERTIFICATION. INSULATION INSTALLER IS TO SIGN, DATE, AND POST THE CERTIFICATION ON THE JOB SITE.



① FRAME WALL SECTION
SCALE: 3/4" = 1'-0"

 Rick Gilmore, FALA
Fellow of the Association of Licensed Architects

GRONKE RESIDENCE - SECOND FLR
257 N. HALE STREET
PALATINE, IL 60067

Gilmore
Frederick Gilmore, Architect

Thank you for your time and consideration of my application for Special Use. With the submittal of this application, I am sincerely asking permission to complete an addition to the second story of our home at 257 N Hale St, Palatine, IL 60067. Our home is currently nonconforming due to its 16.9' front yard setback, but the proposed addition will not encroach any further into the district's required setback.

To provide a little background, my wife and I purchased this home in 2020 and have fallen in love with Palatine, especially our neighborhood. We love the walkability and proximity to the downtown and Metra station, as well as the abundance of parks and activities. Few days pass by when we do not walk to grab dinner or a coffee downtown, take our 2-year-old daughter to one of the local parks or aquatic center, or to the Park District where our daughter attends many classes. We truly feel like we found the perfect place to raise our daughter and expand our family, and we hope to make this our forever home.

The addition to our home would add a third bedroom and a second bathroom to the second floor of our home and give us the space we desire to expand our family. As my wife and I are both only children and have aging parents, a spare bedroom on the main floor of our home is a necessity. This addition would allow us the space to have another child while ensuring peace of mind when considering our parents' futures.

In addition to the added space, this project also involves an aspect of improved safety. This home was built in 1926, when building codes were not as stringent as they are today. Our second floor currently sits atop 2" x 6" floor joists. The entire second floor is quite slanted and even sags in some areas. The project will structurally reinforce the second floor, bringing the floor joists up to code and ensuring the long-term safety of this home. As someone who works in the building code field, this is very important to me.

Finally, I would be remiss if I did not disclose that the residences on the abutting properties (265 and 253 N. Hale, respectively) are situated along the same setback as our home. As this is a very old and historic neighborhood, the majority of homes located on Hale St., Benton St. from Sherman St. to Slade St., N. Fremont St, N. Oak St., and N. Mozart St. encroach upon the 30' setback, with many of the homes closer to 15'. I do not believe the addition to my home, as proposed, would create an unusual or out-of-place aesthetic, and believe that it would further enhance a neighborhood already rich in character.

Thank you again for your time and consideration and I look forward to the opportunity to present my case.

Sincerely,

Keith and Nicole Gronke

PUBLIC NOTICE

A Public Hearing will be held before the Village of Palatine Planning and Zoning Commission on Tuesday, July 14, 2026 at 7 PM, in the Village Council Chambers in Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

Special Use to permit a front yard setback of 16 feet instead of the minimum required front yard setback of 30 feet.

The property is commonly known as 257 N. Hale Street.

The Petitioner is proposing to expand the existing second story of the subject residence. The existing building is currently set back 16 feet from the front lot line along Hale Street. The proposed expansion does not further the existing front yard setback.

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

FILE #: SU-000276-2026

VILLAGE OF PALATINE

Jan Wood, Chair
Palatine Planning and Zoning Commission

DATED: This 25th day of June 2026

RA

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

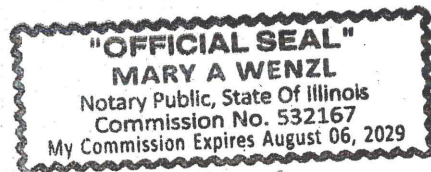
(Village) (Town) (City) (Township) of PALATINE 257 N. HALE ST
☒ ☐ ☐ ☐
County of COOK

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 25TH day of JUNE, A.D. 2026, and the last publication thereof was made on the 25TH 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 25TH day of JUNE A.D., 2026.

By Todd Wenzel

President
Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 25TH day of JUNE A.D., 2026.

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

300 N. Clark Drive**STAFF REPORT:**

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: R. Auer

PETITIONER: Anna Papes, Owner

PLAN NUMBER: SU-000268-2026

BACKGROUND:

The Petitioner is requesting approval to place a 6' solid vinyl fence, set back 5' from the front lot line abutting Baldwin Road. Therefore, the Petitioner is requesting:

1. Special use to permit a fence in a front yard at the subject property.

KEY ISSUES:

- The Subject Property is zoned R-2, Single-Family Residential, is approximately 8,910 square feet in area, and consists of a single-family residence and detached frame shed in the rear yard.
- The Petitioner is proposing to construct a 6-foot tall solid vinyl fence in the front yard (functional side yard) along Baldwin Road. The fence abuts the side lot line of the front yard at 950 E. Baldwin Road.
 - The fence is proposed to be set back 5' from the lot line along Baldwin Road.
 - Fences in a front yard, abutting a street, and, abutting the side lot line of a front yard are contemplated as a Special Use by the Zoning Ordinance.
- A 4-foot-tall fence exists in the subject yard. The fence consists of a mix of chain-link and wood-picket designs.
- The existing landscaping along Baldwin Road will remain and would satisfy landscaping requirements for fences abutting a street.
- The Petitioner's application indicates that the proposed fence is for additional privacy.

- A letter of support was submitted by the property owner of 326 N. Clark Drive.

Surrounding Area

- Upon review of the surrounding area, Staff found the *majority* of fences (located on corner lots) in the nearby area possess the following attributes:
 - Open-style design(often chain-link style)
 - 4' tall
 - Setbacks vary among these fences; some encroach upon the required setback, while others are compliant with standards.
- Solid Fences: Of 53 corner lot properties observed, only 2 properties contained a 6' solid fence located in a corner yard, and were located less than 10 feet from the respective lot line. Neither property has received zoning relief for the below fences:
 - 130 N. Bissel Dr – setback 4' from Boynton Dr
 - 351 N. Rohlwing Road – setback 8' from Morris Dr
- Furthermore, the fences (identified above) were the *only* 6' tall solid fences that encroach upon the required yard setback for the corner lot. All other fences of this design and height were compliant; maintaining a 20' or 30' setback (depending on lot configuration).
- Accounting for these findings, Staff believes that the proposed fence is inconsistent with fences in the surrounding area.

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 fencing as Special Use: 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:
 1. Will not destroy existing vistas in the area;
 2. Will enhance the appearance of the homes and the streets in the area;
 - and
 3. Will not detract from the overall appearance of the community; or
- b. The fencing is found to be necessary to protect private property or the safety of

the inhabitants of the property.

STAFF RECOMMENDATION:

The Petitioner is requesting approval to construct a 6' tall solid vinyl fence, set back 5' from the lot line abutting Baldwin Road. Following review of the surrounding area, the proposed fence is generally inconsistent with fences observed. Staff believes that the proposed fence may detract from the overall appearance of the community. The Village established ordinances to evaluate corner-yard fences thoroughly, as tall, solid fences may present adverse impacts upon surrounding properties. Typically, the Village has not supported 6' tall solid fences proximate to a lot line abutting a street. Therefore, Staff recommends denial of the Special Use application. If the Planning and Zoning Commission recommends approval, Staff recommends the following conditions:

1. The Special Use shall substantially conform to the Site Plan and Fence elevations submitted by Anna Papes, petitioner, except as such plans may be changed to conform to the Village's Codes and Ordinances.
2. The existing landscaping shall be maintained pursuant to landscaping standards set forth in 6.03(b)(4)d.ii of the Zoning Ordinance.

ATTACHMENTS:

1. Aerial Map
2. Special Use Application
3. Plat of Survey
4. Site Plan
5. Fence Elevation
6. Exhibit: analysis of corner lots
7. Letter of Support - Redacted
8. Public Notice



0 50 100
ft

Print Date: 6/22/2026

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.



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

Anna Papes

Business Name (if applicable)

Subject Property Address

300 N. Clark Drive, Palatine, IL 60074

Please provide a description of your proposed request:

The project involves the replacement of an existing 4-foot fence with a 6-foot semi-private fence. The current fence is a mix of wood and chain link, which is deteriorating and no longer provides adequate privacy or security. Along Baldwin Street, the new fence will follow the same property line as the current chain-link fence. It will also extend to wrap around the shed and connect to the front of the house, aligning with the existing fence on the front right side. The project includes removal of the existing fence, installation of vinyl panels, and post anchoring per local building codes. The project will be completed by Paramount Fence, who has completed similar projects in the area, including at 1036 W Hunting Drive, Palatine, IL 60067 (corner lot with approved variance). The fence will not obstruct signage visibility or driver sightlines at the intersection. The proposed fence will improve safety, security, privacy, and curb appeal for the property.

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 unique physical characteristics of this corner lot create safety, security, and nuisance conditions that cannot be adequately addressed without the proposed fence. Its installation is a practical necessity driven by the specific demands of this location. A corner lot is exposed to two public roadways and experiences significantly higher pedestrian and vehicle traffic than an interior lot. This creates multiple uncontrolled access points, increasing the likelihood of unsupervised interactions between pedestrians, children, and animals. The fence will establish a defined perimeter that prevents children and pets from entering active traffic corridors and eliminates unexpected encounters along both street frontages — reducing risk to both the property's occupants and the general public. The two open frontages also make the property disproportionately vulnerable to trespassing, loitering, and opportunistic activity. Unlike an interior lot shielded by neighboring structures, this property offers easy, visible access from two directions. The fence will deter unauthorized entry and eliminate the environmental conditions that invite loitering — outcomes that benefit the broader neighborhood, not just the property owner. Corner lots also accumulate greater volumes of street debris due to wind patterns and foot traffic converging from two directions. Hazardous materials, including broken glass and cigarette waste, regularly enter the yard and pose an injury risk to children and animals. The fence directly mitigates this ongoing public nuisance by intercepting debris before it reaches occupied areas of the property. Taken together, these conditions are a direct consequence of the lot's location and configuration — not circumstances that can be managed through alternatives. The fence is the necessary and proportionate response to the public convenience and safety needs created by this specific site.

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

The proposed 6-foot semi-private fence will not obstruct signage visibility or driver sightlines at the intersection. The three all-way stop signs are situated beyond the fence line, and the fence along Baldwin Street will be set behind existing vegetation, rendering it a non-factor for approaching drivers. Those waiting at the stop signs – whether drivers or pedestrians – retain full, unobstructed views of oncoming traffic due to both the placement of the signs and the screening effect of the established vegetation.

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

The installation of a 6-foot semi-private fence will not negatively impact neighboring property values — on the contrary, it is likely to contribute positively to them. Fencing is a widely recognized property improvement. A well-constructed, maintained fence enhances curb appeal, signals investment in the property, and contributes to a clean, orderly streetscape. These are factors that prospective buyers and appraisers view favorably. Similar fencing is already present in the neighborhood, meaning this installation will be consistent with the established character of the area rather than an outlier. The security benefits of the fence

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

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

a. Will meet the following aesthetic criteria:

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

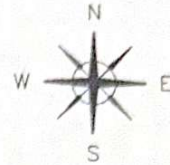
b. The fencing is found to be necessary to protect private property or the safety of the inhabitants of the property.

A. Aesthetic Criteria:

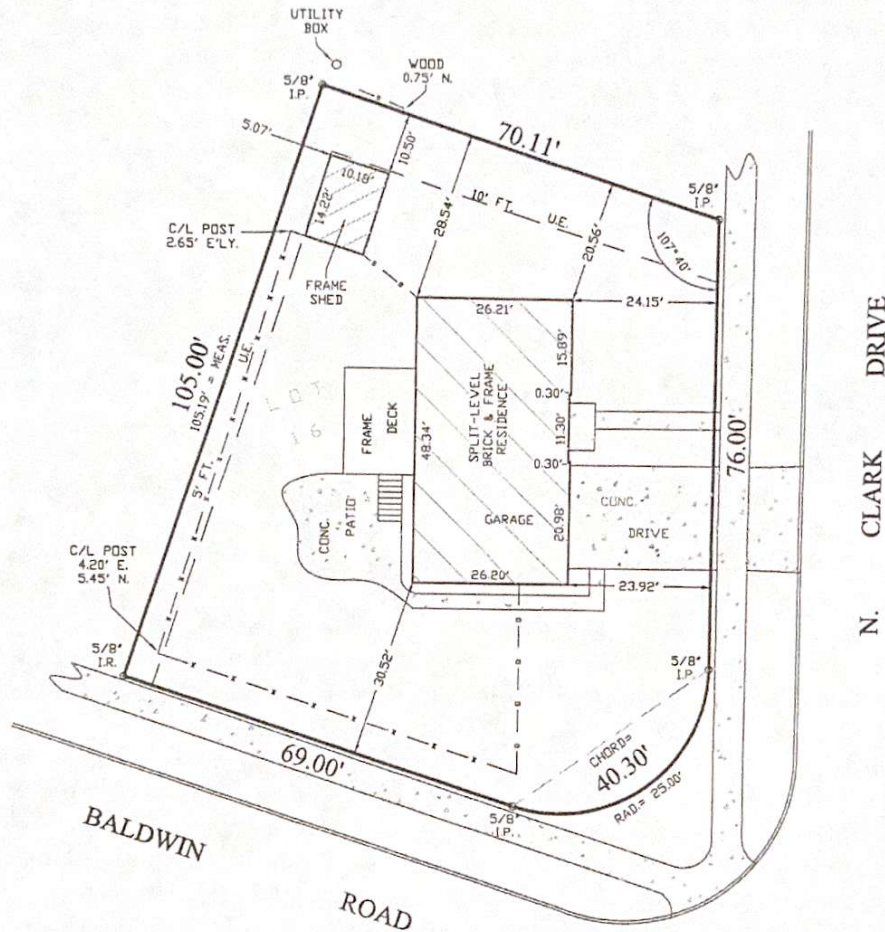
- i. Will not destroy existing vistas in the area: The fence will be constructed with a 5-foot setback from the sidewalk along Baldwin Street, ensuring it does not obstruct existing vistas or impact visibility for pedestrians and drivers. Additionally, along Baldwin Street, there are mature bushes exceeding 6 feet in height that do not obstruct visibility for oncoming traffic. This demonstrates that a fence of the same height would pose no visibility risk or compromise traffic safety.
- ii. Will enhance the appearance of the homes and the streets in the area: The fence will be made of high-quality, white vinyl, creating a clean, modern, and uniform look that complements the existing neighborhood aesthetic. By providing a tidy and defined property boundary, it will enhance the curb appeal of both my home and the surrounding area.
- iii. Will not detract from the overall appearance of the community: Similar fences are already present on nearby properties, ensuring that the design will blend seamlessly with the neighborhood. The clean and polished appearance of the vinyl fence will contribute to the cohesive and attractive streetscape, rather than detract from it.



PLAT OF SURVEY



LOT 16, BLOCK 29 IN WINSTON PARK NORTHWEST, UNIT NO. 2, BEING A SUBDIVISION IN SECTION 13, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 17536792, AND RE-RECORDED ON JUNE 30, 1959, AS DOCUMENT NO. 17584144, IN COOK COUNTY, ILLINOIS.



NOTE: EASEMENTS

U.E. = UTILITY EASEMENT

STATE OF ILLINOIS
COUNTY OF KANE

I, ANDREW J. TOBIN, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY ACCORDING TO THE OFFICIAL RECORD, AND THAT THE PLAT CORRECTLY REPRESENTS SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS.

BY: Andrew J. Tobin
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 35-3519
EXPIRES 11/30/22

ANY DISCREPANCY IN MEASUREMENTS SHOULD BE PROMPTLY REPORTED TO THE SURVEYOR FOR EXPLANATION OR CORRECTION. COMPARE THE DESCRIPTION ON THIS PLAT WITH DEED. REFER TO DEEDS FOR EASEMENTS AND BUILDING LINES.

THIS SURVEY IS ONLY VALID WHEN ACCOMPANIED BY AN EMBOSSED SEAL.



ANDREW J. TOBIN

P.O. BOX 42 DUNDEE, ILLINOIS 60118 847-695-4235

DATED: MARCH 10, 2022
PREPARED FOR: ARIANO, HARDY, GOETTEL
SELLER: BOLD
PROPERTY ADDRESS: 300 N. CLARK AVE.
PALATINE, ILLINOIS
SURVEY ORDER NO: 22076

INDICATES FOUND STAKE ○ CHAIN LINK FENCING ———
INDICATES SET STAKE ● WOOD FENCING ———
INDICATES CONCRETE [Hatched Box]



PLAT OF SURVEY OF



LOT 16, BLOCK 29 IN WINSTON PARK NORTHWEST, UNIT NO. 2, BEING A SUBDIVISION IN SECTION 13, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 17536792, AND RE-RECORDED ON JUNE 30, 1959, AS DOCUMENT NO. 17584144, IN COOK COUNTY, ILLINOIS.

260' of 6' tall white semi-private PVC fence with 2 single gates



NOTE: EASEMENTS

U.E. = UTILITY EASEMENT

STATE OF ILLINOIS
COUNTY OF KANE

I, ANDREW J. TOBIN, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY ACCORDING TO THE OFFICIAL RECORD, AND THAT THE PLAT CORRECTLY REPRESENTS SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS.

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LICENSE NO. 35-3519
EXPIRES 11/30/22

ANY DISCREPANCY IN MEASUREMENTS SHOULD BE PROMPTLY REPORTED TO THE SURVEYOR FOR EXPLANATION OR CORRECTION. COMPARE THE DESCRIPTION ON THIS PLAT WITH DEED. REFER TO DEEDS FOR EASEMENTS AND BUILDING LINES.

THIS SURVEY IS ONLY VALID WHEN ACCOMPANIED BY AN EMBOSSED SEAL.



ANDREW J. TOBIN

P.O. BOX 42 DUNDEE, ILLINOIS 60118 847-695-4235

DATED: MARCH 10, 2022
PREPARED FOR: ARIANO, HARDY, GOETTEL
SELLER: BOLD
PROPERTY ADDRESS: 300 N. CLARK AVE.
PALATINE, ILLINOIS
SURVEY ORDER NO.: 22076

INDICATES FOUND STAKE ○ CHAIN LINK FENCING
INDICATES SET STAKE ● WOOD FENCING
INDICATES CONCRETE ■



Yellowstone with 6" pickets

Ryan Auer

From: [REDACTED]
Sent: Sunday, July 5, 2026 11:59 AM
To: Ryan Auer
Subject: 300 N Clark Dr SU-000268-2026

You don't often get email from a [REDACTED] [ant](#)

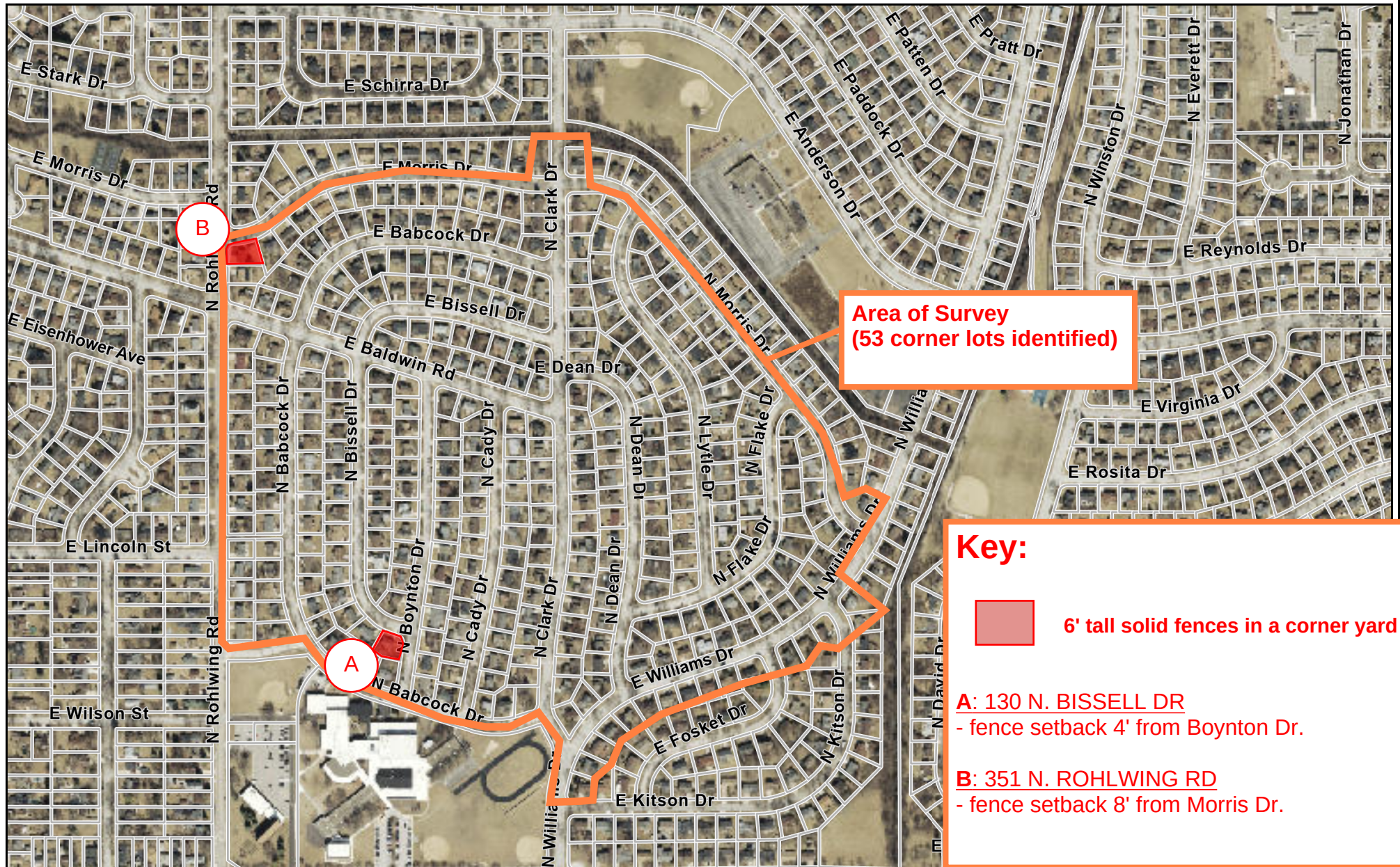
Caution: This is an external email, Please take care when clicking links or opening attachments.
When in doubt, please talk with the sender or check with VOP IT

Good morning

We are writing to express our support for this special use. The Papes' have been very good neighbors and keep their home in good condition. I do not feel that this special would negatively impact the neighborhood in any way.

Sincerely

Kevin & Pat Thomas
326 N Clark Dr
[REDACTED]



PUBLIC NOTICE

A Public Hearing will be held before the Village of Palatine Planning and Zoning Commission on Tuesday, July 14, 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 fence in a front yard at the subject property.

The property is commonly known as 300 N. Clark Drive.

The Petitioner is requesting approval to place a 6' solid vinyl fence, set back 5' from the lot line abutting Baldwin Road. The existing landscaping along Baldwin Road will remain and satisfies landscaping requirements for fences abutting a street.

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

FILE #:SU-000268-2026

VILLAGE OF PALATINE

Jan Wood, Chair
Palatine Planning and Zoning Commission

DATED: This 25th day of June 2026

RA

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

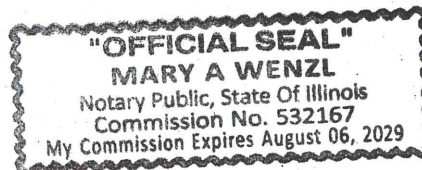
(Village) (Town) (City) (Township) of PALATINE 300 N. Clark Dr.
☒ ☐ ☐ ☐
County of COOK

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

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 25TH day of JUNE, A.D. 2026, and the last publication thereof was made on the 25TH 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 25TH 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 25TH day of JUNE, A.D., 2026.

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

317 W. Northwest Highway**STAFF REPORT:**

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: R. Auer

PETITIONER: Melissa Ohnsted

PLAN NUMBER: SU-000260-2026

BACKGROUND:

The Petitioner is requesting approval of a Special Use to operate a massage therapy business. Therefore, the petitioner is requesting the following:

1. **Special Use to permit a massage therapy business at the subject property.**

KEY ISSUES:

- The Petitioner is seeking Special Use approval to permit a therapy business.
- The Subject Property is located in the Steven's Pointe retail center and is zoned B-2, Shopping Center District. The Zoning Ordinance contemplates massage uses as a Special Use..
- The Petitioner has submitted documentation and has confirmed licensure in the state of Illinois and Department of Professional Regulation.
- The business plan indicates the proposed operation will be Monday–Saturday, with the hours as follows:
 - Mon-Fri: 9am-8pm
 - Sat: 10am-6pm
 - Sun: Appointment only
- The submitted business plan confirms that no walk-in appointments are permitted. Appointments are required to be scheduled in advance.
- This tenant space is approximately 835 square feet in area. The business operation will not contain any equipment of significant scale.
- The proposed use does not warrant additional parking, as the property has

historically been used for business and retail uses.

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

STAFF RECOMMENDATION:

The Petitioner is requesting to 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. The proposed business does not increase the required parking facilities beyond the parking that is currently provided by the Steven's Pointe retail center. 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 Melissa Ohnstead, dated 04/22/2026, except as such plans may be changed to conform to Village Codes and Ordinances.

ATTACHMENTS:

1. Aerial Map
2. Special Use Application
3. Plat of Survey
4. Floor Plan
5. Business Plan
6. Public Notice



0 300 600
ft

Print Date: 7/8/2026

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.



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

Melissa Ohnsted

Business Name (if applicable)

Subject Property Address

317 W. NORTHWEST HWY Palatine, IL 60067

Please provide a description of your proposed request:

I am a licensed sports massage therapist of 14 years. I have 12 additional specialized credentials behind me in the therapy world to help heal the community. I am looking to rent this space to provide an education on living a healthy lifestyle through stretching, self care, and massage therapy services. Thank you for the consideration.

Petitioner Justification

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

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

This space will provide a restful and peaceful place to reset your body mechanics. It is necessary for all of us to lead a healthier lifestyle by learning how to care for your body on a day to day basis. I specialize in cranial sacral therapy for headaches and migraines. I also have worked closely with surgeons, nurses, stadiums and chiropractors throughout my career. I strive to bring my comprehensive knowledge and advanced sports training to serve the community of Palatine. I am looking to pass on my knowledge for pre and post care inclusive of but not limited to sports injuries and surgeries.

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

It is of the utmost importance that my business stay professional using the act of HIPPA to keep SOAP notes documented and protected. I only treat one person at a time for privacy of their case matter. In America we practice the use of draping for preserving the clients privacy. Also for many thai/sports techniques loose shorts and shirts will be provided for stretching purposes to protect the sanctity of the client.

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

If anything, my place of business will create a more positive hype to the area. The strip mall already has a lovely selection of nearby businesses and I believe drawing more positive foot traffic from nearby towns (as my clients live all over) this will help to populate the restaurants within the strip mall.

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

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

a. Will meet the following aesthetic criteria:

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

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

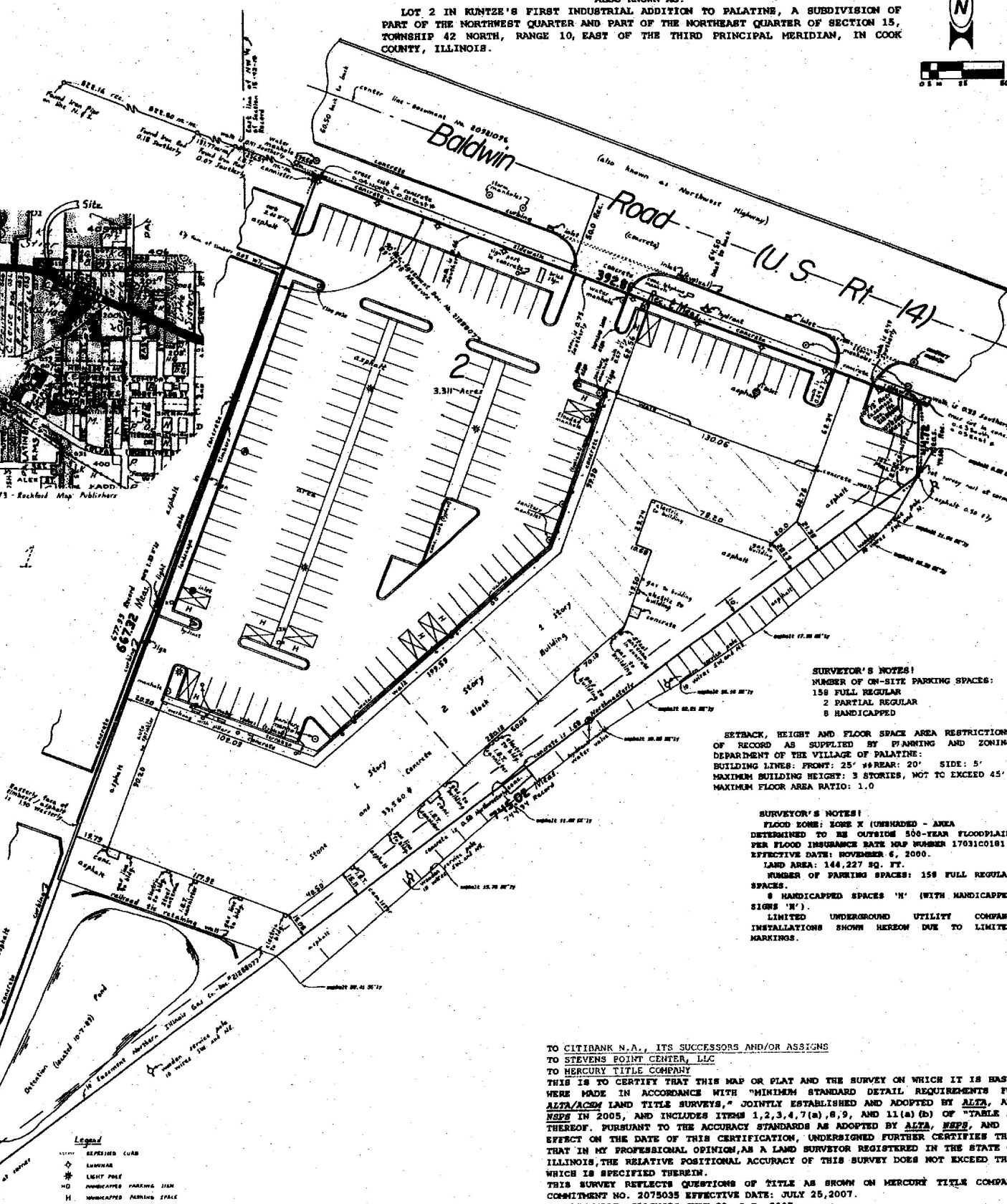
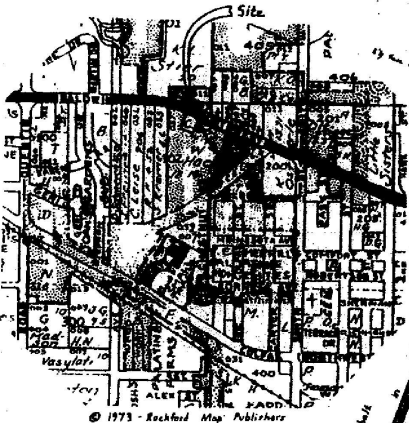
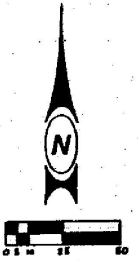
N/A; this subject does not apply to me.

ALTA / ACSM LAND TITLE SURVEY

LOT 2 IN KUNTZE'S FIRST INDUSTRIAL ADDITION TO PALATINE, A SUBDIVISION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, AND THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO KNOWN AS:

LOT 2 IN KUNTZE'S FIRST INDUSTRIAL ADDITION TO PALATINE, A SUBDIVISION OF PART OF THE NORTHWEST QUARTER AND PART OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



SURVEYOR'S NOTES:
NUMBER OF ON-SITE PARKING SPACES:
158 FULL REGULAR
2 PARTIAL REGULAR
8 HANDICAPPED

SETBACK, HEIGHT AND FLOOR SPACE AREA RESTRICTIONS OF RECORD AS SUPPLIED BY PLANNING AND ZONING DEPARTMENT OF THE VILLAGE OF PALATINE:
BUILDING LINES: FRONT: 25' REAR: 20' SIDE: 5'
MAXIMUM BUILDING HEIGHT: 3 STORIES, NOT TO EXCEED 45'
MAXIMUM FLOOR AREA RATIO: 1.0

SURVEYOR'S NOTES:
FLOOD ZONE: ZONE X (UNSHADED - AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) PER FLOOD INSURANCE RATE MAP NUMBER 17031C0161 P EFFECTIVE DATE: NOVEMBER 6, 2000.
LAND AREA: 144,227 SQ. FT.
NUMBER OF PARKING SPACES: 158 FULL REGULAR SPACES.
8 HANDICAPPED SPACES 'H' (WITH HANDICAPPED SIGNS 'H').
LIMITED UNDERGROUND UTILITY COMPANY INSTALLATIONS SHOWN HEREON DUE TO LIMITED MARKINGS.

TO CITIBANK N.A., ITS SUCCESSORS AND/OR ASSIGNS
TO STEVENS POINT CENTER, LLC
TO MERCURY TITLE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, AND NSPS IN 2005, AND INCLUDES ITEMS 1,2,3,4,7(a),8,9, AND 11(a) (b) OF "TABLE A" THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF ILLINOIS, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

THIS SURVEY REFLECTS QUESTIONS OF TITLE AS SHOWN ON MERCURY TITLE COMPANY COMMITMENT NO. 2075035 EFFECTIVE DATE: JULY 26, 2007.
LIBERTYVILLE, ILLINOIS JULY 30, A.D. 2007

Long Faith

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2657 EXPIRES 11-30-08
PROFESSIONAL DESIGN FIRM LICENSE NO. 184-003789
PROPERTY ADDRESS: 315-345 WEST NORTHWEST HIGHWAY - PALATINE, ILLINOIS
PERMANENT INDEX NUMBER: 02-15-200-012-0000 as supplied



This plat is not certified unless an impressed seal is affixed hereon.

prepared by:
The Northern Counties Group, Inc.
Surveyors
528 West Street
Libertyville, Illinois 60048
(847) 367-4500 Fax (847) 367-1378

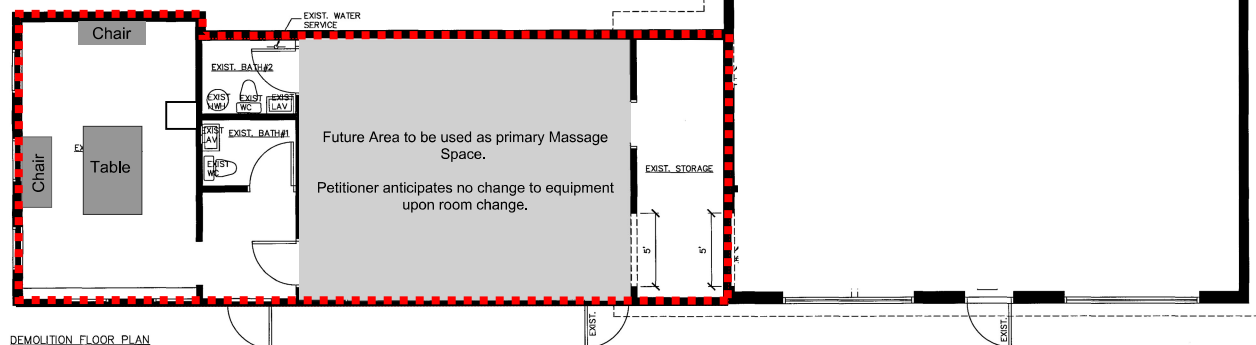
ORDERED BY: Attorney Mark Ordower
ORDER NO: 8918-ALTA-US
DRAWN BY: MW
CHECKED BY: [Signature]

Refer to abstract deed and local ordinances for building restrictions.

KEY



- 317 W. Northwest Highway



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



Business Plan

Company Name: Healing Warrior

President: Melissa Ohnsted

Number of employees: 1, Melissa Ohnsted

Hours of Operation: M-F 9am- 8pm, Sat 10am-6pm, Sun- appt only

Treatments available: Sports massage therapy; i.e deep tissue, PNF, cupping

Length of services offered: 60, 90, 120 minute sessions- by appointment only

Booking website: healing-warrior.com

Licensures:

- Cortiva Institute, Licensure
- Upledger Institute, Certified Craniosacral Therapist
- ICTA, Cuppist
- Synergy, Hot Stones Therapist
- KT tape certified
- Zen Shiatsu, Sports massage therapist [4 degrees]
- Watpo, Licensed Thai therapist

PUBLIC NOTICE

A Public Hearing will be held before the Village of Palatine Planning and Zoning Commission on Tuesday, July 14, 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 massage therapy business at the subject property.

The property is commonly known as 317 W. Northwest Highway.

The Petitioner is requesting approval of a Special Use to operate a business that specializes in massage therapy.

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

FILE #: SU-000260-2026 VILLAGE OF PALATINE

Jan Wood, Chair
Palatine Planning and Zoning Commission

DATED: This 8th day of June 2026

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 317 W. Northwest Hwy
☒ ☐ ☐ ☐
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 25TH day of JUNE, A.D. 2026, and the last publication thereof was made on the 25TH 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 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 25TH day of JUNE, A.D., 2026.

By Todd Wassell

President

Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 25TH day of JUNE, A.D., 2026.

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

366 N. Quentin Road

STAFF REPORT:

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Jin Kim, PNK Construction Inc.

PLAN NUMBER: PFSUB-000015-2026

BACKGROUND:

The subject property was annexed in 1991, consists of approximately 1.433 acres (62,496 square feet), and is zoned R-1. The property to the north is also zoned R-1, while the properties to the west and south are zoned R-2. The property, across N. Quentin Road to the east is zoned P and is developed with a daycare facility.

A 4-lot subdivision, with a cul-de-sac, was proposed in 2018, but was ultimately denied.

The Petitioner is requesting approval to subdivide the property into three single-family residential lots, with access through a private road. Therefore, the Petitioner is requesting the following:

1. **Preliminary and Final Planned Development to permit a 3-lot single-family residential development.**
2. **Preliminary and Final Plat of Subdivision to permit a 3-lot single-family residential development.**
3. **Rezoning from R-1 Single Family Residential to Planned Development (Single Family Residential).**

KEY ISSUES:

Zoning and Site Design

- The Petitioner is requesting a 3-lot single-family residential Planned Development, with a private road providing access to Quentin Road. The single-family residential use of the property is consistent with Future Land Use Map recommendation. The lot is currently zoned R-1.
- The private road meets all required standards, including the hammerhead turnaround for emergency access. In addition, there is a 5-foot sidewalk and 3

streetlights provided along the private road.

- The proposed lots would conform to all restrictions of the R-2 zoning district, which is consistent with the surrounding properties. The table below provides an analysis of the proposed lots:

	Lot Size (9,000 sq. ft. for interior lot; 10,000 sq. ft. for corner lot)	Lot Width (75' required for interior lot; 85' for corner lot)	Lot Depth (110' required)	Proposed Required Setbacks	Lot Coverage (max building coverage 35%, max lot coverage 45%)
Lot 1	19,602 sq. ft.	156'	151.25'	Front: 30' Rear: 40' Side 10'	22.2% 30%
Lot 2	12,960 sq. ft.	90'	151.25'	Front: 30' Rear: 40' Side 10'	22.6% 30%
Lot 3	12,960 sq. ft. (corner lot)	90'	151.25'	Front: 30' Rear: 40' Side 10' Exterior Side: 20'	22.6% 30%

- The plans include a landscape plan that provides for the installation of trees within the area between the sidewalk and the private drive, as well as additional trees on each lot and, within the N. Quentin Road right-of-way.

Engineering

- The property is currently on well and septic. The engineering plans would connect to the Village water and sanitary lines.
- The Subject Lot is 1.43 acres and requires volume control. The proposed grading plan directs runoff to a Volume Control Bioretention facility located along the south and west portions of the property, which will discharge to the existing storm sewer along Quentin Road.
- The sanitary sewer service will be extended south within the N. Quentin Road right-of-way to connect to the existing sanitary system.
- The proposed water main will connect to the existing water main on the east side of N. Quentin Road and will extend west through the existing easement to connect with the existing water main on N. Chalary Court.

STAFF RECOMMENDATION:

The proposed Planned Development is consistent with the standards of the R-2 Single-Family Residential District and the land use recommendations of the Village's Comprehensive Plan. The development has been designed to comply with all applicable Village requirements, and the proposed lots are compatible in size, lot characteristics, and development pattern with the surrounding properties. Therefore,

Staff recommends approval of the Planned Development, Subdivision, and Rezoning subject to the following conditions:

1. The development shall substantially conform to the Plat of Subdivision prepared by United Survey Service, LLC and the Engineering Plans prepared by RBD Associated, INC, dated 3/16/2026, except as such plans may be revised to conform to Village Codes and Ordinances.
2. All future residences shall follow the Village's R-2 Zoning District Standards.
3. A Public Improvement letter of credit shall be submitted in a manner acceptable to the Village Engineer.
4. Review fees in the amount of 1.5% of the total project improvement costs (as defined in the Village Code) shall be submitted in a manner acceptable to the Village Engineer.
5. A Planned Development letter of credit shall be submitted in a manner acceptable to the Director of Planning and Zoning.
6. The Final Plat of Subdivision shall be submitted on Mylar with the required signatures and significantly conform to the Plat of Subdivision prepared by United Survey Service, LLC.
7. A Subdivision Improvement Agreement shall be submitted in a manner acceptable to the Village Attorney.
8. Recording fees in the amount of \$300 shall be submitted.
9. The Final Engineering Plans and Final Engineer's Cost Estimate shall be revised in a manner acceptable to the Village Engineer.
10. The appropriate Homeowner Association documents shall be submitted in a manner acceptable to the Village Attorney. Homeowner Responsibility: These documents shall explicitly state that the homeowners' association (HOA) is responsible for the maintenance, repair, and replacement of: all sanitary and stormwater infrastructure (sewers, manholes, catch basins, and volume control systems). The private roadway, internal sidewalks, and roadway lighting are also included in the Homeowner's responsibilities.
11. A construction management plan, indicating the proposed material delivery routes and contractor parking areas, shall be submitted in a manner acceptable to the Village Engineer/Director of Planning and Zoning, as part of the site development/building permit review process.
12. All required extra agency permits shall be submitted in a manner acceptable to the Village Engineer.

ATTACHMENTS:

1. Aerial Map
2. PFPD Application
3. Plat of Survey
4. Plat of Subdivision

5. Site Plan
6. Engineering Plans
7. Landscape Plan
8. Elevations
9. Public Notice



0 100 200
ft

Print Date: 6/12/2026

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.



FINAL PLANNED DEVELOPMENT APPLICATION

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

Petitioner Name

Jin K Kim

Business Name (if applicable)

PNK Construction, Inc.

Subject Property Address

366 N. Quentin Rd, Palatine, IL 60067

All existing land uses on the property:

- Primary Use: Single-family residential (one existing home).
- Secondary Uses: None currently; the parcel is otherwise undeveloped open land.
- Status: The existing home is slated for demolition.

Property acreage and proposed land use:

- Acreage: Approximately 62,424 square feet (or 1.433 acres).
- Proposed Land Use: Subdivision of the lot into three (3) single-family residential lots, each developed with a new detached home.
- Rezoning Requested: From R-1 (Single-Family Residential) to R-2 (Single-Family Residential) to support the subdivision into three lots.

Property attributes (acreage and subdivision name):

Total Site Area: 1.433 acres

PIN: 02-16-404-017-0000

Subdivision Name: [To Be Determined at the time of plat approval]



**PRELIMINARY & FINAL PLAT
OF SUBDIVISION**

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

Petitioner Name

Jin Kim

Business Name (if applicable)

PNK Construction Inc.

Property Owner (if different from petitioner)

Young B. Park

Subject Property Address

366 N Quentin Road

Property Interest of Petitioner(s):

Agent

Owner, Lessee, Contract Purchaser, etc.

All existing land use(s) on the property are:

1 – Lot , Single Family Residential

The proposed use(s) on the property, if this petition is approved is (are):

3 – Lots , Single Family Residential

Current zoning of property:

R-1 Single Family Residential

Size of the property: 1.433 acres

State the specific action requested:

Proposed subdivision and rezoning of the property located at 366 N. Quentin Rd, Palatine, IL 60067. The site is currently zoned R-1 (Single-Family Residential) and comprises approximately 62,424 square feet (1.433 acres) under PIN 02-16-404-017-

0000. It was previously developed with an older single-family home, which is planned for demolition to facilitate the proposed redevelopment.



REZONING APPLICATION

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

Petitioner Name

Jin K Kim

Business Name (if applicable)

PNK Construction, Inc.

Subject Property Address

366 N. Quentin Rd, Palatine, IL 60067

All existing land uses on the property:

- Primary Use: Single-family residential (one existing home).
- Secondary Uses: None currently; the parcel is otherwise undeveloped open land.
- Status: The existing home is slated for demolition.

Property acreage and proposed land use:

- Acreage: Approximately 62,424 square feet (or 1.433 acres).
- Proposed Land Use: Subdivision of the lot into three (3) single-family residential lots, each developed with a new detached home.
- Rezoning Requested: From R-1 (Single-Family Residential) to R-2 (Single-Family Residential) to support the subdivision into three lots.

Current Zoning:

R-1 (Single-Family Residential)

Proposed Zoning:

R-2 (Single-Family Residential)

Describe why the subject property cannot be reasonably developed in accordance with the existing zoning classification:

The current R-1 zoning requires larger lot widths and areas, which limits the development potential of the 1.433-acre site to a single home. This results in underutilization of the land, which is located within an area that can accommodate modest residential density increases. The site's size and location make it more suitable for three R-2-zoned single-family homes, which would be consistent with the surrounding neighborhood pattern and allow for more efficient land use while maintaining the residential character of the area.

Is the proposed zoning classification similar to or harmonious with the existing zoning of surrounding properties? Explain:

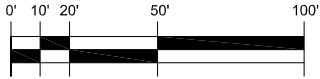
Yes. The proposed R-2 zoning is compatible with the surrounding residential context. Nearby properties include both R-1 and R-2 zoned single-family homes. The proposed subdivision will maintain detached single-family residential use and similar building scale, ensuring visual and functional consistency with adjacent homes.

Does the proposed zoning classification conflict with the Village's Comprehensive Plan? Explain:

No. The proposed R-2 zoning aligns with the Village's Comprehensive Plan, which encourages the efficient use of land and the promotion of compatible infill development. The redevelopment supports the plan's goals of maintaining strong residential neighborhoods and allowing flexibility in residential lot sizes where appropriate.

Will any of the uses permitted under the proposed zoning classification have an injurious effect on the value and/or the use and enjoyment of surrounding properties?

No. The proposed development will consist of three new high-quality single-family homes consistent with surrounding uses. No commercial or incompatible uses are proposed. The introduction of newer homes on appropriately sized lots will likely enhance area property values and maintain the residential character of the neighborhood. Adequate buffering, setbacks, and site design will ensure no adverse impacts on neighboring properties.



UNITED SURVEY SERVICE, LLC

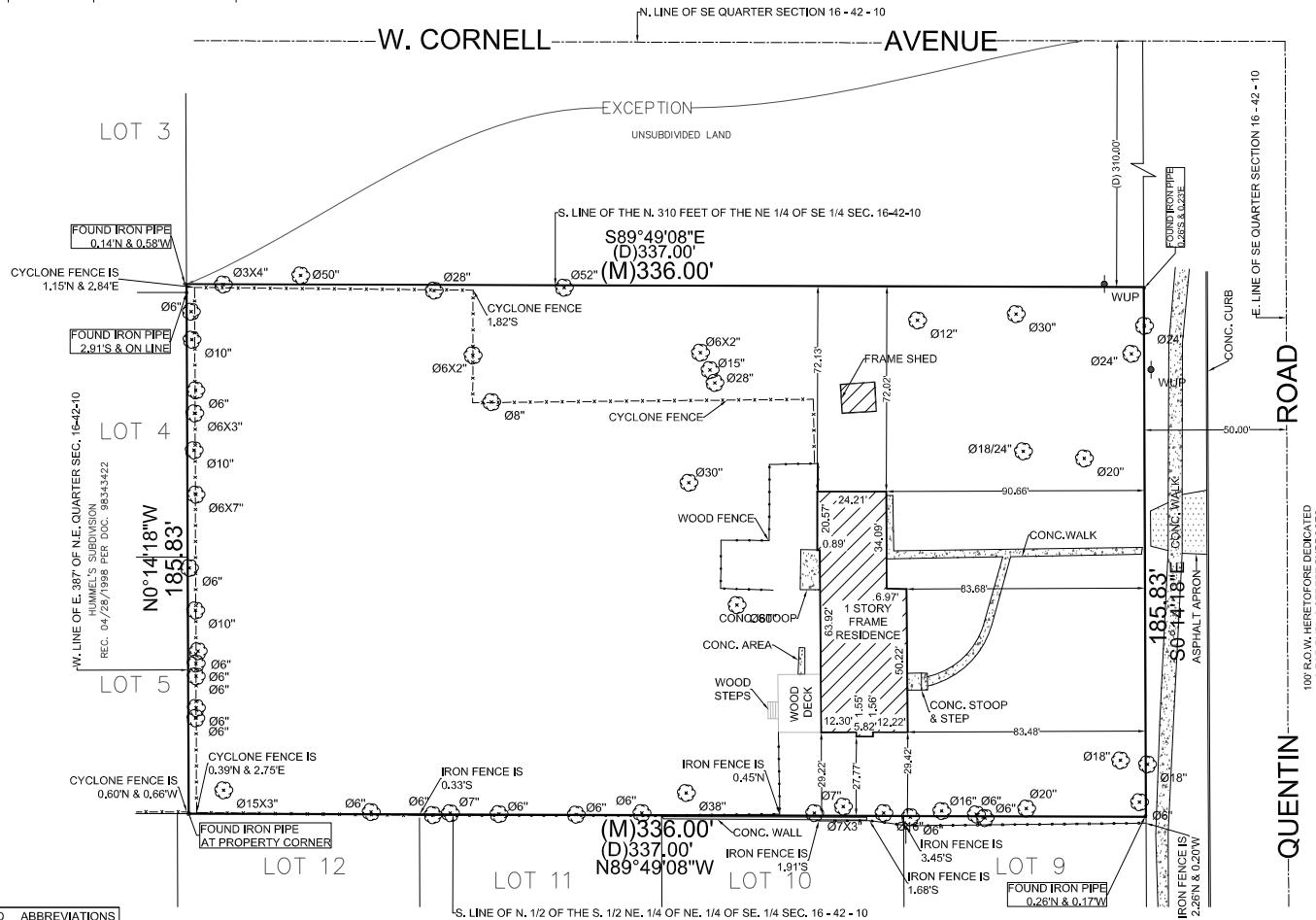
CONSTRUCTION AND LAND SURVEYORS
7710 CENTRAL AVENUE, RIVER FOREST, IL 60305
TEL.: (847) 299-1010 FAX: (847) 299-5887
E-MAIL: USURVEY@USANDCS.COM

PLAT OF SURVEY

OF
THE EAST 387 FEET (EXCEPT PART TAKEN FOR QUENTIN ROAD) AND
EXCEPT THE NORTH 310 FEET) OF THE NORTHEAST QUARTER OF THE
SOUTHEAST QUARTER THAT LIES NORTH OF THE SOUTH LINE OF THE
NORTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE
NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, ALL IN SECTION 16,
TOWNSHIP 42 NORTH RANGE 10, EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS.

KNOWN AS: **366 N QUENTIN ROAD, PALATINE, ILLINOIS**

PERMANENT INDEX NUMBER: 02 - 16 - 404 - 017 - 0000



LEGEND	ABBREVIATIONS
	WOOD UTILITY POLE
	TREE

ORDERED BY:
PNK DESIGN BUILD
INC.
SCALE : 1" = 30'
DATE : JANUARY 29, 2024
FILE No.:
2023 - 31253

DATE	REVISION

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

I, ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT I HAVE
SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE
PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF
SAID SURVEY.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT
ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

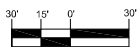
DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE
CORRECTED TO A TEMPERATURE OF 68° FAHRENHEIT.

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

RIVER FOREST, ILLINOIS, JANUARY 29, A.D. 2024.

BY:
ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
LICENSE EXPIRES: NOVEMBER 30, 2024
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576
LICENSE EXPIRES: APRIL 30, 2025





NOTE:
BEARING SYSTEM
BEARINGS REFERENCED TO ILL. STATE PLANE
COORDINATE SYSTEM, EAST ZONE

OWNERS' CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

YOUNG B. PARK, HEREBY CERTIFIES THAT HE IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND AS SUCH OWNER HAS CAUSED SAID PROPERTY TO BE SURVEYED AND SUBDIVIDED IN THE MANNER HEREON DRAWN FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE TITLE HEREON INDICATED.

BY: _____
TITLE: _____
ATTEST: _____
TITLE: _____

SCHOOL DISTRICT CERTIFICATE
TO THE BEST KNOWLEDGE OF THE OWNER, THE PROPERTY IS LOCATED WITHIN
PALATINE TOWNSHIP OF ILLINOIS SCHOOL #211
HARRIS COMMUNITY COLLEGE DISTRICT #12
SCHOOL DISTRICT C 15

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN
THE STATE AFORESAID DO HEREBY CERTIFY THAT
NAME: _____
TITLE: _____
PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE
SUBSCRIBED TO THE FOREGOING INSTRUMENT AS TITLE _____ AND
TITLE _____, RESPECTIVELY, APPEARED BEFORE ME THIS
DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED SAID
INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND
VOLUNTARY ACT OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN
SET FORTH, AND THE SAID TITLE _____ DO ALSO THAN AND THERE
ACKNOWLEDGE THAT HE IS AS CUSTOMER OF THE CORPORATE SEAL TO SAID
INSTRUMENT AS HISHER OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND
VOLUNTARY ACT OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN
SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF
_____, 20____.

BY: _____
NOTARY PUBLIC

COMMISSION EXPIRES: _____

QUENTIN RD. PARCEL SUBDIVISION

OF THE EAST 387 FEET (EXCEPT PART TAKEN FOR QUENTIN ROAD) AND EXCEPT THE NORTH 310 FEET) OF
THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER THAT LIES NORTH OF THE SOUTH LINE OF THE
NORTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE
SOUTHWEST QUARTER, ALL IN SECTION 16, TOWNSHIP 42 NORTH RANGE 10, EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS.

KNOWN AS: 355 N QUENTIN ROAD, PALATINE, ILLINOIS

COOK COUNTY PERMANENT IDENTIFICATION NUMBER:
92 - 18 - 434 - 017 - 0000

AREA SUMMARY:
LOT 1 = 19,602 SQ. FT. OR 0.450 ACRE
LOT 2 = 12,960 SQ. FT. OR 0.297 ACRE
LOT 3 = 12,960 SQ. FT. OR 0.297 ACRE
OUTLOT A = 16,914 SQ. FT. OR 0.388 ACRE
TOTAL AREA = 62,437 SQ. FT. OR 1.433 ACRE

VILLAGE COLLECTOR CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

I DO HEREBY CERTIFY THAT THERE ARE NO DEFERRED SPECIAL
ASSESSMENTS OR UNPAID CURRENT ASSESSMENTS DUE AGAINST THE LAND
INCLUDED IN THE ABOVE PLAT.

DATED THIS _____ DAY OF _____, A.D. 20____.

BY: _____
VILLAGE COLLECTOR

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF PALATINE, COOK
COUNTY, ILLINOIS, THIS _____ DAY _____, A.D. 20____.

SIGNED: _____
CHURMAN
ATTEST: _____
SECRETARY

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

I, _____, COUNTY CLERK OF COOK COUNTY, ILLINOIS, DO
HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID
CURRENT TAXES, NO UNPAID FORECLOSED TAXES, AND NO DEFERRABLE TAX SALES
AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED A STATUTORY FEE IN CONNECTION
WITH THE ANNEXED PLAT.

DATED THIS _____ DAY _____, A.D. 20____.

BY: _____
COUNTY CLERK

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

THIS PLAT HAS BEEN CHECKED FOR CONFORMANCE TO THE VILLAGE OF PALATINE
STANDARDS AND REQUIREMENTS, AND WORKING DRAWINGS AND SPECIFICATIONS
FOR IMPROVEMENTS HAVE BEEN PREPARED IN CONFORMANCE WITH THE VILLAGE
STANDARDS AND REQUIREMENTS, AND ENGINEERING FEES DUE TO THE VILLAGE OF
PALATINE HAS BEEN PAID.

DATED THIS _____ DAY _____, A.D. 20____.

SIGNED: _____
VILLAGE ENGINEER

VILLAGE COUNCIL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

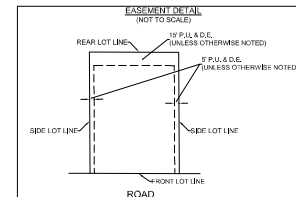
APPROVED BY THE VILLAGE COUNCIL OF THE VILLAGE OF PALATINE, COOK COUNTY,
ILLINOIS, THIS _____ DAY _____, A.D. 20____.

SIGNED: _____
MAYOR

ATTEST: _____
VILLAGE CLERK

BLANKET EASEMENTS FOR SINGLE FAMILY DEVELOPMENTS,
WITHOUT COMMON AREAS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRICAL
AND COMMUNICATIONS SERVICES, GAS, CABLE TELEVISION, STORM WATER DRAINAGE
AND SANITARY SEWERS IS HEREBY RESERVED FOR AND GRANTED TO
CONDOMINIUM EGRESS COMPANY AND AMERICAN ILLINOIS GAS
COMPANY AND ANY CABLE COMMUNICATIONS FIRM OR COMPANY GRANTED A CABLE
COMMUNICATIONS FRANCHISE BY THE VILLAGE OF PALATINE AND THE VILLAGE OF
PALATINE, GRANTERS THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND
SEVERALLY, FOR THE PLACEMENT, INSTALLATION, USE, OPERATION, MAINTENANCE,
REPAIR, RELOCATION, REPLACEMENT AND REMOVAL OF WATERMANS, STORM SEWERS,
SANITARY SEWERS, DRAINAGE DITCHES AND DRALES, RETENTION PONDS, GAS MAINS,
ELECTRICAL LINES, TELEPHONE LINES, FACILITIES USED IN CONNECTION WITH
UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SIGNALS,
TOGETHER WITH ALL BRACES, GUYS, ANCHORS, MANHOLES, VALVES AND ALL OTHER
EQUIPMENT AND APPURTENANCES NECESSARY IN CONNECTION WITH AND UNDER THE
SUBDIVISION IN UNDER ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY
SHOWN WITHIN THE DOTTED LINES ON THE PLAT AND MARKED
"EASEMENT" AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS,
WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL, REQUIRED
IMPROVEMENTS THEREON OR ON ADJACENT LOTS, THE RIGHT TO CUT, TRIM OR REMOVE
TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE
RIGHTS HEREIN GRANTED, AND THE RIGHT TO ENTER UPON THE SUBDIVISION PROPERTY FOR
ALL SUCH PURPOSES, RESTRICTIONS SHALL NOT BE PLACED OVER THE GRANTEES
FACILITIES OR IN UPON OR OVER THE PROPERTY WITHIN THE DOTTED LINES MARKED
"EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES, EXCEPT GARDEN,
SHRUBS AND LANDSCAPING MAY BE PLACED OVER ANY SUB SURFACE FACILITIES THAT
DO NOT UNREASONABLY INTERFERE WITH THE SAFETY, USEFULNESS OF
UNREASONABLY RESTRICTED TO, OR PREVENT THE PROPER MAINTENANCE OF
REPAIR OF ANY SUCH SUB SURFACE FACILITIES, AFTER INSTALLATION OF ANY SUCH
FACILITIES, THE GRADE OF THE SUBDIVISION PROPERTY SHALL NOT BE ALTERED IN A
MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE
THEREOF, RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF
GRANTOR/LOT OWNER, UPON WRITTEN REQUEST, THE GRANTING OF THE FOREGOING
EASEMENT CONFERS NO OBLIGATION ON THE VILLAGE OF PALATINE TO MAINTAIN,
REPAIR, REPLACE, RELOCATE OR REMOVE ANY OF THE FOREGOING UTILITIES. THE
EASEMENT PROVIDED IS SUBJECT TO THE TERMS AND CONDITIONS OF THE
DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED HEREWITH AS DOCUMENT
NUMBER _____.
(IF EASEMENTS FOR CONDOMINIUM DEVELOPMENTS SHALL BE PROVIDED BY CLEARLY
INDICATING ON THE PLAT THE FOLLOWING LANGUAGE OR AS APPROVED BY THE
ADMINISTRATOR.



LAND SURVEYOR'S CERTIFICATION

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

I, ROY G. LAWNICZAK, A REGISTERED PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 35-
2290, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING
DESCRIBED PROPERTY:

THE EAST 387 FEET (EXCEPT PART TAKEN FOR QUENTIN ROAD) AND EXCEPT THE NORTH
310 FEET) OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER THAT LIES
NORTH OF THE SOUTH LINE OF THE NORTH HALF OF THE SOUTH HALF OF THE
NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, ALL
IN SECTION 16, TOWNSHIP 42 NORTH RANGE 10, EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THE SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING
A ZONE DESIGNATION "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL
CHANCE FLOODPLAIN BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT ON
FLOOD INSURANCE RATE MAP 17031C0172, WITH A DATE OF IDENTIFICATION OF AUGUST
19, 2008, IN COOK COUNTY, STATE OF ILLINOIS, WHICH IS THE CURRENT FLOOD
INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS
WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF PALATINE, ILLINOIS WHICH HAS
ADOPTED A COMPREHENSIVE PLAN AND WHICH IS EXERCISING THE SPECIAL POWERS
AUTHORIZED BY SECTION 17-2 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODES AS
HERETOFORE AND HEREAFTER AMENDED.

I FURTHER CERTIFY THAT NO PART OF THE PROPERTY COVERED BY THIS PLAT OF
SUBDIVISION IS SITUATED WITHIN 500 FEET OF A SURFACE DRAIN OR WATER COURSE
SERVING A TRIBUTARY AREA OF 540 ACRES OR MORE.

I FURTHER CERTIFY THAT MONUMENTS DESIGNATED IRON PIPES AND / OR CONCRETE
MONUMENTS ON THIS PLAT HAVE BEEN SET AT ALL LOT CORNERS.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM
STANDARDS FOR A BOUNDARY SURVEY.

DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO
A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

THIS PLAT OF SUBDIVISION IS DRAWN TO THE SCALE OF ONE INCH PER 30 FEET.

GIVEN UNDER MY HAND AND SEAL THIS 23rd DAY OF JUNE, 2020 AT RIVER FOREST,
ILLINOIS.

BY: _____
ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
LICENSE EXPIRES NOVEMBER 30, 2026
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576
LICENSE EXPIRES: APRIL 30, 2027



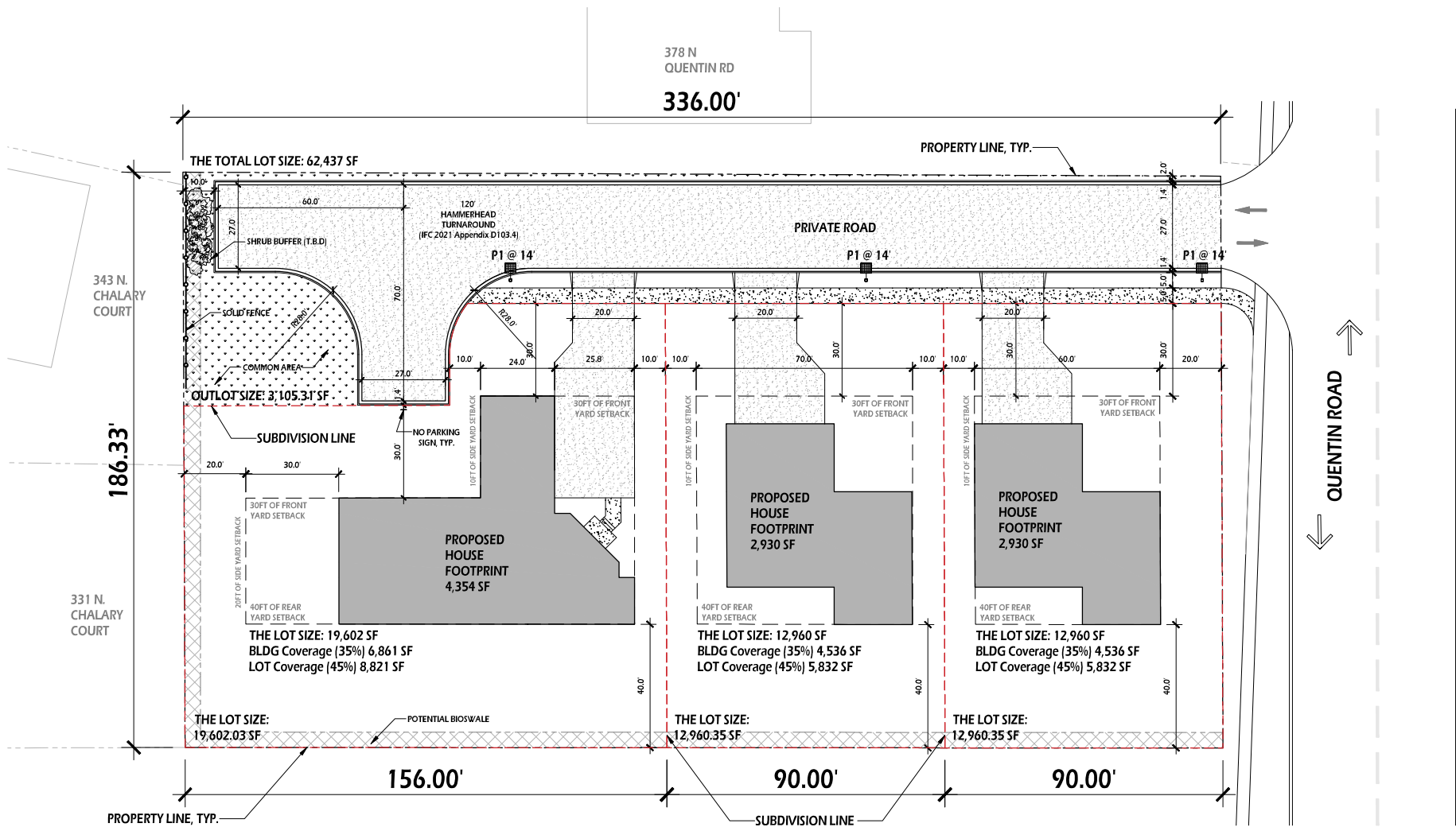
LEGEND
BOUNDARY LINE OF SUBDIVISION
PROPOSED LOT LINE
BUILD SETBACK LINE
EASEMENT LINE
PROPOSED LOT NUMBER
EXISTING LOT NUMBER
TRAFFIC FLOW DIRECTIONALS
PUBLIC UTILITIES & DRAINAGE EASEMENT
BUILDING SETBACK LINE
DEED DATA
MEASURED DATA

PROJECT No.:
2023 - 31253
ISSUE DATE:
10/27/23
SCALE: 1"=30'
SHEET NUMBER
1 OF 1

PLAT PREPARED FOR:
PNK DESIGN BUILD INC.
1901 Raymond Dr.#15
Northbrook, IL 60062

PLAT PREPARED BY:
UNITED SURVEY SERVICE, LLC
CONSTRUCTION AND LAND SURVEYORS
7710 CENTRAL AVENUE, RIVER FOREST, ILLINOIS, 60305
TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887
E-MAIL: USURVEY@USANDCS.COM

NO.	REVISIONS	DATE
1	REVISED	2/3/26
2	REVISED	6/23/26
3		
4		
5		
6		



PROPOSED SUBDIVISION SITE PLAN

1/32" = 1'-0"



PROPOSED SUBDIVISION for SINGLE FAMILY HOUSES

366 N. QUENTIN ROAD
PALATINE, IL 60067

JUNE 16, 2026



PROPOSED SUBDIVISION FOR SINGLE FAMILY HOUSES

FOR
366 N QUENTIN RD.
PALATINE, IL 60067

NOTES:

1. PROVIDE TREE FENCE FOR TREE PROTECTION AS NEEDED. FENCING MUST BE PLACED ALONG THE PERIMETER OF THE CRITICAL ROOT ZONE OF EACH TREE. THE CRITICAL ROOT ZONE IS DETERMINED BY EXTENDING ONE FOOT OF RADIUS FOR EVERY ONE INCH OF TREE DIAMETER OF TRUNK FROM THE TREE AS MEASURED 4 1/2 FEET ABOVE EXISTING GRADE AT THE BOTTOM OF THE TREE. THE ROOT ZONES OF TREES LOCATED ON ADJACENT PROPERTIES TO THE CONSTRUCTION SITE WHOSE ROOT ZONES EXTEND INTO THE CONSTRUCTION SITE MUST ALSO BE SIMILARLY PROTECTED.
2. PLACE EROSION CONTROL MEASURES, STOOPLES TO REMAIN IN PLACE MORE THAN THREE (3) DAYS SHALL BE PROVIDED WITH SOIL EROSION AND SEDIMENT CONTROL MEASURES. USE CONCRETE WASHOUT AREA ON-SITE. CONCRETE CANNOT BE WASHED OUT INTO THE PUBLIC RIGHT-OF-WAY OR STORM SEWER SYSTEM.
3. CALL JULIE LOCATES.
4. ALL FENCING AND EROSION CONTROL SHALL BE IN PLACE PRIOR TO CONSTRUCTION. PROVIDE DUMPSTER AND PORTABLE TOILET. ALL DUMPSTERS MUST BE COVERED AND ENCLOSED.
5. CONTRACTOR TO VERIFY ALL LOCATIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.
6. THE SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL THE SITE IS STABILIZED. ALL STORM SEWERS, CATCH BASINS, INLETS, SUMPS AND/OR DETENTION BASINS ARE TO BE CLEANED AT THE END OF CONSTRUCTION OF THE PROJECT AND AS MAY BE REQUESTED UNTIL FINAL ACCEPTANCE OF ALL PUBLIC IMPROVEMENTS BY THE CITY. CLEANING WILL ALSO BE REQUIRED DURING THE COURSE OF CONSTRUCTION IF IT IS DETERMINED THAT SILT AND DEBRIS TRAPS ARE NOT PROPERLY FUNCTIONING AND THEIR PERFORMANCE IS IMPAIRED.
7. THE CONTRACTOR SHALL CONTACT THE VILLAGE PALATINE. A MINIMUM OF 24-HOURS IN ADVANCE TO SCHEDULE THE FOLLOWING REQUIRED ENGINEERING INSPECTIONS:

8. FINAL ENGINEERING INSPECTION.
9. BUMPING SEGMENT-LADEN WATER INTO ANY STORMWATER FACILITY NOT DESIGNATED TO BE A SEDIMENT TRAP, DRAINAGEWAY, OR OFFSITE AREA EITHER DIRECTLY OR INDIRECTLY WITHOUT FILTRATION IS PROHIBITED.
10. ALL CONSTRUCTION WORK PERFORMED WITHIN THE VILLAGE PALATINE MUST FOLLOW RESTRICTED HOURS.
11. GRADING SHALL BE LIMITED TO THE OWNERSHIP PARCEL ONLY. THE PROPOSED GRADES SHALL BE INTO EXISTING GRADES AT THE PROPERTY LINES.
12. SIDEWALKS AND OTHER PUBLIC PROPERTY MUST BE KEPT SAFE AND FREE FROM MUD, DIRT, AND DEBRIS.
13. PORTABLE TOILET SHALL NOT BE PLACED CLOSER THAN 5' TO ANY PROPERTY LINE.
14. CONSTRUCTION STOOPLES SHALL NOT BE PLACED CLOSER THAN 5' TO ANY PROPERTY LINE AND SHALL NOT EXCEED 8' IN HEIGHT.
15. A DUMPSTER OF ADEQUATE SIZE FOR THE CONTAINMENT AND DISPOSAL OF ALL JOB SITE REFUSE IS REQUIRED TO BE ON SITE FOR THE DURATION OF THE CONSTRUCTION.
16. ALL EXCAVATION WILL BE IN ACCORDANCE WITH OSHA REGULATIONS AND SHALL PROVIDE CONTINUOUS SUPPORT TO ALL ADJACENT FOUNDATIONS.
17. CONTRACTOR IS RESPONSIBLE FOR KEEPING STREET REASONABLY FREE OF SOIL AND DEBRIS.
18. THE PERMITTEE SHALL SUBMIT A WRITTEN CONSTRUCTION SCHEDULE TO THE CITY ENGINEER TEN (10) WORKING DAYS BEFORE COMMENCING ANY WORK IN OR ABOUT THE PUBLIC WAYS. THE PERMITTEE SHALL FURTHER NOTIFY THE CITY ENGINEER NOT LESS THAN TWO (2) WORKING DAYS IN ADVANCE OF ANY EXCAVATION OR WORK IN THE PUBLIC WAYS.
19. CITY NOTES
20. THE VILLAGE PALATINE BUILDING PERMIT MUST BE ON-SITE FOR THE DURATION OF CONSTRUCTION.

21. THE VILLAGE PALATINE ENGINEERING DEPARTMENT MUST BE NOTIFIED AT LEAST 2 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
22. ROADWAYS MUST BE KEPT FREE OF MUD & DEBRIS AT ALL TIMES IF THE CITY OF CALUMET. CONTRACTOR IS RESPONSIBLE TO CLEAN ANY MATERIAL TRACKED ONTO PUBLIC RIGHTS OF WAY IMMEDIATELY AT THEIR OWN EXPENSE.

23. GENERAL NOTES:
24. 1. RE-ESTABLISH EXISTING YARD DRAINAGE PATTERNS AFTER CONSTRUCTION EXCEPT AS NOTED ON PLANS.
25. 2. REFER TO PLAT OF SURVEY FOR LOT DIMENSIONS AND DISTANCES FROM EXISTING STRUCTURES TO PROPERTY LINES.
26. 3. CONTRACTOR TO PROPERLY REMOVE ANY EXCAVATED MATERIAL NOT REQUIRED FOR SITE BACKFILL.
27. 4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UNDERGROUND OR OVERHEAD UTILITIES EVEN THOUGH THEY MAY NOT BE SHOWN ON THE PLANS. ANY UTILITY THAT IS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED TO THE SATISFACTION OF THE CITY AND THE OWNER, OR REPLACED.
28. 5. CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF THEIR EMPLOYEES AND OTHER WORKERS ON THE SITE. ANY OPEN EXCAVATIONS, OR POTENTIALLY DANGEROUS AREAS SHALL BE FENCED OR GUARDED IN AN ACCEPTABLE MANNER AT THE END OF EACH DAY FOR THE PROTECTION OF THE CONTRACTOR'S EMPLOYEES AND GENERAL PUBLIC SAFETY. RBD ASSOCIATES ASSUMES NO LIABILITY FOR CONSTRUCTION SITE SAFETY.
29. 6. CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY SOIL, TRACKED ONTO THE ROAD AT THE END OF EACH DAY.
30. 7. CONTRACTOR TO IMPLEMENT PROPER SHORING MEASURES TO PREVENT SUBSIDENCE AND/OR DAMAGE TO ADJACENT PROPERTIES.
31. 8. ALL TRIBUTARY AREAS FROM ADJACENT PROPERTIES WILL CONTINUE TO DRAIN INTO THE SUBJECT PROPERTY AND THE CONTRACTOR WILL MAKE ANY FIELD ADJUSTMENTS NECESSARY TO ADHERE TO THIS REQUIREMENT.
32. 9. THE PAVEMENT ALONG NORTH QUENTIN ROAD AS A CONSTRUCTION ROUTE BY THE CONTRACTOR SHALL BE PROTECTED FROM ANY DAMAGE. THE CONTRACTOR SHALL CLEAN THE PAVEMENT OF ALL CONSTRUCTION DIRT AND DEBRIS AT THE END OF EACH WORK DAY.
33. 10. CALL JULIE 1-800-892-0123 TWO BUSINESS DAYS BEFORE STARTING ANY EXCAVATION WORK.
34. 11. ALL PROPOSED CUTS IN THE PAVEMENT, SIDEWALK, OR CURB AND GUTTER, MUST BE SAW-CUT, FULL-DEPTH, PRIOR TO REMOVAL.
35. 12. AN AS-BUILT TOPOGRAPHIC SURVEY WILL BE REQUIRED PRIOR TO ISSUANCE OF OCCUPANCY CERTIFICATE.
36. 13. DUST CONTROL METHODS SHOULD BE USED TO MINIMIZE THE SPREAD OF AIRBORNE PARTICLES.
37. 14. WHERE NATURAL VEGETATION IS REMOVED DURING GRADING, SOIL EROSION/SEDIMENT CONTROL METHODS SHALL BE INSTALLED AND VEGETATION SHALL BE PROMPTLY RE-ESTABLISHED WITHIN 30 DAYS IN SUFFICIENT DENSITY TO PROVIDE EROSION CONTROL. MINIMIZE THE AMOUNT OF NATURAL VEGETATION REMOVED.
38. 15. BUILDING MATERIALS AND OTHER CONSTRUCTION SITE WASTES MUST BE PROPERLY MANAGED AND DISPOSED OF TO REDUCE THE RISK OF POLLUTION.
39. 16. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPLACEMENT OF ANY DAMAGED PUBLIC PROPERTY AS A RESULT OF CONSTRUCTION ON THIS SITE. ALL PUBLIC PROPERTY TO BE REMOVED/REPLACED AS PART OF THIS PROJECT WILL BE DONE IN ACCORDANCE WITH CITY STANDARDS AND MEET OR EXCEED PRESENT CONDITIONS.

20. CONTRACTOR IS SOLELY RESPONSIBLE FOR SAFETY ON THE JOB SITE. THIS PERMIT DOES NOT INCLUDE OR ALLOW LANDSCAPING THAT EFFECTIVELY CHANGES YARD ELEVATIONS OR EXISTING DRAINAGE PATTERNS.
21. ALL EXISTING GRADES MUST BE MAINTAINED AT THE PROPERTY LINE.
22. ANY AND ALL PROPOSED DRAINAGE SWALES AND/OR INLET STRUCTURES WILL BE CONSIDERED MINOR AND BENEFICIAL TO THE OVERALL DRAINAGE PATTERNS OF THE SITE. ALL PROPOSED DRAINAGE SWALES MUST HAVE SUFFICIENT DEPTH AND WIDTH TO DIRECT STORM WATER RUNOFF TO THE PROPOSED YARD INLETS. SWALES MUST BE AT LEAST 4" DEEP AND 2" WIDE AT THE BASE, WITH A MINIMUM OF 4:1 SIDE SWALES MUST MEET THE EXISTING GRADES AT THE PROPERTY LINES. THE FLOW LINE OF THE SWALES MUST BE BELOW THE EXISTING GRADE AT THE PROPERTY LINE. DAMMING OR DISCHARGING STORM WATER ONTO NEIGHBORING PROPERTIES IS NOT ALLOWED.
23. PLEASE NOTIFY THE CITY ENGINEER, A MINIMUM OF 72 HOURS PRIOR TO START OF CONSTRUCTION.
24. INSPECTIONS BY THE VILLAGE PALATINE ARE REQUIRED FOR ALL SEWER INSTALLATIONS AND VOLUME CONTROL INSTALLATION. INSPECTIONS SHALL BE CALLED IN A MINIMUM OF 72 HOURS PRIOR TO THESE ACTIVITIES BEING CONSTRUCTED.

CONCRETE NOTES:

1. ALL CONCRETE SHALL BE MINIMUM 5" PCC.
2. AGGREGATE BASE COURSE SHALL CONSIST OF MINIMUM 4" CA-6 COMPACTED TO 95% STANDARD PROCTOR DENSITY.
3. ALL CONCRETE SHALL BE OF AN IDOT APPROVED MIX DESIGN AND SHALL OBTAIN A COMPRESSIVE STRENGTH RATING OF 3,500 PSI WITHIN A FOURTEEN (14) DAY PERIOD.
4. ALL CONCRETE PAVEMENT AND BASE COURSE SHALL BE IN ACCORDANCE WITH SECTION 420 IDOT STANDARD SPECIFICATION.
5. A 3/4" FIBER EXPANSION JOINT SHALL BE INSTALLED WHEN THE NEW PAVEMENT CUTS A SIDEWALK OR ANY BUILDING.
6. CONSTRUCTION JOINTS SHOULD BE SAWCUT A MINIMUM OF TWO INCHES DEEP WITHIN 4-12 HOURS OF CONCRETE PLACEMENT, BUT NO LATER THAN 24 HOURS AFTER CONCRETE PLACEMENT, SHALL BE IN ACCORDANCE WITH SECTION 420.10(D) IDOT STANDARD SPECIFICATIONS. 15' MAXIMUM INTERVAL BETWEEN JOINTS.

RBD NOTES:

1. REAR/FRONT/SIDE CATCH BASINS MAY EXPERIENCE STANDING WATER DURING HEAVY RAIN EVENTS.
2. ALL STORM SEWERS ARE TO BE WATER TIGHT WITHIN 10 FEET OF A BUILDING FOUNDATION.
3. GROUNDWATER INFILTRATION OF ANY KIND SHALL NOT BE WITHIN 15' OF THE BUILDING FOUNDATION.
4. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AS WELL AS STANDARDS.
5. SHOULD IT APPEAR THAT THE WORK COVERED BY THE CONTRACT DOCUMENTS IS NOT SUFFICIENTLY DETAILED OR EXPLAINED, AN RFI FORM SHALL BE SUBMITTED TO THE ENGINEER FOR FURTHER DRAWINGS OR EXPLANATIONS AS MAY BE NECESSARY TO CLARIFY THE POINT IN QUESTION PRIOR TO THE CONTRACT AWARD. IT IS THE INTENTION OF THE CONTRACT DOCUMENTS TO PROVIDE A JOB COMPLETE IN EVERY RESPECT. THE CONTRACTOR IS RESPONSIBLE FOR THIS RESULT AND TO TURN OVER THE PROJECT IN COMPLETE OPERATING CONDITION, IRRESPECTIVE OF WHETHER THE CONTRACT DOCUMENTS COVER EVERY INDIVIDUAL ITEM IN MINUTE DETAIL.
6. ALL LAYOUTS SHOULD BE BY A REGISTERED LAND SURVEYOR AFTER CONFIRMING THE PROPERTY CORNERS IN THE FIELD. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER PRIOR TO INITIATING CONSTRUCTION.
7. THE OWNER, GENERAL CONTRACTOR, AND ALL SUBCONTRACTORS SHALL INDEMNIFY AND HOLD HARMLESS FROM THE USE OF THESE PLANS FOR RBD ASSOCIATES INC. AND THEIR EMPLOYEES.
8. ALL LIABILITY ARISING FROM THE USE OF THESE PLANS FOR RBD ASSOCIATES INC. AND THEIR EMPLOYEES.

ANY EXCAVATION UNDER PAVEMENTS SHALL BE BACKFILLED AND COMPACTED WITH GRANULAR MATERIAL OF CA-6 OR CA-10 GRADATION. RESTORATION OF PAVEMENT, IN KIND, SHALL BE ACCOMPLISHED AS SOON AS PRACTICABLE AND TEMPORARY REPAIR WITH BITUMINOUS MIXTURE SHALL BE PROVIDED IMMEDIATELY. ANY SUBSEQUENT FAILURE OF EITHER THE TEMPORARY REPAIR OR THE RESTORATION SHALL BE RE-BUILT UPON NOTIFICATION BY THE CITY.

THE APPLICANT SHALL AGREE TO CONSTRUCT OR REPAIR THE SIDEWALK, RAMPED SIDEWALK, PARKWAY, SERVICE WALK, CARRIAGE WALK, CURB AND GUTTER, AND DRIVEWAY ABUTTING THE PROPERTY WHERE THE WORK IS TO BE DONE.

ANY PERSON MAKING AN EXCAVATION IN ANY STREET OR OTHER PUBLIC OR PRIVATE PLACE SHALL EXERCISE DUE AND PROPER CARE TO AVOID INJURY TO THE ROOTS OF ANY TREE OR SHRUB WHEREVER POSSIBLE, AND EXCAVATION MADE ON PARKWAYS SHALL BE RE-SODED AFTER CLOSING SO AS TO RESTORE THE AREA TO ITS PRIOR CONDITION.

THE APPLICANT SHALL AGREE TO PLANT TREES, OR PAY THE BFF OF THE PLANTING OF TREES, IN THE PUBLIC PARKWAY TO COMPLETE THE CITY'S TREE PLANTING PATTERN.

ENGINEERING PLANS PREPARED BY:

RBD ASSOCIATES, INC.
DESIGN FIRM LICENSE NUMBER:
184.008755
GLENVIEW, IL
Ramiz@rbdengineering.com
224.425.0009

Signed: 03/16/2026
Expires: 11/30/2027



PLANS PREPARED FOR

PNK DESIGN BUILD
JKP@PNKDB.COM

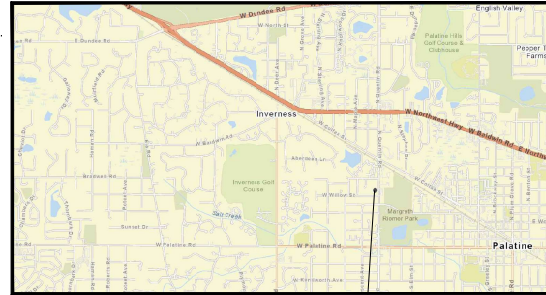
(847) 414-5114

CALL JULIE
CALL 48 HOURS BEFORE YOU DIG
(EXCLUDING SAT, SUN, & HOLIDAYS)
1-800-892-0123

10 5 0 10
SCALE: 1 INCH = 10 FEET
(24X36 FULL SCALE)

RBD ASSOCIATES, INC.
I CIVIL ENGINEERING FIRM I
RBDENGINEERING.COM
224-425-0009

LOCATION MAP (NO SCALE)



SITE LOCATION:
366 N QUENTIN RD.
PALATINE, IL 60067

INDEX OF SHEETS

SHEET NUMBER	SHEET TITLE
01	TITLE SHEET
02	NOTES
03	EXISTING CONDITIONS
04	EROSION CONTROL AND REMOVALS
05	SITE PLAN
06	GRADING PLAN
07	UTILITY PLAN
08-09	DETAILS SHEET

SURVEY INFORMATION:

ADDRESS: 366 N QUENTIN RD. PALATINE, IL 60067

1. LOT DIMENSIONS TAKEN FROM ORIGINAL SURVEY. ALL LOT LINES, SETBACK LINES, UTILITY EASEMENT, ARE TO BE LOCATED ON THE SITE BEFORE WORK STARTS.
2. CONTRACTOR IS SOLE RESPONSIBLE FOR COMPLIANCE WITH SETBACKS AND EASEMENTS.
3. CONTRACTOR AGREES TO COMPLY WITH THIS DIRECTIVE AND FURTHER AGREES TO HOLD ENGINEER HARMLESS FOR REMEDIAL ACTION DUE TO HIS FAILURE TO COMPLY.
4. THE ENGINEER SHALL NOT HAVE CONTROL OVER OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR DEMOLITION OR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, SINCE THESE ARE SOLELY THE CONTRACTOR'S RESPONSIBILITY UNDER THE CONTRACT FOR CONSTRUCTION.
5. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S SCHEDULES OR FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
6. THE ENGINEER SHALL NOT HAVE CONTROL OVER OR CHARGE OF ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR THEIR AGENTS OR EMPLOYEES, OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK.
7. FIELD WORK COMPLETED ON 12/29/2024.

RBD ASSOCIATES, INC. NOTES:

1. REAR/FRONT/SIDE YARD BASINS MAY EXPERIENCE STANDING WATER DURING HEAVY RAIN EVENTS.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AS WELL AS STANDARDS.
3. SHOULD IT APPEAR THAT THE WORK COVERED BY THE CONTRACT DOCUMENTS IS NOT SUFFICIENTLY DETAILED OR EXPLAINED, AN RFI FORM SHALL BE SUBMITTED TO THE ENGINEER FOR FURTHER DRAWINGS OR EXPLANATIONS AS MAY BE NECESSARY TO CLARIFY THE POINT IN QUESTION PRIOR TO THE CONTRACT AWARD. IT IS THE INTENTION OF THE CONTRACT DOCUMENTS TO PROVIDE A JOB COMPLETE IN EVERY RESPECT. THE CONTRACTOR IS RESPONSIBLE FOR THIS RESULT AND TO TURN OVER THE PROJECT IN COMPLETE OPERATING CONDITION, IRRESPECTIVE OF WHETHER THE CONTRACT DOCUMENTS COVER EVERY INDIVIDUAL ITEM IN MINUTE DETAIL.

SUBMITTALS

DATE	REMARKS	DATE	REMARKS
03/16/2026	ISSUED FOR DESIGN COORDINATION		

PROJECT NO.: 26-336
DATE: 03/16/2026
SHEET 1 OF 9

A. REFERENCED SPECIFICATIONS 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING, EXCEPT AS MODIFIED HEREIN OR ON THE PLANS: * STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION), BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (DOT 55) FOR ALL IMPROVEMENTS EXCEPT SANITARY SEWERS AND WATER MAIN CONSTRUCTION. * STANDARD SPECIFICATIONS FOR WATER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION (2010) FOR SANITARY SEWERS AND WATER MAIN CONSTRUCTION. * THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO (MWRD) WATERSHED INSURANCE ORDINANCE AND TECHNICAL SPECIFICATIONS. * IN CASE OF CONFLICT BETWEEN THE APPLICABLE ORDINANCES NOTED, THE MORE STRINGENT SHALL TAKE PRECEDENCE AND SHALL CONTROL ALL CONSTRUCTION. B. NOTIFICATIONS 1. THE MWRD LOCAL SEWER SYSTEMS SECTION FIELD OFFICE MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK (CALL 708-588-4005 OR SEND EMAIL NOTIFICATION WITH PROJECT NAME, LOCATION AND PERMIT NUMBER TO WMO203B@STARS.MWRD.ORG). 2. THE VILLAGE OF PALATINE, ENGINEERING DEPARTMENT AND PUBLIC MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO EACH PHASE OF WORK. CONTRACTOR SHALL DETERMINE ITEMS REQUIRING INSPECTION PRIOR TO START OF CONSTRUCTION OR EACH WORK PHASE. 3. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION FOR THE EXACT LOCATIONS OF UTILITIES AND FOR THEIR PROTECTION DURING CONSTRUCTION. IF EXISTING UTILITIES ARE IN ANY INTERFERENCE WITH NEW CONSTRUCTION, IMMEDIATELY NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED. CALL J.U.L.I.E. AT 1-800-892-0123. C. GENERAL NOTES 1. ALL ELEVATIONS SHOWN ON PLANS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83). CONVERSION FACTOR IS: 1.002... FT. 2. MWRD, THE MUNICIPALITY AND THE OWNER OR OWNERS REPRESENTATIVE SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION IMPROVEMENTS. 3. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, ENGINEER, MUNICIPALITY, MWRD, AND THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, OR TESTING OF THIS WORK ON THE PROJECT. 4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS AS APPROVED BY MWRD AND THE MUNICIPALITY UNLESS CHANGES ARE APPROVED BY MWRD, THE MUNICIPALITY, OR AUTHORIZED AGENT. THE CONSTRUCTION DETAILS, AS PRESENTED ON THE PLANS, MUST BE FOLLOWED. PROPER CONSTRUCTION TECHNIQUES MUST BE FOLLOWED ON THE IMPROVEMENTS INDICATED ON THE PLANS. 5. THE LOCATION OF VARIOUS UNDERGROUND UTILITIES WHICH ARE SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND REPRESENT THE BEST KNOWLEDGE OF THE ENGINEER. VERIFY LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING THE CONSTRUCTION OPERATIONS. 6. ANY EXISTING PAVEMENT, SIDEWALK, DRIVEWAY, ETC., DAMAGED DURING CONSTRUCTION OPERATIONS AND NOT CALLED FOR TO BE REMOVED SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR. 7. MATERIAL AND COMBINATION TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPALITY, MWRD, AND OWNER. 8. THE UNDERGROUND CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS TO NOTIFY ALL INSPECTION AGENCIES. 9. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS DISTURBED DURING CONSTRUCTION SHALL BE REINSTATED TO FINISH GRADE PRIOR TO FINAL INSPECTION. 10. RECORD DRAWINGS SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER AS SOON AS UNDERGROUND IMPROVEMENTS ARE COMPLETED. FINAL PAYMENTS TO THE CONTRACTOR SHALL BE HELD UNTIL THEY ARE RECEIVED. ANY CHANGES IN LENGTH, LOCATION OR ALIGNMENT SHALL BE SHOWN IN RED. ALL VYES OR BENDS SHALL BE LOCATED FROM THE DOWNSIDE MANHOLE. ALL VALVES, B-BLOCKS, TEES OR BENDS SHALL BE TIED TO A FIRE HYDRANT. D. SANITARY SEWERS 1. THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT ANY POLLUTED WATER, SUCH AS GROUND AND SURFACE WATER, FROM ENTERING THE EXISTING SANITARY SEWERS. 2. A WATER-TIGHT PLUG SHALL BE INSTALLED IN THE DOWNSIDE SEWER PIPE AT THE POINT OF SEWER CONNECTION PRIOR TO COMMENCING ANY SEWER CONSTRUCTION. THE PLUG SHALL REMAIN IN PLACE UNTIL REMOVAL IS AUTHORIZED BY THE MUNICIPALITY AND/OR MWRD AFTER THE SEWERS HAVE BEEN TESTED AND ACCEPTED. 3. DISCHARGING ANY UNPOLLUTED WATER INTO THE SANITARY SEWER SYSTEM FOR THE PURPOSE OF SEWER FLOODING OR LINES FOR THE DEFLECTION TEST SHALL BE PROHIBITED WITHOUT PRIOR APPROVAL FROM THE MUNICIPALITY. 4. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN LAYOUT IN ILLINOIS (LATEST EDITION). 5. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER SYSTEM. 6. ALL DOWNSPOUTS AND FOOTING DRAINS SHALL DISCHARGE TO THE STORM SEWER SYSTEM. 7. ALL SANITARY SEWER PIPE MATERIALS AND JOINTS (AND STORM SEWER PIPE MATERIALS AND JOINTS IN A COMBINED SEWER AREA) SHALL COMPLY WITH THE FOLLOWING: <table><thead><tr><th>PIPE MATERIAL</th><th>PIPE SPECIFICATIONS</th><th>JOINT SPECIFICATIONS</th></tr></thead><tbody><tr><td>VITRIFIED CLAY PIPE</td><td>ASTM C-700</td><td>ASTM C-425</td></tr><tr><td>REINFORCED CONCRETE SEWER PIPE</td><td>ASTM C-76</td><td>ASTM C-443</td></tr><tr><td>CAST IRON SOIL PIPE</td><td>ASTM A-74</td><td>ASTM C-564</td></tr><tr><td>DUCTILE IRON PIPE</td><td>ANSI A21.51</td><td>ANSI A21.11</td></tr><tr><td>POLYETHYLENE GLYCOL (PE) PIPE</td><td>ASTM D-3034 ASTM D-3035</td><td>ASTM D-3212 ASTM D-3212-F-377 (GASKETED)</td></tr><tr><td>WATER MAIN QUALITY PVC</td><td>ASTM D-2241 AWWA C900</td><td>ASTM D-3139 ASTM D-3139</td></tr><tr><td>4-INCH TO 36-INCH</td><td></td><td></td></tr><tr><td>14-INCH TO 48-INCH</td><td></td><td></td></tr></tbody></table> THE FOLLOWING MATERIALS ARE ALLOWED ON A QUALIFIED BASIS SUBJECT TO DISTRICT REVIEW AND APPROVAL PRIOR TO PERMIT ISSUANCE. A SPECIAL CONDITION WILL BE ADDED TO THE PERMIT WHEN THE PIPE MATERIAL BELOW IS USED FOR SEWER CONSTRUCTION OR A CONNECTION IS MADE. <table><thead><tr><th>PIPE MATERIAL</th><th>PIPE SPECIFICATIONS</th><th>JOINT SPECIFICATIONS</th></tr></thead><tbody><tr><td>POLYPROPYLENE (PP) PIPE</td><td></td><td></td></tr><tr><td>12-INCH TO 24-INCH DOUBLE WALL</td><td>ASTM F-2736</td><td>D-3212, F-477</td></tr><tr><td>30-INCH TO 60-INCH TRIPLE WALL</td><td>ASTM F-2764</td><td>D-3212, F-477</td></tr></tbody></table> 8. ALL SANITARY SEWER CONSTRUCTION (AND STORM SEWER CONSTRUCTION IN COMBINED SEWER AREAS), REQUIRES STONE BEDDING WITH STONE 1/4" TO 1 1/4" IN SIZE, WITH MINIMUM BEDDING THICKNESS EQUAL TO 1/4" THE CIRCUMFERENCE OF THE SEWER PIPE, BUT NOT LESS THAN FOUR (4) INCHES NOR MORE THAN EIGHT (8) INCHES. MATERIAL SHALL BE C-7, C-8.1, OR C-8.2 AND SHALL BE EXTENDED AT LEAST 12" ABOVE THE TOP OF THE PIPE WHEN USING SAND. 9. NON-SHEAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPES. 10. ALL MANHOLES SHALL BE PROVIDED WITH BELL, WATER-TIGHT GASKET, SANITARY LIDS SHALL BE CONSTRUCTED WITH A CONCEALED PICKHOLE AND WATER-TIGHT GASKET WITH THE WORD "SANITARY" CAST INTO THE LID. 11. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED: - A CIRCULAR SAWCUT OF SEWER MAIN BY POWER TOOLS (SEWER TAP) AND PROPER INSTALLATION OF HUBWAY GASKET FOR HUB-TYPE SAWCUT - REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION. - WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING "HAND SEAL" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE. 12. WHENEVER A SANITARY/COMBINED SEWER CROSSES UNDER A WATERMAIN, THE MINIMUM VERTICAL DISTANCE FROM THE TOP OF THE PIPE TO THE BOTTOM OF THE WATERMAIN SHALL BE 18 INCHES. FURTHERMORE, A MINIMUM HORIZONTAL DISTANCE OF 10 FEET BETWEEN SANITARY/COMBINED SEWERS AND WATERMAINS SHALL BE MAINTAINED UNLESS THE SEWER IS LAID IN A SEPARATE TRENCH, KEEPING A MINIMUM 18" VERTICAL SEPARATION. IF EITHER THE VERTICAL OR HORIZONTAL DISTANCES DESCRIBED CANNOT BE MAINTAINED, OR THE SEWER CROSSES ABOVE THE WATER MAIN, THE SEWER SHALL BE PROTECTED TO THE WATER MAIN STANDARDS (IF IT SHALL BE PROTECTED WITH A WATER MAIN QUALITY CARBIDE PIPE WITH THE ENDS SEALED). 13. ALL EXISTING SEPTIC SYSTEMS SHALL BE ABANDONED. ABANDONED TANKS SHALL BE FILLED WITH GRANULAR MATERIAL OR REMOVED. 14. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES, AND SHALL BE CAST IN RIGID OR PRECAST BRICKWORK CONCRETE. 15. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE PRECAST "RUBBER BOOT" THAT CONFORM TO ASTM C-923 FOR ALL PIPE CONNECTIONS. PRECAST SECTIONS SHALL CONSIST OF MODIFIED GROOVE TONGUE AND RUBBER GASKET TYPE JOINTS. 16. ALL ALTERNATIVE SANITARY SEWERS SHALL BE IN HUBS AT BOTH ENDS WITH AT LEAST 2 FEET LONG NON-SHEDDING CONCRETE OR MORTAR LINES. 17. EXCEPT FOR FOUNDATION/FOOTING DRAINS PROVIDED TO PROTECT BUILDINGS, OR PERFORATED PIPES ASSOCIATED WITH VOLUME CONTROL FACILITIES, DRAIN TILES/FIELD TILES/UNDERDRAINS/PERFORATED PIPES ARE NOT ALLOWED TO BE CONNECTED TO OR TRIBUTARY TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS IN COMBINED SEWER AREAS. CONSTRUCTION OF NEW FACILITIES OF THIS TYPE IS PROHIBITED, AND ALL EXISTING DRAIN TILES AND PERFORATED PIPES DISCONNECTED WITHIN THE PROJECT AREA SHALL BE PLUGGED OR REMOVED, AND SHALL NOT BE CONNECTED TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS. 18. A BACKFLOW PREVENTER IS REQUIRED FOR ALL DETENTION BASINS TRIBUTARY TO COMBINED SEWERS. REQUIRED BACKFLOW PREVENTERS SHALL BE INSPECTED AND EXERCISED ANNUALLY BY THE PROPERTY OWNER TO ENSURE PROPER OPERATION, AND ANY NECESSARY MAINTENANCE SHALL BE PERFORMED TO ENSURE FUNCTIONALITY. IN THE EVENT OF A SEWER SURCHARGE INTO AN OPEN DETENTION BASIN TRIBUTARY TO COMBINED SEWERS, THE PERMITTEE SHALL ENSURE THAT CLEAN UP AND WASH OUT OF SEWAGE TAKES PLACE WITHIN 48 HOURS OF THE STORM EVENT.	PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS	VITRIFIED CLAY PIPE	ASTM C-700	ASTM C-425	REINFORCED CONCRETE SEWER PIPE	ASTM C-76	ASTM C-443	CAST IRON SOIL PIPE	ASTM A-74	ASTM C-564	DUCTILE IRON PIPE	ANSI A21.51	ANSI A21.11	POLYETHYLENE GLYCOL (PE) PIPE	ASTM D-3034 ASTM D-3035	ASTM D-3212 ASTM D-3212-F-377 (GASKETED)	WATER MAIN QUALITY PVC	ASTM D-2241 AWWA C900	ASTM D-3139 ASTM D-3139	4-INCH TO 36-INCH			14-INCH TO 48-INCH			PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS	POLYPROPYLENE (PP) PIPE			12-INCH TO 24-INCH DOUBLE WALL	ASTM F-2736	D-3212, F-477	30-INCH TO 60-INCH TRIPLE WALL	ASTM F-2764	D-3212, F-477	E. EROSION AND SEDIMENT CONTROL 1. THE CONTRACTOR SHALL INSTALL THE EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN. 2. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL PRIOR TO HYDROLOGIC DISTURBANCE OF THE SITE. 3. ALL DESIGN CRITERIA, SPECIFICATIONS, AND INSTALLATION OF EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL. 4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES. 5. INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED, AT A MINIMUM: - UPON COMPLETION OF INITIAL EROSION AND SEDIMENT CONTROL MEASURES, PRIOR TO ANY SOIL DISTURBANCE. - ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID FOG/FALL-OUT REPRECIPITATION. 6. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. IF STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE CO-PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES. 7. A STABILIZED MAT OF CRUSHED STONE MEETING THE STANDARDS OF THE ILLINOIS URBAN MANUAL SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE. SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SCOPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA. 8. CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL AND SHALL BE INSTALLED PRIOR TO ANY ON-SITE CONSTRUCTION ACTIVITIES INVOLVING CONCRETE. 9. MORTAR WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ADDITION TO CONCRETE WASHOUT FACILITIES FOR ANY BRICK AND MORTAR BUILDING/CONCRETE CONSTRUCTION ACTIVITIES. 10. TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN. VOLUME CONTROL FACILITIES SHALL NOT BE USED AS TEMPORARY SEDIMENT BASINS. 11. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) DAYS. 12. ALL FLOOD PROTECTION AREAS AND VOLUME CONTROL FACILITIES SHALL, AT A MINIMUM, BE PROTECTED WITH A DOUBLE ROW OF SILT FENCE OR EQUIVALENT. 13. VOLUME CONTROL FACILITIES SHALL NOT BE CONSTRUCTED UNTIL ALL OF THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED. 14. SOIL STOCKPILES SHALL, AT A MINIMUM, BE PROTECTED WITH PERIMETER SEDIMENT CONTROLS. SOIL STOCKPILES SHALL NOT BE PLACED IN FLOOD PROTECTION AREAS OR THEIR BUFFERS. 15. EXISTING UNBANKMENT SIDE SLOPES SHALL BE STABILIZED WITH PERMETER EROSION CONTROL BLANKET. 16. STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY APPROPRIATE SEDIMENT CONTROL MEASURES. 17. THE CONTRACTOR SHALL EITHER REMOVE OR REPLACE ANY EXISTING DRAIN TILES AND INCORPORATE THEM INTO THE DRAINAGE PLAN FOR THE DEVELOPMENT. DRAIN TILES CANNOT BE TRIBUTARY TO A SANITARY OR COMBINED SEWER. DRAIN TILES ALLOWED IN COMBINED SEWER AREA FOR GREEN INFRASTRUCTURE PRACTICES. 18. IF DOWATERING SERVICES ARE USED, ADDITIONAL PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DOWATERING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PHASES. THE SITE INSPECTOR MUST BE PRESENT AT THE COMMENCEMENT OF DOWATERING ACTIVITIES. 19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TRENCH DOWATERING AND EXCAVATION FOR THE INSTALLATION OF SANITARY SEWERS, STORM SEWERS, WATERMAINS AS WELL AS THEIR SERVICES AND OTHER APPURTENANCES. ANY TRENCH DOWATERING, WHICH CONTAINS SEDIMENT SHALL PASS THROUGH A SEDIMENT SETTLING AND OR EQUIVALENTLY EFFECTIVE SEDIMENT CONTROL DEVICE. ALTERNATIVES MAY INCLUDE DOWATERING INTO A PUMP PIT, FILTER BAG OR EXISTING VEGETATED URBAN AREA. SEDIMENT LAYER MUST BE AT LEAST 10" W/ 10% DRAINAGE, 10" W/ 10% DRAINAGE, 10" W/ 10% DRAINAGE OR THE COMBINED SEWER SYSTEM. 20. ALL PERMANENT EROSION CONTROL PRACTICES SHALL BE INITIATED WITHIN SEVEN (7) DAYS FOLLOWING THE COMPLETION OF SOIL DISTURBING ACTIVITIES. 21. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS NEEDED ON A YEAR ROUND BASIS DURING CONSTRUCTION AND ANY PERIODS OF CONSTRUCTION SHUTDOWN UNTIL PERMANENT STABILIZATION IS ACHIEVED. 22. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER PERMANENT SITE STABILIZATION. 23. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER, SITE INSPECTOR, OR MWRD.
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12-INCH TO 24-INCH DOUBLE WALL	ASTM F-2736	D-3212, F-477																																						
30-INCH TO 60-INCH TRIPLE WALL	ASTM F-2764	D-3212, F-477																																						

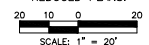
TECHNICAL GUIDANCE MANUAL

MWRD GENERAL NOTES

TECHNICAL GUIDANCE MANUAL

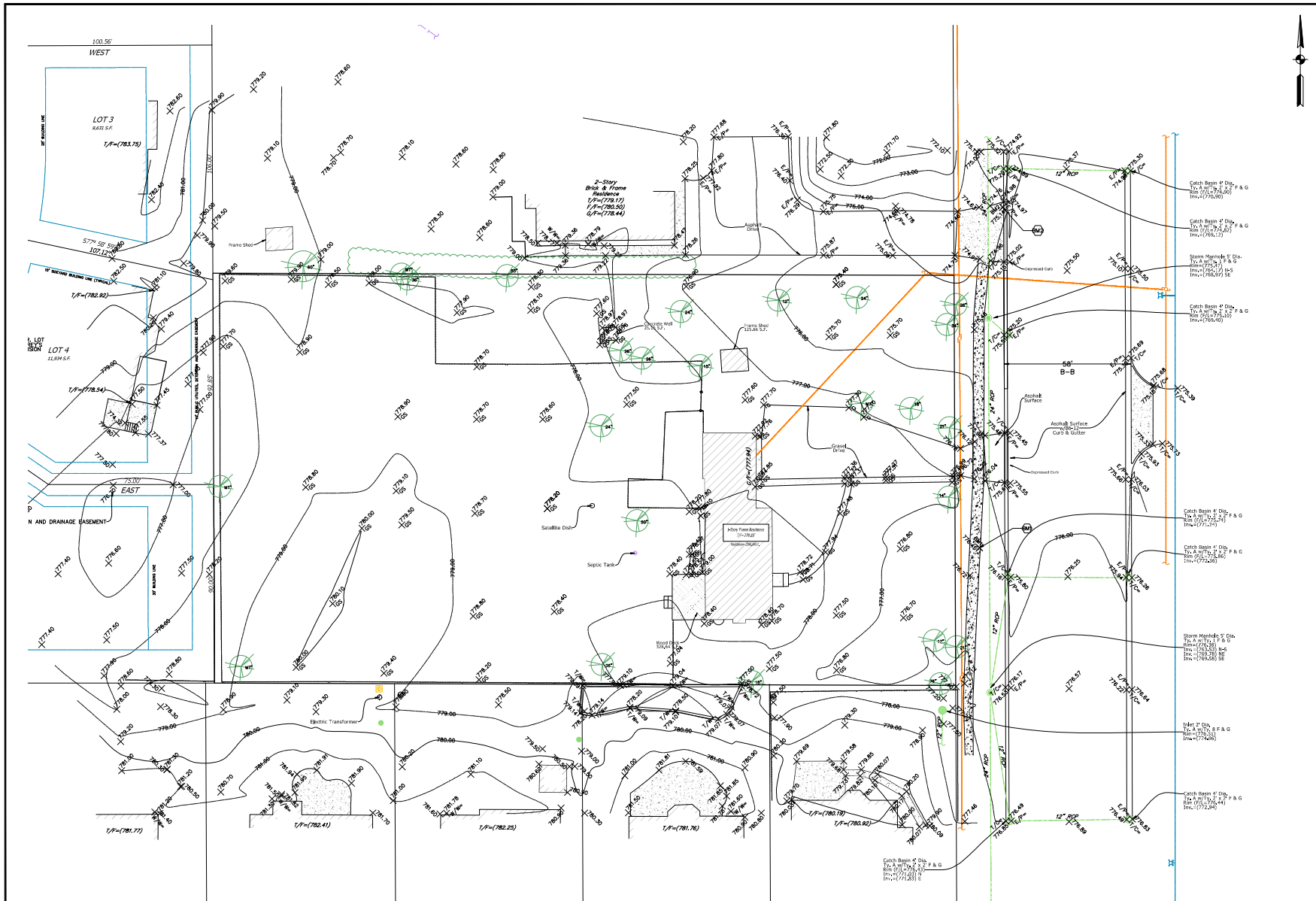
MWRD GENERAL NOTES

FULL SIZE PLANS HAVE BEEN PREPARED USING STANDARD ENGINEERING SCALES. REDUCED SIZED PLANS WILL NOT CONFORM TO STANDARD SCALES. USE THE SCALE BELOW TO MAKE MEASUREMENTS ON REDUCED PLANS



C-2
NOTES

ENGINEERING PLANS PREPARED BY:		PLANS PREPARED FOR:		SURVEY MONUMENT:		SUBMITTALS		PROPOSED SUBDIVISION FOR SINGLE FAMILY HOUSES 366 N QUENTIN RD. PALATINE, IL 60067		DESIGNED BY: RBD			
RBD ASSOCIATES, INC. DESIGN FIRM LICENSE NUMBER: 184.008755 GLENVIEW, IL Ramiz@rbdengineering.com 224.425.0009		PNK DESIGN BUILD JKK@PNKDB.COM (847) 414-5114		BM1: CUT CROSS DIRECTLY ON SIDEWALK ON WEST SIDE OF QUENTIN ROAD, AS SHOWN: 776.45 NAVD-88. BM2: CUT CROSS DIRECTLY ON APRON AT 378 N. QUENTIN RD., AS SHOWN: 775.14 NAVD-88.		DATE				REMARKS		PROJECT NO.: 26-336	
												DATE: 03/16/2026	
SIGNED: 03/16/2026 EXPIRES: 11/30/2027												SCALE: 1:20 (FULL), 1:40 (HALF)	
						03/16/2026				ISSUED FOR DESIGN COORDINATION		SHEET 2 OF 9	



LEGEND AND SYMBOLS:

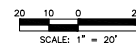
N. = NORTH
S. = SOUTH
W. = WEST
E. = EAST
T/F = TOP OF FOUNDATION
B/S = BOTTOM OF SISING
F/F = FINISH FLOOR
G/S = GARAGE SLAB
TC = TOP OF CURB
G = GUTTER
TW = TOP OF WALL
T/P = TOP OF PIPE
CONC. = CONCRETE

- ★ FIRE HYDRANT
- FIRE SPRINKLER
- FDC CONNECTION
- WATER VALVE
- B-BOX
- WATER MANHOLE
- STORM MANHOLE
- CATCH BASIN
- STORM INLET
- CURB INLET
- ▽ CULVERT HEADWALL
- ▽ SANITARY MANHOLE
- ▽ CLEAN-OUT
- STORM SEWER LATERAL
- SANITARY SEWER
- COMBINED SEWER
- WATER MAIN
- OVERHEAD WIRE
- UNDERGROUND ELEC.
- CABLE / PHONE
- WOOD FENCE
- CHAIN LINK FENCE
- IRON FENCE
- SILT / CONSTRUCTION FENCE
- TREE PROTECTION FENCE
- WOOD POWER POLE
- DOWN SPOUT
- LIGHT FIXTURE
- OVERLAND FLOW
- OVERFLOW WEIR ROUTE
- MONUMENT
- ELECTRICAL HH
- GAS HH
- BENCHMARK
- EXISTING SPOT GRADE EL.
- PROPOSED SPOT GRADE EL.
- CUT SWALE
- MAILBOX
- TREE ○ BUSH
- INLET FILTER ON EXISTING
- INLET FILTER ON PROPOSED

Existing Impervious Surface Calculations:

LOT AREA	Ex. Imp. Surf. (SQ)
Concrete Well	62,437.27
Frame Shed	35.35
Concrete Sidewalk	125.66
Wood Deck	427.15
Frame Residence	3,366.66
Ex. Impervious Surface Area	3283.26
% Ex. Impervious Surface Area	5.26%

FULL SIZE PLANS HAVE BEEN PREPARED USING STANDARD ENGINEERING SCALES. REDUCED SIZED PLANS WILL NOT CONFORM TO STANDARD SCALES. USE THE SCALE BELOW TO MAKE MEASUREMENTS ON REDUCED PLANS.



C-3

EXISTING CONDITIONS

DESIGNED BY: RBD
PROJECT NO.: 26-336
DATE: 03/16/2026
SCALE: 1/20 (FULL), 1/40 (HALF)
SHEET 3 OF 9

ENGINEERING PLANS PREPARED BY:

RBD ASSOCIATES, INC.
DESIGN FIRM LICENSE NUMBER:
184.008755
GLENVIEW, IL
Ramiz@rbdengineering.com
224.425.0009

SIGNED: 03/16/2026
EXPIRES: 11/30/2027



PLANS PREPARED FOR:

PNK DESIGN BUILD
JKK@PNKDB.COM
(847) 414-5114

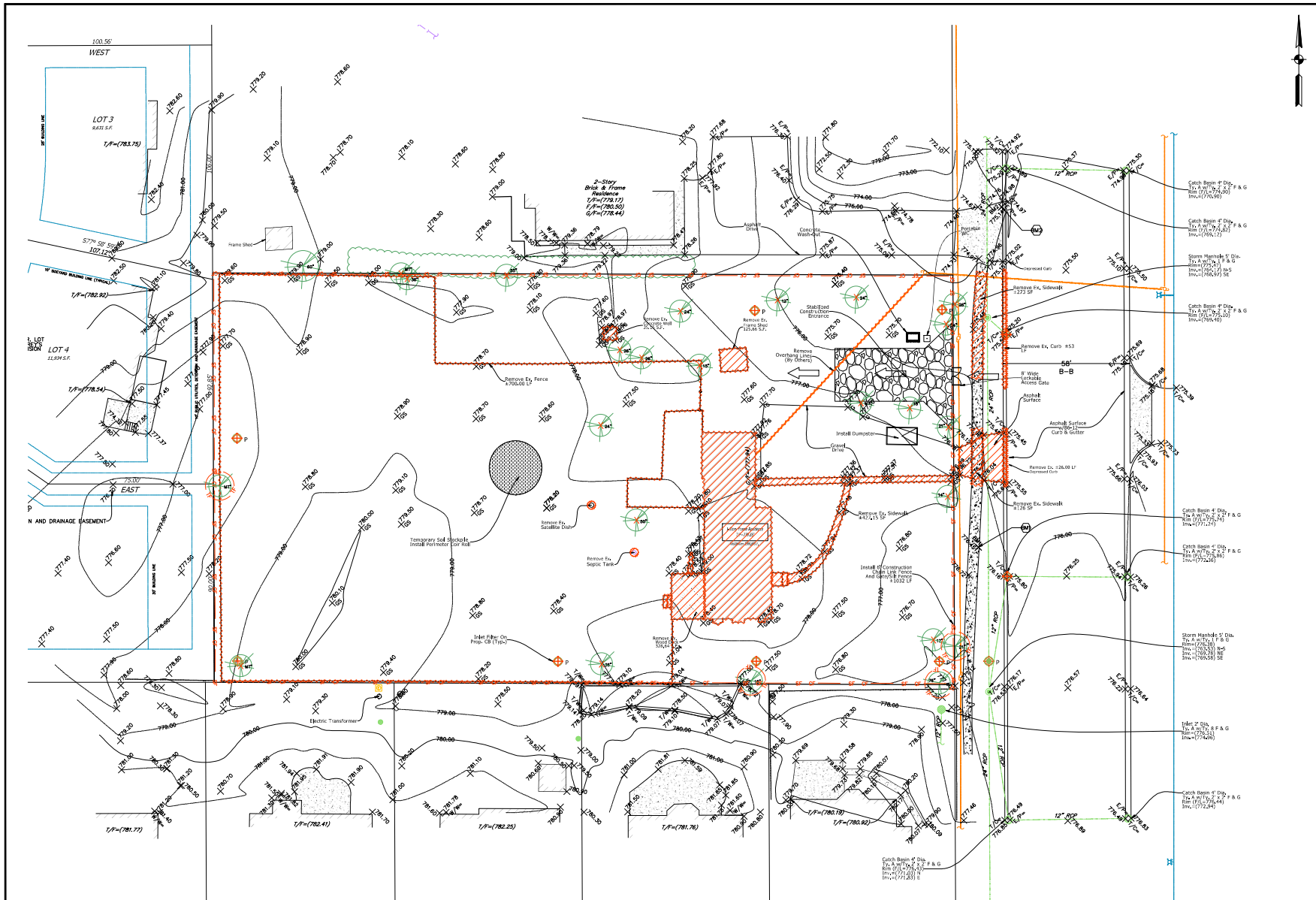
SURVEY MONUMENT:

BM1:
CUT CROSS DIRECTLY ON SIDEWALK ON WEST SIDE OF QUENTIN ROAD, AS SHOWN: 776.45 NAVD-88.
BM2:
CUT CROSS DIRECTLY ON APRON AT 378 N. QUENTIN RD., AS SHOWN: 775.14 NAVD-88.

SUBMITTALS

DATE	REMARKS
03/16/2026	ISSUED FOR DESIGN COORDINATION

PROPOSED SUBDIVISION FOR
SINGLE FAMILY HOUSES
366 N QUENTIN RD.
PALATINE, IL 60067

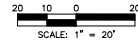


LEGEND AND SYMBOLS:

- N. = NORTH
- S. = SOUTH
- W. = WEST
- E. = EAST
- T/F = TOP OF FOUNDATION
- B/S = BOTTOM OF SIDING
- F/F = FINISH FLOOR
- G/S = GARAGE SLAB
- TC = TOP OF CURB
- G = GUTTER
- TW = TOP OF WALL
- T/P = TOP OF PIPE
- CONC. = CONCRETE
- SPRINKLER = FIRE HYDRANT
- FDC CONNECTION = FIRE SPRINKLER
- WATER VALVE = WATER VALVE
- B-BOX = B-BOX
- WATER MANHOLE = WATER MANHOLE
- STORM MANHOLE = STORM MANHOLE
- CATCH BASIN = CATCH BASIN
- STORM INLET = STORM INLET
- CURB INLET = CURB INLET
- CULVERT HEADWALL = CULVERT HEADWALL
- SANITARY MANHOLE = SANITARY MANHOLE
- CLEAN-OUT = CLEAN-OUT
- STORM SEWER MAIN = STORM SEWER MAIN
- STORM SEWER LATERAL = STORM SEWER LATERAL
- SANITARY SEWER = SANITARY SEWER
- COMBINED SEWER = COMBINED SEWER
- WATER MAIN = WATER MAIN
- OVERHEAD WIRES = OVERHEAD WIRES
- UNDERGROUND ELEC. = UNDERGROUND ELEC.
- CABLE / PHONE = CABLE / PHONE
- GAS MAIN = GAS MAIN
- WOOD FENCE = WOOD FENCE
- CHAIN LINK FENCE = CHAIN LINK FENCE
- IRON FENCE = IRON FENCE
- SILT / CONSTRUCTION FENCE = SILT / CONSTRUCTION FENCE
- TREE PROTECTION FENCE = TREE PROTECTION FENCE
- WOOD POWER POLE = WOOD POWER POLE
- DOWN SPOUT = DOWN SPOUT
- LIGHT FIXTURE = LIGHT FIXTURE
- OVERLAND FLOW = OVERLAND FLOW
- OVERFLOW WEIR ROUTE = OVERFLOW WEIR ROUTE
- MONUMENT = MONUMENT
- ELECTRICAL HH = ELECTRICAL HH
- GAS HH = GAS HH
- BENCHMARK = BENCHMARK
- EXISTING SPOT GRADE EL. = EXISTING SPOT GRADE EL.
- PROPOSED SPOT GRADE EL. = PROPOSED SPOT GRADE EL.
- CUT SMILE = CUT SMILE
- TREE / BUSH = TREE / BUSH
- INLET FILTER ON EXISTING = INLET FILTER ON EXISTING
- INLET FILTER ON PROPOSED = INLET FILTER ON PROPOSED
- 6" PVC SD-35 @ 1.00% = 6" PVC SD-35 @ 1.00%

- #### DEMO LEGEND
- INDICATES REMOVED EXISTING SERVICE, FENCE OR ELEMENT.
 - INDICATES SAWCUT EXISTING PAVEMENT ON FULL DEPTH.
 - INDICATES REMOVED EXISTING SURFACE.
 - TEMPORARY SOIL STOCKPILE INSTALL PERIMETER COR ROLL.

FULL SIZE PLANS HAVE BEEN PREPARED USING STANDARD ENGINEERING SCALES. REDUCED SIZED PLANS WILL NOT CONFORM TO STANDARD SCALES. USE THE SCALE BELOW TO MAKE MEASUREMENTS ON REDUCED PLANS.



C-4 EROSION CONTROL AND REMOVALS

DESIGNED BY: RBD
 PROJECT NO.: 26-336
 DATE: 03/16/2026
 SCALE: 1/20 (FULL), 1/40 (HALF)
 SHEET: 4 OF 9

ENGINEERING PLANS PREPARED BY:

RBD ASSOCIATES, INC.
 DESIGN FIRM LICENSE NUMBER:
 184.008755
 GLENVIEW, IL
 Ramiz@rbdengineering.com
 224.425.0009

SIGNED: 03/16/2026
 EXPIRES: 11/30/2027



PLANS PREPARED FOR:

PNK DESIGN BUILD
 JKK@PNKDB.COM
 (847) 414-5114

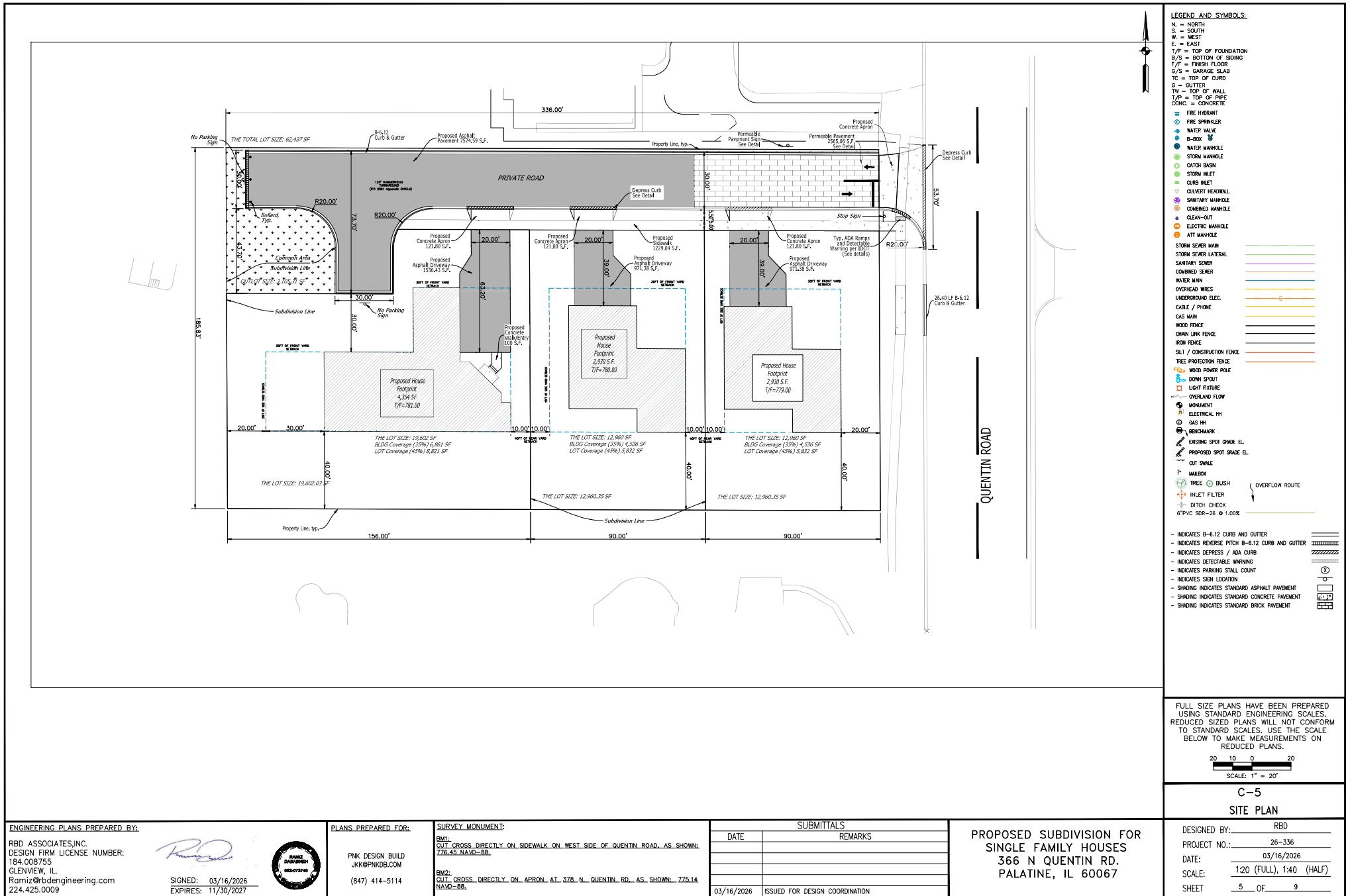
SURVEY MONUMENT:

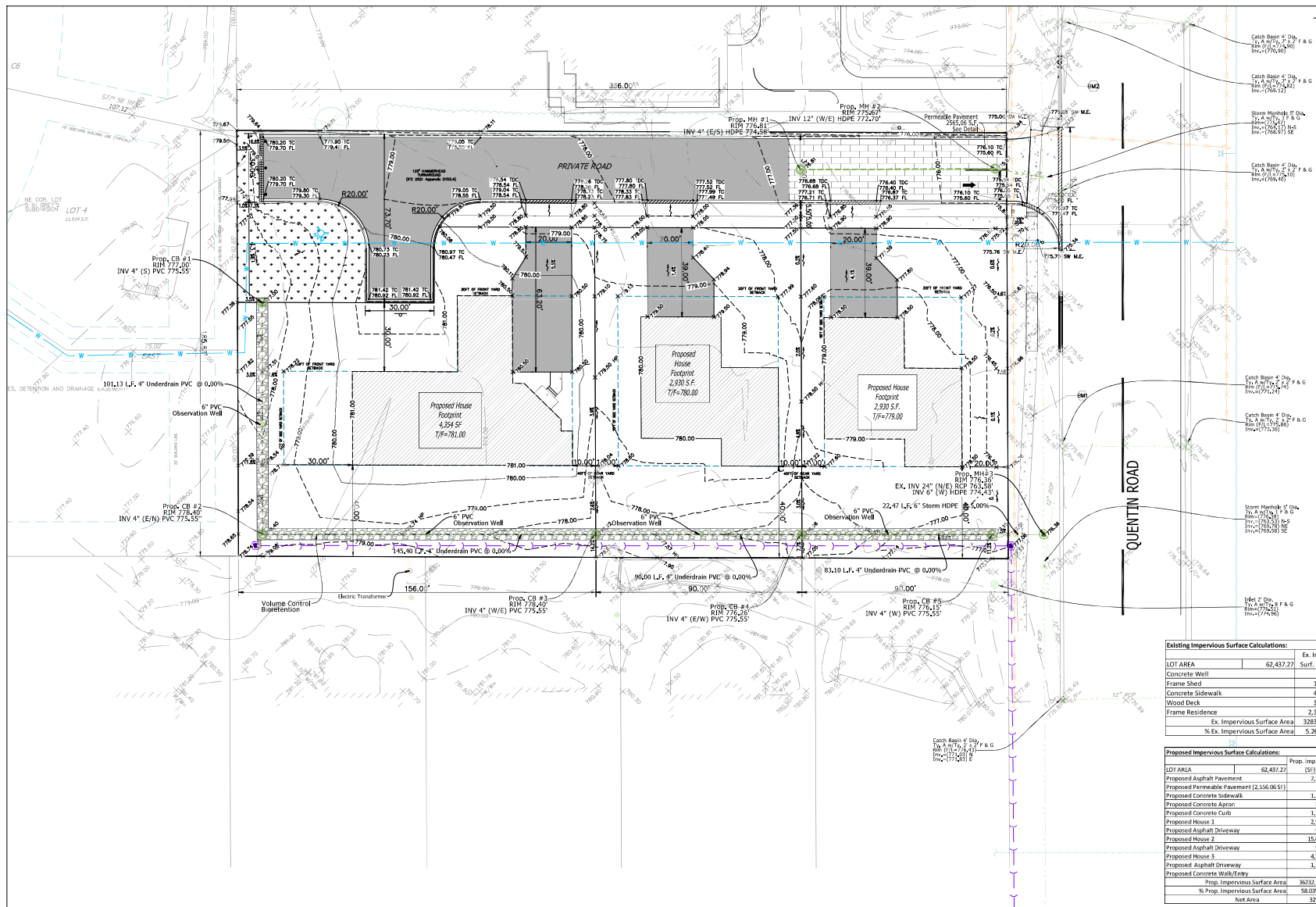
BM1: CUT CROSS DIRECTLY ON SIDEWALK ON WEST SIDE OF QUENTIN ROAD, AS SHOWN: 776.45 NAVD-88.
 BM2: CUT CROSS DIRECTLY ON APRON AT 378 N. QUENTIN RD., AS SHOWN: 775.14 NAVD-88.

SUBMITTALS

DATE	REMARKS
03/16/2026	ISSUED FOR DESIGN COORDINATION

PROPOSED SUBDIVISION FOR
 SINGLE FAMILY HOUSES
 366 N QUENTIN RD.
 PALATINE, IL 60067





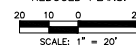
LEGEND AND SYMBOLS:

- N. = NORTH
- S. = SOUTH
- W. = WEST
- E. = EAST
- F.F. = TOP OF FOUNDATION
- B/S = BOTTOM OF SOING
- F.F. = FINISH FLOOR
- G/S = GARAGE SLAB
- T.C. = TOP OF CURB
- C. = CUTTER
- T.W. = TOP OF WALL
- T/P = TOP OF PIPE
- CONC. = CONCRETE
- = CATCH BASIN
- = FINE SPRAWLER
- = FINE SPRAWLER
- = WATER VALVE
- = B-BOX
- = WATER MANHOLE
- = STORM MANHOLE
- = STORM MANHOLE
- = STORM INLET
- = CURB INLET
- = CULVERT HEADWALL
- = SANITARY MANHOLE
- = COMBINED MANHOLE
- = CLEAN-OUT
- = ELECTRIC MANHOLE
- = ATT MANHOLE
- = STORM SEWER MAN
- = STORM SEWER LATERAL
- = SANITARY SEWER
- = COMBINED SEWER
- = WATER MAIN
- = OVERHEAD WIRE
- = UNDERGROUND ELEC.
- = CABLE / PHONE
- = GAS MAIN
- = WOOD FENCE
- = CHAIN LINK FENCE
- = IRON FENCE
- = SLT / CONSTRUCTION FENCE
- = TREE PROTECTION FENCE
- = WOOD POWER POLE
- = DOWN SPOT
- = LIGHT FIXTURE
- = OVERLAND FLOW
- = MONUMENT
- = ELECTRICAL HH
- = GAS HH
- = BENCHMARK
- = EXISTING SPOT GRADE EL.
- = PROPOSED SPOT GRADE EL.
- = MASONRY
- = TREE
- = BUSH
- = INLET FILTER
- = DITCH CHECK
- = 6" PVC SDR-26 @ 0.00%
- = OVERFLOW ROUTE

Existing Impervious Surface Calculations:	
LOT AREA	62,437.27
Concrete Well	35.15
Frame Shed	125.66
Concrete Sidewalk	427.15
Wood Deck	328.64
Frame Residence	2,966.66
Ex. Impervious Surface Area	3283.26
% Ex. Impervious Surface Area	5.26%

Proposed Impervious Surface Calculations:	
LOT AREA	62,437.27
Proposed Asphalt Pavement	2,754.59
Proposed Permeable Pavement (2,558.06 SF)	0.00
Proposed Concrete Sidewalk	1,229.04
Proposed Concrete Apron	365.41
Proposed Concrete Curb	1,122.87
Proposed House 1	2,930.00
Proposed House 2	2,930.00
Proposed House 3	2,930.00
Proposed Asphalt Driveway	971.38
Proposed House 1	4,354.00
Proposed House 2	4,354.00
Proposed House 3	4,354.00
Proposed Concrete Walkway/Entry	100.00
Prop. Impervious Surface Area	36232.06
% Prop. Impervious Surface Area	58.03%
Net Area	32948.82

FULL SIZE PLANS HAVE BEEN PREPARED USING STANDARD ENGINEERING SCALES. REDUCED SIZED PLANS WILL NOT CONFORM TO STANDARD SCALES. USE THE SCALE BELOW TO MAKE MEASUREMENTS ON REDUCED PLANS.



C-6

GRADING PLAN

DESIGNED BY: RBD
 PROJECT NO.: 26-336
 DATE: 03/16/2026
 SCALE: 1/20 (FULL), 1/40 (HALF)
 SHEET: 6 OF 9

ENGINEERING PLANS PREPARED BY:

RBD ASSOCIATES, INC.
 DESIGN FIRM LICENSE NUMBER:
 184.008755
 GLENVIEW, IL
 Ramiz@rbdengineering.com
 224.425.0009

SIGNED: 03/16/2026
 EXPIRES: 11/30/2027



PLANS PREPARED FOR:

PINX DESIGN BUILD
 JKK@PINXDB.COM
 (847) 414-5114

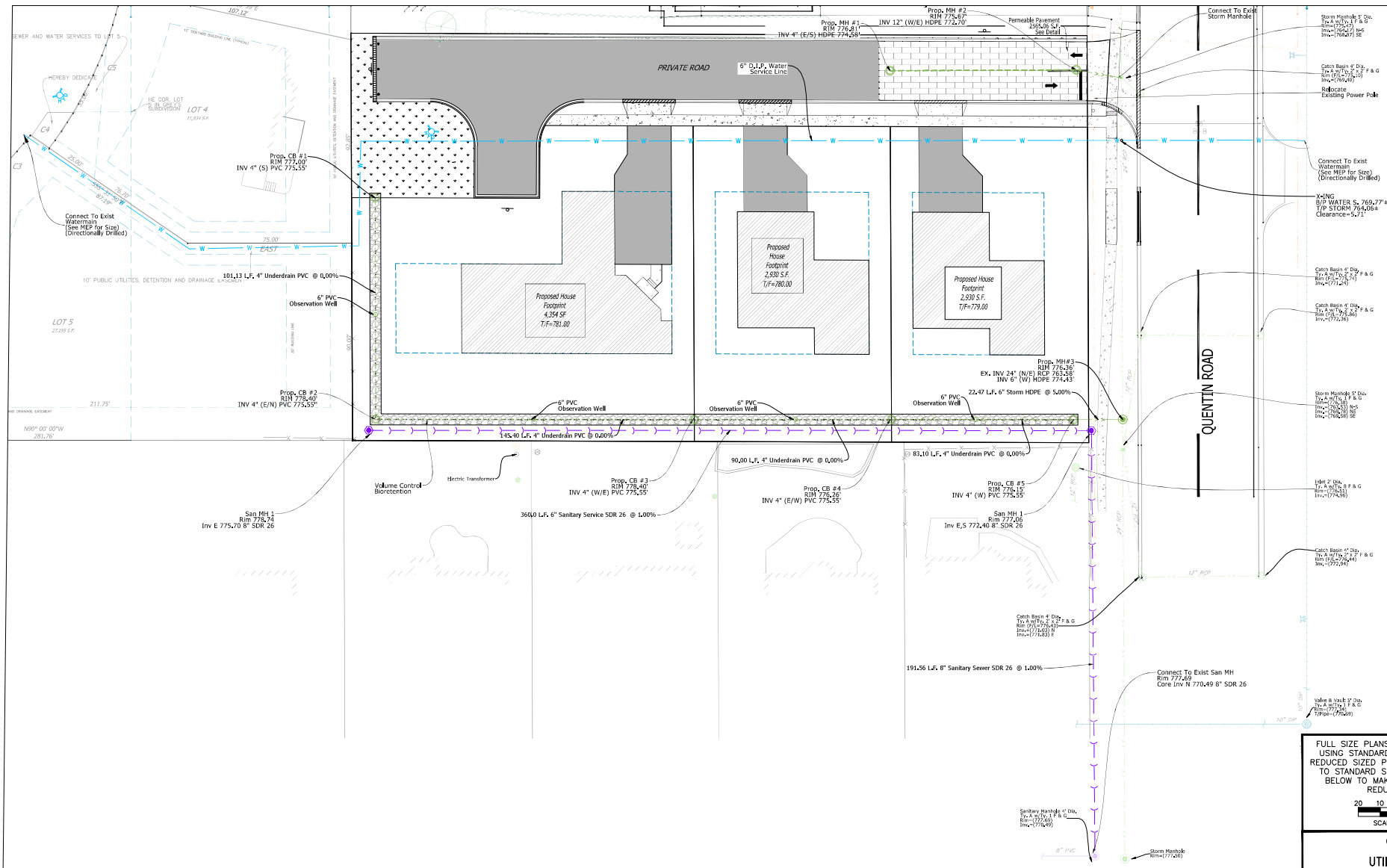
SURVEY MONUMENT:

BM1:
 CUT CROSS DIRECTLY ON SIDEWALK ON WEST SIDE OF QUENTIN ROAD, AS SHOWN: 776.45 NAVD-88.
 BM2:
 CUT CROSS DIRECTLY ON APRON AT 378 N. QUENTIN RD., AS SHOWN: 775.14 NAVD-88.

SUBMITTALS

DATE	REMARKS
03/16/2026	ISSUED FOR DESIGN COORDINATION

PROPOSED SUBDIVISION FOR
 SINGLE FAMILY HOUSES
 366 N QUENTIN RD.
 PALATINE, IL 60067



ENGINEERING PLANS PREPARED BY:
RBD ASSOCIATES, INC.
DESIGN FIRM LICENSE NUMBER:
184.008755
GLENVIEW, IL
Ramiz@rbdengineering.com
224.425.0009

SIGNED: 03/16/2026
EXPIRES: 11/30/2027

PLANS PREPARED FOR:
PNK DESIGN BUILD
JKK@PNKDB.COM
(847) 414-5114

SURVEY MONUMENT:
BM1:
CUT CROSS DIRECTLY ON SIDEWALK ON WEST SIDE OF QUENTIN ROAD, AS SHOWN: 776.45 NAVD-88.
BM2:
CUT CROSS DIRECTLY ON APRON AT 378 N. QUENTIN RD., AS SHOWN: 775.14 NAVD-88.

SUBMITTALS	
DATE	REMARKS
03/16/2026	ISSUED FOR DESIGN COORDINATION

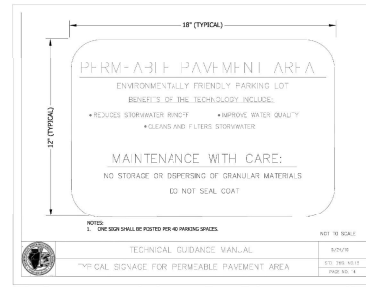
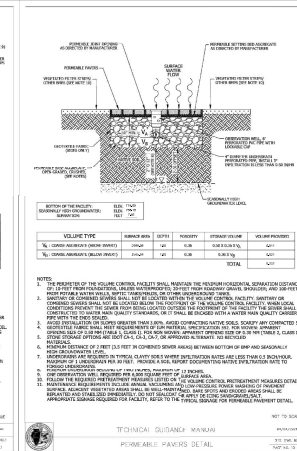
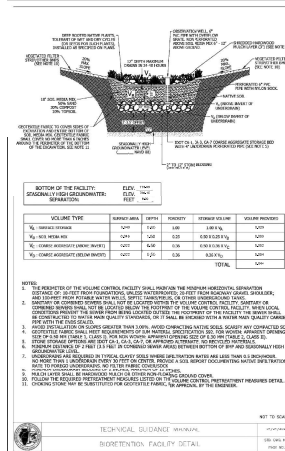
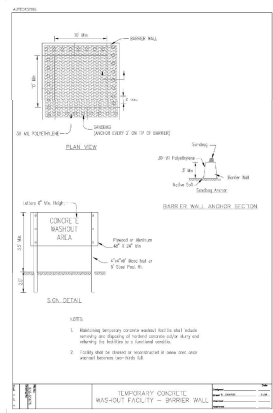
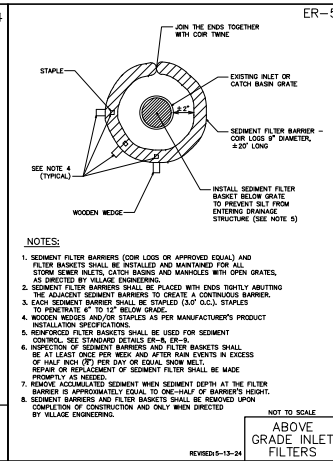
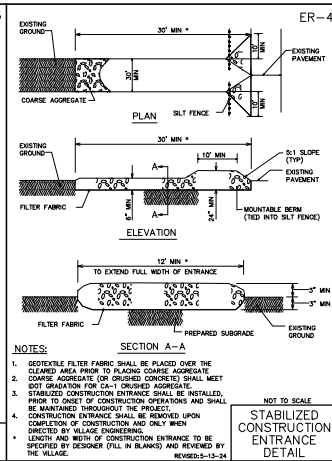
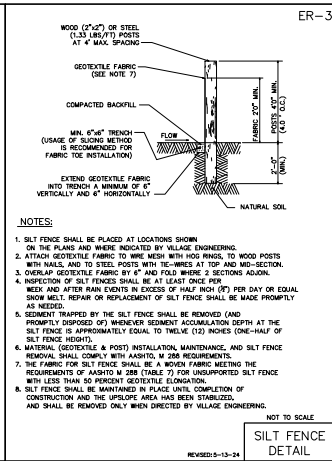
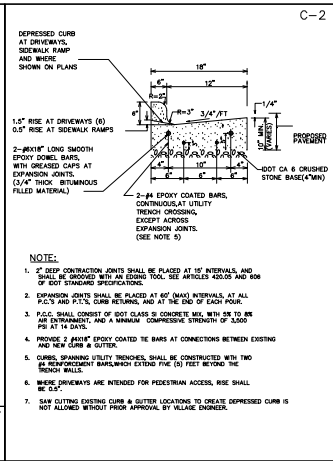
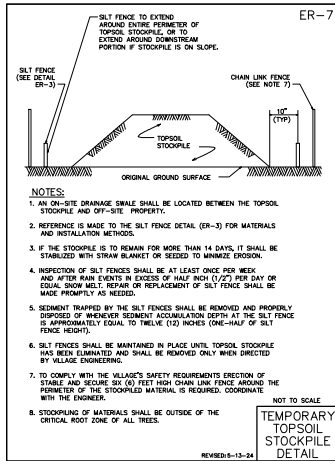
PROPOSED SUBDIVISION FOR
SINGLE FAMILY HOUSES
366 N QUENTIN RD.
PALATINE, IL 60067

FULL SIZE PLANS HAVE BEEN PREPARED
USING STANDARD ENGINEERING SCALES.
REDUCED SIZED PLANS WILL NOT CONFORM
TO STANDARD SCALES. USE THE SCALE
BELOW TO MAKE MEASUREMENTS ON
REDUCED PLANS.

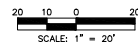
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SCALE: 1" = 20'

C-7
UTILITY PLAN

DESIGNED BY: RBD
PROJECT NO.: 26-336
DATE: 03/16/2026
SCALE: 1/20 (FULL), 1/40 (HALF)
SHEET 7 OF 9



FULL SIZE PLANS HAVE BEEN PREPARED USING STANDARD ENGINEERING SCALES. REDUCED SIZED PLANS WILL NOT CONFORM TO STANDARD SCALES. USE THE SCALE BELOW TO MAKE MEASUREMENTS ON REDUCED PLANS.



C-8
DETAILS SHEET

ENGINEERING PLANS PREPARED BY:
RBD ASSOCIATES, INC.
DESIGN FIRM LICENSE NUMBER:
184.008755
GLENVIEW, IL
Ramiz@rbdengineering.com
224.425.0009

SIGNED: 03/16/2026
EXPIRES: 11/30/2027



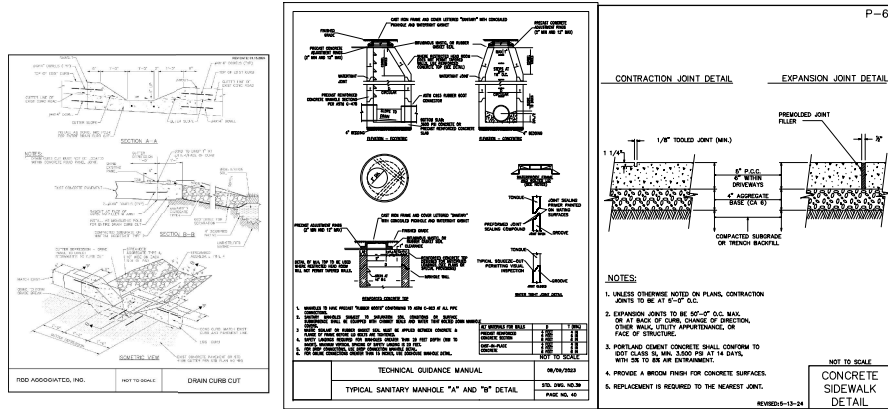
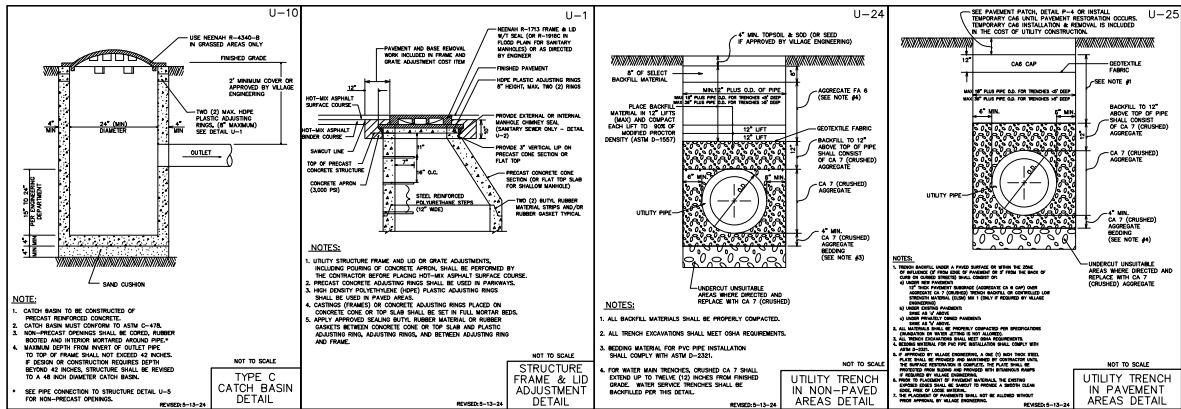
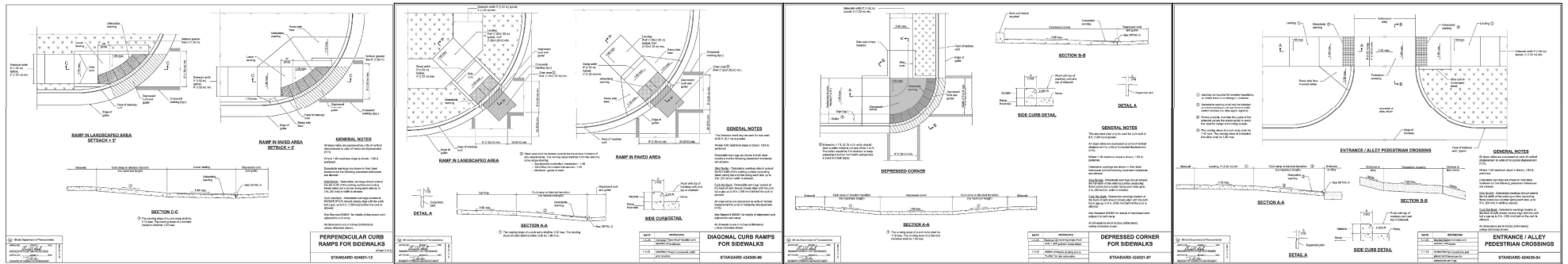
PLANS PREPARED FOR:
PNK DESIGN BUILD
JKK@PNKBUILD.COM
(847) 414-5114

SURVEY MONUMENT:
BM1:
CUT CROSS DIRECTLY ON SIDEWALK ON WEST SIDE OF QUENTIN ROAD, AS SHOWN: 776.45 NAVD-88.
BM2:
CUT CROSS DIRECTLY ON APRON AT 378 N. QUENTIN RD., AS SHOWN: 775.14 NAVD-88.

SUBMITTALS	
DATE	REMARKS
03/16/2026	ISSUED FOR DESIGN COORDINATION

PROPOSED SUBDIVISION FOR
SINGLE FAMILY HOUSES
366 N QUENTIN RD.
PALATINE, IL 60067

DESIGNED BY: RBD
PROJECT NO.: 26-336
DATE: 03/16/2026
SCALE: 1:20 (FULL), 1:40 (HALF)
SHEET 8 OF 9



FULL SIZE PLANS HAVE BEEN PREPARED USING STANDARD ENGINEERING SCALES. REDUCED SIZED PLANS WILL NOT CONFORM TO STANDARD SCALES. USE THE SCALE BELOW TO MAKE MEASUREMENTS ON REDUCED PLANS.

20 10 0 20
SCALE: 1" = 20'

C-9
DETAILS SHEET

DESIGNED BY: RBD
PROJECT NO.: 26-336
DATE: 03/16/2026
SCALE: 1:20 (FULL), 1:40 (HALF)
SHEET 9 OF 9

ENGINEERING PLANS PREPARED BY:
RBD ASSOCIATES, INC.
DESIGN FIRM LICENSE NUMBER:
184.008755
GLENVIEW, IL
Ramiz@rbdengineering.com
224.425.0099

SIGNED: 03/16/2026
EXPIRES: 11/30/2027

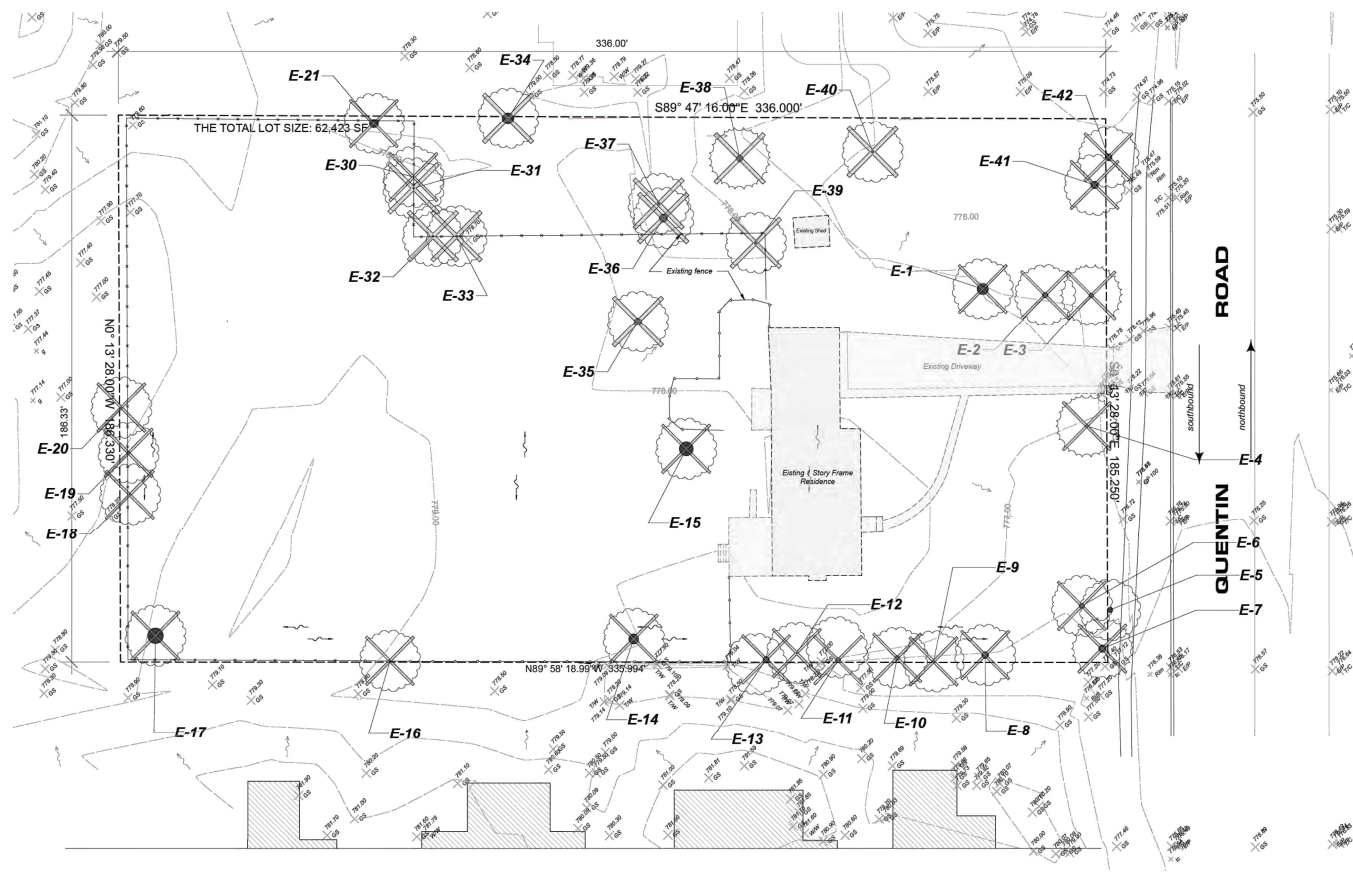
RAMIZ ENGINEERING
085-075140

PLANS PREPARED FOR:
PNK DESIGN BUILD
JKK@PNKDB.COM
(847) 414-5114

SURVEY MONUMENT:
BM1:
CUT CROSS DIRECTLY ON SIDEWALK ON WEST SIDE OF QUENTIN ROAD, AS SHOWN: 776.45 NAVD-83.
BM2:
CUT CROSS DIRECTLY ON APRON AT 378 N. QUENTIN RD., AS SHOWN: 775.14 NAVD-83.

SUBMITTALS	
DATE	REMARKS
03/16/2026	ISSUED FOR DESIGN COORDINATION

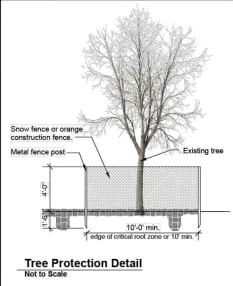
PROPOSED SUBDIVISION FOR
SINGLE FAMILY HOUSES
366 N QUENTIN RD.
PALATINE, IL 60067



Existing Tree List						
Tree #	Botanical Name	Common Name	Size	Condition	Save?	Notes
E-1	Acer saccharum	Silver Maple	45' cal	fair	No	Remove
E-2	Rubus pseudoacacia	Black Locust	21' cal	fair	No	Remove
E-3	Prunus pennsylvanica	Black Locust	18' cal	decayed	No	Remove
E-4	Prunus pennsylvanica	Black Locust	12' cal	decayed	No	Remove
E-5	Rubus pseudoacacia	Black Locust	21' cal	fair	No	Remove
E-6	Rubus pseudoacacia	Black Locust	21' cal	fair	No	Remove
E-7	Prunus pennsylvanica	Black Locust	29' cal	fair	No	Remove
E-8	Acer saccharum	Silver Maple	27' cal	fair	No	Remove
E-9	Acer negundo	Box Elder	9' cal	decayed	No	Remove
E-10	Acer negundo	Box Elder	17' cal	poor	No	Remove
E-11	Acer negundo	Box Elder	19' cal	poor	No	Remove
E-12	Acer saccharum	Silver Maple	7' cal	fair	No	Remove
E-13	Rubus cuneifolius	Common Buckhorn	24' cal	poor	No	Remove
E-14	Acer saccharum	Silver Maple	40' cal	fair	No	Remove
E-15	Acer saccharum	Silver Maple	40' cal	good	No	Remove
E-16	Acer saccharum	Silver Maple	35' cal	fair	No	Remove
E-17	Acer saccharum	Silver Maple	8' cal	fair	No	Remove
E-18	Morus alba	Mulberry	9' cal	poor	No	Remove
E-19	Morus alba	Mulberry	13' cal	poor	No	Remove
E-20	Morus alba	Mulberry	8.5' cal	fair	No	Remove
E-21	Morus alba	Mulberry	35' cal	poor/fair	No	Remove
E-22	Morus alba	Mulberry	7' cal	poor	No	Remove
E-23	Morus alba	Mulberry	7' cal	poor	No	Remove
E-24	Prunus pennsylvanica	Black Locust	45' cal	fair	No	Remove
E-25	Prunus pennsylvanica	Black Locust	28' cal	fair	No	Remove
E-26	Acer negundo	Box Elder	12' cal	poor/fair	No	Remove
E-27	Morus alba	Mulberry	15' cal	poor/fair	No	Remove
E-28	Prunus pennsylvanica	Black Locust	29' cal	fair	No	Remove
E-29	Prunus pennsylvanica	Black Locust	14' cal	poor/fair	No	Remove
E-30	Prunus pennsylvanica	Black Locust	12' cal	decayed	No	Remove
E-31	Rubus pseudoacacia	Black Locust	29' cal	poor/fair	No	Remove
E-32	Rubus pseudoacacia	Black Locust	21' cal	fair	No	Remove
E-33	Rubus pseudoacacia	Black Locust	21' cal	fair	No	Remove

* Deciduous trees to be removed in fair or good condition. The total caliper inches to be removed is 355'.
 ** Coniferous trees to be removed in fair or good condition. The total caliper inches to be removed is 54'.
NOTE:
 Tree survey completed by Montoya Tree Service, 375 Wolf Rd, Wheeling, IL 60090

Existing Tree Legend	
	Existing contour line
	Existing spot elevations
	Existing deciduous trees to remain
	Existing coniferous trees to remain
	Deciduous trees to be removed
	Coniferous trees to be removed



Craig M. Patten
 Landscape Architect
 License # 157-000710 - Expires: August 31, 2027

FULL SIZE PLANS HAVE BEEN PREPARED USING STANDARD ENGINEERING SCALES. REDUCED SIZED PLANS WILL NOT CONFORM TO STANDARD SCALES. USE THE SCALE BELOW TO MAKE MEASUREMENTS ON REDUCED PLANS.

20 10 0 20
 SCALE: 1" = 20'

L-1
TREE PRESERVATION PLAN

DESIGNED BY: RBD
 PROJECT NO.: 26-336
 DATE: 03/16/2026
 SCALE: 1:20 (FULL), 1:40 (HALF)
 SHEET 1 OF 2

ENGINEERING PLANS PREPARED BY:		PLANS PREPARED FOR:		SURVEY MONUMENT:		SUBMITTALS	
RBD ASSOCIATES, INC. DESIGN FIRM LICENSE NUMBER: 184.008755 GLENVIEW, IL Ramiz@rbdengineering.com 224.425.0009		PINK DESIGN BUILD JKK@PINKDB.COM (847) 414-5114		BM1: CUT CROSS DIRECTLY ON SIDEWALK ON WEST SIDE OF QUENTIN ROAD, AS SHOWN: 776.45 NAVD-88. BM2: CUT CROSS DIRECTLY ON APRON AT 378 N. QUENTIN RD., AS SHOWN: 775.14 NAVD-88.		DATE: 03/16/2026 ISSUED FOR DESIGN COORDINATION	
SIGNED: 03/16/2026 EXPIRES: 11/30/2027						PROPOSED SUBDIVISION FOR SINGLE FAMILY HOUSES 366 N QUENTIN RD. PALATINE, IL 60067	

NEW TWO STORY RESIDENCE

366 N. QUENTIN ROAD
PALATINE, IL 60067



****Final design subject to adjustment based on site-specific requirements and conditions.**

CLIENT

CONSULTANT

CONSULTANT

NEW 2 STORY RESIDENCE

N. QUENTIN ROAD 366
PALATKA, IL 60067

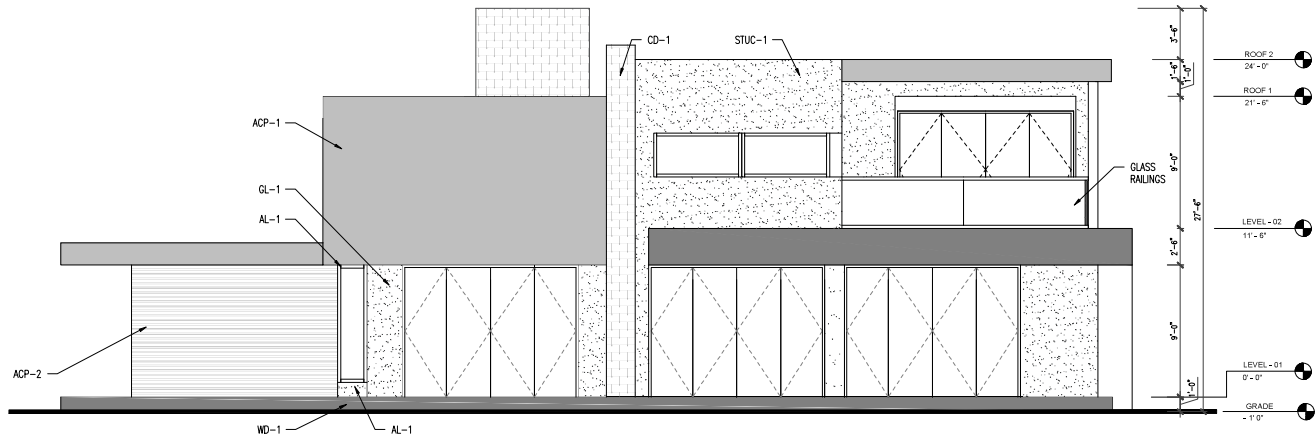
REV	REV DESCRIPTION	DATE

SHEET NAME:

ELEVATION

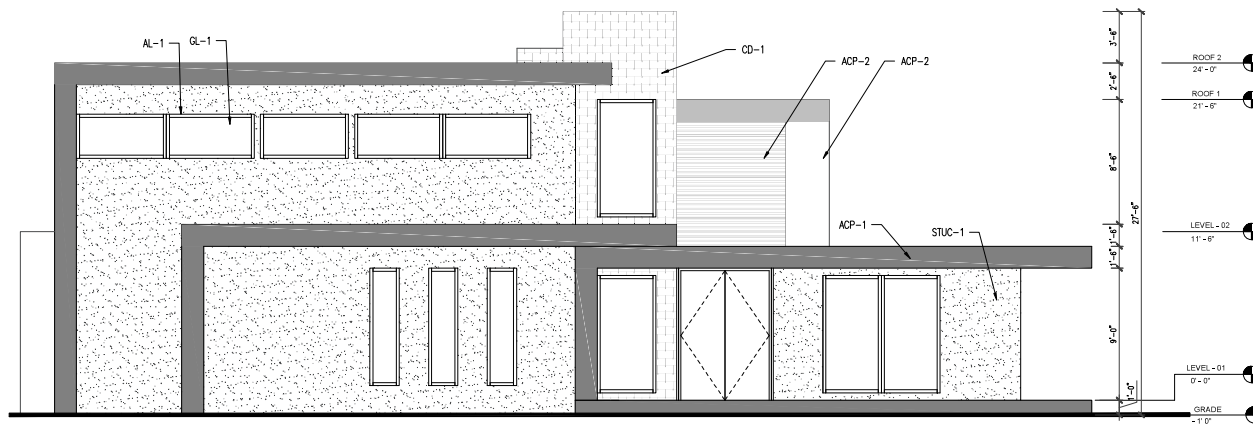
SHEET NUMBER:

A-301



2 EAST ELEVATION

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



1 WEST ELEVATION

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

MATERIAL LEGEND	
GL-1	CLEAR GLAZING
GL-2	TINTED GLAZING
AL-1	ALUMINUM
STUC-1	LIGHT GRAY STUCCO PAINT FINISH, LIGHT TEXTURE
ACP-1	DARK GRAY ACP FINISH
ACP-2	WOOD PRINTED ACP CLADDING
WD-1	WOOD DECKING
CD-1	STONE CLADDING - MEDIUM GRAY

ELEVATION NOTES

- ALL WINDOWS, DOORS AND SKYLIGHTS TO COMPLY WITH U VALUES INDICATED ON G-101
- WINDOWS RTO HAVE SAFETY GLAZING FOR AREA LARGER THAN 9 SF. TOP EDGE > 36" ABOVE FLOOR AND BOTTOM EDGE < 18" ABOVE FLOOR.
- ALL BEDROOMS TO HAVE ATLEAST ONE OPERABLE WINDOW FOR EMERGENCY EGRESS OR RESCUE WITH AS SILL LOWER THAN 44" AND NET CLEAR OPENING OF 5.7 SF.

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**NEW 2 STORY
RESIDENCE**

N. QUENTIN ROAD 366
PALATKA, IL 60067

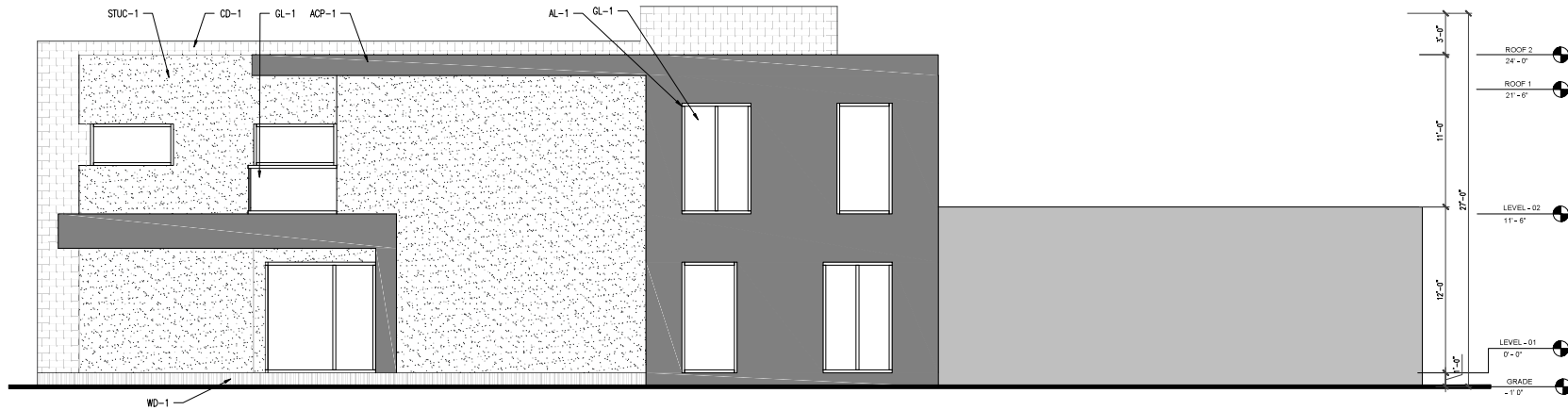
REV	REV DESCRIPTION	DATE

SHEET NAME:

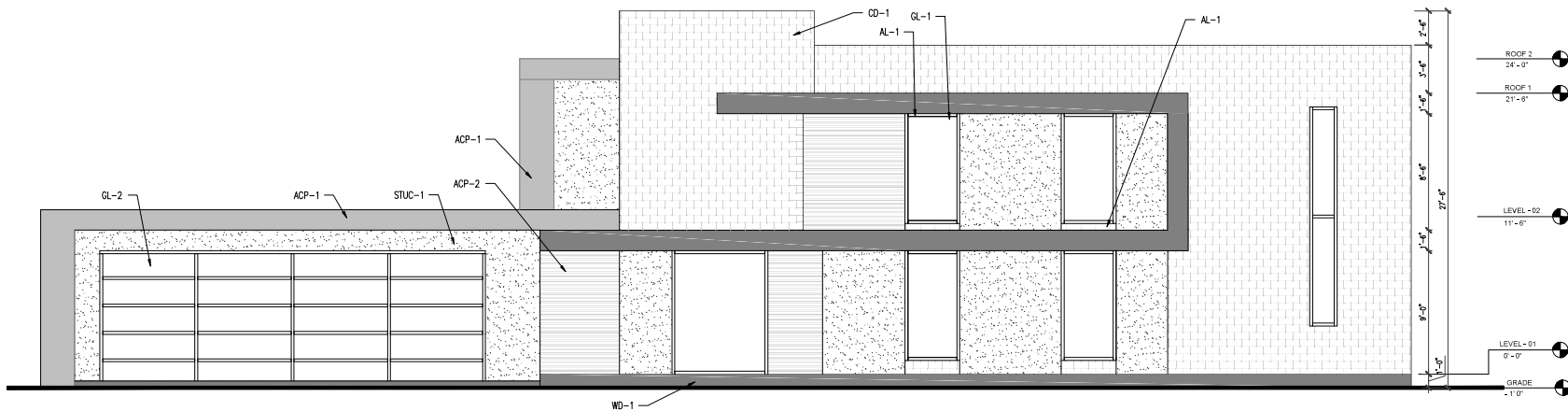
ELEVATION

SHEET NUMBER:

A-302



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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

MATERIAL LEGEND	
GL-1	CLEAR GLAZING
GL-2	TINTED GLAZING
AL-1	ALUMINUM
STUC-1	LIGHT GRAY STUCCO PAINT FINISH, LIGHT TEXTURE
ACP-1	DARK GRAY ACP FINISH
ACP-2	WOOD PRINTED ACP CLADDING
WD-1	WOOD DECKING
CD-1	STONE CLADDING - MEDIUM GRAY

ELEVATION NOTES

- ALL WINDOWS, DOORS AND SKYLIGHTS TO COMPLY WITH U VALUES INDICATED ON G-101
- WINDOWS RTO HAVE SAFETY GLAZING FOR AREA LARGER THAN 9 SF., TOP EDGE > 36" ABOVE FLOOR AND BOTTOM EDGE < 18" ABOVE FLOOR
- ALL BEDROOMS TO HAVE AT LEAST ONE OPERABLE WINDOW FOR EMERGENCY EGRESS OR RESCUE WITH AS SILL LOWER THAN 44" AND NET CLEAR OPENING OF 5.7 SF.



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**NEW 2 STORY
RESIDENCE**

N. QUENTIN ROAD 385
PALATKA IL 60067

REV	REV DESCRIPTION	DATE

SHEET NAME:
VIEWS

SHEET NUMBER:
A-501

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:

Preliminary/Final Planned Development to permit a 3-lot Single Family Residential Development.

Preliminary/Final Plat of Subdivision to permit a 3-lot Single Family Residential Development.

Rezoning from R-1 Single Family Residential to Planned Development

The property is commonly known as 366 N. Quentin Road.

The Petitioner is requesting a Preliminary and Final Planned Development, Preliminary and Final Subdivision, and Rezoning to Planned Development to allow for a 3-lot Single Family Residential Development, accessed through a private road.

The above petition has been filed by Jin Kim, PNK Construction Inc. and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE #: PFSUB-000015-2026 VILLAGE OF PALATINE

Jan Wood, Chair
Palatine Planning & Zoning Commission

DATED: This 4th day of June 2026

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
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- ☐ 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.