



PLANNING AND ZONING COMMISSION

SEPTEMBER 15, 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 - 08/25/2026

IV. PUBLIC HEARING

- A. 300 N. Clark Drive

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

- B. 404 S. Maple Street

- 1. Special Use to permit a rear yard setback of 31 feet, instead of the minimum required rear yard setback of 40 feet, pursuant to 10.06(c)(12) of the Zoning Ordinance.

- C. 444 E. Dundee Road

- 1. Special Use to permit the operation of a Tobacco Shop and electronic cigarette store.

- D. 315 W. Johnson Street

- 1. Final Planned Development to permit a new 4-unit townhome building.
 - 2. Preliminary and Final Plat of Subdivision for a new 4-unit townhome building.
 - 3. Rezoning from R-2 Single Family Residential to Planned Development

- E. 5 vacant lots south of W. Rosiland Road and north of W. Ruhl Road (720 & 684 W. Ruhl Road and 1808, 15, & 17 W. Rosiland Road)

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

V. PUBLIC COMMENT

VI. COMMUNICATIONS

VII. ADJOURNMENT



PLANNING AND ZONING COMMISSION

AUGUST 25, 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 Kevin Cavanaugh, 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 :	
ARRIVED :	

III. APPROVAL OF MINUTES

A. PZC Minutes - 08-11-2026

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

IV. PUBLIC HEARING

A. 180 and 190 N. Smith Street

1. Amendment to Planned Development Ordinances #O-54-01 and #O-146-02, as amended, to permit the reconfiguration and remodeling of the existing

- building and site improvements, including modifications to the existing surface parking area and drive aisle, at 180 & 190 N. Smith Street; and
2. A Special Use to allow for a new restaurant/bar with brewery, Big Grove Brewery, an expanded ground level outdoor patio with dining, seating, and activity areas, and new exterior signage at 180 N. Smith Street.

FPD-000289-2026 – 180 and 190 N. Smith Street

Notice was published in the Journal & Topics on August 6, 2026, and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. **BGB Conceptual Design Presentation 07-29-26**
2. **Business Plan**
3. **Planned Development Amendment application**
4. **ORD-O-54-01**
5. **Engineering Site Plan**
6. **Public Notice**
7. **Real Estate Disclosure**

Background:

Mr. Vyverberg provided an overview of the request, explaining that the Petitioner has a contract to purchase and remodel the existing Dirty Nellie's property, including site improvements and a Special Use for a restaurant, bar, and brewery. The property was previously approved as a Planned Development with a parking deck, and the petitioner is seeking approval of the proposed redevelopment.

Petitioner Representatives:

Mr. Swift, CEO, 1225 S. Gilbert Street, Iowa City, IA

Mr. Wehr, Chief Operating Officer, 1225 S. Gilbert Street, Iowa City, IA

Mr. Wehr presented the Petitioner's vision for the property and reviewed the company's history, founders, and existing locations. He discussed the company's growth, total workforce of more than 570 employees, and anticipated economic and employment benefits to the area. He described the brewery and restaurant concept, including food prepared primarily in-house, award-winning beer, indoor and outdoor dining, private event space, and family-oriented amenities.

Mr. Wehr reviewed examples of the company's existing locations and explained how older buildings have been renovated and repurposed into brewery and restaurant spaces designed to encourage community activity and tourism. He discussed the company's charitable efforts and grants to support local communities and

emphasized the economic impact the proposed development could have on Palatine and surrounding communities. He noted that the property's proximity to the Palatine Metra station provides an opportunity to attract visitors arriving by train.

The proposed site plan and floor plans were reviewed, including substantial renovations to the existing building and exterior. The Petitioner emphasized the importance of the indoor/outdoor concept and proposed approximately 9,000 square feet of patio space with seating for approximately 250 people. The interior would accommodate approximately 250-300 seats, with additional seating provided upstairs and outdoors. The basement, first floor, and second floor plans were reviewed, including structural modifications and a proposed private event/overflow seating area on the second floor that could accommodate corporate events and weddings.

Mr. Wehr discussed proposed changes to the building entrance, sidewalks, exterior areas, patio spaces, and signage. Signage placement and final details remain to be determined, with the proposed signage to remain within the existing square footage. The Petitioner also described covered patio areas that would allow outdoor activities during inclement weather, as well as a children's play area and designated spaces for families and other groups.

The brewery would be visible from the Metra station, providing an opportunity for passengers to visit the establishment while traveling through Palatine. Mr. Wehr stated that the goal is to create a welcoming environment that serves a broad range of customers, including families, younger and older patrons, groups, and individuals.

Mr. Wehr reviewed the Planned Development standards and stated that the proposed development would comply with the Village's requirements. From a neighborhood perspective, he described the proposed establishment as more family-oriented and stated that it would operate with shorter hours while meeting the applicable Planned Development standards.

Commissioner Kolososki asked how ingress and egress would be addressed given the existing traffic in the area. Mr. Wehr stated that the parking garage would be utilized, and Mr. Swift added that the petitioner would make any necessary adjustments to minimize traffic impacts. He acknowledged that the area could become busier, but did not anticipate traffic being a significant issue.

Commissioner Cavanaugh noted that the area is particularly busy during the morning and evening commute periods and asked about potential traffic concerns. Mr. Vyverberg stated that he would address the traffic and parking implications, as part of the Staff presentation.

Chairperson Wood asked about live music. Mr. Swift stated that live music may be offered once or twice a month, primarily outdoors, but would not involve productions or concerts and is not a significant component of the business. Mr. Wehr further

explained that the establishment would not host large-scale musical productions. Additional discussion followed regarding music and sound levels.

Chairperson Wood asked about anticipated parking demand. Mr. Wehr stated that the proposed location has some of the best parking available among the company's other locations, with the parking garage directly behind the building, pedestrian ramps, and other amenities.

Commissioner Schubert asked about the brewery and beer production. Mr. Swift explained that the proposal includes a full-time brewery, with approximately 5-10 barrels produced at a time and beer rotated regularly to provide variety. Brewery operations would begin approximately 30 days after opening, with food service beginning first. Annual production is anticipated to be approximately 200-300 barrels. Commissioner Friedman clarified that the beer would be brewed and served primarily on site, with no distribution planned from the location. Mr. Swift confirmed that the majority of the beer would be consumed on site.

Commissioner Friedman asked whether the proposed seating count was established. Mr. Wehr stated that seating is a priority and that considerable planning has gone into the proposed layout, although some flexibility may remain. He indicated that the seating count discussed includes the various indoor and outdoor areas.

Commissioner Roth-Wurster asked whether the outdoor area would remain open during the winter. Mr. Swift stated that the furniture would remain outside year-round and that staff would keep the area clear of snow, noting that some patrons may still choose to use the outdoor space during colder weather.

Chairperson Wood asked about peak demand and hours of operation. Mr. Wehr stated that the busiest periods would generally be evenings and weekends. The proposed regular closing time was noted at 11 p.m. Mr. Vyverberg explained that the Petitioner would seek the appropriate liquor license and that the business plan could allow flexibility for later hours, during special events, without requiring a separate amendment each time. Mr. Swift stated that the company has experience managing similar operations and does not anticipate complaints.

Commissioner Schubert asked about anticipated weekly patronage. The petitioner estimated approximately 5,000 guests per week during the summer and approximately 3,000 per week during the winter. The establishment would operate seven days a week and would generally not be at full capacity.

Commissioner Cavanaugh asked about the proposed televisions shown in the renderings. Mr. Swift estimated that approximately 40 televisions could be located throughout the indoor and outdoor areas. Commissioner Friedman asked about the sound system, and Mr. Wehr stated that speaker volume can be adjusted and that the company is very conscious of sound levels.

Commissioner Fedota asked why Palatine was selected for the proposed location. Mr. Swift explained that the company is seeking to expand its presence in the Chicago area and believes Palatine provides an opportunity to establish a stronger connection with the local community and grow the brand. He noted the significant number of University of Iowa alumni and Chicago-area residents familiar with the company and discussed the success of similar locations in other markets. Mr. Wehr added that the company was attracted to Palatine because of the location, staff, and overall experience with the community.

Commissioner Roth-Wurster asked whether the establishment could accommodate a brewing club or other organized groups. Mr. Wehr stated that tables and seating areas could be configured to accommodate special events and groups.

Commissioner Roth-Wurster also asked about restroom locations. Mr. Swift explained that the architects were challenged to incorporate sufficient restroom facilities into the building layout. The second floor would have dedicated restrooms, while the primary restroom facilities would be located in the basement, with elevator access available.

Mr. Vyverberg provided additional information regarding the Village's review of the proposal, including the parking lot, existing easement agreements, available parking spaces in front of the building, and parking within the garage. He noted that the parking garage is available during evenings and weekends. From a signage perspective, the existing signage would be reduced with the brewery use. Accent signage would be permitted, but advertising signage would not be proposed. He also discussed the proposed hours of operation and noted that the use would function primarily as a restaurant.

Regarding traffic, Mr. Vyverberg noted that the Metra station is an established source of traffic in the area and that the property has historically operated as a commercial use, including Durty Nellies. He stated that the site has a unique relationship to the train station and parking garage and that staff did not have significant concerns regarding the proposed traffic impacts.

Commissioner Cavanaugh expressed concern about traffic flow and asked whether the existing egress on Smith Street would change, including whether a drop-off area would be provided. Mr. Vyverberg reviewed the existing access points and explained that any parking lot reconfiguration would require the appropriate permit and engineering review. He stated that the existing traffic pattern would not be changed and that the proposed plan would utilize the existing access points, with the southern access being relocated to the north.

Chairperson Wood questioned whether the proposed use would operate more as a restaurant and expressed concern regarding parking demand during peak periods, particularly before the commuter parking area begins to empty. Mr. Vyverberg stated that the parking lot contains approximately 1,244 spaces. He indicated that parking resources were not a staff concern and that the proposed parking configuration is

consistent with the configuration previously approved when Durty Nellie's opened. And, the proposed seating plan for Big Grove is less than the approved seating count plans for Durty Nellie's.

Commissioner Fedota asked about exclusive or designated parking spaces. Mr. Vyverberg explained that parking agreements are in place and referred to the aerial map to identify the available parking areas, including the 70 spaces, which are 3-hour free parking spaces on the ground level of the deck.

Commissioner Cavanaugh asked how many spaces are allocated to commuters and expressed particular concern about parking availability during lunchtime. Mr. Vyverberg provided additional information regarding parking counts and availability. Commissioner Cavanaugh also asked about the Metra parking agreement. Mr. Vyverberg stated that he did not have specific information regarding the agreement but reiterated that staff did not have concerns regarding parking availability. Additional discussion followed regarding potential parking demand and whether additional spaces could be made available through Metra.

Commissioner Friedman asked about the Planned Development and Final Development procedures, noting that the request was being considered as a one-time meeting due to the existing use. He asked whether there would be flexibility under the Planned Development regarding the seating count and hours of operation.

Mr. Vyverberg explained that the proposed parking lot adjustments would be evaluated as part of the building permit process. Interior structural changes would require appropriate engineering plans, and any changes outside the scope of the approved plans would require additional review through the Village's process. He stated that the submitted plans provide some flexibility and that the Staff would further review the proposed permit plans as part of the building permit review for consistency.

Commissioner Friedman asked whether the proposed seating count would be fixed or whether additional seating could be added in the future. Mr. Vyverberg explained that the seating areas include the upper level and indoor and outdoor spaces and acknowledged that outdoor seating would be affected by weather. When asked whether an additional 50-100 seats could be added without returning for approval, Mr. Vyverberg stated that adjustments had previously been made for Durty Nellies and that any changes would need to remain in compliance with the approved development. A substantial increase in seating, such as tripling the approved amount, would require additional Village review.

Public Comment

Adele Almeida, 1425 Ashland Avenue, Des Plaines, stated that she has audio production materials stored in the building instrumental band and asked whether the proposed brewery would work with local musicians and vendors.

Roy Vomeck, 1101 Country Club Road, Elgin, stated that he leads a jazz band that currently performs once a month at Durty Nellies. He discussed the band's relationship with the community and asked how much notice would be provided regarding the closure of Durty Nellies if the proposed development is approved.

Resident: Deb Gabriel, 135 N. Babcock Drive, Palatine, stated that she is a longtime patron of Durty Nellies and a home brewer. She expressed support for the proposed development, stating that she believes it would bring additional people to Palatine and that sufficient parking is available to accommodate the use.

Mr. Wehr responded to the public comments, stating that the company takes pride in partnering with local artists and would like to continue that practice in Palatine. He stated that the company intends to have an Events Director on site who would work with local artists and vendors to create opportunities for community partnerships and events.

A question was raised regarding the anticipated construction schedule. Mr. Wehr stated that construction could begin as early as October, with a potential opening the following summer, depending on engineering and final design. Approximately 34 weeks of construction is currently anticipated.

Ms. Gabriel returned to the podium and encouraged the petitioner to pay homage to Durty Nellie's as part of the redevelopment.

Mr. Swift stated that the company incorporates elements of the local history and character into its other locations and intends to do the same in Palatine. He stated that the company would like to incorporate a tribute to Durty Nellie's, potentially including an existing statue. He noted that at another location, a former establishment's signage was incorporated into a room that was named in its honor.

Mr. Vyverberg presented the Staff recommendation and stated that the proposal had undergone comprehensive staff review.

Commissioner Fedota asked whether there would be landscaping requirements. Mr. Vyverberg stated that landscaping would be reviewed as part of the subsequent permit review process.

Staff Recommendation:

The building has operated as a restaurant, bar, and live entertainment venue for many years. Big Grove's operation as a restaurant, bar, and brewery contains similar functional elements already in operation at the site. Staff believes that the proposed floorplan modifications and exterior patio improvements will further enhance the use and the property. With a reduction in the operating hours and a smaller interior seating plan, the proposed business operations should not negatively impact any of the properties. The sign plan modifications will reduce the number and square footage of the existing signage on the building. And, the proposed murals reflect the

unique characteristics and location of the property. Therefore, Staff recommends approval of the Planned Development Amendment and Special Use, subject to the following conditions:

- 1. The Planned Development Amendment and Special Use shall substantially conform to the floor plans and elevations , dated 07/29/2026 — Pappageorge Haymes Partners and the Big Grove business plan submitted by the Petitioner, except, as such plans may be changed to conform to Village Codes and Ordinances.**
- 2. A license agreement reflecting the proposed activities in the Smith Street right-of-way shall be executed in a manner acceptable to the Village Attorney.**
- 2. A utility easement will be submitted in a manner acceptable to the Village Engineer.**
- 3. The final exterior sound amplification and lighting plans shall be submitted in a manner acceptable to the Village, as part of the building permit review.**
- 4. The final parking lot reconfiguration shall be revised in a manner acceptable to the Village, as part of the building permit review.**
- 5. The existing Easement and Operating Agreement between the Village, Hamilton Partners (Gateway Center building operator), and Big Grove shall be revised in a manner acceptable to the parties.**

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

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

Commissioner Discussion

Commissioner Noonan stated that the proposed use is similar to the existing use and would continue to provide an entertainment component.

Commissioner Roth-Wurster stated that the proposal meets the applicable standards and noted that the plans presented to the Commission represented a substantial and well-developed proposal.

Commissioner Kolososki stated that the proposal would provide a refreshed and updated appearance and could attract additional people to Palatine.

Chairperson Wood stated that successful businesses can help attract additional businesses and described the proposed establishment as an attractive and proven business. She noted that the operation would be somewhat different from the existing use, but would provide a community-oriented atmosphere. She stated that the Petitioner has demonstrated a substantial investment in the property, and that the parking concerns had been adequately addressed. She also discussed the potential for a downtown atmosphere and increased demand for surrounding businesses, particularly during the day and on weekends, and stated that the proposal should not

negatively impact surrounding businesses. She concluded that the applicable standards had been met and that the existing protections would remain in place.

Commissioner Fedota described the proposal as a good example of a "third space," providing a location separate from home and work where people can gather for entertainment and social activities.

Commissioner Bettenhausen stated that he appreciated the emphasis on community development and the petitioner's plans to establish a presence in Palatine that would attract families, groups, and local artists.

Commissioner Kolososki commented on the property's proximity to the new Bears stadium.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 9-0. This item will tentatively go to Village Council on Tuesday September 8, 2026.

V. PUBLIC COMMENT

No one came forward

VI. COMMUNICATIONS

1530 Elm Street was denied at Village Council meeting

1254 W Northwest Highway - Church - RCCG Citadel of Hope was approved at Village Council

Next Meeting on schedule for 9/15/26

VII. ADJOURNMENT

RESULT: APPROVED MOTION TO ADJOURN

MOVER: Fedota

SECONDER: Schubert

AYES: Jan Wood, Cindy Roth Wurster, Tim Schubert, Kevin Cavanaugh, Stephen Fedota, Eric Friedman, Patrick Noonan, Rodney Bettenhausen, Robert Kolososki

NAYES: None

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-000294-2026

BACKGROUND:

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

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 property is located in the Winston Park Northwest Unit No. 2 Subdivision.
- Previously, the Petitioner submitted a Special Use application for a 6' tall fence in the same location. The Planning and Zoning Commission recommended denial of the proposed Special Use and the Petitioner withdrew the application and has revised the proposed plans.
- The Petitioner is now proposing to construct a 5-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 Petitioner's application indicates that the proposed fence is for additional privacy.

- A letter of support was submitted by nearby property owners.

Surrounding Area

- Upon review of the surrounding area, Staff determined the following attributes:
 - Open-style design (often chain-link)
 - 4' tall
 - Setbacks vary among these fences; with some encroach examples.
- Solid Fences: Among the corner lot properties observed in the surrounding area, there are a few properties with solid fencing above 4 feet. The majority of these fences were set back at the minimum distance required for fences without zoning relief — 20'.
 - The survey observed corner lots, where the rear yard abuts the front yard of a neighboring property. This is the exact configuration as the subject property.

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 5' tall solid vinyl fence, set back 5' from the lot line abutting Baldwin Road. In comparison with the surrounding area - the proposed fence differs in height, style, and setback distance. Staff agrees that the reduction in the proposed fence height would also reduce the potential impact of the fence. Staff also notes that the existing landscaping and vegetation for the fencing

along Baldwin Road, provides a more solid appearance than the underlying chain-link fence. The Village established ordinances to evaluate corner-yard fences thoroughly, as tall, solid fences may present adverse impacts upon surrounding properties. Staff believes the proposed fence will contribute to fewer visual impacts - when compared to a taller fence. Therefore, Staff recommends action at the discretion 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. Landscaping between the fence and the Baldwin Road lot line shall be maintained and is required, in conjunction with the proposed fence.

ATTACHMENTS:

1. Aerial Map
2. Special Use Application
3. Plat of Survey
4. Site Plan
5. Fence Elevation
6. Letter of Support
7. Public Notice



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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 proposed project will replace the existing 5-foot wood fence along Clark Drive and 4-foot chain-link fence along Baldwin Road with a 5-foot semi-private vinyl fence (approximately 1-inch spacing between pickets).

Along Baldwin Road, the new fence will follow the existing chain-link fence alignment and remain approximately 5 feet from the lot line. A 20-foot setback is not physically feasible due to a mature tree and sloped grade in the area where the fence would otherwise be installed. Fence contractors have advised that approximately 18 inches of clearance is needed between the tree, slope, and fence line for proper installation. Moving the fence farther into the property would therefore create significant physical constraints.

The proposed location accommodates these site conditions while preserving the mature tree and existing grade. The fence will extend around the shed and connect to the front of the house, creating a more consistent and functional enclosure while generally maintaining the existing fence layout.

The project includes removal of the existing fencing and installation of the new vinyl panels and posts in accordance with applicable building requirements. The work will be completed by Paramount Fence, which has completed similar projects in the area.

The proposed fence will remain behind established landscaping along Baldwin Road and will not obstruct traffic signage or interfere with driver or pedestrian sightlines. Overall, the project will provide a more consistent and attractive property boundary while improving safety, security, and functionality.

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 requested fence is appropriate and necessary for the public convenience and safety at this particular location because the property occupies a uniquely exposed corner lot adjoining two public roadways. The fence would establish a clear and visible separation between the private yard and adjoining traffic areas, helping prevent children and pets from entering the roadway and reducing unintended interactions between the property and pedestrians or motorists.

The need for a more effective boundary is supported by actual conditions at this location. In 2021, a vehicle left the roadway and crashed through the existing fence. The proposed taller, white fence would create a more prominent and visible property boundary, particularly during nighttime and low-light conditions, while providing greater separation between the yard and vehicular traffic.

The semi-private design would also help prevent hazardous materials originating from the adjoining public areas from entering the occupied yard. This has been an ongoing concern, including plastic debris ingested by our dog in April 2025 and a smashed beer bottle discovered along the chain-link fence in May 2026, with broken glass entering the yard.

Accordingly, the requested fence would address documented safety and nuisance conditions associated with this particular corner location while providing a clearer, safer, and more orderly boundary between the property and the surrounding public areas.

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

The proposed 5-foot fence is designed and located so that public health, safety, and welfare will be protected. The fence will not obstruct traffic signage, intersection visibility, or driver and pedestrian sightlines. The three all-way stop signs are located beyond the proposed fence line, and the fence along Baldwin Road will be set behind the existing vegetation. Drivers and pedestrians approaching or waiting at the intersection will therefore retain clear, unobstructed views of oncoming traffic.

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

The proposed fence will not cause substantial injury to nearby property values. The fence will be professionally installed, properly maintained, and designed to provide an attractive and orderly appearance consistent with the residential character of the surrounding neighborhood.

Similar fencing already exists within the area, so the proposed fence will not introduce a use, design, or visual element that is incompatible with neighboring properties. Its semi-private design will provide greater security while maintaining an appropriate residential appearance and avoiding the effect of a completely solid or visually imposing barrier.

The fence will also help define the property boundary, improve the appearance and function of the yard, and reduce unwanted access and activity along the property's two street frontages. These improvements will not interfere with the use or enjoyment of neighboring properties, nor will they create conditions that would reasonably diminish their desirability or value.

Accordingly, there is no reasonable basis to conclude that the proposed fence would cause substantial injury to nearby property values. Rather, it represents a well-maintained residential improvement that is compatible with the established character of the neighborhood.

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. The fence will not interfere with existing vistas or visual openness. Along Baldwin Road, it will be set back approximately five feet from the lot line and will provide screening without appearing as a solid wall. Mature landscaping, including bushes over six feet high, already exists along this frontage, and the fence will be installed behind it, leaving much of it screened from public view.

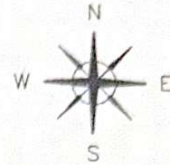
ii. The high-quality vinyl fence will be professionally installed, creating a clean, uniform appearance. The white finish will replace the existing aged, mixed-material fencing and complement the landscaping, residential character, and appearance of surrounding homes.

iii. Similar fencing exists on nearby properties, and the proposed design is consistent with the surrounding area. Its design and placement will allow it to blend with the established neighborhood and maintain a cohesive streetscape.

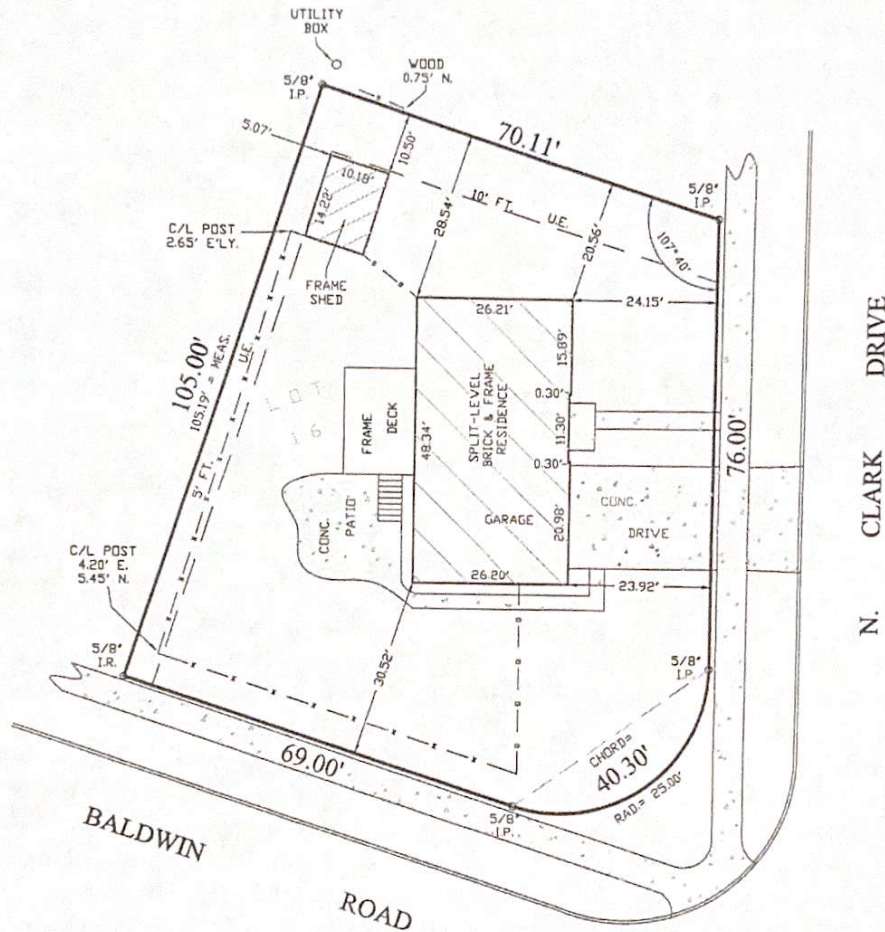
B. Necessary to Protect Private Property or Safety of the Inhabitants: The fence is necessary to address documented safety concerns associated with this corner lot. Exposure to two public roadways increases interaction with traffic, pedestrians, debris, and other activity from the public right-of-way. In 2021, a vehicle left the roadway and crashed through the existing fence, demonstrating the property's exposure to traffic hazards. A taller, more visible fence would create a clearer boundary between the yard and roadway, particularly in low-light conditions. The existing fence also provides limited protection from hazardous debris. In April 2025, plastic debris entered the yard and was ingested by our dog. In May 2026, a smashed beer bottle was found along the fence, with broken glass inside the yard. These incidents pose risks to children, pets, and other occupants. A fence with smaller openings would provide a more effective barrier against glass, plastic, and similar debris.



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 5' 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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ANDREW J. TOBIN

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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: Monday, August 31, 2026 10:41 AM
To: Ryan Auer
Subject: Re: 300 N Clark Dr SU-000294-2026

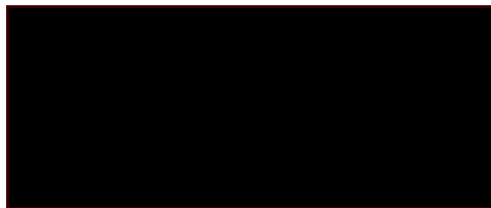
Caution: This is an external email, Please take care when clicking links or opening attachments.
When in doubt, please talk with the sender or check with VOP IT

Good morning Ryan

We are writing again 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 use would negatively impact the neighborhood in any way.

Sincerely

Kevin & Pat Thomas



From: [REDACTED] >
Sent: Tuesday, July 7, 2026 8:50 PM
To: Ryan Auer <RAuer@palatine.il.us>
Subject: Re: 300 N Clark Dr SU-000268-2026

Yes please include my letter in your package

K

On Tue, Jul 7, 2026, 8:48 PM Ryan Auer <RAuer@palatine.il.us> wrote:

Ryan Auer

From: [REDACTED]
Sent: Thursday, September 10, 2026 2:57 PM
To: Ryan Auer
Subject: 300 N. Clark Drive zoning hearing.

You don't often get email from [REDACTED]. [Learn why this is important](#)

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

Dear Mr. Rauer,

We are on 950 E. Baldwin Rd, the closest residence to the property in question. We would like to express our support for the request. We feel it would be aesthetically appealing . We also see added benefits in that it would be safer for our canine buddy (Theo) Who is very excited when we walk by and has the potential to get past the current hedge and onto a busy road. As proposed, we could still say Hi and both of us are happy.

Thank you in advance for your time.

Ian and Sheila Whyte (residents for over 40 years)

PUBLIC NOTICE

A Public Hearing will be held before the Village of Palatine Planning and Zoning Commission on Tuesday, September 15, 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 5' solid vinyl fence, set back 5' from the lot line abutting Baldwin Road.

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-000294-2026

VILLAGE OF PALATINE

Jan Wood, Chair
Palatine Planning and Zoning Commission

DATED: This 27th day of August 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:

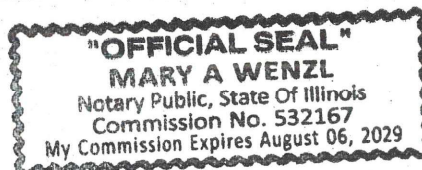
Journal & Topics Newspapers
AKA Des Plaines Journal, Inc.
622 Graceland Ave.
Des Plaines, IL 60016-4556

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 27TH day of AUGUST, A.D. 2026, and the last publication thereof was made on the 27TH day of AUGUST, 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 27TH day of AUGUST, A.D., 2026.

By Todd Wessel

President

Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 27TH day of AUGUST, A.D., 2026.

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

404 S. Maple Street**STAFF REPORT:**

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: R. Auer

PETITIONER: Kevin Nelson, Owner

PLAN NUMBER: SU-000288-2026

BACKGROUND:

The Petitioner is requesting approval to construct an addition to the rear of the principal structure. Therefore, the Petitioner is requesting:

Special use to permit a rear setback of 31 feet, instead of the minimum required rear yard setback of 40 feet in the R-2 zoning district, pursuant to Section 10.06(c)(12) of the zoning ordinance.

KEY ISSUES:

- The Subject Property is zoned R-2, Single-Family, and is approximately 18,070 square feet in size. It is presently improved with a single-family residence with a detached garage.
- The Petitioner is proposing to construct an addition to the rear of the principal structure. The proposed addition is 170 square feet in area and one-story in height.
- Presently, at its closest point, the principal structure is set back 40 feet from the rear lot line. The proposed expansion will encroach, at an angle, into the rear yard – resulting in a 31-foot rear yard setback.
- The proposal does not conflict with any additional height, building, and lot coverage maximums set for the R-2 district.

Surrounding Properties

- The majority of the surrounding area is zoned R-2, Single Family Zoning District.
- Upon review of the surrounding area, Staff identified properties within the nearby area that have a non-compliant rear yard setback; less than 40' from the rear lot

line.

- The following properties feature their principal building set back below the minimum required 40-foot rear setback for the R-2 district:
 - 310 S. Rose – 37'
 - 414 Daniels Road – 36'
 - 427 W. Helen Road – 24' (#O-230-06)

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

STAFF RECOMMENDATION:

The Petitioner is requesting to construct a rear addition to the principal structure which encroaches upon the minimum required 40-foot setback for the R-2 zoning district. At the nearest point, the proposed addition would be located 31 feet from the rear lot line. Staff does not foresee the proposed addition to negatively impact the surrounding area, as the proposal is one story in height and is 170 SF, in relation to the overall principal structure. Upon review of the surrounding properties, Staff observed properties possessing a rear yard setback below the required 40 foot minimum. The proposed addition does not conflict with any additional R-2 zoning district standards. Based upon Staff's observations, Staff does not foresee the proposal to conflict with the Standards for Special Uses.

Therefore, Staff recommends approval 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 Elevations 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. Site Plan
5. Elevations
6. Public Notice



0 100 200
ft

Print Date: 9/2/2026

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

Kevin Nelson

Business Name (if applicable)

Subject Property Address

404 S. Maple Street

Please provide a description of your proposed request:

My family is looking to add a screen porch off the west side of our home off the backside of the house by our kitchen.

Petitioner Justification

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

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

The proposed screen porch addition is appropriate and compatible with the existing residential neighborhood and is a reasonable accessory use for a single-family home. The addition will provide a functional outdoor living space that enhances the safe and comfortable enjoyment of the property while maintaining the residential character of the neighborhood. Because the structure is located on the rear of the home, it will have minimal visual impact on surrounding properties and will not interfere with traffic, public utilities, or neighboring uses. The proposed location is well-suited for this improvement and allows the property to be enjoyed in a manner consistent with other similarly improved residential properties in the community.

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

The proposed screen porch is a residential addition located on the rear of the existing single-family home and is intended solely for private family use. The addition will be constructed in accordance with all applicable building codes, zoning regulations, and permitting requirements. The project will not create additional traffic, noise, lighting, or any other conditions that could negatively impact neighboring properties or the surrounding community. The screen porch will enhance the functionality of the home while maintaining the safety, character, and residential nature of the neighborhood.

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

The proposed screen porch is a high-quality improvement that is consistent with the design and character of surrounding homes. The addition will be located on the rear of the residence, minimizing its visibility from the street and neighboring properties. The project will be professionally constructed using materials that complement the existing residence and will not adversely affect neighboring property values.

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

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

a. Will meet the following aesthetic criteria:

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

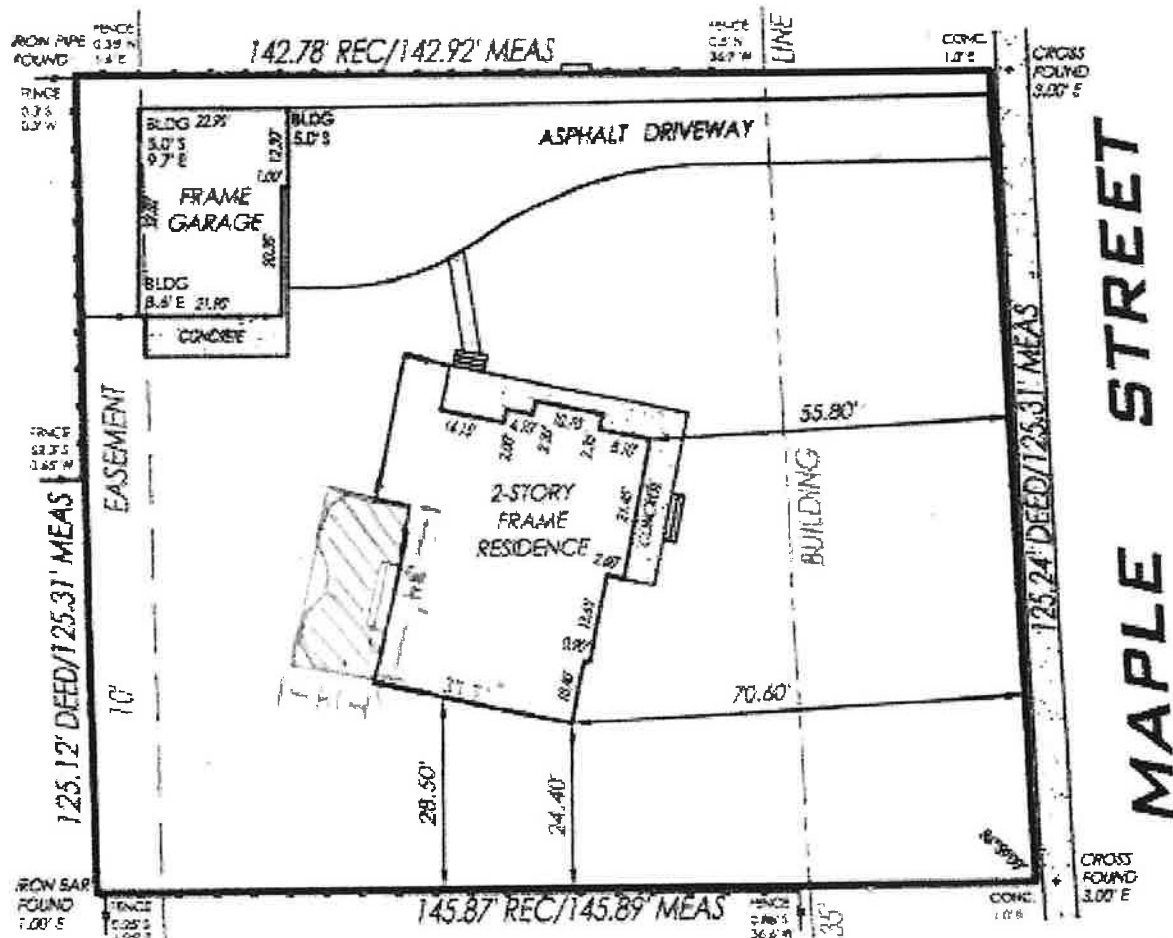
b. The fencing is found to be necessary to protect private property or the safety of the inhabitants of the property.

Not Applicable. The proposed Special Use Permit is for a rear screen porch addition only. No new front yard fencing or rear/side yard fencing abutting a street is proposed as part of this application.

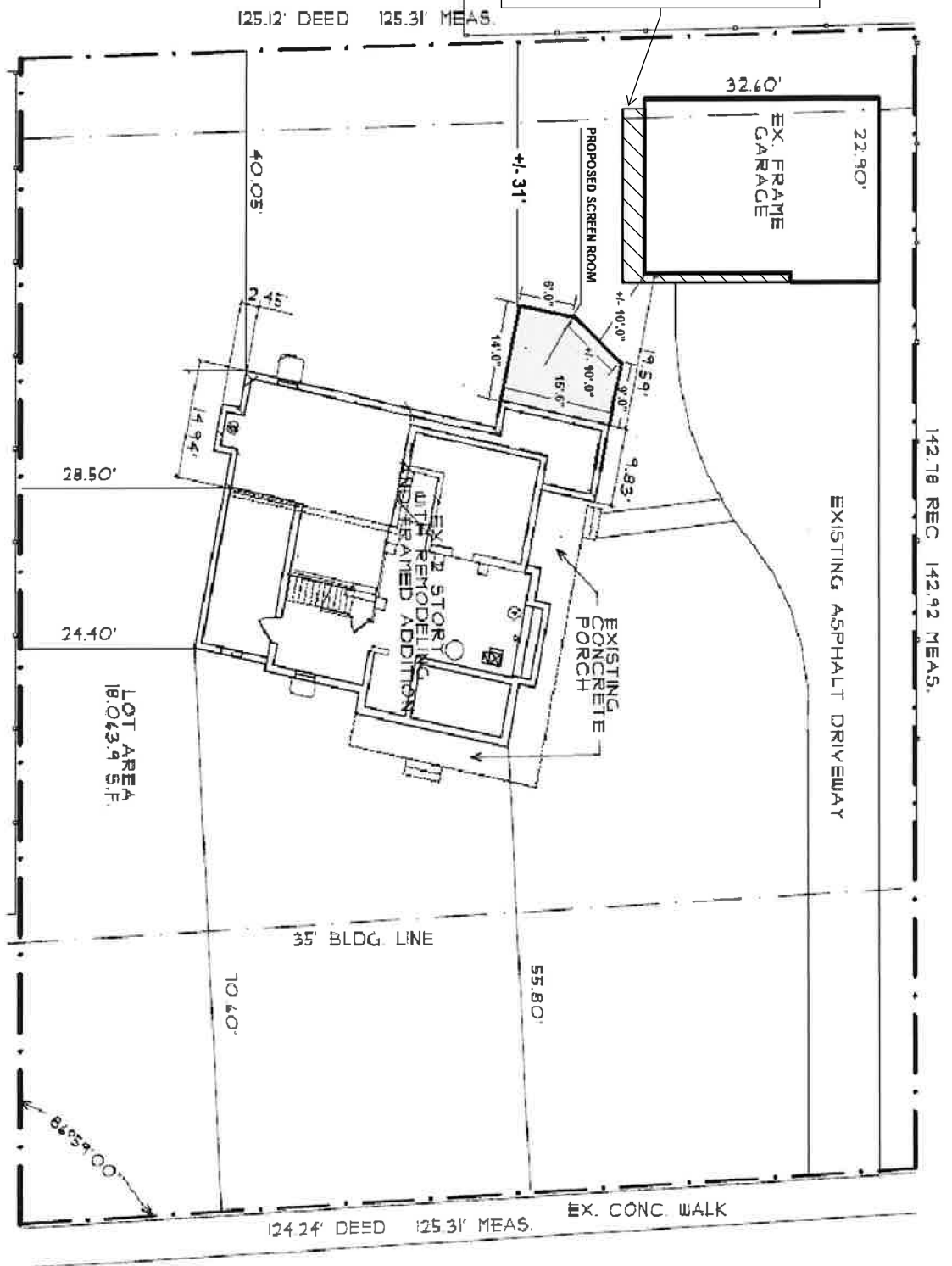


- E

LOTS 24 AND 25 IN BLOCK 28 IN ARTHUR MCINTOSH AND COMPANY'S PLUM GROVE ROAD DEVELOPMENT, BEING A SUBDIVISION OF THE WEST 1/2 OF SECTION 23 AND THE EAST 1/2 OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 8, 1926 AS DOCUMENT 9268584 IN COOK COUNTY, ILLINOIS.



Hatched area: Concrete

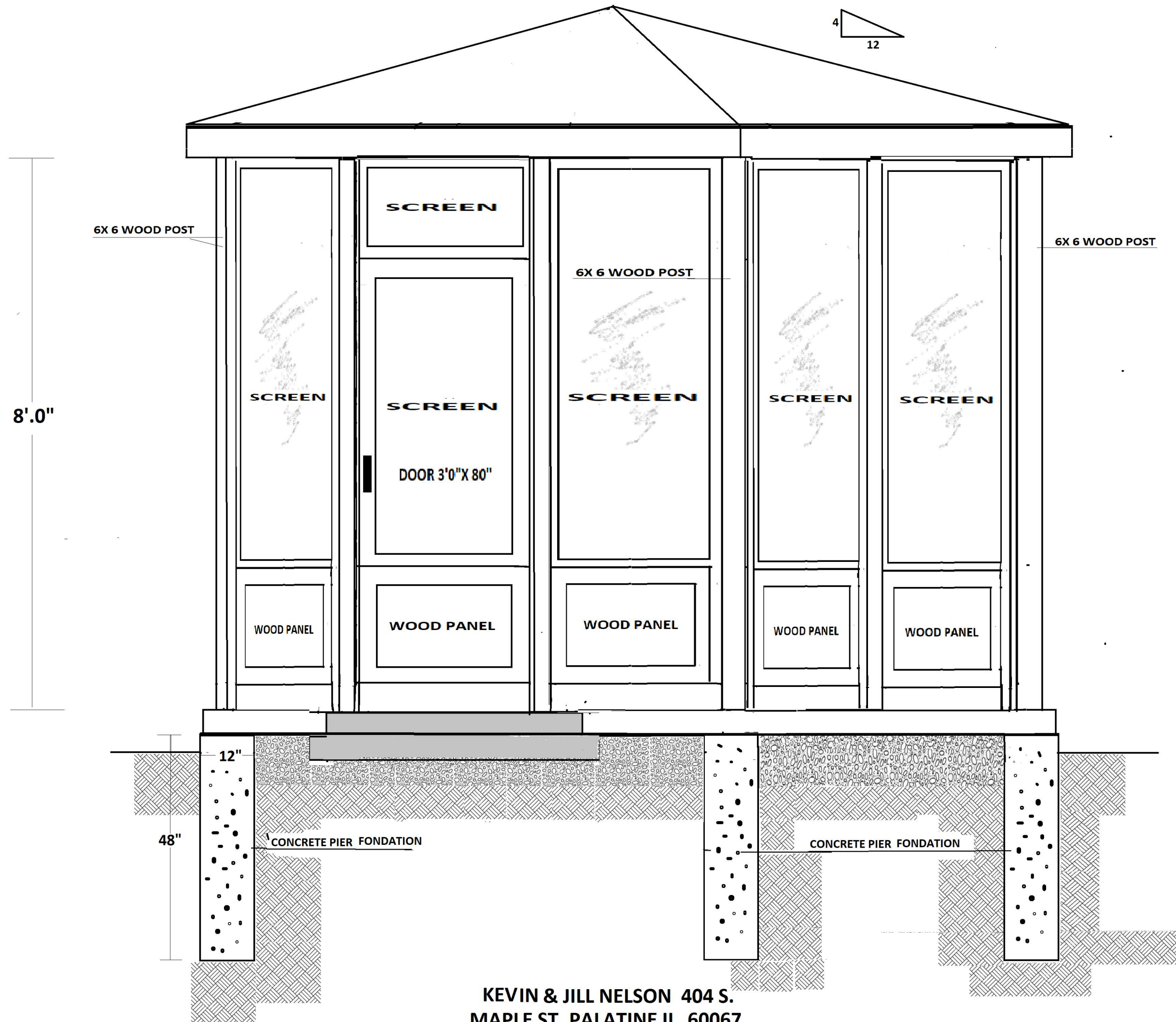


**JILL & KEVIN NELSON
404 MAPLE ST. PALATINE IL.
SCREEN ROOM FOOT PRINT**

03/16/2026

MAPLE STREET





BCM BUILDERS INC.
GENERAL CONTRACTORS

4/24/2025

KEVIN & JILL NELSON 404 S.
MAPLE ST. PALATINE IL. 60067
SCREEN ROOM OPTION # 1 WEST ELEVATION

PUBLIC NOTICE

A Public Hearing will be held before the Village of Palatine Planning and Zoning Commission on Tuesday, September 15, 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 rear yard setback of 31 feet, instead of the minimum required rear yard setback of 40 feet, pursuant to 10.06(c)(12) of the Zoning Ordinance.

The property is commonly known as 404 S. Maple Street.

The subject property is zoned R-2 single-family residential and the Petitioner is proposing an addition to the rear of the principal structure. The proposed expansion is a single-story 3-season room of approximately 218 square feet and will be setback 31 feet from the rear lot line – encroaching upon the required 40-foot rear yard setback.

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

FILE #: SU-000288-2026 VILLAGE OF PALATINE

Jan Wood, Chair
Palatine Planning and Zoning Commission

DATED: This 27th day of August 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

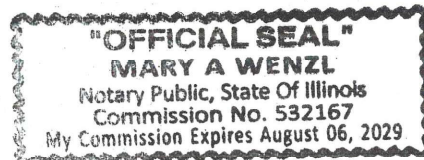
(Village) (Town) (City) (Township) of PALATINE 404 S. Maple St.
☒ ☐ ☐ ☐
County of COOK

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 27TH day of AUGUST, A.D. 2026, and the last publication thereof was made on the 27TH day of AUGUST, 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 27TH day of AUGUST A.D., 2026.

By Todd Wessell
President
Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 27TH day of AUGUST A.D., 2026.

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

444 E. Dundee Road**STAFF REPORT:**

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: R. Auer

PETITIONER: Omar Elayan

PLAN NUMBER: SU-000285-2026

BACKGROUND:

The Petitioner is requesting Special Use approval to permit the operation of a tobacco and electronic cigarette store at the subject address. Therefore, the petitioner is requesting the following:

Special use to permit a Tobacco Shop and electronic cigarette store.

KEY ISSUES:

- The subject property is zoned “B-2”, General Business District and contains an existing approximately 4,700 SF multi-tenant commercial building. The proposed business will occupy approximately 675 sq. ft. of retail space within the commercial building.
- The subject property retail space was previously occupied by an insurance agency.
- The Petitioner is seeking Special Use approval to permit the operation of a tobacco shop at the subject property. The store will offer a variety of tobacco and e-cigarette products. Tobacco and electronic cigarette stores are contemplated as a Special Use in the “B-2” zoning district.
- This proposal does not include an incidental or accessory smoking lounge use. Consumption of products will not be permitted on-site.
- The proposed business will operate seven days a week with two staff members. The business plan submitted by the applicant includes the following hours of operation:
 - Mon-Sun: 9 AM-10 PM
- The Petitioner acknowledges the standards set forth in the Clean Air and Drug Paraphernalia ordinances. There will be no CBD or Marijuana products for sale.

- The parking requirement will not change for the retail center with the proposed use.
- The business plan submitted by the applicant includes security technology and measures to ensure the security of products. Staff will use electronic ID scanning to verify patron age.
- The Petitioner operates a retail tobacco business in the City of Elgin, IL. As part of the Special Use review, Staff contacted the City of Elgin to obtain violation history for the business. There were no violations related to the business operation.

STANDARDS FOR SPECIAL USE: Since this Petition is not for a use publicly operated or traditionally affected with the public interest, those standards under Chapter 32 – Zoning, Article IV. Special Uses 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:

Tobacco shops and electronic cigarette stores are contemplated as a Special Use in the subject zoning district. The business plan verifies the commitment to the Clean Air Ordinance and outlines age-verification procedures. The subject property abuts residential uses to the north and east. The surrounding area consists of large, residential lots. Therefore, Staff recommends action at the discretion of the Planning and Zoning Commission. If the Planning and Zoning Commission recommends approval, Staff recommends the following conditions:

1. The Special Use shall substantially conform to the Business Plan and Floor Plan submitted by the Petitioner, except as such plans may be changed to conform to Village of Palatine Codes and Ordinance.
2. The Petitioner and business operation shall follow the Village of Palatine's Clean Indoor Air Ordinance and drug paraphernalia regulations in Chapter 12 of the Village Code.
3. The final interior sign plan shall be submitted in a manner acceptable to the Director of Planning and Zoning.

ATTACHMENTS:

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

6. Window Sign Plan
7. Public Notice



0 100 200
ft

Print Date: 9/8/2026

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

Omar Elayan

Business Name (if applicable)

Subject Property Address

444 E. DUNDEE RD Palatine, IL 60074

Please provide a description of your proposed request:

The proposed project is the establishment of a retail tobacco store at 444 E. Dundee Road, Palatine, Illinois. The business will sell legal tobacco and nicotine products, along with gift items, hats, apparel, lighters, ashtrays, humidors, storage containers, incense, air fresheners, perfumes, candles, novelty merchandise, home fragrance products, and other related retail accessories. The business will operate within the existing commercial tenant space with no proposed exterior changes or structural improvements. The proposed hours of operation are 9:00 a.m. to 10:00 p.m., seven days a week.

Petitioner Justification

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

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

The proposed retail tobacco store will provide a convenient retail service for adult customers within an existing commercial shopping center. The location is well suited for this use because it is located along a major commercial corridor with adequate parking, good visibility, and convenient access. The business will complement the existing retail tenants and provide an additional shopping option for residents and visitors in the area.

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

The business will operate in full compliance with all applicable Village of Palatine, State of Illinois, and federal laws and regulations. The store will verify the age of customers before any age-restricted sales, maintain a clean and well-maintained premises, and provide security cameras and appropriate lighting to promote a safe environment. No exterior modifications are proposed, and the business will operate within the existing commercial tenant space without negatively affecting neighboring properties.

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

The proposed business will occupy an existing retail space within an established commercial shopping center. No exterior modifications or expansion of the building are proposed. The property will be maintained in a clean, safe, and professional manner, and the business will operate in compliance with all applicable Village, State, and federal regulations. The proposed use is compatible with the surrounding commercial uses and is not expected to negatively impact nearby property values.

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

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

a. Will meet the following aesthetic criteria:

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

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

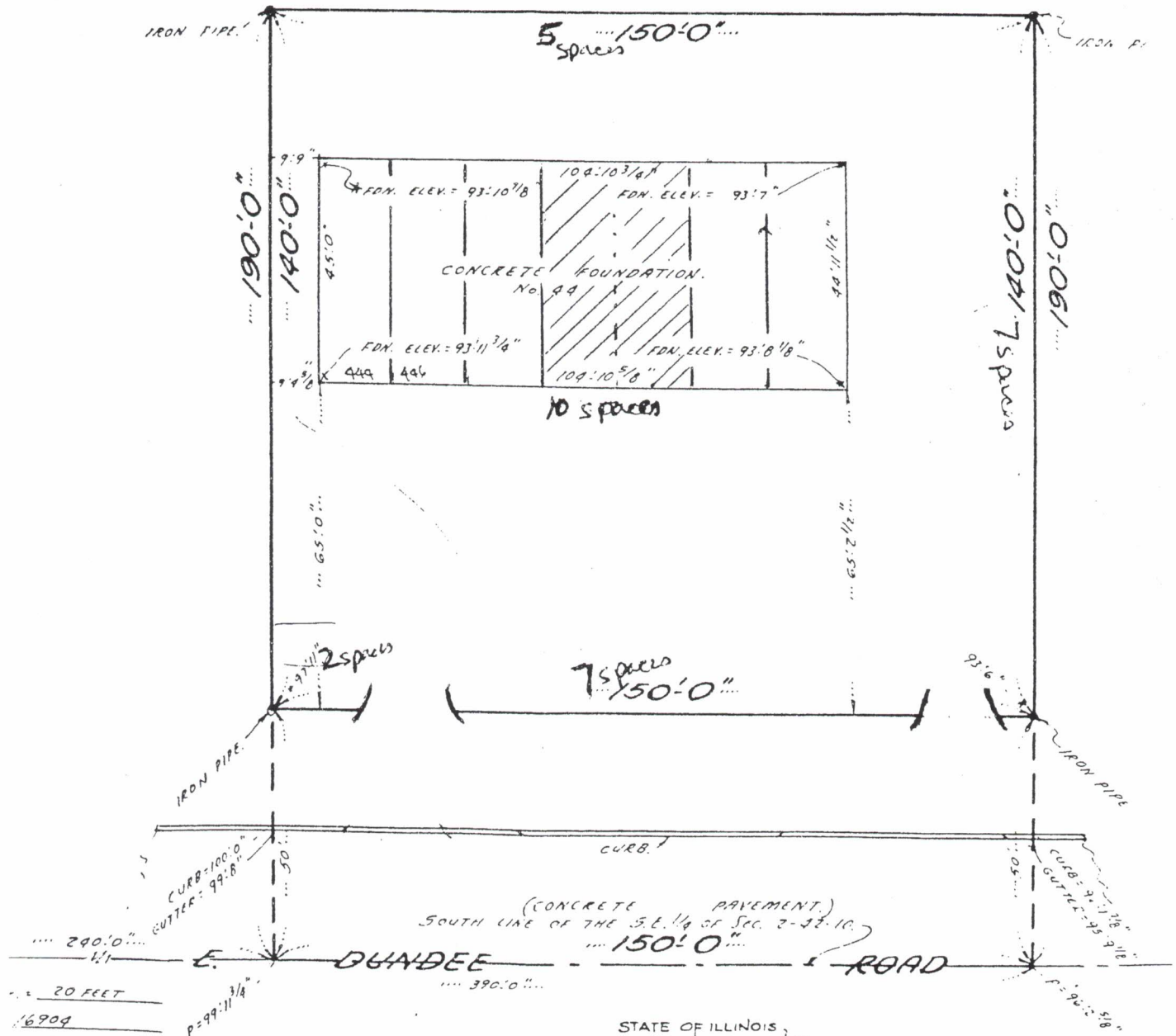
Not applicable. No new fencing or exterior site improvements are proposed as part of this project.



PLAT OF SURVEY

The South 190 feet of the East 150 feet of the West 390 feet of the Southeast 1/4 of Section 2, Township 42 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois.

Total area including road 28,500 Sq. ft.
Total area excluding road 21,000 Sq. ft.



42-10 "L" page 49
by: VINCENT PLESCIA

Compare description in this plat with your deed, certificate of title; also compare all points adjoining by same and at once report any difference, as shown only where they are so recorded in the or wise refer to your deed, abstract, or Zoning Board.

STATE OF ILLINOIS
COUNTY OF COOK } ss.

I, **ANTON J. ADAMS**, Illinois Land Surveyor, hereby certify that I have surveyed the property described above and that the plat hereon drawn is a correct representation of said survey. All measurements corrected to the standard at 62 degrees Fahrenheit.

MOUNT PROSPECT, ILLINOIS, MAY 23 1922 A.D. 1922

Anton J. Adams

BUSINESS PLAN

River Tobacco Shop

Proposed Location:

444 E. Dundee Road
Palatine, IL 60074

Business Description

River Tobacco Shop is a retail tobacco store that will operate from an existing commercial tenant space located at 444 E. Dundee Road in Palatine, Illinois. The business will provide adult customers with a clean, professional, and well-maintained retail environment offering legal tobacco and nicotine products, along with a variety of related retail merchandise and accessories. The business will operate within the existing tenant space, and no exterior changes or structural improvements are proposed.

Products Offered

River Tobacco Shop will offer legal tobacco and nicotine products, along with a variety of related retail merchandise and accessories, including but not limited to:

- Premium cigars
- E-Vapes
- Tobacco products
- Rolling papers
- Filter tips
- Cigarette tubes
- Rolling machines
- Lighters
- Torch lighters
- Butane fuel
- Ashtrays
- Cigar cutters
- Humidors
- Tobacco storage containers
- Incense
- Incense holders

- Air fresheners
 - Candles
 - Perfumes and colognes
 - Gift items
 - Hats
 - Apparel
 - Keychains
 - Drinkware
 - Novelty merchandise (T-Shirts, hats, sunglasses, keychains, lanyards, ashtrays)
 - Soft drinks
 - Bottled water
 - Energy drinks
 - Candy
 - Chips
 - Gum
 - Other lawful retail merchandise and accessories.
-

Hours of Operation

The proposed hours of operation are:

Monday through Sunday
9:00 a.m. – 10:00 p.m.

Number of Employees

River Tobacco Shop will initially employ **2 employees**.

Business Operations

River Tobacco Shop will operate as a professionally managed retail business and will comply with all applicable Village of Palatine, State of Illinois, and federal laws and regulations. The business will maintain a clean, safe, and organized retail environment, verify the age of customers before all age-restricted sales, and operate in a manner that is respectful of neighboring businesses and the surrounding community.

Property Maintenance

The business will maintain the interior and exterior of the premises in a clean, orderly, and professional condition. Employees will regularly monitor the storefront, remove litter if necessary, and ensure the business operates in a manner that is compatible with the surrounding commercial shopping center. River Tobacco Shop is committed to being a responsible business and a positive addition to the Palatine community.

Other Business Locations

The business owner, **Omar Elayan**, currently manages the following retail establishment:

Giant Tobacco Shop

745 E. Chicago Street, Suite C
Elgin, IL 60120
(224) 268-3910

Giant Tobacco Shop is a fully licensed retail operation. Through this enterprise, the petitioner has developed extensive expertise in regulatory oversight, age-restricted sales protocols, stock management, and professional retail standards. This operational background ensures that River Tobacco Shop in Palatine will be managed with the same commitment to maintaining a clean, safe, and lawful environment for the community.

Age Verification and Compliance

River Tobacco Shop will maintain strict age-verification procedures for all tobacco, nicotine, and other age-restricted products. Employees will request and verify a valid government-issued photo identification at the point of sale before completing age-restricted transactions, as required by applicable law.

The business will use FDA age-verification tools, including the FDA age-verification/scanner application, to assist employees in confirming that customers meet the legal minimum age requirement. The store will also maintain the FDA "This Is Our Watch" age-verification calendar at the point of sale as a visible reference for employees when checking identification.

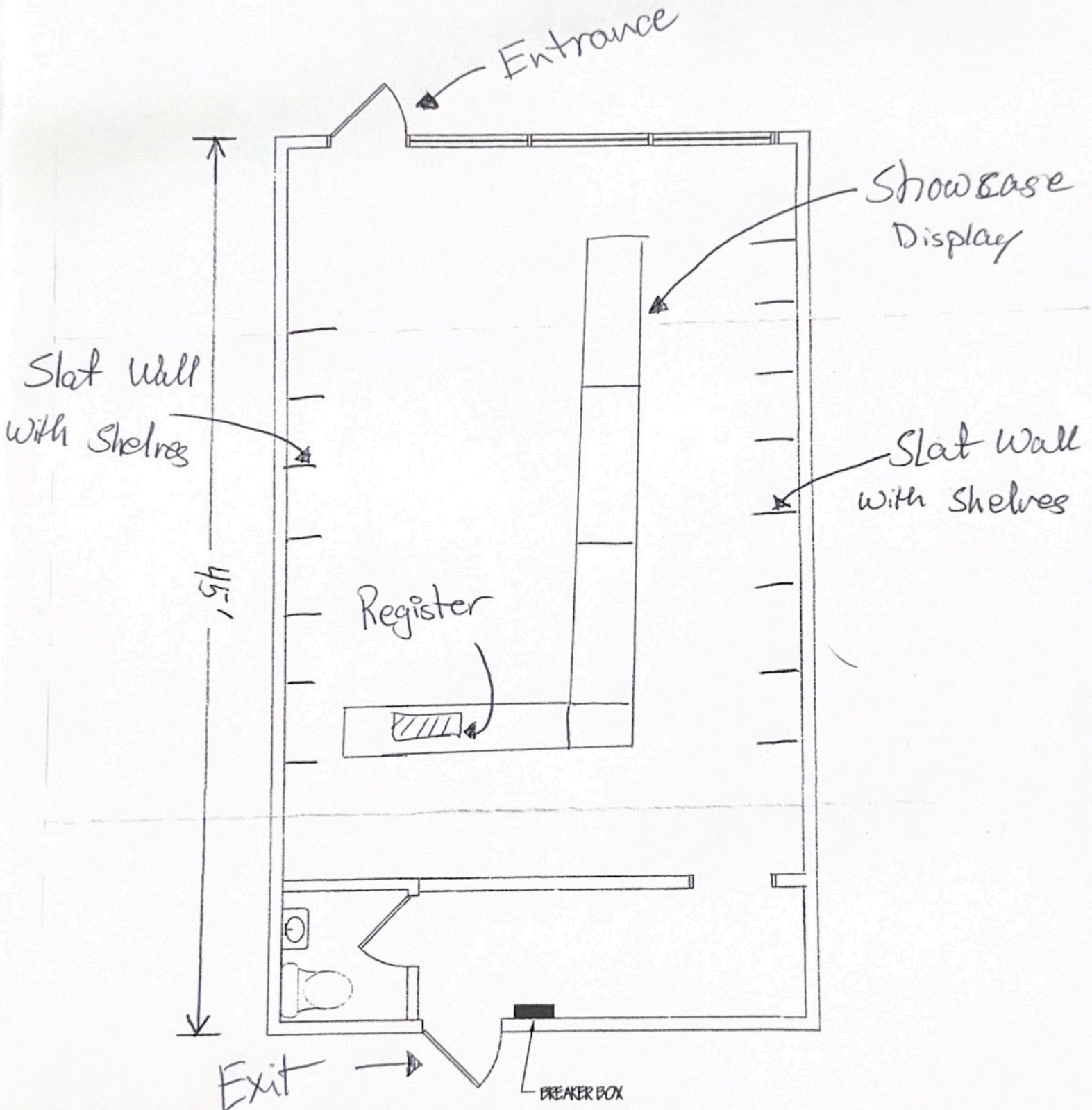
Clear "21+" and age-restriction signs and stickers will be prominently displayed at the entrance/door, at the sales counter and register area, and at appropriate locations throughout the interior of the store. Applicable FDA tobacco-retailer signage and age-verification materials will be displayed to inform customers that they must be 21 years of age or older to purchase tobacco and nicotine products.

Employees will be trained on age-verification requirements and proper identification-checking procedures. If a customer's age cannot be verified or valid identification cannot be provided when required, the age-restricted sale will not be completed.

Floor Plan

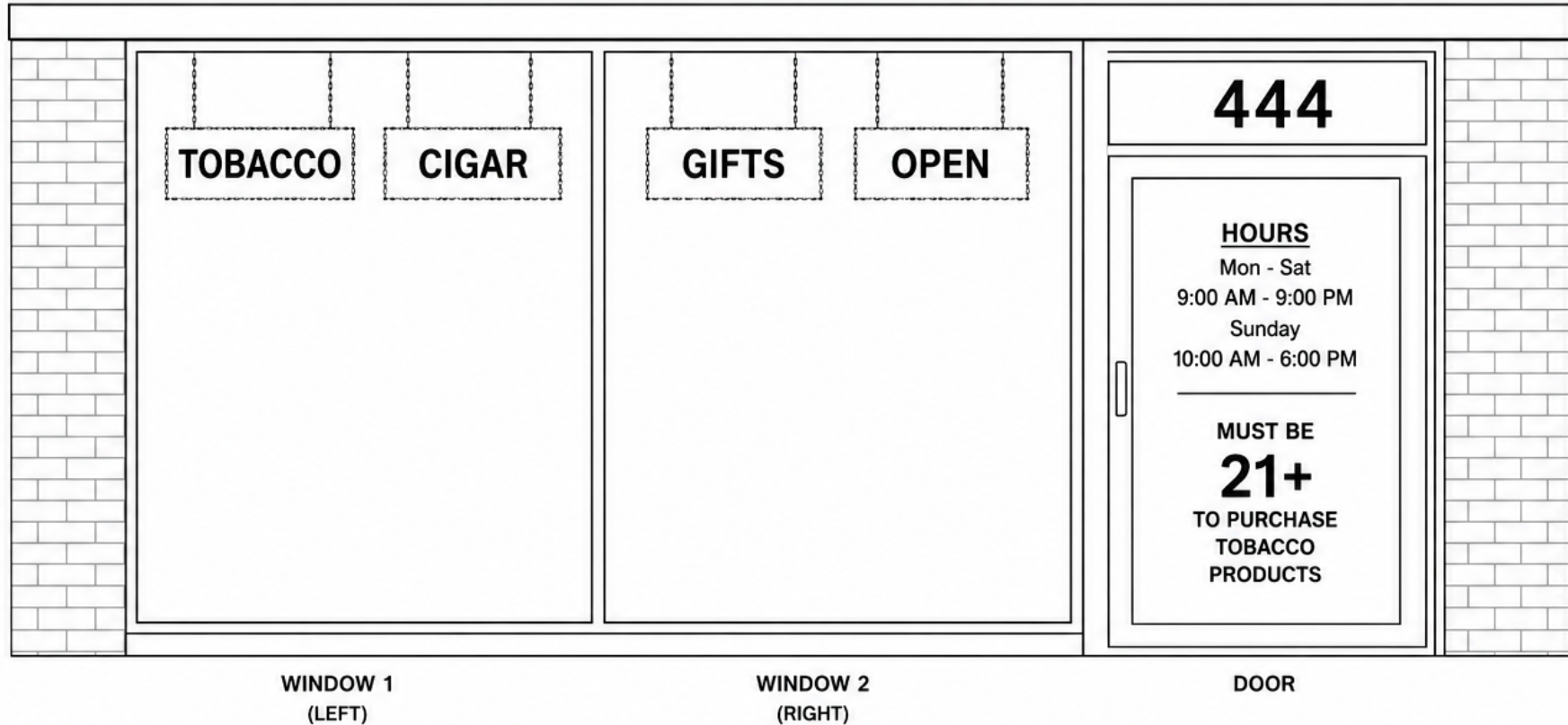
444 E. Dundee Rd.
Palatine, IL 60074

675 Sq.Ft.



RIVER TOBACCO SHOP – WINDOW SIGNAGE PLAN

444 W DUNDEE RD, PALATINE, IL 60067



SIGNAGE SCHEDULE

LOCATION	SIGN	TYPE	DIMENSIONS (W x H)	NOTES
Window 1 (Left)	TOBACCO (LED)	LED Sign	20" x 10"	Top Left
Window 1 (Left)	CIGAR (LED)	LED Sign	20" x 10"	Top Right
Window 2 (Right)	GIFTS (LED)	LED Sign	20" x 10"	Top Left
Window 2 (Right)	OPEN (LED)	LED Sign	20" x 10"	Top Right
Door (Upper)	HOURS OF OPERATION	Vinyl Lettering	As Shown	Centered
Door (Lower)	MUST BE 21+ TO PURCHASE TOBACCO PRODUCTS	Vinyl Lettering	As Shown	Centered

NOTES:

- All LED signs will be placed inside the windows.
- All lettering on the door will be vinyl.
- Signage will not obstruct the view into the store.
- All signage will comply with the Village of Palatine Sign Ordinance.
- All LED window signs will provide steady illumination only. Signs will not flash, blink, strobe, move, alternate, or activate in any manner that may be distracting to the public or traffic.

PUBLIC NOTICE

A Public Hearing will be held before the Village of Palatine Planning and Zoning Commission on Tuesday, September 15, 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 the operation of a Tobacco Shop and electronic cigarette store.

The property is commonly known as 444 E. Dundee Road.

The petitioner is requesting to operate a tobacco and electronic cigarette store at the subject property.

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

FILE #: SU-000285-2026

VILLAGE OF PALATINE

Jan Wood, Chair
Palatine Planning and Zoning Commission

DATED: This 27th day of August 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



County of COOK

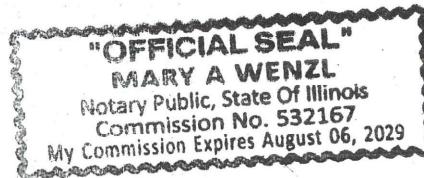
444 E. Dundee Rd.

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 27TH day of AUGUST, A.D. 2026, and the last publication thereof was made on the 27TH day of AUGUST, 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 27TH day of AUGUST, A.D., 2026.

By Todd Wessell

President

Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 27TH day of AUGUST, A.D., 2026.

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

315 W. Johnson Street**STAFF REPORT:**

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Janusz Luterek, Developer

PLAN NUMBER: FPD-000284-2026

BACKGROUND:

The proposed project consists of 1 vacant residentially zoned lot, totaling approximately .5 acres. The Preliminary Planned Development was approved in May 2026. The Petitioner is now requesting:

1. Final Planned Development to permit a 4-Unit Townhome Residential Development.
2. Preliminary and Final Plat of Subdivision to permit a 4-Unit Townhome Residential Development.
3. Rezoning from R-2 Single Family Residential to Planned Development (Attached Single Family Residential).

KEY ISSUES:***Zoning and Site Design***

- The Subject Property is approximately 21,780 square feet or 0.5 acres. The property is currently vacant. The Comprehensive Plan's future land use map indicates a multi-family use. Historically, this lot was owned and operated in conjunction with the Kinch Village Florist and nursery use, which was approved as a special use in 1972. The Greenhaven apartment building, which was completed within the last 1.5 years, is directly east of the Subject Property
- The proposed plans include a four-unit, two-story townhouse development, with three bedrooms per unit and each unit having an attached two-car garage. The units have a total of 2,366 square feet of habitable space and unfinished basements.
- The plans propose the following setbacks:

	Front	Side	Rear
R-3 Setback Requirements	30 feet	Minimum 6' with a total of 16 feet	40' feet
Provided Setbacks	44 feet	8.5 feet	63 feet

- The elevations proposed a mix of brick, Hardie board plank, and panel siding. The site plan proposes rear yard patios. These are consistent with the approved
- There are a total of 16 parking spaces provided, 8 of which are provided by garage spaces. Per code, 12 spaces would be required. Note: guest parking is provided in the driveways, which are approximately 24 feet long.
- The R-3 district requires a minimum land area/dwelling unit, as follows:
 - Lot area per dwelling unit: Multifamily dwelling units: three (3) and four (4) bedroom units — 5,000 square feet.
 - With 4 proposed units, a minimum lot size of 20,000 square feet is required. At 21,780 square feet, the underlying lot area would support 4 units.

Engineering

- The lot is currently vacant. The plat of subdivision indicates a common space along with 4 condominiums.
- The plans show sanitary and water service lines connecting to existing lines along W. Johnson Street.
- The grading plan shows proposed catch basins and storm lines along the side yards going to the south-east corner to a volume control area.
- A section of Salt Creek is located along the rear south-west corner of the site. Per code, a 50-foot drainage and maintenance easement is required from the centerline of the creek. The proposed plans contemplate an approximately 30-foot easement. The Village Engineer has conditionally accepted the proposed drainage and maintenance easement area.

STAFF RECOMMENDATION:

The final plans are consistent with the preliminary approvals and maintain the required improvements, as identified. The size of the lot also supports the proposed number of dwelling units, and the overall parking provided exceeds the minimum code requirements. Additionally, the proposed residential density is within the allowances of the zoning code and is comparable to other non-single-family residential developments in the vicinity of the subject property. The proposed architectural plans are comparable to several of the surrounding developments. Therefore, Staff recommends approval of the Final Planned Development, Preliminary and Final Plat of Subdivision, and Rezoning to Planned Development, subject to the following conditions:

1. The development shall substantially conform to the Plat of Subdivision and Engineering plans prepared by Spies & Associates and the Architectural Plans prepared by Warren Johnson Architects, INC, except as such plans may be revised to conform to Village Codes and Ordinances.
2. The Final Plat of Subdivision shall be submitted on Mylar with the required signatures and significantly conform to the Plat of Subdivision in a manner acceptable to the Village Engineer.
3. The Final Engineering Plans and Final Engineer's Estimate of Probable Cost shall be submitted in a manner acceptable to the Village Engineer and Director of Planning and Zoning.
4. If required, a Public Improvement letter of credit or appropriate security shall be submitted in a manner acceptable to the Village Engineer.
5. A Planned Development letter of credit shall be submitted in the amount of \$40,000 in a manner acceptable to the Director of Planning and Zoning.
6. 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.
7. Prior to the issuance of any building permits for the development, the Petitioner shall draft the necessary declarations which should include the declaration requirements, including any required covenants, conditions, restrictions, easements, and other governing documents applicable to the development in a manner acceptable to the Village Attorney and Director of Planning and Zoning.
8. Recording fees in the amount of \$600 shall be submitted.
9. A construction management plan indicating the proposed material delivery routes and contractor parking areas, shall be submitted to the Village Engineer and Director of Planning and Zoning.
10. Fencing may be permitted within designated easements or buffer areas, provided it does not impede drainage or access. No fencing of any kind shall be permitted within the Regulatory Floodway. All proposed fencing shall be clearly shown on the final engineering plans for review and approval.
11. The Regulatory Floodway shall be shown on final engineering plans in a manner acceptable to the Village Engineer.
12. The south-west (SW) corner of the subject property contains a designated Regulatory Floodway/Flood Plain. In accordance with Village regulations, no alterations to the land, including grading or filling, shall be permitted within this area. The Floodway boundary shall be clearly delineated on all site and engineering plans and labeled as a Non-Disturbance Zone, along with the required easement from the center of the creek shall be submitted in a manner acceptable to the Village Engineer
13. All required extra agency permits shall be submitted in a manner acceptable to the Village Engineer.

ATTACHMENTS:

1. Aerial Map
2. FPD FPSUB REZONE Application
3. Plat of Survey
4. Plat of Subdivision
5. Engineering Plans
6. Architectural Plans
7. Public Notice



0 100 200
ft

Print Date: 8/31/2026

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

Johnson Development Palatine, LLC

Business Name (if applicable)

Subject Property Address

315 W. Johnson St., Palatine, IL 60067

All existing land uses on the property:

vacant lot

Property acreage and proposed land use:

The property is approximately .5 acre. The plan is for the construction of a single building which will contain 4 townhome style condominium residences.

Property attributes (acreage and subdivision name):

.5 acre vacant lot; Johnson Creek Residences



**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

Johnson Development Palatine, LLC

Business Name (if applicable)

Property Owner (if different from petitioner)

Subject Property Address

315 W. Johnson St., Palatine, IL 60067

Property Interest of Petitioner(s):

Owner

Owner, Lessee, Contract Purchaser, etc.

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

vacant lot

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

4 unit townhome style condominium

Current zoning of property:

R-2

Size of the property: .5 acres

State the specific action requested:

Rezoning and final project approval for construction of a single building which will house 4 townhome style condominium residences.



REZONING APPLICATION

Department of Planning & Zoning

200 E. Wood Street • Palatine, IL • 60067-5339
Telephone: (847) 359-9047 • Fax (847) 963-6247

Petitioner Name

Johnson Development Palatine, LLC

Business Name (if applicable)

Subject Property Address

315 W. Johnson St., Palatine, IL 60067

All existing land uses on the property:

vacant lot

Property acreage and proposed land use:

The property is approximately .5 acre. The plan is for the construction of a single building which will contain 4 townhome style condominium residences.

Current Zoning:

R-2

Proposed Zoning:

P

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

Current land development costs and related building construction costs will not justify a reasonable return on investment for this property unless a multifamily structure can be built. The construction of a single-family home on this lot is cost prohibitive.

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

The surrounding neighborhood along Johnson Street is an eclectic mix of R-3 multifamily housing (owned and rented) as well as R-2 single-family homes. The mixed housing stock has blended well within this neighborhood without harm or diminution in value of any neighborhood property.

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

Multifamily housing is an appropriate use for the subject property as identified in the Village of Palatine 2025 Comprehensive Plan.

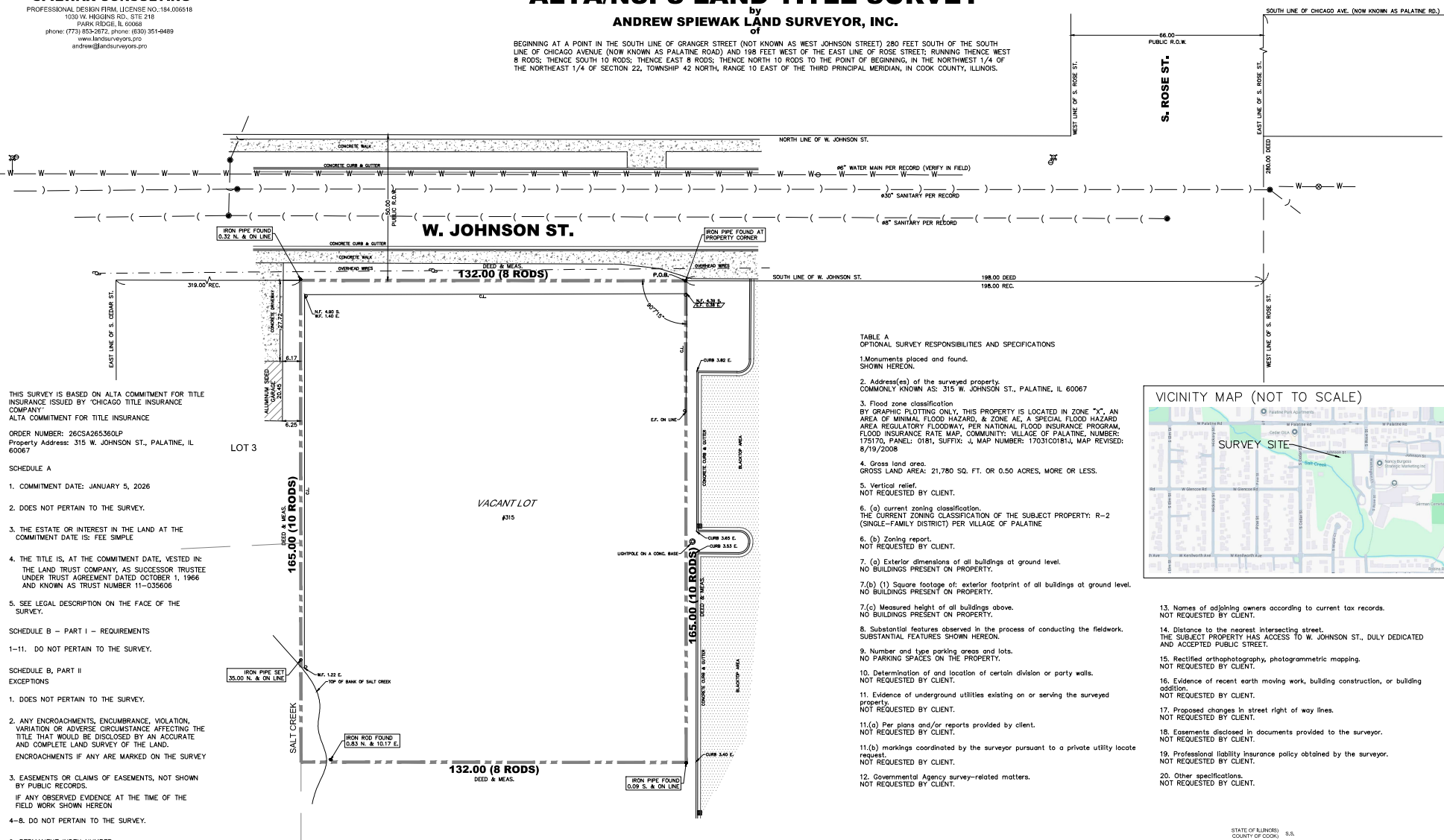
Will any of the uses permitted under the proposed zoning classification have an injurious effect on the value and/or the use and enjoyment of surrounding properties?

As noted above, the proposed residential dwelling will blend in well with existing multifamily and single-family homes which comprise the housing stock in the neighborhood. The mixed housing stock has coexisted well within the neighborhood for many years without any diminution in value or injury to persons or property.

PROFESSIONAL DESIGN FIRM, LICENSE NO.: 184.006518
1030 W. HIGGINS RD., STE 218
PARK RIDGE, IL 60068
phone: (773) 853-2672, phone: (630) 351-9489
www.landsurveyors.pro
andrew@landsurveyors.pro

by
ANDREW SPIEWAK LAND SURVEYOR, INC.
of

BEGINNING AT A POINT IN THE SOUTH LINE OF GRANGER STREET (NOT KNOWN AS WEST JOHNSON STREET) 280 FEET SOUTH OF THE SOUTH LINE OF CHICAGO AVENUE (NOW KNOWN AS PALATINE ROAD) AND 188 FEET WEST OF THE EAST LINE OF ROSE STREET; RUNNING THENCE WEST 8 RODS; THENCE SOUTH 10 RODS; THENCE EAST 8 RODS; THENCE NORTH 10 RODS TO THE POINT OF BEGINNING, IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



- TABLE A
-
- OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS

- Monuments placed and found.
SHOWN HEREON.
2. Address(es) of the surveyed property.
COMMONLY KNOWN AS: 315 W. JOHNSON ST., PALATINE, IL 60067
3. Flood zone classification
BY GRAPHIC SCALE OF THIS PROPERTY, THIS PROPERTY IS LOCATED IN ZONE "X", AN AREA OF MINIMAL FLOOD HAZARD, & ZONE AE, A SPECIAL FLOOD HAZARD AREA REGULATORY FLOODWAY, PER NATIONAL FLOOD INSURANCE PROGRAM. THERE IS NO INSURANCE RATE MAP COMMUNITY: VILLAGE OF PALATINE, NUMBER: 175170, PLANT: 0181, SUFFIX: J, MAP NUMBER: 17031C0181J, MAP REVISION: 8/19/2008
4. Gross land area.
GROSS LAND AREA: 21,787 SQ. FT. OR 0.50 ACRES, MORE OR LESS.
5. Vertical relief.
NOT REQUESTED BY CLIENT.
6. (a) current zoning classification.
THE CURRENT ZONING CLASSIFICATION OF THE SUBJECT PROPERTY: R-2 (SINGLE-FAMILY DISTRICT) PER VILLAGE OF PALATINE
6. (b) Zoning report.
NOT REQUESTED BY CLIENT.
7. (a) Exterior dimensions of all buildings at ground level.
NO BUILDINGS PRESENT ON PROPERTY.
- 7.(b) (1) Square footage of: exterior footprint of all buildings at ground level.
NO BUILDINGS PRESENT ON PROPERTY.
- 7.(c) Measured height of all buildings above.
NO BUILDINGS PRESENT ON PROPERTY.
8. Substantial features observed in the process of conducting the fieldwork.
SUBSTANTIAL FEATURES SHOWN HEREON.
9. Number and type parking areas and lots.
NO PARKING SPACES ON THE PROPERTY.
10. Determination of and location of certain division or party walls.
NOT REQUESTED BY CLIENT.
11. Evidence of underground utilities existing on or serving the surveyed property.
NOT REQUESTED BY CLIENT.
- 11.(a) Per plans and/or reports provided by client.
NOT REQUESTED BY CLIENT.
- 11.(b) markings coordinated by the surveyor pursuant to a private utility location request.
NOT REQUESTED BY CLIENT.
12. Governmental Agency survey-related matters.
NOT REQUESTED BY CLIENT.

13. Names of adjoining owners according to current tax records.
NOT REQUESTED BY CLIENT.
14. Distance to the nearest intersecting street.
THE SUBJECT PROPERTY HAS ACCESS TO W. JOHNSON ST., DULY DEDICATED AND ADJACENT PUBLIC STREET.
15. Rectified orthophotography, photogrammetric mapping.
NOT REQUESTED BY CLIENT.
16. Evidence of recent earth moving work, building construction, or building addition.
NOT REQUESTED BY CLIENT.
17. Proposed changes in street right of way lines.
NOT REQUESTED BY CLIENT.
18. Easements disclosed in documents provided to the surveyor.
NOT REQUESTED BY CLIENT.
19. Professional liability insurance policy obtained by the surveyor.
NOT REQUESTED BY CLIENT.
20. Other specifications.
NOT REQUESTED BY CLIENT.

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

TO: CHICAGO TITLE INSURANCE COMPANY
JANUSZ LUTEREK

ANDREW SPIEWAK LAND SURVEYOR, INC., A PROFESSIONAL DESIGN FIRM, LAND SURVEYING CORPORATION, LICENSE No. 164,006518 HEREBY CERTIFIES THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS:

1. 2. 3. 4. 5(a). 7(a). 7(b)(1). 7(c). 8. 9. 14 _____ OF TABLE A THEREOF

THE FIELD WORK WAS COMPLETED ON 13th DAY OF FEBRUARY A.D. 2026.

DATE OF PLAT OR MAP: 18th DAY OF FEBRUARY A.D. 2026.

BY: Chunmei F. Fongwech

L.LINCOLN PROFESSIONAL LAND SURVEYOR
ANDRZEJ F. SIEWIAK LICENSE NO. 005,000,176
LICENSE EXPIRES 11/03/2026

PROFESSIONAL DESIGN FIRM
LAND SURVEYING CORPORATION, INC. NO. 104,000,510
LICENSE EXPIRES 04/02/2027

GENERAL NOTES:

1. THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON IS BASED ONLY ON ABOVE GROUND EVIDENCE, TOGETHER WITH EVIDENCE FROM PLANS OBTAINED FROM UTILITY COMPANIES OR PROVIDED BY CLIENT, AND MARKINGS BY UTILITY COMPANIES AND OTHER APPROPRIATE SOURCES (IF NOTED HEREON). THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED.

2. MEASUREMENTS SHOWN HEREON THUS XX.XX ARE POSSIBLE ENCROACHMENTS.

THIS SURVEY IS VALID ONLY WITH AN EMBOSSED SEAL

1 = ON 2 = 1/2 HOUR ON 3 = 1 HOUR ON 4 = 2 HOURS ON 5 = 3 HOURS ON 6 = 4 HOURS ON 7 = 5 HOURS ON 8 = 6 HOURS ON 9 = 7 HOURS ON 10 = 8 HOURS ON 11 = 9 HOURS ON 12 = 10 HOURS ON 13 = 11 HOURS ON 14 = 12 HOURS ON 15 = 13 HOURS ON 16 = 14 HOURS ON 17 = 15 HOURS ON 18 = 16 HOURS ON 19 = 17 HOURS ON 20 = 18 HOURS ON 21 = 19 HOURS ON 22 = 20 HOURS ON 23 = 21 HOURS ON 24 = 22 HOURS ON 25 = 23 HOURS ON 26 = 24 HOURS ON 27 = 25 HOURS ON 28 = 26 HOURS ON 29 = 27 HOURS ON 30 = 28 HOURS ON 31 = 29 HOURS ON 32 = 30 HOURS ON 33 = 31 HOURS ON 34 = 32 HOURS ON 35 = 33 HOURS ON 36 = 34 HOURS ON 37 = 35 HOURS ON 38 = 36 HOURS ON 39 = 37 HOURS ON 40 = 38 HOURS ON 41 = 39 HOURS ON 42 = 40 HOURS ON 43 = 41 HOURS ON 44 = 42 HOURS ON 45 = 43 HOURS ON 46 = 44 HOURS ON 47 = 45 HOURS ON 48 = 46 HOURS ON 49 = 47 HOURS ON 50 = 48 HOURS ON 51 = 49 HOURS ON 52 = 50 HOURS ON 53 = 51 HOURS ON 54 = 52 HOURS ON 55 = 53 HOURS ON 56 = 54 HOURS ON 57 = 55 HOURS ON 58 = 56 HOURS ON 59 = 57 HOURS ON 60 = 58 HOURS ON 61 = 59 HOURS ON 62 = 60 HOURS ON 63 = 61 HOURS ON 64 = 62 HOURS ON 65 = 63 HOURS ON 66 = 64 HOURS ON 67 = 65 HOURS ON 68 = 66 HOURS ON 69 = 67 HOURS ON 70 = 68 HOURS ON 71 = 69 HOURS ON 72 = 70 HOURS ON 73 = 71 HOURS ON 74 = 72 HOURS ON 75 = 73 HOURS ON 76 = 74 HOURS ON 77 = 75 HOURS ON 78 = 76 HOURS ON 79 = 77 HOURS ON 80 = 78 HOURS ON 81 = 79 HOURS ON 82 = 80 HOURS ON 83 = 81 HOURS ON 84 = 82 HOURS ON 85 = 83 HOURS ON 86 = 84 HOURS ON 87 = 85 HOURS ON 88 = 86 HOURS ON 89 = 87 HOURS ON 90 = 88 HOURS ON 91 = 89 HOURS ON 92 = 90 HOURS ON 93 = 91 HOURS ON 94 = 92 HOURS ON 95 = 93 HOURS ON 96 = 94 HOURS ON 97 = 95 HOURS ON 98 = 96 HOURS ON 99 = 97 HOURS ON 100 = 98 HOURS ON 101 = 99 HOURS ON 102 = 100 HOURS ON 103 = 101 HOURS ON 104 = 102 HOURS ON 105 = 103 HOURS ON 106 = 104 HOURS ON 107 = 105 HOURS ON 108 = 106 HOURS ON 109 = 107 HOURS ON 110 = 108 HOURS ON 111 = 109 HOURS ON 112 = 110 HOURS ON 113 = 111 HOURS ON 114 = 112 HOURS ON 115 = 113 HOURS ON 116 = 114 HOURS ON 117 = 115 HOURS ON 118 = 116 HOURS ON 119 = 117 HOURS ON 120 = 118 HOURS ON 121 = 119 HOURS ON 122 = 120 HOURS ON 123 = 121 HOURS ON 124 = 122 HOURS ON 125 = 123 HOURS ON 126 = 124 HOURS ON 127 = 125 HOURS ON 128 = 126 HOURS ON 129 = 127 HOURS ON 130 = 128 HOURS ON 131 = 129 HOURS ON 132 = 130 HOURS ON 133 = 131 HOURS ON 134 = 132 HOURS ON 135 = 133 HOURS ON 136 = 134 HOURS ON 137 = 135 HOURS ON 138 = 136 HOURS ON 139 = 137 HOURS ON 140 = 138 HOURS ON 141 = 139 HOURS ON 142 = 140 HOURS ON 143 = 141 HOURS ON 144 = 142 HOURS ON 145 = 143 HOURS ON 146 = 144 HOURS ON 147 = 145 HOURS ON 148 = 146 HOURS ON 149 = 147 HOURS ON 150 = 148 HOURS ON 151 = 149 HOURS ON 152 = 150 HOURS ON 153 = 151 HOURS ON 154 = 152 HOURS ON 155 = 153 HOURS ON 156 = 154 HOURS ON 157 = 155 HOURS ON 158 = 156 HOURS ON 159 = 157 HOURS ON 160 = 158 HOURS ON 161 = 159 HOURS ON 162 = 160 HOURS ON 163 = 161 HOURS ON 164 = 162 HOURS ON 165 = 163 HOURS ON 166 = 164 HOURS ON 167 = 165 HOURS ON 168 = 166 HOURS ON 169 = 167 HOURS ON 170 = 168 HOURS ON 171 = 169 HOURS ON 172 = 170 HOURS ON 173 = 171 HOURS ON 174 = 172 HOURS ON 175 = 173 HOURS ON 176 = 174 HOURS ON 177 = 175 HOURS ON 178 = 176 HOURS ON 179 = 177 HOURS ON 180 = 178 HOURS ON 181 = 179 HOURS ON 182 = 180 HOURS ON 183 = 181 HOURS ON 184 = 182 HOURS ON 185 = 183 HOURS ON 186 = 184 HOURS ON 187 = 185 HOURS ON 188 = 186 HOURS ON 189 = 187 HOURS ON 190 = 188 HOURS ON 191 = 189 HOURS ON 192 = 190 HOURS ON 193 = 191 HOURS ON 194 = 192 HOURS ON 195 = 193 HOURS ON 196 = 194 HOURS ON 197 = 195 HOURS ON 198 = 196 HOURS ON 199 = 197 HOURS ON 200 = 198 HOURS ON 201 = 199 HOURS ON 202 = 200 HOURS ON 203 = 201 HOURS ON 204 = 202 HOURS ON 205 = 203 HOURS ON 206 = 204 HOURS ON 207 = 205 HOURS ON 208 = 206 HOURS ON 209 = 207 HOURS ON 210 = 208 HOURS ON 211 = 209 HOURS ON 212 = 210 HOURS ON 213 = 211 HOURS ON 214 = 212 HOURS ON 215 = 213 HOURS ON 216 = 214 HOURS ON 217 = 215 HOURS ON 218 = 216 HOURS ON 219 = 217 HOURS ON 220 = 218 HOURS ON 221 = 219 HOURS ON 222 = 220 HOURS ON 223 = 221 HOURS ON 224 = 222 HOURS ON 225 = 223 HOURS ON 226 = 224 HOURS ON 227 = 225 H
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SCALE: 1 INCH EQUALS 15 FEET.

DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF.

© 2005 Blackwell Publishing Ltd, *Journal of Internal Medicine* 258: 101–108

ORDERED BY: JANUSZ LUTEREK
 RELEASED BY: TERESA W. LUGA

COMPANY OR ORGANIZATION: ACORN

SURVEYED BY: SL

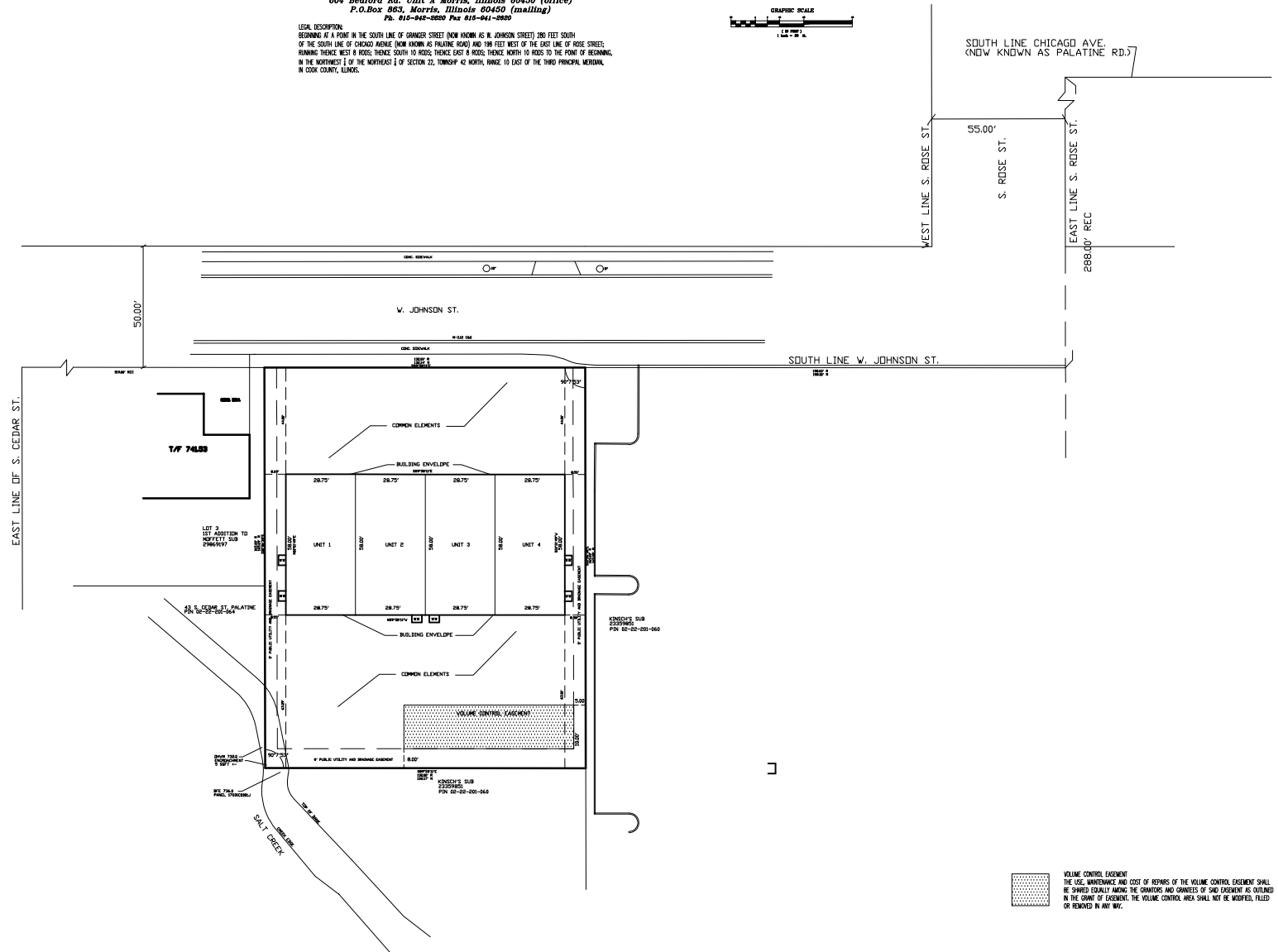
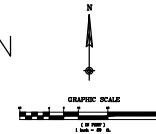
DRAWN BY: 2202

CHECKED BY: AFS
 RELEASED BY: **047 00**

FINAL PLAT OF RESUBDIVISION OF JOHNSON CREEK RESIDENCES SUBDIVISION

MORRISON SURVEYING CO., INC.
604 Bedford Rd. Unit A Morris, Illinois 60450 (office)
P.O.Box 863, Morris, Illinois 60450 (mailing)
Ph. 815-942-2800 Fax 815-941-2800

LEGAL DESCRIPTION:
BEGINNING AT A POINT IN THE SOUTH LINE OF GRANGER STREET (NOW KNOWN AS N. JOHNSON STREET) 200 FEET SOUTH
OF THE SOUTH LINE OF CHICAGO AVENUE (NOW KNOWN AS PALATINE ROAD) AND 700 FEET WEST OF THE EAST LINE OF ROSE STREETS;
RUNNING THENCE WEST 8 RODS; THENCE SOUTH 10 RODS; THENCE EAST 8 RODS; THENCE NORTH 10 RODS TO THE POINT OF BEGINNING;
IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN,
IN COOK COUNTY, ILLINOIS.



SPIES & ASSOCIATES, INC.
Civil Engineers - Land Surveyors

534 WEST CAMPUS DRIVE
ARLINGTON HEIGHTS, ILLINOIS 60004
PH 847.577.8808 FAX 847.577.0229

REVISIONS	
PER VILLAGE 08-10-26	

DRAWN BY:	TJS	JOB NO.	5402
DESIGNED BY:	TJS	SCALE:	1"=20'
CHECKED BY:	TJS	DATE:	06-02-26

**PLAT OF SUBDIVISION
JOHNSON CREEK RESIDENCES SUBDIVISION**

SHEET NO.
1
OF 2 SHEETS

EASEMENT LANGUAGE

VILLAGE OF PALATINE EASEMENT

WHENEVER THE WORDS "PUBLIC UTILITIES", "PUBLIC UTILITIES EASEMENT" OR "PUBLIC EASEMENT" SHALL BE APPEAR ON THIS PLAT THE VILLAGE OF PALATINE, A MUNICIPAL CORPORATION, COOK COUNTY, ILLINOIS, AND ITS SUCCESSORS OR ASSIGNS JOINTLY AND SEVERALLY SHALL HOLD A PERPETUAL EASEMENT UNDER, OVER AND ACROSS THE SURFACE OF THE PROPERTY SHOWN WITHIN THE LINES OF THE PLAT MARKED AS SUCH FOR THE INSTALLATION, CONSTRUCTION, USE, REPAIR AND MAINTENANCE OF ALL PUBLIC UTILITY EQUIPMENT INCLUDING BUT NOT LIMITED TO FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUNDS AND SIGNALS, WATER MAINS (INCLUDING "Y" BOIES), SEWAGE MAINS AND PIPING, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS, AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES, OBSTRUCTION SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE LINES MARKED AS SUCH, WITHOUT THE PRIOR WRITTEN CONSENT OF THE GRANTEES, PROVIDED, HOWEVER, THAT SUCH CONSENT OF THE GRANTEE SHALL NOT RELIEVE THE GRANTORS, THEIR SUCCESSORS OR ASSIGNS FROM THE DUTY AND OBLIGATION TO REMOVE SUCH OBSTRUCTIONS AT THEIR SOLE EXPENSE UPON THE DIRECTION OF THE GRANTEE, WHENEVER THE GRANTEE DEEMS SUCH REMOVAL NECESSARY IN ITS SOLE JUDGMENT TO ENABLE THE GRANTEE TO REPAIR OR MAINTAIN ANY FACILITIES WITHIN THE EASEMENT OR OTHERWISE ALLOW THE GRANTEE FULL USE AND ENJOYMENT OF THE EASEMENT RIGHTS GRANTED HEREUNDER. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO UNREASONABLY INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF. THE GRANTING OF THE FOREGOING INSTRUMENT IMPOSES NO OBLIGATION ON THE VILLAGE OF PALATINE TO MAINTAIN, REPAIR, REPLACE, RELOCATE OR REMOVE ANY OF THE FOREGOING UTILITIES. THE EASEMENT IS SUBJECT TO THE TERMS AND CONDITIONS OUTLINED IN THE RECORDED DECLARATION, COVENANTS AND RESTRICTIONS.

ELECTRIC AND TELEPHONE

A PERMANENT, NONEXCLUSIVE EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS RESERVED FOR AND GRANTED TO ANY ELECTRIC, TELEPHONE AND/OR COMMUNICATION COMPANY AUTHORIZED BY THE VILLAGE (REFERRED TO AS "GRANTEES") JOINTLY AND SEVERALLY, TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUNDS AND SIGNALS IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY KNOWN AS AND/OR LABELED AS UTILITY EASEMENT, DRAINAGE AND UTILITY EASEMENT, OR UTILITY AND LANDSCAPING EASEMENT WITHIN DASHED LINES ON THE ATTACHED PLAT OF SUBDIVISION AND PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS GIVEN IN THIS SECTION; AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER THE GRANTEES' FACILITIES OR IN, UPON OR OVER SUCH EASEMENTS WITHOUT PRIOR WRITTEN CONSENT OF THE GRANTEES. SUCH FACILITIES SHALL GENERALLY BE LOCATED UNDERGROUND AND, AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF. THE LOCATION OF FACILITIES BY THE GRANTEES SHALL NOT CONFLICT OR INTERFERE WITH PUBLIC IMPROVEMENTS, AND ANY CONFLICTS IN USE SHALL BE SUBJECT TO RESOLUTION AND APPROVAL BY THE VILLAGE.

CABLE TELEVISION

A PERMANENT, NONEXCLUSIVE EASEMENT IS RESERVED FOR AND GRANTED TO THE VILLAGE AND/OR TO ANY CABLE TELEVISION COMPANY AUTHORIZED BY THE VILLAGE TO INSTALL CABLE TELEVISION FACILITIES WITHIN THE SUBDIVISION (REFERRED TO AS THE "COMPANY") AND TO THEIR SUCCESSORS AND ASSIGNS IN, UPON, ACROSS, UNDER AND THROUGH THE AREAS SHOWN AND/OR LABELED AS "DRAINAGE AND UTILITY EASEMENT" WITHIN DASHED LINES ON THE ATTACHED PLAT OF SUBDIVISION FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENOVATING, ALTERING, ENLARGING, REMOVING, REPAIRING AND MAINTAINING CABLE TELEVISION LINES OR APPURTENANCES AND, WITHOUT LIMITATION, SUCH OTHER INSTALLATIONS AS MAY BE REQUIRED TO FURNISH CABLE TELEVISION SERVICE TO THE ATTACHED AREA AND SUCH APPURTENANCES AND ADDITIONS THERETO AS THE VILLAGE AND THE COMPANY MAY DEEM NECESSARY, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE EASEMENTS INCLUDED IN THE ATTACHED PLAT FOR THE NECESSARY MEN AND EQUIPMENT TO DO ANY AND ALL OF SUCH WORK. THE RIGHT IS ALSO GRANTED TO THE CITY AND THE COMPANY TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO SUCH LINES IN, ON, UPON, ACROSS, UNDER OR THROUGH SUCH EASEMENTS. NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SUCH EASEMENTS, BUT SOME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH SUCH USES AND RIGHTS. SUCH FACILITIES SHALL GENERALLY BE LOCATED UNDERGROUND, AND THE USE OF SUCH EASEMENTS SHALL NOT CONFLICT OR INTERFERE WITH PUBLIC IMPROVEMENTS, AND ANY CONFLICTS IN USE SHALL BE SUBJECT TO RESOLUTION AND APPROVAL BY THE VILLAGE.

GAS EASEMENT

A AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NORTHERN ILLINOIS GAS COMPANY, AN ILLINOIS CORPORATION, DOING BUSINESS AS NICOR GAS COMPANY, ITS SUCCESSORS AND ASSIGNS (HEREINAFTER "NICOR") TO INSTALL, OPERATE, MAINTAIN, REPAIR, REPLACE AND REMOVE, FACILITIES IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF NATURAL GAS IN, OVER, UNDER, ACROSS, ALONG, AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THIS PLAT MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC", "COMMON AREA OR AREAS", (OR SIMILAR DESIGNATIONS), STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, AND THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE THE IMPROVEMENTS THEREON, ON OR ADJACENT LOTS AND COMMON AREA OR AREAS, AND TO SERVE OTHER PROPERTY, ADJACENT OR OTHERWISE, AND THE RIGHT TO REMOVE OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO TREES, BUSHES AND ROOTS, AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER NICOR FACILITIES OR IN, UPON OR OVER THE PROPERTY IDENTIFIED ON THIS PLAT FOR UTILITY PURPOSES WITHOUT THE PRIOR WRITTEN CONSENT OF NICOR. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENT" SHALL HAVE THAT MEANING SET FORTH FOR SUCH TERMS IN SECTION 605/2(a) OF THE "CONDOMINIUM POLICY ACT" (ILLINOIS COMPILATED STATUTES, CH 765, SEC. 605/2(a)), AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT OR PARCEL OF REAL PROPERTY, INCLUDING REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PROPERTY, EVEN THOUGH SUCH AREAS MAY BE DESIGNATED ON THIS PLAT BY OTHER TERMS.

534 WEST CAMPUS DRIVE
ARLINGTON HEIGHTS, ILLINOIS 60004
PH 847.577.8808 FAX 847.577.0229

REVISIONS
PER VILLAGE 08-10-26

DRAWN BY: TJS

DESIGNED BY: TJS

CHECKED BY: TJS

JOB NO. 5402

SCALE: 1"=20'

DATE: 06-02-26

FINAL PLAT OF SUBDIVISION OF JOHNSON CREEK RESIDENCES SUBDIVISION

MORRISON SURVEYING CO., INC.
604 Bedford Rd. Unit A Morris, Illinois 60450 (office)
P.O.Box 863, Morris, Illinois 60450 (mailing)
Ph. 815-942-8620 Fax 815-941-8620

LEGAL DESCRIPTION:
BEGINNING AT A POINT IN THE SOUTH LINE OF GRANGER STREET NOW KNOWN AS N. JOHNSON STREET 280 FEET SOUTH OF THE SOUTH LINE OF CHICAGO AVENUE (NOW KNOWN AS PALATINE ROAD) AND 180 FEET WEST OF THE EAST LINE OF ROSE STREET; RUNNING THENCE WEST 80 DEGREES 10' 26" SOUTH 20 FEET TO THE POINT OF BEGINNING; IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONWEALTH EDISON COMPANY

BY: _____ DATE: _____

TITLE: _____

ATA:

BY: _____ DATE: _____

TITLE: _____

COMCAST:

BY: _____ DATE: _____

TITLE: _____

NORTHERN ILLINOIS GAS COMPANY (NICOR):

BY: _____ DATE: _____

TITLE: _____

Permission to record the plat is hereby granted to:

(NAME) _____

(ADDRESS) _____

Permanent Index Number:
02-22-201-014-0000

EASEMENT PROVISIONS
An easement for serving the subdivision and other property with electric and communication service is hereby reserved for and granted to:
Commonwealth Edison Company
and
SBC Telephone Company, Grantees.

their respective licensees, successors and assigns jointly and severally, to construct, operate, repair, maintain, modify, reconstruct, replace, supplement, relocate and remove, from time to time, poles, guys, anchors, wires, cables, conduits, manholes, transformers, pedestals, equipment cabinets or other facilities used in connection with overhead and underground transmission and distribution of electricity, communications, sounds and signals in, over, across, along and upon the surface of the property shown within the dashed or dotted lines (or similar designation) on the plat and marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E." (or similar designation), the property designated in the Declaration of Condominium and/or on this plat as "Common Elements", and the property designated on the plat as "common area or areas"; and the property designated on the plat for streets and alleys, whether public or private, together with the rights to install required service connections over or under the surface of each lot and common area or areas to serve improvements thereon, or on adjacent lots, and common area or areas, the right to cut, trim or remove trees, bushes, roots and saplings and to clear obstructions from the surface and subsurface as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over Grantee facilities or in, upon or over the property within the dashed or dotted lines (or similar designation) marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E." (or similar designation) without the prior written consent of Grantee. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

The term "Common Elements" shall have the meaning set forth for such term in the Condominium Policy Act, Chapter 765 ILCS 605/2(c), as amended from time to time.

The term "common area or areas" is defined as a lot, parcel or area of real property, the beneficial use and enjoyment of which is reserved in whole as an appurtenance to the separately owned lots, parcels or areas within the planned development, even though such be otherwise designated on the plat by terms such as "public or common elements", "open space", "open area", "common ground", "parking and common area". The term "common area or areas" includes real property surfaced with interior driveways and walkways, but excludes real property physically occupied by a building, service business district or structure such as a pool, retention pond or mechanical equipment.

Relocation of facilities will be done by Grantee at cost of the Grantor/Lot Owner, upon written request.

The granting of the foregoing easement imposes no obligation on the Village of Palatine to maintain, repair, replace, relocate or remove any of the foregoing utilities. The easement is subject to the terms and conditions outlined in the recorded declaration, covenants and restrictions.

SURFACE WATER DRAINAGE STATEMENT

We hereby certify to the best of our knowledge and belief that adequate provisions have been made for the diversion and detention of surface waters into public areas or drains within the rights of the subdivision and that such surface waters will not be deposited on adjacent land owners property in such concentration as may cause damage by erosion or sedimentation to such property because of construction of the subdivision.

By: _____ Owner _____ Dated: 06-10-26

By: _____ Illinois Professional Engineer #62-42874 _____ Dated: _____



PLANNING & ZONING COMMISSION

State of Illinois)
County of Cook) S.S.

Approved by the Planning & Zoning Commission of the Village of Palatine, Cook County, Illinois, at a meeting held this _____ day of _____, A.D., _____

Signed: _____ Chairman _____

Attest: _____ Secretary _____

VILLAGE COLLECTOR

I do hereby certify that there no deferred special assessments or unpaid current assessments due against the land included in the above plat.

Dated this _____ day of _____, A.D., _____

By: _____ Village Collector _____

I, _____, a notary public in and for said county in the State of Illinois, do hereby certify that _____ are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such owners, appeared before me this day in person and acknowledged that they signed and delivered said instrument of their own free and voluntary act and as the free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this _____ day of _____, A.D., _____.

Notary Public

My commission expires on _____

VILLAGE COUNCIL

State of Illinois)
County of Cook) S.S.

Approved by the Village Council of the Village of Palatine, Cook County, Illinois,

this _____ day of _____, A.D., _____

Signed: _____ Mayor _____

Attest: _____ Clerk _____

SURVEYOR'S CERTIFICATE

State of Illinois)
County of Cook) S.S.

I, Matthew James Morrison, an Illinois Professional Land Surveyor, hereby certify that I have surveyed and subdivided and platted for the owners thereof the following described property to wit:

LEGAL DESCRIPTION:
BEGINNING AT A POINT IN THE SOUTH LINE OF GRANGER STREET (NOW KNOWN AS N. JOHNSON STREET) 280 FEET SOUTH OF THE SOUTH LINE OF CHICAGO AVENUE (NOW KNOWN AS PALATINE ROAD) AND 180 FEET WEST OF THE EAST LINE OF ROSE STREET; RUNNING THENCE WEST 80 DEGREES 10' 26" SOUTH 20 FEET TO THE POINT OF BEGINNING; IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

I also certify that the land included by said survey falls within the corporate limits of the Village of Palatine, Illinois.

I further declare, based upon a review of the flood insurance rate map (F.I.R.M.) Community Panel Number 170331C0181U with effective date August 18, 2008, it is our opinion that a portion of said property does fall within a special flood hazard area as identified by said F.I.R.M. maps.

This plat correctly represents said survey and subdivision in every detail. All lot corners are marked with an iron pipe unless otherwise noted. Dimensions are in feet and decimal parts thereof, corrected to 62 degrees F. temperature.

Arlington Heights, Illinois, this 10th day of June, A.D., 2026

Matthew James Morrison
I.P.L.S. No. 35-3735



PLAT OF RESUBDIVISION JOHNSON CREEK RESIDENCES SUBDIVISION

SHEET NO.

2

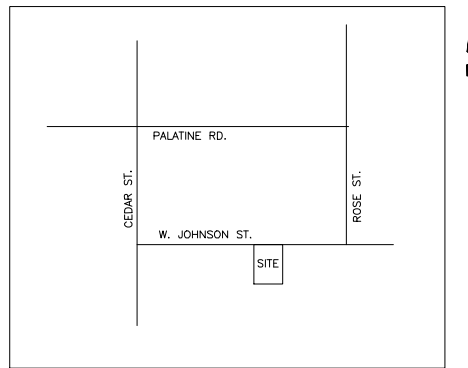
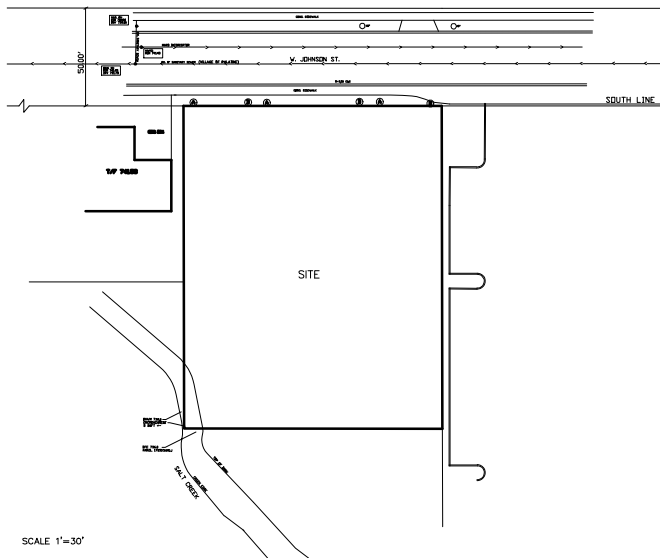
OF 2 SHEETS

PUBLIC IMPROVEMENT PLANS FOR JOHNSON CREEK RESIDENCES SUBDIVISION PALATINE, IL BY JOHNSON DEVELOPMENT PALATINE, LLC

**Contact the Metropolitan
Water Reclamation District
of Greater Chicago 2 days
before starting work.**

**P (708) 588-4055
E WMOJobStart@mwrd.org**

LEAK DESCRIPTION:
BEGINNING AT A POINT IN THE SOUTH LINE OF GRANGER STREET (NOW KNOWN AS W. JOHNSON STREET) 280 FEET SOUTH
OF THE SOUTH LINE OF CHICAGO AVENUE (NOW KNOWN AS PALATINE ROAD) AND 188 FEET WEST OF THE EAST LINE OF ROSE STREET;
RUNNING THENCE WEST 88 DEGREES SOUTH 10 DEGREES THENCE EAST 8 DEGREES THENCE NORTH 10 DEGREES TO THE POINT OF BEGINNING;
IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN,
IN COOK COUNTY, ILLINOIS.



LOCATION MAP

INDEX OF SHEETS

1. TITLE SHEET
2. MWRDGC GENERAL NOTES
3. GENERAL NOTES
4. EXISTING CONDITIONS
5. SITE & TREE PRESERVATION PLAN
6. GRADING PLAN
7. UTILITY PLAN
8. EROSION CONTROL PLAN
9. EXHIBIT R
10. DETAIL SHEET
11. EXISTING DRAINAGE EXHIBIT
12. PROPOSED DRAINAGE EXHIBIT

LEGEND		
DESCRIPTION	EXISTING	PROPOSED
SANITARY SEWER	—	—
STORM SEWER	—	—
UNDERDRAIN	—	—
WATERMAIN	—	—
GAS	—	—
BT	—	—
CABLE	—	—
ELECTRIC	—	—
MANHOLE, INLET, OR FIRE HYDRANT, VALVE	⊙	⊙
ELEVATIONS	(XXX.XX)	XXX.XX
TOP OF CURB	XXX.XX	XXX.XX
EDGE OF PAVEMENT	XXX.XX	XXX.XX
GEOMETRIC COORDINATE	⊙	⊙
LIGHT POLES	⊙	⊙
DRAINAGE ARROWS	—	—
SEWER CLEWOUT	⊙	⊙
WATER METER VAULT	—	—
UTILITY POLE	⊙	⊙
SOIL BORINGS	N/A	⊙
TRAFFIC SIGN	—	—
TRAFFIC ARROW	—	—
PARKING STALL COUNT	—	—
TREE	⊙	⊙
RELOCATE TREE	⊙	⊙
ITEM REMOVAL	X	N/A
PAVEMENT REMOVAL	—	N/A
P.C.C.	—	—
MARSH	—	N/A

ALL DIMENSIONS AND COORDINATES ARE REFERENCED TO
THE EDGE OF PAVEMENT UNLESS INDICATED OTHERWISE
OPEN SYMBOLS AND DASHED LINES
INDICATE EXISTING IMPROVEMENTS

EXISTING UTILITIES

WHEN THE PLANS OR SPECIAL PROVISIONS INCLUDE INFORMATION PERTAINING TO THE LOCATION OF UNDERGROUND UTILITY FACILITIES, SUCH INFORMATION REPRESENTS ONLY THE OPINION OF THE ENGINEER AS TO THE LOCATION OF SUCH UTILITIES AND IS ONLY INCLUDED FOR THE CONVENIENCE OF THE BIDDER. THE ENGINEER AND THE OWNER ASSUME NO RESPONSIBILITY WHATSOEVER IN RESPECT TO THE SUFFICIENCY OR VERACITY OF THE INFORMATION SHOWN ON THE PLANS RELATIVE TO THE LOCATION OF UNDERGROUND UTILITY FACILITIES OR THE MANNER IN WHICH THEY ARE TO BE REMOVED OR ADJUSTED. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE ACTUAL LOCATION OF ALL SUCH FACILITIES. HE SHALL ALSO OBTAIN FROM THE RESPECTIVE UTILITY COMPANIES DETAILED INFORMATION RELATIVE TO THE LOCATION OF THEIR FACILITIES AND THE WORKING SCHEDULES OF THE UTILITY COMPANIES FOR REMOVING OR ADJUSTING THEM.

DRAINAGE STATEMENT

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR, THAT IF DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO THE PUBLIC AREAS, OR DRAINS APPROVED FOR THE USE BY THE MUNICIPAL ENGINEER, AND THAT SUCH SURFACE WATERS ARE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THIS SUBDIVISION.

PREPARED FOR:
JOHNSON DEVELOPMENT PALATINE, LLC
315 W. Johnson St.
PALATINE, IL

REGISTERED PROFESSIONAL ENGINEER 62-42874

PROJECT BENCHMARK:
NW LOWER FLANGE BOLT OF FIRE HYDRANT
AT THE NORTHWEST CORNER OF W. JOHNSON ST.
AND S. ROSE ST.

NAVD88 ELEVATION 747.94
TO OBTAIN NGVD29 DATUM ADD 0.284'

SPIES & ASSOCIATES, INC.
Civil Engineers - Land Surveyors

534 WEST CAMPUS DRIVE
ARLINGTON HEIGHTS, ILLINOIS 60004
PH 847.577.8808 FAX 847.577.0229

REVISIONS
PER VILLAGE 08-10-26

DRAWN BY: L.T.S. JOB NO. 5402
DESIGNED BY: TJS
CHECKED BY: T.J.S. DATE: 06-02-26

COVER SHEET & LOCATION MAP
JOHNSON CREEK RESIDENCES SUBDIVISION

SHEET NO.
1
OF 12 SHEETS



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 SEWER AND WATER MAIN CONSTRUCTION;
 - * STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION (55W); FOR SANITARY SEWER AND WATER MAIN CONSTRUCTION;
 - * VILLAGE OF PALATINE MUNICIPAL CODE;
 - * THE METROPOLITAN AREA WILSON DISTRICT OF GREATER CHICAGO (MWRD) WATERSHED MANAGEMENT ORDINANCE AND TECHNICAL GUIDANCE MANUAL;
 - * IN CASE OF CONFLICT BETWEEN 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 708-588-4055 OR SEND EMAIL NOTIFICATION WITH PROJECT NAME, LOCATION AND PERMIT NUMBER TO WMOJBSTART@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 ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, IMMEDIATELY NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED. CALL J.U.I.E. AT 1-800-892-0123.

C. GENERAL NOTES

1. ALL ELEVATIONS SHOWN ON PLANS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). CONVERSION FACTOR IS 0.28 FT.
2. MWRD, THE MUNICIPALITY AND THE OWNER OR OWNER'S REPRESENTATIVE SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION IMPROVEMENTS.
3. THE CONTRACTOR(S) SHALL INDICATE 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 COMPACTION 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 ADJUSTED 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 WYES OR BENDS SHALL BE LOCATED FROM THE DOWNSTREAM MANHOLE. ALL VALVES, 8-BOXES, TEES OR BENDS SHALL BE TIED TO A FIRE HYDRANT.
11. THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT ANY POLLUTED WATER, SUCH AS GROUND AND SURFACE WATER, FROM ENTERING THE EXISTING SANITARY SEWERS.
12. A WATER-TIGHT PLUG SHALL BE INSTALLED IN THE DOWNSTREAM 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.
13. DISCHARGING ANY UNPOLLUTED WATER INTO THE SANITARY SEWER SYSTEM FOR THE PURPOSE OF SEWER FLOODING OF LINES FOR DEFLECTION TEST SHALL BE PROHIBITED WITHOUT PRIOR APPROVAL FROM THE MUNICIPALITY OR MWRD.
14. ALL SANITARY SEWER MAIN SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS (LATEST EDITION).
15. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER SYSTEM.
16. ALL DOWNSPOUTS AND FOOTING DRAINS SHALL DISCHARGE TO THE STORM SEWER SYSTEM.
17. ALL SANITARY SEWER PIPE MATERIALS AND JOINTS (AND STORM SEWER PIPE MATERIALS AND JOINTS IN A COMBINED SEWER AREA) SHALL CONFORM TO THE FOLLOWING:

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
POLYVINYL CHLORIDE (PVC) PIPE	ASTM D-3034	ASTM D-3212
6-INCH TO 15-INCH DIAMETER R/FD-36	ASTM F-679	ASTM D-3212
18-INCH TO 27-INCH DIAMETER R/FD-46		
HIGH DENSITY POLYETHYLENE (HDPE)	ASTM D-3350	ASTM D-3261 F-3620 (HEAT FUSION)
WATER MAIN QUALITY PVC	ASTM D-3035	ASTM D-3212 F-477 (GASKETED)
4-INCH TO 36-INCH		ASTM D-2241
4-INCH TO 12-INCH	AWWA C900	ASTM D-3139
14-INCH TO 48-INCH	AWWA C905	ASTM D-3139

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.

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	D3212, F-477

8. ALL SANITARY SEWER CONSTRUCTION (AND STORM SEWER CONSTRUCTION IN COMBINED SEWER AREAS), REQUIRES STONE BEDDING WITH STONE 1/4" TO 1" IN SIZE, WITH MINIMUM BEDDING THICKNESS EQUAL TO 1/4" OF THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NOT LESS THAN FOUR (4) INCHES NOR MORE THAN EIGHT (8) INCHES. MATERIAL SHALL BE CA-7, CA-11 OR CA-13 AND SHALL BE EXTENDED AT LEAST 12" ABOVE THE TOP OF THE PIPE WHEN USING PVC.
9. NON-SHEAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPES OF DISSIMILAR PIPE MATERIALS.
10. ALL MANHOLES SHALL BE PROVIDED WITH BOLTED, WATERTIGHT COVERS. SANITARY LIDS SHALL BE CONSTRUCTED WITH A CONCEALED PICKOKE AND WATERTIGHT 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) A CIRCULAR SAW-CUT OF SEWER MAIN BY PROPER TOOLS ("SEWER-TAP" MACHINE OR SIMILAR) AND PROPER INSTALLATION OF RUBBER SADDLE OR RUB-TEE SADDLE.
 - b) REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION.
 - c) WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING "BAND 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 SEWER 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; OR THE SEWER IS LAID IN THE SAME TRENCH WITH THE WATERMAIN LOCATED AT THE OPPOSITE SIDE ON A BENCH OF UNDISTURBED EARTH, 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 CONSTRUCTED TO WATER MAIN STANDARDS OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER 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 PLACE OR PRE-CAST REINFORCED CONCRETE.
15. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE PRECAST "RUBBER BOOTS" 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 ABANDONED SANITARY SEWERS SHALL BE PLUGGED AT BOTH ENDS WITH AT LEAST 2 FEET LONG NON-SHRINK CONCRETE OR MORTAR PLUG.
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 ENCOUNTERED 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.

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:
 - a) UPON COMPLETION OF INITIAL EROSION AND SEDIMENT CONTROL MEASURES, PRIOR TO ANY SOIL DISTURBANCE.
 - b) 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 EQUIVALENT PRECIPITATION.
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 SCRAPING 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 ENVELOPE 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. EARTHEN EMBANKMENT SIDE SLOPES SHALL BE STABILIZED WITH APPROPRIATE 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 DEWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DEWATERING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS. THE SITE INSPECTOR MUST BE PRESENT AT THE COMMENCEMENT OF DEWATERING ACTIVITIES.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TRENCH DEWATERING AND EXCAVATION FOR THE INSTALLATION OF SANITARY SEWERS, STORM SEWERS, WATERMAINS AS WELL AS THEIR SERVICES AND OTHER APPURTENANCES. ANY TRENCH DEWATERING, WHICH CONTAINS SEDIMENT SHALL PASS THROUGH A SEDIMENT SETTLING POND OR EQUALLY EFFECTIVE SEDIMENT CONTROL DEVICE. ALTERNATIVES MAY INCLUDE DEWATERING INTO A SUMP PIT, FILTER BAG OR EXISTING VEGETATED UPSLOPE AREA. SEDIMENT LADEN WATERS SHALL NOT BE DISCHARGE TO WATERWAYS, FLOOD PROTECTION AREAS 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.

TECHNICAL GUIDANCE MANUAL

MWRD GENERAL NOTES

10/13/2022

STD. DWG. NO.18

PAGE NO. 19



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DATE:	06-02-26

MWRDGC GENERAL NOTES
JOHNSON CREEK RESIDENCES SUBDIVISION

SHEET NO.
2
OF 12 SHEETS

1. ALL EARTHWORK, GRADING AND PAVING SHALL BE PERFORMED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR BRIDGE CONSTRUCTION IN ILLINOIS, STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION, LATEST EDITION, AND THE REQUIREMENTS AND SUPPLEMENTS THERETO, AND THE REQUIREMENTS AND SPECIFICATIONS OF THE VILLAGE OF PALATINE.
2. ALL SANITARY SEWER, WATER MAIN, AND STORM SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION, AND THE REQUIREMENTS AND SUPPLEMENTS THERETO, AND THE PUBLISHED STANDARD SPECIFICATIONS AND REQUIREMENTS OF THE VILLAGE OF PALATINE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH THE VILLAGE OF PALATINE.
3. THE REQUIREMENTS AND SPECIFICATIONS OF THE VILLAGE OF PALATINE SUBDIVISION CONTROL ORDINANCE SHALL GOVERN OVER ALL.
4. THE VILLAGE OF PALATINE ENGINEERING DEPARTMENT MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OF ANY WORK.

12. ALL ELEVATIONS ARE NGVD29 DATUM.

1. REASONABLE CARE MUST BE TAKEN TO MINIMIZE SOIL EROSION, RESULTING TO THE STATE OF ILLINOIS "PROCEDURES AND STANDARDS FOR URBAN SOIL EROSION AND SEDIMENTATION CONTROL" (635 ILCS 305.0) CONSERVATION SERVICE IS ALSO AVAILABLE TO PROVIDE GUIDANCE.
2. ANY DISTURBED AREAS SHALL BE KEPT TO A PRACTICAL MINIMUM AND SHALL BE COVERED, SEEDED, SOODED, OR PAVED WITHIN 7 CALENDAR DAYS FOLLOWING THE END OF ACTIVE DISTURBANCE.
3. ALL INLETS, STRUCTURES, PIPES, SWALES, AND ROADS SHALL BE KEPT OPEN AND FREE OF OBSTACLES, DEBRIS, AND OTHER MATERIALS. THE SITE SHALL BE KEPT FREE OF DIRT, MUD, AND OR DEBRIS BY SWEEPING. PROPOSED STORM DRAINS SHALL BE KEPT OPEN AND FREE OF OBSTACLES, DEBRIS, AND OTHER MATERIALS. TO CONTROL SILT, STOCK PILES IN PLACE LONGER THAN 30 DAYS SHALL ALSO HAVE A SILT FENCE PLACED AROUND.
4. STOCK PILES FIRST ANCHORED SHALL BE PLACED AROUND ALL INLETS, CATCHBASINS, SWALES, AND ROADS THAT RECEIVE DIRT OR OTHER RUNOFF DURING THE COURSE OF CONSTRUCTION.
5. ALL STRUCTURES, STOCK PILES, AND MATERIALS PLACED UNDER THE COVER OF ADD PROTECTION. ADDITIONAL MEASURES AS DIRECTED BY THE CITY ENGINEER.
6. ALL WETLANDS AND WATERCOURSE SHALL BE TOTALLY PROTECTED WITH SILT FENCE.
7. ADDITIONAL SOIL EROSION CONTROL MEASURES SHALL BE UNDERTAKEN DURING THE COURSE OF CONSTRUCTION, AS NEEDED.
8. MAINTAIN SOIL EROSION CONTROL DEVICES THROUGH THE DURATION OF THIS PROJECT.
9. REPLACE SOIL EROSION CONTROL DEVICES WITH SOD AND TOPSOIL AT THE COMPLETION OF THE PROJECT.
10. FOLLOWING PRELIMINARY EARTHWORK AND STORM SEWER CONSTRUCTION, SILT FENCE WILL BE PLACED AROUND THE RETENTION POND AND STOCK PILES OF ALL MATERIALS THAT WILL BE STAGED AROUND INLET STRUCTURES AS DIRECTED BY THE CITY ENGINEER.
11. PERENNIAL RYE GRASS SHALL BE SEEDDED AND MAINTAINED IN AREAS WITH NO EROSION PROTECTION.

1. ALL STORM SEWER SHALL BE CONSTRUCTED OF REINFORCED CONCRETE PIPE CLASS V OR THICKER CONFORMING TO ASTM C-76, WITH PERFORATIONS AT JOINTS. JOINTS SHALL BE CAST-IN-PLACE CONCRETE.
2. ALL INLETS, CATCHBASINS, AND MANHOLES SHALL BE PRECAST CONCRETE.
3. ALL STORM SEWERS UNDER AND WITHIN TWO FEET OF ANY EXISTING OR PROPOSED PAVEMENT OR SIDEWALK SHALL BE BACKFILLED WITH UNWASHED RICHFIELD SAND (SAND, #30 GRADATION #4 - 7 OR APPROVED EQUIV. (100% CRUSHED))
4. ANY FIELD TILES ENCOUNTERED SHALL BE RE-CONNECTED OR CONNECTED TO THE STORM SEWER SYSTEM. THE SIZE, LOCATION, AND DEPTH OF THE TILES SHALL BE RECORDED BY THE CONTRACTOR AND IMMEDIATELY REPORTED TO THE DISTRICT ENGINEER. A MAJORITY OF ALL FIELD TILES TO BE SHOWN ON RECORD DRAWINGS.
5. FOOTING BANKS SHALL DISCHARGE TO GRADE VIA SUMP- PUMP DISCHARGE.

4. ALL SANITARY PIPE AND SERVICES SHALL BE P.V.C. (S.D.R. 26) PIPE CONFORMING TO ASTM D-2689. ALL GASKET JOINTS CONFORMING TO ASTM D-3212.
5. ALL EXISTING PIPE MATERIALS MUST BE REMOVED.
6. THE VENTILATION DRAINS SHALL DISCHARGE TO THE SANITARY SEWER.
7. ALL DOWNPOUTS AND OUTSIDE DRAINS SHALL DISCHARGE TO GRADE AND NOT TO THE SANITARY SEWER.
8. ALL SANITARY SEWER CONSTRUCTION REQUIRES STONE BEDDING MATERIAL. THE TOP OF THE STONE BEDDING SHALL BE AT THE BOTTOM OF THE PIPE TO NOT LESS THAN "A" AND EXTENDING TO A MINIMUM OF 12" ABOVE THE TOP OF THE PIPE. THE STONE SHALL BE CRUSHED PER ASTM D-2321, EQUIVALENT TO CLASS I OR APPROVED CODE.
9. "BAND-SEAL" OR SIMILAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPE OF DISSIMILAR MATERIALS.
10. ALL JOINTS SHALL BE PROTECTED BY THE USE OF STAINLESS STEEL.
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) REMOVE AN EXISTING PORTION OF THE EXISTING SEWER MAIN (THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH CONNECTION; (B) WITH PIPE CUTTER, CUT OFF THE EXISTING SEWER MAIN AND INSTALL NEW PIPE FOR INSERTION OF PROPERLY FITTING; (C) INSTALL A NEW MANHOLE.
12. ALL SEPTIC TANKS (IF ANY) BEING ABANDONED SHALL BE FILLED FROM THE TOP WITH GRAVEL OR SAND.
13. ALL SEWER CONNECTIONS SHALL BE MADE UPSTREAM OR DOWNSTREAM OF THE TIE. CONTRACTORS SHALL OBTAIN ANY NECESSARY PERMITS FOR REMOVAL.
14. ALL SANITARY AND STORM MANHOLES SHALL BE PRECAST CONCRETE, TYPE A PER STANDARD SPECIFICATIONS FOR CAST-IN-PLACE CONCRETE. ALL MANHOLES INSIDE DIAMETER OF 48 INCHES, INCLUDING THE MANHOLE FRAME SHALL BE SECURED TO THE MANHOLE WITH MASTIC OR MORTAR.
15. UNFINISHED SURFACES OF ALL MANHOLES FEET SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY SEWERS WHEN THEY ARE PARALLEL. WHENEVER THERE IS AN INTERSECTION OF SEWERS, THE VERTICAL DISTANCE BETWEEN THE SEWERS SHALL BE MAINTAINED BETWEEN THE SIDES OF THE PIPES, AND THE SEWER JOINTS ARRANGED SO THEY ARE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER MAIN. ALL SEWER JOINTS SHALL BE MAINTAINED TO ALLOW SEWER TO CROSS OVER THE TOP OF A WATER MAIN, THE FOLLOWING METHOD NOT TO BE USED: INSTALLED UNDER THE WATER MAIN. ALL SEWERS SHALL BE CONSTRUCTED EQUAL TO THE WATER MAIN PIPE FOR A DISTANCE TEN (10) FEET ON EACH SIDE OF THE INTERSECTION. THE PRESSURE-TESTED TO INSURE WATER TIGHTNESS PRIOR TO BACKFILLING.
16. ALL SANITARY SEWERS SHALL BE TESTED IN KEEPING WITH VILLAGE REQUIREMENTS. ALL SEWERS SHALL BE CLEANED AND INSPECTED TO A MINIMUM DIAMETER/FEET/DAY. ALL SANITARY & STORM SEWERS MUST BE TELEVISIONED AND RECORDS KEPT FOR 1 YEAR. ALL RECORDS SHALL BE HANDWRITTEN (TYPED) LOGS AND DELIVERED TO THE VILLAGE ENGINEER. AIR TESTING AND DEFLECTION TESTING OF ALL SANITARY SEWERS IS REQUIRED.
17. CONSTRUCTION SHALL CONFORM TO "LANDLORDS REGULATIONS STANDARDS FOR SEWERAGE" LATER EDITIONS. THE VILLAGE ENGINEER HAS THE FINAL SAY IN CASE OF CONFLICTS WITH THE VILLAGE OF PALATINE PRECEDENCE.
18. ALL MANHOLES, CATCHBASINS & VALVE VAULTS IN STREET SHALL BE SET IN A FULL DEPTH GRADUATION SHAPE.

1. ALL PROPOSED PAVEMENT AREAS SHALL BE STRIPPED OF ALL TOPSOIL AND SUBSOIL, AND GRASS AND EXCAVATED OR FILLED TO WITHIN 0.10 FEET OF DESIGN SURFACE.
2. THE SUBGRADE SHALL BE FREE OF ALL UNSUITABLE MATERIAL AND SHALL BE COMPACTED TO A MINIMUM 95 PERCENT OF MODIFIED PROPERTIES.
3. THE SUBGRADE SHALL BE INSPECTED BY A QUALIFIED SOILS TESTING LABORATORY REPRESENTATIVE.
4. STOCKPILING OF SOIL SHALL BE AT LOCATIONS DESIGNATED BY OWNER, AND SHALL BE COVERED ON THE DAY OF DEPOSIT.
5. THE EARTHWORK CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF SOIL MATERIAL FROM THE UNDERGROUND CONDUITS, PREPARING THE CONDUITS TO RECEIVE THE DRAINAGE, AND TO THE CONTRACTOR TO INSURE TO FINISHED GRADE, GRADING OR DRAINAGE SWALES, AND ALL OTHER TASKS AS DIRECTED BY THE OWNER OR ENGINEER.
6. THE QUANTITIES CONTAINED IN THESE DOCUMENTS ARE APPROXIMATE AND THE CONTRACTOR SHALL BE RESPONSIBLE TO THE CONTRACTOR IN DETERMINING ALL QUANTITIES AND TO BECOME FAMILIAR WITH THE SITE AND SOIL CONDITIONS.
7. THE EARTHWORK CONTRACTOR IS RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE AT THE CONCLUSION OF EACH WORKING DAY.
8. THE PAVING CONTRACTOR IS RESPONSIBLE FOR THE FINAL SUBGRADE PREPARATION, THE PAVEMENT BASE, BINDER, AND SURFACE, AND ALL FINISHING AND/OR RELATED WORK ASSOCIATED WITH THE PAVING OPERATION.
9. THE PROPOSED CURB AND GUTTER AND PAVEMENT SHALL BE OF THE TYPE AND THICKNESS AS SPECIFIED IN THE ENGINEERING DRAWINGS, AND SHALL BE CONFORMANT IN STRICT CONFORMANCE WITH THE INTERFERENCED STANDARD SPECIFICATIONS, AND THE REQUIREMENTS OF THE VILLAGE OF OPAKA.
10. THE COMBINATION CURB AND GUTTER SHALL BE CONSTRUCTED OF 18.0" C/C SLAB CONCRETE AND SHALL BE IN STRICT CONFORMANCE WITH THE PROVISIONS OF SECTION 720.04 OF STANDARD SPECIFICATIONS, CURRENT EDITION. ALL CURBS SHALL BE BROOM FINISHED.
11. CURING AND PROTECTION OF ALL CONCRETE SHALL BE IN STRICT CONFORMANCE WITH THE PROVISIONS OF SECTION 720.13 OF STANDARD SPECIFICATIONS, CURRENT EDITION.
12. THE CURB AND GUTTER SHALL HAVE TWO (2) 3'-4" LONG PREMAILOWED FIBER REINFORCED PLATES WITH 18" ON-CENTER LONG PLACING AND STEEL REINFORCED DOSEL BARS AT 100'-FOOT INTERVALS, AT ALL PC'S AND PTC'S. ALL CURB REINFORCING SHALL BE 100% WELDED. THE CURB SHALL BE CONSTRUCTED AT 10'-FOOT INTERVALS. THE COST OF THESE JOINTS SHALL BE INCIDENTAL TO THE CURB AND GUTTER.
13. DEPRESSURE CURB SHALL BE PROVIDED FOR HANDICAPPED RAMPS AT ALL SIDEWALKS.

1. STRIPPING & STOCKPILING OF TOPSOIL AND ROUGH GRADING.
2. PLACEMENT OF ALL SILT FENCE AS SOON AS BASINS ARE COMPLETED.
3. FINAL GRADING AND CONSTRUCTION.
4. ESTABLISH PERMANENT VEGETATION OR EROSION CONTROL MATTING DURING THE FIRST POSSIBLE GROWING SEASON.

1. SOIL DEPOSITS LEFT ON EROSION CONTROL DEVICES WILL BE REMOVED AFTER EACH RAINFALL.
2. IF PART OF THE SILT FENCE DETERIORATES DURING THE CONSTRUCTION, IT WILL BE REPLACED. SILT FENCES SHALL BE INSPECTED AND REPAIRED DAILY.
3. AFTER THE COURSE OF CONSTRUCTION AND AFTER GRASS HAS TAKEN, EROSION CONTROL DEVICES WILL BE REMOVED. SWALES WILL BE GRADED TO CONFORM TO THE PROPOSED GRADING PLAN, AND GRASS WILL BE PLACED IN THESE AREAS.

ALL STOCK PILES SHALL BE SILT FENCED & TEMPORARILY SEEDED.
ALL TEMPORARY SEEDING SHALL BE DONE WITHIN 7 DAYS OF ROUGH
GRADING. ALL PERMANENT SEEDING SHALL BE DONE WITHIN 7 DAYS
OF FINAL GRADING.
ALL STORM RUNOFF TO BE COLLECTED & CONVEYED TO THE DETENTION
BASIN VIA STORM SEWERS.
MAINTENANCE CONTRACTS SHALL BE SEDED & NETTED OR SODDED AND
SHALL BE INSPECTED AFTER EACH 1/2" RAINFALL. ANY MAINTENANCE REQUIRED
SHALL BE DONE IMMEDIATELY.
ALL SWALES SHALL BE PROTECTED BY ROCK CHECK DAMS PER DETAIL @ 50'
INTERVALS, ACCORDING TO CONSERVATION PRACTICES #310.

SCHEDULE OF CASTINGS			
	GRASS AREA	PAVEMENT AREA	IMPROV.
VALVE VAULTS	R-1712-C	R-1712-C	"WATER
CASTINGMAN TYPE A	R-4340-B	R-3009-B R-3009-B WITH 1/2" OF COARSE SAND ON TOP OF R-3009-B	NONE
STORM MANHOLE TYPE A	R-1712-C	R-1712-C	"STORM
SANITARY MANHOLE TYPE A	R-1712-C	R-1712-C	"SANITARY
SANITARY IMPROVE TYPE	PS-1 PLASTIC COATED BY APPROVED EDSON	PS-1 PLASTIC COATED BY APPROVED EDSON	NONE

ALL CASTINGS SHALL BE NEENAH OR APPROVED EQUAL
ALL SANITARY MANHOLES SHALL BE NEENAH OR APPROVED EQUAL
ALL SANITARY MANHOLES LIDS SHALL
BE SET 1/2" ABOVE FINISHED SURFACE
CONCEALED PICKLE.

USE	MATERIAL	GRADE SPEC.	JOINT SP.
STORM	R.C.P.	N C-76	O-RING JOINT C=44.3
SANITARY SERVICE	P.V.C.	SDR-26 ASTM D-3034	ASTM F-481 GASKET F-
SANITARY SEWER	P.V.C.	SDR-35 ASTM D-3034	ASTM F-481 GASKET F-
WATER MAIN	D.I.P.	C15.2 ASTM A106 C15/A106	AKS/AWS ASTM E-33 ASTM E-33

NOTE:
 1. MINIMUM REQUIREMENT ALL SEWER PIPES BE MD
 2. ALL WATER MAIN WITHIN THE CITY LIMITS SHALL MEET STANDARD
 FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS



SPIES
& ASSOCIATES, INC.
Civil Engineers - Land Surveyors

REVISIONS	
PER VILLAGE 08-10-26	

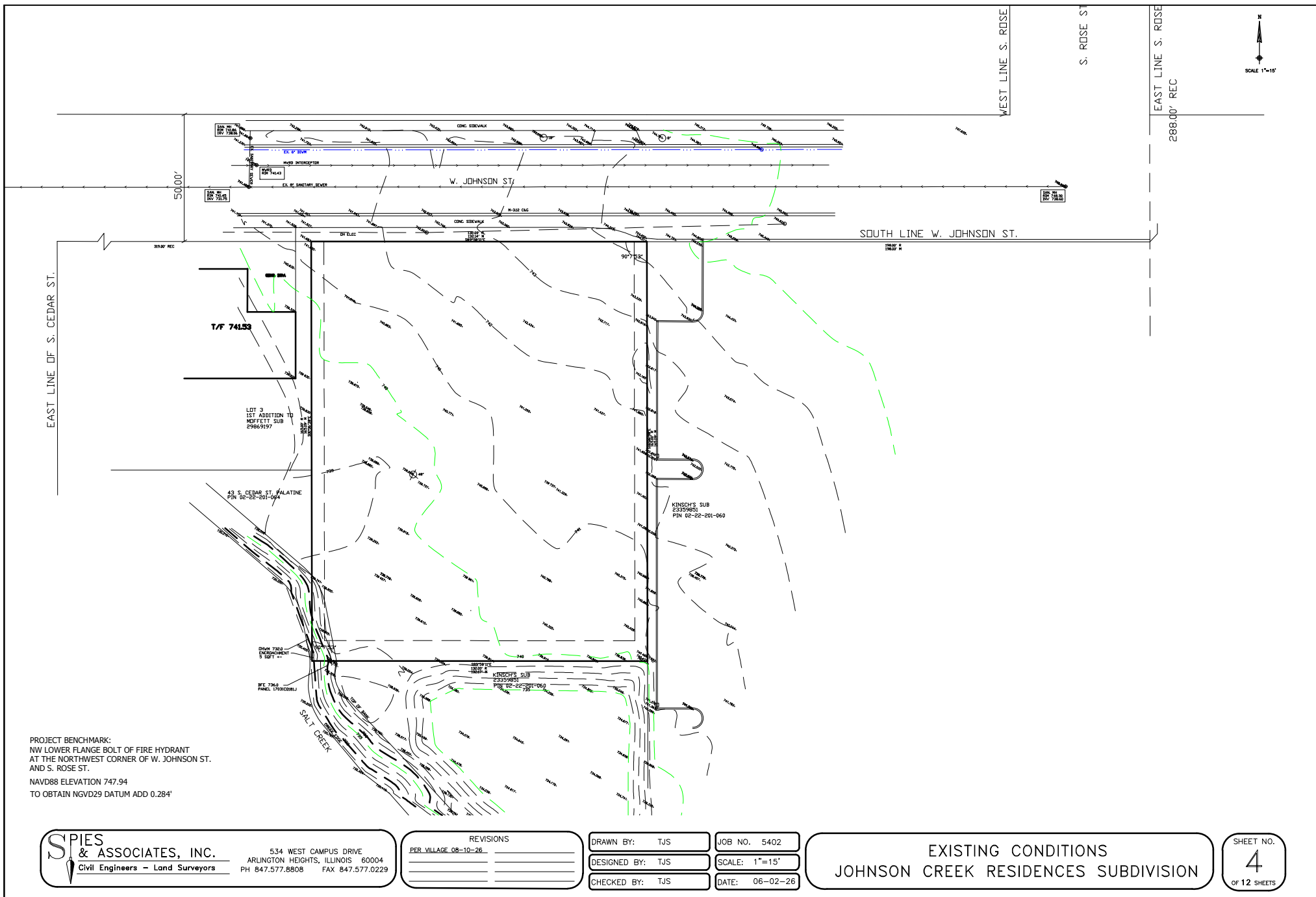
JOB NO. 5402

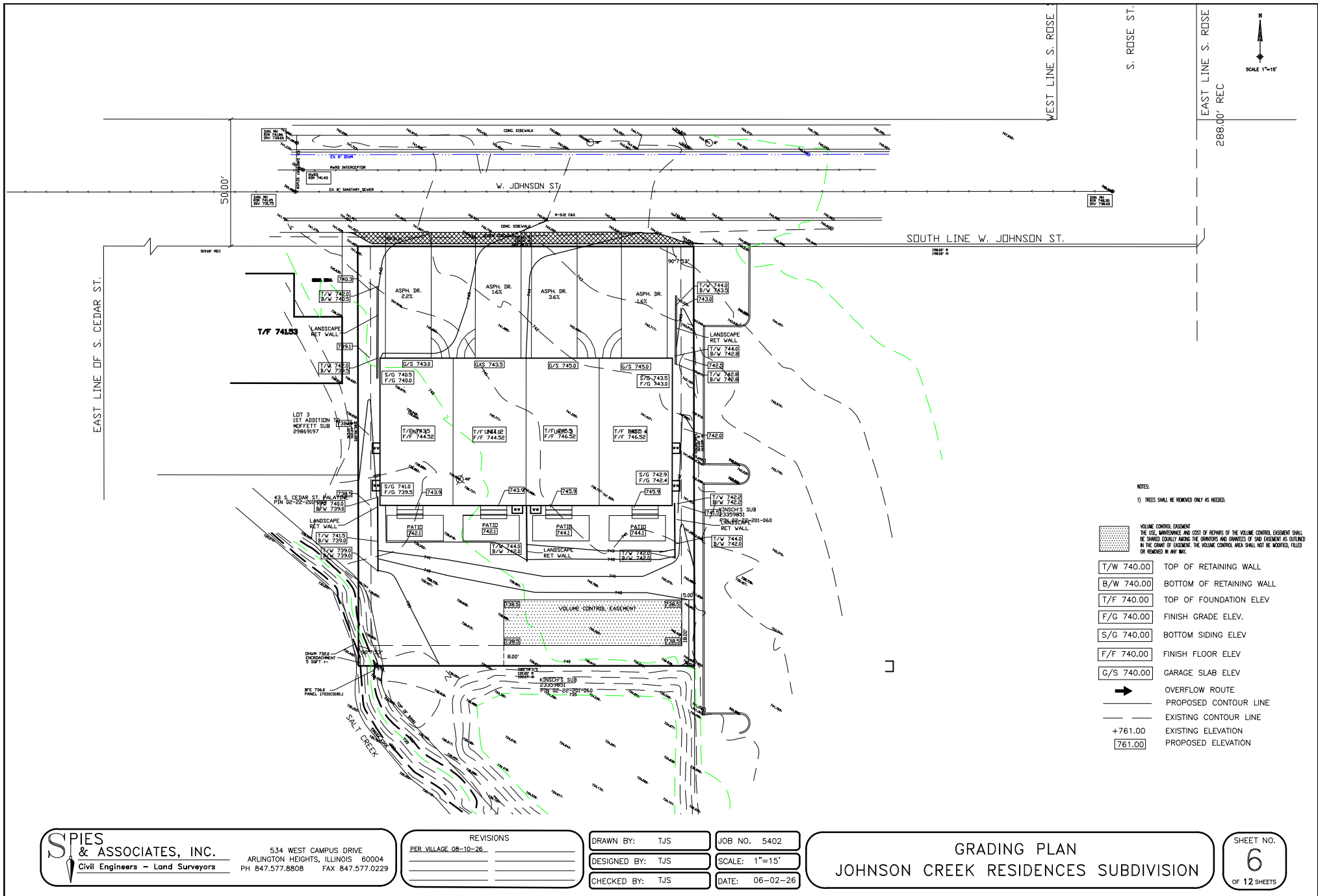
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DATE: 06-02-26

GENERAL NOTES
JOHNSON CREEK RESIDENCES SUBDIVISION

3
OF 12 SHEETS





SPIES & ASSOCIATES, INC.
Civil Engineers - Land Surveyors

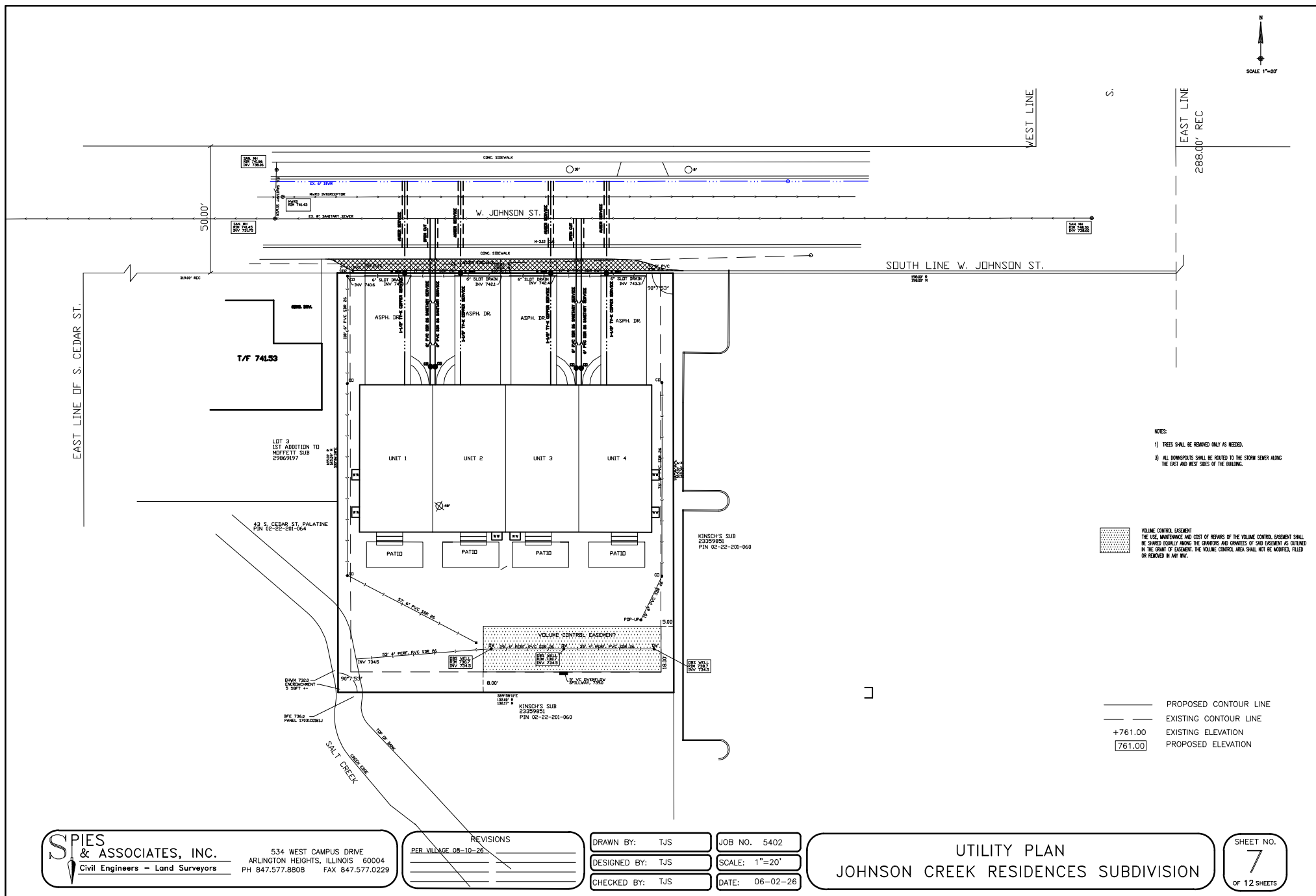
534 WEST CAMPUS DRIVE
ARLINGTON HEIGHTS, ILLINOIS 60004
PH 847.577.8808 FAX 847.577.0229

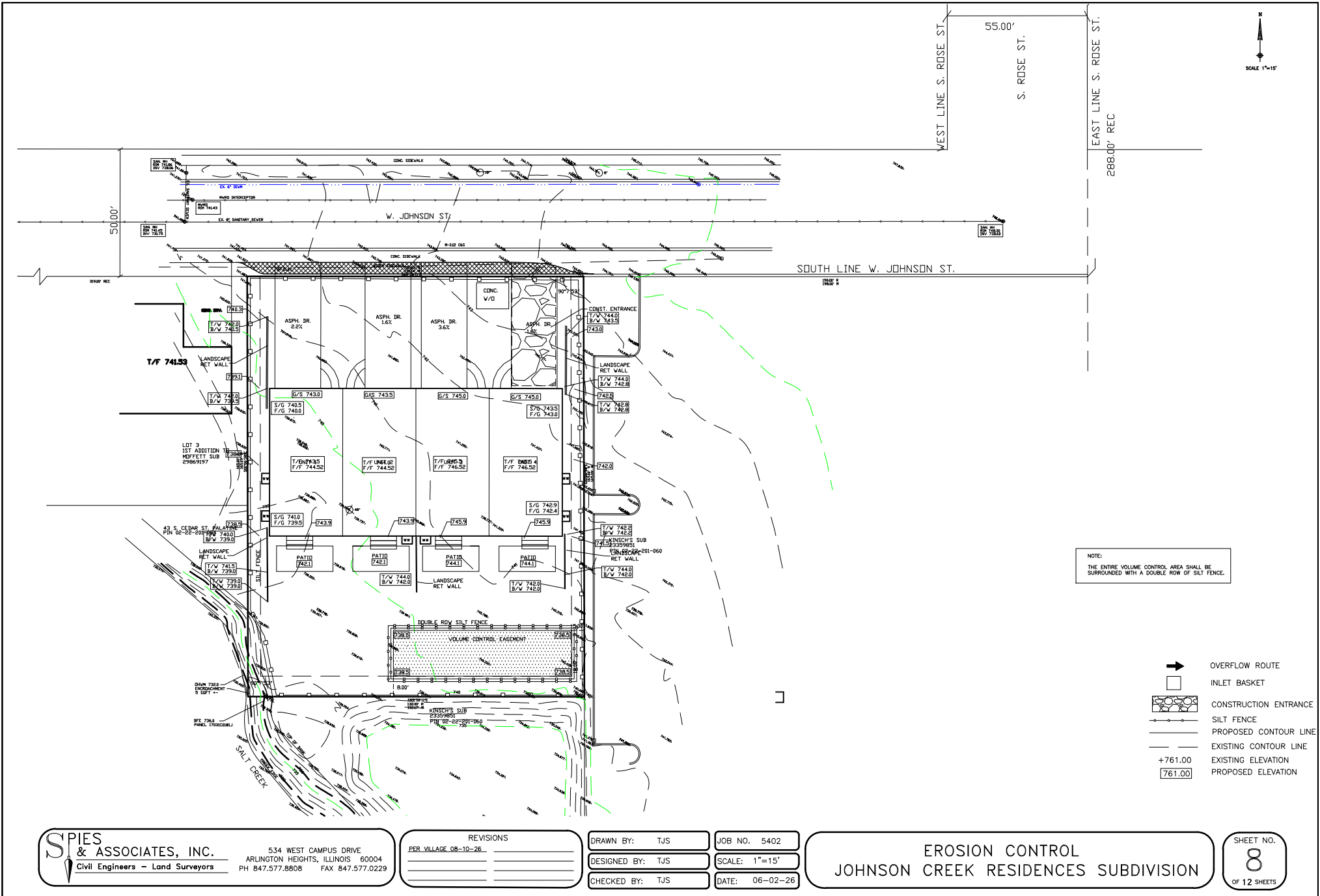
REVISIONS	
PER VILLAGE 08-10-26	

DRAWN BY:	TJS	JOB NO.	5402
DESIGNED BY:	TJS	SCALE:	1"=15'
CHECKED BY:	TJS	DATE:	06-02-26

GRADING PLAN
JOHNSON CREEK RESIDENCES SUBDIVISION

SHEET NO.
6
OF 12 SHEETS





SPIES & ASSOCIATES, INC.
Civil Engineers - Land Surveyors

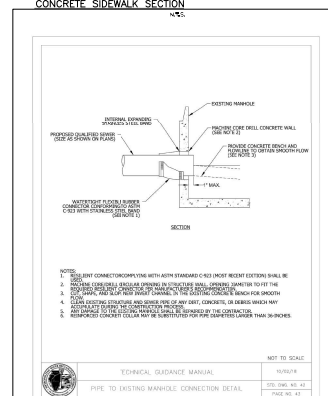
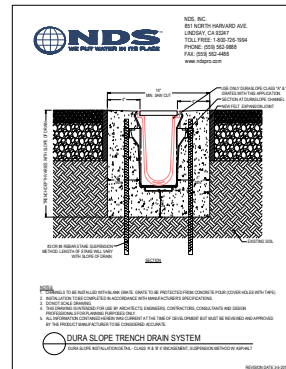
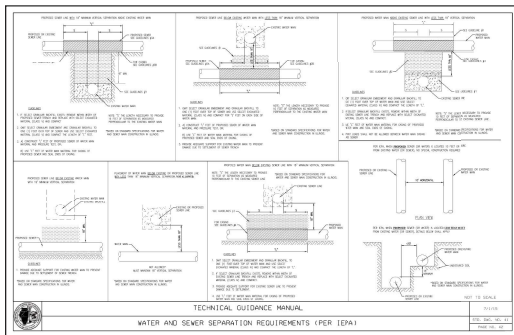
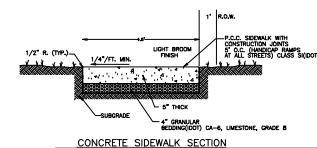
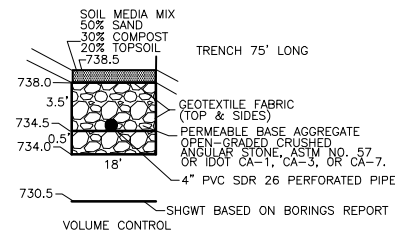
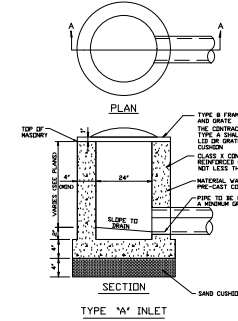
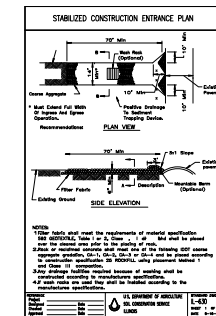
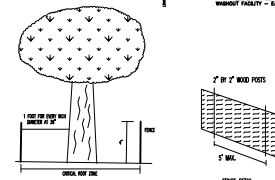
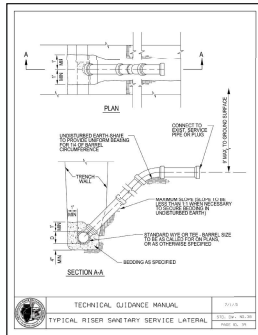
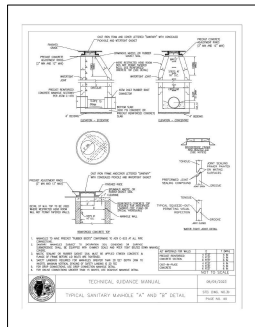
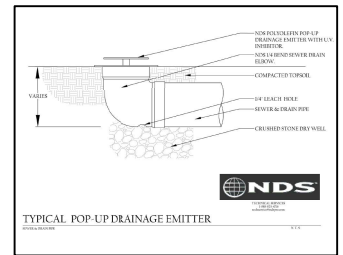
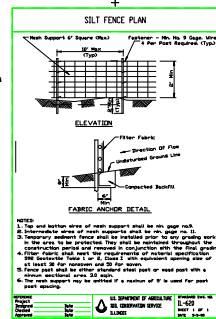
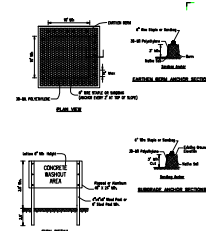
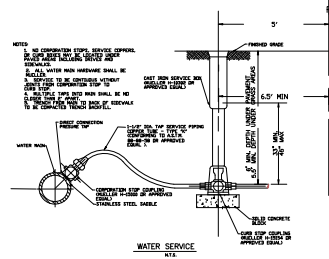
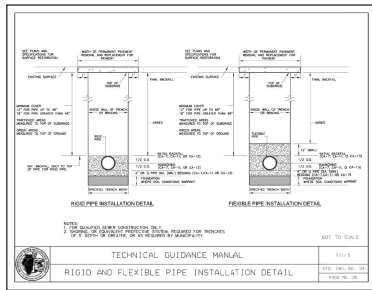
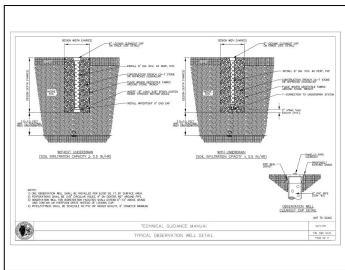
534 WEST CAMPUS DRIVE
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PH 847.577.8808 FAX 847.577.0229

REVISIONS	
PER VILLAGE 08-10-26	

DRAWN BY:	TJS	JOB NO.	5402
DESIGNED BY:	TJS	SCALE:	1"=15'
CHECKED BY:	TJS	DATE:	06-02-26

**EROSION CONTROL
JOHNSON CREEK RESIDENCES SUBDIVISION**

SHEET NO.
8
OF 12 SHEETS



SPIES & ASSOCIATES, INC.
Civil Engineers - Land Surveyors

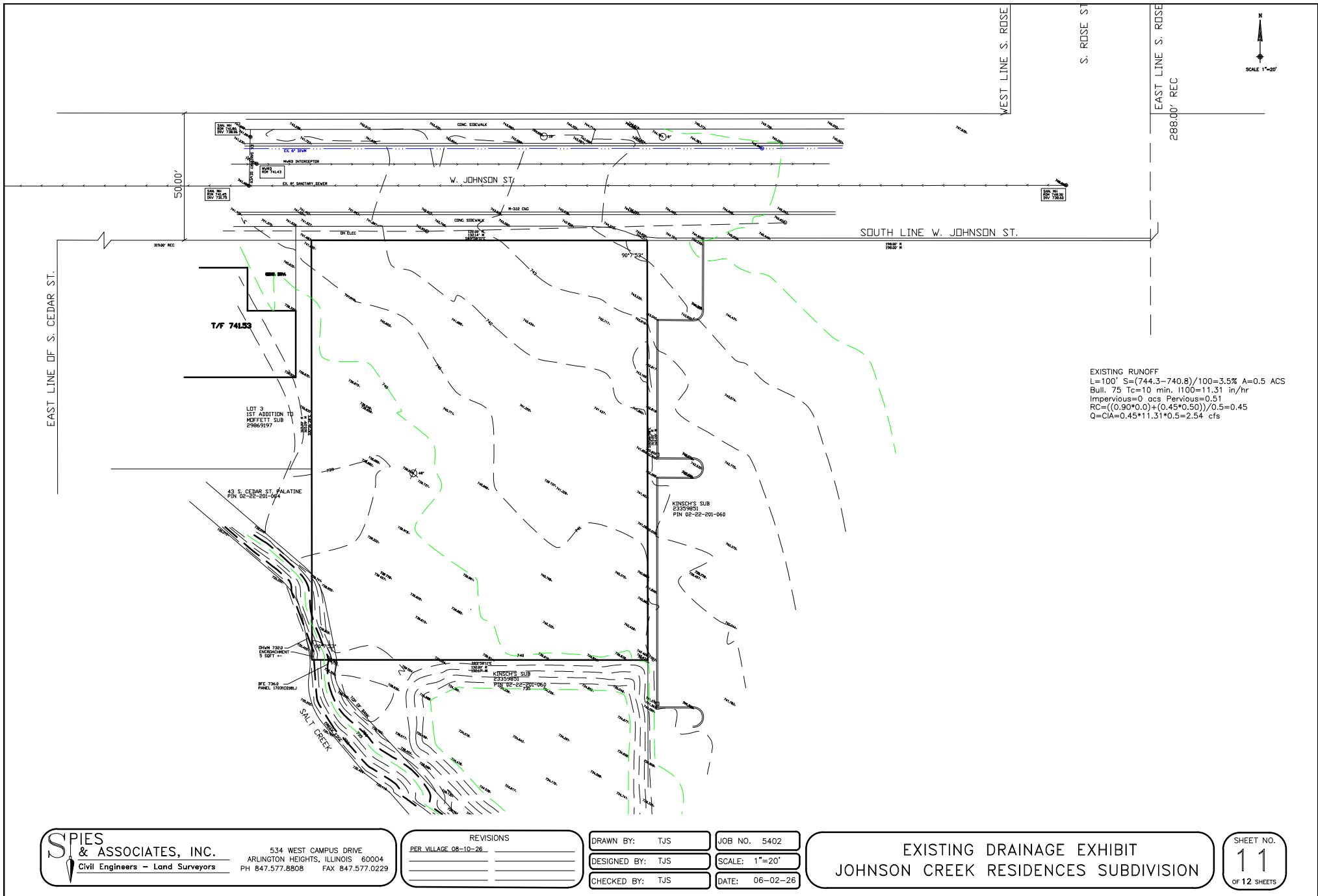
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PH 847.577.8808 FAX 847.577.0229

REVISIONS
PER VILLAGE 08-10-26

DRAWN BY: TJS
DESIGNED BY: TJS
CHECKED BY: TJS
JOB NO. 5402
SCALE:
DATE: 06-02-26

DETAIL SHEET
JOHNSON CREEK RESIDENCES SUBDIVISION

SHEET NO.
10
OF 12 SHEETS



SPIES & ASSOCIATES, INC.
 Civil Engineers - Land Surveyors

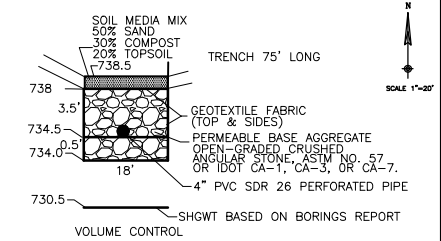
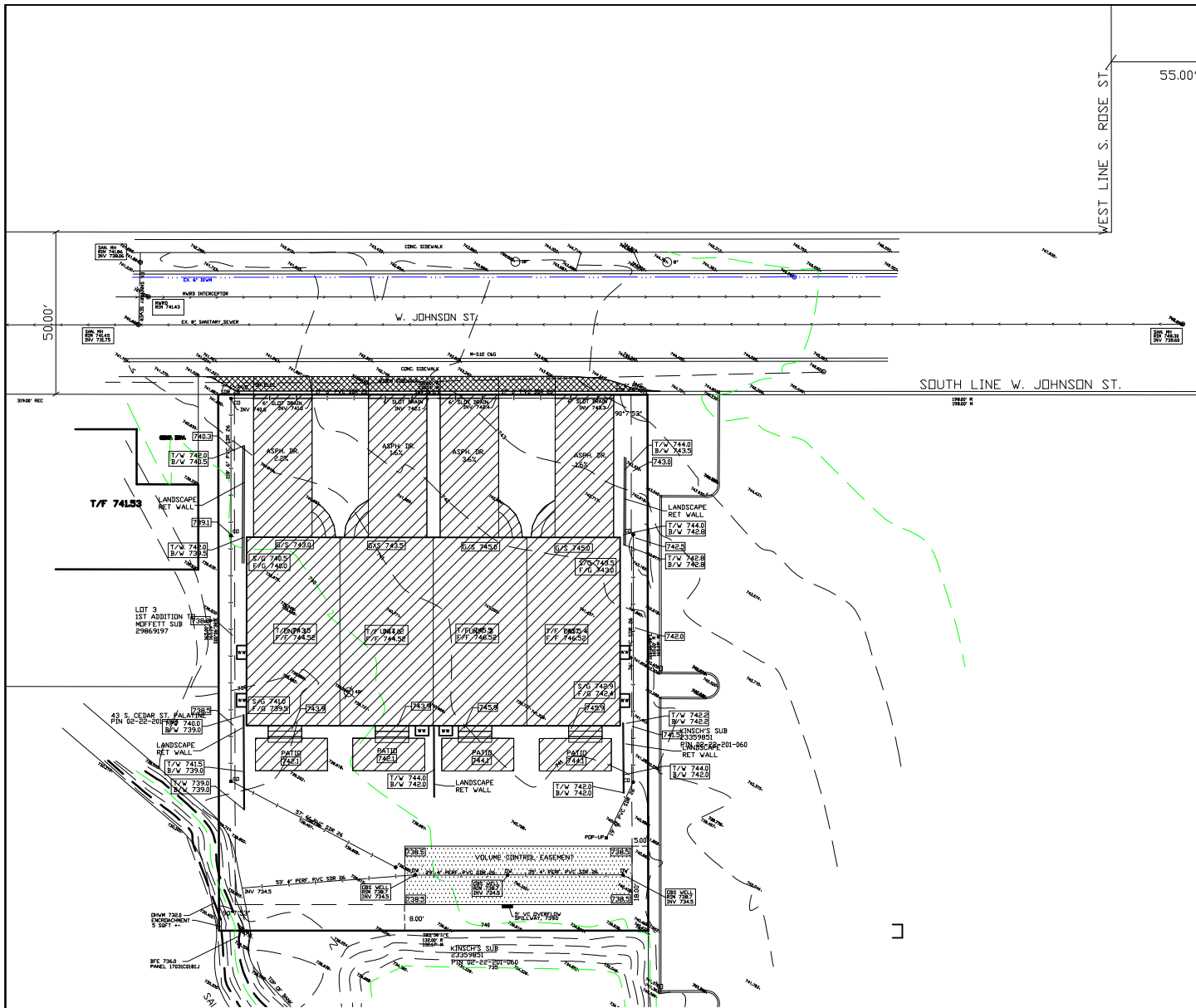
534 WEST CAMPUS DRIVE
 ARLINGTON HEIGHTS, ILLINOIS 60004
 PH 847.577.8808 FAX 847.577.0229

REVISIONS	
PER VILLAGE 08-10-26	

DRAWN BY:	TJS	JOB NO.	5402
DESIGNED BY:	TJS	SCALE:	1"=20'
CHECKED BY:	TJS	DATE:	06-02-26

EXISTING DRAINAGE EXHIBIT
JOHNSON CREEK RESIDENCES SUBDIVISION

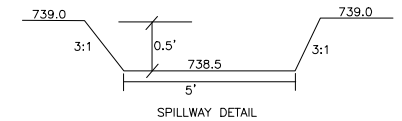
SHEET NO.
11
 OF 12 SHEETS



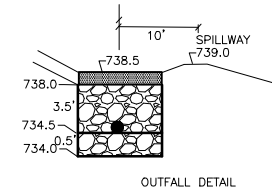
BOTTOM OF FACILITY 733.5
 SHGWT SEPARATION 730.5
 3.0 FEET

VOLUME TYPE	AREA, SF	DEPTH, FT	POROSITY	VOLUME
ABOVE INVERT	1,350	3.5	0.36	$0.5 \times 0.36 \times 1350 \times 3.5 = 850$ CF
BELOW INVERT	1,350	0.5	0.36	$0.36 \times 1350 \times 0.5 = 243$ CF
TOTAL				1,093 CF = 0.025 AC-FT

TOTAL VOLUME REQUIRED 958 CF = 0.022 AC-FT



CAPACITY BROAD CRESTED WEIR
 $Q = 3.367(L)(H^{3/2})$
 $C = 3.367(5)(0.35) = 5.89$ CFS $L = 3'$ $H = 0.5'$
 $Q_{100} = 3.84$ CFS OK



LOWEST ADJACENT GRADE
 OVERFLOW ELEVATION HAS BEEN SET AT 739.0
 LOWEST ADJACENT GRADE TO ANY RESIDENCE IS 740.0 ALONG THE WEST SIDE OF LOT 1

PROPOSED RUNOFF
 $L = 100'$ $S = (744.3 - 740.8) / 100 = 3.5\%$ $A = 0.5$ ACS
 Bull. 75 $T_c = 10$ min. $I_{100} = 11.31$ in/hr
 Impervious = 0.26 acs Pervious = 0.24
 $RC = ((0.90 \times 0.26) + (0.45 \times 0.24)) / 0.5 = 0.68$
 $Q = CIA = 0.68 \times 11.31 \times 0.5 = 3.84$ cfs

100% OF THE IMPERVIOUS RUNOFF IS TOP LOADED.

SPIES & ASSOCIATES, INC.
 Civil Engineers - Land Surveyors

534 WEST CAMPUS DRIVE
 ARLINGTON HEIGHTS, ILLINOIS 60004
 PH 847.577.8808 FAX 847.577.0229

REVISIONS
 PER VILLAGE 08-10-26

DRAWN BY: TJS

JOB NO. 5402

DESIGNED BY: TJS

SCALE: 1"=20'

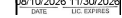
CHECKED BY: TJS

DATE: 06-02-26

PROPOSED DRAINAGE EXHIBIT
 JOHNSON CREEK RESIDENCES SUBDIVISION

SHEET NO.
12
 OF 12 SHEETS

2024 ILLINOIS ENERGY CONSERVATION CODE



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ENERGY COMPLIANCE: PRESCRIPTIVE METHOD		
2024 INTERNATIONAL ENERGY CODE		
CLIMATE ZONE 5A		
LINE ITEM	REQUIRED	NOTES
WINDOWS	0.28	PENETRATION U-FACTOR
	NR	PENETRATION SHGC
	0.50	SKYLIGHT U-FACTOR
	NR	SKYLIGHT SHGC
CEILING / ATTIC	R-48	SEE 402.2 FOR EXCEPTION
WALLS	R-20 + 5	HOOD FRAMED 2x6 WALLS
	R-15+ 10G1	HOOD FRAMED 2x6 WALLS
FLOORS	R-13	● PERIMETER
DOOR, WALL (FINISHED)	R-1 cavity	CONTINUOUS BLANKET R-5
CEILING	R-0	ATTIC / BASEMENT INTER- THERMAL ENVELOPE
DOOR, SLAB	R-10 for 3 FT.	PERIMETER UNDER-SLAB ISOL. FOR 3' W/AND
	R-10 for 3 FT.	

INSULATION R-VALUE SHALL BE INDICATED ON THE RPLAN, OR CERTIFICATION OF THE INSTALLED R-VALUE SHALL BE PROVIDED AT THE DISCRETION BY THE INSULATION INSTALLER.

THE REQUIRED GLAZING U-FACTOR IS MAX. 28 BTU/H·FT²·°F.

8% OF THE CERTIFIED WINDOW AREA SHALL BE EXEMPT FROM THE U-FACTOR REGIMT.

PROVIDE MIN R-10 INSULATION AROUND MECHANICAL DUCTS INSTALLED INSIDE THE BUILDING BUT OUTSIDE THE CONDITIONED SPACE.

MIN INSULATION THICKNESS AROUND HVAC PIPING IS 1/2" THICK FOR LOW PRESSURE/ LOW TEMPERATURE.

100% OF PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN 100 HIGH EFFICIENCY LAMPS.

REFER TO SHEET MPE FOR FURTHER ENERGY CODE NOTES

Page 10 of 10

**WARREN JOHNSON
ARCHITECTS, INC.**

19 N. Greeley St. Palatine, IL 60067
T (847) 359-9616

FIRST FLR.
6670 SQ FT

SECOND FLR.
5644 SQ FT

12,364 SF TOT.
(FAR)



SEE CIVIL ENGINEERING PLANS
as prepared by SPIES & ASSOC., INC.

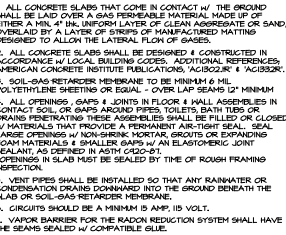
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PROPOSED
TOWNHOMES
315 W. JOHNSON ST.
PALATINE, IL

PROPOSED SITE PLAN

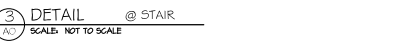
SHEET

ST1



a Inspection of log walls shall be in accordance w/ the provisions of ICC-4000
b Insulation full enclosure is not required in unconditioned / ventilated attic space

ALL STAIR CONSTRUCTION SHALL CONFORM TO IRC
SECTION R315



2366 SF TOTAL HABITABLE - EACH UNIT



A1

PROVIDED TO THE INSPECTOR AT THE FOOTING INSPECTION.

SEE SHEET FRI FOR 1ST FLOOR

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

CONCRETE NOTE:
ALL CONCRETE FOR FOUNDATION WALLS, AND
COMPRESSIVE STRENGTH OF 3500 PSI.
ALL FOOTINGS, PIER'S SHALL BEAR ON UNIFORM
CARRYING 3000 PSI MIN. AND BE A MIN.
CONCRETE EXPOSED TO WEATHER TO HAVE
4" TO BE 50-70% AIR ENTRAINMENT.
ALL ORGANIC MATERIAL, INCLUDING TOPSOIL
DEBRIS SHALL BE REMOVED PRIOR TO
STOOPS

FOUNDATIONS EXPOSED TO SLAB WATER
UNDERPINNING IN AREAS OF HIGH WATER TABLE
SUMP DUMPS, UNDERPANS, DRAINAGE & OTHER
DRAINAGE TO STORM SEWER SYSTEM AS REQ.
SOILS NOTE:
IT IS RECOMMENDED THAT THE SOILS BEARING
CAPACITY BE OBTAINED FROM A GEOTECHNICAL
PROVIDED TO THE INSPECTOR AT THE FOOTING



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



08/10/2025 11:30:2025
DATE: BY: EJP/BS

PITCHED ROOF NOTES

ARCHITECTURAL ASPHALT SHINGLES ON 3/8" ROOF FELLT (OR AS RECOMMENDED BY ROOF MFR.)
5/8" CDX PLYWOOD SHEATHING
PROVIDE CONT. MTL. FLASHING @ ALL ROOF/HALL CONNECTIONS (TYP.)
5/8" DRYWALL ON ALL CEILING
FOR ICE DAM PROTECTION:
PROVIDE 2 LAYERS OF UNDERLAMENT OR A SELF-ADHERING POLYMER SHEET SHALL EXTEND A MIN. OF 36" FROM THE INTERIOR SIDE OF WALL.
PROVIDE ICE WATER SHIELD @ CONT. MTL. FLASHING AT ALL ROOF/HALL INTERSECTIONS (TYP.)
PROVIDE CONT. RIDGE VENT ON ALL ROOF RIDGES.
VENTILATION:
WHERE RIDGE VENTS ARE UTILIZED, RIDGE VENTS SHALL PROVIDE 1/2 OF THE REQUIRED VENTILATION, W/ THE BALANCE BEING PROVIDED BY THE EAVE OR CORNICE VENTS.
THE VENTILATION OPENINGS SHALL BE COVERED W/ NON-CORROSIVE FRESH OR OTHER APPROVED MATERIAL, W/ THE OPENINGS BEING NOT MORE THAN 1/4" PROVIDE SYNOGRAM AIR DAMPERS @ EACH RAFTER BAY FOR MIN. 1" AIR CIRCULATION

SEE SHEET A5 FOR WINDOW SCHED.

ISSUE DATES / REVISIONS	DATE
FOR PERMIT / RED ISSUE	8/10/25
FOR PERMIT / RED ISSUE	7/26/25
OWNER REVIEW	4/1/25
VILLAGE ZONING REVIEW	3/27/25
CLIENT REVIEW	2/27/25

WARREN JOHNSON ARCHITECTS, INC. 19 N. GREELEY ST. PALATINE, IL 60067

DATE: 08/07/25

DRAWN BY: BLT
CHECKED BY: WJA

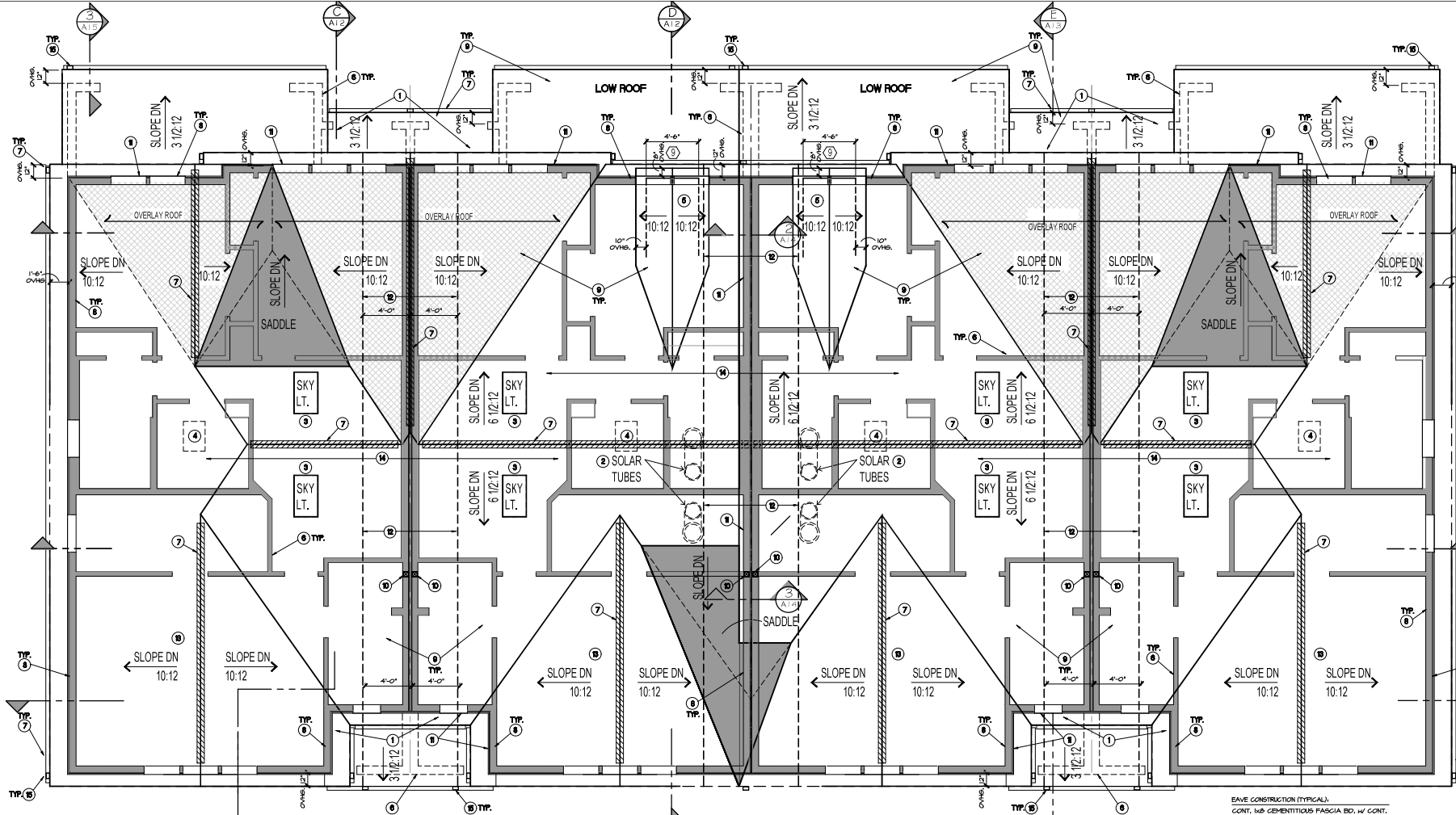
DATE: 08/07/25

PROPOSED
TOWNHOMES
315 W. JOHNSON ST.
PALATINE, IL

PROPOSED
ROOF PLAN

SHEET

A4



ROOF PLAN NOTES

- LOW ROOF BELOW. PROVIDE ROOF-TO-WALL VENT. ALSO PROVIDE CONT. ICE WATER SHIELD ON WALLS & CONT. METAL FLASHING ALONG ALL ROOF/HALL CONNECTIONS.
- SOLARTUBE (OR APPROVED EQUAL) THRU ROOF. PROVIDE FLASHING / SEAL ALL AROUND FOR WEATHERTIGHT ROOF PENETRATION. LOCATE SOLARTUBES OUTSIDE FIRE-RESIST. ROOF AREA. (SEE EXTERIOR ELEVATIONS)
- SKYLIGHT THRU ROOF. PROVIDE FLASHING / SEAL ALL AROUND FOR WEATHERTIGHT ROOF PENETRATION. TRUSS MFR. TO PROVIDE FRAMED OPENING IN ROOF TRUSS DESIGN.
- INSULATED 22"x30" ATTIC HATCH. TRUSS MFR. TO PROVIDE FRAMED OPENING IN TRUSS LAYOUT FOR HATCH OPENING. PROVIDE FULL R-48 INSULATION ON HATCH OPENING. PROVIDE FULL CHAIN LIGHT WITHIN REACH.
- 2x4 FRAMED DORMER CONSTRUCTION CENTERED ON WINDOW BELOW. (SEE EXT. ELEVATIONS) TRUSS SUPPLIER TO ACCOMMODATE ADDITIONAL LOADING OF DORMER CONSTR. & ROCK SHEET AS REQUIRED.
- OUTLINE OF WALLS BELOW (TYP.).
- CONTINUOUS RIDGE VENT.
- PROVIDE SIMPSON STEEL HEAVY GAUGE HURRICANE CLIPS FOR ALL TRUSS CONNECTIONS TO PLATES. SHINGLES SHALL BE OF A 30 Lb CLASS "X" LABEL OR BETTER (R05.2.4).
- SEE SECTION 6/P4 FOR ORDER TO PLATE CORRECTION THIS AREA.
- PROVIDE CONTINUOUS ICE/WATER SHIELD & METAL FLASHING @ ALL ROOF / WALL CONNECTIONS FOR WEATHERTIGHT CONDITIONS.
- 5/8" IN. FIRE-RESISTANT PLYWOOD SHEATHING - EXTEND MIN. 4'-0" ON EACH SIDE OF SHARED WALL.
- AT VALUED CEILING AREAS, PROVIDE 10-DENSITY 10" THICK R-38 CATHEDRAL TYPE CEILING INSULATION IN ALL VOLUME SPACES W/ VAPOR BARRIER TO THE RIDGE.
- PROVIDE (1) LAYER OF R-18 BATT INSUL. W/ VAPOR BARRIER TO THE INSIDE & R-30 BATT INSUL. ABOVE FOR A TOTAL OF R-48 INSULATION ABOVE ALL PLAT CEILING AREAS (TYP.).
- ALUMINUM GUTTERS & DOWNSPOUTS. PROVIDE INDIRECT GUTTER CONNECTION TO THE STORM SEWER SYSTEM. PROVIDE DRAINABLE SCREENING ON OPEN ENDS OF UNDERGROUND PIPING AT GAP AT BRIDGE.

NOTE: ALL DOWNSPOUTS & FOOTING DRAINS SHALL CONNECT TO THE STORM SEWER SYSTEM.

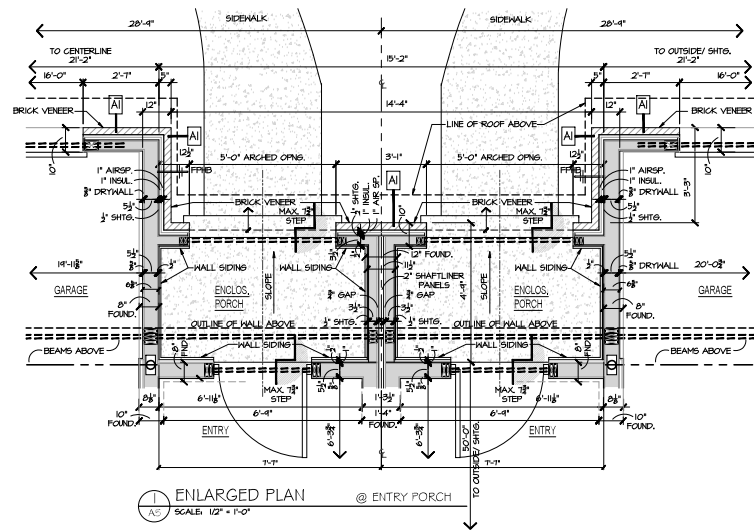
EAVE CONSTRUCTION (TYPICAL).
CONT. 5/8" CEMENTITIOUS FASCIA BD. W/ CONT. 5/4" x 8" CEMENTITIOUS FASCIA BD.
ALUM. GLAD PERFORATED SOFFIT
ALUM. GUTTER & DOWNSPOUTS
CONNECT TO UNDERGROUND DRAIN PIPING W/ AIR GAP.

PROPOSED ROOF PLAN

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

OVERLAY ROOF
ROOF SADDLE
CONT. ROOF VENT

FINAL TRUSS DESIGN BY TRUSS MANUFACTURER. SHOP DWGS. TO BE PROVIDED TO ARCHITECT FOR REVIEW & APPROVAL.
ALL TRUSSES TO HAVE 12" bali HEELS FOR INSULATION.
ALL TRUSSES ARE TO BE TIED TO TOP PLATES W/ MTL. TIE DOWN ANCHORS PER TABLE 802.11 (1R.C).
TRUSS MFR. TO PROVIDE REQUIRED ANCHOR DESIGN, TRUSS GIRDER BEARING PLATES & DETAILING.



WINDOW SCHEDULE									
NO.	LOCATION(S)	TYPE	UNIT SIZE (INCHES)	LIGHT	VENT	HEAD HT. ABOVE FLOOR	REMARKS		
1	GARAGE	CASEMENT	36x42	7.6	7.41	7'-0"	3, 7		
2	GARAGE	FIXED TRANSOM	36x24	9.5	---	9'-0"	3, 4		
3	KITCHEN	CASEMENT	36x42	7.6	7.41	7'-0"	3, 7		
4	KITCHEN	FIXED TRANSOM	36x24	9.5	---	9'-0"	3, 4		
5	GREAT ROOM	CASEMENT	36x42	7.6	7.41	7'-0"	3, 7		
6	GREAT ROOM	FIXED TRANSOM	36x24	9.5	---	9'-0"	3, 4		
7	GREAT ROOM	FIXED	36x46	2.6	---	8'-0"	3		
8	BEDROOMS	CASEMENT	36x60	10.02	11.4	7'-1"	1, 2, 3, 7, 8		
9	BEDROOMS	FIXED TRANSOM	36x18	2.24	---	8'-1"	3, 4		
10	BEDROOMS	FIXED TRANSOM	36x12	1.60	---	8'-1"	3, 4		
11	BATH 2	OPERABLE TRANSOM	36x18	2.24	1.66	7'-1"	3, 6		
12	BATH 1	OPERABLE TRANSOM	36x18	2.24	1.66	7'-1"	3, 6		
13	MIC	CASEMENT	30x48	6.6	---	8'-0"	3, 7, 8		
14	DORMER	FIXED	30x48	6.6	---	---	see dormer detail		
15	BASEMENT	ESCAPE WINDOW	48x48	16.0	8.0	BTM/ OFNG. MAX. 44"	1, 2, 3		

WINDOW REMARK NOTES

- ENERGY STAR RATED 10 - 0.28 MAX. INSULATED GLASS
- MINIMUM 2" OF SILL HEIGHT TO WINDOW CESSING FROM FLOOR
- MINIMUM 2" OF SILL HEIGHT TO WINDOW CESSING FROM FLOOR
- MINIMUM 2" OF SILL HEIGHT TO WINDOW CESSING FROM FLOOR
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WINDOW NOTES

- CONTR. SHALL VERIFY FINAL WINDOW SIZES w/ ELEVATIONS, ROOF OPENING HEIGHT, OWNER & ARCHITECT PRIOR TO ORDERING WINDOWS.
- ALL WORK SHALL BE INCLUDED TO PROVIDE NEW WINDOWS. WORK SHALL INCLUDE, BUT NOT LIMITED TO, CASING, TAPING, PAINTING, INSULATION, CALC. DRYWALL & TRIM.
- ALL WINDOW SIZES ARE PER ANDERSEN WINDOWS 100 SERIES THERMAX CRITERIA w/ APPROVED EQUAL. WINDOWS ARE TO BE CASEMENT TYPE. FINAL WINDOW SIZES ARE TO BE SELECTED BY OWNER. SIZES SHOWN ON SCHEDULE TO RELATE TO SAME PRODUCTS FROM FINAL WINDOW MFR. SELECTED. WINDOW TO MEET THE 2024 EEC U-FACTOR REQUIREMENTS OF 0.28 MAX.
- ALL EXTERIOR WINDOW GLAZING TO BE BLACK IN COLOR - FINAL SELECTION BY OWNER.
- EVERY SLEEPING ROOM SHALL HAVE AT LEAST 1 OPERABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY EGRESS OR RESCUE.
- THE UNITS MUST BE OPERABLE FROM THE INSIDE TO A FULL CLEAR OPENING WITHOUT THE USE OF A KEY OR TOOL.
- WHERE WINDOWS ARE PROVIDED AS A MEASURE OF EGRESS OR RESCUE, THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44" ABOVE THE FLOOR.
- EGRESS WINDOW HILLS WITH A VERTICAL DEPTH GREATER THAN 44" BELOW THE ADJACENT GROUND LEVEL SHALL BE EQUIPPED WITH A PERMANENTLY AFFIXED LADDER OR STAIRS USABLE WITH THE WINDOW IN THE FULLY OPERABLE POSITION. RUNGS AT LEAST 12" WIDE, AT LEAST 3" FROM WALL, SPACED NO MORE THAN 18" VERTICALLY FOR FULL HEIGHT OF WINDOW HILL.
- MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24"
- MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20"
- VERIFY ALL FINISHES, HARDWARE, COLOR & MANUFACTURER'S w/ OWNER PRIOR TO ORDERING.
- ALL WINDOWS TO BE ENERGY STAR RATED w/ MAX U-VALUE OF 0.28. 4" SHALL HAVE CLEARLY INSULATED GLASS.
- ALL OPERABLE WINDOWS TO HAVE INSECT SCREENS.
- ALL WINDOWS w/ SILL HEIGHTS WITHIN 9" ABOVE FINISHED 1st DECK, WITHIN A STAIR, WITHIN 24" TO THE SINK OF A DOOR, OR ADJACENT TO A DOOR, ARE TO HAVE TEMPERED / SAFETY GLASS.
- ALIGN WINDOW HEAD HEIGHTS THROUGHOUT ENTIRE FLOOR. (7'-0" HEAD HEIGHT w/ transom above TYP. for 1st & 2nd FLOORS)
- PROVIDE TEMPERED GLASS WITHIN ANY WINDOW THAT MEETS ALL THE FOLLOWING CRITERIA:
 - THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 4 SQUARE FEET.
 - THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES ABOVE THE FLOOR.
 - THE TOP EDGE OF THE GLAZING IS MORE THAN 36" ABOVE THE FLOOR.
 - ONE OR MORE WALKING SURFACES ARE WITHIN 36" MEASURED HORIZONTALLY & 1" IN A STRAIGHT LINE, OF THE GLAZING.

DOOR NOTES

- ALL INTERIOR DOORS TO BE 4'-0" TALL UNLESS NOTED OTHERWISE (WHITE SOLID CORE) FINAL SELECTION BY OWNER.
- ALL DOORS TO HAVE 1/2" PAIR RINGS, LOCKSETS & STOPS UNLESS INDICATED OTHERWISE.
- ALL EXTERIOR DOORS TO HAVE ALUMINUM THRESHOLDS.
- PROVIDE EXTENDED JAMBES ON DOORS WITH THICKENED WALL FRAMING.
- ALL GLASS INSERTS IN DOORS OR ADJACENT TO DOORS TO BE TEMPERED / SAFETY GLASS.
- FINAL DOOR & HARDWARE TO BE SELECTED BY OWNER.
- MATCH GLAD EXTERIOR OF DOORS TO GLAD EXTERIOR OF WINDOWS EXCEPT ENTRY DOOR - FINAL SELECTION BY OWNER.
- EGRESS DOORS SHALL BE READILY OPERABLE FROM THE INSIDE OF A DWELLING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
- DOOR BETWEEN NOISE AND GARAGE TO BE 1/4" BLK. SOLID CORE TO PROVIDE MIN. 20 MINUTE FIRE-RATINGS. PROVIDE CLOSER ON DOOR.

DOOR SCHEDULE									
NO.	TYPE	LOCATION	STYLE	SIZE (INCHES)	FINISH	MATERIAL DOOR FRAME	THICKNESS	REMARKS	
1	EXT.	ENTRY	SWING	36x84	GLAD	F6	1 3/4"	1, 2, 3, 4, 5, 7, 8	
2	INT.	ENTRY	SLIDE BY	28x80	STAIN	HD	1 3/8"	17	
3	INT.	POWDER ROOM	SWING	30x60	STAIN	HD	1 3/8"	6	
4	INT.	PANTRY	SWING	30x60	STAIN	HD	1 3/8"	14	
5	EXT.	MID ROOM	SWING	32x80	MFR.	HM	1 3/4"	2, 6, 9, B	
6	INT.	MID ROOM	POCKET	32x80	STAIN	HD	1 3/8"	16	
7	EXT.	GREAT ROOM	SLIDER	82x46	GLAD	F6	1 3/4"	2, 3, 7, 8, 10, 17	
8	EXT.	GARAGE	OVERHEAD	102x46	GLAD	F6	5/16"	3, 8, 12	
9	INT.	STAIR	SWING	32x80	STAIN	HD	1 3/8"	14, 18	
10	INT.	BEDROOM 3	SWING	30x80	STAIN	HD	1 3/8"	6	
11	INT.	LINEN	SWING	20x80	STAIN	HD	1 3/8"	15	
12	INT.	BEDROOM 2	SWING	30x80	STAIN	HD	1 3/8"	6	
13	INT.	LINEN	BI-FOLD	20x80	STAIN	HD	1 3/8"	15	
14	INT.	BATH 2	SWING	30x80	STAIN	HD	1 3/8"	6	
15	INT.	LAUNDRY ROOM	SWING	32x80	STAIN	HD	1 3/8"	14	
16	INT.	BATH 1	BARN	36x80	STAIN	HD	1 3/8"	11	
17	INT.	BEDROOM 1	SWING	32x80	STAIN	HD	1 3/8"	6	
18	INT.	MIC	SWING	30x80	STAIN	HD	1 3/8"	14	
19	INT.	CLOSET	BI-FOLD	28x80	STAIN	HD	1 3/8"	15	
20	INT.	CLOSET	BI-FOLD	28x80	STAIN	HD	1 3/8"	15	

DOOR REMARK NOTES

- ENTRY DOOR FINAL SELECTION BY OWNER
- INSULATED EXTERIOR DOOR
- TEMPERED SAFETY GLAZING (INSULATED)
- ENTRY KEYS LOCK
- DEAD BOLT
- PRIVACY LOCK, SINGLE ACTION (LEVER TYPE)
- METAL THRESHOLD
- HEAVY DUTY SHERIFFS SHEET
- W/ DOOR CLOSER
- W/ SCREEN DOOR
- SLIDING BARN DOOR HARDWARE & TRACK
- W/ AUTO DOOR OPENER FED. GOV. APPROVED
- 20 MINUTE FIRE-RATINGS (SOLID CORE)
- PASSAGE HARDWARE (LEVER TYPE)
- BI-FOLD FULL SELECTION BY OWNER
- SLIDING BARN DOOR HARDWARE
- SLIDING DOOR HARDWARE
- UNDERCUT DOOR 2"

NOTES: FINAL DOOR STYLE SELECTION BY OWNER

LIGHT & VENT SCHEDULE									
ROOM DESCRIPTION	FLOOR AREA	NAT. LIGHT (VE-1)				MECH. VENT (VE-2)			
		GLAZ. AREA SQ. FT.	GLAZ. AREA IN.	GLAZ. AREA IN.	GLAZ. AREA IN.	GLAZ. AREA SQ. FT.	GLAZ. AREA IN.	GLAZ. AREA IN.	GLAZ. AREA IN.
2 ND FLOOR	530	NR	173	---	---	---	---	---	---
1 ST FLOOR	622	NR	20	---	---	---	---	---	---

UNIT A (END UNITS)

ROOM DESCRIPTION	FLOOR AREA	NAT. LIGHT (VE-1)	MECH. VENT (VE-2)	NAT. LIGHT (VE-1)	MECH. VENT (VE-2)	SPR. UTILITY	SURFACE UTILITY
ENTRY (NET) / GREAT ROOM	846	7.6	35.0	47H	47H	1H	30.0
POWDER	28	NR	NR	15	37 FAN CPHS	---	20
MIDRM	46	NR	NR	14	---	---	20

2ND FLOOR

ROOM DESCRIPTION	FLOOR AREA	NAT. LIGHT (VE-1)	MECH. VENT (VE-2)	NAT. LIGHT (VE-1)	MECH. VENT (VE-2)	SPR. UTILITY	SURFACE UTILITY
BEDROOM 1	354	26.1	83	8H	8H	3H	30.0
BEDROOM 2	125	NR	NR	50	10 FAN CPHS	---	10 FAN CPHS
BEDROOM 3	86	13.2	6.6	80	24.0	22.2	80
BATH	80	8.0	15	40	40	34.0	40
LOFT	143	NR	NR	40	---	---	100
BATH 2	44	NR	NR	31	16 FAN CPHS	2.24	146
MIC	44	NR	NR	36	6.6	6.4	40
LAUNDRY	55	NR	NR	25	50 FAN CPHS	---	25

3RD FLOOR

ROOM DESCRIPTION	FLOOR AREA	NAT. LIGHT (VE-1)	MECH. VENT (VE-2)	NAT. LIGHT (VE-1)	MECH. VENT (VE-2)	SPR. UTILITY	SURFACE UTILITY
ENTRY (NET) / GREAT ROOM	846	7.6	35.0	47H	47H	1H	30.0
POWDER	28	NR	NR	15	37 FAN CPHS	---	20
MIDRM	46	NR	NR	14	---	---	20

4TH FLOOR

ROOM DESCRIPTION	FLOOR AREA	NAT. LIGHT (VE-1)	MECH. VENT (VE-2)	NAT. LIGHT (VE-1)	MECH. VENT (VE-2)	SPR. UTILITY	SURFACE UTILITY
BEDROOM 1	354	26.1	83	8H	8H	3H	30.0
BEDROOM 2	125	NR	NR	50	10 FAN CPHS	---	10 FAN CPHS
BEDROOM 3	86	13.2	6.6	80	24.0	22.2	80
BATH	80	8.0	15	40	40	34.0	40
LOFT	143	NR	NR	40	---	---	100
BATH 2	44	NR	NR	31	16 FAN CPHS	2.24	146
MIC	44	NR	NR	36	6.6	6.4	40
LAUNDRY	55	NR	NR	25	50 FAN CPHS	---	25

5TH FLOOR

ROOM DESCRIPTION	FLOOR AREA	NAT. LIGHT (VE-1)	MECH. VENT (VE-2)	NAT. LIGHT (VE-1)	MECH. VENT (VE-2)	SPR. UTILITY	SURFACE UTILITY
ENTRY (NET) / GREAT ROOM	846	7.6	35.0	47H	47H	1H	30.0
POWDER	28	NR	NR	15	37 FAN CPHS	---	20
MIDRM	46	NR	NR	14	---	---	20

6TH FLOOR

ROOM DESCRIPTION	FLOOR AREA	NAT. LIGHT (VE-1)	MECH. VENT (VE-2)	NAT. LIGHT (VE-1)	MECH. VENT (VE-2)	SPR. UTILITY	SURFACE UTILITY
BEDROOM 1	354	26.1	83	8H	8H	3H	30.0
BEDROOM 2	125	NR	NR	50	10 FAN CPHS	---	10 FAN CPHS
BEDROOM 3	86	13.2	6.6	80	24.0	22.2	80
BATH	80	8.0	15	40	40	34.0	40
LOFT	143	NR	NR	40	---	---	100
BATH 2	44	NR	NR	31	16 FAN CPHS	2.24	146
MIC	44	NR	NR	36	6.6	6.4	40
LAUNDRY	55	NR	NR	25	50 FAN CPHS	---	25

7TH FLOOR

ROOM DESCRIPTION	FLOOR AREA	NAT. LIGHT (VE-1)	MECH. VENT (VE-2)	NAT. LIGHT (VE-1)	MECH. VENT (VE-2)	SPR. UTILITY	SURFACE UTILITY
ENTRY (NET) / GREAT ROOM	846	7.6	35.0	47H	47H	1H	30.0
POWDER	28	NR	NR	15	37 FAN CPHS	---	20
MIDRM	46	NR	NR	14	---	---	20

8TH FLOOR

ROOM DESCRIPTION	FLOOR AREA	NAT. LIGHT (VE-1)	MECH. VENT (VE-2)	NAT. LIGHT (VE-1)	MECH. VENT (VE-2)	SPR. UTILITY	SURFACE UTILITY
BEDROOM 1	354	26.1	83	8H	8H	3H	30.0
BEDROOM 2	125	NR	NR	50	10 FAN CPHS	---	10 FAN CPHS
BEDROOM 3	86	13.2	6.6	80	24.0	22.2	80
BATH	80	8.0	15	40	40	34.0	40
LOFT	143	NR	NR	40	---	---	100
BATH 2	44	NR	NR	31	16 FAN CPHS	2.24	146
MIC	44	NR	NR	36	6.6	6.4	40
LAUNDRY	55	NR	NR	25	50 FAN CPHS	---	25

9TH FLOOR

ROOM DESCRIPTION	FLOOR AREA	NAT. LIGHT (VE-1)	MECH. VENT (VE-2)	NAT. LIGHT (VE-1)	MECH. VENT (VE-2)	SPR. UTILITY	SURFACE UTILITY
ENTRY (NET) / GREAT ROOM	846	7.6	35.0	47H	47H	1H	30.0
POWDER	28	NR	NR	15	37 FAN CPHS	---	20
MIDRM	46	NR	NR	14	---	---	20

10TH FLOOR

ROOM DESCRIPTION	FLOOR AREA	NAT. LIGHT (VE-1)	MECH. VENT (VE-2)	NAT. LIGHT (VE-1)	MECH. VENT (VE-2)	SPR. UTILITY	SURFACE UTILITY
BEDROOM 1	354	26.1	83	8H	8H	3H	30.0
BEDROOM 2	125	NR	NR	50	10 FAN CPHS	---	10 FAN CPHS
BEDROOM 3	86	13.2	6.6	80	24.0	22.2	80
BATH	80	8.0	15	40	40	34.0	40
LOFT	143	NR	NR	40	---	---	100
BATH 2	44	NR	NR	31	16 FAN CPHS	2.24	146
MIC	44	NR	NR	36	6.6	6.4	40
LAUNDRY	55	NR	NR	25	50 FAN CPHS	---	25

11TH FLOOR

ROOM DESCRIPTION	FLOOR AREA	NAT. LIGHT (VE-1)	MECH. VENT (VE-2)	NAT. LIGHT (VE-1)	MECH. VENT (VE-2)	SPR. UTILITY	SURFACE UTILITY
ENTRY (NET) / GREAT ROOM	846	7.6	35.0	47H	47H	1H	30.0
POWDER	28	NR	NR	15	37 FAN CPHS	---	20
MIDRM	46	NR	NR	14	---	---	20

12TH FLOOR

ROOM DESCRIPTION	FLOOR AREA	NAT. LIGHT (VE-1)	MECH. VENT (VE-2)	NAT. LIGHT (VE-1)	MECH. VENT (VE-2)	SPR. UTILITY	SURFACE UTILITY
BEDROOM 1	354	26.1	83	8H	8H	3H	30.0
BEDROOM 2	125	NR	NR	50	10 FAN CPHS	---	10 FAN CPHS
BEDROOM 3	86	13.2	6.6	80	24.0	22.2	80
BATH	80	8.0	15	40	40	34.0	40
LOFT	143	NR	NR	40	---	---	100
BATH 2	44	NR	NR	31	16 FAN CPHS	2.24	146
MIC	44	NR	NR	36	6.6	6.4	40
LAUNDRY	55	NR	NR	25	50 FAN CPHS	---	25

13TH FLOOR

ROOM DESCRIPTION	FLOOR AREA	NAT. LIGHT (VE-1)	MECH. VENT (VE-2)	NAT. LIGHT (VE-1)	MECH. VENT (VE-2)	SPR. UTILITY	SURFACE UTILITY
ENTRY (NET) / GREAT ROOM	846	7.6	35.0	47H	47H	1H	30.0
POWDER	28	NR	NR	15	37 FAN CPHS	---	20
MIDRM	46	NR	NR	14	---	---	20

14TH FLOOR

ROOM DESCRIPTION	FLOOR AREA	NAT. LIGHT (VE-1)	MECH. VENT (VE-2)	NAT. LIGHT (VE-1)	MECH. VENT (VE-2)	SPR. UTILITY	SURFACE UTILITY
BEDROOM 1	354	26.1	83	8H	8H	3H	30.0
BEDROOM 2	125	NR	NR	50	10 FAN CPHS	---	10 FAN CPHS
BEDROOM 3	86	13.2	6.6	80	24.0	22.2	80
BATH	80	8.0	15	40	40	34.0	40
LOFT	143	NR	NR	40	---	---	100
BATH 2	44	NR	NR	31	16 FAN CPHS	2.24	146
MIC	44	NR	NR	36	6.6	6.4	40
LAUNDRY	55	NR	NR	25	50 FAN CPHS	---	25

15TH FLOOR

ROOM DESCRIPTION	FLOOR AREA	NAT. LIGHT (VE-1)	MECH. VENT (VE-2)	NAT. LIGHT (VE-1)	MECH. VENT (VE-2)	SPR. UTILITY	SURFACE UTILITY
ENTRY (NET) / GREAT ROOM	846	7.6	35.0	47H	47H	1H	30.0
POWDER	28	NR	NR	15	37 FAN CPHS	---	20
MIDRM	46	NR	NR	14	---	---	20

16TH FLOOR

ROOM DESCRIPTION	FLOOR AREA	NAT. LIGHT (VE-1)	MECH. VENT (VE-2)	NAT. LIGHT (VE-1)	MECH. VENT (VE-2)	SPR. UTILITY	SURFACE UTILITY
BEDROOM 1	354	26.1	83	8H	8H	3H	30.0
BEDROOM 2	125	NR	NR	50	10 FAN CPHS	---	10 FAN CPHS
BEDROOM 3	86	13.2	6.6	80	24.0	22.2	80
BATH	80	8.0	15	40	40	34.0	40
LOFT	143	NR	NR	40	---	---	100
BATH 2	44	NR	NR	31	16 FAN CPHS	2.24	146
MIC	44	NR	NR	36	6.6	6.4	40
LAUNDRY	55	NR	NR	25	50 FAN CPHS	---	25

17TH FLOOR

ROOM DESCRIPTION	FLOOR AREA	NAT. LIGHT (VE-1)	MECH. VENT (VE-2)	NAT. LIGHT (VE-1)	MECH. VENT (VE-2)	SPR. UTILITY	SURFACE UTILITY
ENTRY (NET) / GREAT ROOM	846	7.6	35.0	47H	47H	1H	30.0
POWDER	28	NR	NR	15	37 FAN CPHS	---	20
MIDRM	46	NR	NR	14	---	---	20

18TH FLOOR

ROOM DESCRIPTION	FLOOR AREA	NAT. LIGHT (VE-1)	MECH. VENT (VE-2)	NAT. LIGHT (VE-1)	MECH. VENT (VE-2)	SPR. UTILITY	SURFACE UTILITY
BEDROOM 1	354	26.1	83	8H	8H	3H	30.0
BEDROOM 2	125	NR	NR	50	10 FAN CPHS	---	10 FAN CPHS
BEDROOM 3	86	13.2	6.6	80	24.0	22.2	80
BATH	80	8.0	15	40	40	34.0	40
LOFT	143	NR	NR	40	---	---	100
BATH 2	44	NR	NR	31	16 FAN CPHS	2.24	146
MIC	44	NR	NR	36	6.6	6.4	40
LAUNDRY	55	NR	NR	25	50 FAN CPHS	---	25

19TH FLOOR

ROOM DESCRIPTION	FLOOR AREA	NAT. LIGHT (VE-1)	MECH. VENT (VE-2)	NAT. LIGHT (VE-1)	MECH. VENT (VE-2)	SPR. UTILITY	SURFACE UTILITY
ENTRY (NET) / GREAT ROOM	846	7.6	35.0	47H	47H	1H	30.0
POWDER	28	NR	NR	15	37 FAN CPHS	---	20
MIDRM	46	NR	NR	14	---	---	20

20TH FLOOR

ROOM DESCRIPTION	FLOOR AREA	NAT. LIGHT (VE-1)	MECH. VENT (VE-2)	NAT. LIGHT (VE-1)	MECH. VENT (VE-2)	SPR. UTILITY	SURFACE UTILITY
BEDROOM 1	354	26.1	83	8H	8H	3H	30.0
BEDROOM 2	125	NR	NR	50	10 FAN CPHS	---	10 FAN CPHS
BEDROOM 3	86	13.2	6.6	80	24.0	22.2	80
BATH	80	8.0	15	40	40	34.0	40
LOFT	143	NR	NR	40	---	---	100
BATH 2	44	NR	NR	31	16 FAN CPHS	2.24	146
MIC	44	NR	NR	36	6.6	6.4	40
LAUNDRY	55	NR	NR	25	50 FAN CPHS	---	25

21ST FLOOR

ROOM DESCRIPTION	FLOOR AREA	NAT. LIGHT (VE-1)	MECH. VENT (VE-2)	NAT. LIGHT (VE-1)	MECH. VENT (VE-2)	SPR. UTILITY	SURFACE UTILITY
ENTRY (NET) / GREAT ROOM	846	7.6	35.0	47H	47H	1H	30.0
POWDER	28	NR	NR	15	37 FAN CPHS	---	20
MIDRM	46	NR	NR	14	---	---	20

22ND FLOOR

ROOM DESCRIPTION	FLOOR AREA	NAT. LIGHT (VE-1)	MECH. VENT (VE-2)	NAT. LIGHT (VE-1)	MECH. VENT (VE-2)	SPR. UTILITY	SURFACE UTILITY
BEDROOM 1	354	26.1	83	8H	8H	3H	30.0
BEDROOM 2	125	NR	NR	50	10 FAN CPHS	---	10 FAN CPHS
BEDROOM 3	86	13.2	6.6	80	24.0	22.2	80
BATH	80	8.0	15	40	40	34.0	40
LOFT	143	NR	NR	40	---	---	100
BATH 2	44	NR	NR	31	16 FAN CPHS	2.24	146
MIC	44	NR	NR	36	6.6	6.4	40
LAUNDRY	55	NR	NR	25	50 FAN CPHS	---	25

23RD FLOOR

ROOM DESCRIPTION	FLOOR AREA	NAT. LIGHT (VE-1)	MECH. VENT (VE-2)	NAT. LIGHT (VE-1)	MECH. VENT (VE-2)	SPR. UTILITY	SURFACE UTILITY
ENTRY (NET) / GREAT ROOM	846	7.6	35.0	47H	47H	1H	30.0
POWDER	28	NR	NR	15	37 FAN CPHS	---	20
MIDRM	46	NR	NR	14	---	---	20

24TH FLOOR

ROOM DESCRIPTION	FLOOR AREA	NAT. LIGHT (VE-1)	MECH. VENT (VE-2)	NAT. LIGHT (VE-1)	MECH. VENT (VE-2)	SPR. UTILITY	SURFACE UTILITY
BEDROOM 1	354	26.1	83	8H	8H	3H	30.0
BEDROOM 2	125	NR	NR	50	10 FAN CPHS	---	10 FAN CPHS
BEDROOM 3	86	13.2	6.6	80	24.0	22.2	80
BATH	80	8.0	15	40	40	34.0	40
LOFT	143	NR	NR	40	---	---	100
BATH 2	44	NR	NR	31	16 FAN CPHS	2.24	146
MIC	44	NR	NR	36	6.6	6.4	40
LAUNDRY	55	NR	NR	25	50 FAN CPHS	---	25

25TH FLOOR

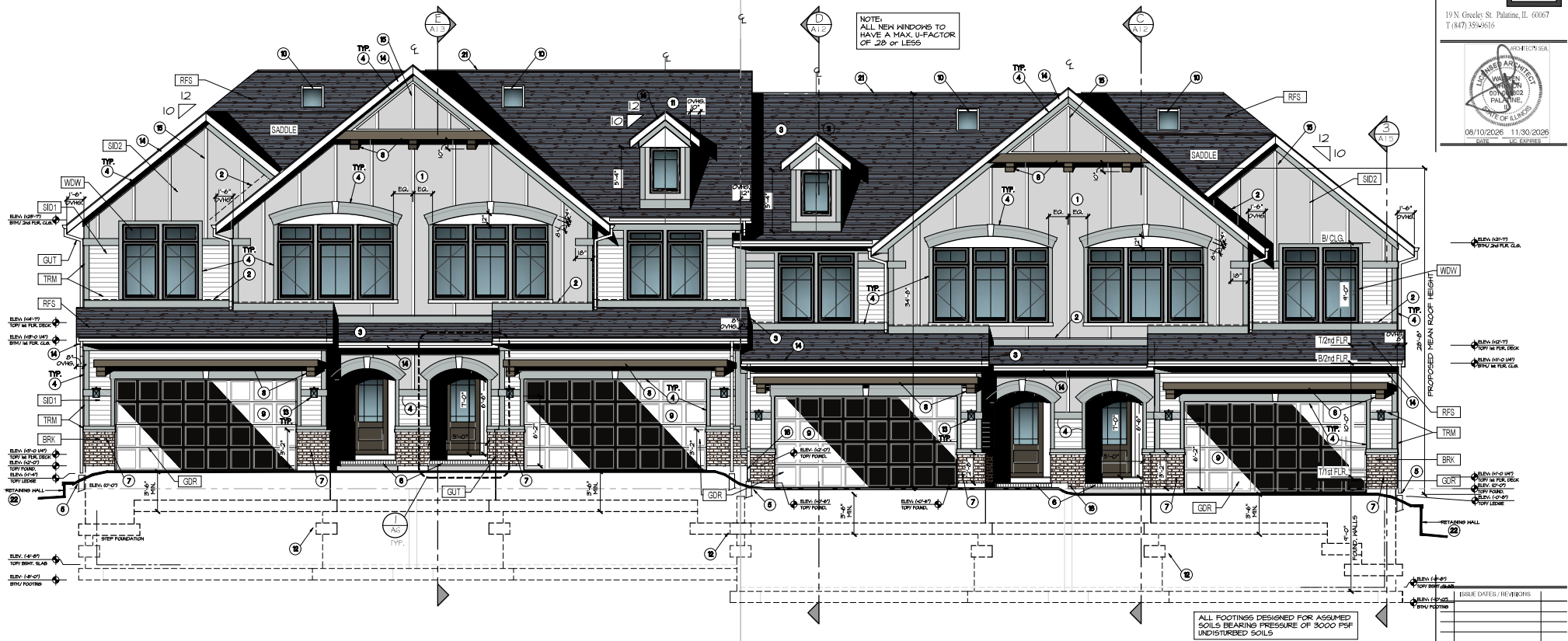
ROOM DESCRIPTION	FLOOR AREA	NAT. LIGHT (VE-1)	MECH. VENT (VE-2)	NAT. LIGHT (VE-1)	MECH. VENT (VE-2)	SPR. UTILITY	SURFACE UTILITY
ENTRY (NET) / GREAT ROOM	846	7.6	35.0	47H	47H	1H	30.0
POWDER	28	NR	NR	15	37 FAN CPHS	---	20
MIDRM	46	NR	NR	14	---	---	20

26TH FLOOR

ROOM DESCRIPTION	FLOOR AREA	NAT. LIGHT (VE-1)	MECH. VENT (VE-2)	NAT. LIGHT (VE-1)	MECH. VENT (VE-2)	SPR. UTILITY	SURFACE UTILITY
BEDROOM 1	354	26.1	83	8H	8H	3H	30.0
BEDROOM 2	125	NR	NR	50	10 FAN CPHS	---	10 FAN CPHS
BEDROOM 3	86	13.2	6.6	80	24.0	22.2	80
BATH	80	8.0	15	40	40	34.0	40
LOFT	143	NR	NR	40	---	---	100
BATH 2	44	NR	NR	31	16 FAN CPHS	2.24	146
MIC	44	NR	NR	36	6.6	6.4	40
LAUNDRY	55	NR	NR	25	50 FAN CPHS	---	25

27TH FLOOR

ROOM DESCRIPTION	FLOOR AREA	NAT. LIGHT (VE-1)	MECH. VENT (VE-2)	NAT. LIGHT (VE-1)	MECH. VENT (VE-2)	SPR. UTILITY	SURFACE UTILITY
ENTRY (NET) / GREAT ROOM	846	7.6	35.0	47H	47H	1H	30.0
POW							



PROPOSED NORTH ELEVATION

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

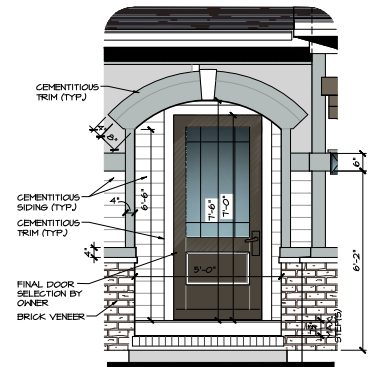
EXTERIOR ELEVATION NOTES

- 1 CENTER WINDOW ASSEMBLY WITHIN GABLE ROOF. (SYMMETRICAL EACH SIDE).
- 2 CONTINUOUS CONCEALED METAL FLASHING @ ALL ROOF/HALL CONNECTIONS.
- 3 CONTINUOUS ICE/WATER SHIELD ALONG WALL/ROOF CONNECTIONS - MAKE WEATHERTIGHT.
- 4 5/4" CEMENTITIOUS TRIM (TYP).
- 5 ALL DOWNSPUTS & FOOTING DRAINS SHALL DISCHARGE TO THE STORM SEWER SYSTEM. PROVIDE SCREENED GWT @ TOP OF OPEN PIPING. PROVIDE BRICK ROYLOCK @ EDGE OF SLAB @ COVERED PORCH.
- 6 BRICK VENEER w/ STONE LEDGE ON FRONT ELEVATION TO BEAR ON FOUNDATION. SEE ENLARGED PLAN ON SHEET A6.
- 7 DECORATIVE 8"x8" CEDAR TRIMMER HEADER & BRACKETS OVERHUNG TO WALL FRAMING.
- 8 INSULATED OVERHEAD DOOR. FINAL SELECTION BY OWNER.
- 9 SKYLIGHT THRU ROOF. PROVIDE FLASHING / SEAL ALL AROUND FOR WEATHERTIGHT ROOF PENETRATION. TRUSS MINOR TO PROVIDE FRAMED OPENING IN ROOF TRUSS DESIGN.
- 10 CENTER DORMER ON WINDOW BELOW.
- 11 STEP FOOTING IN 2'-0" INCREMENTS AS REQUIRED. 8TH / FOOTING TO BE MIN. 42" BELOW GRADE.
- 12 EXTERIOR WALL MOUNTED LIGHTS TO BE SELECTED BY OWNER.
- 13 1x6 CEMENTITIOUS FASCIA & RAKE BOARD (SMOOTH).
- 14 ALIGN BATTEN TRIM w/ CENTER OF GABLE.
- 15 FOUNDATION STEP - SEE FOUNDATION PLAN. ESCAPE WINDOWS w/ HEAVY-DUTY COVERS. SEE SHEET A1 FOR DETAILS.
- 16 A/C CONDENSER ON CONC. PAD w/ STACKED UNIT ABOVE.
- 17 SOLARITURE (OR APPROVED EQUAL) THRU ROOF. PROVIDE FLASHING / SEAL ALL AROUND FOR WEATHERTIGHT ROOF PENETRATION.
- 18 EXTEND / STEP SIDING BELOW TOP OF FOUND. PROVIDE FLASHING / SEAL ALL AROUND FOR WEATHERTIGHT ROOF PENETRATION.
- 19 CONTINUOUS REDUCE VENT.
- 20 LANDSCAPE RETAINING WALLS. FINAL DESIGN & CONTR. BY OTHERS. REFER TO CIVIL ENGINEERING PLANS FOR PROPOSED GRADES & RETAINING WALL LOCATIONS. CAP TOP OF WALL w/ SMOOTH CAP BLOCK. FINAL MATERIAL SELECTIONS BY OWNER.
- 21 CONCRETE PATIO - SEE SITE PLAN & CIVIL ENG. PLANS.

NOTE: FINAL VERIFY ALL FINISHED GRADES ON CIVIL ENGINEERING DRAWINGS (by SPIES & ASSOC., INC.)

ALL FOOTINGS DESIGNED FOR ASSUMED SOILS BEARING PRESSURE OF 3000 PSF UNDISTURBED SOILS

DATE	REVISION
08/10/2026	FOR PERMIT / RED ISSUE
08/10/2026	FOR PERMIT / RED ISSUE
08/10/2026	OWNER REVIEW
08/10/2026	LANDSCAPE ZONING REVIEW
08/10/2026	CLIENT REVIEW



DETAIL
SCALE: 1/2" = 1'-0"
@ ENTRY PORCH

MARK	MATERIAL	MINOR / SERIES / COLOR	REMARKS	MARK	MATERIAL	MINOR / SERIES / COLOR	REMARKS
RFS	ROOF SHINGLE	ASPHALT SHINGLES		SID1	SIDING	CEMENTITIOUS PLANK SIDING	CEDAR MILL FINISH
GUT	GUTTERS & DOWNSPOUTS	ALUMINUM GUTTERS & DOWNSPOUTS		SID2	SIDING	CEMENTITIOUS PANEL SIDING	CEDAR MILL FINISH
GDR	GARAGE DOOR	INSULATED OVERHEAD SECTIONAL DOOR		WIND	WINDOWS	INSULATED DOUBLE PANE WINDOWS (VINYL)	
BRK	BRICK	FULL WYTHE 4" BRICK VENEER		TRM	TRIM	LP TRIM	COLOR BLACK

PROPOSED
TOWNHOMES
315 W. JOHNSON ST.
PALATINE, IL

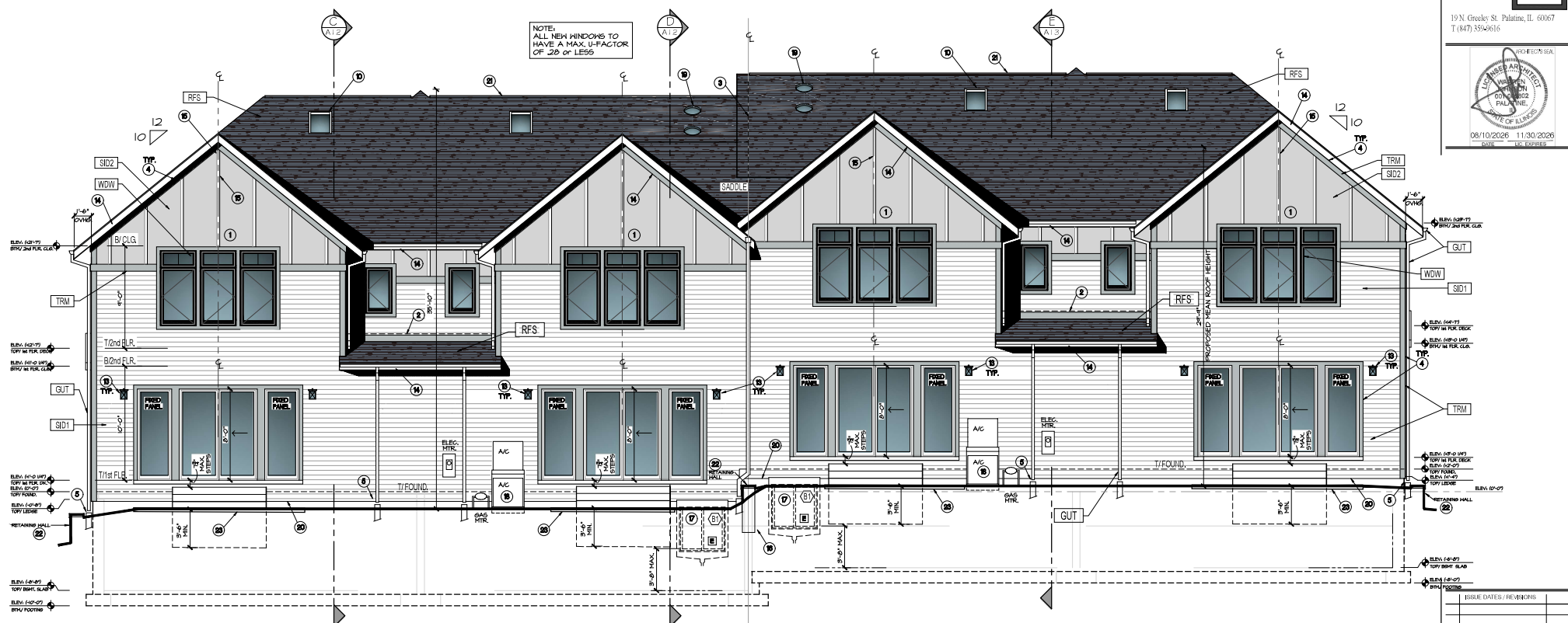
PROPOSED
EXT. ELEVATIONS

SHEET

A6



08/10/2026	11/30/2026
DATE	NO. EXPIRES



NOTE:
FINAL VERIFY ALL FINISHED
GRADES ON CIVIL
ENGINEERING DRAWINGS
(by SPIES & ASSOC., INC.)

PROPOSED SOUTH ELEVATION

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

EXTERIOR ELEVATION NOTES

- | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|-----|-----|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 | 101 | 102 | 103 | 104 | 105 | 106 | 107 | 108 | 109 | 110 | 111 | 112 | 113 | 114 | 115 | 116 | 117 | 118 | 119 | 120 | 121 | 122 | 123 | 124 | 125 | 126 | 127 | 128 | 129 | 130 | 131 | 132 | 133 | 134 | 135 | 136 | 137 | 138 | 139 | 140 | 141 | 142 | 143 | 144 | 145 | 146 | 147 | 148 | 149 | 150 | 151 | 152 | 153 | 154 | 155 | 156 | 157 | 158 | 159 | 160 | 161 | 162 | 163 | 164 | 165 | 166 | 167 | 168 | 169 | 170 | 171 | 172 | 173 | 174 | 175 | 176 | 177 | 178 | 179 | 180 | 181 | 182 | 183 | 184 | 185 | 186 | 187 | 188 | 189 | 190 | 191 | 192 | 193 | 194 | 195 | 196 | 197 | 198 | 199 | 200 | 201 | 202 | 203 | 204 | 205 | 206 | 207 | 208 | 209 | 210 | 211 | 212 | 213 | 214 | 215 | 216 | 217 | 218 | 219 | 220 | 221 | 222 | 223 | 224 | 225 | 226 | 227 | 228 | 229 | 230 | 231 | 232 | 233 | 234 | 235 | 236 | 237 | 238 | 239 | 240 | 241 | 242 | 243 | 244 | 245 | 246 | 247 | 248 | 249 | 250 | 251 | 252 | 253 | 254 | 255 | 256 | 257 | 258 | 259 | 260 | 261 | 262 | 263 | 264 | 265 | 266 | 267 | 268 | 269 | 270 | 271 | 272 | 273 | 274 | 275 | 276 | 277 | 278 | 279 | 280 | 281 | 282 | 283 | 284 | 285 | 286 | 287 | 288 | 289 | 290 | 291 | 292 | 293 | 294 | 295 | 296 | 297 | 298 | 299 | 300 | 301 | 302 | 303 | 304 | 305 | 306 | 307 | 308 | 309 | 310 | 311 | 312 | 313 | 314 | 315 | 316 | 317 | 318 | 319 | 320 | 321 | 322 | 323 | 324 | 325 | 326 | 327 | 328 | 329 | 330 | 331 | 332 | 333 | 334 | 335 | 336 | 337 | 338 | 339 | 340 | 341 | 342 | 343 | 344 | 345 | 346 | 347 | 348 | 349 | 350 | 351 | 352 | 353 | 354 | 355 | 356 | 357 | 358 | 359 | 360 | 361 | 362 | 363 | 364 | 365 | 366 | 367 | 368 | 369 | 370 | 371 | 372 | 373 | 374 | 375 | 376 | 377 | 378 | 379 | 380 | 381 | 382 | 383 | 384 | 385 | 386 | 387 | 388 | 389 | 390 | 391 | 392 | 393 | 394 | 395 | 396 | 397 | 398 | 399 | 400 | 401 | 402 | 403 | 404 | 405 | 406 | 407 | 408 | 409 | 410 | 411 | 412 | 413 | 414 | 415 | 416 | 417 | 418 | 419 | 420 | 421 | 422 | 423 | 424 | 425 | 426 | 427 | 428 | 429 | 430 | 431 | 432 | 433 | 434 | 435 | 436 | 437 | 438 | 439 | 440 | 441 | 442 | 443 | 444 | 445 | 446 | 447 | 448 | 449 | 450 | 451 | 452 | 453 | 454 | 455 | 456 | 457 | 458 | 459 | 460 | 461 | 462 | 463 | 464 | 465 | 466 |
|---|---|---|---|---|---|---|---|---|-----|-----|

MATERIAL LEGEND							
MARK	MATERIAL	MNFR./SERIES/COLOR	REMARKS	MARK	MATERIAL	MNFR./SERIES/COLOR	REMARKS
[RFS]	ROOF SHINGLE	ASPHALT SHINGLES MNFR. TBO COLOR: BLACK	WHITE MORTAR	[SD1]	SIDING	CEMENTITIOUS PLANK SIDING MNFR. JAMES HARDIE COLOR: PLANK PEARL GREY w/ LIGHT MIST (TBO)	CEDAR MILL FINISH
[GUT]	GUTTERS & DOWNSPOUTS	ALUMINUM GUTTERS & DOWNSPOUTS MNFR. TBO COLOR: BLACK		[SID2]	SIDING	CEMENTITIOUS PANEL SIDING MNFR. JAMES HARDIE	CEDAR MILL FINISH
[GDR]	GARAGE DOOR	INSULATED OVERHEAD SECTIONAL DOOR MNFR. TBO COLOR: BLACK/ALUMINUM		[WOW]	WINDOWS	INSULATED DOUBLE PANE WINDOW (MINT) MNFR. TBO COLOR: BLACK EXTERIOR / WHITE INTERIOR	
[BRK]	BRICK	FULL WYTHE 4" BRICK VENEER		[TRM]	TRIM	LP TRIM COLOR: BLACK	SMOOTH FINISH

Footnote		
	ISSUE DATES / REVISIONS	
	FOR PERMIT / BID ISSUE	8/10/20
	FOR PERMIT / BID ISSUE	7/6/20
	OWNER REVIEW	4/1/20
	VILLAGE ZONING REVIEW	3/2/20
	CLIENT REVIEW	2/27/20
NO.	DESCRIPTION	DATE

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CHECKED BY:	WJA
DATE:	02/27/26

PROPOSED
TOWNHOMES
315 W. JOHNSON ST.
PALATINE, IL

PROPOSED
EXT. ELEVATIONS

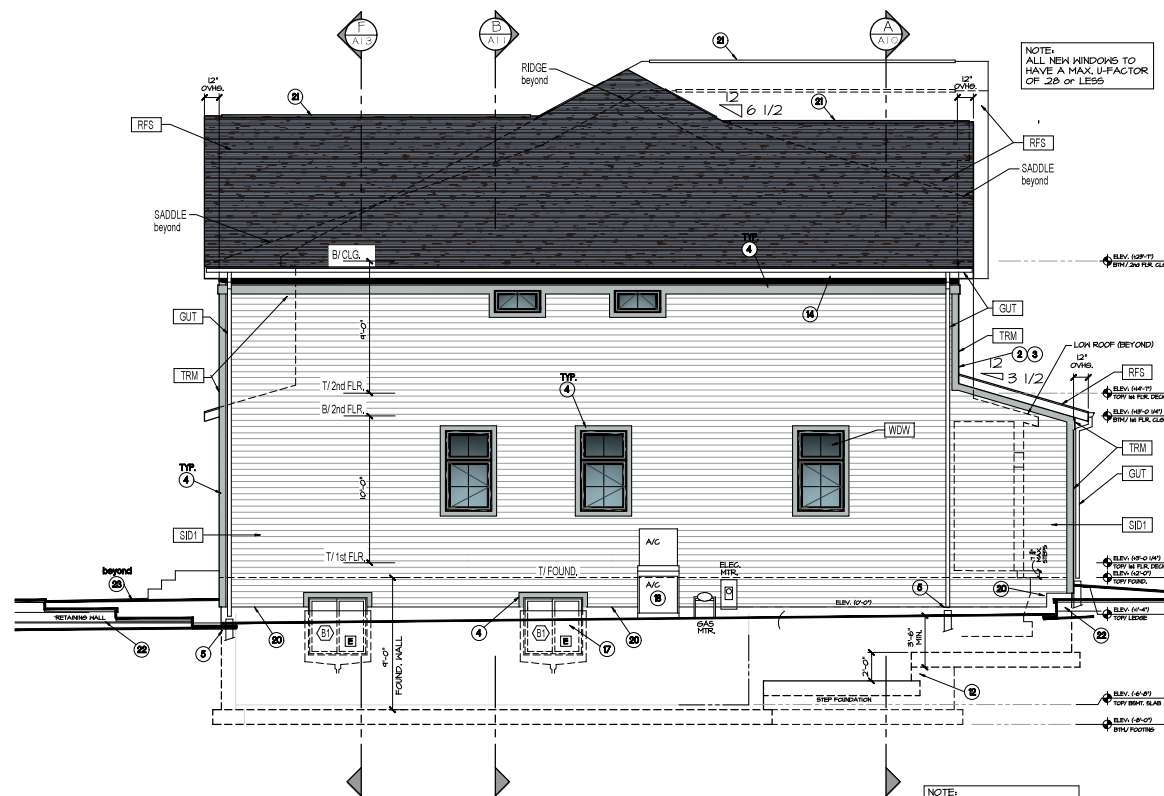
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A7



08/10/2026 11/30/2026

DATE	LIC. EXPIRES
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PROPOSED EAST ELEVATION

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

EXTERIOR ELEVATION NOTES

- | | | | | | |
|----|---|----|---|----|--|
| 1 | GENERAL INDOOR ASSEMBLY: WETIN, FLASHING, ROOF DRAINAGE, EACH SIDE. | 21 | ALUMINUM BATTEN 18" W/ CENTER OF GABLE. | 31 | LANDSCAPE RETAINING WALLS, RETAIN DESIGN & CONSTRUCTION. PROVIDE 18" MIN. GROUND COVER FOR PROPOSED GRASSES & RETAINING WALLS. |
| 2 | CONTRACTOR TO VERIFY FLASHING ROOF ALL ROOF WALL CONNECTIONS. | 22 | FLASHING BATTEN 18" W/ CENTER OF GABLE. | 32 | CONTRACTOR TO VERIFY FLASHING ROOF ALL ROOF WALL CONNECTIONS. |
| 3 | CONTRACTOR TO VERIFY FLASHING ROOF ALL ROOF WALL CONNECTIONS. | 23 | FLASHING BATTEN 18" W/ CENTER OF GABLE. | 33 | CONTRACTOR TO VERIFY FLASHING ROOF ALL ROOF WALL CONNECTIONS. |
| 4 | CONTRACTOR TO VERIFY FLASHING ROOF ALL ROOF WALL CONNECTIONS. | 24 | FLASHING BATTEN 18" W/ CENTER OF GABLE. | 34 | CONTRACTOR TO VERIFY FLASHING ROOF ALL ROOF WALL CONNECTIONS. |
| 5 | CONTRACTOR TO VERIFY FLASHING ROOF ALL ROOF WALL CONNECTIONS. | 25 | FLASHING BATTEN 18" W/ CENTER OF GABLE. | 35 | CONTRACTOR TO VERIFY FLASHING ROOF ALL ROOF WALL CONNECTIONS. |
| 6 | CONTRACTOR TO VERIFY FLASHING ROOF ALL ROOF WALL CONNECTIONS. | 26 | FLASHING BATTEN 18" W/ CENTER OF GABLE. | 36 | CONTRACTOR TO VERIFY FLASHING ROOF ALL ROOF WALL CONNECTIONS. |
| 7 | CONTRACTOR TO VERIFY FLASHING ROOF ALL ROOF WALL CONNECTIONS. | 27 | FLASHING BATTEN 18" W/ CENTER OF GABLE. | 37 | CONTRACTOR TO VERIFY FLASHING ROOF ALL ROOF WALL CONNECTIONS. |
| 8 | CONTRACTOR TO VERIFY FLASHING ROOF ALL ROOF WALL CONNECTIONS. | 28 | FLASHING BATTEN 18" W/ CENTER OF GABLE. | 38 | CONTRACTOR TO VERIFY FLASHING ROOF ALL ROOF WALL CONNECTIONS. |
| 9 | CONTRACTOR TO VERIFY FLASHING ROOF ALL ROOF WALL CONNECTIONS. | 29 | FLASHING BATTEN 18" W/ CENTER OF GABLE. | 39 | CONTRACTOR TO VERIFY FLASHING ROOF ALL ROOF WALL CONNECTIONS. |
| 10 | CONTRACTOR TO VERIFY FLASHING ROOF ALL ROOF WALL CONNECTIONS. | 30 | FLASHING BATTEN 18" W/ CENTER OF GABLE. | 40 | CONTRACTOR TO VERIFY FLASHING ROOF ALL ROOF WALL CONNECTIONS. |

MATERIAL LEGEND							
MARK	MATERIAL	MNFR./SERIES/COLOR	REMARKS	MARK	MATERIAL	MNFR./SERIES/COLOR	REMARKS
RFS	ROOF SHINGLE	ASPHALT/SHINGLES MNFR. TBD COLOR: BLACK	WHITE MORTAR	SBD1	SIDING	CEMENTITIOUS PLANK SIDING MNFR. JAMES HARDIE COLOR: PLANK PEARL GREY (OR LIGHT MIST TBD)	CEDAR MILL FINISH
GUT	GUTTERS & DOWNSPOUTS	ALUMINUM GUTTERS & DOWNSPOUTS MNFR. TBD COLOR: BLACK		SBD2	SIDING	CEMENTITIOUS PANEL SIDING MNFR. JAMES HARDIE COLOR: PLANK ARCTIC WHITE	CEDAR MILL FINISH
GRD	GARAGE DOOR	INSULATED OVERHEAD SECTIONAL DOOR MNFR. TBD COLOR: BLACK ALUMINUM		W2W	WINDOWS	INSULATED DOUBLE PANE WINDOWS (MVLV) MNFR. TBD COLOR: BLACK EXTERIOR / WHITE INTERIOR	
BRK	BRICK	FULL WYTHE #1 BRICK VENEER		TRM	TRIM	LP TRIM COLOR: BLACK EXTERIOR / WHITE INTERIOR	SMOOTH FINISH

	ISSUE DATES / REVISIONS	
	FOR PERMIT / BID ISSUE	8/10
	FOR PERMIT / BID ISSUE	7/6
	OWNER REVIEW	4/1
	VILLAGE ZONING REVIEW	3/2
	CULET REVIEW	2/27
NO.	DESCRIPTION	D.A.

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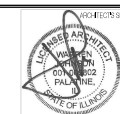
DRAWN BY:	BLT
CHECKED BY:	WJA
DATE:	02/27/26

PROPOSED
TOWNHOMES
315 W. JOHNSON ST
PALATINE, IL

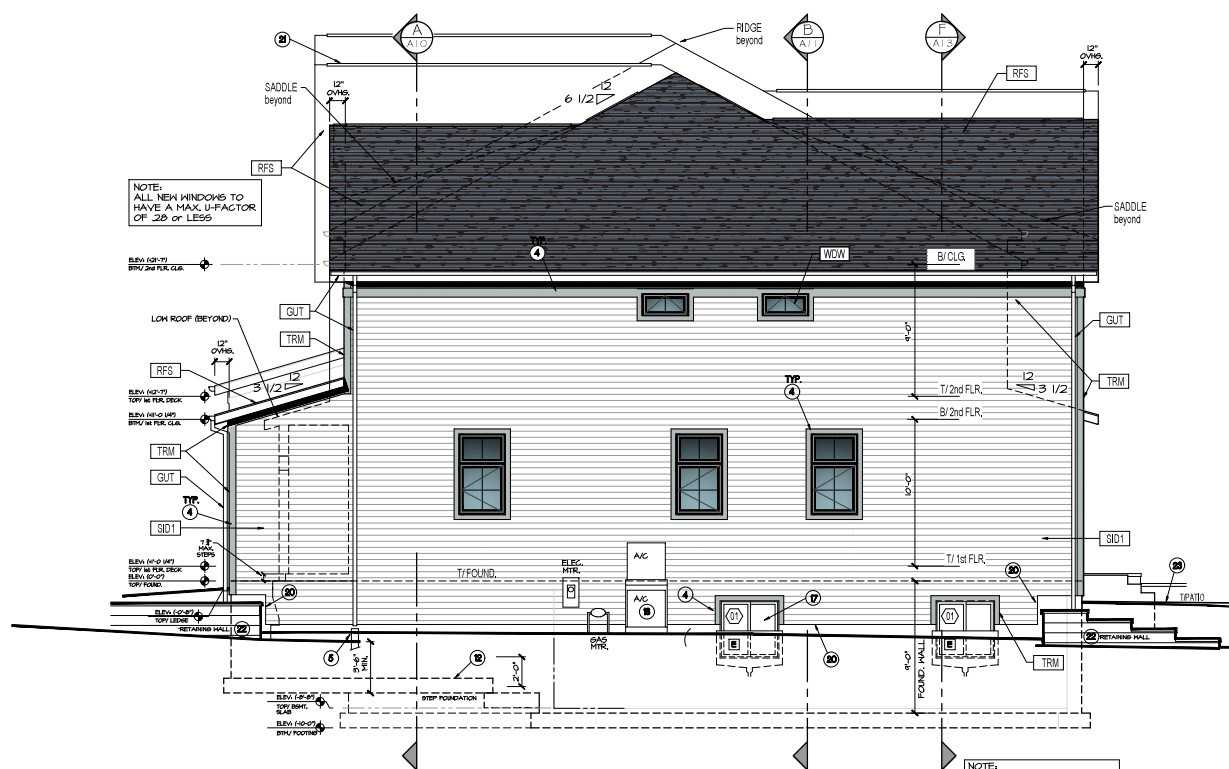
PROPOSED
EXT. ELEVATIONS

Succ

A8



08/10/2026 11/30/2026



PROPOSED WEST ELEVATION

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

NOTE:
FINAL VERIFY ALL FINISHED
GRADES ON CIVIL
ENGINEERING DRAWINGS
(BY SPIES & ASSOC., INC.)

EXTERIOR ELEVATION NOTES

- | | | | | | | | |
|---|---|----|---|----|--|----|---|
| 1 | CENTER INDIAN ANGLE WITHIN ANGLE ROOF. PROVIDE PLASTERING TO MATCH EXISTING. | 8 | DECORATIVE CEDAR TRIMMER HEADERS & BRACKETS TO BE INSTALLED TO MATCH EXISTING. | 15 | ALIGN BATTEN TRIM W CENTER OF GABLE. | 22 | LANDSCAPE RETAINING WALLS. FINAL DESIGN & PAINT FINISHING TO BE PROVIDED BY OTHERS. |
| 2 | CONTINUOUS GALVALUME METAL FLASHING @ ALL ROOF WALL CONNECTIONS. | 9 | INSTALL CEILING OVERHEAD DOOR. FINAL SELECTION BY OWNER. | 16 | FOUNDATION STRIP - SEE FOUNDATION PLAN. | 23 | PAINT FINISHING FOR IMPROVED GRADES & RETAINING WALLS TO BE PROVIDED BY OTHERS. |
| 3 | CONTINUOUS GALVALUME ALUMINUM RAIL ALONG RAIL CONNECTIONS - MATCH HEADRESTRAINT. | 10 | SEAL/FLUSH TRIM ROOF. PROVIDE FLASHING & SEAL TO MATCH EXISTING. | 17 | EGG SHAPED ROOF WITH HEAVY DUTY COVERS. PROVIDE FLASHING TO MATCH EXISTING. | 24 | PAINT FINISHING FOR IMPROVED GRADES & RETAINING WALLS TO BE PROVIDED BY OTHERS. |
| 4 | CEILING TRIMMER HEADERS & BRACKETS TO BE INSTALLED TO MATCH EXISTING. | 11 | PERFORATION TRIMMS HUNG TO PROVIDE FINAL TRIM ROOF TO MATCH EXISTING. | 18 | AC AC CONDENSER ON CONC. PAD @ STACKED ROOF TRIMMER HEADERS. | 25 | CAP TOP OF WALL @ SMOOTH CAP BELOC. PROVIDE FLASHING TO MATCH EXISTING. |
| 5 | ALL DOWNPOUTS & FOOTING CRANES SHALL BE PROVIDED WITH 12" DIA. DOWNPOUTS & FOOTING CRANES TO BE PROVIDED BY OTHERS. | 12 | CEILING DOOR IN 2ND FLOOR. | 19 | SCALTIMBER (OR APPROVED EQUAL) TRIM THRU ROOF TO PROVIDE FLASHING TO MATCH EXISTING. | 26 | CONCRETE PAVT - SEE SITE PLAN & CIVIL ENCL. |
| 6 | PROVIDE SCREENED GATE @ TOP OF OPENING. PROVIDE 12" DIA. DOWNPOUTS & FOOTING CRANES TO BE PROVIDED BY OTHERS. | 13 | STEP FOOTING IN 2ND FLOOR AS REQUIRED. BUT, 1 FOOTING TO BE PROVIDED @ 2ND BELOC. GROUND. | 20 | HEADRESTRAINT ROOF FIBERIZATION. PROVIDE FLASHING TO MATCH EXISTING. | 27 | CONCRETE PAVT - SEE SITE PLAN & CIVIL ENCL. |
| 7 | COVERED PORCH. PROVIDE 12" DIA. DOWNPOUTS & FOOTING CRANES TO BE PROVIDED BY OTHERS. | 14 | EXTENSIVE WALL MOUNTED LIGHTS TO BE SELECTED BY OWNER. | 21 | INTERIOR / STEP STRIPS TO BE PROVIDED AS REQUIRED PER FINAL GRADING. PROVIDE MIN. 6" CLEARANCE TO GRADE. | 28 | CONCRETE PAVT - SEE SITE PLAN & CIVIL ENCL. |
| | SEE AS FOR STONE LEISURE ON FINAL ELEVATION TO BE PROVIDED BY OTHERS. | 15 | MR. CEMENTITIOUS GROUT & RAKE BOARD (SMOOTH). | 22 | CONTINUOUS RIDGE VENT | | |

MATERIAL LEGEND							
MARK	MATERIAL	MNFR./SERIES/COLOR	REMARKS	MARK	MATERIAL	MNFR./SERIES/COLOR	REMARKS
RFS	ROOF SHINGLE	ASPHALT SHINGLES MNFR. TBD COLOR: BLACK	WHITE MORTAR	SED1	SIDING	CEMENTITIOUS PLANK SIDING MNFR. JAMES HARDIE COLOR: PLANK PEARL GREY (OR LIGHT MIST (TBD))	CEDAR MILL FINISH
GUT	GUTTERS & DOWNSPOUTS	ALUMINUM GUTTERS & DOWNSPOUTS MNFR. TBD COLOR: BLACK		SED2	SIDING	CEMENTITIOUS PANEL SIDING MNFR. JAMES HARDIE COLOR: PLANK ARTIC WHITE	CEDAR MILL FINISH
GRD	GARAGE DOOR	INSULATED OVERHEAD SECTIONAL DOOR MNFR. TBD COLOR: BLACK ALUMINUM		WZVW	WINDOWS	INSULATED DOUBLE PANE WINDOWS (MVLT) MNFR. TBD COLOR: BLACK EXTERIOR / WHITE INTERIOR	
BRK	BRICK	FULL WYTHE # BRICK VENEER		TRM	TRIM	LP TRIM COLOR: BLACK	SMOOTH FINISH

ISSUE DATES / REVISIONS	
FOR PERMIT / BID ISSUE	8/10
FOR PERMIT / BID ISSUE	7/6
OWNER REVIEW	4/1
VILLAGE ZONING REVIEW	3/2
CURRENT REVIEW	2/20

NO.	DESCRIPTION	DATE
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CHECKED BY:	WJA
DATE:	02/27/26

PROPOSED
TOWNHOMES
315 W. JOHNSON ST
PALATINE, IL

PROPOSED
EXT. ELEVATIONS

SUCCE

A9

PUBLIC NOTICE

A Public Hearing will be held before the Village of Palatine Planning and Zoning Commission on Tuesday, September 15, 2026 at 7 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

Final Planned Development to permit a new 4-unit townhome building.

Preliminary and Final Plat of Subdivision for a new 4-unit townhome building.

Rezoning from R-2 Single Family Residential to Planned Development

The property is commonly known as 315 W. Johnson Street.

The Petitioner is requesting a Final Planned Development and Subdivision to allow a new 4-unit townhome building.

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

FILE #: FPD-000284-2026 VILLAGE OF PALATINE

Jan Wood, Chair
Palatine Planning & Zoning Commission

DATED: This 27th day of August 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



County of COOK

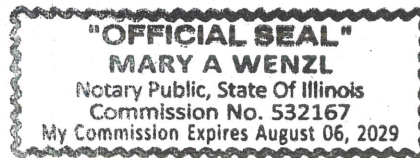
315 W. Johnson St.

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

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 27TH day of AUGUST, A.D. 2026, and the last publication thereof was made on the 27TH day of AUGUST, 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 27TH day of AUGUST, A.D., 2026.

By Todd Wesell

President

Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 27TH day of AUGUST, A.D., 2026.

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

OK Subdivision

STAFF REPORT:

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Patrick Murphy, agent

PLAN NUMBER: FPD-000277-2026

BACKGROUND:

The properties were annexed in 2002 and consist of 5 lots totaling approximately 202,687 square feet (4.65 acres). In 2015 a Planned Development, Plat Subdivision and Rezoning were approved for a 13-lot subdivision. While that project never ultimately moved forward, the properties were rezoned to Planned Development. In 2025, a four-lot subdivision was approved for the subject properties. The Petitioner has returned with a revised plan that reduces the subdivision from four lots to two lots.

The properties surrounding the subject properties are zoned Planned Development as part of the Dunhaven Woods South Planned Development and generally adhere to the development standards of the R-2 zoning district.

The Petitioner is requesting a Preliminary and Final Planned Development and Subdivision for 2 single-family residential lots to construct 2 single-family residences and a pool house; therefore, the Petitioner is requesting:

Preliminary/Final Planned Development to permit a 2-lot Single-family Residential Development.

Preliminary/Final Plat of Subdivision to permit a 2-lot Single-family Residential Development.

KEY ISSUES:

Zoning and Site Design

- The Petitioner has revised the approved 2025 subdivision and reduced the proposed number of residential lots from 4 to 2. The proposed site plan includes 1 single-family residence on lot 1 and 1 single-family residence with an accessory structure containing an indoor pool on lot 2. The pool house is

considered an accessory structure is approximately 3,000 square feet noting that it exceeds the maximum square footage of 700 square feet. The previous plan included a pool house which sat on its own lot and included a kitchen and bedroom.

- Similar to the approved 2025 subdivision, a shared private driveway coming from Ruhl Road provides access to the lots. As the driveway traverses the lot lines, a cross-access easement shall be required for the lots serviced by the driveway.
- The lots exceed all single-family residential requirements for the R-1 Single Family Residential District. The table below shows the proposed lot data compared to the R-1 zoning district, as it is recommended the properties be linked to the R-1 bulk standards, due to their overall size, as part of the Planned Development:

	Lot Size (20,000 sq. ft.)	Lot Width (100 feet)	Lot Depth (110' required)
Lot 1	115,692 sq. ft. (2.66 acres)	224.86'	Varies > 110'
Lot 2	86,243 sq. ft. (1.98 acres)	167.92'	Varies > 110'

- The surrounding lots are part of the Dunhaven Woods South Planned Development. The proposed Planned Development and associated subdivision lots are not included within the Dunhaven Woods South Planned Development nor Declarations.

Architecture

- The Petitioner has submitted architectural plans that include a mixture of materials including stone, stucco, composite and wood which are of a similar design to the previously approved Planned Development in style and height.

Engineering

- The lots are currently vacant. As required, the proposed lots will connect to Village water and sewer, utilizing the existing utilities along Rosiland Drive and Ruhl Road. The Subdivision and Site Development Ordinance requires the installation of sidewalks along Rosiland and Ruhl frontages and the proposed plans conform to this requirement.
- There is a grade change of approximately 23 feet on the property. The crown of the property is near the center of the lot on the east side of the property. All storm water would be collected on site and directed into three detention basins before ultimately being released into the existing Village storm sewer system servicing the Dunhaven Woods Subdivision. The Village Engineer has also reviewed and conditionally approved the preliminary storm water management plan.
- There is a significant number of trees on the property. Per the tree protection

plan, trees along the eastern lot line, south-east quadrant and many of the trees in the right of way will be preserved.

STAFF RECOMMENDATION:

The proposed development conforms to all the restrictions of the R-1 district and to the Subdivision Regulations and the proposed density is well below the maximum allowable density in the R-1 district. It also complies with the recommendations of the comprehensive plan and is directly comparable to the approved 2025 subdivision, with a reduction of two lots. Therefore, Staff recommends approval of the proposal subject to the following conditions:

1. The development shall substantially conform to the Plat of Subdivision, including a cross-access easement for the private driveway and Engineering Plans prepared by Greenguard Inc. and Architectural Plans prepared by Cook Murphy Architects, except as such plans may be revised to conform to Village Codes and Ordinances.
2. All future residences shall follow the Village's R-1 Standards.
3. A Public Improvement letter of credit or appropriate security deposit 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 in the amount of \$20,000 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 Greenguard Inc.
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. 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.
11. A MWRD permit shall be submitted.

ATTACHMENTS:

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

5. Engineering Plans
6. Architectural Plans
7. Objection Letter
8. Public Notice



0 200 400
ft

Print Date: 8/31/2026

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

Patrick Murphy

Business Name (if applicable)

Cook Murphy Architects, Inc.

Subject Property Address

720 Ruhl Road, Palatine, Illinois 60074

All existing land uses on the property:

Vacant

Property acreage and proposed land use:

Single Family Residential

Property attributes (acreage and subdivision name):

4.66 acres
Proposed - OK Subdivision



**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

Patrick Murphy

Business Name (if applicable)

Cook Murphy Architects, Inc.

Property Owner (if different from petitioner)

Joy F. O'Donnell Trust dated 04.24.2012

Subject Property Address

720 Ruhl Road, Palatine, Illinois 60074

Property Interest of Petitioner(s):

Architect of Record

Owner, Lessee, Contract Purchaser, etc.

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

Vacant

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

Residential

Current zoning of property:

Planned Development

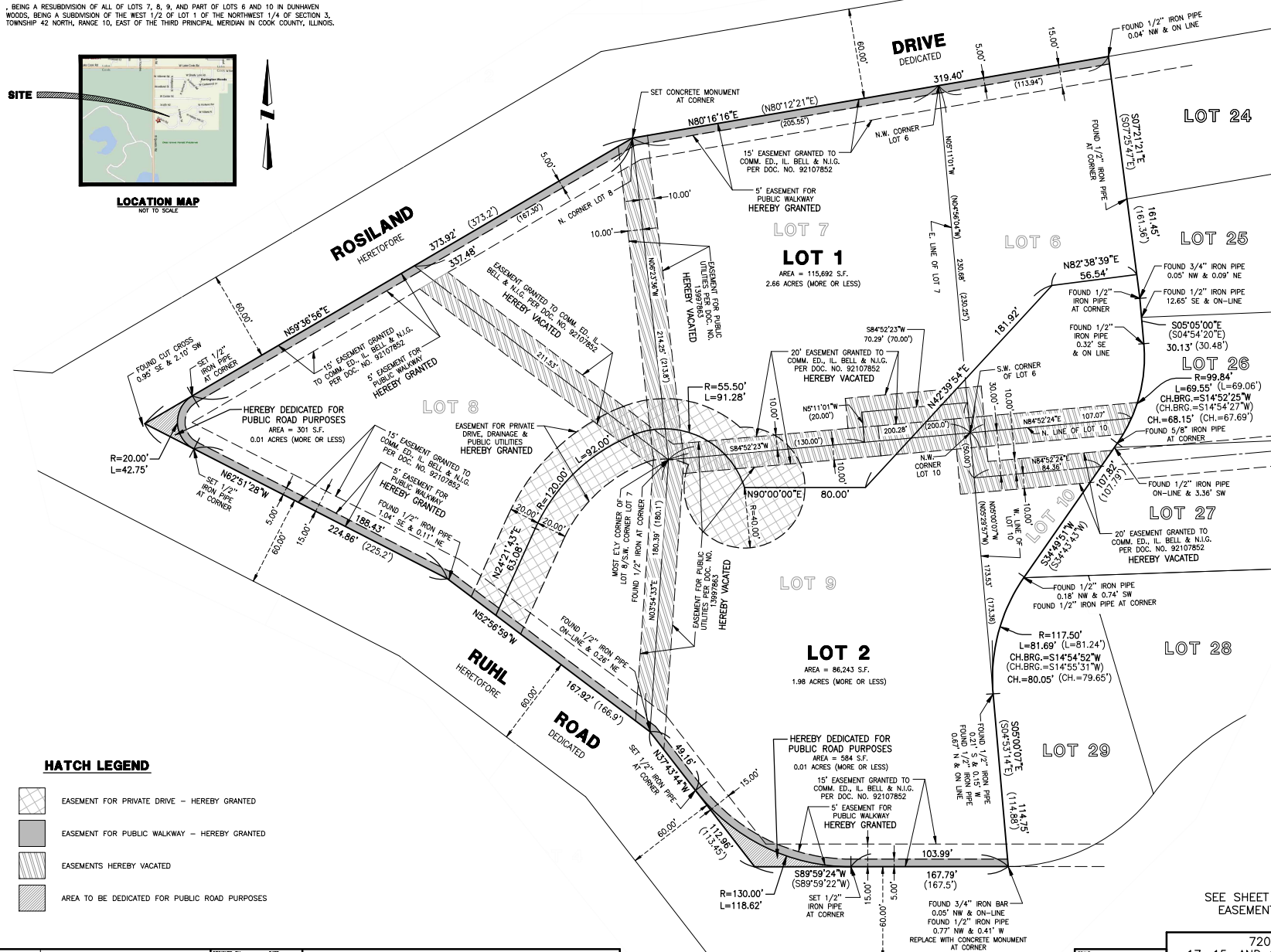
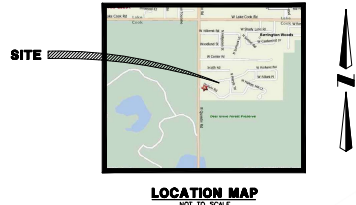
Size of the property: 4.66 **acres**

State the specific action requested:

Resubdivide 5 lots within the Dunhaven Woods Subdivision into 2 lots for development of single-family homes and detached indoor pool structure.

OK RESUBDIVISION

BEING A RESUBDIVISION OF ALL OF LOTS 7, 8, 9, AND PART OF LOTS 6 AND 10 IN DUNHAVEN WOODS, BEING A SUBDIVISION OF THE WEST 1/2 OF LOT 1 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.



HATCH LEGEND

- EASEMENT FOR PRIVATE DRIVE - HEREBY GRANTED
- EASEMENT FOR PUBLIC WALKWAY - HEREBY GRANTED
- EASEMENTS HEREBY VACATED
- AREA TO BE DEDICATED FOR PUBLIC ROAD PURPOSES

EXISTING P.I.N. NO.'S

02-03-106-006
02-03-106-007
02-03-106-010
02-03-106-015
02-03-106-017

SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION, EASEMENT PROVISIONS AND CERTIFICATES

720 AND 672 RUHL ROAD AND
17, 15, AND 1808 ROSALIND DRIVE - PALATINE, IL

FINAL PLAT OF RESUBDIVISION

DESIGNED BY: SLM	DATE: 03-19-26	GREENGARD, INC. Engineers • Surveyors • Planners 111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-3615 PHONE: 847-634-3883 E-MAIL: 231@GREENGARDINC.COM FAX: 847-634-0887 ILL. REGISTRATION NO. 184-C00096
DRAWN BY: JRS	DATE: 03-19-26	
CHECKED BY: JRS	DATE: 03-19-26	
APPROVED BY: JRS	DATE: 03-19-26	

SCALE: 1"=30'
DRAWING NO.: 71290
SHEET: 1 of 2

OK RESUBDIVISION

BEING A RESUBDIVISION OF ALL OF LOTS 7, 8, 9, AND PART OF LOTS 6 AND 10 IN DUNHAVEN WOODS, BEING A SUBDIVISION OF THE WEST 1/2 OF LOT 1 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

OWNER'S CERTIFICATE

STATE OF ILLINOIS } S.S.
COUNTY OF COOK }

THIS IS TO CERTIFY THAT _____ ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREON AND THAT THEY HAVE CAUSED THE SAID PROPERTY TO BE SURVEYED AND RESUBDIVIDED AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE TITLE HEREON INDICATED.

DATED THIS _____ DAY OF _____, A.D., 2____

SIGNED _____

NOTARY CERTIFICATE

STATE OF ILLINOIS } S.S.
COUNTY OF COOK }

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____

ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED SAID INSTRUMENT OF THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL.

THIS ____ DAY OF _____, A.D., 2____

NOTARY PUBLIC _____ SEAL

MY COMMISSION EXPIRES ON: _____

PLANNING & ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS } S.S.
COUNTY OF COOK }

APPROVED BY THE PLANNING & ZONING COMMISSION OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS.

THIS _____ DAY OF _____, 2____

SIGNED _____ CHAIRMAN

ATTEST _____ SECRETARY

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS } S.S.
COUNTY OF COOK }

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 HAVE BEEN PAID.

DATED THIS _____ DAY OF _____, 2____

SIGNED _____ VILLAGE ENGINEER

MORTGAGOR'S CERTIFICATE

STATE OF _____ } S.S.
COUNTY OF _____ }

THIS IS TO CERTIFY THAT _____ HEREBY CONSENTS TO THE PLAT SHOWN HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE TITLE HEREON INDICATED.

DATED THIS _____ DAY OF _____, A.D., 2____

BY: _____

TITLE: _____

ATTEST: _____

TITLE: _____

VILLAGE COUNCIL CERTIFICATE

STATE OF ILLINOIS } S.S.
COUNTY OF COOK }

APPROVED BY THE VILLAGE COUNCIL OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS.

THIS _____ DAY OF _____, 2____

SIGNED _____ MAYOR

ATTEST: _____ VILLAGE CLERK

VILLAGE COLLECTOR CERTIFICATE

STATE OF ILLINOIS } S.S.
COUNTY OF COOK }

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 _____, 2____

BY: _____ VILLAGE COLLECTOR

SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS } S.S.
COUNTY OF COOK }

WE HEREBY CERTIFY TO THE BEST OF OUR KNOWLEDGE AND BELIEF THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR THE DIVERSION AND DETENTION OF SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WITHIN THE RIGHTS OF THE SUBDIVIDER AND THAT SUCH SURFACE WATERS WILL NOT BE DEPOSITED ON ADJACENT LAND OWNERS PROPERTY IN SUCH CONCENTRATION AS MAY CAUSE DAMAGE BY EROSION OR SEDIMENTATION TO SUCH PROPERTY BECAUSE OF CONSTRUCTION OF THE SUBDIVISION.

BY: _____ OWNER DATED: _____

BY: _____ ILLINOIS PROFESSIONAL ENGINEER DATED: _____

VACATION AND ABROGATION CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF _____ }

THE APPROVING AUTHORITIES ON SIGNING THIS DOCUMENT HEREBY RELEASE AND CONSENT TO THE RELEASE, VACATION AND ABROGATION OF ALL EASEMENT RIGHTS PREVIOUSLY GRANTED IN THE EASEMENTS LABELED "HEREBY VACATED" ON SHEET 1 OF 2.

ACCEPTED: _____ AMERITECH DATE: _____

PRINTED NAME AND TITLE

ACCEPTED: _____ COMMONWEALTH EDISON COMPANY DATE: _____

PRINTED NAME AND TITLE

ACCEPTED: _____ NORTHERN ILLINOIS GAS COMPANY DATE: _____

PRINTED NAME AND TITLE

ACCEPTED: _____ CABLE COMPANY DATE: _____

PRINTED NAME AND TITLE

ACCEPTED: _____ THE VILLAGE OF PALATINE, GRANTEES DATE: _____

PRINTED NAME AND TITLE

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

COMMONWEALTH EDISON COMPANY AND

AMERITECH AND

NORTHERN 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, GRANTEES

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 SWALES, RETENTION PONDS, GAS MAINS, ELECTRICAL LINES, TELEPHONE LINES, FACILITIES USED IN CONNECTION WITH UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUNDS AND SIGNALS, INCLUDING BUT NOT LIMITED TO TELEVISION, DATA AND RADIO SIGNALS, TOGETHER WITH ALL BRACES, GUYS, ANCHORS, MANHOLES, VALVES AND ALL OTHER EQUIPMENT AND APPURTENANCES NECESSARY IN CONNECTION UPON 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 AS A COMMON AREA OR AREAS, AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON OR ON ADJACENT LOTS, COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM, OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER THE GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DOTTED LINES MARKED "EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE, EXCEPT GARDEN, SHRUBS AND LANDSCAPING MAY BE PLACED OVER ANY SUB SURFACE FACILITIES THAT DO NOT UNREASONABLY INTERFERE WITH THE SAFETY, USEFULNESS OF UNREASONABLY RESTRICT TO, OR PREVENT THE PROMPT MAINTENANCE OF REPAIR OF ANY SUCH SUB SURFACE FACILITIES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH MAY BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUT LOTS," "OPEN SPACE," "OPEN AREA," "COMMON GROUND," "PARKING AND COMMON AREA." THE TERM "COMMON AREA OR AREAS" INCLUDES REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL OR RETENTION POND, OR MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEE 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 PROVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED HERewith AS DOCUMENT NUMBER.

SURVEYORS CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF LAKE }

THIS IS TO STATE THAT THE FOLLOWING DESCRIBED PROPERTY WAS SURVEYED AND SUBDIVIDED BY GREENGARD, INC., UNDER THE SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

ALL OF LOTS 7 THROUGH 9, INCLUSIVE, IN DUNHAVEN WOODS, BEING A SUBDIVISION OF THE WEST 1/2 OF LOT 1 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE NORTH 12 ACRES), ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 18, 1947 IN BOOK 364 OF PLATS, PAGE 3 AS DOCUMENT 13997983 IN THE OFFICE OF THE RECORDER OF DEEDS AND FILED APRIL 24, 1947 IN BOOK 36 OF PLATS, PAGE 2 AS LK1146288 IN THE REGISTRAR OF TITLES OFFICE, AND;

THAT PART OF LOTS 6 AND 10 IN DUNHAVEN WOODS AFORESAID, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 6; THENCE NORTH 80 DEGREES, 12 MINUTES, 21 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 113.94 FEET TO A POINT; THENCE SOUTH 07 DEGREES, 25 MINUTES, 47 SECONDS EAST, A DISTANCE OF 161.36 FEET TO A POINT; THENCE SOUTH 04 DEGREES, 54 MINUTES, 20 SECONDS EAST, A DISTANCE OF 30.48 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE TO THE WEST, SAID CURVE HAVING A RADIUS OF 99.84 FEET, AN ARC LENGTH OF 69.06 FEET, A CHORD BEARING OF SOUTH 14 DEGREES, 54 MINUTES, 37 SECONDS WEST, AND A CHORD DISTANCE OF 67.69 FEET TO A POINT OF TANGENCY; THENCE SOUTH 34 DEGREES, 43 MINUTES, 43 SECONDS WEST, A DISTANCE OF 107.79 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE TO THE SOUTHEAST, SAID CURVE HAVING A RADIUS OF 117.50 FEET, AN ARC LENGTH OF 81.24 FEET, A CHORD BEARING OF SOUTH 14 DEGREES, 55 MINUTES, 31 SECONDS WEST, AND A CHORD DISTANCE OF 79.65 FEET TO A POINT OF TANGENCY ON THE WEST LINE OF SAID LOT 10; THENCE NORTH 05 DEGREES, 29 MINUTES, 57 SECONDS WEST, A DISTANCE OF 173.36 FEET TO THE NORTHWEST CORNER OF SAID LOT 10 (ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 6); THENCE NORTH 04 DEGREES, 56 MINUTES, 04 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 6, A DISTANCE OF 230.25 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

CONTAINING 4.66 ACRES, MORE OR LESS.

THIS IS ALSO TO STATE THAT IRON PIPES AT ALL LOT CORNERS AND POINT CHANGES IN ALIGNMENT, WILL BE SET.

THIS IS ALSO TO STATE THAT THE PROPERTY AS DESCRIBED ON THE DESCRIBED PLAT LIES WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS.

THIS IS ALSO TO STATE THAT FROM OUR INTERPRETATION OF THE FLOOD INSURANCE RATE MAPS THAT COVER THE AREA, THE HEREON DESCRIBED PROPERTY FALLS WITHIN ZONE "X" (OTHER AREAS) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FLOOD INSURANCE RATE MAP PANEL NUMBER 17031C0043J WITH MAP REVISED DATE OF AUGUST 19, 2008.

GIVEN UNDER MY HAND AND SEAL AT LINCOLNSHIRE, ILLINOIS,

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

GREENGARD, INC.
111 BARCLAY BLVD., SUITE 310
LINCOLNSHIRE, ILLINOIS 60069-2906

FOR REVIEW

JOSEPH R. SADOSKI
ILLINOIS
PROFESSIONAL LAND SURVEYOR NO. 3316
MY RENEWABLE LICENSE EXPIRES 11/30/26.

PERMISSION TO RECORD

THE UNDERSIGNED HEREBY AUTHORIZES THE VILLAGE OF PALATINE AND/OR ITS DESIGNATED AGENTS TO RECORD SAID FINAL PLAT OF RESUBDIVISION WITH THE OFFICE OF THE COOK COUNTY RECORDER OF DEEDS ON BEHALF OF THE UNDERSIGNED.

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

GREENGARD, INC.
111 BARCLAY BLVD., SUITE 310
LINCOLNSHIRE, ILLINOIS 60069-2906

FOR REVIEW

JOSEPH R. SADOSKI
ILLINOIS
PROFESSIONAL LAND SURVEYOR NO. 3316
MY RENEWABLE LICENSE EXPIRES 11/30/26.

720 AND 672 RUHL ROAD AND
17, 15, AND 1808 ROSALIND DRIVE - PALATINE, IL

FINAL PLAT OF RESUBDIVISION

DESIGNED BY SLM 02-19-26	DATE 02-19-26		GREENGARD, INC. Engineers & Surveyors Planners 111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-3615 PHONE: 847-634-3883 FAX: 847-634-0887	SCALE NONE
CHECKED BY JRS 02-18-26	DATE 02-18-26		DRAWING NO. 71290	
APPROVED BY JRS 02-19-26	DATE 02-19-26		SHEET 2 of 2	
OWNER BY DATE	REVISIONS			

**CALL
JULIE**
48 hours
BEFORE YOU DIG
1-800-892-0123
TOLL FREE
Operates 24 Hours
Every Day

ALL OF LOTS 7 THROUGH 9, INCLUSIVE, IN DUNHAVEN WOODS, BEING A SUBDIVISION OF THE WEST 1/2 OF LOT 1 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE NORTH 12 ACRES), ACCORDING TO THE PLAT THEREOF DATED FEBRUARY 18, 1947 IN BOOK 364 OF PLATS, PAGE 3 AS DOCUMENT # 35987863 IN THE OFFICE OF THE REGISTRAR OF DEEDS AND TITLED ARDS 24 1947 IN BOOK 35 OF PLATS, PAGE 2 AS LR1146288 IN THE REGISTRAR OF TITLES OFFICE, AND; THAT PART OF LOTS 6 AND 10 IN DUNHAVEN WOODS AFORESAID, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 6; THENCE NORTH 80 DEGREES, 12 MINUTES, 21 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 113.94 FEET TO A POINT; THENCE SOUTH 07 DEGREES, 25 MINUTES, 50 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 6, A DISTANCE OF 10.00 FEET TO A POINT; THENCE SOUTHWESTERLY ALONG A CHORD CONCAVE TO THE WEST, BEARING OF SOUTH 14 DEGREES, 54 MINUTES, 20 SECONDS EAST, A DISTANCE OF 30.48 FEET TO A POINT; THENCE SOUTHWESTERLY ALONG A CHORD CONCAVE TO THE WEST, BEARING OF SOUTH 14 DEGREES, 54 MINUTES, 20 SECONDS EAST, A DISTANCE OF 69.06 FEET, A CHORD BEARING OF SOUTH 14 DEGREES, 54 MINUTES, 37 SECONDS WEST, AND A CHORD DISTANCE OF 67.69 FEET TO A POINT OF BEGINNING, A RADIUS OF 100.00 FEET, AN ARC BEARING OF SOUTH 14 DEGREES, 55 MINUTES, 21 SECONDS WEST, A DISTANCE OF 107.79 FEET TO A POINT OF CHORD; THENCE SOUTHWESTERLY ALONG A CHORD CONCAVE TO THE SOUTHWEST, SAID CHORD HAVING A RADIUS OF 100.00 FEET, AN ARC BEARING OF SOUTH 14 DEGREES, 55 MINUTES, 21 SECONDS WEST, AND A CHORD DISTANCE OF 79.65 FEET TO A POINT OF TANGENCY ON THE WEST LINE OF SAID LOT 10; THENCE SOUTHWESTERLY ALONG THE WEST LINE OF SAID LOT 10, A DISTANCE OF 10.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 10 (ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 6); THENCE NORTH 04 DEGREES, 56 MINUTES, 04 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 10, A DISTANCE OF 330.25 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

TAGE:
1369
1437
1438
1456
1476
1477
1481
1825
1879
1886

Preservation Survey			739 W Wall Rd Pahrump, Nev.			COORDINATE N 4 E			ELEVATION IN FEET ABOVE SEA LEVEL			NOTES		
TAXA & SUB	SPECIES	DATE	TIME	COLLECTOR	LOCATION	ALTITUDE	TEMPERATURE	WIND DIRECTION	WIND SPEED	MOISTURE	RELATIVE HUMIDITY	SOIL TYPE	VEGETATION	
1	Grasshopper	10/10/10	10:00	W. Wall Rd	1000	1000	1000	1000	1000	1000	1000	1000	1000	
2	Grasshopper	10/10/10	10:00	W. Wall Rd	1000	1000	1000	1000	1000	1000	1000	1000	1000	
3	Grasshopper	10/10/10	10:00	W. Wall Rd	1000	1000	1000	1000	1000	1000	1000	1000	1000	
4	Grasshopper	10/10/10	10:00	W. Wall Rd	1000	1000	1000	1000	1000	1000	1000	1000	1000	
5	Grasshopper	10/10/10	10:00	W. Wall Rd	1000	1000	1000	1000	1000	1000	1000	1000	1000	
6	Grasshopper	10/10/10	10:00	W. Wall Rd	1000	1000	1000	1000	1000	1000	1000	1000	1000	
7	Grasshopper	10/10/10	10:00	W. Wall Rd	1000	1000	1000	1000	1000	1000	1000	1000	1000	
8	Grasshopper	10/10/10	10:00	W. Wall Rd	1000	1000	1000	1000	1000	1000	1000	1000	1000	
9	Grasshopper	10/10/10	10:00	W. Wall Rd	1000	1000	1000	1000	1000	1000	1000	1000	1000	
10	Grasshopper	10/10/10	10:00	W. Wall Rd	1000	1000	1000	1000	1000	1000	1000	1000	1000	
11	Grasshopper	10/10/10	10:00	W. Wall Rd	1000	1000	1000	1000	1000	1000	1000	1000	1000	
12	Grasshopper	10/10/10	10:00	W. Wall Rd	1000	1000	1000	1000	1000	1000	1000	1000	1000	
13	Grasshopper	10/10/10	10:00	W. Wall Rd	1000	1000	1000	1000	1000	1000	1000	1000	1000	
14	Grasshopper	10/10/10	10:00	W. Wall Rd	1000	1000	1000	1000	1000	1000	1000	1000	1000	
15	Grasshopper	10/10/10	10:00	W. Wall Rd	1000	1000	1000	1000	1000	1000	1000	1000	1000	
16	Grasshopper	10/10/10	10:00	W. Wall Rd	1000	1000	1000	1000	1000	1000	1000	1000	1000	
17	Grasshopper	10/10/10	10:00	W. Wall Rd	1000	1000	1000	1000	1000	1000	1000	1000	1000	
18	Grasshopper	10/10/10	10:00	W. Wall Rd	1000	1000	1000	1000	1000	1000	1000	1000	1000	
19	Grasshopper	10/10/10	10:00	W. Wall Rd	1000	1000	1000	1000	1000	1000	1000	1000	1000	
20	Grasshopper	10/10/10	10:00	W. Wall Rd	1000	1000	1000	1000	1000	1000	1000	1000	1000	
21	Grasshopper	10/10/10	10:00	W. Wall Rd	1000	1000	1000	1000	1000	1000	1000	1000	1000	
22	Grasshopper	10/10/10	10:00	W. Wall Rd	1000	1000	1000	1000	1000	1000	1000	1000	1000	
23	Grasshopper	10/10/10	10:00	W. Wall Rd	1000	1000	1000	1000	1000	1000	1000	1000	1000	
24	Grasshopper	10/10/10	10:00	W. Wall Rd	1000	1000	1000	1000	1000	1000	1000	1000	1000	
25	Grasshopper	10/10/10	10:00	W. Wall Rd	1000	1000	1000	1000	1000	1000	1000	1000	1000	
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65	Grasshopper	10/10/10	10:00	W. Wall Rd	1000	1000	1000	1000	1000	1000	1000	1000	1000	
66	Grasshopper	10/10/10	10:00	W. Wall Rd	1000	1000	1000	1000	1000	1000	1000	1000	1000	
67	Grasshopper	10/10/10	10:00	W. Wall Rd	1000	1000	1000	1000	1000	1000	1000	1000	1000	
68	Grasshopper	10/10/10	10:00	W. Wall Rd	1000	1000	1000	1000	1000	1000	1000	1000	1000	
69	Grasshopper	10/10/10	10:00	W. Wall Rd	1000	1000	1000	1000	1000	1000	1000	1000	1000	
70	Grasshopper	10/10/10	10:00	W. Wall Rd	1000	1000	1000	1000	1000	1000	1000	1000	1000	
71	Grasshopper	10/10/10	10:00	W. Wall Rd	1000	1000	1000	1000	1000	1000	1000	1000	1000	
72	Grasshopper	10/10/10	10:00	W. Wall Rd	1000	1000	1000	1000	1000	1000	1000	1000	1000	
73	Grasshopper	10/10/10	10:00	W. Wall Rd	1000	1000	1000	1000	1000	1000	1000	1000	1000	
74	Grasshopper	10/10/10	10:00	W. Wall Rd	1000	1000	1000	1000	1000	1000	1000	1000	1000	
75	Grasshopper	10/10/10	10:00	W. Wall Rd	1000	1000	1000	1000	1000	1000	1000	1000	1000	
76	Grasshopper	10/10/10	10:00	W. Wall Rd	1000	1000	1000	1000	1000	1000	1000	1000	1000	
77	Grasshopper	10/10/10	10:00	W. Wall Rd	1000	1000	1000	1000	1000	1000	1000	1000	1000	
78	Grasshopper	10/10/10	10:00	W. Wall Rd	1000	1000	1000	1000	1000	1000	1000	1000	1000	
79	Grasshopper	10/10/10	10:00	W. Wall Rd	1000	1000	1000	1000	1000	1000	1000	1000	1000	
80	Grasshopper	10/10/10	10:00	W. Wall Rd	1000	1000	1000	1000	1000	1000	1000	1000	1000	
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83	Grasshopper	10/10/10	10:00	W. Wall Rd	1000	1000	1000	1000	1000	1000	1000	1000	1000	
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90	Grasshopper	10/10/10	10:00	W. Wall Rd	1000	1000	1000	1000	1000	1000	1000	1000	1000	
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92	Grasshopper	10/10/10	10:00	W. Wall Rd	1000	1000	1000	1000	1					



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IN WHOLE OR PART WITHOUT WRITTEN PERMISSION OF GREENGARD, INC.

DRAWN BY:	DATE:	REVISION:
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DRAM BY:	DA:
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DESIGNED BY:	CJD	DATE:	06-26-2006
CHECKED BY:	DRF	DATE:	06-26-2006
APPROVED BY:	DRF	DATE:	06-26-2006



GREENGARD, INC.
Engineers • Surveyors • Planners
111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-3623
PHONE: 847-634-3883 E-MAIL: 231@GREENGARDINC.COM
FAX: 847-634-0887 ILL. REGISTRATION NO. 184-000995

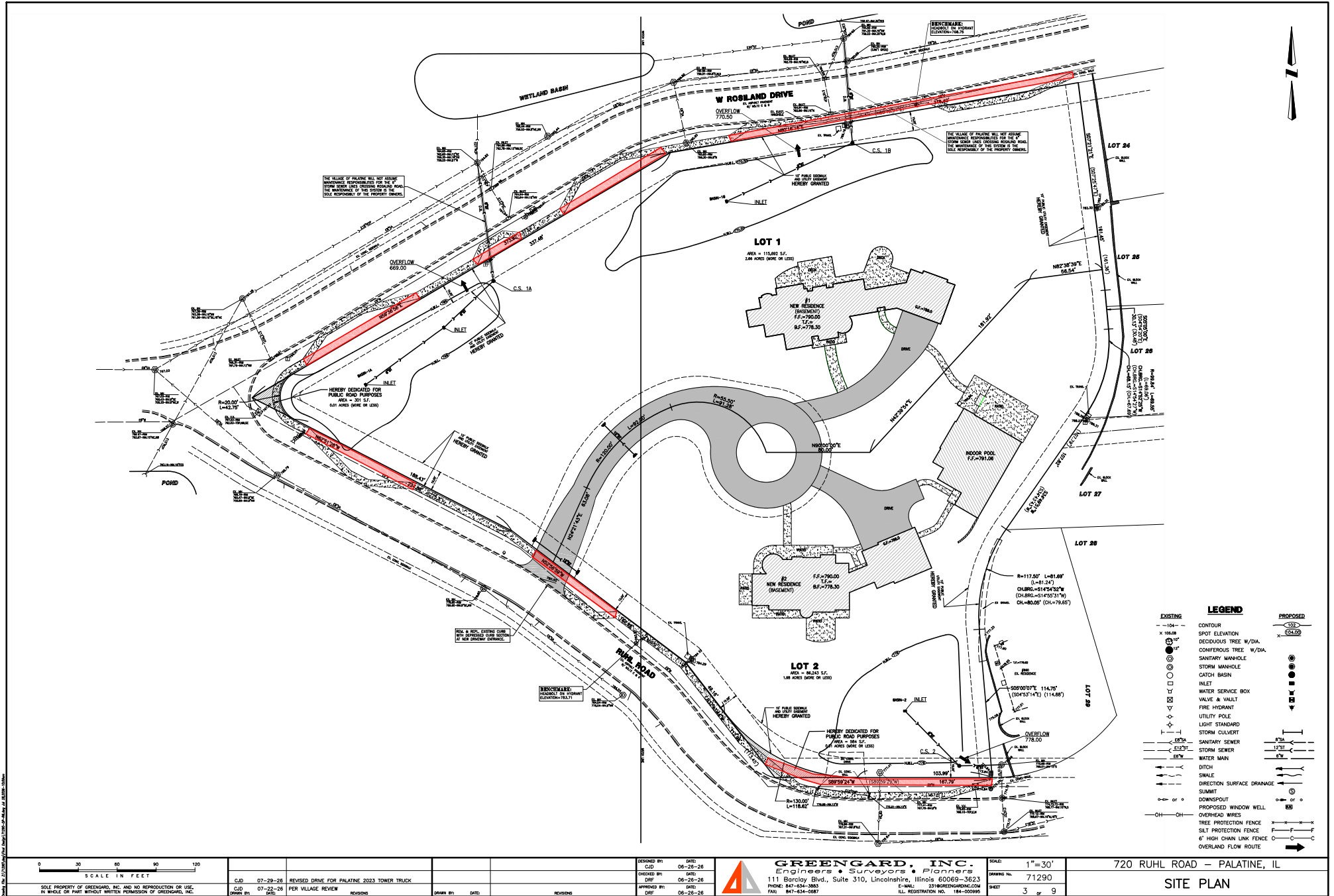
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SHEET	2 of 9

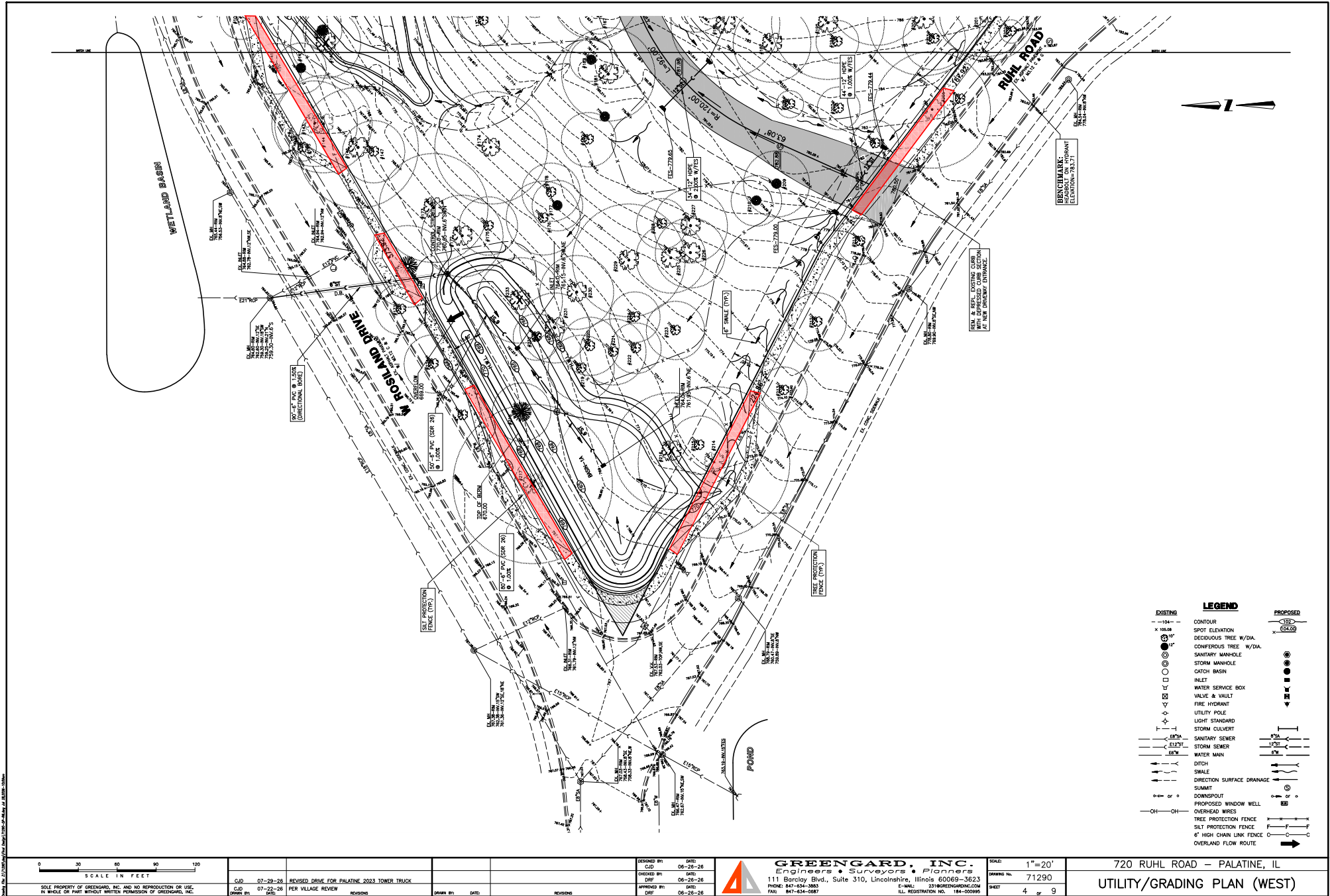
720 RUHL ROAD - PALATINE, IL
EXISTING TOPOGRAPHY

SOURCE BENCHMARK:
BASED ON NAVD 88 (GEOID 12B) AS
REFERENCED FROM TRIMBLE REGIONAL
VRISnow RTK-GNSS NETWORK

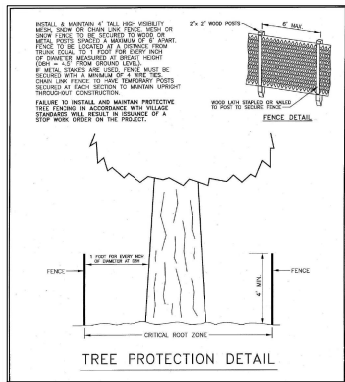
 CONTOUR
 SPOT ELEVATION
 DECIDUOUS TREE W/DIA.
 CONIFEROUS TREE W/DIA.
 CRITICAL ROOT ZONE
 SANITARY MANHOLE
 STORM MANHOLE
 CATCH BASIN
 INLET
 WATER SERVICE BOX
 VALVE & VAULT
 FIRE HYDRANT
 UTILITY POLE
 LIGHT STANDARD
 STORM CULVERT
 SANITARY SEWER
 STORM SEWER
 WATER MAIN
 DITCH
 SWALE
 DIRECTION SURFACE DRAIN
 FENCE
 DOWNSPOUT











NOT ON INVENTORY

1369
1370
1438
1456
1476
1477
1481
1825
1879
1886

Tree Preservation Survey		720 W. Ruhl Rd. Pawnee, Illinois	
Tag #	Size	Species	Notes
1	12"	Red Oak	Good
2	12"	Red Oak	Good
3	12"	Red Oak	Good
4	12"	Red Oak	Good
5	12"	Red Oak	Good
6	12"	Red Oak	Good
7	12"	Red Oak	Good
8	12"	Red Oak	Good
9	12"	Red Oak	Good
10	12"	Red Oak	Good
11	12"	Red Oak	Good
12	12"	Red Oak	Good
13	12"	Red Oak	Good
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15	12"	Red Oak	Good
16	12"	Red Oak	Good
17	12"	Red Oak	Good
18	12"	Red Oak	Good
19	12"	Red Oak	Good
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96	12"	Red Oak	Good
97	12"	Red Oak	Good
98	12"	Red Oak	Good
99	12"	Red Oak	Good
100	12"	Red Oak	Good

0 30 60 90 120

SCALE 1" = 30'

DESIGNED BY: CJD DATE: 06-26-26

CHECKED BY: DRP DATE: 06-26-26

APPROVED BY: DRP DATE: 06-26-26

GREENGARD, INC.
Engineers • Surveyors • Planners
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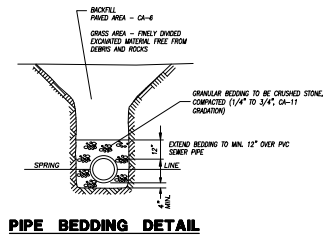
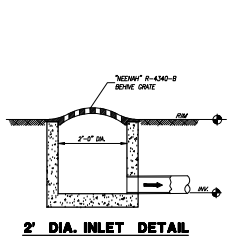
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DRAWING No. 71290

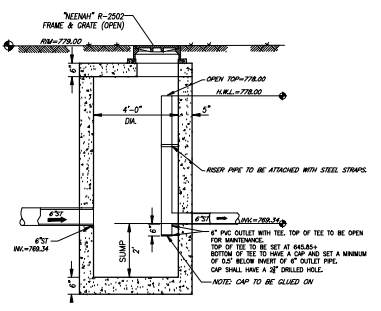
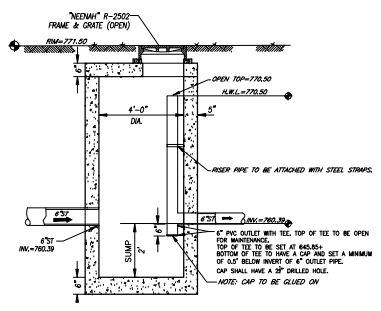
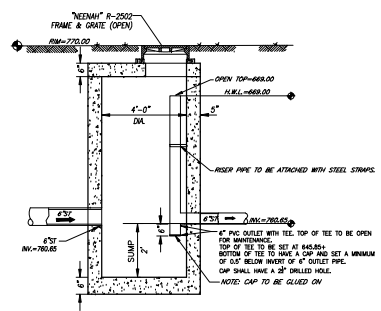
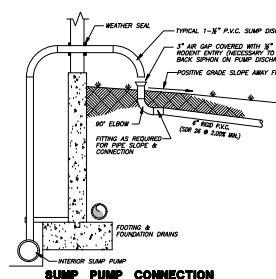
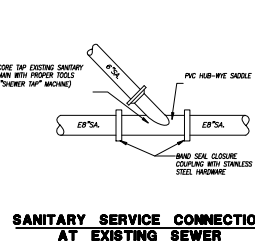
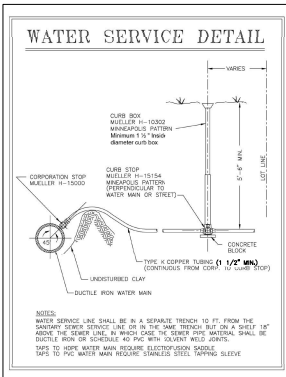
SHEET 6 OF 9

720 RUHL ROAD - PALATINE, IL

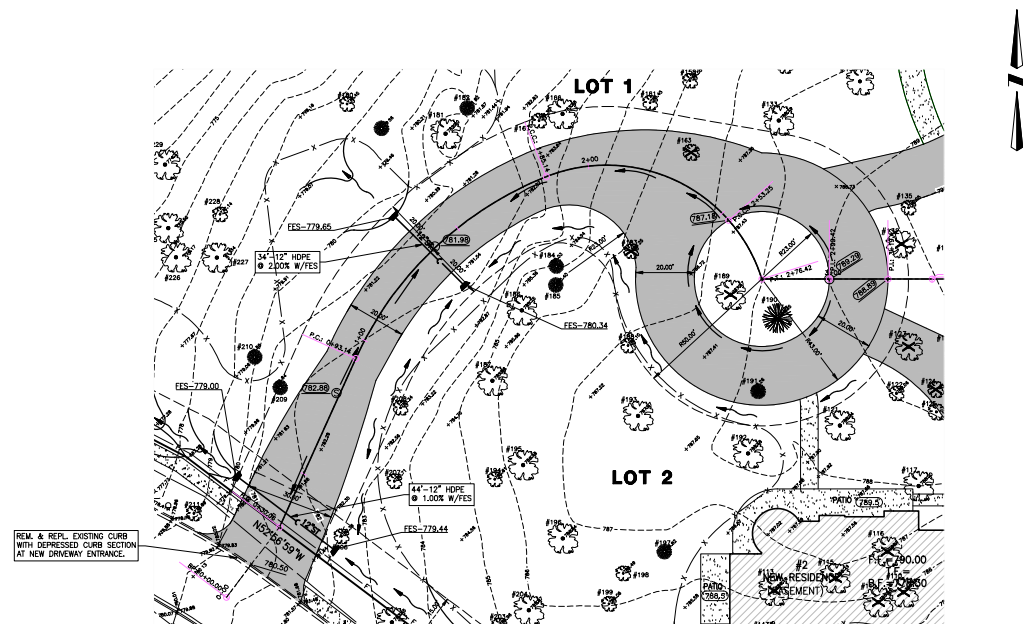
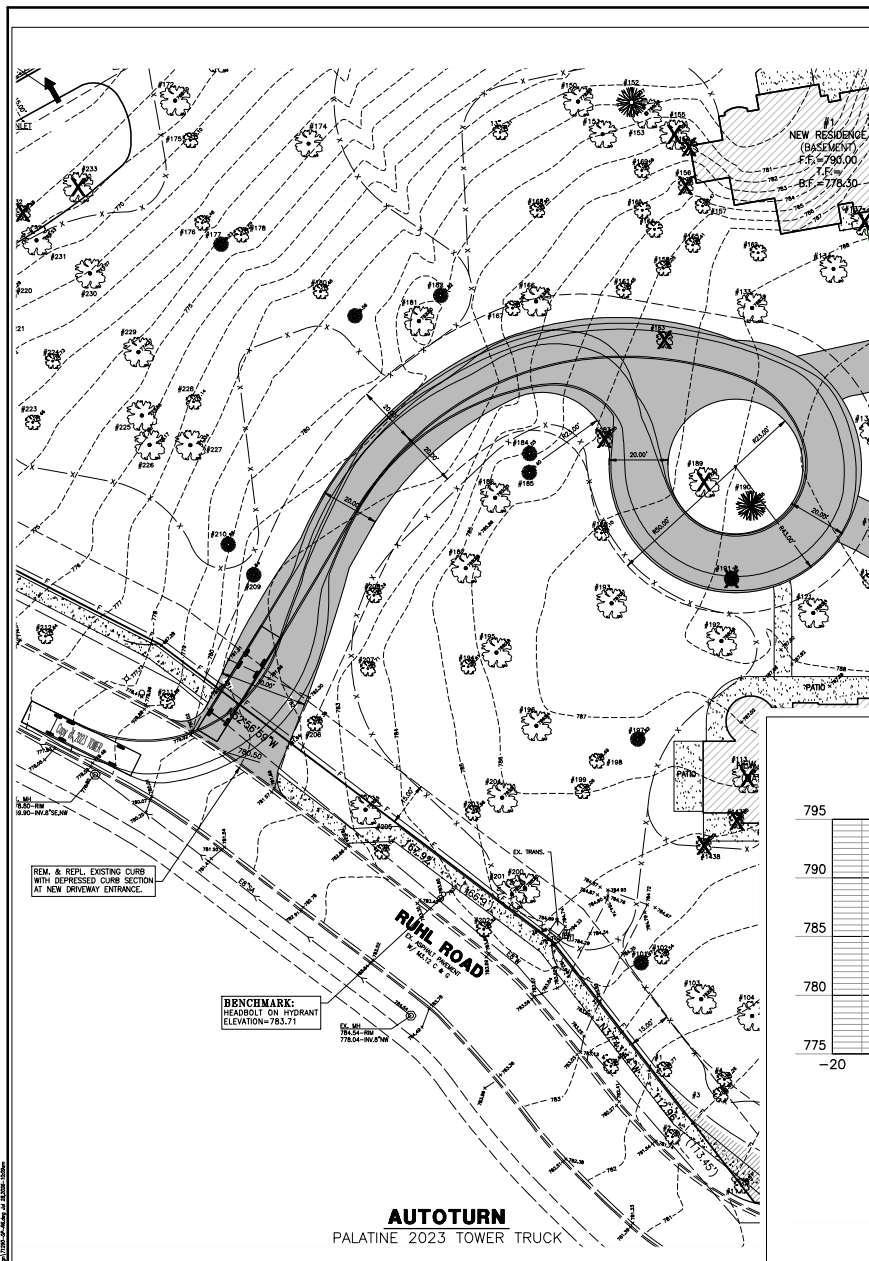
TREE PROTECTION PLAN



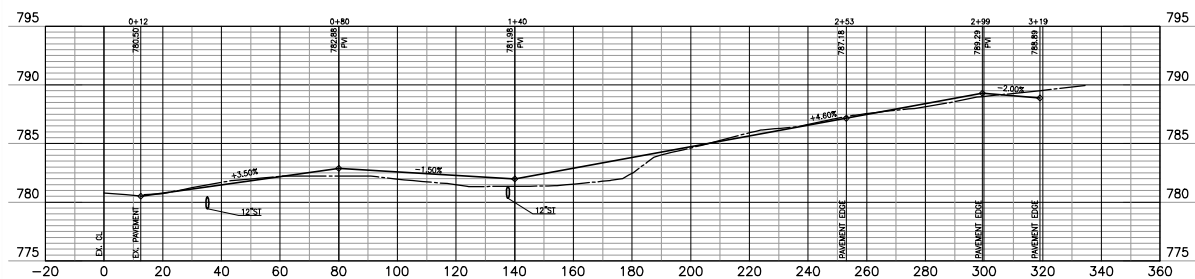
- GENERAL NOTES**
- ALL DISTURBED PARKWAY LAWN AREAS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE RESTORED WITH SIX-INCH (6") OF PULVERIZED TOPSOIL AND SOIL.
 - NO CONSTRUCTION EQUIPMENT SHALL BE OPERATED OR CONSTRUCTION MATERIALS OR EXCAVATED MATERIAL STORED OUTSIDE OF THE CONSTRUCTION AREA OR IN AREAS OF EXISTING TREES.
 - WHERE NATURAL VEGETATION IS REMOVED DURING GRADING, SOIL EROSION AND SEDIMENT CONTROL SHALL BE INITIATED AND MAINTAINED THROUGHOUT THE PROJECT. RE-ESTABLISHED WITHIN 30 DAYS IN SUFFICIENT DENSITY TO PROVIDE EFFECTIVE EROSION CONTROL AS DETERMINED BY THE DIRECTOR OF PUBLIC WORKS/VILLAGE ENGINEERS. PERMANENT VEGETATION SHALL BE ESTABLISHED AS SOON AS POSSIBLE AFTER GRADING HAS BEEN COMPLETED.
 - WHEN GRADING OPERATIONS ARE COMPLETED OR SUSPENDED FOR 30 DAYS, PERMANENT VEGETATION MUST BE ESTABLISHED AT SUFFICIENT DENSITY EFFECTIVE EROSION CONTROL BETWEEN PERMANENT VEGETATION (GRASS SEEDING). TEMPORARY COVER SHALL BE PROVIDED.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF ANY DAMAGED PUBLIC PROPERTY AS A RESULT OF CONSTRUCTION ON THIS SITE. ALSO NOTE THAT ALL PUBLIC PROPERTY TO BE REMOVED/REPLACED AS PART OF THIS PROJECT SHALL BE DONE SO IN ACCORDANCE WITH VILLAGE STANDARDS.
 - DUST CONTROL MEASURES SHOULD BE USED, WHEN APPLICABLE, TO MINIMIZE THE SPREAD OF AIRBORNE PARTICLES.
 - BUILDING MATERIALS AND OTHER CONSTRUCTION SITE WASTES MUST BE PROPERLY MANAGED AND DISPOSED OF TO REDUCE THE RISK OF POLLUTION.
 - THE DEVELOPER/CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE PUBLIC R.O.W. FREE FROM DIRT AND DEBRIS. TRUCKS AND OTHER CONSTRUCTION EQUIPMENT SHOULD BE CLEANED ON-SITE TO PREVENT MUD FROM BEING DEPOSITED ON THE R.O.W.
 - ANY TEMPORARY DIRT STOCKPILES SHALL BE FOR FOUNDATION BACKFILL ONLY. ALL OTHER EXCAVATED MATERIALS MUST BE REMOVED FROM SITE IMMEDIATELY. STOCKPILES OF SOIL THAT WILL REMAIN FOR A PERIOD GREATER THAN 7 DAYS MUST BE STABILIZED AND PROVIDED WITH THE APPROPRIATE SOIL EROSION AND SEDIMENTATION CONTROL MEASURES. NO STOCKPILE SHALL BE PLACED WITHIN 25 FEET TO A ROADWAY OR DRAINAGE CHANNEL.
 - ALL TEMPORARY SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE DEPOSED OF WITHIN 30 DAYS AFTER SITE STABILIZATION OR AFTER MEASURES ARE NO LONGER NEEDED. ALL TRAPPED SEDIMENT AND OTHER DISTURBED SOIL AREAS RESULTING FROM THE DISPOSITION OF TEMPORARY MEASURES SHOULD BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION AND SEDIMENTATION.
 - ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES MUST BE MAINTAINED THROUGHOUT THE ENTIRE CONSTRUCTION PROCESS.
 - CONCRETE TRUCK WASHOUT MUST NOT OCCUR WITHIN THE RIGHT-OF-WAY OR DOWN STORM INLET STRUCTURES.
 - ALL PUBLIC SIDEWALKS REMOVED FOR UTILITY WORKS MUST BE BACKFILLED AND SURFACED WITH TEMPORARY CONCRETE OR COLD PATCHED BEFORE THE END OF THE DAY. NO GRAVEL ON PUBLIC SIDEWALK WILL BE ALLOWED.
 - ALL TRENCHES UNDER PUBLIC ROADWAY MUST BE BACKFILLED WITH CONTROLLED LOW STRENGTH MATERIAL (CLSM) MIX 1, COMMONLY KNOWN AS "LOWABLE FILL". CA-7 MATERIAL SHOULD BE USED FOR THE BEDDING OF THE PIPE AND ONE-FOOT (1') OVER THE TOP OF THE PIPE. THE REMAINDER OF THE BACKFILL MATERIAL MUST BE CLSM.
 - ALL PROPOSED CUTS IN THE PUBLIC PAVEMENT, SIDEWALK OR CURB AND GUTTER MUST BE SAW-CUT FULL-DEPTH PRIOR TO REMOVAL.
 - ALL EXISTING GRADES MUST BE MAINTAINED AT THE PROPERTY LINE.
 - SWALES SHOULD BE A MINIMUM SIX-INCH (6") DEEP AND TWO-FOOT (2') WIDE. DRAINING OR DISCHARGING WATER ONTO ADJACENT PROPERTIES IS NOT PERMITTED.
 - STORM AND SANITARY SERVICE CONNECTIONS TO SEWER MAINS SHALL BE PERFORMED IN COMPLIANCE WITH THE VILLAGE'S STANDARDS AND CODES.
 - PROPOSED SEWER AND SANITARY SERVICES TO THE HOME SHALL BE AUGURED UNDER THE DRIP LINES OF ALL TREES. NO OPEN CUTTING WITHIN THE DRIP LINE WILL BE PERMITTED WITHOUT THE APPROVAL OF THE VILLAGE FORESTER.
 - SUMP PUMP TO DISCHARGE TO STORM SEWER. SUMP PUMP SERVICE LINE SHALL BE SIX-INCH (6") P.V.C., SDR 26 AT A MINIMUM ONE PERCENT (1.00%) GRADE.
 - WATER SERVICE SHALL BE ONE-AND-ONE-HALF-INCH (1 1/2") COPPER TYPE "K".
 - SANITARY SEWER SERVICE SHALL BE SIX-INCH (6") P.V.C., SDR 26. A SANITARY SEWER SERVICE CLEANOUT, WITH A WATER-TIGHT SEWER-DOWN CAP, SHALL BE PROVIDED TEN-FOOT (10') FROM THE OUTSIDE FACE OF BUILDING FOUNDATION.
 - THE WATER SERVICE AND THE STORM/SANITARY SERVICE SHALL HAVE A TEN-FOOT (10') MINIMUM HORIZONTAL SEPARATION.
 - DOWNSPOUTS ARE TO SPLASH ON GRADE AND SHALL DRAIN TOWARD PROPOSED SWALES/INLETS. DOWNSPOUT DISCHARGE MUST NOT DRAIN TOWARD OR ONTO ADJACENT PROPERTIES.
 - ALL STORM SEWER SHALL BE P.V.C., SDR 26, AT A MINIMUM ONE-PERCENT (1.00%) GRADE, AND SHALL HAVE FOUR-INCH (4") CA-7 BEDDING EXTENDED UP TO TWELVE INCHES (12") OVER THE TOP OF THE PIPE (UNLESS OTHERWISE NOTED).
 - WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE OR TEE, ONE OF THE FOLLOWING METHODS SHALL BE USED:
 - USING A PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT THE DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING. USE "BAND-SEA" COUPLINGS OR SIMILAR COUPLINGS, AND SHEAR RINGS AND CLAMPS TO FASTEN THE INSERTED FITTINGS AND HOLD IT FIRMLY IN PLACE. MISSING COUPLINGS SHALL HAVE THE LENGTH OF BOOT APPROXIMATELY EQUAL TO THE PIPE DIAMETER, FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR THE INSTALLATION.
 - NO CUT-IN CONNECTIONS, MADE BY BREAKING OR CUTTING A HOLE IN THE MAIN AND INSERTING THE SPIGOT END OF AN ORDINARY SEWER PIPE SHALL BE PERMITTED.
 - CIRCULAR SAW-CUT OF SEWER MAIN WITH PROPER TOOLS ("SEWER-TAP" MACHINE OR SIMILAR) AND PROPER INSTALLATION OF A "THROAT" OR SEWER SADDLE, OR APPROVED EQUAL, A HUB WYE OR TEE SADDLE CONTAINING A FLEXIBLE BOOT, IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS, THIS METHOD SHALL ONLY BE ALLOWED FOR PIPE SIZES GREATER THAN 10" IN DIAMETER.
 - BULF/TREE PROTECTION FENCING TO BE PLACED PRIOR TO START OF CONSTRUCTION. FENCE INSPECTION MUST BE PASSED PRIOR TO START OF CONSTRUCTION.
 - TREE PROTECTION FENCING TO BE SIX-FOOT (6') CHAIN LINK OR SIMILAR MATERIAL.
 - NO HEAVY MACHINERY MAY BE USED WITHIN THE DRIP LINES OF ANY TREE.
 - NO STOCKPILING ON ANY MATERIAL FOR ANY PERIOD OF TIME WITHIN THE DRIP LINE OF ANY TREE.
 - NON-LIMESTONE MATERIALS SHALL BE USED WITHIN THE DRIPLINE OF ANY TREE OR ON ADJACENT TO THE PROPERTY.
 - ALL TREES AND BRUSH REMOVAL SHALL BE DONE BY HAND, AND ALL STUMPS ARE TO BE GROUND OUT, NOT BULLDOZED.



0 30 60 90 120 SCALE 1" = 1'		DESIGNED BY: CJD DATE: 06-26-26 CHECKED BY: DRP DATE: 06-26-26 APPROVED BY: DRP DATE: 06-26-26		GREENGARD, INC. Engineers • Surveyors • Planners 111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-3623 PHONE: 847-634-3883 FAX: 847-634-0887 ILL. REGISTRATION NO. 184-000996		SCALE: NONE DRAWING NO.: 71290 SHEET: 8 of 9		720 RUHL ROAD - PALATINE, IL DETAILS	
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ALIGNMENT - A-A PROFILE



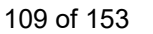
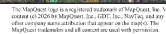
DRIVEWAY PROFILE

V: 1"=5'
H: 1"=20'

0 30 60 90 120 SCALE 1"=20' SOLD PROPERTY OF GREENGARD, INC. AND NO REPRODUCTION OR USE, IN WHOLE OR PART WITHOUT WRITTEN PERMISSION OF GREENGARD, INC.	CJD 07-28-26 REVISED DRIVE FOR PALATINE 2023 TOWER TRUCK	DESIGNED BY: CJD DATE: 06-26-26 CHECKED BY: DRP DATE: 06-26-26 APPROVED BY: DRP DATE: 06-26-26	111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-3623 PHONE: 847-634-3883 FAX: 847-634-0887	GREENGARD, INC. Engineers • Surveyors • Planners 111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-3623 PHONE: 847-634-3883 FAX: 847-634-0887 ILL. REGISTRATION NO. 184-000995	SCALE: 1"=20' DRAWING No. 71290 SHEET 9 OF 9 720 RUHL ROAD - PALATINE, IL AUTOTURN/PROFILE EXHIBIT
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**RESUBDIVIDE 5 LOTS WITHIN
THE DUNHAVEN WOODS
SUBDIVISION INTO 2 LOTS FOR
DEVELOPMENT OF SINGLE
FAMILY HOMES AND
DETACHED INDOOR POOL
STRUCTURE**

INTERIOR DESIGNER
ARTSPIRING, INC.
PALATINE, IL 60074
PHONE: 847.721.9218





DO NOT SCALE DRAWINGS

[illegible]

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OK MANOR

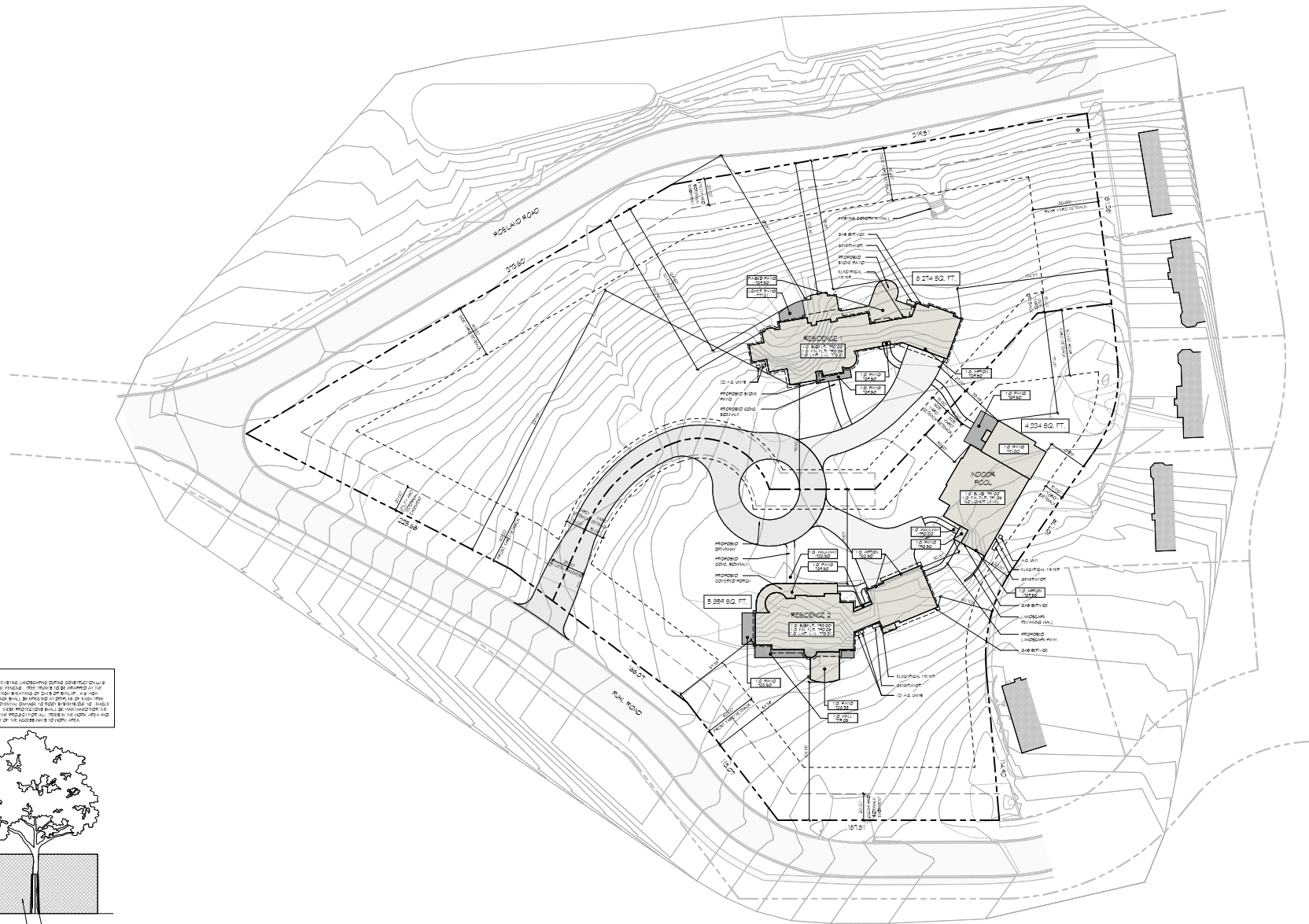
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ALATINE, IL 60074



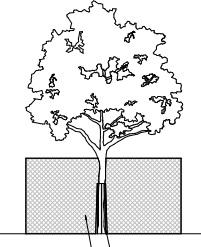
OB NO	25979
DATE	026.09.08

SITE PLAN

A0.4



NOTES:
PROTECT ALL EXISTING LANDSCAPING DURING CONSTRUCTION W/ 4' HIGH CHAIN LINK FENCING. TREE TRUNKS TO BE WRAPPED AT THE BASE W/ 4" FT. HIGH SHEATHING OF DABS OR SIMILAR. A 5' HIGH CHAIN LINK FENCE SHALL BE ERRECTED AT DIRECTION OF EACH TREE TO MINIMIZE POTENTIAL DAMAGE TO ROOT SYSTEMS DUE TO EGGLE CONSTRUCTION. THESE PROTECTIONS SHALL BE MAINTAINED FOR THE DURATION OF THE PROJECT FOR ALL TREES IN THE WORK AREA AND WITHIN 20 FEET OF THE ACCESS PATHS TO WORK AREA.



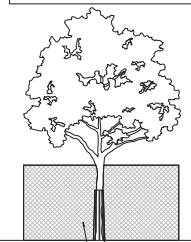
CONTINUOUS 8" HIGH CHANNEL
FENCE AT DRILLING OF TREE,
AS INDICATED ON PLAN.

2 TREE PROTECTION
A0.4 SCALE: NTS

1 SITE PLAN
AO.4 SCALE: 1" = 30'-0"



PROTECT ALL EXISTING LANDSCAPE DURING CONSTRUCTION BY 4' HIGH CHAIN LINK FENCE. TREES TRUNKS TO BE SHIPPED AT THE BASE & 4' HIGH BRANCHES OF 2" DIA. CHAIN LINK FENCE SHALL BE ERECTED AT OUTLINE OF EACH TREE TO MINIMIZE POTENTIAL DAMAGE TO ROOT SYSTEMS DUE TO GRADE COMPACTION. THESE PROTECTIONS SHALL BE MAINTAINED FOR THE DURATION OF THE PROJECT FOR ALL AREAS IN THE PORCH AREA AND WITHIN 20 FEET OF THE ACCESS WAYS TO PORCH AREA.



CONTINUED 8' HIGH CHAIN LINK FENCE AT OUTLINE OF TREE AS INDICATED ON PLANS

4' TREE PROTECTION
SCALE: 1/8\"/>

ZONING INFORMATION		
TYPE	REQUIRED	NOTES
CONDS SETBACK	40' SIDE YARD	40' SIDE YARD
LOT AREA	N/A	15,454 SQ. FT.
MAXIMUM BUILDING COVERAGE	25%	3,863 SQ. FT.
MAXIMUM LOT SIDE COVERAGE	25% (25' MIN)	3,863 SQ. FT.
MAXIMUM LOT COVERAGE RATIO	50%	7,727 SQ. FT.
MAXIMUM LOT COVERAGE	40% (25' MIN)	6,182 SQ. FT.
MAXIMUM FLOOR AREA RATIO	N/A	15,454 SQ. FT.
MAXIMUM FLOOR AREA	N/A	SEE CHART BELOW FOR MAX. BREAKDOWN
FRONT YARD SETBACK	20'	20' - 10'
REAR YARD SETBACK	10'	10' - 5'
MAXIMUM BUILDING HEIGHT	15' (15' STORY)	15' (15' STORY)
MAXIMUM BUILDING HEIGHT (ROOF)	15' - 0"	15' - 0"
MAXIMUM BUILDING HEIGHT (PATIO)	15' - 0"	15' - 0"

FLOOR AREA CALCULATION TOTALS	
BY	PAVE AREA
PAVE CALCULATIONS	
LOWER LEVEL AREA	3,324.45 S.F.
FIRST FLOOR AREA	13,532.55 S.F.
SECOND FLOOR AREA	1,119.8 S.F.
ATTIC AREA	268.89 S.F.
GARAGE AREA	1,201.95 S.F.
PORCH AREA	16.50 S.F.
SOLARIUM AREA	253.34 S.F.
RAISED PATIO AREA	508.48 S.F.
ENTRY PORCH AREA	52.50 S.F.
UNCONDITIONED ATTIC AREA	1,038.32 S.F.
TOTAL	15,341.31 S.F.

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NO.	DATE	DESCRIPTION
1	06.07.20	ISSUED FOR REVIEW
2	06.07.20	ISSUED FOR ZONING REVIEW
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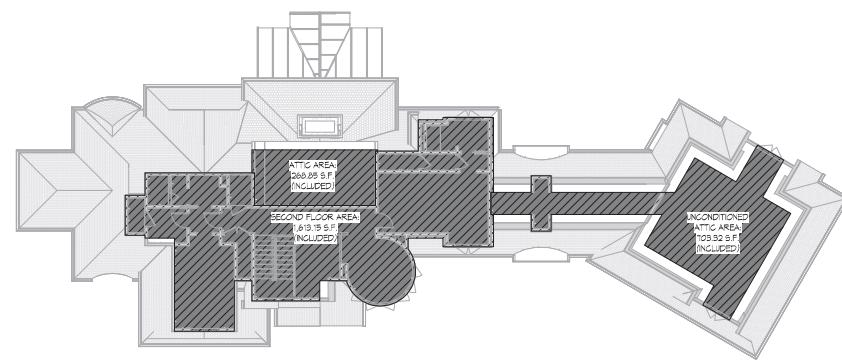
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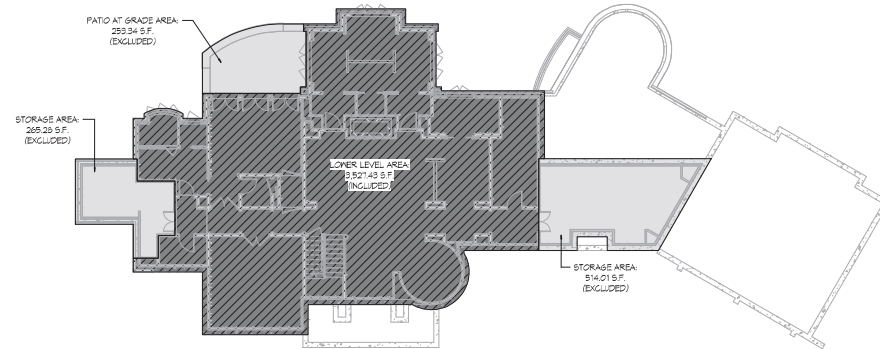
O'DONNELL
RESIDENCE
720 RUHL ROAD
PALATINE, IL 60074

JOB NO	25979
DATE	2026.07.23

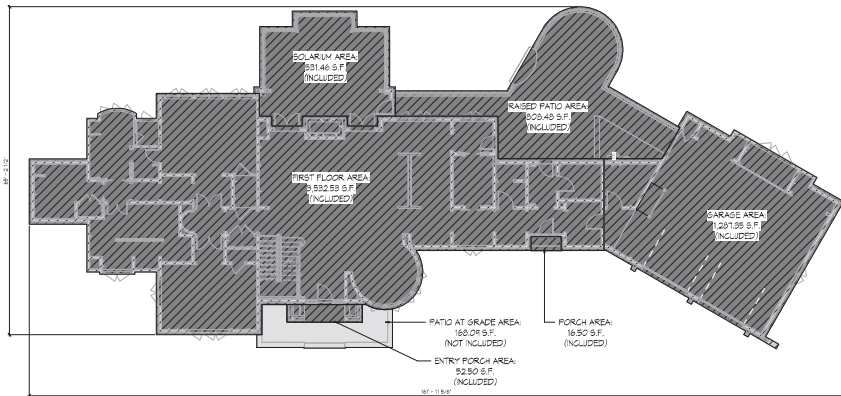
FAR
DIAGRAMS
AND ZONING
INFORMATION
A0.4



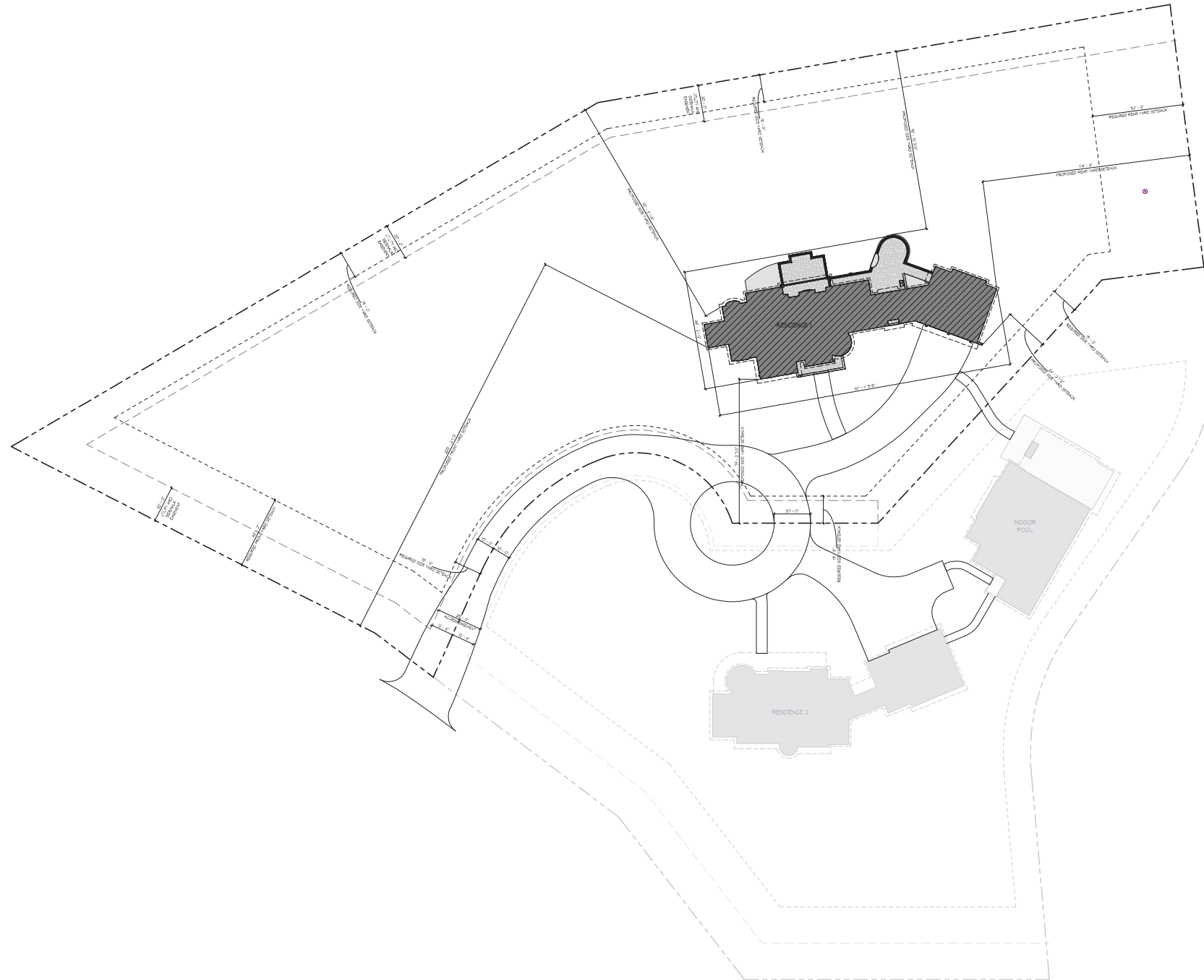
3 SECOND FLOOR FAR PLAN
SCALE: 1/8\"/>



1 LOWER LEVEL FAR PLAN
SCALE: 1/8\"/>



2 FIRST FLOOR FAR PLAN
SCALE: 1/8\"/>



1 SITE PLAN
A0.5
SCALE: 1"=30'-0"



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RESIDENCE

720 RUHL ROAD
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JOB NO
25979
DATE
2026.07.23

SITE PLAN
A0.5



- Page 118 of 153



- ## EXTERIOR ELEVATIONS





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4	2026.07.23	REVISED FOR DESIGN REVIEW
5	2026.07.23	REVISED FOR DESIGN REVIEW
6	2026.07.23	REVISED FOR DESIGN REVIEW
7	2026.07.23	REVISED FOR DESIGN REVIEW
8	2026.07.23	REVISED FOR DESIGN REVIEW
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O'DONNELL
RESIDENCE

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PALATINE, IL 60074

JOB NO	25979
DATE	2026.07.23

EXTERIOR RENDERINGS	A2.4
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720 RUHL ROAD
PALATINE, IL 60074

GENERAL CONTRACTOR
DOOMIS CUSTOM BUILDERS
 44 NORTH WESTERN AVENUE
 CARPENTERSVILLE, ILLINOIS 60110
 PHONE: 847.426.1721

STRUCTURAL ENGINEER
HUTTER TRANKINA ENGINEERING
 32W273 ARMY TRAIL ROAD, SUITE 100A
 WAYNE, ILLINOIS 60184
 PHONE: 630.513.6711



ARCHITECTURAL	
A01	DWG INDEX, LEGEND, ABBREV.
A04	PAR. DIAGRAM AND ZONING INFORMATION
A05	SITE PLAN
A12	FIRST FLOOR PLAN
A15	ROOF PLAN
A21	EXTERIOR ELEVATIONS
A22	EXTERIOR ELEVATIONS
A23	EXTERIOR RENDERINGS

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THE VILLAGE OF PALATINE HAS ADOPTED THE FOLLOWING RECOGNIZED STANDARDS:

- INTERNATIONAL BUILDING CODE - 2021 EDITION
- INTERNATIONAL RESIDENTIAL CODE - 2022 EDITION
- INTERNATIONAL MECHANICAL CODE - 2021 EDITION
- INTERNATIONAL FUEL GAS CODE - 2021 EDITION
- STATE OF ILLINOIS PLUMBING CODE
- NATIONAL ELECTRICAL CODE - 2020 EDITION
- INTERNATIONAL FIRE CODE - 2021 EDITION
- INTERNATIONAL SWIMMING POOL AND SPA CODE - 2021 EDITION



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	2026.03.06	PRELIMINARY ZONING MEETING
	2026.06.09	ISSUED FOR PRELIMINARY ZONING REVIEW
	2026.06.26	ISSUED FOR ZONING REVIEW
	2026.07.07	10% CDSBT
	2026.07.23	ISSUED FOR ZONING REVIEW

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OK MANOR POOL
HOUSE

720 RUHL ROAD
PALATINE, IL 60074

OBJ NO	25979
DATE	2026.07.23

A0.1

A diagram of a tree with a shaded rectangular area at its base, representing a water table or groundwater source.

FLOOR AREA CALCULATION TOTALS	
ITEM	SQ. AREA
F.A.K. CALCULATION	
FIRST FLOOR AREA	3,032 SQ. FT.
COVERED OUTDOOR KITCHEN AREA	203.10 SQ. FT.
COVERED PORCH AREA	424.00 SQ. FT.
COVERED ENTRY PORCH AREA	34.47 SQ. FT.
TOTAL:	4,804.57 SQ. FT.

2 TREE PROTECTION
AO.4 SCALE: N.T.S.

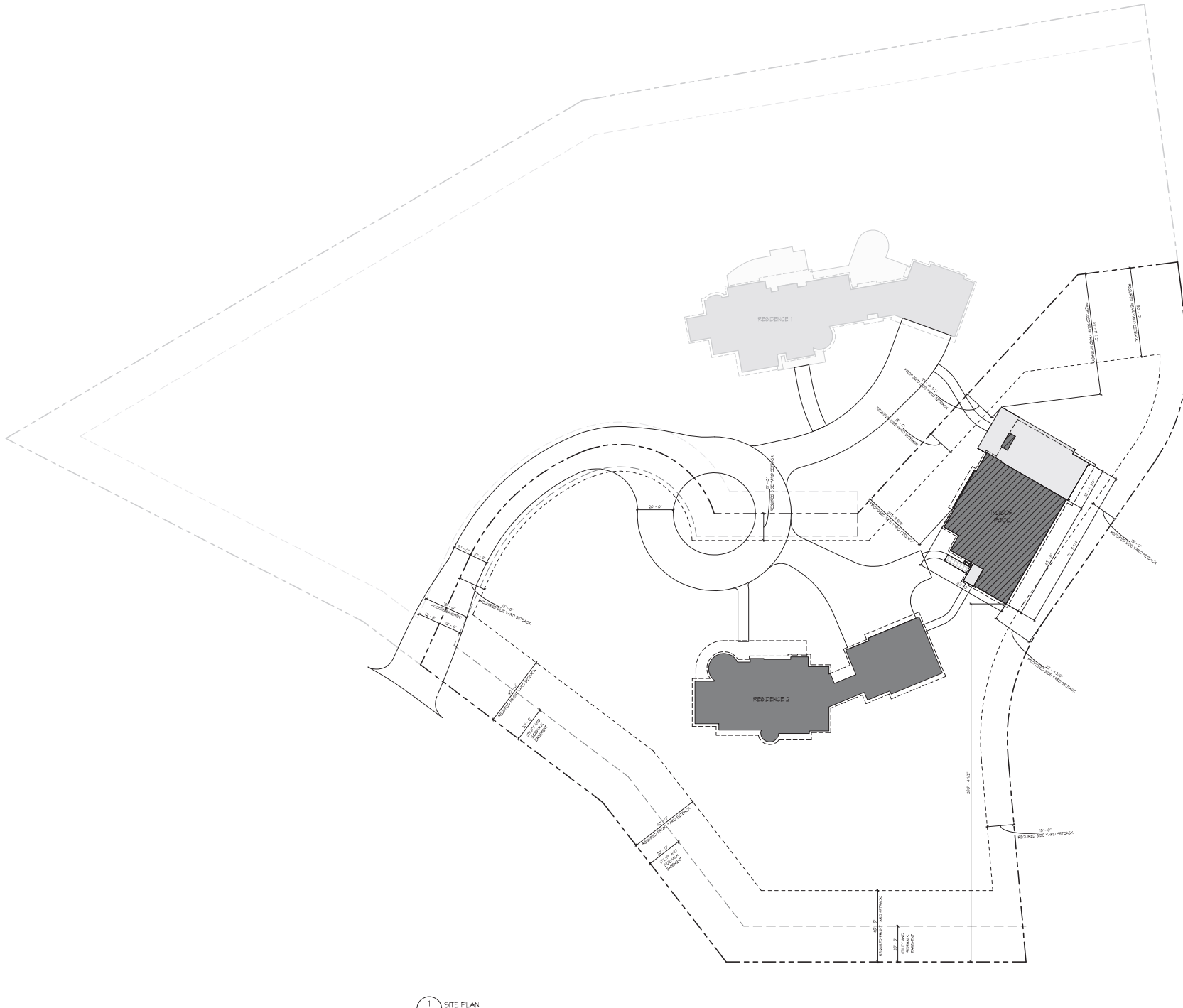


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FAR DIAGRAM AND ZONING INFORMATION	A0.4
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COOK
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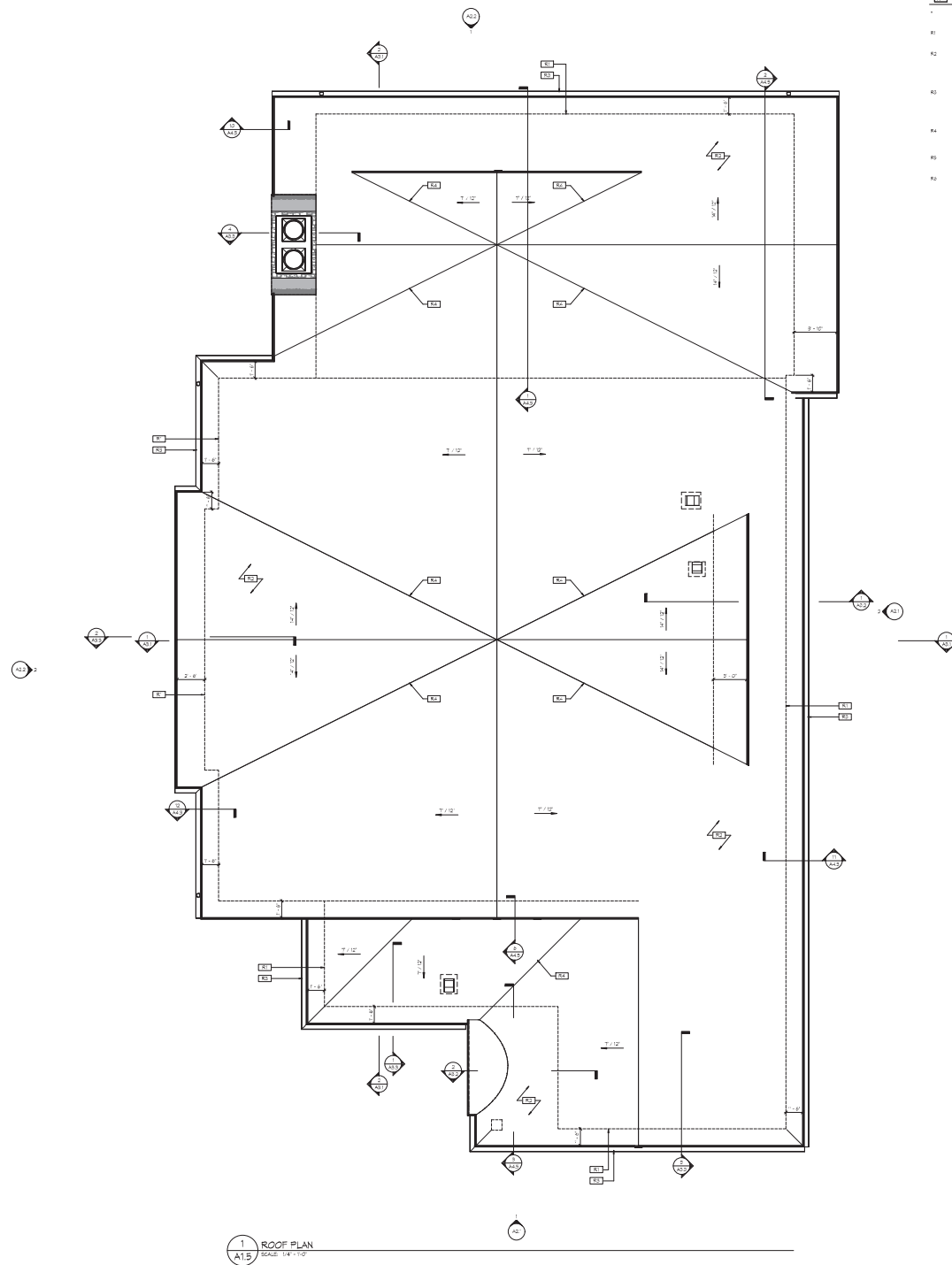
**OK MANOR POOL
HOUSE**

720 RUHL ROAD
PALATINE, IL 60074

JOB NO	25979
DATE	2026.07.23

SITE PLAN	A0.5
-----------	-------------

1 SITE PLAN
A0.5
SCALE: 1" = 20'-0"



- 1 ROOF PLAN NOTES**
1. PROVIDE CEILING AND FLOOR FINISHES AS INDICATED IN THE GENERAL ROOFING NOTES ON SHEET A0.1.
 - R1. WALL BRICK, DASHED LINE TO INDICATE LINE UP WALL / ROOF BELOW.
 - R2. SLATE ROOF, SYNTHETIC SLATE ROOF FLEES BY BRANN ROOF FLEES IN PENNSYLVANIA. PROVIDE GENERAL CONTRACTOR TO PROVIDE SAMPLES FOR REVIEW. PROVIDE SHOW CLARITY AT ALL JAIL LOCATIONS. (SEE JAIL DESIGN AND FINISH SELECTIONS WITH OVERSIGHTS).
 - R3. GUTTER AND DOWNSPOUT, IF ROUND COPPER 6" TIES AND DOWNSPOUTS TO MATCH INTERIOR. PROVIDE GENERAL CONTRACTOR TO PROVIDE SAMPLES FOR REVIEW. PROVIDE SHOW CLARITY AT ALL JAIL LOCATIONS. (SEE JAIL DESIGN AND FINISH SELECTIONS WITH OVERSIGHTS).
 - R4. EXPOSED FLASHING, EXPOSED COPPER VALLEY FLASHING TO MATCH EXTERIOR METAL FINISH.
 - R5. STAIR VENT, PLUMBING VENT STAIR, PAINT TO BLEND IN WITH ROOF COLOR.
 - R6. BRANN VENT, FLASH PENETRATION AND PAINT VENT TO BLEND IN WITH ROOF COLOR. SEE JAIL DRAWING FOR JAIL VENT.



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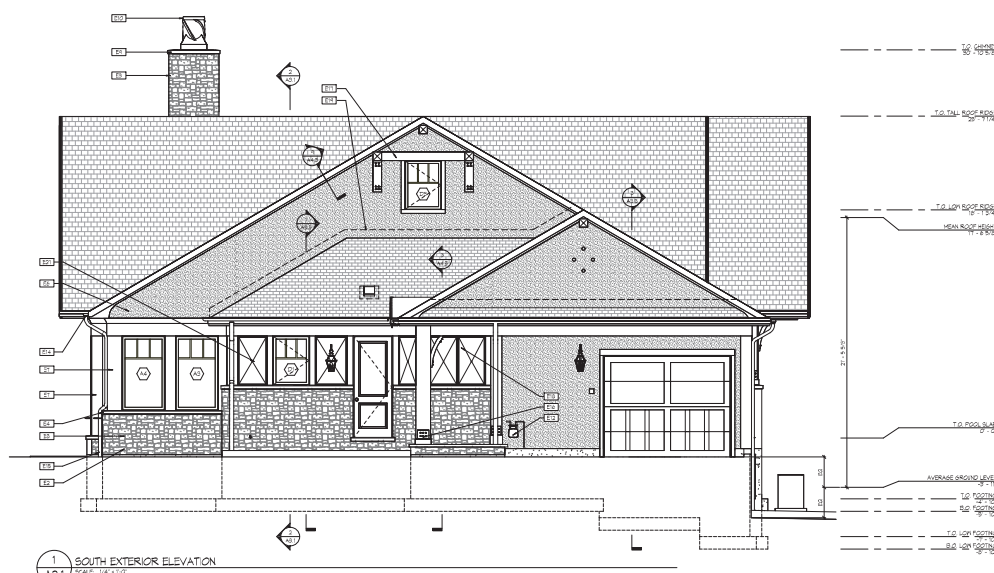
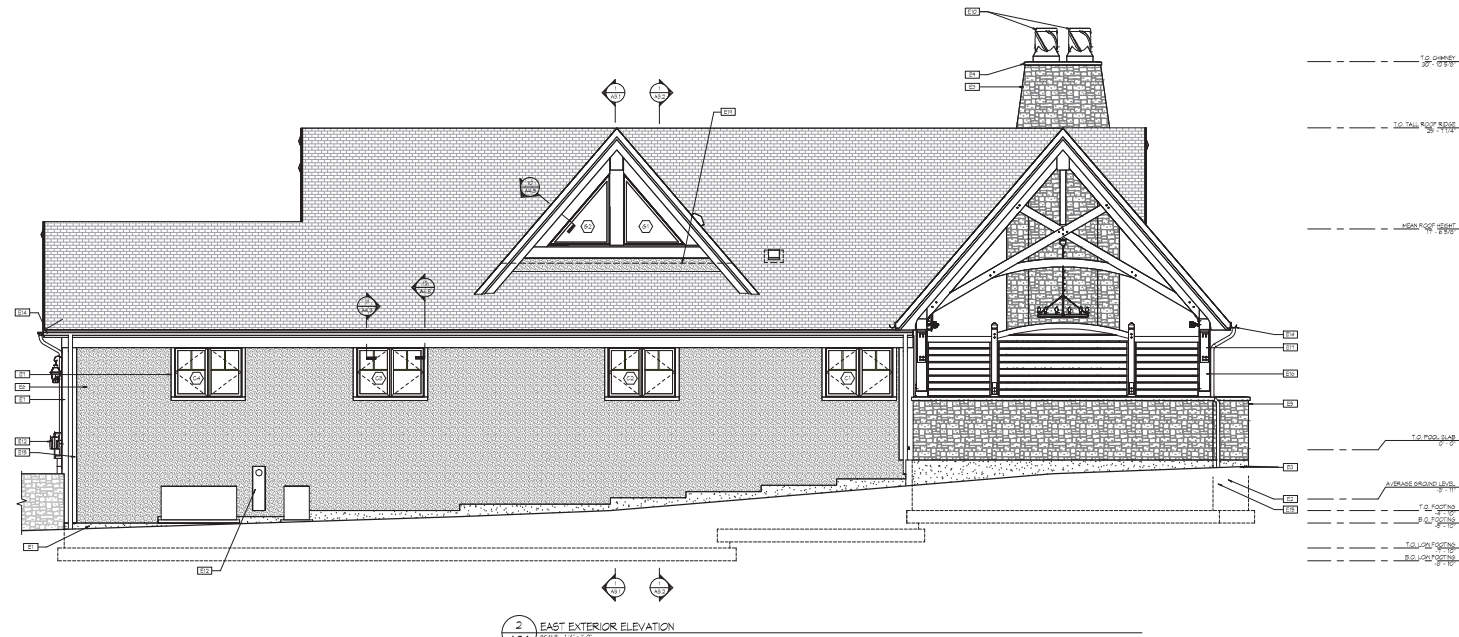
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CHECKED BY	CC
PROJECT ARCH	PM

**OK MANOR POOL
HOUSE**

720 RUHL ROAD
PALATINE, IL 60074

	JOB NO	25979
	DATE	2026.07.23

ROOF PLAN	A1.5
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- EXTERIOR ELEVATION NOTES**
- E1 FOUNDATION WALL: EXPOSED CONCRETE FOUNDATION WALL. SEE FOUNDATION DRAWINGS AND TIE-BACK DRAWINGS FOR ACCL. INFO. SEE FINISHES SPEC. FOR FINISHES. SEE TIE-BACK DRAWINGS FOR TIE-BACKS. SEE TIE-BACK DRAWINGS FOR TIE-BACKS. SEE TIE-BACK DRAWINGS FOR TIE-BACKS.
 - E2 FOUNDATION WALL: STONE VENEER. SEE FOUNDATION DRAWINGS AND TIE-BACK DRAWINGS FOR ACCL. INFO.
 - E3 STONE VENEER: NATURAL STONE VENEER. SEE TIE-BACK DRAWINGS FOR TIE-BACKS. SEE TIE-BACK DRAWINGS FOR TIE-BACKS. SEE TIE-BACK DRAWINGS FOR TIE-BACKS.
 - E4 STONE WALL: 4" MIN. GUT. 1" MIN. ROOFING. SEE TIE-BACK DRAWINGS FOR TIE-BACKS. SEE TIE-BACK DRAWINGS FOR TIE-BACKS. SEE TIE-BACK DRAWINGS FOR TIE-BACKS.
 - E5 STONE CARPENTRY: GUT LINESTONE CARPENTRY. SEE TIE-BACK DRAWINGS FOR TIE-BACKS. SEE TIE-BACK DRAWINGS FOR TIE-BACKS. SEE TIE-BACK DRAWINGS FOR TIE-BACKS.
 - E6 STONE CARPENTRY: TRUSS LINE. SEE TIE-BACK DRAWINGS FOR TIE-BACKS. SEE TIE-BACK DRAWINGS FOR TIE-BACKS. SEE TIE-BACK DRAWINGS FOR TIE-BACKS.
 - E7 TRUSS: COMPOSITE TRUSS. SEE TIE-BACK DRAWINGS FOR TIE-BACKS. SEE TIE-BACK DRAWINGS FOR TIE-BACKS. SEE TIE-BACK DRAWINGS FOR TIE-BACKS.
 - E8 STAINED TRUSS: STAINED TRUSS. SEE TIE-BACK DRAWINGS FOR TIE-BACKS. SEE TIE-BACK DRAWINGS FOR TIE-BACKS. SEE TIE-BACK DRAWINGS FOR TIE-BACKS.
 - E9 CHIMNEY CAP: GUT LINESTONE CHIMNEY CAP. SEE TIE-BACK DRAWINGS FOR TIE-BACKS. SEE TIE-BACK DRAWINGS FOR TIE-BACKS. SEE TIE-BACK DRAWINGS FOR TIE-BACKS.
 - E10 DECORATIVE CLAY CHIMNEY POST: JAMES SANCY CLAY CHIMNEY POST. SEE TIE-BACK DRAWINGS FOR TIE-BACKS. SEE TIE-BACK DRAWINGS FOR TIE-BACKS. SEE TIE-BACK DRAWINGS FOR TIE-BACKS.
 - E11 DECORATIVE METAL CHIMNEY POST: METAL CHIMNEY POST. SEE TIE-BACK DRAWINGS FOR TIE-BACKS. SEE TIE-BACK DRAWINGS FOR TIE-BACKS. SEE TIE-BACK DRAWINGS FOR TIE-BACKS.
 - E12 ANALYZING METTER: SEE MEP DRAWINGS FOR ACCL. INFO.
 - E13 MECHANICAL EQUIPMENT: SEE MEP DRAWINGS FOR ACCL. INFO.
 - E14 GUTTERS AND DOWNSPOUTS: SEE ROOF DRAWINGS FOR ACCL. INFO.
 - E15 DOWNSPOUT TREATMENT: SEE ROOF DRAWINGS FOR ACCL. INFO.
 - E16 LOAD BEARING AND DECORATIVE COLUMNS: SEE STRUCTURAL DRAWINGS FOR ACCL. INFO.
 - E17 DECORATIVE LIGHT FIXTURES: SEE ELECTRICAL DRAWINGS FOR ACCL. INFO.
 - E18 ROOF WALL FLASHING: SEE ROOF DRAWINGS FOR ACCL. INFO.
 - E19 ROOF WALL FLASHING: SEE ROOF DRAWINGS FOR ACCL. INFO.
 - E20 ROOF WALL FLASHING: SEE ROOF DRAWINGS FOR ACCL. INFO.
 - E21 METAL PANELING: SEE ROOF DRAWINGS FOR ACCL. INFO.
 - E22 SUMP PUMP DISCHARGE: SEE ROOF DRAWINGS FOR ACCL. INFO.



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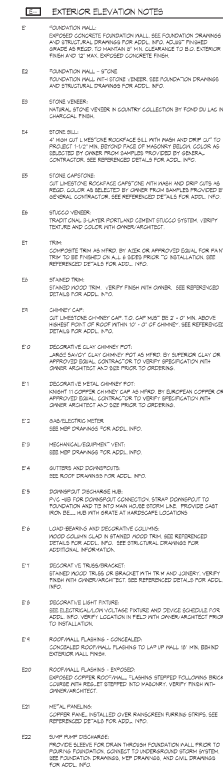
OK MANOR POOL HOUSE

720 RUHL ROAD
PALATINE, IL 60074

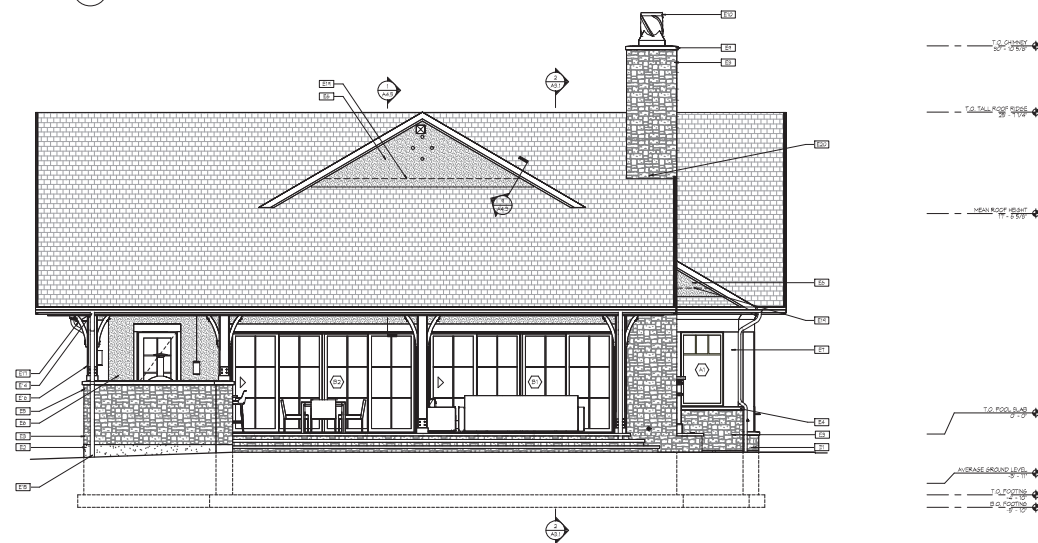
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DATE	2026.07.23

EXTERIOR ELEVATIONS

A2.1



2 WEST EXTERIOR ELEVATION
A2.2 SCALE: 1/4" = 1'-0"



1 NORTH EXTERIOR ELEVATION
A2.2 SCALE: 1/4" = 1'-0"



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	2020.02.09	ISSUED FOR COORDINATION
	2020.03.06	PRELIMINARY ZONING MEETING
	2020.06.09	ISSUED FOR PRELIMINARY ZONING REVIEW
	2020.06.26	ISSUED FOR ZONING REVIEW
	2020.07.10	45% C.D. 37
	2020.07.23	ISSUED FOR ZONING REVIEW

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OK MANOR POOL
HOUSE

720 RUHL ROAD
PALATINE, IL 60074

JOB NO

25979

DATE _____

EXTERIOR
ELEVATIONS

A2.2





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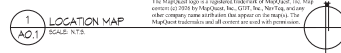
720 RUHL ROAD
PALATINE, IL 60074

EXTERIOR RENDERINGS	JOB NO 25979
	DATE 2026.07.23
A2.3	

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PALATINE, IL 60074

GENERAL CONTRACTOR
DOOMIS CUSTOM BUILDERS
 44 NORTH WESTERN AVENUE
 CARPENTERSVILLE, ILLINOIS 60110
 PHONE: 847.426.1721

STRUCTURAL ENGINEER
HUTTER TRANKINA ENGINEERING
 32W273 ARMY TRAIL ROAD, SUITE 100A
 WAYNE, ILLINOIS 60184
 PHONE: 630.513.6711



DRAWING INDEX

ARCHITECTURAL	
A01	2/3D INDEX, LEGEND, ABBREVI
A04	PAIR DIAGRAMS AND ZONING INFORMATION
A10	SITE PLAN
A12	LOWER LEVEL PLAN
A15	FIRST FLOOR PLAN
A16	SECOND FLOOR PLAN
A111	ATTIC PLAN
A112	ROOF PLAN
A114	ROOF FLOOR PLAN (GARAGE)
A117	SECOND FLOOR PLAN (GARAGE)
A20	ROOF PLAN (GARAGE)
A21	EXTERIOR ELEVATIONS
A22	EXTERIOR ELEVATIONS
A23	EXTERIOR ELEVATIONS
A24	EXTERIOR ELEVATIONS
A25	EXTERIOR RE-DEMOS

ALTERNATES:

2

OWNER PROVIDED MATERIAL:

THE FOLLOWING WORK AND/OR MATERIALS SHALL BE FURNISHED BY THE OWNER AND/OR WORK SHALL BE PERFORMED UNDER A SEPARATE CONTRACT IF THEREFORE NOT A PART OF THE BID. GENERAL CONTRACTOR IS RESPONSIBLE FOR BLOCKING, CONNECTIONS, & COORDINATION OF PUMPS AND ELASTOMICAL LOCATIONS NEED FOR ANY OF THE FOLLOWING:

APPLICABLE CODES:

THE VILLAGE OF BALATNE HAS ADOPTED THE FOLLOWING

LEGEND

TAGS		PLAN SECTIONS		ELEVATIONS	
ROOM NAME		EXISTING CONSTRUCTION TO REMAIN		BRICK	
ROOM NUMBER		EXISTING CONSTRUCTION TO BE REMOVED		GLASS	
ELEVATION NUMBER		NEW WALL + SEE PLANS FOR TYPE		SINGLE ASPHALT	
ELEVATION MARK		INSULATION		SINGLE SLATE OR CEDAR SHAKE	
DETAIL NUMBER SEE IT NUMBER		RIGID INSULATION		STONE	
EXTERIOR ELEVATION TAG		STONE		BRICK	
INTERIOR ELEVATION TAG		CONCRETE BLOCK		CONCRETE	
SECTION NUMBER SEE IT NUMBER		CONCRETE		EARTH - UNDISTURBED	
GOLDEN LINE DESIGNATION		EARTH - COMPACTED BACKFILL		GRAVEL	
WALL FLOOR TAG		GYPSEUM BOARD		METAL LATH + PLASTER	
DOOR NUMBER		PLYWOOD		STEEL	
NOTE TAG		WOOD - FINISH		WOOD - DIMENSIONAL LUMBER	
CONSTRUCTION TYPE		WOOD - UNFINISHED LUMBER		FLOOR MATERIAL TRANSITION	
WINDOW NUMBER					
STEP/DOWN HEIGHT					



ABBREVIATIONS

[illegible][illegible]

CONTIGUOUS & HIGH CHAIN LINK
CATCH AT OMLINE OF TREE
INDICATED ON PLANS

40" HIGH SHEATHING OF
2x4s AT TREE TRUNK

5 TREE PROTECTION
SCALE: N.T.S.

FLOOR AREA CALCULATION TOTALS	
ITEM	SQ. AREA
F.A.R. CALCULATIONS	
FIRST FLOOR AREA	3,120.15 S.F.
SECOND FLOOR AREA	3,943.85 S.F.
ATTIC AREA	36,115 S.F.
GARAGE AREA	1,041.45 S.F.
PORCH AREA	655.11 S.F.
3RD FLOOR AREA	12,500 S.F.
BALCONY AREA	15,350 S.F.
EXTERIOR STAIR AREA	54,246 S.F.
ROOFED PORCH	27,463 S.F.
LOWER LEVEL AREA	2,401.11 S.F.
TOTAL	110,834.57 S.F.



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	DATE	

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FAR DIAGRAMS AND ZONING INFORMATION	A0.4





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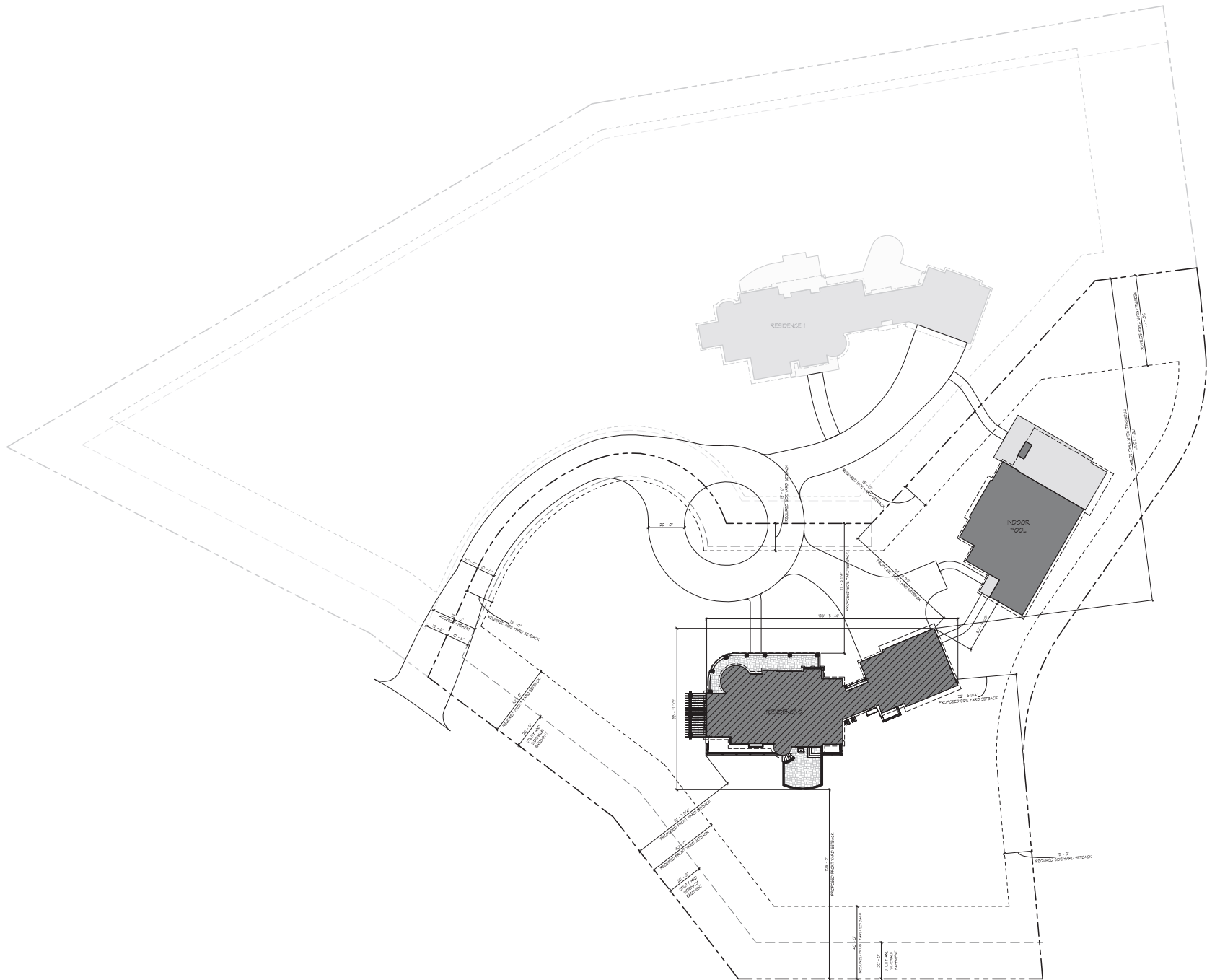
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KELLY RESIDENCE

720 RUHL ROAD
PALATINE, IL 60074

	JOB NO 25979
	DATE 2026.07.23

SITE PLAN



1 SITE PLAN
A0.5 SCALE: 1" = 20'-0"



- 

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60606-3434

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520.01.81	PERMITS (REV. 02/09)
520.01.82	PERMITS (REV. 02/09)
520.01.83	PERMITS (REV. 02/09)
520.01.84	PERMITS (REV. 02/09)
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520.01.95	PERMITS (REV. 02/09)
520.01.96	PERMITS (REV. 02/09)
520.01.97	PERMITS (REV. 02/09)
520.01.98	PERMITS (REV. 02



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- COOK**
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PRELIMINARY
NOT FOR
CONSTRUCTION

DRAWN BY	PM, AL, JP
CHECKED BY	CC
PROJECT ARCH	PM

KELLY RESIDENCE

720 RUHL ROAD
PALATINE, IL 60074



JOB NO	25979
DATE	2026.07.23

SECOND
FLOOR PLAN
(GARAGE)

A1.17



- [illegible]





COOK
 ARCHITECTURAL
 Design Studio
 330 N. ORLEANS
 SUITE 400N
 CHICAGO, IL
 60654
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NO	DATE	DESCRIPTION
1	2024.07.23	INITIAL DESIGN REVIEW
2	2024.07.23	INITIAL DESIGN REVIEW
3	2024.07.23	INITIAL DESIGN REVIEW
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**PRELIMINARY
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DRAWN BY	PAL, AL, JP
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PROJECT ARCH	PM

KELLY RESIDENCE

720 RUHL ROAD
PALATINE, IL 60074

JOB NO	25979
DATE	2026.07.23

EXTERIOR RENDERINGS	A2.5
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Ben Vyverberg

From: Dunhaven South [REDACTED]
Sent: Tuesday, September 1, 2026 9:10 AM
To: Ben Vyverberg
Subject: File FPD-000277-2026 — 720 & 684 W. Ruhl Rd. and 1808, 15 & 17 W. Rosiland Rd. — Request that approval be conditioned on continued Dunhaven Woods HOA membership

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Dear Chair Wood and Members of the Planning and Zoning Commission,

This letter is submitted as written testimony for the public hearing on File FPD-000277-2026. Please reply to confirm receipt and confirm that it has been placed in the file and included in the Commission's hearing packet.

I write on behalf of the Board of Directors of the Dunhaven Woods South of Palatine Homeowners' Association regarding File FPD-000277-2026, set for public hearing on Tuesday, September 15, 2026 — the petition by Patrick Murphy for a Preliminary/Final Planned Development and Plat of Subdivision resubdividing five vacant lots (720 and 684 W. Ruhl Road and 1808, 15 and 17 W. Rosiland Road) into two single-family lots.

The Association does not oppose two single-family homes on this land. Our concern is narrower and, we believe, easily addressed: **these five lots sit at the entrance to Dunhaven Woods, and any lots created from them must remain subject to the Association's Declaration and be members of the Association, on the same terms as every other lot in the subdivision.** We ask that the Commission make this an express condition of any approval.

These lots are already part of the subdivision. The petitioner's own notice describes the property as five lots "within the Dunhaven Woods Subdivision." Under the Second Amended and Restated Declaration of Covenants, Conditions and Restrictions (recorded June 21, 2017), a "Lot" is defined at Article I, Section 7 as any lot of record designated on any plat of subdivision **or re-subdivision** of all or any portion of the Property. Membership in the Association is automatic and inseparable from ownership of a Lot (Article III, Section 2), and no owner may escape assessments by non-use or otherwise (Article VIII, Section 1). Resubdividing five lots into two does not, and cannot, remove that land from the Declaration. We ask the Commission to confirm this on the record and to require that the final plat and the planned development ordinance state affirmatively that both resulting lots are subject to the Declaration and to Association membership and assessments.

The location makes this more than a technicality. This land is immediately at the subdivision entrance, and it matters for four practical reasons:

1. **Entry monument and landscaping.** The Association's Common Area expressly includes "any entry monument or design installed and related landscaping" (Article I, Section 4), and the Association is responsible for maintaining and replacing it (Article X, Section 6). We ask that the plat and engineering plans identify and protect the entry monument, its landscaping, and the associated easements, and that construction access, grading and utility work at the entrance be conditioned so this improvement is not disturbed, and is restored at the petitioner's expense if it is.

2. **Appearance at the entrance.** These lots are the first thing every resident, guest and prospective buyer sees. Two lots at the gateway that are not bound by the Declaration's maintenance and use restrictions — including the requirement that unbuilt property be kept neat and weeds cut (Article V, Section 1(b)) — would visibly degrade the subdivision in the one place where it is most exposed.
3. **Cost fairness.** Every homeowner in Dunhaven Woods pays assessments that maintain the entrance, its landscaping and the common areas these two homes would look out on and drive through daily. Lots that take the benefit of that entrance without contributing to its upkeep shift the cost onto the existing owners.
4. **Architectural review.** Article V, Section 2 requires that plans, exterior materials, site plans and landscape plans for regulated work be submitted to the Board or its Architectural Review Committee, and Article V, Section 3 sets development standards for the subdivision. Every existing home here was built under that review. The two proposed homes — and the roughly 3,000-square-foot single-story accessory structure with an indoor pool — should go through the same process. We would note that accessory structures and pools are also addressed in the Declaration's use restrictions (Article VI), and we would welcome the opportunity to review the plans with the petitioner.

We would also respectfully ask the Commission to consider Article VI, Section 17 of the Declaration, which restricts the division of Lots, and Article XIII, Section 2, under which the Village retains the right to enforce the Declaration and requires the Property to conform to the Declaration, the Annexation Agreement and the approved engineering plans. Article XV, Section 9 provides that where the Declaration and a Village regulation differ, the more restrictive provision governs.

What we are asking for. That any approval of File FPD-000277-2026 be conditioned on:

- an express recital, on the final plat and in the planned development ordinance, that both resulting lots are and remain subject to the Declaration and are members of the Dunhaven Woods South of Palatine Homeowners' Association, subject to assessments;
- protection and restoration of the entry monument, entrance landscaping and related Common Area and easements during and after construction; and
- submission of the homes and the proposed accessory structure to the Association's architectural review under Article V, in addition to Village review.

Please enter this letter into the record for File FPD-000277-2026 and read it into the record at the September 15 hearing. No Board member is able to attend in person, so this letter is the Association's testimony on the petition, and we ask that it be treated as such.

Thank you for your time and consideration.

Respectfully,

Dunhaven South Board

PUBLIC NOTICE

A Public Hearing will be held before the Village of Palatine Planning and Zoning Commission on Tuesday, September 15, 2026 at 7 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

Preliminary/Final Planned Development to permit a 2-lot single-family residential development.

Preliminary and Final Plat of Subdivision for a 2-lot single-family residential subdivision.

The properties are commonly known as 5 vacant lots south of W. Rosiland Road and north of W. Ruhl Road (720 & 684 W. Ruhl Road and 1808, 15, & 17 W. Rosiland Road).

The Petitioner is proposing to resubdivide five lots within the Dunhaven Woods Subdivision into two lots for the development of single-family homes. The proposal also includes an approximately 3,000-square-foot, single-story accessory structure that includes an indoor pool and other accessory uses.

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

FILE #: FPD-000277-2026

VILLAGE OF PALATINE

Jan Wood, Chair
Palatine Planning & Zoning Commission

DATED: This 27th day of August 2026

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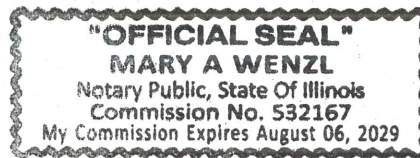
(Village) (Town) (City) (Township) of PALATINE 720 + 684 W. Ruhl Rd.
1808, 15 + 17 W. Rosiland Rd.
County of COOK

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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 27TH day of AUGUST, A.D., 2026.

By Todd Wesel

President

Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 27TH day of AUGUST, A.D., 2026.

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