

VILLAGE OF PALATINE

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

PLANNING AND ZONING COMMISSION

AGENDA • FEBRUARY 27, 2024

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

II. MEETING MINUTES

1. Planning and Zoning Commission - Regular Meeting - Feb 13, 2024 7:00 PM

III. PUBLIC HEARING

1. 430-436 E. Northwest Highway

Staff is recommending that this item is continued until the March 12th Planning and Zoning Commission meeting.

- (a) Special Use to allow 3 dwelling units, and
- (b) Variation to allow 10 parking spaces, instead of the minimum required 16 parking spaces.

2. 885 W. Dorchester Road

- (a) Special Use to permit a fence to be set back 10 feet from the side property line abutting a street, instead of the minimum required 20 feet.

3. 90 W. Northwest Highway

- (a) Special Use to permit a massage therapy business at the subject property.

4. 37 N. Plum Grove Road - Slade Street Crossing

- (a) Final Planned Development to allow for the development of 5 single-family residential lots; and

- (b) Preliminary and Final Plat of Subdivision to allow for 5 single-family lots; and

- (c) Rezoning to Planned Development.

5. 204-216 W. Palatine Road and 222 W. Palatine Road

- (a) Preliminary Planned Development to permit a new 4-unit building with a shared access driveway and shared parking lot, with the existing 4-unit building (204-216 W. Palatine Road).

6. 158 W. Aldridge Avenue

- (a) Preliminary/Final Plat of Subdivision to permit a 3-lot single-family residential

development; and

(b) Rezoning from R-1 Single Family Residential to R-2 Single Family Residential.

7. 32 - 34 W. Palatine Rd

(a) Special Use Amendment to permit the alteration of the approved flood plan and business plan to include the addition of a wine bar, with wine and beer service, as part of the Cook, Cork & Fork storefront and tenant space expansion.

IV. COMMUNICATIONS

V. ADJOURNMENT

VI. STAFF REPORTS



VILLAGE OF PALATINE

VILLAGE HALL - COUNCIL CHAMBERS 200 E. WOOD STREET
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PLANNING AND ZONING COMMISSION

MINUTES • FEBRUARY 13, 2024

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

Attendee Name	Title	Status	Arrived
Patrick Noonan	Commissioner	Present	
Cindy Roth-Wurster	Commissioner	Present	
Eric Friedman	Vice Chairperson	Present	
Jan Wood	Chairperson	Present	
Rodney Bettenhausen	Commissioner	Present	
Robert Kolososki	Commissioner	Present	
Kevin Cavanaugh	Commissioner	Present	
Stephen Fedota	Commissioner	Absent	
Tim Schubert	Commissioner	Present	

II. MEETING MINUTES

1. Planning and Zoning Commission - Regular Meeting - Jan 9, 2024 7:00 PM - **Accepted**

RESULT: **ACCEPTED [UNANIMOUS]**
MOVER: Eric Friedman, Vice Chairperson
SECONDER: Patrick Noonan, Commissioner
AYES: Noonan, Roth-Wurster, Friedman, Wood, Bettenhausen, Kolososki,
 Cavanaugh, Schubert
ABSENT: Fedota

Minutes Acceptance: Minutes of Feb 13, 2024 7:00 PM (Meeting Minutes)

III. PUBLIC HEARING

1. 1122 E. Pratt Drive - **Recommend To Approve**

SU-000089-2024 - 1122 E. Pratt Drive

Notice was published in the Journal & Topics on January 25, 2024 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Special Use Application
2. Proof of Ownership
3. Plat of Survey
4. Site Plat & Elevations
5. Public Notice

Mr. Bradshaw outlines the request and states that the Petitioner is seeking a Special Use permit to build a 140-square foot screened porch addition to the rear of their existing residence. This addition would be set back approximately 34 feet from the rear lot line, which is 56 feet less than the required 40 feet setback. The proposed addition will not encroach into the required interior side yard setbacks. Both building and lot coverage are under the maximum percentage allowed by the Zoning Ordinance. Staff's review of the surrounding neighborhood did not identify any other properties that received relief for rear yard setbacks.

Sworn in petitioners:

Lynda Clements Homeowner - 1122 E. Pratt Drive

Christopher Godwin - Contractor - Mid Town Home Improvements

945 N. Edgewood, Ave - Wood Dale, IL

Mr. Godwin explains that there is currently a concrete patio at the rear of the property. This patio obstructs water from infiltrating the soil and will not contribute to permeable surfaces.

Chairman Wood inquires whether the proposed addition will be on the current footprint of the concrete patio.

Mr. Godwin clarifies that it will have a smaller footprint, indicating that it will not fully overlap with the existing concrete patio.

Commissioner Kolososki raises a question regarding the construction of concrete piers for the proposed addition.

Mr. Godwin confirms that concrete piers will indeed be used in the construction.

Mr. Bradshaw reiterates that the proposed addition will not encroach into the required interior side yard setbacks, and both building and lot coverage remain within the permissible limits set by the Zoning Ordinance. Additionally, he notes that the staff's review of the surrounding neighborhood did not identify any other

properties that have received relief for rear yard setbacks.

Mr. Bradshaw acknowledges that there are a few comparable properties in the surrounding area that are non-conforming to the required rear yard setbacks. He refers to a map of the surrounding area and highlights these properties for the committee's reference. This indicates that while the immediate neighborhood does not have properties with relief for rear yard setbacks, there are similar instances in nearby areas.

Commissioner Friedman inquires about the existing setback to the home's rear elevation.

Mr. Bradshaw responds that it is approximately 43.5 feet.

Commissioner Schubert raises concerns about the utility meters shown in the photos and whether they would pose an issue with the construction.

Mr. Godwin clarifies that the structure is positioned to the left of the utility meters and is not centered on the house, indicating that the meters would not interfere with the proposed construction.

STAFF RECOMMENDATION:

The Petitioner is proposing to construct a screened porch addition off the rear of their existing residence. The required 40-foot setback for the subject property and existing placement of the home would not permit a reasonably usable addition to the rear of the residence without zoning relief. Additionally, there are a few residences in the surrounding neighborhood with existing non-conforming rear yard setbacks that are comparable, or lesser than, the Petitioner's proposal. With that said, the addition should not cause substantial injury to the value of the other properties in the surrounding area. Therefore, Staff recommends approval of the requested Special Use, subject to the following condition:

1. The Special Use shall substantially conform to the Site Plan and Elevations submitted by the Petitioner, Lynda Clements, except as such plans may be changed to conform to Village Codes and Ordinances.

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

Commissioner Noonan made a motion to approve subject staff's conditions; seconded by Commissioner Roth-Wurster.

DISCUSSION:

Commissioner Roth-Wurster states the request meets the standards and would not cause any substantial injury to surrounding properties.

Chairman Wood states the request meets the standards and is a reasonable addition.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 8-0. This item will tentatively go to Village Council on Tuesday February 20th, 2024.

RESULT:	RECOMMEND TO APPROVE [UNANIMOUS]
MOVER:	Patrick Noonan, Commissioner
SECONDER:	Cindy Roth-Wurster, Commissioner
AYES:	Noonan, Roth-Wurster, Friedman, Wood, Bettenhausen, Kolososki, Cavanaugh, Schubert
ABSENT:	Fedota

2. 1060 N. Park Avenue - **Recommend To Approve**

SU-000084-2023 - 1060 N. Park Avenue

Notice was published in the Journal & Topics on January 25, 2024 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Special Use Application
2. Proof of Ownership
3. Plat of Survey
4. Site Plan
5. Fence Elevation
6. Existing Conditions Photos
7. Public Notice

Mr. Bradshaw provides background information on the property, stating that it is zoned R-1 for single-family residential use. Currently, the property consists of a single-family residence and a small aluminum shed located in the rear yard. Notably, the property is a corner lot, with the front yard adjacent to Winnetka Street to the north, and the functional front yard facing N. Park Avenue to the east. The northern and eastern boundaries of the property are bordered by institutional properties, with a detention pond to the north and a parking lot to the east.

The petitioner is proposing to construct a 6-foot-tall fence, which would be set back 20 feet from the front property line adjacent to Winnetka Street. This proposed setback is less than the minimum required 40-foot setback for fences in the front yard. Therefore, the petitioner is requesting permission to install a fence in the front yard with a reduced setback.

Sworn in petitioner: Monica Martin & Brandon Martin - 1060 N. Park Avenue

Ms. Martin clarifies that the request is to build a 6-foot-tall wood fence around the property, with the fence being situated 20 feet from the property line. Given that the property line is already 15-20 feet away from the curb, this would position the fence approximately 35-40 feet away from Winnetka Street on the north side.

Mr. Martin further explains that the intention is to align the construction of the fence with the existing fence of the neighboring property, in order to maintain continuity and consistency in the fence line.

Commissioner Roth-Wurster refers to the site photo and raises a concern about whether the installation of the fence would have any impact on the existing trees on the property.

Ms. Martin responds that the proposed fence would be positioned behind the trees, indicating that the installation of the fence would not interfere with or affect the trees in any significant way.

Mr. Bradshaw provides background information on the adjacent property, 1063

N. Deer Ave, stating that it is zoned R-2. He refers to the site plan and elevation, explaining that it functions as a side yard and complies with the 20-foot setback requirement as per the R-2 zoning regulations. Additionally, he confirms that the fence on the adjacent property was permitted for the R-2 district and that the petitioner is seeking to extend the existing fence line.

Commissioner Roth-Wurster confirms that the adjoining property did not require any special relief and is also a corner lot.

Mr. Bradshaw explains that while the adjoining property is indeed a corner lot, the orientation of their lot results in the front yard facing Deer instead of Winnetka. Therefore, they were permitted to have a side yard fence with a setback of 20 feet from the lot line.

Commissioner Roth-Wurster observes that there is no sidewalk in the area and inquires about the potential impact of the fence on future sidewalk construction.

Mr. Bradshaw responds that the proposed fence is not located within the public right of way and is set back far enough to avoid interfering with any potential future sidewalk construction.

STAFF RECOMMENDATION:

The Petitioner is proposing to construct a new privacy fence set back 20 feet from the subject property's northern lot line abutting a street. As the proposed fence would align with the existing fence on the adjacent property to the west, the proposal should not detract from the overall appearance of the community. Furthermore, there is substantial parkway between the subject property line and the back of the curb along W. Winnetka Street, which decreases the effect the fence could have on the existing vista in the area. Therefore, Staff recommends approval of the Special Use, subject to the following conditions:

1. The Special Use shall substantially conform to the site plan, floor plan, and elevation plans submitted by the Petitioner, Monica Martin, except as such plans may be changed to conform to the Village Codes and Ordinances.

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

Commissioner Kolososki made a motion to approve subject staff's conditions; seconded by Commissioner Noonan.

DELIBERATIONS:

Commissioner Schubert expresses that 38 feet of space is ample and believes the proposed fence would not obstruct sightlines. Additionally, he notes that the project would not impose any restrictions on the site plan.

Commissioner Roth-Wurster agrees, stating that extending the fence line would be a sensible use of the yard, and matching it with the neighboring fence line makes logical sense.

Commissioner Friedman also expresses support for the project, indicating that it aligns with their views and makes practical sense.

Chairman Wood concludes the discussion by stating that the proposed project would not negatively impact adjoining properties and expresses favor for it.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 8-0. This item will tentatively go to Village Council on Tuesday February 20th, 2024.

RESULT:	RECOMMEND TO APPROVE [UNANIMOUS]
MOVER:	Robert Kolososki, Commissioner
SECONDER:	Patrick Noonan, Commissioner
AYES:	Noonan, Roth-Wurster, Friedman, Wood, Bettenhausen, Kolososki, Cavanaugh, Schubert
ABSENT:	Fedota

3. 23 E. Northwest Highway - **Recommend To Approve**
SU-000086-2023 - 23 E. Northwest Highway

Notice was published in the Journal & Topics on January 25, 2024 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

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

Mr. Bradshaw provides background information for the request, stating that the property is zoned R-1 for Single Family Residential but has a special use permit for a planned development. The tenant space in question is approximately 2,819 square feet and was previously occupied by a Japanese restaurant. The previous occupant had been granted a special use and variation permit for 201 parking spaces, instead of the minimum requirement of 227. However, the space has been vacant since September 2020.

The petitioner is proposing to open a new fusion Asian restaurant, Kimpro Sushi, offering a variety of Asian foods, along with liquor service. Therefore, they are requesting a special use permit to permit a restaurant with liquor service on the premises.

Sworn in petitioner: Brian Kim - 23 E. Northwest Highway and translator - Hon Yu

Mr. Kim explains his plan to open a fusion/Japanese restaurant with liquor service, offering beverages such as beer, wine, and sake. He outlines the restaurant's operating hours, with lunch service from 11:00 am to 2:30 pm and dinner service from 4:30 pm to 9:00 pm.

Chairman Wood inquires about the anticipated seating capacity and whether the restaurant will offer carryout options in addition to dine-in service, including both a regular menu and an all-you-can-eat option.

Mr. Kim confirms that the Chairman's understanding is correct.

Commissioner Bettenhausen asks if Mr. Kim has prior experience in the restaurant business.

Mr. Kim responds that he has worked as a chef for 18 years but this will be his first venture as a restaurant owner.

Mr. Bradshaw provides additional information, stating that the restaurant will employ 10-15 staff members and will have a seating capacity of 70 seats, consistent with the previously granted variation. He mentions that any increase in

seating beyond 70 would necessitate revisiting the parking requirements. There is also parking available in the rear for employees.

Commissioner Friedman inquires about previous tenants in the shopping center holding liquor licenses.

Mr. Bradshaw indicates that he is not aware of any previous tenants with liquor licenses.

Commissioner Friedman asks if there are any zoning ordinances regarding the proximity of businesses serving alcohol and the distance to schools.

Mr. Bradshaw states that he is not aware of any zoning ordinances regulating the distance between businesses serving alcohol and schools.

Chairman Wood recalls previous complaints from neighboring residents regarding garbage and noise and seeks reassurance that the restaurant will address these concerns.

Mr. Kim assures Chairman Wood that they will be mindful of these issues and take steps to minimize any potential disturbances to surrounding residents.

STAFF RECOMMENDATION:

The Petitioner is proposing to open a new restaurant with alcohol service within a tenant space that had previously be operated in the same capacity. As the total number of proposed seats is remaining the same as the previous tenant, whom was granted the parking Variation, Staff does not have concerns with parking at the shopping center. Furthermore, the proposed use should not cause substantial injury to the value of the properties in the surrounding neighborhood. Therefore, Staff recommends approval of the proposed Special Use, subject to the following condition:

1. The Special Use shall substantially conform to the floor plan and business plan submitted by the Petitioner, Brian Kim, GK Food Service Inc., except as such plans may be changed to conform to Village Codes and Ordinances.

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

Commissioner Bettenhausen made a motion to approve subject staff's conditions; seconded by Commissioner Noonan.

DELIBERATIONS:

Commissioner Kolososki expresses support for the business plan presented by Mr. Kim, noting the uniqueness of the offering and believes it will be a good fit for the site.

Chairman Wood concurs, stating that she does not foresee any parking issues or concerns related to the restaurant's liquor license. She expresses excitement for the new restaurant and believes it meets the necessary standards for approval.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 8-0. This item will tentatively go to Village Council on Monday, March 11th, 2024.

RESULT:	RECOMMEND TO APPROVE [UNANIMOUS]
MOVER:	Rodney Bettenhausen, Commissioner
SECONDER:	Patrick Noonan, Commissioner
AYES:	Noonan, Roth-Wurster, Friedman, Wood, Bettenhausen, Kolososki, Cavanaugh, Schubert
ABSENT:	Fedota

4. 1740 N. Rand Road - **Recommend To Approve**
SU-000085-2023 - 1740 N. Rand Rd

Notice was published in the Journal & Topics on January 25, 2024 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

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

Mr. Bradshaw provides background information on the request, stating that the subject property spans approximately 3,500 square feet and is zoned B-2 General Business. Previously, the property was occupied by Palatine Heating & Cooling. The existing building shares a party wall with the adjacent tenant space to the north at 1742 N. Rand Rd.

He further notes that the parking area in front of the subject building is currently unstriped and records indicate it has never been formally striped. The petitioner's proposal involves opening a small-dog grooming business within the existing building on the subject property. As this constitutes a unique use for the area, the petitioner is requesting a Special Use permit to allow for the operation of the dog grooming business.

Sworn in petitioner: Mike Hoss - Part-Owner - 1740 N. Rand Rd

Mr. Hoss elaborates on his plan to open a small dog grooming business catering specifically to small breeds measuring up to 19 inches long. He emphasizes the uniqueness of his business model, focusing on the ease of grooming smaller dogs without the intimidation of larger ones.

Commissioner Kolososki inquires about the possibility of overnight boarding.

Mr. Hoss responds that overnight boarding will not be offered, and he anticipates that dogs will only stay for a few hours at a time.

Chairman Wood asks about waste management and the potential for an outdoor area.

Mr. Hoss explains that while they may walk dogs at the back of the building, they do not anticipate having an outdoor fenced area due to funding constraints. He mentions the possibility of using AstroTurf inside the facility.

Chairman Wood asks if a fence might be required.

Mr. Bradshaw clarifies that the current request does not include outdoor use, and any plans for outdoor usage would necessitate a new business plan submission.

Chairman Wood also inquires about cleaning procedures for the AstroTurf.

Mr. Hoss states that the AstroTurf will be cleaned as needed and fully sanitized three times per day.

Chairman Schubert asks about screened openings at the back of the building.

Mr. Hoss responds that they do not plan to construct any screened openings.

Chairman Wood asks about the anticipated number of dogs to be groomed per day.

Mr. Hoss estimates between 6 to 8 dogs per day.

Chairman Schubert asks whether they own or lease the building.

Mr. Hoss confirms that it is a 4-5-year lease.

Commissioner Friedman seeks clarification on the "dog cottages" noted on the floor plan.

Mr. Hoss explains that they are small dog houses for segregation.

Commissioner Bettenhausen asks about the presence of a reception area.

Mr. Hoss states that the existing reception area from the previous business will serve his needs adequately.

Commissioner Roth-Wurster asks about waste removal procedures.

Mr. Hoss explains that waste will be bagged in scented bags and disposed of in the dumpster at the back of the property, which will be emptied weekly.

Commissioner Freidman asks if he is aware of who owns vacant lot and would they be able to utilize additional parking if needed.

Mr. Hoss does not have information on the vacant lot and although he would like to imagine that his business would require additional parking, he does not anticipate a need for additional parking based on the number of dogs being groomed per day.

Commissioner Schubert asks if the building has air conditioning and ventilation, separate from the adjoining building.

Mr. Hoss states it does.

Sworn in: Jason Bitton - Remax Suburban - 1344 S. Milwaukee - Libertyville - Designated agent for owner of property and the applying tenant.

Mr. Bitton states that the building are separate fire walls and has no cross ventilation. They are 2 separate buildings.

Mr. Bradshaw provides additional information and states that the business plan will utilize a scheduling app to stagger grooming times. Walk-ins will be welcome but most appointments will be made through the app which would manage the flow of client traffic with the limited parking spaces. Required parking would be 5 total spaces and they will meet code and will need a building permit for restriping and spot 1 & 2 would be repaved which is a condition of the request.

Commissioner Friedman asks if ADA parking is required as per code.

Mr. Bradshaw states that it would be worked out during the building permit process.

Sworn in Petitioner: Kyle Van Wickevoort - 1740 N. Rand Rd - Part-Owner

Ms. Van Wickevoort elaborates on the original plan to utilize the rolling doors at the side of the building for drop-off and pick-up purposes. She references the floor plan, highlighting three separate areas to be utilized: reception, grooming with the rolling door, and a designated back area that can be closed off. Additionally, she mentions plans for indoor fencing within the facility and an

enhancement area featuring turf, plants, and herbs to simulate an outdoor environment. The color scheme of the facility will be tailored to accommodate dogs' visual perception, as dogs only see certain colors.

Ms. Van Wickevoort emphasizes that dogs will not be leaving the facility due to insurance requirements, which prohibit dogs from exiting the premises. Furthermore, the facility will specialize in catering to the needs of special needs small dogs. Additionally, she mentions the installation of a special coating on floors and walls to prevent the absorption of odors.

STAFF RECOMMENDATION:

The Petitioner is proposing to open a small-dog grooming business in a vacant tenant space. The proposal also includes improving the site with new pavement and parking space striping. Staff understands that there is limited on-site parking, however, with the addition of the designated employee parking spaces and the staggering of scheduled appointments & drop-off times could help to effectively manage the on-site parking.

Ultimately, as the entirety of the business operations are to take place inside the facility, and as no dogs will be boarded overnight, there should not be substantial injury to the value of the properties in the surrounding neighborhood. Therefore, Staff recommends approval of the proposed use, subject to the following conditions:

1. The Special Use shall substantially conform to the business plan, floor plan, and site plan submitted by the Petitioner, Mike Hoss, except as such plans may be changed to conform to Village Codes and Ordinances.
2. The proposed parking lot improvements and striping shall be completed through the building permit process prior to the issuance of a Village Business License. Staff shall conduct a 3-month and 6-month review of the business operations to determine if any additional conditions for the use should be recommended to the Village Council.
3. The proposed parallel parking spaces on the south side of the building shall be designated and signed as employee parking only.
4. No outdoor use by the dogs shall be permitted, without a special use amendment.

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

Commissioner Friedman made a motion to approve subject staff's conditions; seconded by Commissioner Roth-Wurster.

DELIBERATIONS:

Commissioner Friedman expresses support for the proposed dog grooming business, noting that it would provide a valuable service to the area. He believes the business plan is well-suited to the needs of the community and considers the location suitable for this type of enterprise.

Commissioner Roth-Wurster concurs, stating that the request meets the necessary standards and appreciates the thoroughness of the business plan. He expresses no concerns regarding the proposal.

Commissioner Kolososki adds that parking should not be an issue for the business, indicating confidence in the suitability of the location.

Chairman Wood acknowledges that it is a smaller operation and proposes implementing 3 and 6-month reviews to monitor progress. While she is not particularly concerned about noise, she hopes that waste management will be effectively addressed. Overall, she believes the location is well-suited for the business and supports the proposal.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 8-0. This item will tentatively go to Village Council on Monday, March 4th, 2024.

RESULT:	RECOMMEND TO APPROVE [UNANIMOUS]
MOVER:	Eric Friedman, Vice Chairperson
SECONDER:	Cindy Roth-Wurster, Commissioner
AYES:	Noonan, Roth-Wurster, Friedman, Wood, Bettenhausen, Kolososki, Cavanaugh, Schubert
ABSENT:	Fedota

5. 430-436 E. Northwest Highway a. Special Use to allow 3 dwelling units, and b. Variation to allow 10 parking spaces, instead of the minimum required 16 parking spaces - **Continued**

RESULT:	CONTINUED [UNANIMOUS]	Next: 2/27/2024 7:00 PM
MOVER:	Eric Friedman, Vice Chairperson	
SECONDER:	Patrick Noonan, Commissioner	
AYES:	Noonan, Roth-Wurster, Friedman, Wood, Bettenhausen, Kolososki, Cavanaugh, Schubert	
ABSENT:	Fedota	

6. 58 W. Illinois Avenue - **Recommend To Approve**
SU-000087-2023 - 58 W. Illinois Avenue

Notice was published in the Journal & Topics on January 25, 2024 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

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

Mr. Bradshaw provides background information on the request, stating that the property is zoned B-2 General Business District. The shopping center is situated at the northwest corner of Plum Grove Rd and Illinois Ave. The space in question was previously occupied by K Cleaners. Mr. Bradshaw also mentions other businesses within the shopping center.

He explains that the petitioner intends to open a new martial arts and fitness school within the space. However, the proposed use would require more parking spaces than currently available on-site. Therefore, the petitioner is seeking a Special Use permit to allow for the operation of a Martial Arts School and a variation to permit 40 parking spaces instead of the minimum required 44 parking spaces.

Sworn in petitioner: Oleksandr Dmytruv - 58 W. Illinois Ave. & Olena Brizitska - 58 W. Illinois

Mr. Dmytruv expresses his ambition to open a martial arts school, highlighting his extensive experience in the industry. He mentions that he has been practicing Taekwondo since childhood and that his wife is also a coach, indicating a strong foundation of expertise within the business.

He explains that the chosen location is ideal due to its proximity to schools, emphasizing the potential benefits for both children and adults in the area. Mr. Dmytruv envisions the martial arts school as not only a place for physical activity and self-defense training but also as a community hub for personal development and growth.

Chairman Wood inquires about the anticipated busy hours for the martial arts school.

Mr. Dmytruv responds that evenings would likely be the busiest times for the school.

Commissioner Bettenhausen asks whether parents dropping off their children would typically stay or leave during the classes.

Mr. Dmytruv explains that it would be up to the parents' discretion whether they

choose to stay or leave during their children's classes.

Chairman Wood asks if Mr. Dmytruv has any prior experience with other locations or businesses.

Mr. Dmytruv clarifies that this would be his first business venture.

Mr. Bradshaw provides further information regarding the parking situation, mentioning that the Village has conducted a site visit to assess the parking availability. He states that based on their observations, it appears there will be ample parking spaces available during the school's anticipated busiest hours.

Commissioner Cavanaugh asks if class size of 12 is the anticipated class size or the maximum class size.

Mr. Dmytruv states it would be the maximum class size.

STAFF RECOMMENDATION:

The Petitioner is proposing to take over a vacant tenant space to open a new martial arts and fitness school. The proposed use requires a Variation for required parking, falling 4 parking spaces short of what is required by Code. Staff notes that, as a whole, the businesses within the shopping center have staggered hours of operation. Additionally, limiting the martial arts and fitness classes sizes to a maximum of 12 persons and scheduling the classes in the evenings should allow for the parking lot to adequately service all tenants. Also, the special use review is contingent upon the proposed hours, class sizes, and operations. Any change therein would require a special use amendment. Therefore, Staff recommends approval of the proposed Special Use and Variation, subject to the following condition:

1. The Special Use and Variation shall substantially conform to the Floor Plan, Business Plan, and Hours of Operation submitted by the Petitioner, Oleksandr Dmytruv, Dmytruv Team LLC, except as such plans may be changed to conform to the Village Codes and Ordinances.

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

Commissioner Noonan made a motion to approve subject staff's conditions; seconded by Commissioner Schubert.

DELIBERATIONS:

Commissioner Schubert expresses satisfaction that the shopping center will be fully utilized with the addition of the martial arts school.

Commissioner Kolososki concurs, stating that the proposed business plan seems solid and will be a positive addition to the shopping center.

Chairman Wood also agrees that the martial arts school will be a beneficial addition to the center. Although she has concerns about parking, she believes that the new business will contribute to the growth of surrounding businesses. Overall, she expresses support for the request.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 8-0. This item will tentatively go to Village Council on Monday, March 4th, 2024.

RESULT:	RECOMMEND TO APPROVE [UNANIMOUS]
MOVER:	Patrick Noonan, Commissioner
SECONDER:	Tim Schubert, Commissioner
AYES:	Noonan, Roth-Wurster, Friedman, Wood, Bettenhausen, Kolososki, Cavanaugh, Schubert
ABSENT:	Fedota

IV. COMMUNICATIONS

224 W Kenilworth addition was approved at Village Council Meeting

2001 Rand Rd - Medical Clinic was approved by Village Council

1379 N Rand Road Day Care Facility was approved by Village Council

721 E Mill Valley was denied and resident/contractor are required to saw cut driveway to meet code.

Next meeting is scheduled for 2/27/24

V. ADJOURNMENT

**VILLAGE OF PALATINE
Planning and Zoning Commission**

SCHEDULED 02/27/24 07:00 PM

STAFF REPORT (ID # 8849)

430-436 E. Northwest Highway

Staff is recommending that this item is continued until the March 12th Planning and Zoning Commission meeting.

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Ben Vyverberg

PETITIONER: Anthony and Alexandria Loizzo

PLAN NUMBER: SU-000094-2024

BACKGROUND:

The Subject Property is an existing commercial building on E. Northwest Highway. It was initially constructed as a single-story masonry commercial building in the late 1959 for "...three stores." A second story addition was approved in 1963 for listed office uses. The Petitioner purchased the property in 2021, with the intention of maintaining the ground floor commercial use and seeking zoning approval for a residential use on the second floor. Therefore, the Petitioner is requesting:

- 1. Special Use for to allow 3 dwelling units (2nd floor); and**
- 2. Variation to allow 10 parking spaces, instead of the minimum required 16 spaces.**

SURROUNDING ZONING CONDITIONS:

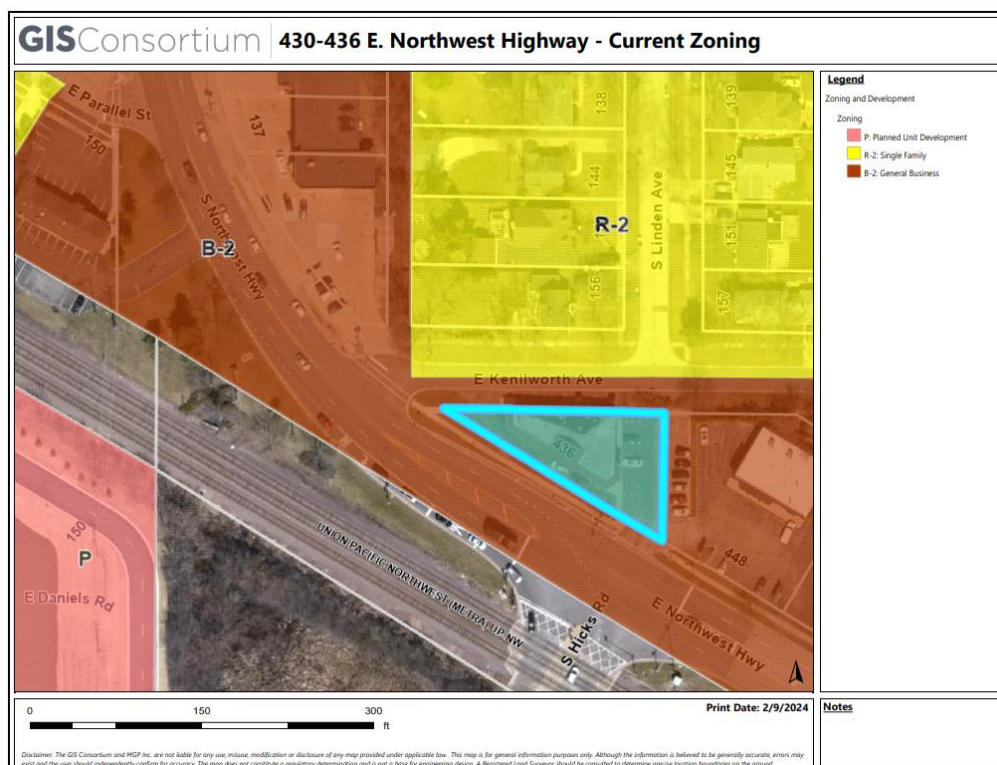
North:	R-2 single-family residential
South	E. Northwest Highway and Union Pacific rail line
East:	B-2- animal hospital
West:	B-2 -restaurant

SITE ANALYSIS & KEY ISSUES:

- The existing commercial building is located at the southeast confluence of E. Northwest Highway and E. Kenilworth Avenue. The property contained several ground floor commercial uses (insurance office, salon, business offices) and a series of smaller office uses on the second floor. The building is approximately

5,900 square feet (2,954 SF/floor). The overall property, including the portion of vacated Linden Avenue (east side of building – surface parking lots), is approximately 10,600 square feet.

- The subject property is zoned B-2, which is typical of properties fronting on Northwest Highway and is surrounded to the north and east with single-family residential properties:



- As part of the reconstruction and re-routing of Northwest Highway and in conjunction with the IDOT construction of that project, the Village Council vacated the east and west sections of Linden Avenue, south of Kenilworth and north of Northwest Highway. The vacated portion of Linden became part of the subject property and is used for parking (yellow in the aerial below). This parking exists passively in the right of way and was intended to provide accessible parking for the commercial uses in the area. It is not presently the subject of a license agreement and was created during the rerouting of Northwest Highway.

Staff Report (ID # 8849)
Meeting of February 27, 2024

- This was likely to ensure that the businesses in this area maintained adequate parking for any previously existing surface parking lots along Northwest Highway, which were vacated with the realignment or transitioned into right-of-way. This intention was further assisted with the additional parking along the north side of the building, which is in the E. Kenilworth right-of-way (red in the aerial below).



- The building permit review for the second story addition in 1963 identified the uses as office uses, with the then existing 3 stores on the ground floor. At some point, historically the use of the second floor transitioned into a residential use, which ceased over the years. Over the years, the second floor was more recently used for smaller offices for shorter term rental opportunities. Nevertheless, there have not been any permitted or occupied residential uses on the second floor in many years. The previous 1963 zoning ordinance allowed 2nd floor dwelling units in the B-1 and B-2 districts. This was reflective of a storeowner maintaining the ground floor business and living above the commercial use.

- The 1980 zoning ordinance transitioned away from dwelling units and non-residential uses, as permitted uses, although residential permitted uses were contemplated as Special Uses in the B-1 and B-2 business districts. As the downtown planning began in the 1980's, the B-3, Central Business District was also recognized in the 1980 zoning ordinance, as a Special District, geographically delineated, and allowed any use permitted in a district, prior to its rezoning to B-3.
- Unfortunately, the existing building experienced a fire, with substantial smoke damage throughout the building. The property owner and contractors are working to obtain a building permit to renovate the commercial ground floor and the building remains unoccupied, pending the building permit for the ground floor only renovations. Through the fire inspections and review the building was condemned, pending the renovation and fire restoration permit requirements.
- The Petitioner is proposing three 2nd floor apartments of varying square footages. The following table summarizes the proposed apartment characteristics:

Unit #	Square Feet	# Bedrooms	Bathrooms
1	720	2	1
2	758	2	1
3	1,224	3	2

- Staff notes that there are other older buildings along Northwest Highway, with existing and maintained residential uses on the 2nd floor. The redevelopment of the Slice of Chicago on the west side of Northwest Highway also includes one 2nd floor owner suite as part of that 2006 Planned Development. The property at Northwest Highway and Glencoe Road also recently received Planned Development approval to allow one unit behind the existing commercial storefront on Northwest Highway, which will be occupied by the business owner.
- In this instance, the proposed special use also includes a parking variation, in order to accommodate the residential use and required off-street parking requirements.
- In addition to the 3 apartments, there are no other residential amenities, as part of this review. With the current building vacant in place, the final commercial tenant parking demands are unknown at this time. Per the Code, requirements, the ground floor parking is calculated at 1/300 SF.

DEPARTMENTAL REVIEWS:

Community Services	Building permit plan amendments and code requirement
---------------------------	--

	would have to be addressed at the time of application.
Engineering	IDOT permit required for utility upgrades.
Environmental Health	N/A
Fire Prevention	N/A
Public Works	N/A
Police	N/A

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

STANDARDS FOR A VARIATION: Standards for a Variation are found in Section 14.03 D (1) and (2) of the Zoning Code. Specifically, the Petitioners must show that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located; that the plight of the owner is due to unique circumstances; and that the variation, if granted, will not alter the essential character of the locality. The Petition for Variation is attached, and the Petitioners have attempted to address the required standards.

STAFF RECOMMENDATION:

The existing building is non-conforming for setbacks and parking (for both the requested variation and the commercial requirements for both floors). From a land use perspective, this is not an area of the Village identified as appropriate for a mixed-use development. The Union Pacific's proximity does not provide rail convenient rail access to this area of the Village. Although there are existing commercial pockets, with residential uses on the upper floors or rear portion of the building, those examples are mostly existing conditions, with smaller unit counts.

With 7 bedrooms proposed, it is likely that there may be multiple vehicles/unit and guest parking contemplated. Those uses would not seem to function with the parking resources available. While the Village Council did take steps to address the commercial parking during the Northwest Highway re-routing, that action did not take into account parking use for multi-family uses, with the proposed apartments directly south of the Linden Avenue residences.

Staff does not believe that the Petitioner has addressed the standards and does not

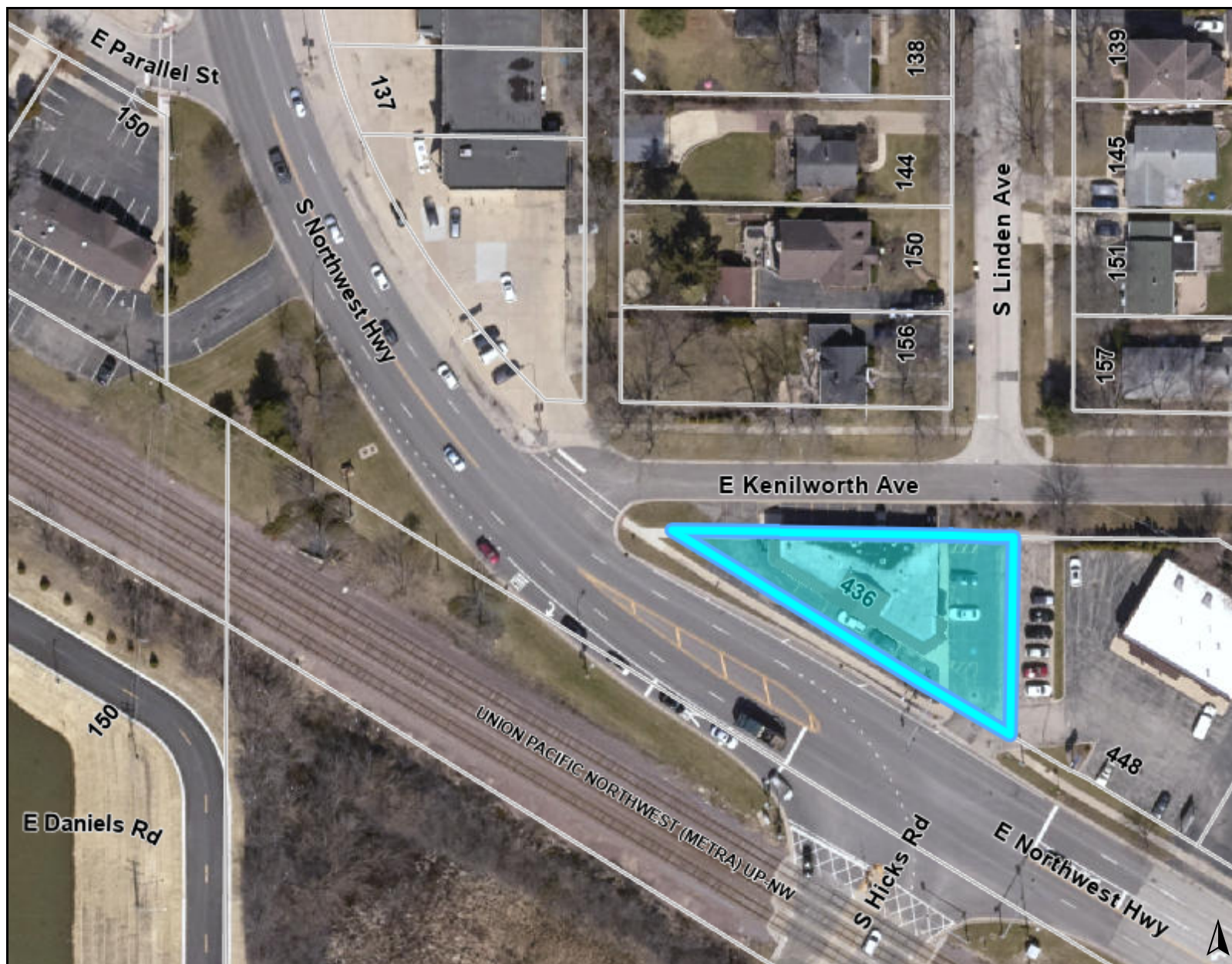
identify any unique circumstances with the Petition, other than the request to allow residential uses. Therefore, Staff recommends denial of the requested Special Use and Variation.

Therefore, if the Planning and Zoning Commission recommends approval, Staff recommends the following conditions:

1. Sprinkler protection will be required for the entire building, along with an NFPA 72 fire alarm, with direct connection to Northwest Central Dispatch.
2. The final architectural plans shall be modified to comply with the means of egress compliance with the International Existing Building Code, including the emergency escape and rescue opening requirements.
3. The building permit application and plans shall be submitted in a manner acceptable to the Community Development Director and subject to the Plan Review comments, dated 12-6-23, previously provided to the Petitioner.
4. Any required upsize to the existing utilities will require an IDOT permit, in addition to a Village permit. A license agreement for the maintenance of the ROW parking will be required.

ATTACHMENTS:

- Aerial Map
- Special Use & Variation application
- Architectural Plans - ground floor commercial and 2nd floor apartments (3)
- Linden Avenue Vacation - 1988
- Utility Map - Northwest Highway-Kenilworth Avenue
- 434 E. Northwest Hwy Parking
- Plat of Survey
- Public Notice

Legend

0 150 300
ft

Print Date: 2/9/2024

Notes

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

Attachment: Aerial Map (430 - 436 E. Northwest Highway - SU VAR Mixed Use & Parking)

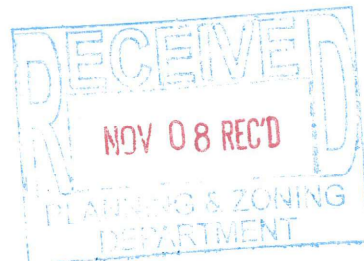


AMENDED
SPECIAL USE & VARIATION APPLICATION

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

CONTACT INFORMATION WORKSHEET

PETITIONER(S)		Business Name (If applicable)	
Anthony and Alexandria Loizzo			
Address		City/State/Zip Code	
209 Lancaster Avenue, Prospect Heights, IL 60070			
Telephone		Fax	
847-489-7010		847-318-9509	
Email			
Tony @shardonbuilders.com			
Subject Property Address			
432 E. Northwest Highway, Palatine, Illinois			
AUTHORIZED AGENT (if applicable)		Business Name (if applicable)	
Matthew G. Holmes - Storino, Ramello & Durkin			
Address		City/State/Zip Code	
9501 W. Devon Avenue, Suite 800, Rosemont, IL 60018			
Telephone		Fax	
847-318-9500		847-318-9509	
Email			
mholmes@srd-law.com			



Attachment: Special Use & Variation application (430 - 436 E. Northwest Highway - SU VAR Mixed Use & Parking)



SPECIAL USE & VARIATION APPLICATION

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

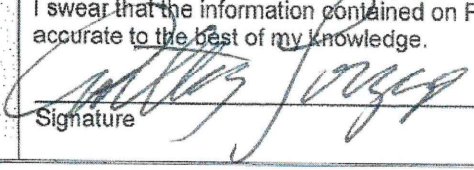
Office Use Only	Project Planner	Zoning Case #
	Filing Fee	Notification Deadline
	ZBA Public Hearing Date	Village Council Date

date received

Background Information	PETITIONER(S)		Business Name (if applicable)	
	Anthony and Alexandria Loizzo			
	Subject Property Address 432-436 E. Northwest Highway, Palatine, Illinois			
	AUTHORIZED AGENT (if applicable)		Business Name (if applicable)	
	Matthew G. Holmes - Storino, Ramello & Durkin			
	Address		City/State/Zip Code	
	9501 W. Devon Avenue, Suite 800 Rosemont, IL 60018			
	Telephone	Fax	Email	
	847-318-9500	847-318-9509	mholmes@srd-law.com	
	Relationship to Petitioner (contractor, architect, etc.) Attorney			
TYPE OF APPLICATION (check one)				
☒ Special Use ☐ Special Use Amendment ☐ Variation				
Existing Zoning District		Existing Land Use		Proposed Land Use
B-2		Commercial		Mixed Use
Generally describe your request:				
Applicants request conversion of second story office space to three residential apartments.				
Property was previously used as apartments prior to most recent office occupation.				

Attachment: Special Use & Variation application (430 - 436 E. Northwest Highway - SU VAR Mixed Use & Parking)

**VILLAGE OF
PALATINE****Signature Page**

I swear that the information contained on Page 1 herein and in any accompanying documents is accurate to the best of my knowledge.	
 Signature	<u>Nov 1 2023</u> Date



SPECIAL USE

Required Materials

- ☐ Filing Fee of \$ _____
- Application Form
- Plat of Survey (must show all current improvements and be sealed by an Illinois certified surveyor)
- Site Plan & Floor plan (dimension, location, and setbacks of all existing and proposed buildings) – **one 11x17 copy each, electronic version preferred**
- Real Estate Interest Disclosure Form (see attached)
- Proof of Ownership or Lease (e.g. Title Insurance Policy, Deed, or Purchase Contract)
- ☐ Business Plan (if applicable; including, but not limited to nature of business, hours of operation, number of employees, and menu)

Additional Materials (as required by the Village)

- ☐ Elevation Plan (front, side, and rear elevations of a proposed building), and/or Floor Plan (proposed interior layout) – **one 11x17 copy of each plan, electronic versions preferred**
- Engineering Plans (must indicate existing conditions, topography, storm water management, tree preservation, utility connections, detention calculations, and a cost estimate)
- Photographs (e.g. ground-level or aerials)
- ☐ Other materials as deemed necessary by the Village

Petitioner Justification

The Petitioner is required to present specific evidence related to each of the following standards to justify the request (paraphrased from Section 14.05 of the Palatine Zoning Ordinance). Answer the items below and attach a separate sheet if necessary. ***If you are applying for a Variation only, you do not need to answer these items.***

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

Reduced demand for office space in the greater Chicago area, and an increase in the demand for smaller walkable commuter properties, has contributed to the highest and best use of the subject property shifting from strictly commercial use to mixed residential and commercial use.

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

Design of proposed residential conversion will include upgraded fire protection systems, ingress and egress, and access to public transportation for residents.

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

Nearby property values will benefit from upgraded maintenance of building exterior planned in residential conversion. No injury will be caused by inclusion of additional residential units of separate class than adjacent residential properties.

4. With respect to live entertainment uses, the use shall not:

- a. Produce noise levels so great as to constitute an unreasonable interference for persons outside the confines of the establishment
- b. Impose undue health, sanitation or safety burdens on the village
- c. Create excessive demands on the Village of Palatine Police Department
- d. Be of a nature otherwise prohibited by law or village ordinance

5. For fence standards, see Section 14.05 of the Palatine Zoning Ordinance

No fence included in site plan.

Subject Property, a two-story masonry structure with balcony fronting Northwest Highway was historically a mixed use; commercial/retail on the first floor and apartments above. At some point prior to the current owner's acquisition of the Subject, the occupancy of the residential units on the second floor was discontinued. The apartment units on the second floor were subsequently converted to office use.

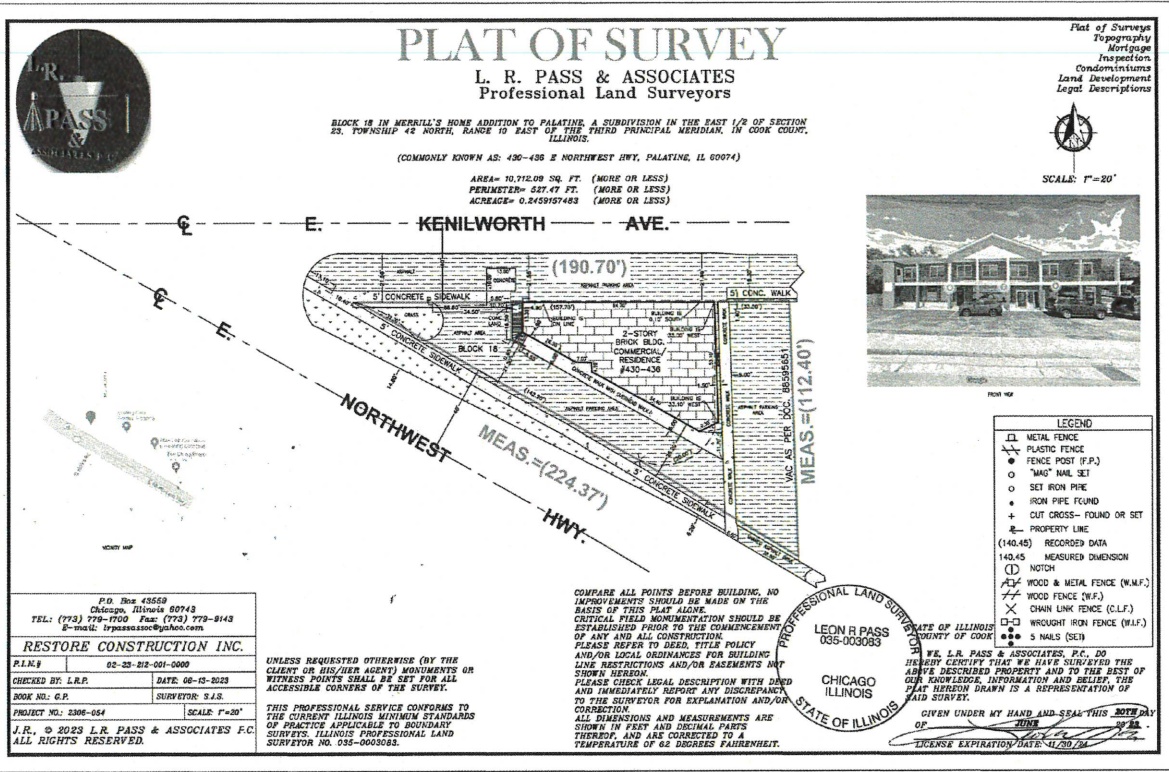
Market changes dictate that a return to the original use at the site will maximize the value of the Subject to the owner, to the Village of Palatine, and to the neighboring community. Brokers have indicated that there is no demand for second story office space in the vicinity of the Subject. However, there is a market for multi-family housing including condominium and apartment uses. The Subject is walking distance to the Metra Commuter Station and the pedestrian heart of the Village of Palatine. Allowing a conversion to mixed use would increase foot traffic and customer base to the commercial center of Palatine, while diversifying housing options for future residents of the Village.

The proposed mixed use is consistent with adjacent uses and other properties along the Northwest Highway corridor. Similar commercial/residential mixed uses can be found within blocks of the Subject. Adjacent properties are residential to the North, commercial to East and West, allowing a mixed use at the site would offer a transition between the two types of uses.

Allowing the mixed use at the site would also permit the owner to make substantial improvements to the site for the benefit of future residents and adjacent properties. Limiting office space would reduce the need for exterior signage advertising commercial uses. Residential uses would necessitate additional safety measures including fire exits and sprinklers at the site. Likewise, residential use would require cosmetic upgrades to both landscaping and lighting on the exterior of the site. The improvements to the aesthetics of the site required by conversion to mixed-use would have a positive effect on the value of surrounding properties.

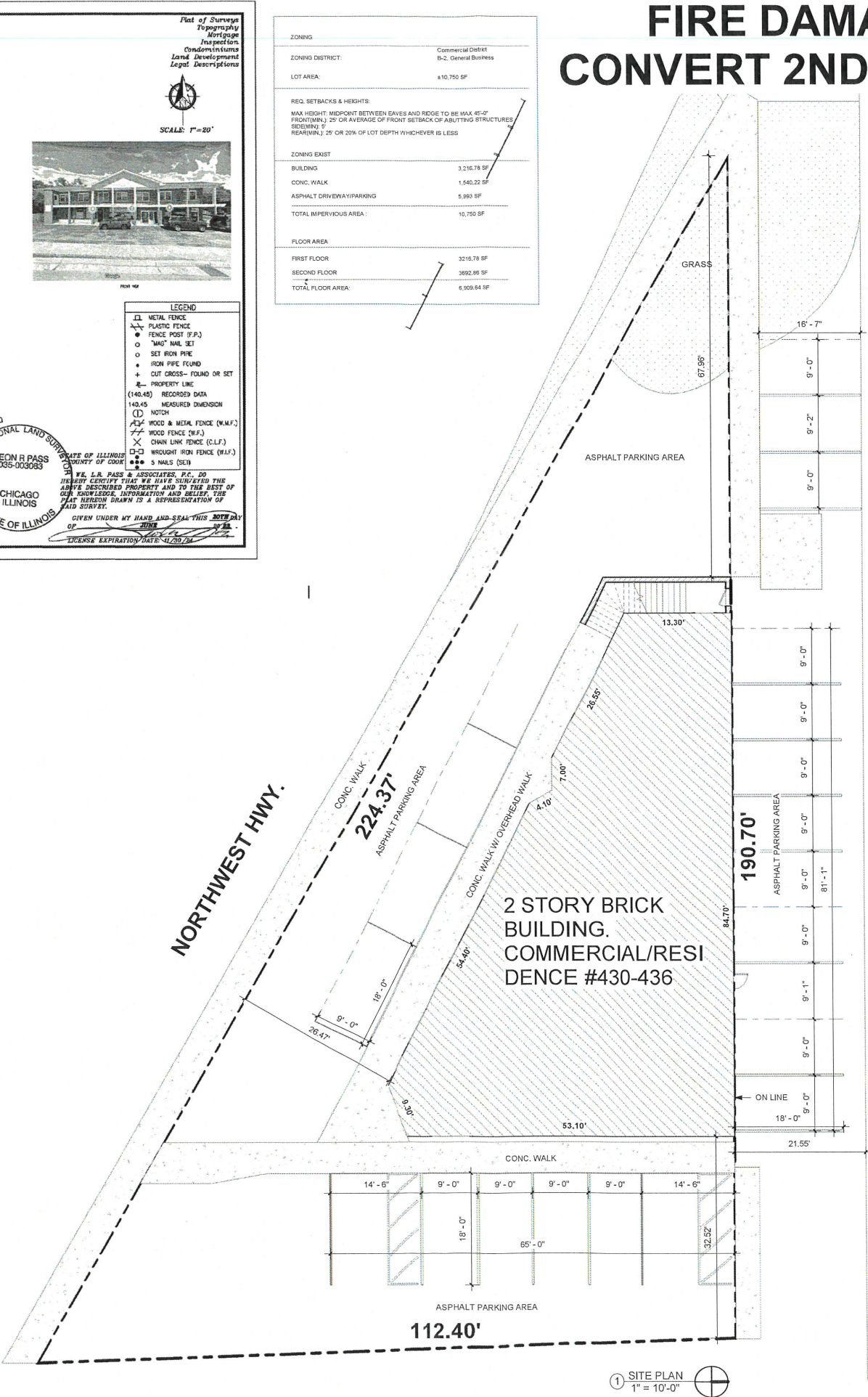
As noted in meetings with Village staff, the unique location and shape of the Subject Property creates a lack of available parking. This has historically been addressed by use of the perpendicular parking spots to the North of the Subject Property located in the Village right-of-way. The owner proposes to continue to utilize these parking spots to comply with the Village parking minimums, either by license from the Village or by vacation of the right-of-way. Whether licensed or vacated, the maintenance and improvement of the parking spots adjacent to the Subject would become the responsibility of the Owner.

FIRE DAMAGE RESTORATION AND CONVERT 2ND FLOOR TO 3 DWELLING UNIT RESIDENTIAL USE



Zoning Reference Guide - Commercial

	B-1	B-2	B-3	B-4	B-5	M
Minimum Lot Width	200 feet	50 feet	None	None	100 feet	None
Maximum Floor Area Ratio	1.0	1.0	1.50	50	1.50	.70
Minimum Setbacks	Front: 30 feet Rear: 20 feet Side: 10 feet	Front: 25 feet Rear: 20 feet Side: 5 feet Side Abutting Street: 10 feet	Front: 5 feet Rear: 20 feet Side: 0 feet; or if provided, it shall be at least 5 feet.	Front: 50 feet Rear: 60 feet Side: 20 feet	Front: 40 feet Rear: 35 feet Side: 20 feet	Front: 30 feet Rear: 15 feet Side: 15 feet Side Abutting Street: 30 feet
Transitional Yards	1) Where a rear or side lot line coincides with a rear or side lot line in an adjacent residentially zoned district, rear and side yard setbacks of at least 30 feet shall be provided. 2) A landscaped buffer strip of at least 12 feet shall be provided immediately adjacent to any residential district.	When a side lot line coincides with a side lot line in an adjacent residentially zoned district, a landscaped buffer of at least 15 feet shall be provided.	None	Where a rear or side lot line coincides with a rear or side lot line in an adjacent residentially zoned district, rear and side yard setbacks of at least 30 feet shall be provided. Landscaping & aesthetic requirements. See Zoning Ordinance.	Where a rear or side lot line coincides with a rear or side lot line in an adjacent residentially zoned district, rear and side yard setbacks of at least 25 feet shall be provided. Adjoining parking areas shall be screened from residential view by a landscape plan approved by the Administrator.	Buffers: Add 50 feet adjacent to residential or Planned Development.
Maximum Building Height	3 stories, not to exceed 45 feet	3 stories, not to exceed 45 feet	3 stories, not to exceed 45 feet	See Zoning Ordinance	3 stories, not to exceed 45 feet	1) Lot Abutting Single Family Residential District: 3 stories, not to exceed 45 feet 2) All Other Lots: 4 stories, not to exceed 60 feet



① SITE PLAN
1" = 10'-0"

NOTICE TO CONTRACTOR:
1. THE ARCHITECT OF RECORD IS PROVIDING PLANS ONLY. NO OTHER TYPE OF ARCHITECTURAL SERVICE IS INTENDED OR IMPLIED. THESE PLANS ARE TO BE USED BY A COMPETENT LICENSED CONTRACTOR KNOWLEDGEABLE IN THE BUILDING TRADES, WHO WILL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AND BE RESPONSIBLE FOR THEM.
2. ADMINISTRATION OF THE CONTRACT WILL BE BY OWNER OR HIS REPRESENTATIVE. THE CONTRACTOR AND THE OWNER SHALL BE SOLELY RESPONSIBLE FOR THE BUILDING CONSTRUCTION PROCESS MEANS AND METHODS AND JOBSITE SAFETY.
3. THE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT - THE DIMENSIONS OF THE BUILDING, MAJOR ARCHITECTURAL ELEMENTS, AND TYPE OF STRUCTURAL SYSTEM. THE DRAWINGS DO NOT DESCRIBE ALL THE WORK REQUIRED FOR SUCCESSFULLY COMPLETING THE PROJECT. BASED ON THE DRAWINGS, THE CONTRACTOR MUST FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.
4. DECISIONS OF THE ARCHITECT REGARDING THE ITEMS OF WORK INCLUDED WITHIN THE SCOPE OF THIS DOCUMENT WILL BE FINAL AND BINDING ON THE CONTRACTOR AND THE OWNER.
5. THE CONTRACTOR MUST THOROUGHLY EXAMINE THE DRAWINGS TO DETERMINE THE SCOPE AND THE INTENT OF THESE DOCUMENTS AND DRAWINGS. THE CONTRACTOR MUST VISIT THE SITE AND BECOME INFORMED OF ALL EXISTING CONDITIONS, DIMENSIONS AND LIMITATIONS UNDER WHICH THE WORK IS TO BE PERFORMED. IF ANY DISCREPANCIES OR OMISSIONS ARE DISCOVERED, THE CONTRACTOR MUST NOTIFY THE ARCHITECT AND OBTAIN CLARIFICATIONS BEFORE SUBMITTING HIS BID. FAILURE TO GIVE NOTICE OR OBTAIN CLARIFICATION WILL NOT BE CAUSE FOR ADDITIONAL COMPENSATION.
6. THE CONTRACTOR MUST FURNISH SKILLED LABOR, MATERIALS, EQUIPMENT, APPLIANCES AND SERVICES, AND PERFORM ALL OPERATIONS NECESSARY TO COMPLETE THE WORK IN A SAFE AND WORKMANLIKE MANNER WITHIN THE OWNER'S SCHEDULE.
7. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS - DO NOT SCALE DRAWINGS.
8. ALL EXTERIOR DIMENSIONS ARE TO FACE OF BRICK OR CONCRETE.
9. ALL MATERIALS AND EQUIPMENT MUST BE INSTALLED PER MANUFACTURER INSTRUCTIONS AND RECOMMENDATIONS, AND TO THE BEST INDUSTRY STANDARDS.
10. CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND PROPER DISPOSAL OF ALL DEBRIS GENERATED BY THE WORK. CLEAN UP IS REQUIRED ON DAILY BASIS.

THE VILLAGE OF PALATINE HAS ADOPTED THE FOLLOWING CODES.
INTERNATIONAL BUILDING CODE, 2015 EDITION
INTERNATIONAL EXISTING BUILDING CODE, 2015 EDITION
INTERNATIONAL MECHANICAL CODE, 2015 EDITION
INTERNATIONAL FUEL GAS CODE, 2015 EDITION
INTERNATIONAL ENERGY CONSERVATION CODE, 2018 EDITION (WITH ILLINOIS AMENDMENTS)
NATIONAL ELECTRICAL CODE, 2017 EDITION
ILLINOIS PLUMBING CODE, LATEST EDITION

ENERGY CONSERVATION STATEMENT

I CERTIFY THAT I AM REGISTERED ENERGY PROFESSIONAL (REP.) AND I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ATTACHED PLANS FOR

434 E Northwest Hwy,
Palatine, IL 60074

(x) FULLY COMPLY () NEED NOT COMPLY

WITH THE REQUIREMENTS OF PALATINE VILLAGE ENERGY CONSERVATION CODE

SIGNED: DATE:
(Arch. S.E. or P.E.) Illinois License Number: Exp:

CERTIFICATION STATEMENT

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF CONFORM TO THE CURRENT EDITION OF THE VILLAGE OF PALATINE BUILDING AND ZONING CODE.

SIGNED: DATE:
(Arch. S.E. or P.E.) Illinois License Number: 001-022685 Exp: NOV.

DRAWING INDEX	
Sheet Name	Sheet Number
COVER PAGE	A100
DEMO FLOOR PLANS	A101
PROPOSED PLAN/ DETAILS	A103
ELEVATIONS	A201
ELEVATION	A202
SECTION	A301
ELECTRICAL	E101
MECHANICAL	M101
PLUMBING	P101

MACIEJ BOJARSKI
ARCHITECT OF RECORD
ILLINOIS REG. NO. 001-022685
EXP. NOVEMBER 2024
TEL: 312-498-8307
bojarski@comcast.net

FIRE DAMAGED RESTORATION AND CONVERT 2ND FLOOR TO 3 DWELLING UNIT RESIDENTIAL USE

434 E Northwest Hwy,
Palatine, IL 60074

DATE	REMARKS

PROGRESS

A100

Packet Pg. 35

Attachment: Architectural Plans - ground floor commercial and 2nd floor apartments (3) (430 - 436 E Northwest Highway - SU VAR Mixed Use &

GENERAL DEMOLITION NOTES

PRIOR TO DEMOLITIONS OF WALLS, COLUMNS, FLOORS AND ROOFS, THE CONTRACTOR MUST VERIFY EXISTING STRUCTURAL CONDITIONS AND LOCATION OF ALL BEARING WALLS. NOTIFY THE ARCHITECT OF ANY STRUCTURAL CONDITIONS THAT ARE CONTRARY TO THESE DRAWINGS. PROPERLY SHORE EXISTING STRUCTURE WHEN REMOVING COLUMNS, WALLS, FLOORS AND ROOF.

THIS PLAN SHOWS GENERAL DEMOLITION WORK TO BE PERFORMED AND DOES NOT RELIEVE THE CONTRACTOR OF OTHER DEMOLITION WORK REQUIRED TO PRODUCE THE BUILDING MODIFICATIONS SHOWN ON THE REMAINING CONTRACT DOCUMENTS, INCLUDING PLUMBING, HVAC AND ELECTRICAL WORK. PROTECT ALL EXISTING CONSTRUCTION SHOWN TO REMAIN FROM DAMAGE DURING CONSTRUCTION, FOR THE EXTENT OF THE DEMOLITION AND MODIFICATION.

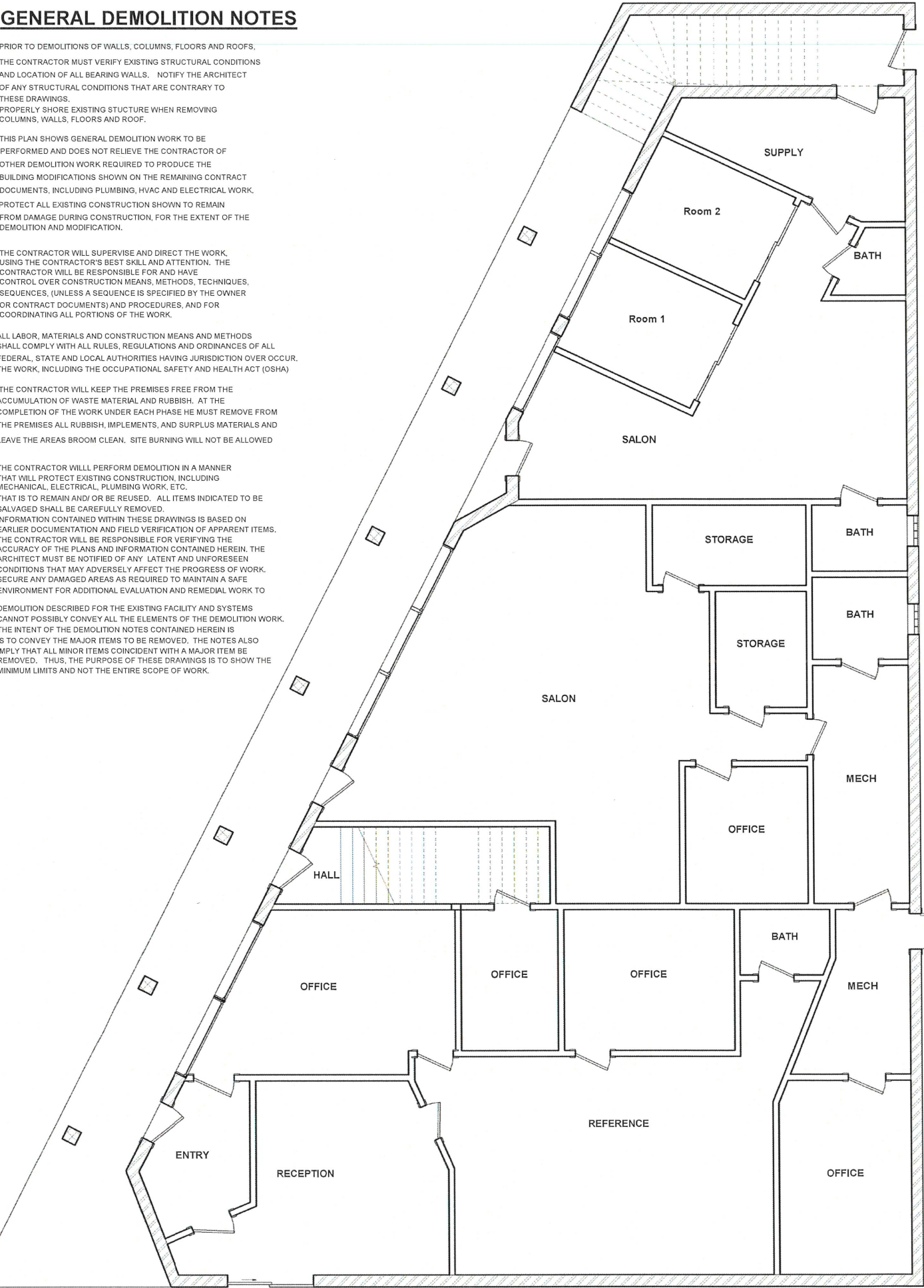
THE CONTRACTOR WILL SUPERVISE AND DIRECT THE WORK, USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, (UNLESS A SEQUENCE IS SPECIFIED BY THE OWNER OR CONTRACT DOCUMENTS) AND PROCEDURES, AND FOR COORDINATING ALL PORTIONS OF THE WORK.

ALL LABOR, MATERIALS AND CONSTRUCTION MEANS AND METHODS SHALL COMPLY WITH ALL RULES, REGULATIONS AND ORDINANCES OF ALL FEDERAL, STATE AND LOCAL AUTHORITIES HAVING JURISDICTION OVER OCCUR, THE WORK, INCLUDING THE OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA)

THE CONTRACTOR WILL KEEP THE PREMISES FREE FROM THE ACCUMULATION OF WASTE MATERIAL AND RUBBISH. AT THE COMPLETION OF THE WORK UNDER EACH PHASE HE MUST REMOVE FROM THE PREMISES ALL RUBBISH, IMPLEMENTS, AND SURPLUS MATERIALS AND LEAVE THE AREAS BROOM CLEAN. SITE BURNING WILL NOT BE ALLOWED

THE CONTRACTOR WILL PERFORM DEMOLITION IN A MANNER THAT WILL PROTECT EXISTING CONSTRUCTION, INCLUDING MECHANICAL, ELECTRICAL, PLUMBING WORK, ETC. THAT IS TO REMAIN AND/ OR BE REUSED. ALL ITEMS INDICATED TO BE SALVAGED SHALL BE CAREFULLY REMOVED. INFORMATION CONTAINED WITHIN THESE DRAWINGS IS BASED ON EARLIER DOCUMENTATION AND FIELD VERIFICATION OF APPARENT ITEMS. THE CONTRACTOR WILL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE PLANS AND INFORMATION CONTAINED HEREIN. THE ARCHITECT MUST BE NOTIFIED OF ANY LATENT AND UNFORESEEN CONDITIONS THAT MAY ADVERSELY AFFECT THE PROGRESS OF WORK. SECURE ANY DAMAGED AREAS AS REQUIRED TO MAINTAIN A SAFE ENVIRONMENT FOR ADDITIONAL EVALUATION AND REMEDIAL WORK TO

DEMOLITION DESCRIBED FOR THE EXISTING FACILITY AND SYSTEMS CANNOT POSSIBLY CONVEY ALL THE ELEMENTS OF THE DEMOLITION WORK. THE INTENT OF THE DEMOLITION NOTES CONTAINED HEREIN IS IS TO CONVEY THE MAJOR ITEMS TO BE REMOVED. THE NOTES ALSO IMPLY THAT ALL MINOR ITEMS COINCIDENT WITH A MAJOR ITEM BE REMOVED. THUS, THE PURPOSE OF THESE DRAWINGS IS TO SHOW THE MINIMUM LIMITS AND NOT THE ENTIRE SCOPE OF WORK.



3 DEMO 1ST FLOOR
1/4" = 1'-0"

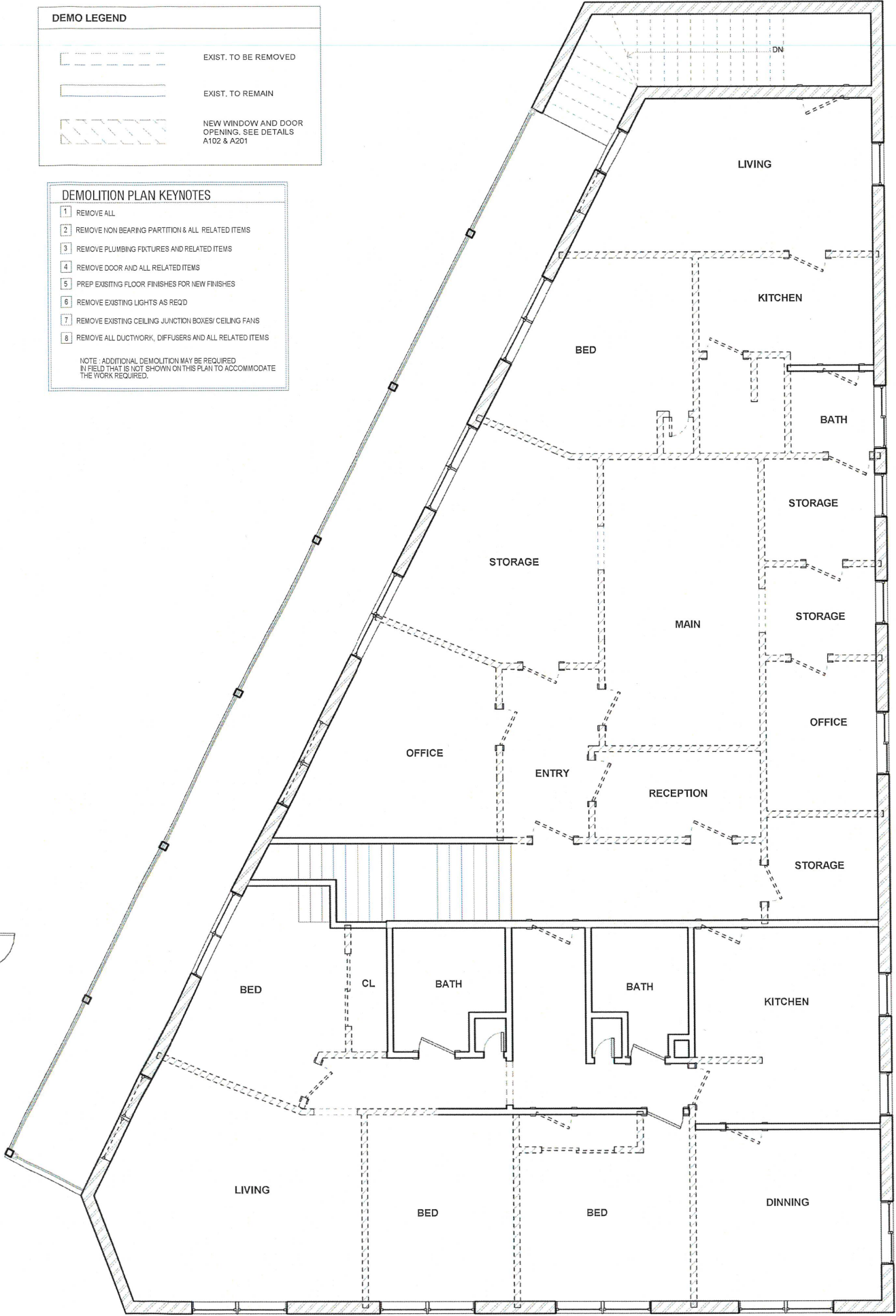
DEMO LEGEND

	EXIST. TO BE REMOVED
	EXIST. TO REMAIN
	NEW WINDOW AND DOOR OPENING. SEE DETAILS A102 & A201

DEMOLITION PLAN KEYNOTES

- 1 REMOVE ALL
- 2 REMOVE NON BEARING PARTITION & ALL RELATED ITEMS
- 3 REMOVE PLUMBING FIXTURES AND RELATED ITEMS
- 4 REMOVE DOOR AND ALL RELATED ITEMS
- 5 PREP EXISTING FLOOR FINISHES FOR NEW FINISHES
- 6 REMOVE EXISTING LIGHTS AS REQD
- 7 REMOVE EXISTING CEILING JUNCTION BOXES/ CEILING FANS
- 8 REMOVE ALL DUCTWORK, DIFFUSERS AND ALL RELATED ITEMS

NOTE: ADDITIONAL DEMOLITION MAY BE REQUIRED IN FIELD THAT IS NOT SHOWN ON THIS PLAN TO ACCOMMODATE THE WORK REQUIRED.



2 DEMO 2ND FLOOR
1/4" = 1'-0"

COPYRIGHT 2024 - Maciej Bojarski
DRAWINGS MAY NOT BE REPRODUCED WITHOUT PERMISSION DEMO FLOOR PLANS

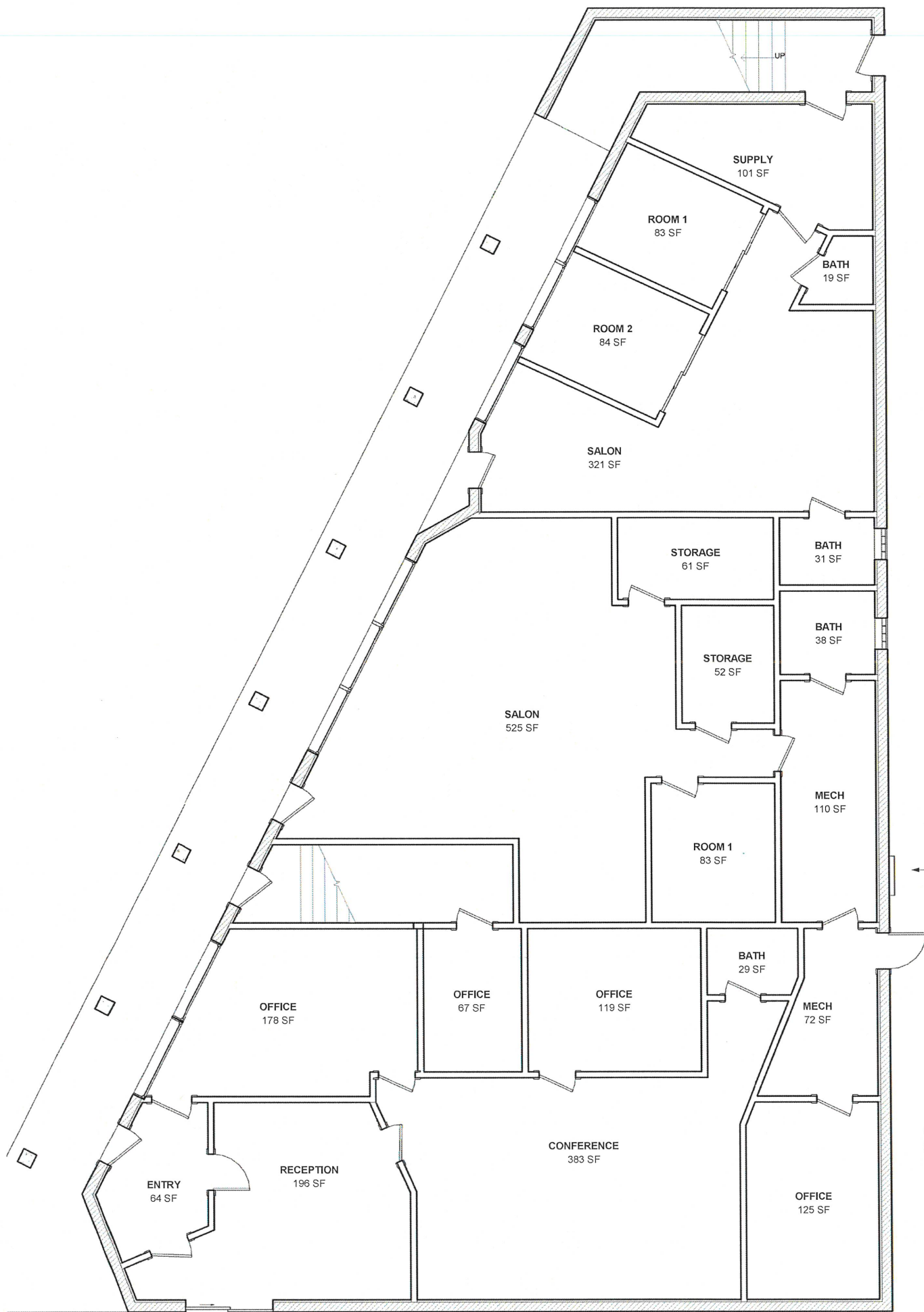
MACIEJ BOJARSKI
ARCHITECT OF RECORD
ILLINOIS REG. NO. 001-022685
EXP. NOVEMBER 2024
TEL: 312-498-1307
bojarski@comcast.net

FIRE DAMAGED RESTORATION AND CONVERT 2ND FLOOR TO 3 DWELLING UNIT RESIDENTIAL USE

434 E Northwest Hwy,
Palatine, IL 60074

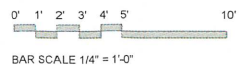
DATE	REMARKS

PROGRESS



WALL LEGEND

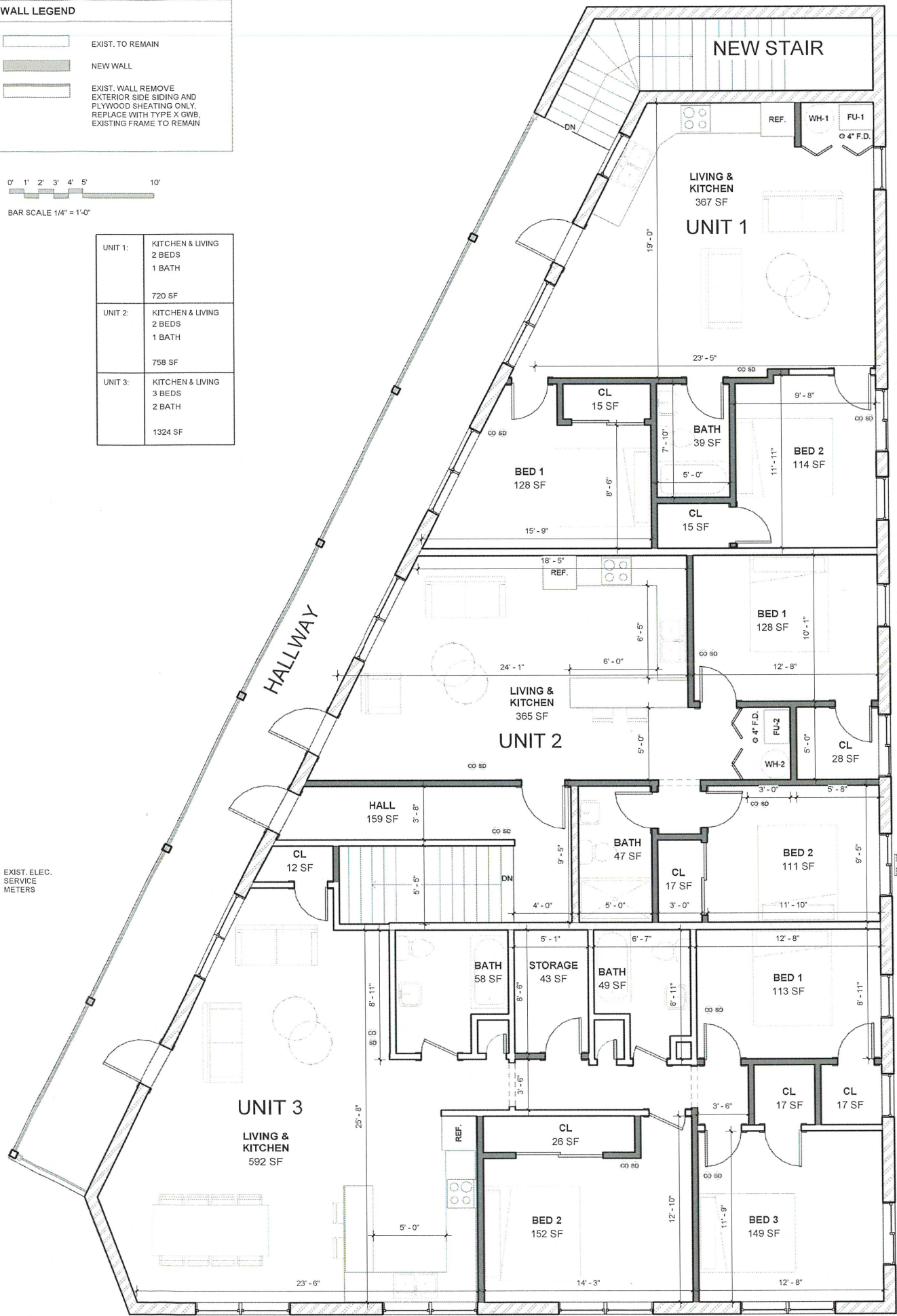
- EXIST. TO REMAIN
- NEW WALL
- EXIST. WALL REMOVE EXTERIOR SIDE SIDING AND PLYWOOD SHEATING ONLY, REPLACE WITH TYPE X GWB, EXISTING FRAME TO REMAIN



UNIT 1:	KITCHEN & LIVING 2 BEDS 1 BATH 720 SF
UNIT 2:	KITCHEN & LIVING 2 BEDS 1 BATH 758 SF
UNIT 3:	KITCHEN & LIVING 3 BEDS 2 BATH 1324 SF

EXIST. ELEC. SERVICE METERS

1 NEW 1ST FLOOR
1/4" = 1'-0"



2 NEW 2ND FLOOR
1/4" = 1'-0"

COPYRIGHT 2024 - Maciej Bojarski
DRAWINGS MAY NOT BE REPRODUCED WITHOUT PERMISSION PROPOSED PLAN/ DETAILS

MACIEJ BOJARSKI
ARCHITECT OF RECORD
ILLINOIS REG. NO. 001-022685
EXP. NOVEMBER 2024
TEL: 312-498-8307
bojarski@comcast.net

FIRE DAMAGED RESTORATION AND CONVERT 2ND FLOOR TO 3 DWELLING UNIT RESIDENTIAL USE

434 E Northwest Hwy,
Palatine, IL 60074

DATE	REMARKS

PROGRESS

ELEVATION GENERAL NOTES:

PELLA DESIGNER SERIES, OR EQUAL, UNIT NUMBERS (NOT GLASS SIZES) SHOWN ON ELEVATIONS

TEMPERED GLAZING SHALL BE PROVIDED IN WINDOWS THAT MEET BOTH:

A. GLASS GREATER THAN 9 S.F. IN AREA.

B. BOTTOM OF GLASS WITHIN 18" OF THE FLOOR.

EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY EGRESS OR RESCUE. THE UNITS MUST BE OPERABLE FROM THE INSIDE TO A FULL CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS. WHERE WINDOWS ARE PROVIDED AS A MEANS OF EGRESS OR RESCUE THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR.

ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24". THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20".

ALL ROOF VENTS AND THROUGH ROOF MECHANICAL TO BE LOCATED @ REAR OF HOME AND PAINTED TO MATCH ROOF.

ALL D.S. LOCATIONS TO BE FILED VERIFIED WITH OWNER PRIOR TO INSTALLATION

PROVIDE COUNTER FLASHING, WHERE REQUIRED, INCLUDING ROOF TO WALL INTERSECTIONS, CHIMNEYS AND SADDLES 20 G.A. (MIN.)

PROVIDE 28 G.A. (MIN.) GALV. W-VALLEYS UNDERLAD WITH NO. 15 MIN. ROOFING FELT

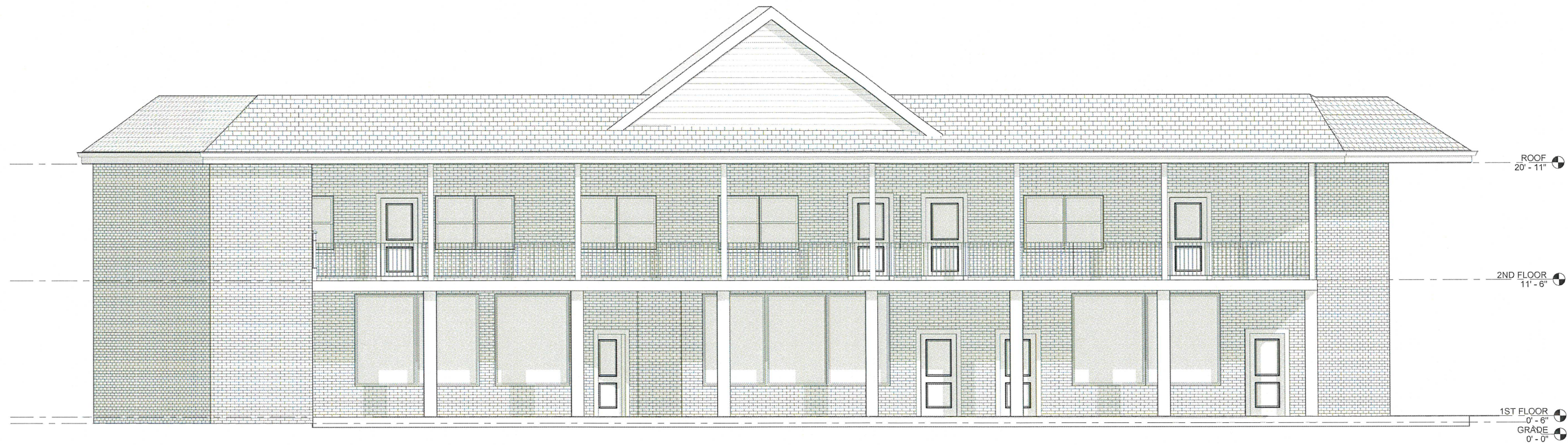
PROVIDE COUNTER FLASHING DIAGONALLY ACROSS MASONRY, STEP AND REGGLED INTO THE MORTAR

PROVIDE FLASHING, COUNTER FLASHING, AND CAULK AT ALL SKY LIGHTS AS PER MANUFACTURERS SPECIFICATIONS

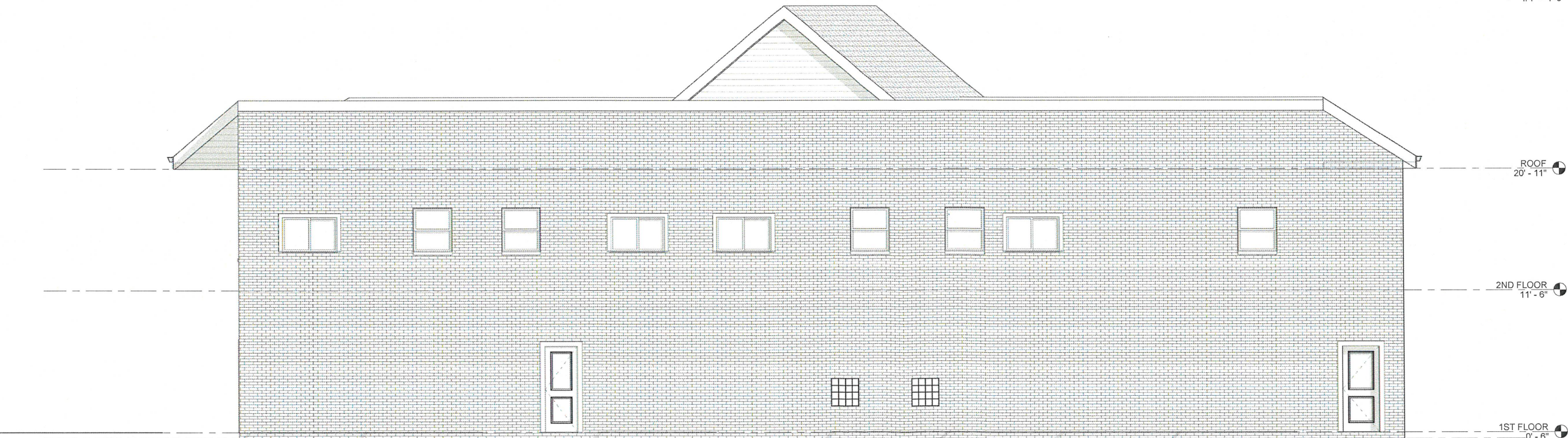
ROOF VENTS TO BE LOCATED ON BACK SLOPE OF THE ROOF. NUMBER AND LOCATION SHALL BE BASED ON TOTAL AREA OF VENTS REQUIRED EQUAL TO 1/300th OF ROOF AREA.

NOTES:

SITE AND DOWNSPOUT DRAINAGE SHALL NOT DRAIN IN THE DIRECTION OF NEIGHBORING PROPERTIES



② SOUTH ELEVATION
1/4" = 1'-0"



④ NORTH ELEVATION
1/4" = 1'-0"

MACIEJ
BOJARSKI
ARCHITECT OF
RECORD
ILLINOIS REG. NO.
001-022685
EXP. NOVEMBER 2024
TEL: 312-498-8307
bojarski@comcast.net

FIRE DAMAGED RESTORATION AND CONVERT 2ND FLOOR TO 3 DWELLING UNIT RESIDENTIAL USE

434 E Northwest Hwy,
Palatine, IL 60074

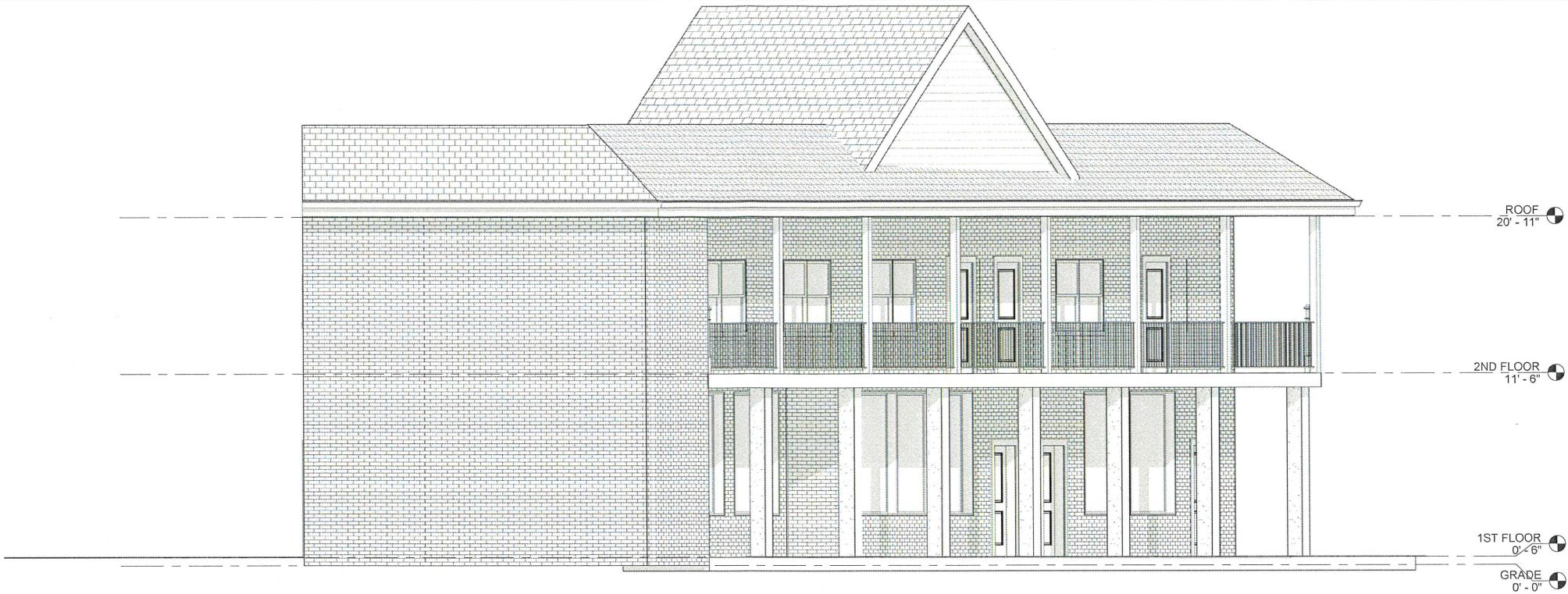
DATE	REMARKS

PROGRESS

SHEET
No.

A201

Packet Pg. 38



① NORTH ELEVATION
1/4" = 1'-0"



② EAST ELEVATION
1/4" = 1'-0"

M A C I E J
B O J A R S K I
A R C H I T E C T O F
R E C O R D
I L L I N O I S R E G . N O .
0 0 1 - 0 2 2 6 8 5
E X P . N O V E M B E R 2 0 2 4
T E L : 3 1 2 - 4 9 8 - 8 3 0 7
b o j a r s k i @ c o m c a s t . n e t

FIRE DAMAGED RESTORATION AND CONVERT 2ND FLOOR TO 3 DWELLING UNIT RESIDENTIAL USE

**434 E Northwest Hwy,
Palatine, IL 60074**

DATE	REMARKS

PROGRESS

SHEET No. **A202**

Packet Pg. 39

PLAT WITH THIS DOCUMENT

8 8 5 9 5 6 5 1

-88-595651

ORDINANCE NO. 0-164-88

AN ORDINANCE
VACATING
A PORTION OF LINDEN AVENUE

WHEREAS, the President and Board of Trustees of the Village of Palatine have determined that the public interest will be subserved by vacating a portion of Linden Avenue subject to the terms and conditions contained herein;

NOW, THEREFORE, BE IT ORDAINED, by the President and Board of Trustees of the Village of Palatine, Cook County, Illinois, acting in the exercise of their home rule authority, that:

SECTION 1: A portion of a public street, legally described as follows:

That part of Linden Avenue lying south of the south line of Kenilworth Road and northerly of the northerly line of Northwest Highway in Merrill's Home Addition to Palatine in the East Half of Section 23, Township 42 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois.

be and the same is hereby vacated in accordance with the Plat of Vacation, attached hereto as Exhibit "A" and made a part hereof; reserving, however, a public utility easement over all of the vacated Linden Avenue and a 25.5' ingress and egress easement in favor of the adjacent properties as shown on the Plat of Vacation.

SECTION 2: That upon passage of this ordinance, a copy hereof be filed with the Recorder of Deeds of Cook County, Illinois, in accordance with the statutes in such case made and provided.

SECTION 3: That all ordinances or parts of ordinances in conflict with this ordinance be and the same are hereby repealed.

88595651

DEPT-07
1#111 TRAN 8252 12/28/88 10:44:00
#4016 #24 #1-88-595651
COOK COUNTY RECORDER \$1.60

-88-595651

Attachment: Linden Avenue Vacation - 1988 (430 - 436 E. Northwest Highway - SU VAR Mixed Use & Parking)

8 8 5 9 5 6 5 1

SECTION 4: This ordinance shall be in full force and effect upon its passage and approval as provided by law.

PASSED: This 28 day of November, 1988

AYES: 5 NAYS: 0 ABSENT: 1 PASS: 0

APPROVED by me this 28 day of November, 1988

Frank R. Munch
Village President

ATTESTED and FILED in the office of the Village Clerk this
28 day of November, 1988

Patricia Mullen
Village Clerk

199969-88-

Attachment: Linden Avenue Vacation - 1988 (430 - 436 E. Northwest Highway - SU VAR Mixed Use & Parking)

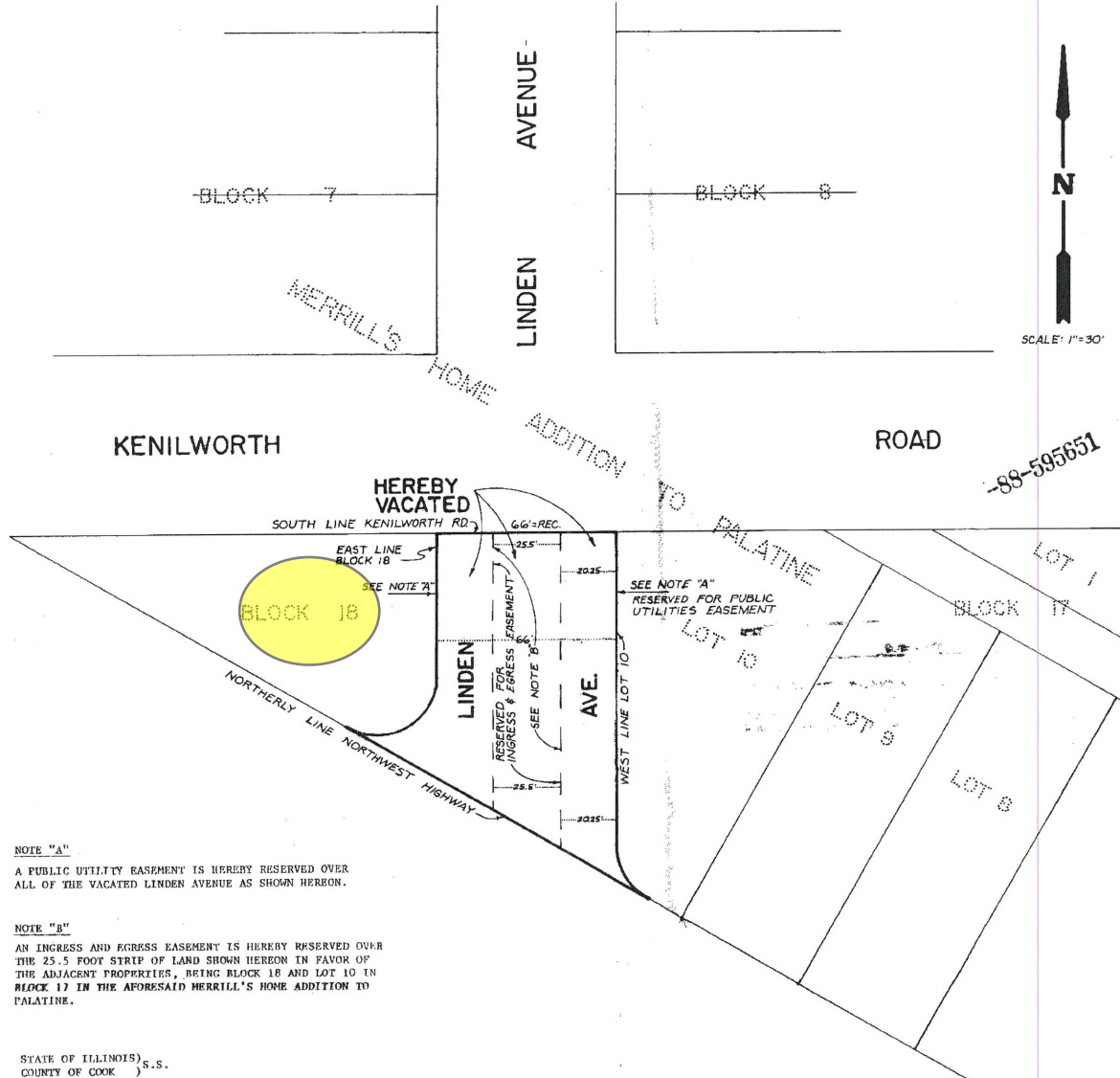
PLAT OF VACATION

#0-164-88

OF

-88-595651

THAT PART OF LINDEN AVENUE LYING SOUTH OF THE SOUTH LINE OF KENILWORTH ROAD AND NORTHERLY OF THE NORTHERLY LINE OF NORTHWEST HIGHWAY IN MERRILL'S HOME ADDITION TO PALATINE IN THE EAST HALF OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



NOTE "A"

A PUBLIC UTILITY EASEMENT IS HEREBY RESERVED OVER ALL OF THE VACATED LINDEN AVENUE AS SHOWN HEREON.

NOTE "B"

AN INGRESS AND EGRESS EASEMENT IS HEREBY RESERVED OVER THE 25.5 FOOT STRIP OF LAND SHOWN HEREON IN FAVOR OF THE ADJACENT PROPERTIES, BEING BLOCK 18 AND LOT 10 IN BLOCK 17 IN THE AFORESAID MERRILL'S HOME ADDITION TO PALATINE.

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

APPROVED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS, THIS 28 DAY OF NOVEMBER A.D. 1988.

SIGNED Frank R. Munch
VILLAGE PRESIDENT

ATTEST Steve L. Yalline
VILLAGE CLERK

EXHIBIT "A"

I DO NOT FIND ANY DELINQUENT GENERAL TAXES UNPAID CURRENT GENERAL TAXES DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST THE STREETS AND ALLEYS INCLUDED IN THE ABOVE PLAT.

DATE Dec 28, 1988
COUNTY CLERK Stanley J. Kupper Jr.
By

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

I, THOMAS A. MOODY AN ILLINOIS REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE PREPARED THE ANNEXED PLAT FOR THE PURPOSE SHOWN HEREON.

PALATINE, ILLINOIS NOV 17, 1988

Thomas A. Moody
ILLINOIS REGISTERED LAND SURVEYOR NUMBER 2242

MURRY AND MOODY

Consulting Engineers - Land Surveyors

933 South Plum Grove Road, Suite 101
Palatine, Illinois 60067 Phone: 312 / 358-5960

88-942

Approved by
Ordinance

0-164-88

8 8 5 9 5 6 5 1

COUNTY OF COOK
DEPARTMENT OF HIGHWAYS

GEORGE W. DUNNE, President
Board of County Commissioners

COUNTY BUILDING
118 NORTH CLARK STREET
CHICAGO, ILLINOIS 60602

MARCO DOMICO, Chairman
Committee on Roads and Bridges

OFFICE of the SUPERINTENDENT

EXH A

December 6, 1988

Ms. Diane B. Greenlees
Deputy Village Clerk
Village of Palatine
200 East Wood Street
Palatine, Illinois 60067

Re: Plat of Vacation - Right-of-Way General No. 731
That part of Linden Avenue in Section 23-42-10
as shown on the plat of vacation signed by
Thomas A. Moody, a Registered Illinois Land Surveyor,
on November 17, 1988.

Dear Sir:

The subject plat was received by this office on December 5, 1988.
It has been reviewed and found not in conflict with the County
Highway System.

Therefore, this Department has no objections to the vacation of
said property.

Very truly yours,

Theodore P. Georgas

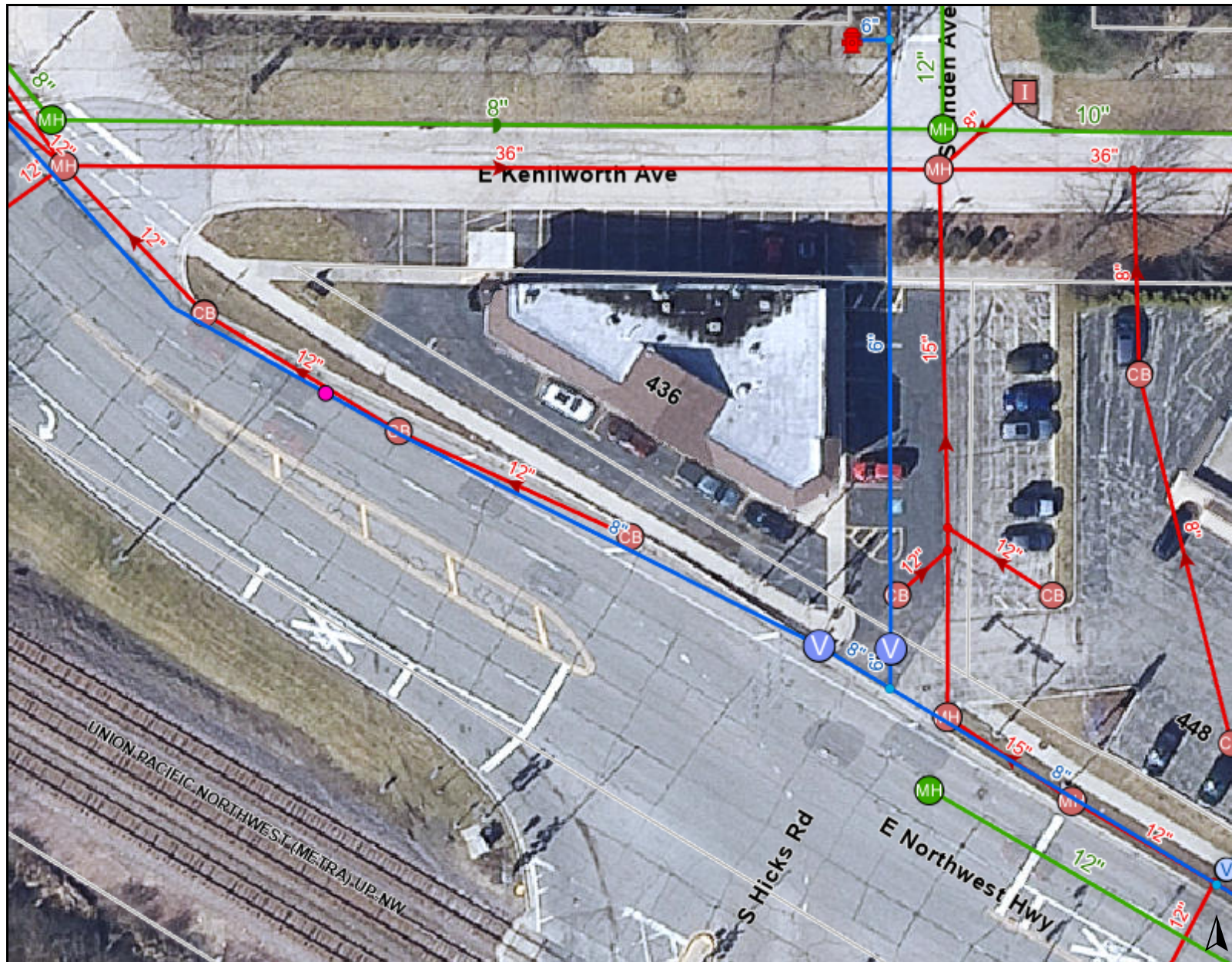
Theodore P. Georgas, P.E., S.E., Acting Chief Engineer
Technical Services Bureau

For: Glenn W. Frederichs
Acting Superintendent of Highways
Cook County, Illinois

88-505651-88

Attachment: Linden Avenue Vacation - 1988 (430 - 436 E. Northwest Highway - SU VAR Mixed Use & Parking)

5600
6/1/89
mm

**Legend**

Water Utilities

Hydrant

Water Fitting

Water Valve
OpenWater Service Valve
Open

Water Main Break

Water Lateral
ActiveWater Main
Active

Sanitary Utilities

Sanitary Manhole

Sanitary Main
Active

Storm Utilities

Storm Catch Basin

Storm Inlet

Storm Manhole

Storm Fitting

Storm Main
Active**Notes**

0 50 100
ft

Print Date: 11/4/2022

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E. KENILWORTH ROAD

CONCRETE CURB AND GUTTER

EDGE OF
BALCONY

CONCRETE WALK

CONCRETE WALK
CONCRETE CURB AND GUTTER

CURVE TABLE

NO.	RAL
(1)	21 &

LINE 7.
Line

L1	N.
L2	N.
L3	S..

INDEN AVENUE
INDEN

BLOCK 18

W. NORTHWEST HIGHWAY

Packet Pg. 45

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 430-436 E. NORTHWEST HWY.



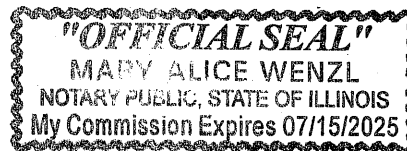
County of COOK

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

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 25TH day of JANUARY, A.D. 2024, and the last publication thereof was made on the 25TH day of JANUARY, A.D. 2024.

Your Legal appeared in
the following Journal & Topics
Newspapers
(Des Plaines Journal, Inc.)

- ☐ Des Plaines Journal
- ☐ Elk Grove Village Journal
- ☐ Mt. Prospect Journal
- ☐ Niles Journal
- ☐ Park Ridge-Golf Mill Journal
- ☐ Prospect Heights Journal
- ☐ Rosemont Journal
- ☐ Arlington Heights Topics
- ☐ Buffalo Grove Topics
- ☒ Palatine Topics
- ☐ Rolling Meadows Topics
- ☐ Wheeling Topics
- ☐ Suburban Journal
- ☐ Northwest Journal
- ☐ Glenview Journal



Mary Alice Wenzl

IN WITNESS WHEREOF, THE DES PLAINES JOURNAL, INC., has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 25TH day of JANUARY, A.D., 2024.

By Todd Wessell

President

Title of Corporate Officer

County of Cook

State of Illinois

Subscribed and sworn to before me this 25TH day of JANUARY, A.D., 2024.

My commission expires the 15TH day of JULY, A.D., 2025.

Attachment: Public Notice (430 - 436 E. Northwest Highway - SU VAR Mixed Use & Parking)

**VILLAGE OF PALATINE
Planning and Zoning Commission**

SCHEDULED 02/27/24 07:00 PM

STAFF REPORT (ID # 8891)

885 W. Dorchester Road

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Alex Bradshaw

PETITIONER: Jill Niese

PLAN NUMBER: SU-000088-2024

BACKGROUND:

The Subject Property is zoned R-2 and is part of Pancorvo's Dorchester Subdivision. The property currently contains a single-family residence. The property is a corner lot with the required front yard abutting W. Dorchester Rd to the north. The Subject Property directly abuts the front yard of the adjacent to the front side yard of the property to the south, 335 S. Crescent Avenue.

The Petitioner is proposing to construct a 5-foot tall solid fence set back 10 feet from the subject property's side property line abutting Crescent Avenue, with the required landscaping. The fence would transition to a 6-foot solid fence along the southern shared property line. Therefore, the Petitioner is requesting:

Special use to permit a fence to be set back 10 feet from the side property line abutting a street, instead of the minimum required 20 feet.

Surrounding Zoning/Uses:

North:	R-2 Single-Family Residential
South:	R-2 Single-Family Residential
East:	R-2 Single-Family Residential
West:	R-2 Single-Family Residential

KEY ISSUES:

- The Petitioners are proposing to construct a 6-foot tall privacy fence in their side yard abutting S. Crescent Avenue. The proposed fence would be set back approximately 10 feet from the side property line along the street, and approximately 20 feet from the street.
- As the fence is proposed within 10 feet of the side property line abutting the street, landscaping between the fence and the property line will be required.

- The submitted site plan illustrates the required landscaping between the fence and side lot line. In addition, there is a dense line of trees and shrubs planted along the shared lot line with the property to the south. The proposed fence should not impact lines of sight any further than the existing line of trees and shrubs.
- The adjacent residential driveway for 335 S. Crescent Avenue is approximately 40 feet from the shared property line.
- In the submitted application, the Petitioner indicated that the proposed fence would help to provide additional privacy for the corner lot and to fence in the yard for their dog.

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), (3) and (5) are applicable. Specifically, the Petitioners must show that the Special Use, if granted, will be operated in a manner consistent with the public health, safety, and welfare, and that the Special Use will not have a negative impact on the value of surrounding properties. The Petition for a Special Use is attached, and the Petitioners have attempted to address the required standards.

(5) 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.

STAFF RECOMMENDATION:

The Petitioner is proposing to construct a new privacy fence set back approximately 10 feet from the subject property's side lot line abutting a street. The Petitioner has included the required landscaping between the proposed fence and the side lot line. In addition, the existing line of trees and shrubs directly along the south shared property boundary will be maintained, and with the proposed 10-foot setback the Staff did not identify any issues with lines-of-sight.

Ultimately, the proposed fence should not destroy the existing vistas in the area nor have a negative impact on the value of the surrounding properties, however, Staff did not identify any other zoning relief for fencing to encroach into the required side yard setback within the immediate surrounding area. The existing landscaping and trees on the property directly south of the subject property also appears to extend to the

Crescent Avenue property line. Nevertheless, Staff recommends action at the discretion of the Planning and Zoning Commission. If the Planning and Zoning Commission recommends approval of the Special Use, Staff recommends the following condition:

1. The Special Use shall substantially conform to the site plan and fence elevation plan submitted by the Petitioner, Jill Niese, except as such plans may be changed to conform to the Village Codes and Ordinances.

ATTACHMENTS:

- Aerial Map
- Special Use Application
- Plat of Survey
- Site Plan
- Fence Elevation
- Public Notice



Attachment: Aerial Map (885 W. Dorchester Rd - SU Fence)

0 50 100
ft

Print Date: 1/10/2024

Notes

Cook County Aerial 2022

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

Jill Niese

Business Name (if applicable)

Subject Property Address

885 W. Dorchester Road

Please provide a description of your proposed request:

With a special use permit, I am seeking approval for a 6' white fence surrounding my 885 W. Dorchester property, set back 6 feet from the sidewalk; which is about 22 feet from the Crescent Avenue overall. I originally submitted for a permit for this fencing in August but it was rejected because of the Village of Palatine's coding for lots like mine. Ben Vyverberg recommended submission for a special use permit, which is what I am doing.

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 fence, as proposed, will delineate between the property the public sidewalk. The fence will create privacy for the homeowner, the homeowner's inhabitants, and allow for easier transit of the public sidewalk. The fence will also establish privacy and security for the homeowner. Currently, the windows of the home can easily be seen through when standing on the sidewalk. If a fence was installed as per the existing code for a corner lot, the fence would provide no privacy for the homeowner and would leave a great deal of private property outside of the fence line, which would increase the potential for public transit on that land and potential dropping of trash.

Attachment: Special Use Application (885 W. Dorchester Rd - SU Fence)

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

The fence will not obstruct the sight line of the intersection of Crescent and Dorchester, which was required by the code. The proposed fence line meets these requirements. This was recognized by Ben Vyverberg on 10/24/23 via email correspondence about the original denied permit and recommendation for a special permit, "Line of sight review for impact to any of the surrounding properties or pedestrian/vehicle conflicts (note the proposed fence would be located approximately 40 feet from the closest residential driveway to the south. Therefore, I do not anticipate any concerns about line of sight impact from the fence, particularly with the existing dense landscaping on the property."

The proposed fence creates privacy and security for the homeowner, is aesthetically appealing, and is in line with properties with similar fences in the area. The proposal also meets the code's requirements for the location of a fence in relation to the public street (Ord. 0-37-06, §4, 2/13/06; Ord. 0-111-06, §2, 6/26/06- "side abutting street: Twenty (20) feet").

This fence would enhance the appearance of the home and of those homes around it. Fencing for a dog run has already been installed on the east side of the home after being approved by the village and is aesthetically pleasing, blending with the home and existing neighborhood fencing.

The fence is necessary to protect the inhabitants of the property from interactions with passerby and their pets. The fence is necessary to protect the private property from passerby walking into and on the property. The existing requirements would require a fence to be located in such a way that would not support the safety of the homeowner or inhabitants, or the public welfare of the surrounding area.

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

The fence is intended to protect the property and is appealing to the property and those around it. The proposed fence is new, well constructed, and is in line with similar fences located in 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

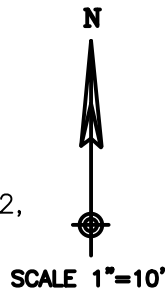
b. The fencing is found to be necessary to protect private property or the safety of the inhabitants of the property.

The fence will not destroy existing vistas, enhances the appearance of the property and contributes to the appearance of the homes in the area and surrounding street. The fence is needed to protect this property and its inhabitants. As coded, the fence would need to be over twenty feet from the sidewalk leaving only five feet available for fencing, which does not protect the homeowner's property sufficiently against public transit of the unfenced land. A fence placed only five feet from the house would not provide privacy nor security for the homeowner and inhabitants against passerby.

SITE PLAN

LOT 1 IN PACORVO'S DORCHESTER SUBDIVISION BEING A SUBDIVISION OF LOT 8 IN BLOCK 13 IN ARTHUR T. MCINTOSH AND COMPANY'S PALATINE HILLS BEING A SUBDIVISION OF PART OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 4, 2018 AS DOCUMENT NO. 1833819022, IN COOK COUNTY, ILLINOIS.

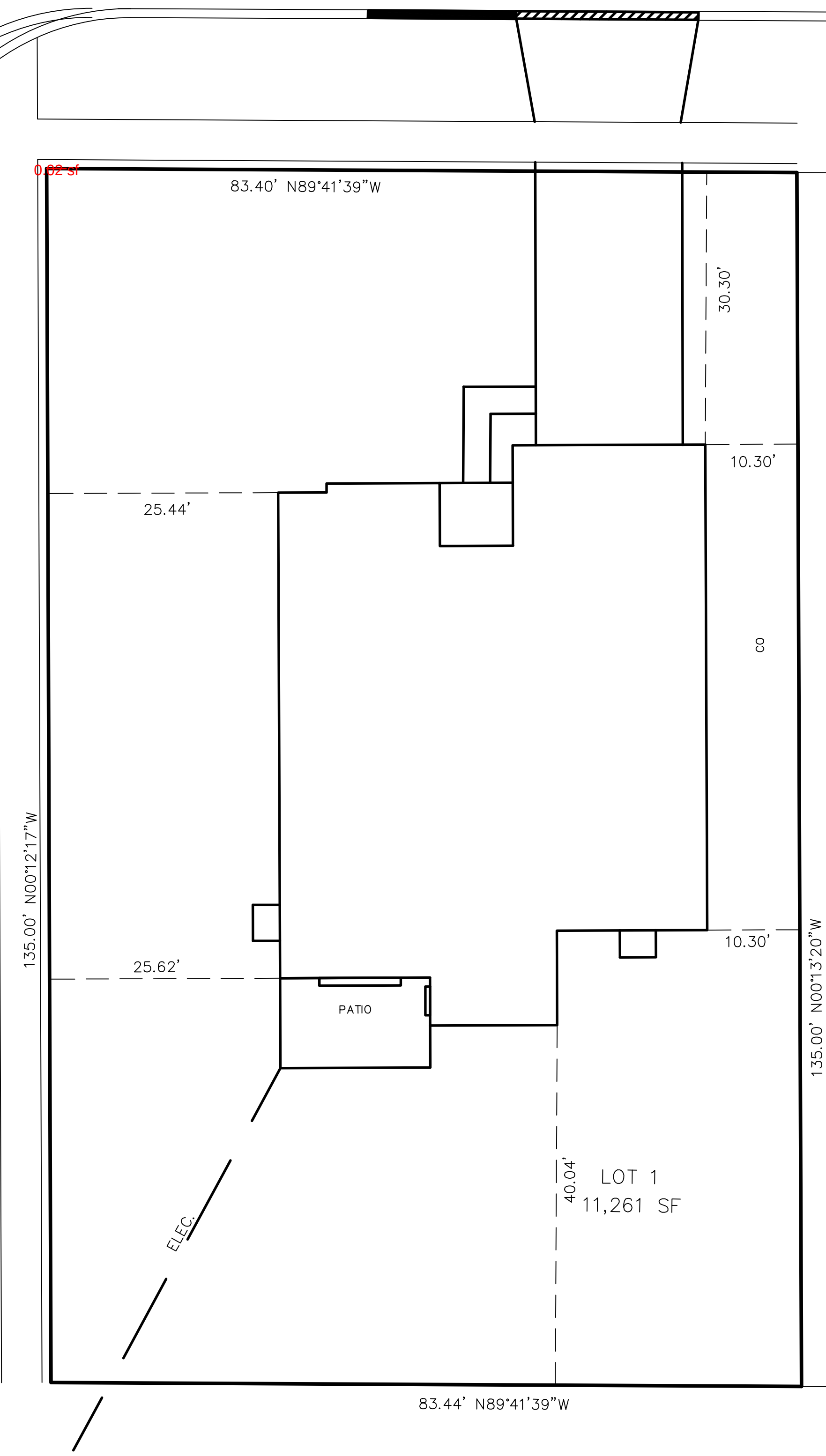
COMMONLY KNOWN AS 885 DORCHESTER AVE., PALATINE, IL



DORCHESTER AVE.

CRESCENT AVE.

1.05%



PERMIT COPY

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PRINT OUT A COPY OF THE APPROVED PERMIT SET AND MAKE IT AVAILABLE AT THE JOB SITE AT ALL TIMES. NO CHANGES ARE PERMITTED WITHOUT WRITTEN APPROVAL.

APPROVED DATE: 03/08/2023
APPROVED BY:jnelson
FULL PERMIT

Request inspections at:
<https://Citizen.palatine.il.us>
or phone: (847) 359 9042
Permit #, Inspection item # and address required
Min. 24 hr. prior notice

IMPERVIOUS COVERAGE		
TOTAL LOT AREA	11,261 SF	
HOUSE	2,628 SF	
WALKS/PATIO	272 SF	
DRIVE	530 SF	
TOTAL	3,430 SF	30.4%

- STREET TREE (PER ENGINEERING)
- EXIST. ELEV.
- EXIST. CONTOUR
- PROPOSED FINISH GRADE
- SILT FENCE
- DOWNSPOUT AND DIRECTION

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF THE SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SITE OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH WATERS INTO PUBLIC AREAS OR SUCH WATERS WILL BE 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 SITE.

DATED THIS 23 TH DAY OF MAR, AD 2022

OWNER _____ ENGINEER



885 DORCHESTER AVE.

SPIES & ASSOCIATES, INC.
Civil Engineers – Land Surveyors

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

REVISIONS

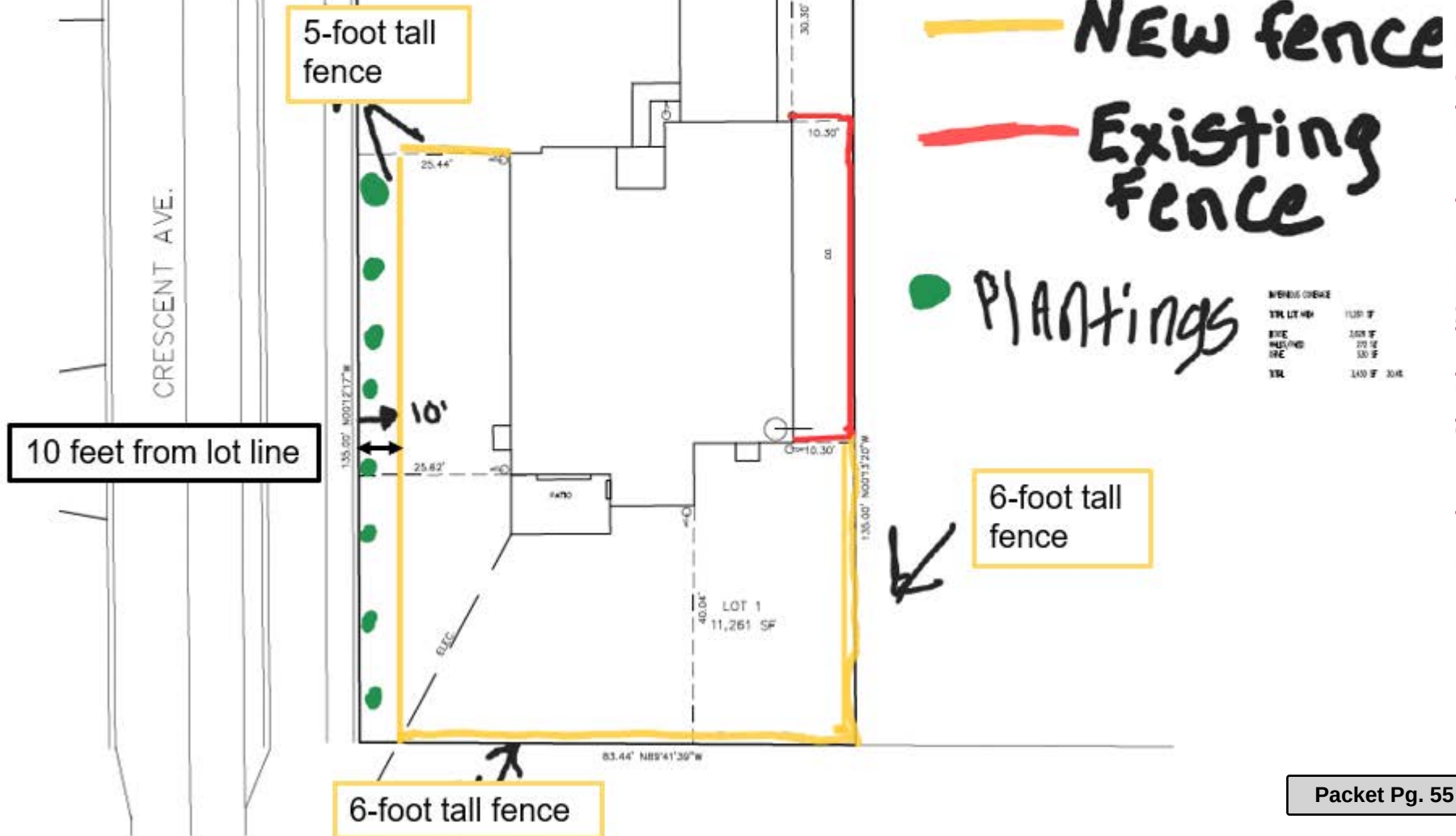
_____	_____
_____	_____
_____	_____
_____	_____

DRAWN BY:	TJS
DESIGNED BY:	TJS
CHECKED BY:	TJS

JOB NO.	5319
SCALE:	1"=10'
DATE:	03-23-22

SITE PLAN
LOT 1 PANCORVO'S DORCHESTER DIVISION

SHEET NO.
2
OF 2 SHEETS





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 885 W. DORCHESTER RD.



County of COOK

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

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 8TH day of FEBRUARY, A.D. 2024, and the last publication thereof was made on the 8TH day of FEBRUARY, A.D. 2024.

Your Legal appeared in
the following Journal & Topics
Newspapers
(Des Plaines Journal, Inc.)

- ☐ Des Plaines Journal
- ☐ Elk Grove Village Journal
- ☐ Mt. Prospect Journal
- ☐ Niles Journal
- ☐ Park Ridge-Golf Mill Journal
- ☐ Prospect Heights Journal
- ☐ Rosemont Journal
- ☐ Arlington Heights Topics
- ☐ Buffalo Grove Topics
- ☒ Palatine Topics
- ☐ Rolling Meadows Topics
- ☐ Wheeling Topics
- ☐ Suburban Journal
- ☐ Northwest Journal
- ☐ Glenview Journal



Mary Alice Wenzl

IN WITNESS WHEREOF, THE DES PLAINES JOURNAL, INC., has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 8TH day of FEBRUARY, A.D., 2024.

By Todd Wessell

President

Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 8TH day of FEBRUARY, A.D., 2024.

My commission expires the 15TH day of JULY, A.D., 2025.

Attachment: Public Notice (885 W. Dorchester Rd - SU Fence)

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 02/27/24 07:00 PM

STAFF REPORT (ID # 8890)

90 W. Northwest Highway

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Alex Bradshaw

PETITIONER: Qingjian Fu (agent), Red Sun Massage Inc.

PLAN NUMBER: SU-000092-2024

BACKGROUND:

The Subject Property is zoned B-2 General Business, and is located within the Clock Tower Plaza. The subject tenant space is approximately 1,180 square feet and was previously occupied by Lamps & Shades. The Petitioner is proposing to open a new massage therapy business, Run Sun Massage, in the subject tenant space. Therefore, the Petitioner is requesting:

Special use to permit a massage therapy business at the subject property.

Surrounding Zoning/Uses:

North:	Planned Development (Multi-Family Residential - Brandon Grove)
South:	B-2 General Business (Rainstorm Car Wash)
East:	R-1 Single-Family Residential (St. Joseph Home for the Elderly)
West:	B-2 General Business (Eurofresh Market)

KEY ISSUES:

- Red Sun Massage's business plan indicates that they would offer head care, foot massage, and whole-body massage therapy. Each type of massage would be offered in a 30-minute, 60-minute, 90-minute, and 120-minute sessions.
- There would be 2 - 3 massage therapists working for the business, all are licensed in the State of Illinois. The Petitioner has worked as part of other establishments, but has not operated their own business.
- Per the submitted business plan, the hours of operation would be Monday - Sunday, 10 AM - 8 PM. Clients would be encouraged to schedule appointments ahead of time, but walk-in service will be provided only when massage therapists are available. The massage business will have a maximum serving capacity of 30 clients per day.
- Per the floor plan, there will be 4 treatment rooms and a small reception area. The front

door to the business will be outfitted with a doorbell to alert the therapists on Staff if they are preoccupied with other clients. Most appointments will likely be scheduled ahead of time, which should help effectively manage all sessions, including the occasional walk-in.

- The parking requirement for the property does not increase, with the proposed use.

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

STAFF RECOMMENDATION:

The Petitioner is proposing to open a new massage therapy business at the subject property. The Petitioner is a state licensed therapist and the Palatine Police Department review did not identify any issues. Ultimately, the proposed use should not cause injury to the value of the other properties in the surrounding neighborhood. Therefore, Staff recommends approval of the Special Use subject to the following condition:

1. The Special Use shall substantially conform to the Floor Plan and Business Plan submitted by the Petitioner's agent, Qingjian Fu, Red Sun Massage Inc., except as such plans may be changed to conform to Village Codes and Ordinances.

ATTACHMENTS:

- Aerial Map
- Special Use Application
- Plat of Survey
- Floor Plan
- Business Plan
- Public Notice



0 300 600
ft

Print Date: 1/16/2024

Notes

Cook County Aerial 2022

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

Attachment: Aerial Map (90 W. Northwest Hwy - SU Massage)



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

Qingjian Fu

Business Name (if applicable)

Red Sun Massage Inc.

Subject Property Address

90 W. Northwest Highway

Please provide a description of your proposed request:

Special Use Permit for Massage Therapy Services

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 Clock Tower Plaza currently has 17% of the total shopping space vacant and available for rent. Massage therapy service is not available in the shopping center. After opening of our business, shoppers and surrounding residents will have a clean, sanitary and relaxing place to enjoy.

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

We plan to hire 2 to 3 licensed therapists and open business daily between 10am and 8pm, except for major holidays. Peak business hours normally are between late afternoon and early evening. It is our vision that business interests will be maximized only when public health, safety and welfare are protected. We are committed, together with the property owner and other business owners in the shopping center, to provide a safe, healthy and pleasant shopping environment for our clients and surrounding residents.

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

Our operation will not have any negative impact on the neighborhood or property value. Instead, we will add a service that is not currently available, which will complement the surrounding business to offer a more comprehensive and comfortable shopping experience.

Attachment: Special Use Application (90 W. Northwest Hwy - SU Massage)

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

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

a. Will meet the following aesthetic criteria:

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

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

N/A

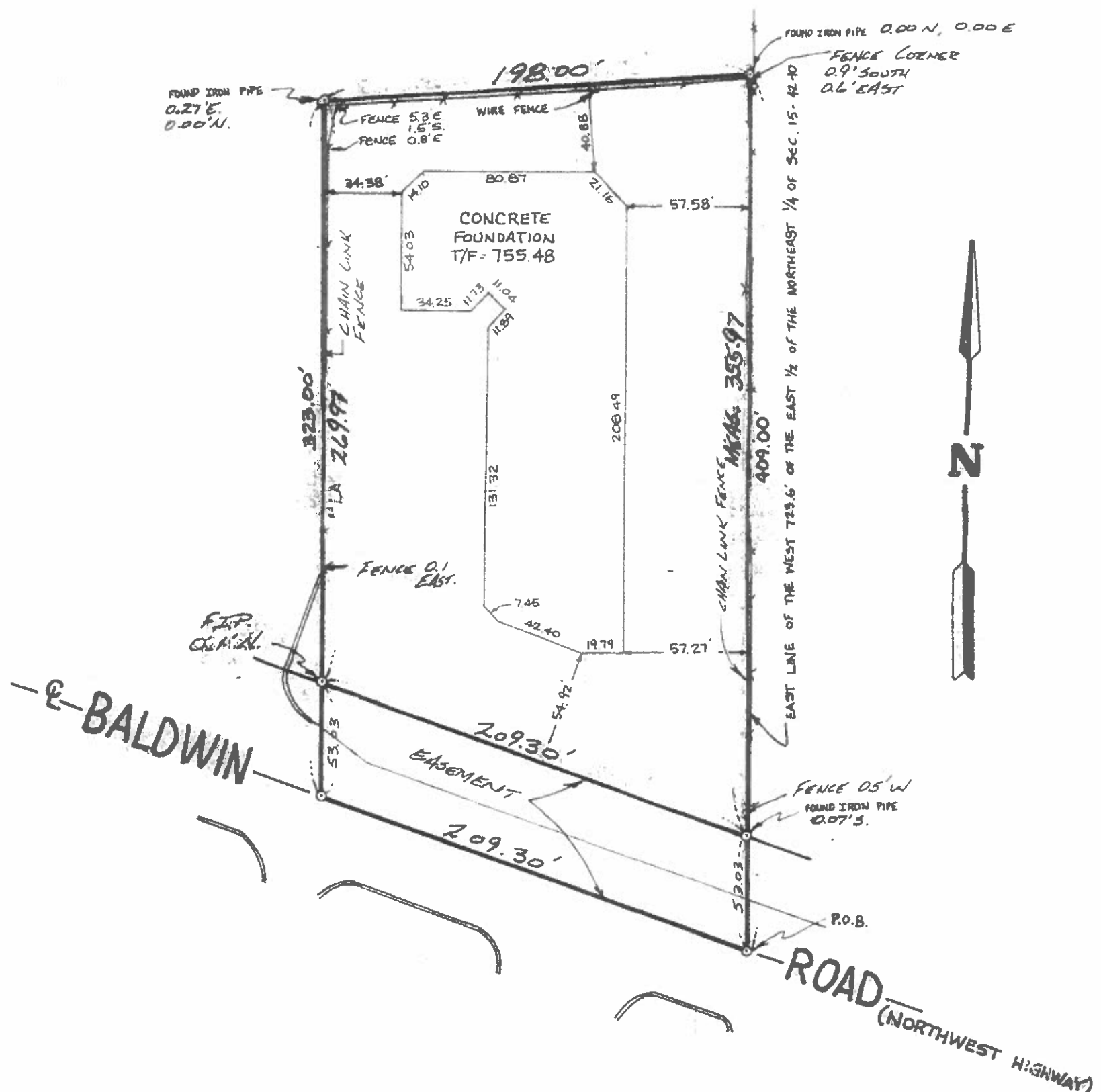


PLAT OF SURVEY

OF



BEGINNING AT THE INTERSECTION OF THE EAST LINE OF THE WEST 723.6 FEET OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE CENTERLINE OF THE NORTHWEST HIGHWAY RUNNING NORTHWESTERLY AND SOUTHEASTERLY ACROSS SAID NORTHEAST QUARTER OF SAID SECTION 15, RUNNING THENCE NORTH ALONG SAID EAST LINE OF SAID WEST 723.6 FEET, 409 FEET, RUNNING THENCE WESTERLY 198 FEET TO A POINT 323 FEET DUE NORTH OF THE CENTERLINE OF SAID NORTHWEST HIGHWAY, RUNNING THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID WEST 723.6 FEET TO THE CENTERLINE OF SAID NORTHWEST HIGHWAY; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE OF SAID NORTHWEST HIGHWAY TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.



PRECISION LAND SURVEYORS, Inc.

603 E. Burnett-Suite B
Island Lake IL 60042
(708) 487-0500

DRAWING No: 960305

ORDERED BY: P. DIORIO

DRAWN BY: T.G./H.W.

SCALE: 1"=60'

FOUNDATION SPOTTED 10/8/97 D.H.
REVISED 6/10/96 D.H.

COMPARE LEGAL DESCRIPTION ABOVE AND DRAWING WITH DEED. FOR BUILDING RESTRICTIONS AND EASEMENTS NOT SHOWN, REFER TO DEED. ABSTRACT SOURCES AND LOCAL MUNICIPAL CODES. NOTIFY THE SURVEYOR IMMEDIATELY OF ANY DISCREPANCY.

STATE OF ILLINOIS)

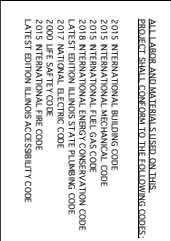
S.S.

COUNTY OF LAKE TION SERVICES

THIS IS TO CERTIFY THAT I, DAVID A HEMBO, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE DRAWING, HEREON IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

DATED THIS 9TH DAY OF JUNE A.D. 19 96

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-002747



SCORE OF WORK

DEPT. CHAIRMAN, STAFF TO CONVERTED INTO 24 MONTHS MEDICAL TRAINING, HAD MARKING SERVICES

DEPT. VINT. LOADING TO REMAIN, TO

NEW MAX RATE, THE COUNCIL REPEATEDLY AS SPOKE

NEW ELECTRIC AS SPOKE FROM DEPT. PANEL.

DEPT. AIRC. AND LOOK INTO MECHANICS TO IMPROVE, RECONSTRUCT DOCTORS AS DETAINED AND SPICED.

ALL WALLS TO REMOVE CLASS 7 THIN PLATED PAINT.

MERMAID SPA
Unit 90-124 W. Northwest Highway, Palatine, Il. 60067
Custom Care Home Services 4672 Providence Av
John Stone Muskystoney@gmail.com (847) **Pa**

Massage Therapy Business Operations Plan

The owners of Red Sun Massage Inc. intend to open a massage therapy business at 90 W. Northwest Hwy. Palatine, IL 60067, a vacant facility in the existing retail shopping center.

Different parts of human body (called reflex zones or pressure points) are believed to correspond to various systems throughout the body. The massage therapist applies pressure to various reflex zones in order to stimulate the central nervous system and affect energy pathways, thereby promoting healing and relaxation throughout the body. Our massage therapy service involves working on client's body with pressure manually to promote relaxation and health. The therapist will rub, press on and squeeze reflex zones, or may focus on specific areas to alleviate ailments in order to strengthen every system in the body. Regular massage improves blood circulation, stimulates muscles, reduces tension, ease pain and stress, and help clients relax.

We plan to offer head care, foot massage and whole-body massage therapy service in 30-minute (\$50), 60-minute(\$70), 90-minute(\$120) and 120-minute(\$160) sections. Our foot massage services do not require clients to disrobe (aside from removing socks and shoes), and clients can choose to be served in a communal setting with 2 massage stations or in the private massage rooms. For these reasons, foot massage is a less-intimidating entrance point to the experience of massage and bodywork services. And it doesn't hurt that a good foot rub is a near-universal pleasure.

We plan to hire 2 to 3 licensed therapists and open business daily between 10am and 8pm, except for major holidays. Peak business hours normally are between late afternoon and early evening. We encourage clients to make appointments in advance. Walk-in service will be provided only when massage therapists are available and free from client appointments.

Assuming most clients choose 60-minute service appointment, our daily maximum serving capacity will be 30 clients, and daily break-even point is estimated to be 8 clients. we expect the maximum number of clients in the facility at the same time be around 4-6.

Clock Tower Plaza currently is not a busy shopping area. The property location has been vacant for almost a year. There are plenty parking spaces, and existing sidewalks and access roads are adequate to accommodate our staff and clients' need.

After opening of our business, shoppers and surrounding residents will have a clean, sanitary and relaxing place to enjoy. Our operation will not have any negative impact on the neighborhood or property value. Instead, we will add a service that is not currently available, which will complement the surrounding business to offer a more comprehensive and comfortable shopping experience.

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 90 W. NORTHWEST HWY.



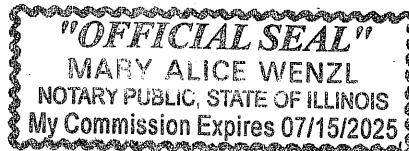
County of COOK

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☐ Suburban Journal
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☐ Glenview Journal



Mary Alice Wenzl

IN WITNESS WHEREOF, THE **DES PLAINES JOURNAL, INC.**, has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 8TH day of FEBRUARY, A.D., 2024.

By Todd Wessell

President

Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 8TH day of FEBRUARY, A.D., 2024.

My commission expires the 15TH day of JULY, A.D., 2025.

Attachment: Public Notice (90 W. Northwest Hwy - SU Massage)

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 02/27/24 07:00 PM

STAFF REPORT (ID # 8892)

37 N. Plum Grove Road - Slade Street Crossing

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Ben Vyverberg

PETITIONER: Greg Rose - GWR Enterprises, Inc.

PLAN NUMBER: FPD-000093-2024

BACKGROUND:

At the October 2, 2023 Village Council meeting, the Village Council unanimously approved the Preliminary Planned Development to allow 5 new single-family lots to develop 5 new single-family homes at 37 N. Plum Grove Road, subject to several conditions. The developer has completed the final engineering, architectural, and landscaping plans and is therefore requesting:

Final Planned Development to allow for the development of 5 single-family residential lots;

**Preliminary and Final Plat of Subdivision to allow for 5 single-family lots;
and**

Rezoning to Planned Development.

Surrounding Zoning/Uses:

North:	R-2 single-family residential
South:	R-2 single-family residential
East:	R-2 single-family residential
West:	Planned Development - Providence Building

KEY ISSUES:

- The following table summarizes the proposed lot characteristics:

	Lot Size	Lot Width	Lot Depth
Lot 1 (western - corner)	6,205 SF	47 feet	132.33 feet

Lots 2-4	4,885 SF	37 feet	132.33 feet
Lot 5 (eastern)	4,885 SF	37 feet	139.04 feet

- The proposed homes provide a 15-foot front yard setback along Slade Street, a 15-foot corner side setback from Plum Grove Road, and a 37.5-foot rear yard setback to the north. In addition to complying with the Preliminary Planned Development site plan and setbacks, the setbacks for the proposed homes are also comparable to the surrounding setbacks within the neighborhood.
- The proposed setbacks and architectural elements are consistent with the site plan and elevations presented with the Preliminary Planned Development approval. Access to the homes is provided through a driveway from Plum Grove Road. The Driveway generally aligns with the Plum Grove Road access, which previously accessed the parking lot and existed for the other uses and property owners. The driveway access would be right-in; right-out, given the tapering of Plum Grove Road and proximate left turn lane onto Wilson Street.
- For residential properties at .6-acres, the MWRD WMO and Village Code does not require storm water detention or volume control. The proposed 36-inch storm sewer along the Plum Grove Road frontage will provide detention capacity and storage. Staff notes that the previously existing office building and parking lot were more impervious surface than the proposed five homes and lots.
- The proposed landscaping plans include maintained and new parkway trees, foundation plantings, evergreen and deciduous shrubs, and ornamental trees throughout the site. A 6-foot board on board fence is also proposed for the east side of the development and for additional screening for the patio areas. As a condition of review, Staff is recommending that the landscaping plans are revised in a manner acceptable to the Village to include additional plantings on the north side of the property. The Petitioner is aware of has agreed to this condition.
- The homes vary in architectural styles and front porch configurations, over the proposed 5 homes. The 2-story 3-bedroom homes provide a 2-car garage and maintain approximately 2,100 SF between the first and second floors. With the 2-car garage (approximately 520 square feet) and an optional flex room (approximately 600 square feet), the proposed homes will allow floorplan variations and are consistent with the initial approval.
- The elevation materials include LP siding, trip, corner boards, and materials. In addition to the front porches, each home will include an offset patio, with privacy fences for each home. The patio areas are located outside of the dining room area

and approximately 30 feet from the front of the home.

STANDARDS FOR PLANNED DEVELOPMENTS:

(a) *Standards for all planned developments.* All planned developments shall comply with the following general standards.

- (1) The planned development shall be designed, located and proposed to be operated so that the public health, safety and welfare will be protected.
- (2) The planned development shall not cause substantial injury to the value of other property in the area in which it is located.
- (3) The establishment of the planned development shall not impede the normal and orderly development and improvement of surrounding property.
- (4) Adequate utilities, access roads, drainage and/or other necessary facilities have been or are being provided.
- (5) Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

The Petitioner has attempted to address the required standards.

RECOMMENDATION:

The Petitioner intends to construct 5 new single-family homes on the subject property. As required, the final engineering and architectural plans conform to the associated Preliminary Planned Development approval. The final engineering and architectural plans have been conditionally approved by Staff. 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 engineering plans prepared by Spies and Associated, INC., last revised on 2/2/24 dated 10/10/23 and attached hereto, except as such plans may be revised to conform to Village Codes and Ordinances.
2. The Final Plat of Subdivision and required easement language shall be submitted in a manner acceptable to the Village Engineer. The Final Plat of Subdivision shall be submitted on Mylar with the required signatures and significantly conform to the Plat of Subdivision prepared by Spies and Associates INC. and attached hereto.
3. The Final Engineering Plans and Final Engineer's Cost Estimate, shall be

submitted in a manner acceptable to the Village Engineer and Director of Planning and Zoning.

4. The Final Architectural Plans shall substantially conform to the Gilmore Architectural plans, last revised on 1/31/24, except as such plans may be revised to conform to Village Codes and Ordinances.
5. A Public Improvement letter of credit for 115% of the full amount of the estimate for probable cost for of such Public Improvements and shall be submitted in a manner acceptable to the Village Engineer. A \$50,000 Planned Development letter of credit shall be submitted 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) and based upon the EEOPC shall be submitted in a manner acceptable to the Village Engineer.
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 Landscaping plan shall be revised in a manner acceptable to the Director of Planning and Zoning and shall include additional plantings along the northern property line.
10. 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.
11. The final HOA declarations shall be submitted in a manner acceptable to the Village Attorney and shall include language to limit the storage of materials in the front yard. Such things as grills, lawn equipment and furniture, or the storage of other materials would not be permitted.
12. Any required extra agency permits shall be submitted in manner acceptable to the Village Engineer.

ATTACHMENTS:

- Aerial Map
- FINAL ENG - slade st crossing engineering - 02022024_v1 (1)
- Color Elevations
- ARCHITECTURAL Plans - PERMIT- SLADE STREET CROSSING - 519_v1Origin
- ARCHITECTURAL PLANS - PERMIT - PLAN 544 - Slade Street Crossing_v1 (1)
- 240102 LS PLAN_DDS_GWR_Slade Street Crossing_Palatine
- Plat of SUBDIVISION

Staff Report (ID # 8892)
Meeting of February 27, 2024

- Plat of Survey
- Approved Preliminary Planned Development Conditions
- Public Notice - for 2-27-24 public hearing

**Legend****Notes**

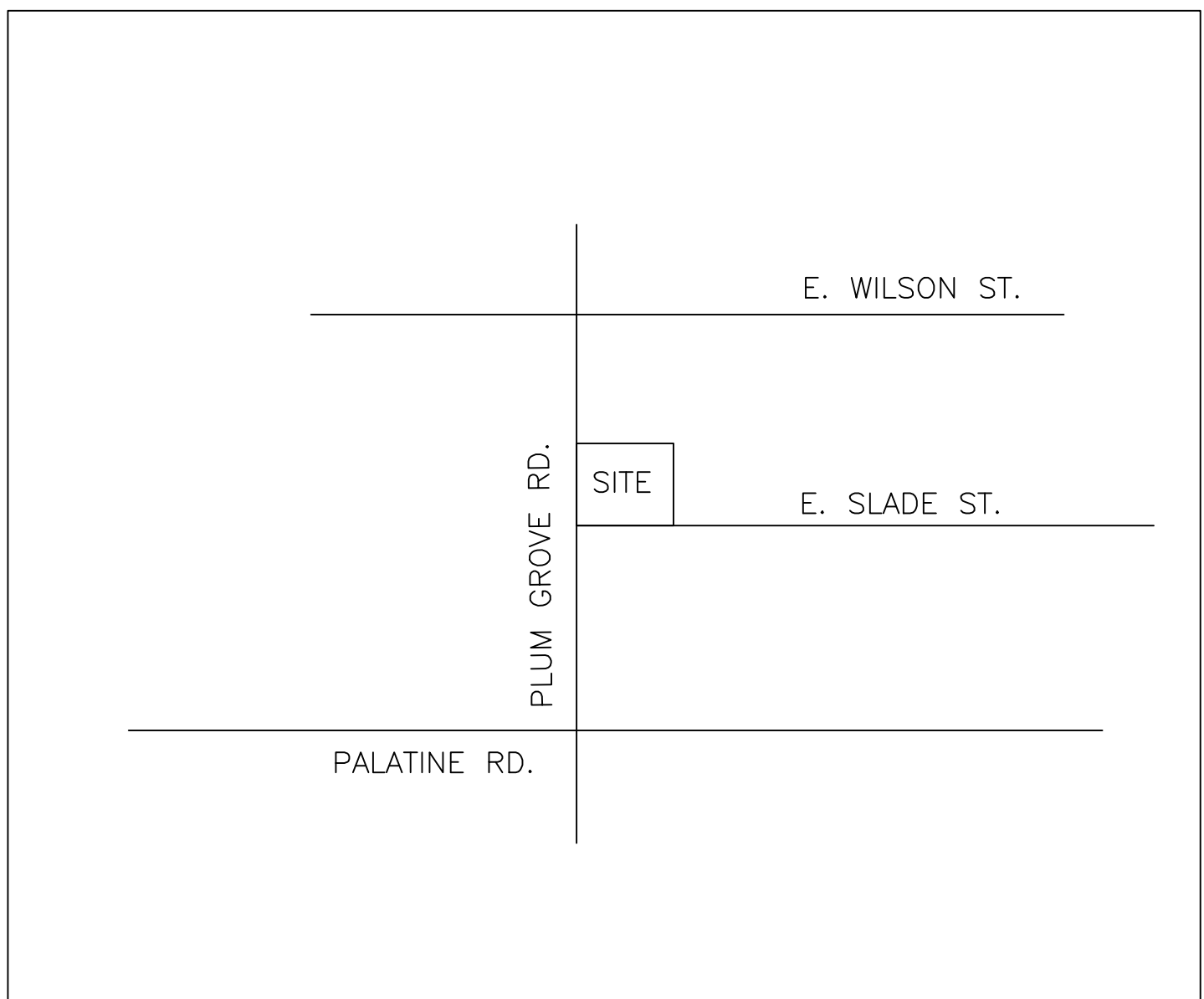
Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently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

Attachment: Aerial Map (37 N. Plum Grove Rd - FPD)

PUBLIC IMPROVEMENT PLANS
FOR
SLADE STREET CROSSING SUBDIVISION
PALATINE, IL
BY
GWR BUILDERS, INC.

INDEX OF SHEETS

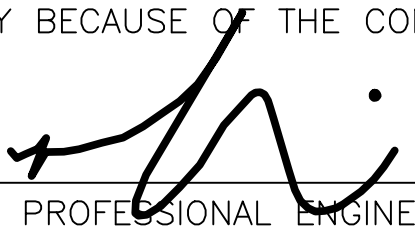
- 1. TITLE SHEET
- 2. GENERAL NOTES
- 3. EXISTING CONDITIONS
- 4. GRADING PLAN
- 5. UTILITY PLAN
- 6. EROSION CONTROL PLAN
- 7. DETAILS



LOCATION MAP

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.


REGISTERED PROFESSIONAL ENGINEER 62-42874

PREPARED FOR:
GWR BUILDERS
47 N. BOTHWELL
PALATINE, IL

LEGAL DESCRIPTION:

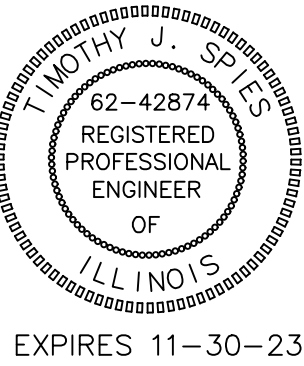
PARCEL 1:
LOT 6, & 7 IN BLOCK "C" IN JOEL WOODS SUBDIVISION OF THE TOWN OF PALATINE IN SECTIONS 14, 15, 22 AND 23, IN TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED DECEMBER 7, 1855 IN BOOK 98 OF MAPS PAGE 28, IN COOK COUNTY, ILLINOIS

PARCEL 2:
THE WEST 1/4 OF LOT 5 AND THE WEST 1/4 OF LOT 8 IN BLOCK "C" IN JOEL WOODS SUBDIVISION OF THE TOWN OF PALATINE IN SECTIONS 14, 15, 22 AND 23, IN TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED DECEMBER 7, 1855 IN BOOK 98 OF MAPS PAGE 28, IN COOK COUNTY, ILLINOIS

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

PROJECT BENCHMARK:
CROSS CUT ON NW UPPER FLANGE BOLT OF
FIRE HYDRANT LOCATED AT THE NW CORNER
OF PLUM GROVE RD. & WILSON STREET
NGVD29 ELEVATION 755.77
TO OBTAIN NAVD88 DATUM SUBTRACT 0.284'



CALL JULIE TOLL FREE
1(800)892-0123
OPERATES 24 HOURS A
DAY 365 DAYS A YEAR

CALL
1(800)892-0123
48 HOURS BEFORE
YOU DIG

SP

IES

& ASSOCIATES, INC.

Civil Engineers - Land Surveyors

534 WEST CAMPUS DRIVE

ARLINGTON HEIGHTS, ILLINOIS 60004

PH 847.577.8808 FAX 847.577.0229

REVISIONS

PER VILL 02-01-24

DRAWN BY: L.T.S.

DESIGNED BY: TJS

CHECKED BY: T.J.S.

JOB NO. 5351

DATE: 10-10-23

PUBLIC IMPROVEMENT PLANS
COVER SHEET & LOCATION MAP

SHEET NO.

1

OF 7 SHEETS

GENERAL NOTES AND CONDITIONS

1. ALL EARTHWORK, GRADING AND PAVING SHALL BE PERFORMED IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS, STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION, CURRENT EDITION, AND ALL REVISIONS 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, CURRENT EDITION, AND ALL REVISIONS AND SUPPLEMENTS THERETO, AND THE PUBLISHED STANDARD SPECIFICATIONS AND REQUIREMENTS OF THE VILLAGE OF PALATINE. THE CONTRACTOR IS RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH THE VILLAGE OF PALATINE REQUIREMENTS.
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 REQUEST FOR INSPECTION, COMMENCEMENT OR RESUMPTION OF ANY WORK.
5. THE CONTRACTOR SHALL KEEP CAREFUL MEASUREMENTS AND RECORDS OF ALL CONSTRUCTION AND SHALL FURNISH THE ENGINEER AND THE VILLAGE WITH RECORD DRAWINGS UPON COMPLETION OF HIS WORK. SET OF MYLAR REPRODUCIBLE RECORD DRAWINGS AND COPIES MUST BE FURNISHED TO THE VILLAGE BY THE DEVELOPER.
- THE CONTRACTOR SHALL ACCURATELY MARK THE LOCATION OF EACH SANITARY SERVICE, STORM SERVICE AND WATER SERVICE CONNECTION BY PLACING A 4" X 4" POST EIGHT FEET LONG AT THE END OF EACH SERVICE CONNECTION. EACH POST SHALL BE SET SO IT IS PLUMB AND THE TOP END IS THIRTY SIX (36) INCHES ABOVE GRADE. THE TOP EIGHTEEN (18) INCHES OF EACH POST SHALL BE NEATLY PAINTED TO INDICATE WHICH SERVICE IS BEING MARKED. RED INDICATES SANITARY, GREEN INDICATES STORM AND BLUE INDICATES WATER. POSTS WHICH ARE DESTROYED, BROKEN OR PULLED OUT SHALL BE REPLACED BY THE CONTRACTOR.
- THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH A TABULAR LISTING OF EACH AND EVERY SERVICE CONNECTION AND THEIR LOCATIONS RELATIVE TO PERMANENT FIXED OBJECTS SUCH AS MANHOLES, PROPERTY CORNERS, ETC. EACH "B"-BOX SHALL BE ACCURATELY LOCATED BY A SERIES OF THREE PRECISE INTERSECTING LOCATION MEASUREMENTS. THE DEPTH AS MEASURED FROM FINISHED GRADE SHALL ALSO BE RECORDED. FINALLY, THE LOCATION OF ALL WYES AND SERVICE LINE TAPE SHALL BE ACCURATLY RECORDED BY MEASURING THE DISTANCE TO THE NEAREST DOWNSTREAM STRUCTURE.
6. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION. THIS INCLUDES SANITARY SEWER, WATER MAIN, STORM SEWER, ILLINOIS BELL TELEPHONE, COMMONWEALTH EDISON, NORTHERN ILLINOIS GAS, AND CABLE TELEVISION IF ANY. THE JULIE NUMBER IS 1-800-892-0123.
7. ALL WORK PERFORMED BY THE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF FINAL ACCEPTANCE. THIS GUARANTEE SHALL INCLUDE ALL DEFECTS IN MATERIALS AND WORKMANSHIP. THE DEVELOPER WILL BE RESPONSIBLE FOR MAINTENANCE FOR TWO (2) YEARS AFTER 80% OCCUPANCY IS REACHED.
8. ANY DIRT OR MATERIALS SHALL BE DISPOSED OF BY THE CONTRACTOR OFFSITE AT THE CONTRACTOR'S EXPENSE. THE DISPOSAL LOCATION MUST BE APPROVED BY THE VILLAGE IF WITHIN VILLAGE LIMITS.
9. ALL STRUCTURES, INLETS, PIPES, SWALES AND ROADS MUST BE KEPT CLEAN AND FREE OF DIRT AND DEBRIS AT ALL TIMES.
10. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ADEQUATE SIGNS, BARRICADES, FENCING, TRAFFIC CONTROL DEVICES AND MEASURES, AND ALL OTHER MEASURES THAT ARE NECESSARY TO PROTECT THE SAFETY OF THE SITE AT ALL TIMES. ALL SIGNS SHALL BE AS PER THE MANUAL OF TRAFFIC CONTROL DEVICES, CURRENT EDITION.
11. THE CONTRACTOR, BY AGREEING TO PERFORM THE WORK, AGREES TO INDEMNIFY AND HOLD HARMLESS THE OWNER, THE ENGINEER, THE VILLAGE AND ALL AGENTS AND ASSIGNS OF THOSE PARTIES FROM ALL SUITS AND CLAIMS ARISING OUT OF THE PERFORMANCE OF SAID WORK, AND FURTHER AGREES TO DEFEND OR OTHERWISE PAY ALL LEGAL FEES ARISING OUT OF THE DEFENSE OF SAID PARTIES.
12. ALL ELEVATIONS ARE NGVD29 DATUM.

SOIL EROSION AND SEDIMENT CONTROL

1. REASONABLE CARE MUST BE TAKEN TO MINIMIZE SOIL EROSION. REFER TO THE STATE OF ILLINOIS "PROCEDURES AND STANDARDS FOR URBAN SOIL EROSION AND SEDIMENTATION CONTROL". THE U.S. SOIL CONSERVATION SERVICE IS ALSO AVAILABLE TO PROVIDE GUIDANCE.
2. ANY DISTURBED AREAS SHALL BE KEPT TO A PRACTICAL MINIMUM AND SHALL BE MULCHED, SEEDED, SODDED, OR PAVED WITHIN 7 CALENDAR DAYS FOLLOWING THE END OF ACTIVE DISTURBANCE.
3. ALL INLETS, STRUCTURES, PIPES, SWALES, AND ROADS SHALL BE KEPT CLEAN AND FREE OF DIRT AND SILT. STREETS ADJACENT TO THE SITE SHALL BE KEPT FREE OF DIRT, MUD, AND OR DEBRIS.
4. STOCKPILES SHALL HAVE A BERM OR TRENCH AROUND THE CIRCUMFERENCE TO CONTROL SILT. STOCK PILES IN PLACE LONGER THAN 15 DAYS SHALL BE SEEDED. STOCKPILES SHALL ALSO HAVE A SILT FENCE PLACED AROUND.
5. STRAW BALES FIRMLY ANCHORED SHALL BE PLACED AROUND ALL INLETS, CATCHBASINS, SWALES, AND ADJACENT LANDS THAT RECEIVE SILTY RUNOFF DURING THE COURSE OF CONSTRUCTION. ALL STORM STRUCTURES SHALL HAVE FILTER FABRIC PLACED UNDER THE COVER AS ADDED PROTECTION. ADDITIONAL MEASURES AS DIRECTED BY THE VILLAGE 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 EITHER HAY BALES OR SILT FENCE WILL BE BE STAKED AROUND INLET STRUCTURES AS DIRECTED BY THE CITY ENGINEER.
11. PERENNIAL RYE GRASS SHALL BE SEEDED AND MAINTAINED IN AREAS WITH HIGH EROSION POTENTIAL.

STORM SEWER

1. ALL STORM SEWER SHALL BE CONSTRUCTED OF REINFORCED CONCRETE PIPE CLASS IV OR THICKER CONFORMING TO ASTM C-76, WITH PREFORMED JOINTS (ASTM C-433).
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 GRANULAR BACKFILL MATERIAL IDOT GRADATION CA-7 OR APPROVED EQUAL. (100% CRUSHED)
4. ANY FIELD TILES ENCOUNTERED SHALL BE RECONNECTED 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 VILLAGE OF PALATINE. LOCATION, SIZE & INVERT OF FIELD TILES TO BE SHOWN ON RECORD DRAWINGS.
5. FOOTING DRAINS SHALL DISCHARGE TO GRADE VIA SUMP PUMP DISCHARGE.

WATER SERVICE

1. THE MINIMUM COVER FOR ALL WATER WATER SERVICE PIPE IS FIVE AND A HALF FEET (5'-6") FROM FINISHED GRADE TO TOP OF PIPE.
2. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY SEWERS WHEN THEY ARE PARALLEL. WHENEVER A SEWER CROSSES A WATER MAIN, A MINIMUM VERTICAL DISTANCE OF 18 INCHES MUST BE MAINTAINED BETWEEN THE OUTSIDE OF THE PIPES, AND THE SEWER JOINTS ARRANGED SO THEY ARE EQUIDISTANT AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS. WHEN IT IS NECESSARY FOR A SEWER TO CROSS OVER THE TOP OF A WATER MAIN, THE FOLLOWING METHOD MUST ALSO BE CONSTRUCTED: A) THE SEWER SHALL BE DESIGNED AND CONSTRUCTED EQUAL TO WATER MAIN PIPE FOR A DISTANCE 10 FEET EITHER SIDE OF THE CROSSING AND SHALL BE PRESSURE-TESTED TO INSURE WATER TIGHTNESS PRIOR TO BACKFILLING.
3. THE WATER SERVICE PIPE SHALL BE 1-1/2" DIA. TYPE K COPPER. CORPORATION COCK SHALL BE MUELLER #H15000. THE CURB STOP SHALL BE MUELLER #H15154 AND THE SERVICE BOX SHALL BE MUELLER #H10302. ALL ITEMS SHALL CONFORM TO THE REQUIREMENTS OF THE VILLAGE OF PALATINE.

SANITARY SEWER NOTES

1. ALL SANITARY PIPE AND SERVICES SHALL BE P.V.C. (S.D.R. 26) PIPE CONFORMING TO ASTM D-3034 WITH GASKET JOINTS CONFORMING TO ASTM D-3212. ANY OTHER PIPE MATERIALS MUST CONFORM TO THE VILLAGE.
2. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER.
3. ALL DOWNSPOUTS AND OUTSIDE DRAINS SHALL DISCHARGE TO GRADE AND NOT TO THE SANITARY SEWER.
4. ALL SANITARY SEWER CONSTRUCTION REQUIRES STONE BEDDING MATERIAL 1/4" TO 3/4" IN SIZE, WITH A THICKNESS BELOW THE BOTTOM OF THE PIPE OF NOT LESS THAN 4" AND EXTENDING TO A MINIMUM OF 12" ABOVE THE TOP BACKFILL SHALL BE CA-11/13, 100% CRUSHED PER ASTM D-2321, EQUIVELANT TO CLASS 1 OR APPROVED EQUAL.
5. "BAND-SEAL" OR SIMILAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPE OF DISSIMILAR MATERIALS. ALL HARDWARE ASSOCIATED WITH THE COUPLINGS SHALL BE OF STAINLESS STEEL.
6. 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 ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION. B.) 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. C.) INSTALL A NEW MANHOLE.
7. ALL SEPTIC TANKS (IF ANY) BEING ABANDONED SHALL BE FILLED OR REMOVED. APPROVAL MUST BE OBTAINED FROM THE COUNTY HEALTH DEPARTMENT. ALL SEWER CONNECTIONS SHALL BE MADE UPSTREAM FROM THE TANK. CONTRACTORS SHALL OBTAIN ANY NECESSARY PERMITS FOR REMOVAL.
8. ALL SANITARY AND STORM MANHOLES SHALL BE PRECAST CONCRETE, TYPE A WITH PRECAST CONCRETE ADJUSTING RINGS, AND SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES. THE MANHOLE FRAME SHALL BE SECURED TO THE MANHOLE WITH MASTIC OR MORTAR.
9. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY SEWERS WHEN THEY ARE PARALLEL. WHENEVER A SEWER CROSSES A WATER MAIN, A MINIMUM VERTICAL DISTANCE OF 18 INCHES MUST BE MAINTAINED BETWEEN THE OUTSIDE OF THE PIPES, AND THE SEWER JOINTS ARRANGED SO THEY ARE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS. WHEN IT IS NECESSARY FOR A SEWER TO CROSS OVER THE TOP OF A WATER MAIN, THE FOLLOWING METHOD MUST ALSO BE CONSTRUCTED: A.) THE SEWER SHALL BE DESIGNED AND CONSTRUCTED EQUAL TO THE WATER MAIN PIPE FOR A DISTANCE TEN (10) FEET EITHER SIDE OF THE CROSSING AND SHALL BE PRESSURE-TESTED TO INSURE WATER TIGHTNESS PRIOR TO BACKFILLING.
10. ALL SANITARY SEWERS SHALL BE TESTED IN KEEPING WITH VILLAGE REQUIREMENTS. INFILTRATION SHALL NOT EXCEED 100 GALLONS/INCH DIAMETER/MILE/DAY. ALL SANITARY & STORM SEWERS MUST BE TELEVIEWED AND THE TAPES MUST BE SUBMITTED TO THE VILLAGE ENGINEER WRITTEN (TYPED) LOGS SHALL BE SUBMITTED TO THE VILLAGE DETAILING SERVICE WYE LOCATIONS AND DEFECTS, ETC. LOCATED. AIR TESTING AND DEFLECTION TESTING OF ALL SANITARY SEWERS IS REQUIRED. CONSTRUCTION SHALL CONFORM TO "ILLINOIS RECOMMENDED STANDARDS FOR SEWAGE WORKS", LATEST EDITION, PUBLISHED BY THE ILLINOIS E.P.A. EXCEPT FOR CONFLICTS WITH THE VILLAGE OF PALATINE PROCEDURES, WHERE THE VILLAGE ORDINANCE SHALL TAKE PRECEDENCE.
11. ALL MANHOLES, CATCHBASINS & VALVE VAULTS IN STREET SHALL BE SET IN A FULL MORTOR BED.

EARTHWORK, GRADING, AND PAVING

1. ALL PROPOSED PAVEMENT AREAS SHALL BE STRIPPED OF ALL TOPSOIL AND UNSUITABLE MATERIAL AND EXCAVATED OR FILLED TO WITHIN 0.10 FEET OF DESIGN SUBGRADE.
2. THE SUBGRADE SHALL BE FREE OF ALL UNSUITABLE MATERIAL AND SHALL BE COMPACTED TO A MINIMUM 95 PER CENT OF MODIFIED PROCTOR DENSITY.
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 AS SHOWN ON THE PLANS.
5. THE EARTHWORK CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF SPOIL MATERIAL FROM THE UNDERGROUND CONTRACTORS, PREPARING THE ROADWAY SUBGRADE, PLACING TOPSOIL TO A MINIMUM DEPTH OF 6 INCHES 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 ESTIMATED, AND ARE PRESENTED AS A GUIDE 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 FINAL CLEAN-UP AND 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 CONSTRUCTED IN STRICT CONFORMANCE WITH THE PREVIOUS REFERENCED STANDARD SPECIFICATIONS, AND THE REQUIREMENTS OF THE VILLAGE OF PALATINE.
10. THE COMBINATION CURB AND GUTTER SHALL BE CONSTRUCTED OF I.D.O.T. CLASS SI CONCRETE AND SHALL BE IN STRICT CONFORMANCE WITH THE PROVISIONS OF SECTION 720.04 OF STANDARD SPECIFICATIONS..., CURRENT EDITION. ALL CURB AND GUTTER 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"-THICK PREMOULDED FIBER EXPANSION JOINTS WITH 3/4" DIAMETER BY 18-INCH LONG PLAIN ROUND STEEL DOWEL BARS AT 100-FOOT INTERVALS, AT ALL PC'S AND PT'S, AND AT ALL CURB RETURNS. CONTRACTION JOINTS SHALL BE CONSTRUCTED AT 10-FOOT INTERVALS. THE COST OF THESE JOINTS SHALL BE INCIDENTAL TO THE CURB AND GUTTER.
13. DEPRESSED CURB SHALL BE PROVIDED FOR HANDICAPPED RAMPS AT ALL SIDEWALKS ABUTTING THE CURB AND GUTTER.

NOTES ON SEQUENCE OF EROSION CONTROL MEASURES PRIOR TO ANY EXCAVATION WORK THE PERIMETER OF THE PROJECT SHALL BE SILT FENCED AS WELL AS ANY WETLANDS THAT ARE TO BE PROTECTED.

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.

NOTES ON SILT FENCE MAINTENANCE

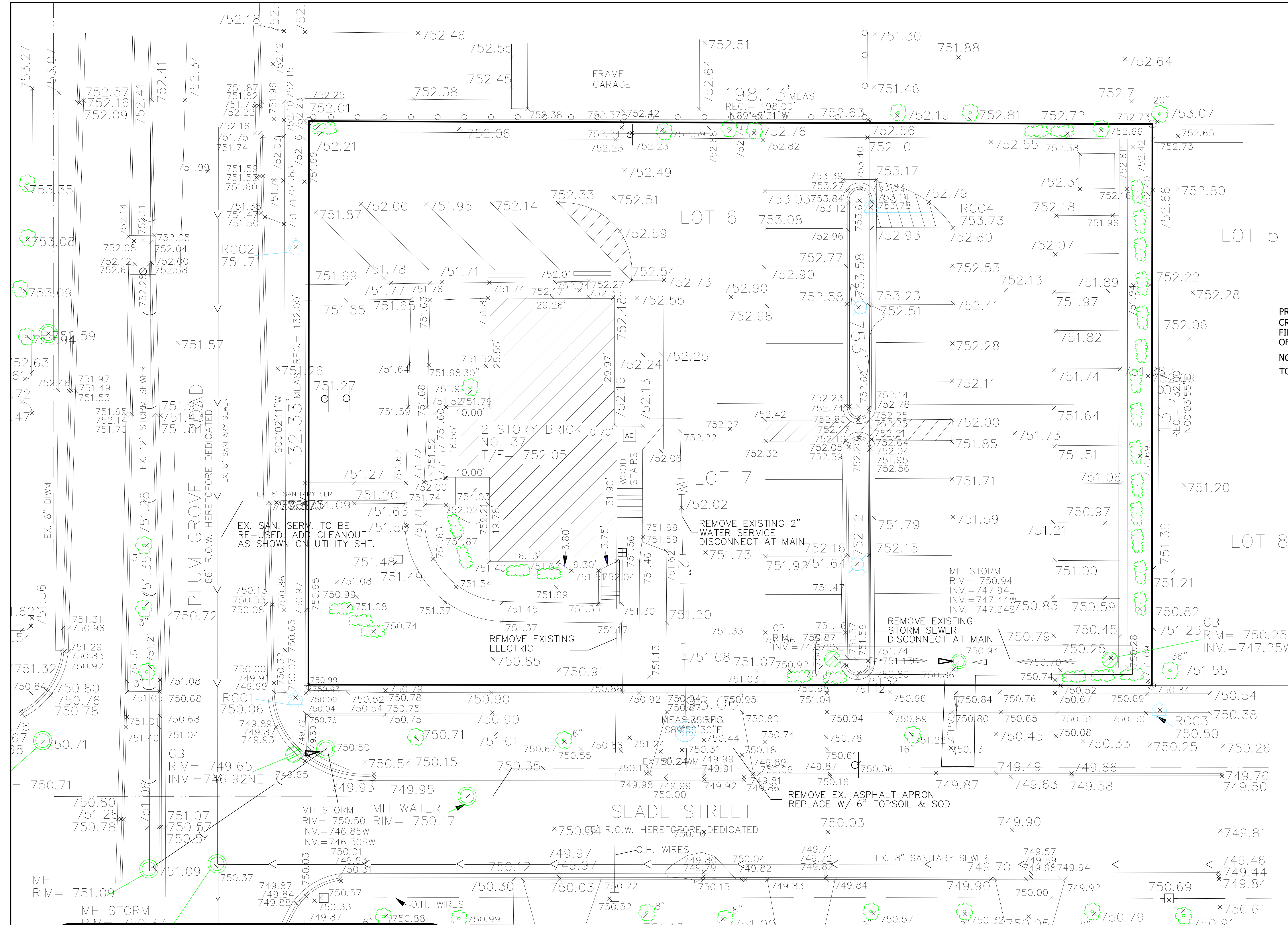
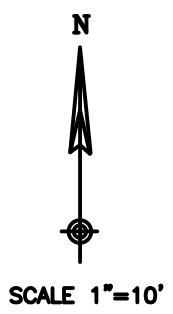
1. SOIL DEPOSITS LEFT ON EROSION CONTROL DEVICES WILL BE REMOVED AFTER EACH RAINFALL.
2. IF PART OF THE SILT FENCE DETERIORATES DURING THE CONSTRUCTION, IT WILL BE REPLACED. SILT FENCES SHALL BE INSPECTED AND REPAIRED DAILY.
3. AFTER THE COURSE OF CONSTRUCTION AND AFTER GRASS HAS TAKEN, EROSION CONTROL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

NOTE:

ALL STOCK PILES SHALL BE SILT FENCED & TEMPORARILY SEEDED. ALL TEMPORARY SEEDED SHALL BE DONE WITHIN 7 DAYS OF ROUGH GRADING. ALL PERMANENT SEEDED SHALL BE DONE WITHIN 7 DAYS OF FINAL GRADING. ALL STORM RUNOFF TO BE COLLECTED & CONVEYED TO THE DETENTION BASIN VIA STORM SEWERS. ALL DRAINAGE CHANNELS SHALL BE SEEDED & 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 #910.

SCHEDULE OF CASTINGS			
	GRASS AREA	PAVEMENT AREA	IMPRINT
VALVE VAULTS	R-1712-C	R-1712-C	"WATER"
CATCHBASIN TYPE A	R-4340-B	R-3601-P R-3010 IN R-6-18 CURB R-3010 IN R-6-18 CURB R-3601-P IN R-3-12 CURB	NONE
STORM MANHOLE TYPE A	R-1712-C	R-1712-C	"STORM"
SANITARY MANHOLE TYPE A	R-1712-C	R-1712-C	"SANITARY"
SANITARY MANHOLE STEPS	PS-1 PLASTIC COATED BY MA INDUSTRIES OR APPROVED EQUAL	PS-1 PLASTIC COATED BY MA INDUSTRIES OR APPROVED EQUAL	NONE
ALL CASTINGS SHALL BE NEENAH OR APPROVED EQUAL. ALL GRATES SHALL BE BICYCLE SAFE, AS APPLICABLE. ALL SANITARY MANHOLE LOS SHALL BE SELF-SEALING, GASKETED WITH CONCEALED PICKHOLE.			

TABLE OF PIPE & JOINT SPECIFICATIONS			
USE	MATERIAL	GRADE SPEC.	JOINT SPEC.
STORM	R.C.P.	IV C-76	O-RING JOINT C-44.3
SANITARY SERVICE	P.V.C.	SDR-26 ASTM D-3034	JOINT GASKET F-477
SANITARY SEWER	P.V.C.	SDR-26 ASTM D-3034	JOINT GASKET F-477
WATER MAIN	D.I.P.	ANSI/AWWA C151/A21.4	ANSI/AWWA C151/A21.4
NOTE: MINIMUM REQUIREMENT ALL SEWER PIPES BE LAID IN ACCORDANCE WITH THE WITH THE APPLICABLE ASTM STANDARDS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS			



PROJECT BENCHMARK:
CROSS CUT ON NW UPPER FLANGE BOLT OF
FIRE HYDRANT LOCATED AT THE NW CORNER
OF PLUM GROVE RD. & WILSON STREET
NGVD29 ELEVATION 755.77
TO OBTAIN NAVD88 DATUM SUBTRACT 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

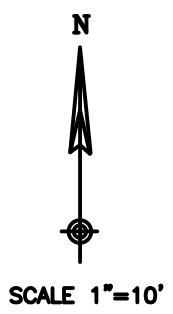
REVISIONS	
PER VILL 02-01-24	

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DESIGNED BY:	TJS
CHECKED BY:	TJS

JOB NO.	5351
SCALE:	1"=10'
DATE:	10-10-23

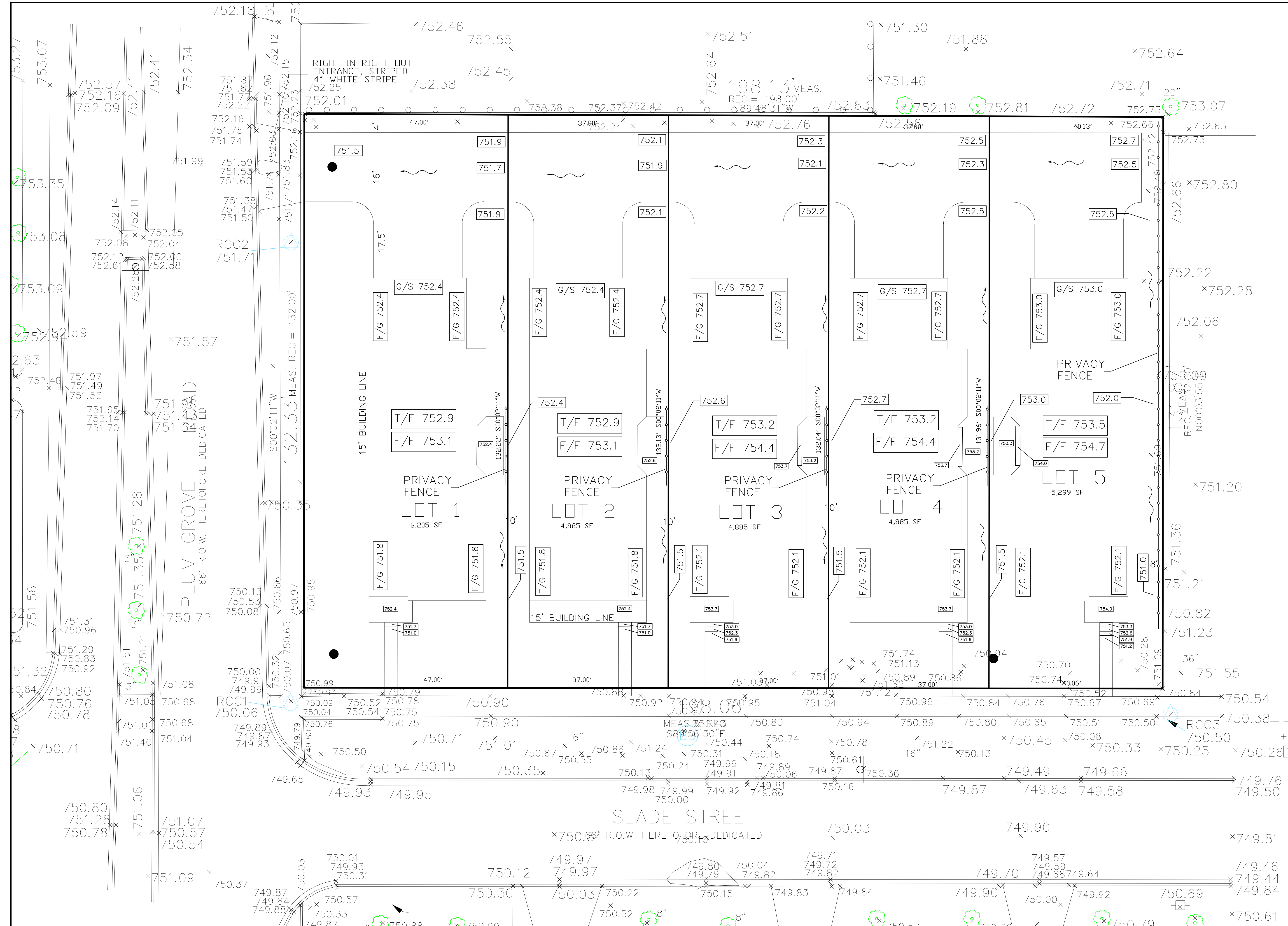
EXISTING CONDITIONS
SLADE STREET CROSSING SUBDIVISION

SHEET NO.
3
OF 7 SHEETS



PROJECT BENCHMARK:
CROSS CUT ON NW UPPER FLANGE BOLT OF
FIRE HYDRANT LOCATED AT THE NW CORNER
OF PLUM GROVE RD. & WILSON STREET

NGVD29 ELEVATION 755.77
TO OBTAIN NAVD88 DATUM SUBTRACT 0.284'



EXISTING CONTOUR LINE
EXISTING ELEVATION
PROPOSED ELEVATION

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Civil Engineers - Land Surveyors

534 WEST CAMPUS DRIVE
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REVISIONS	
PER VILL 02-01-24	

DRAWN BY:	TJS	JOB NO.	5351
DESIGNED BY:	TJS	SCALE:	1"=10'
CHECKED BY:	TJS	DATE:	10-10-23

GRADING PLAN

SLADE STREET CROSSING SUBDIVISION

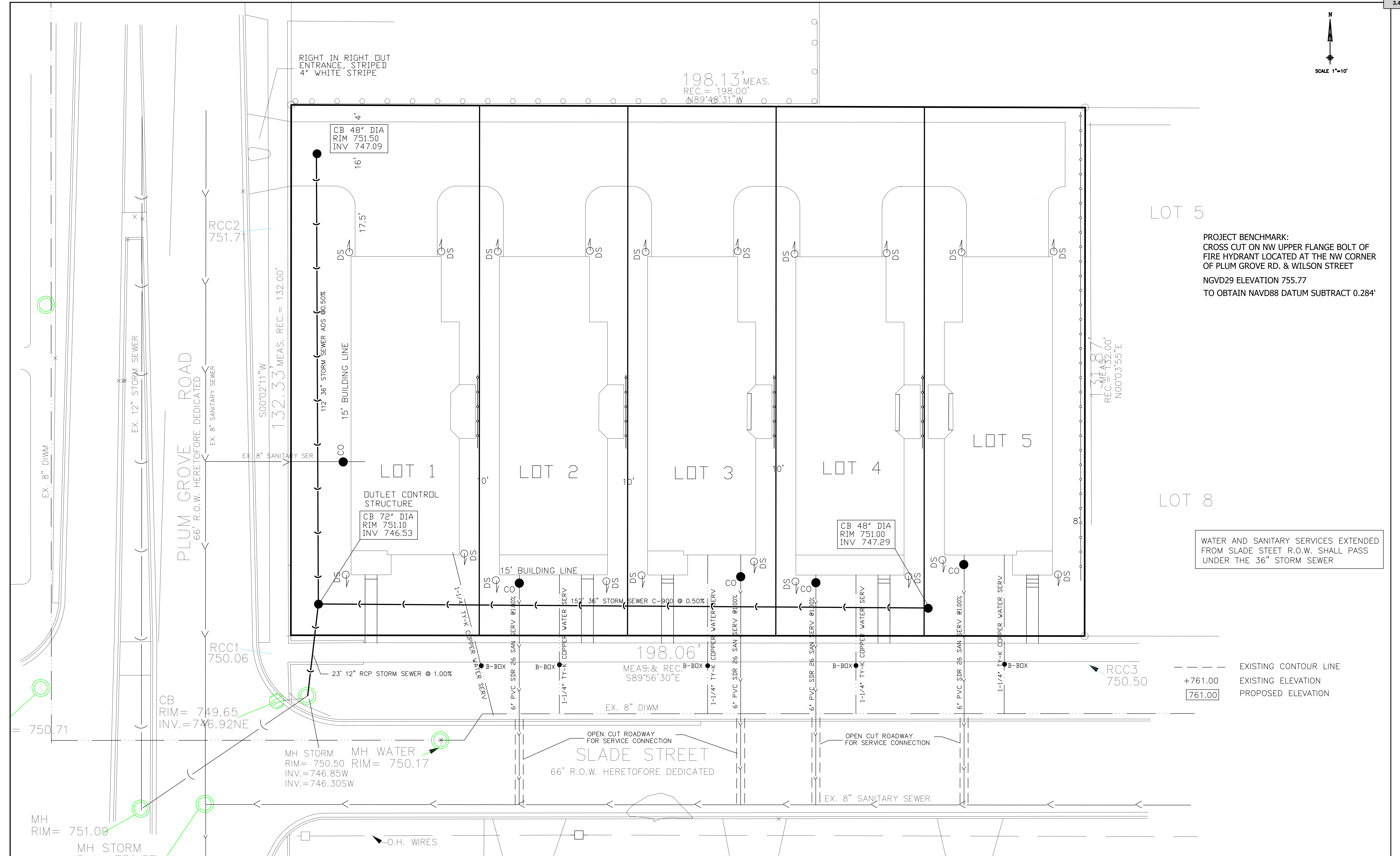
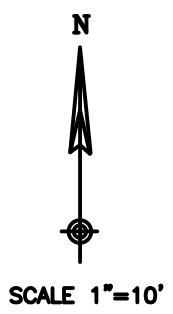
SHEET NO.

4

OF 7 SHEETS

Packet Pg. 76

Attachment: FINAL ENG - slade st crossing engineering - 02022024_v1 (1) (37 N. Plum Grove Rd - FPD)



PROJECT BENCHMARK:
CROSS CUT ON NW UPPER FLANGE BOLT OF
FIRE HYDRANT LOCATED AT THE NW CORNER
OF PLUM GROVE RD. & WILSON STREET
NGVD29 ELEVATION 755.77
TO OBTAIN NAVD88 DATUM SUBTRACT 0.284'

WATER AND SANITARY SERVICES EXTENDED
FROM SLADE STEET R.O.W. SHALL PASS
UNDER THE 36" STORM SEWER

--- EXISTING CONTOUR LINE
+761.00 EXISTING ELEVATION
761.00 PROPOSED ELEVATION

SPIES
& ASSOCIATES, INC.
Civil Engineers - Land Surveyors

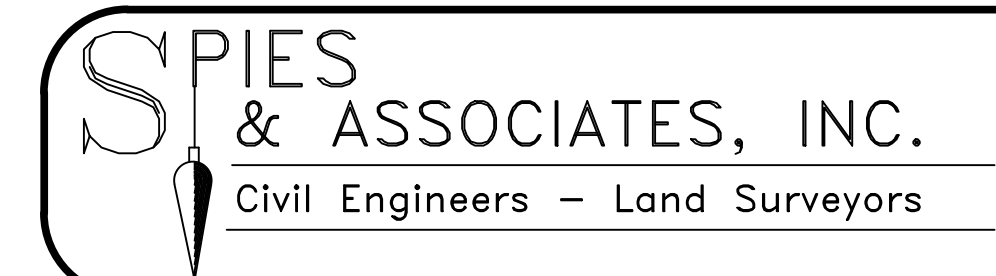
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REVISIONS	
PER VILL 02-01-24	

DRAWN BY:	TJS	JOB NO.	5351
DESIGNED BY:	TJS	SCALE:	1"=10'
CHECKED BY:	TJS	DATE:	10-10-23

UTILITY PLAN
SLADE STREET CROSSING SUBDIVISION

SHEET NO.
5
OF 7 SHEETS



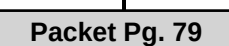
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PER VILL 02-01-24

JOB NO. 5351

SCALE:

DATE: 10-10-23

SHEET NO.
6
OF 7 SHEETS



Elevations



Attachment: Color Elevations (37 N. Plum Grove Rd - FPD)

Elevations



Attachment: Color Elevations (37 N. Plum Grove Rd - FPD)

Elevations



Attachment: Color Elevations (37 N. Plum Grove Rd - FPD)



Attachment: Color Elevations (37 N. Plum Grove Rd - FPD)

PLUM GROVE ROAD ELEVATION

JULY 15, 2023



SLADE STREET CROSSING

PLAN 519

PALATINE, ILLINOIS 60067

ARCHITECT CONTACT

BLAKE CZAR

847/877-3507

BUILDER

GWR BUILDERS

847/209-1214

DATE PAGES REVISED

01/31/24	ISSUED FOR PERMIT

CODES

APPLICABLE BUILDING CODES

2015 INTERNATIONAL RESIDENTIAL CODE w/ AMENDMENTS
EXISTING BUILDINGS AND STRUCTURES, APPENDIX J
2015 INTERNATIONAL MECHANICAL CODE w/ AMENDMENTS
2015 INTERNATIONAL FUEL GAS CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2017 NATIONAL ELECTRICAL CODE w/ AMENDMENTS
2014 ILLINOIS PLUMBING CODE w/ AMENDMENTS
VILLAGE OF PALATINE CODE OF ORDINANCES

OCCUPANCY

R3 - RESIDENTIAL

CLIMATIC AND GEOGRAPHICAL DESIGN CRITERIA

Ground Snow Load: 30 psf
Wind Speed: 90 mph -3 second gust
Seismic Category: A
Weathering: Severe
Frost Line Depth: 48"
Termite - Moderate
Winter Design temp: -4 F
Ice Barrier Underlayment Required: Yes
Air freezing Index: 1750
Mean Annual temp: 50 F

PLUMBING FIXTURE COUNT			
FIXTURE	# OF FIXTURE	# OF SUPPLY FIXTURE UNITS	TOTAL
WATER CLOSETS	3	3	4
LAVATORY	5	1	5
BATH TUBS	-	2	-
SHOWER STALL	2	2	4
KITCHEN SINK	1	2	2
LAUNDRY TRAY	1	1	1
DISHWASHER	1	1	1
LAUNDRY MACHINE	1	2	2
SILL COOK	2	25	5
TOTAL			21

KPSF x 24
KAL WATER: 1" DIA.
WATER METER: 1" DIA.

SHEET INDEX

- 1 COVER SHEET
- 2 FRONT & RIGHT SIDE ELEVATIONS/LV SCHEDULE
- 2A REAR & LEFT SIDE ELEVATION
- 2B OPTIONAL ELEVATIONS
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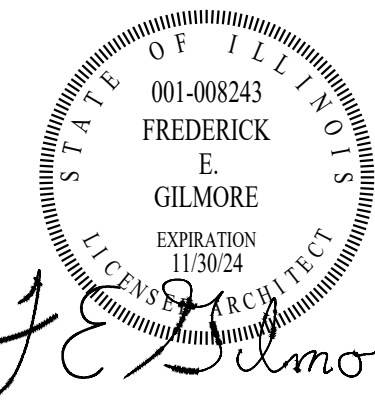
ABBREVIATIONS

	ABOVE FINISH FLOOR	INS	INSULATED/ING
ADH	ADHESIVE	INT	INTERIOR
ADJSH.	ADJUSTABLE SHELF	JNT	JOINT
A/C	AIR CONDITIONING	JST	JOIST
ALT.	ALTERNATE	LAM PLAS	LAMINATED PLASTIC
L	STEEL ANGLE	LL	LIVE LOAD
AVN.	AVENING	M OPG	MASONRY OPENING
BRK	BRICK	MATL	MATERIAL
BM	BEAM	MC	MEDICINE CABINET
BRG.	BEARING	MTL	METAL
CSMT	CASEMENT	N.T.S.	NOT TO SCALE
CLG	CEILING	O.C.	ON CENTER
CL	CENTER LINE	OPG	OPENING
C	STEEL CHANNEL	O.H.	OVERHEAD
CLO	CLOSET	P&T	PLUGGED AND TOP SANDED
P+S	POLE AND SHELF	PC	PIECES
COL	COLUMN	PL	PLATE
CONC	CONCRETE	PLND	PLYWOOD
CONST	CONSTRUCTION	P.S.F.	POUNDS PER SQUARE FOOT
C.J.	CONTROL JOINT	P.S.I.	POUNDS PER SQUARE INCH
CONT	CONTINUOUS	REINF	REINFORCING/ED
CO	CASED OPENING	R	RISERS
CI	CAST IRON	RO	ROUGH OPENING
CRS	COURSES	RS	ROUGH SAWN
DL	DEAD LOAD	SH	SHELF
DTL	DETAIL	S.G	SOLID CORE
DIA	DIAMETER	SHT. MTL.	SHEET METAL
DIM	DIMENSION	SIM	SIMILAR
DW	DISHWASHER	S&D	SLIDING GLASS DOOR
DH	DOUBLE HUNG	STD	STANDARD
DS	DOWNSPOUT	ST	STEEL
EA	EACH	TEMP	TEMPERED
EQ	EQUAL	THLD	THRESHOLD
EXP	EXPANSION	T&G	TONGUE AND GROOVE
EXT	EXTERIOR	T	TREADS
FIN	FINISHED	T/	TOP OF
FP	FIREPLACE	UC	UNDER CABINET
FL	FLOOR	WC	WATER CABINET
FD	FLOOR DRAIN	WH	WATER HEATER
FTG	FOOTING	WP.	WEATHER PROOF
FDN	FOUNDATION	WS.	WEATHER STRIPPING
GALV	GALVANIZED	WF.	WIDE FLANGE
GL	GLASS	WV	WITH
GYP. BD.	GYP SUM BOARD	WD	WOOD
HGT	HEIGHT	WI.	WROUGHT IRON
HM	HOLLOW METAL	WO.	WRAPPED OPENING
HC	HOLLOW CORE		

FLOOR JOIST SPANS - TABLE R502.3.1(2) RESIDENTIAL LIVING AREAS (LIVE LOAD = 40 PSF)				
JOIST SPACING	SPECIES & GRADE	DEAD LOAD = 10 PSF	2x10	2x12
12"	HEM-FIR #2	16'-10" MAX. SPAN	20'-4" MAX. SPAN	
16"	HEM-FIR #2	15'-2" MAX. SPAN	17'-7" MAX. SPAN	

SYMBOLS

	DETAIL/SECTION MARK
	DETAIL NUMBER
	SHEET NUMBER
	DIRECTION OF DETAIL
	ELEVATION TAG
	SHEET NUMBER
	ELEVATION NUMBER
	FPHB
	FROST PROOF HOSE BIB
	FLOOR DRAIN
	DIMENSIONAL LUMBER
	BATT INSULATION
	LOAD BEARING STUD WALL
	BRICK (SECTION)
	DRYVIT/E.I.F.S. (SECTION)
	CONCRETE (SECTION)
	STEEL
	EARTH
	GRAVEL OR SAND FILL



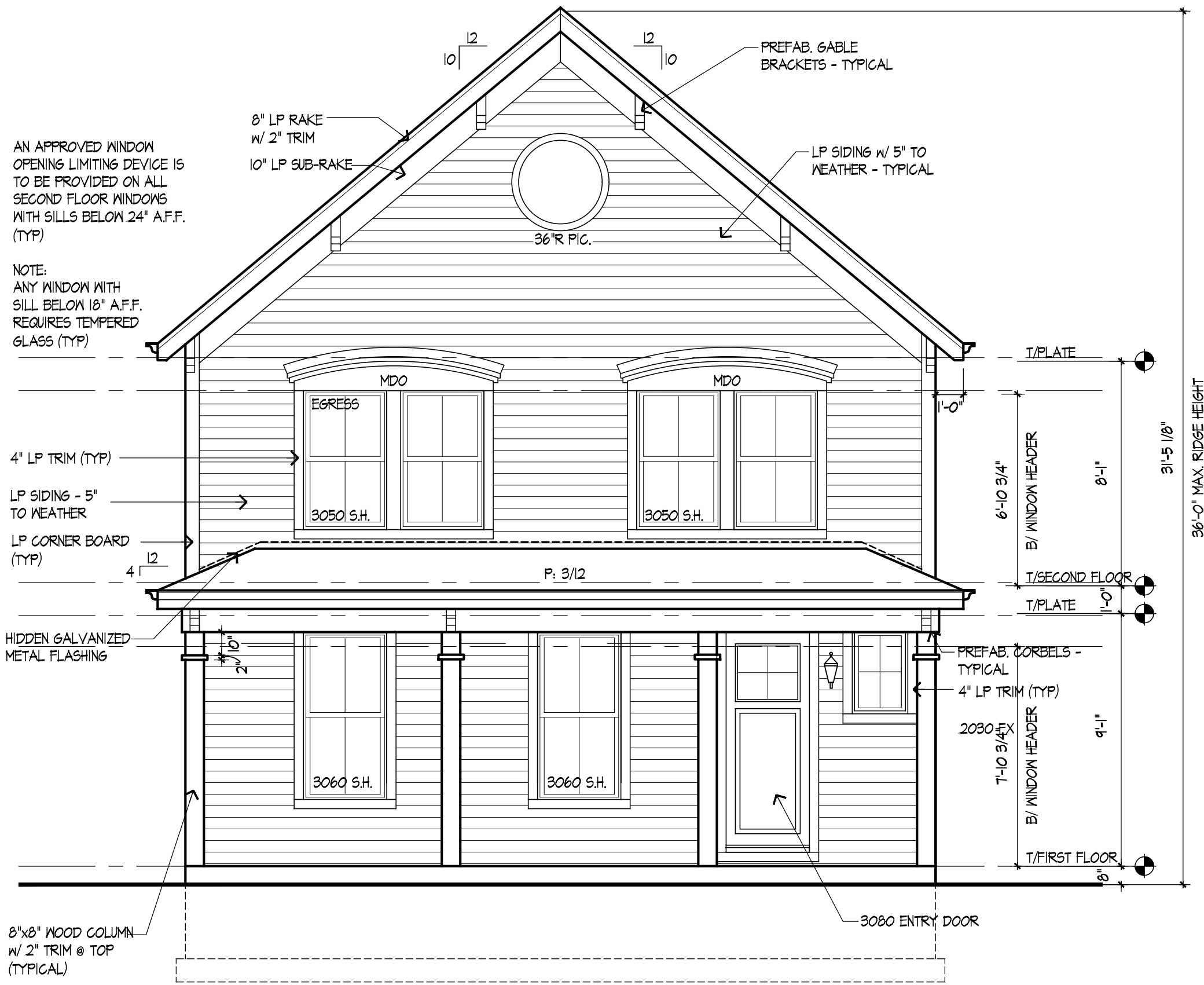
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FRONT ELEVATION

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

NOTE: TOP OF FOUNDATION IS TO BE A MINIMUM OF 6" ABOVE FINISH GRADE (TYPICAL)

INSTALL NUMBERS OR ADDRESS PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. [IRC R321] TYPICAL 4"-6" HIGH NUMBERS, COLOR CONTRASTING WITH A BACKGROUND.

NOTE: FENESTRATION SHALL BE LISTED AND LABELED BY MPGR. MAX. AIR INFILTRATION OF WINDOWS, SKYLIGHTS, AND SLIDING DOORS IS 0.3 CFM/SQFT. MAX. AIR INFILTRATION OF SWINGING DOORS IS 0.5 CFM/SQFT.

LIGHT & VENTILATION SCHEDULE							
ROOM NAME	AREA	LIGHT		VENT		MECH CFM	
		REQ.	ACT.	REQ.	ACT.	REQ.	ACT.
KITCHEN/DINING	173 S.F.	13.8	68.4	6.1	34.2	--	--
DINING ROOM	138 S.F.	11.0	30.8	5.5	15.4	--	--
LIVING ROOM	266 S.F.	21.3	38.4	10.7	19.2	--	--
MASTER BEDROOM	198 S.F.	15.8	30.8	7.1	15.4	--	--
MASTER BATH	63 S.F.	--	20.6	--	10.3	--	100 CFM
PONDER ROOM	25 S.F.	--	--	--	--	38 CFM	100 CFM
BEDROOM #2	136 S.F.	10.8	30.2	5.4	15.1	--	--
BEDROOM #3	136 S.F.	14.2	26.4	7.1	13.2	--	--
FLEX ROOM	183 S.F.	14.6	26.4	7.3	13.2	--	--
FLEX ROOM 2	102 S.F.	8.2	39.6	4.1	19.2	--	--
BATH	72 S.F.	--	--	--	--	99 CFM	100 CFM

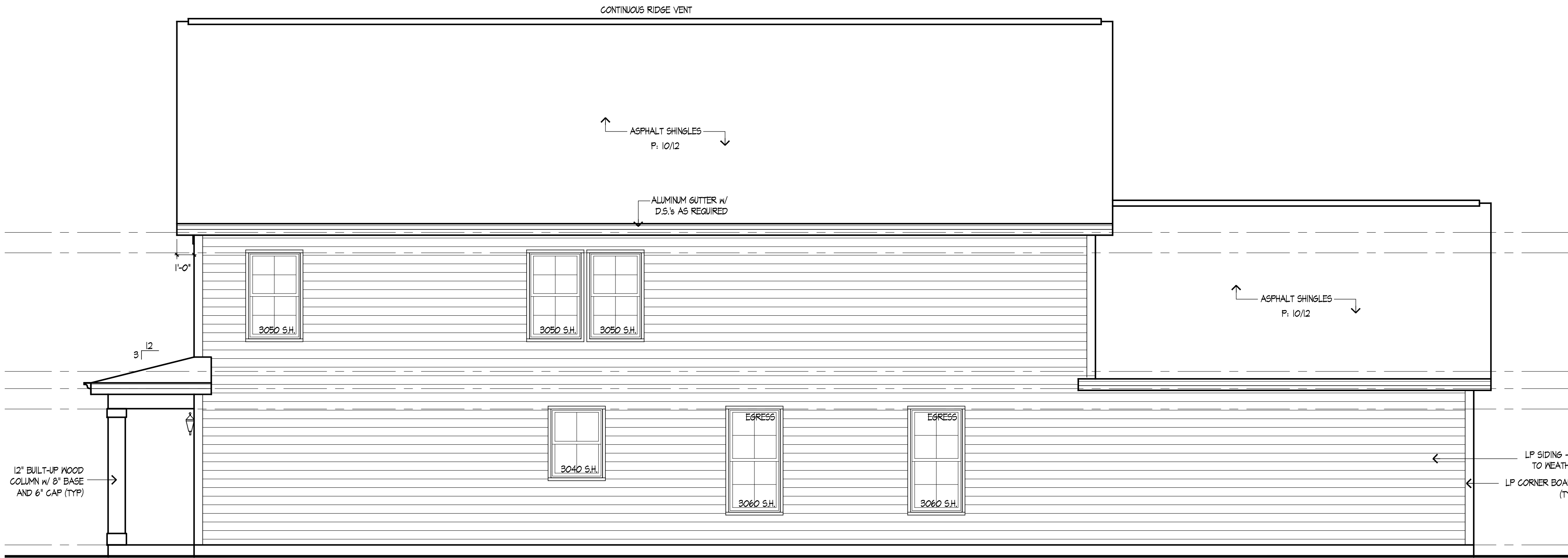
STANDARD ELEVATION NOTES

- 30 YEAR ARCHITECTURAL GRADE ASPHALT SHINGLES
- ALUMINUM GUTTERS AND DOWNSPOUTS OVER ALUMINUM FASCIA
- "LP" SOFFIT W/ INTERGAL VENT.
- SHEET METAL FLASHING OVER WINDOWS, DOORS AND WOOD TRIM.
- SHEET METAL FLASHING AT ALL ROOF AND WALL INTERSECTIONS. 1X2 EDGE BOARD OVER 1X8 RAKE BOARD
- ALL RAKE AND OVERHANGS ARE 1'-0" UNLESS OTHERWISE NOTED. REFER TO ELEVATIONS AND ROOF PLAN FOR OVERHANGS

INDICATES LP SMARTSIDE SIDING

HIDDEN GALVANIZED METAL FLASHING

NOTE: ALL WINDOW SIZES ARE "ANDERSEN" SINGLE HUNG - OR AN APPROVED EQUAL

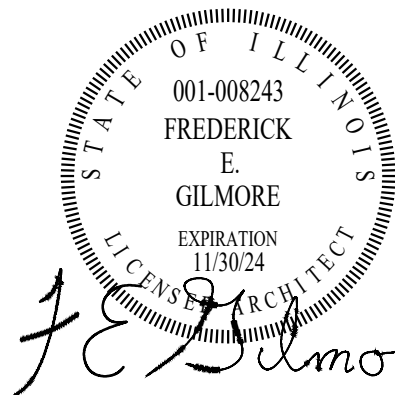


RIGHT ELEVATION

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

ELEVATION NOTES:

- DO NOT SCALE DRAWINGS
- PROVIDE SPLASH BLOCKS AT ALL DOWN SPOUTS DISCHARGING AT GRADE. (NOT TO DISCHARGE ACROSS WALKWAY)
 - PROVIDE DRIP CAPS AT ALL WINDOWS AND DOORS
 - ALL ROOF SADDLES TO BE SHEATHED W/ BUILDING PAPER AND SHINGLES.
 - REFER TO FLOOR PLANS FOR DOOR SIZES
 - WINDOW SIZES ARE AS PER ELEVATIONS. WINDOW MFR TO VERIFY ALL BEDROOMS HAVE EGRESS WINDOW
 - ROOF VENTS TO BE SCREENED AND BALANCED INTAKE AND EXHAUST.
 - PROVIDE "Z" FLASHING ALONG ALL HORIZONTAL TRIM
 - PROVIDE GALV. METAL FLASHING AT ALL ROOF AND WALL INTERSECTIONS.
 - FIREPLACE FLUE TO BE MIN. 2'-0" ABOVE ANY ROOF SURFACE WITHIN 10'-0" HORIZONTALLY, MIN. 3'-0" PENETRATION ABOVE ROOF.
 - SAFETY GLAZING AT BATHUB/SHOWER. SILL HEIGHTS BELOW 18" EXT. DOORS AND WINDOWS W/ IN 24" OF DOOR (AS PER GOVERNING CODES)
 - EXTERIOR FINISH MATERIALS:
 - TYPICAL ROOFING WILL BE ARCHITECTURAL GRADE 30 YEAR ASPHALT SHINGLES
 - TYPICAL - ALUMINUM GUTTERS W/ DOWN SPOUTS OVER 1X8 FASCIA AND WITH 1X10 FREEZE BOARD UNLESS OTHERWISE NOTED.
 - 1X2 ON 1X8 RAKE BOARD TYPICAL
 - TYPICAL SIDING - "LP" W/ 6" EXPOSED
 - TYPICAL TRIM - "LP"
 - ALL EYE AND RAKE OVERHANGS ARE 1'-0" UNLESS OTHERWISE NOTED.



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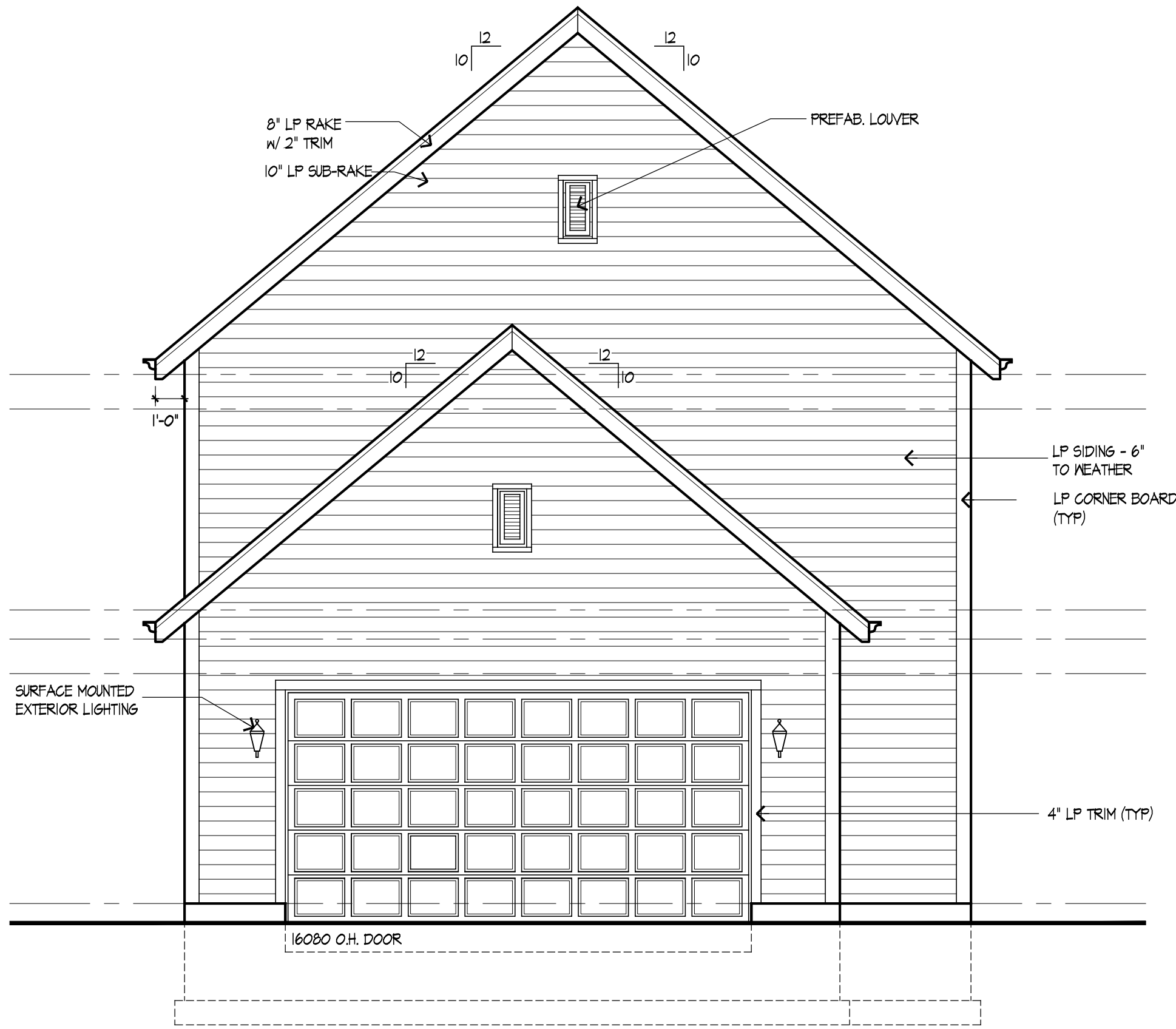
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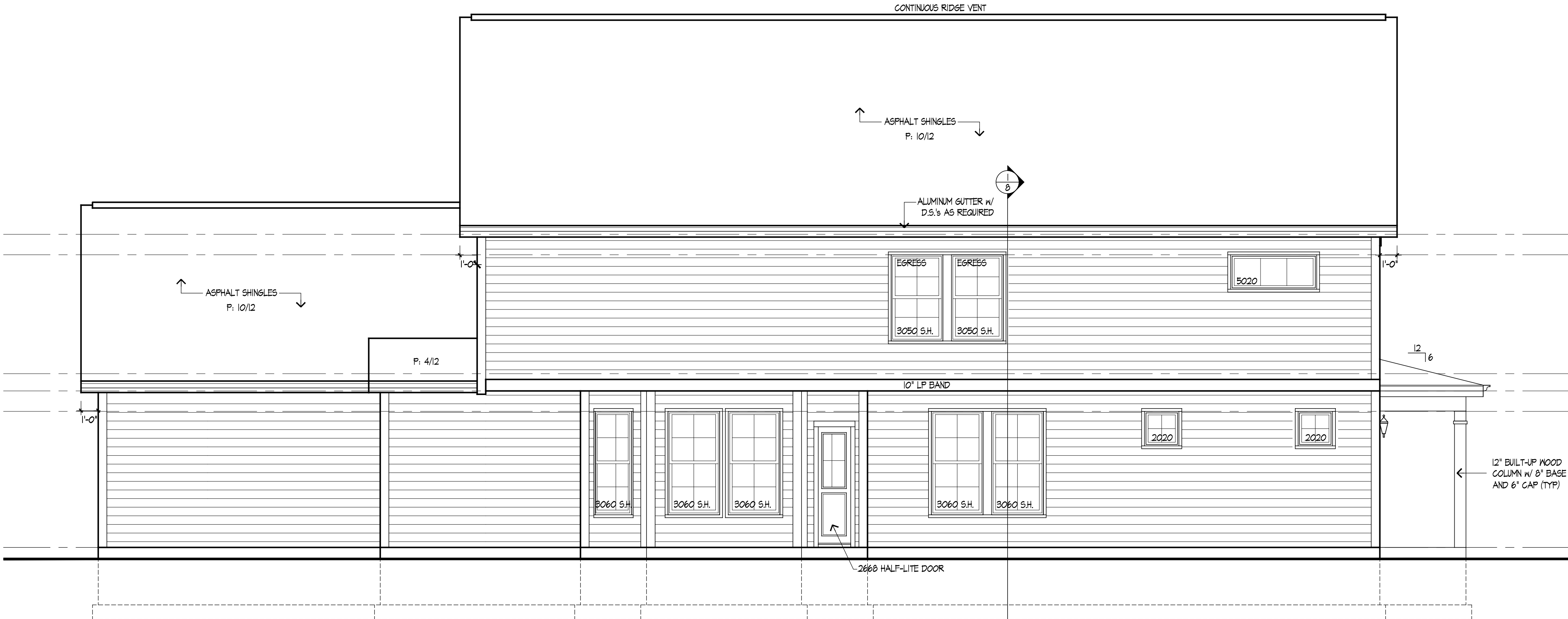
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REAR ELEVATION
SCALE: 1/4" = 1'-0"



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

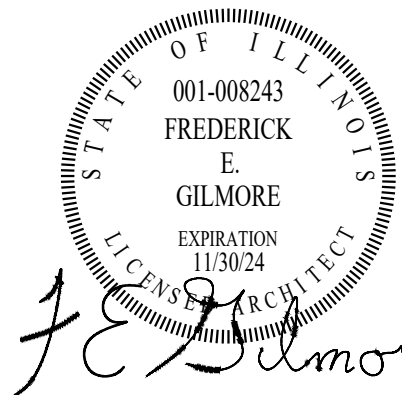
NOTE:
MAX U-FACTOR OF .30 FOR PENETRATION.
ALL NEW WINDOWS AND GLAZED DOORS MUST
BEAR MANUFACTURERS STICKERS SO
COMPLIANCE CAN BE CONFIRMED BY INSPECTOR.

ELEVATION NOTES:

- DO NOT SCALE DRAWINGS
- PROVIDE SPLASH BLOCKS AT ALL DOWN SPOUTS DISCHARGING AT GRADE. (NOT TO DISCHARGE ACROSS WALK-WAY)
- PROVIDE DRIP CAPS AT ALL WINDOWS AND DOORS
- ALL ROOF SADDLES TO BE SHEATHED w/ BUILDING PAPER AND SHINGLES.
- REFER TO FLOOR PLANS FOR DOOR SIZES
- WINDOW SIZES ARE AS PER ELEVATIONS. WINDOW MFR TO VERIFY ALL BEDROOMS HAVE EGRESS WINDOW
- ROOF VENTS TO BE SCREENED AND BALANCED INTAKE AND EXHAUST.
- PROVIDE 12" FLASHING ALONG ALL HORIZONTAL TRIM
- PROVIDE GALV. METAL FLASHING AT ALL ROOF AND WALL INTERSECTIONS.
- FIREPLACE FLUE TO BE MIN. 2'-0" ABOVE ANY ROOF SURFACE WITHIN 10'-0" HORIZONTALLY, MIN. 3'-0" PENETRATION ABOVE ROOF.
- SAFETY GLAZING AT BATHTUB/SHOWER, SILL HEIGHTS BELOW 18", EXT. DOORS AND WINDOWS w/ IN 24" OF DOOR (AS PER GOVERNING CODES)

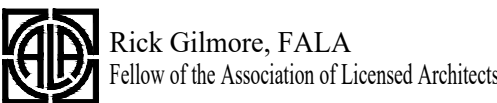
EXTERIOR FINISH MATERIALS:

- TYPICAL ROOFING WILL BE ARCHITECTURAL GRADE 30 YEAR ASPHALT SHINGLES
- TYPICAL - ALUMINUM GUTTERS w/ DOWN SPOUTS OVER 1X8 FASCIA AND WITH 1X10 FRIEZE BOARD UNLESS OTHERWISE NOTED.
- 1X2 ON 1X8 RAKE BOARD TYPICAL
- TYPICAL SIDING - "LP" w/ 6" EXPOSED
- TYPICAL TRIM - "LP"
- ALL EYE AND RAKE OVERHANGS ARE 1'-0" UNLESS OTHERWISE NOTED.



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FRONT ELEVATION OPTION "A"
SCALE: 1/4" = 1'-0"



FRONT ELEVATION OPTION "B"
SCALE: 1/4" = 1'-0"



FRONT ELEVATION OPTION "C"
SCALE: 1/4" = 1'-0"



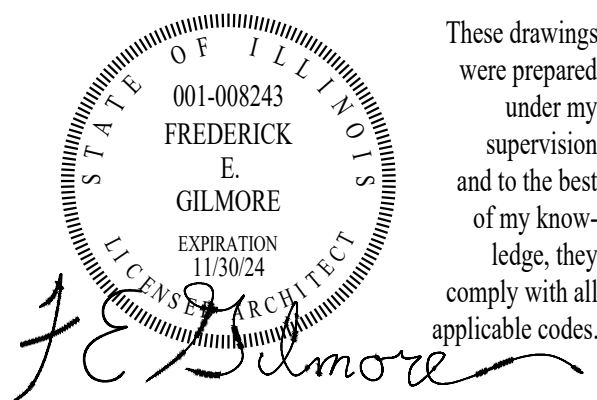
FRONT ELEVATION "D"
SCALE: 1/4" = 1'-0"

ELEVATION NOTES:

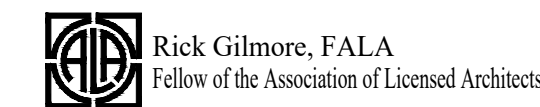
- DO NOT SCALE DRAWINGS
- PROVIDE SPLASH BLOCKS AT ALL DOWN SPOUTS DISCHARGING AT GRADE. (NOT TO DISCHARGE ACROSS WALK-WAY)
- PROVIDE DRIP CAPS AT ALL WINDOWS AND DOORS
- ALL ROOF SADDLES TO BE SHEATHED 1/4" BUILDING PAPER AND SHINGLES.
- REFER TO FLOOR PLANS FOR DOOR SIZES
- WINDOW SIZES ARE AS PER ELEVATIONS. WINDOW MFR TO VERIFY ALL BEDROOMS HAVE EGRESS WINDOW
- ROOF VENTS TO BE SCREENED AND BALANCED INTAKE AND EXHAUST.
- PROVIDE 12" FLASHING ALONG ALL HORIZONTAL TRIM
- PROVIDE GALV. METAL FLASHING AT ALL ROOF AND WALL INTERSECTIONS.
- FIREPLACE FLUE TO BE MIN. 2'-0" ABOVE ANY ROOF SURFACE WITHIN 10'-0" HORIZONTALLY, MIN. 3'-0" PENETRATION ABOVE ROOF.
- SAFETY GLAZING AT BATHUB/SHOWER, SILL HEIGHTS BELOW 18", EXT. DOORS AND WINDOWS 1/4" IN 24" OF DOOR (AS PER GOVERNING CODES)

EXTERIOR FINISH MATERIALS:

- TYPICAL ROOFING WILL BE ARCHITECTURAL GRADE 30 YEAR ASPHALT SHINGLES
- TYPICAL - ALUMINUM GUTTERS 1/4" DOWN SPOUTS OVER 1X6 FASCIA AND WITH 1X10 FRIEZE BOARD UNLESS OTHERWISE NOTED.
- 1X2 ON 1X6 RAKE BOARD TYPICAL
- TYPICAL SIDING - "LP" 1/4" 6" EXPOSED
- TYPICAL TRIM - "LP"
- ALL EYE AND RAKE OVERHANGS ARE 1'-0" UNLESS OTHERWISE NOTED.



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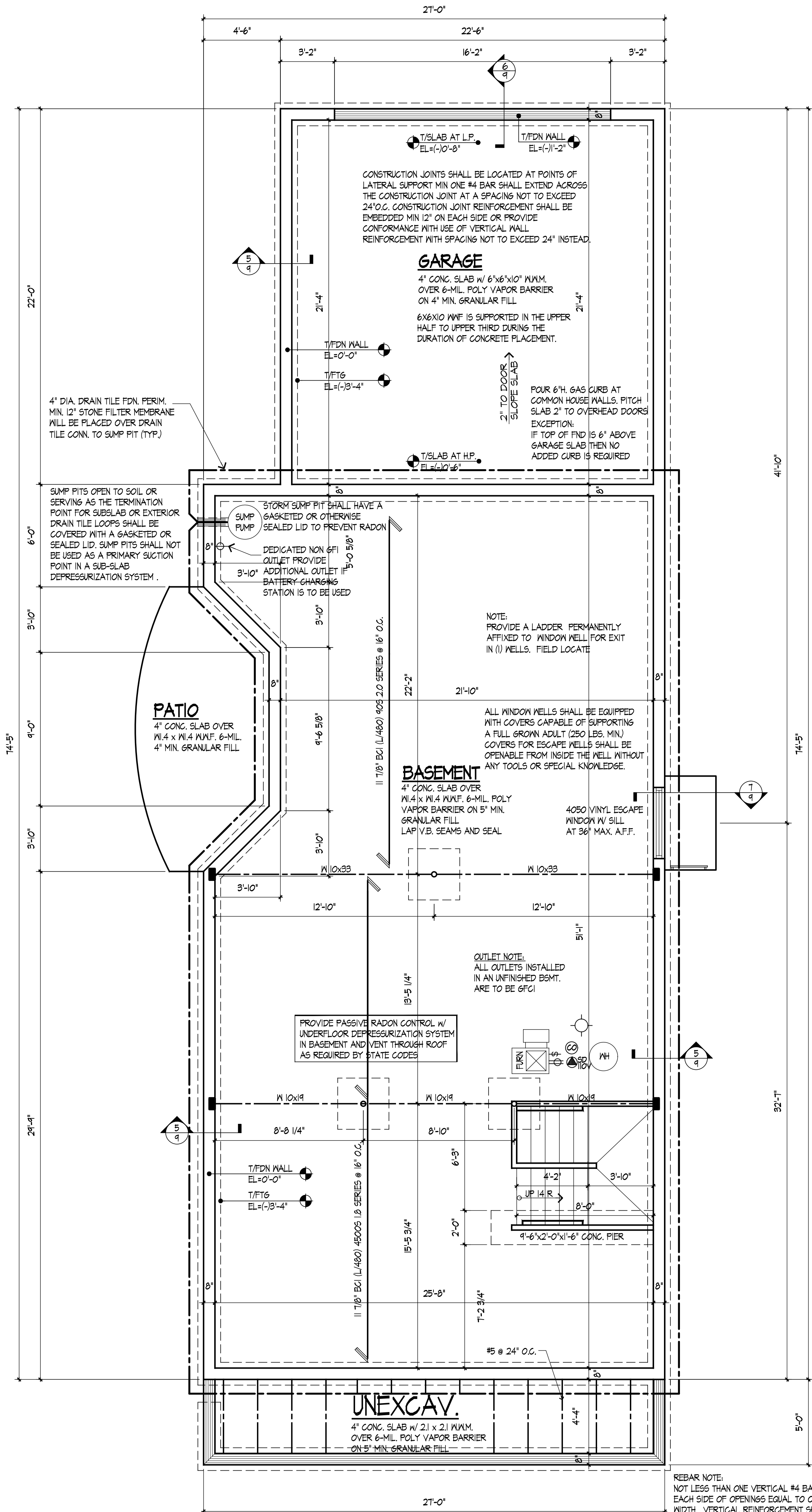


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FOUNDATION PLAN

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

M.N.F. NOTE:
DOUBLE WIRE JOINT REINFORCEMENT IS TO
BE USED ABOVE CORNERS OF MASONRY
EXTENDING A MIN. OF 12" BEYOND EACH
SIDE OF OPENING (TYP)

REBAR NOTE:
NOT LESS THAN ONE VERTICAL #4 BAR SHALL BE PROVIDED ON
EACH SIDE OF OPENINGS EQUAL TO OR GREATER THAN 2 FEET IN
WIDTH. VERTICAL REINFORCEMENT SHALL EXTEND THE FULL HEIGHT
OF THE WALL AND BE LOCATED WITHIN 12" OF EACH SIDE OPENING.

REBAR NOTE:
A MIN. OF ONE #4 BAR SHALL BE PLACED ABOVE AND BELOW
OPENINGS EQUAL TO OR GREATER THAN 2 FEET IN WIDTH.
REINFORCEMENT SHALL EXTEND BEYOND THE EDGES OF THE
OPENING THE DIMENSION REQUIRED TO DEVELOP THE BAR TENSION

M.N.F. NOTE:
DOUBLE WIRE JOINT REINFORCEMENT IS TO
BE USED ABOVE CORNERS OF MASONRY
EXTENDING A MIN. OF 12" BEYOND EACH
SIDE OF OPENING (TYP)

REBAR NOTE:
NOT LESS THAN ONE VERTICAL #4 BAR SHALL BE PROVIDED ON
EACH SIDE OF OPENINGS EQUAL TO OR GREATER THAN 2 FEET IN
WIDTH. VERTICAL REINFORCEMENT SHALL EXTEND THE FULL HEIGHT
OF THE WALL AND BE LOCATED WITHIN 12" OF EACH SIDE OPENING.

ALL VAPOR BARRIERS NOTED ON
BASEMENT AND GARAGE SLABS
ARE TO HAVE JOINTS LAPPED NOT
LESS THAN 12"

COMPRESSIVE STRENGTH OF CONCRETE	
TYPE OR LOCATION OF CONCRETE CONSTRUCTION	MIN. SPECIFIED COMPRESSIVE STRENGTH
BASEMENT WALLS, FND & OTHER WALLS NOT EXPOSED TO THE WEATHER	WEATHERING POTENTIAL SEVERE
BASEMENT SLABS & INTERIOR SLABS ON GRADE EXCEPT GARAGE FLOOR SLABS	2500
BASEMENT WALLS, FND WALLS, EXTERIOR WALLS, & OTHER VERTICAL CONC. EXPOSED TO WEATHER	3000
PORCHES, CARPORT SLABS & STEPS EXPOSED TO THE WEATHER & GARAGE FLOOR SLABS	3500 (AIR-ENTRAINED)

- MECHANICAL / VENTILATION NOTES:
- EXHAUST HOOD SYSTEMS CAPABLE OF EXHAUSTING IN EXCESS OF 400 CUBIC FEET PER MINUTE SHALL BE PROVIDED WITH MAKE-UP AIR AT A RATE APPROXIMATELY EQUAL TO THE EXHAUST RATE. SUCH MAKE-UP AIR SYSTEMS SHALL BE EQUIPPED WITH A MEANS IF CLOSURE AND SHALL BE AUTOMATICALLY CONTROLLED TO START AND OPERATE SIMULTANEOUSLY WITH THE EXHAUST SYSTEM.
 - WHOLE HOUSE MECHANICAL VENTILATION SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH SECTIONS R403.5.4 THROUGH R403.5.6.
 - WHOLE HOUSE VENTILATION SYSTEM SHALL CONSIST OF ONE OR MORE SUPPLY OR EXHAUST FANS, OR A COMBINATION AND ASSOCIATED DUCTS AND CONTROLS. LOCAL EXHAUST OR SUPPLY FANS ARE PERMITTED TO SERVE SUCH A SYSTEM. OUTDOOR AIR DUCTS CONNECTED TO THE RETURN SIDE OF AN AIR HANDLER SHALL BE CONSIDERED TO PROVIDE SUPPLY VENTILATION.
 - WHOLE HOUSE MECHANICAL VENTILATION SYSTEM SHALL BE PROVIDED WITH CONTROLS THAT ENABLE MANUAL OVERRIDE.

WHOLE HOUSE MECHANICAL VENTILATION SYSTEM SHALL PROVIDE OUTDOOR AIR AT A CONTINUOUS RATE OF NOT LESS THAN THAT DETERMINED IN ACCORDANCE WITH TABLE R403.5.6(1).

PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN THE WATER HEATER FLUE DISCHARGE LOCATION AND THE COMBUSTION AIR INTAKE OPENING FOR THE FURNACE.

OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN VENTILATION SYSTEM IS NOT OPERATING

BASEMENT FND NOTES:

- DO NOT SCALE DRAWINGS
- TYPICAL BASEMENT SLAB:
4" CONC. SLAB W/ 6" x 6" x 10' M/M ON 6 MIL. POLY VAPOR BARRIER OVER MIN. 5" GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB:
5" THK. W/ #8 @ 12" O.C. (12" MIN. SPACING)
- TYPICAL GRAVEL:
2" SLUGH COAT OVER 4" GRAVEL COVER OVER 4 MIL. VAPOR BARRIER
- TYPICAL PORCH SLAB:
4" CONCRETE SLAB W/ #5 REBAR @ 24" O.C. OVER COMPACTED FILL
- PROVIDE DRY CLAY BACKFILL UNDER PORCH SLABS (UNEXCAVATED LOCATIONS)
- PROVIDE CIRCULAR BLOCK OUTS AT STEEL COLUMN LOCATIONS
- CONTROL JOINTS TO CONSIST OF "ZIP STRIP" OR TOOLED JOINTS AS SHOWN WITH MIN. DEPTH OF 1/4 OF SLAB THICKNESS
- ALL ANGLED WALLS AND FOOTINGS ARE 45 DEGREES UNLESS OTHERWISE NOTED
- SLOPE CONCRETE SLAB TO FLOOR DRAINS WITHIN 5'-0" OF DRAIN
- MECH. TRADES RESPONSIBLE FOR PROVIDING AND LOCATING FOUNDATION SLEEVES. LOCATION OF SLEEVES FOR UTILITIES SHALL BE DETERMINED BY BUILDER PRIOR TO CONSTRUCTION IN ACCORDANCE WITH LOCAL CODES.
- PROVIDE 2X6 TREATED PLATES ON ALL STEEL UNLESS OTHERWISE NOTED.
- ALL CONCENTRATED LOADS FROM BEAMS OR GIRDER TRUSSES TO TRANSFER TO FOUNDATION VIA POSTS BEAMS OR SOLID BLOCKINGS.
- TOP OF FOUNDATION IS AT 0'-0" UNLESS OTHERWISE NOTED
- PROVIDE 1/2" DIA ANCHOR BOLTS @ 6'-0" O.C. MAX. & 12" MAX. FROM EACH END OF SILL PLATE. MIN. 2 PER SILL. EMBED A MIN. OF 1/4 INCHES INTO CONC.
- PROVIDE MIN. 4" CONCRETE COVER AT BELOW SLAB UTILITY LOCATION. WHEN CONCRETE ENGAGEMENT OF UTILITY LINES IS REQUIRED, UTILITIES SHALL BE PLACED SUFFICIENTLY BELOW SLAB TO ALLOW CONCRETE COVERAGE.
- PROVIDE ALL MECH. ROUGH-INS WHEN A/C PAD LOCATION REQUIRES PENETRATION OF POURED CONCRETE SLAB FOR HOOK-UPS TO HVAC EQUIPMENT.
- FIELD VERIFY LOCATIONS OF ALL METERS, PLUMBING FIXTURES, ELECTRICAL PANEL AND SERVICE LINES PRIOR TO POURING CONCRETE SLAB.
- ALL DESIGN REVISIONS, ENGINEERING INSTALLATION AND LIABILITY OF SOIL CONDITIONS AND STRUCTURAL DESIGNS DUE TO INADEQUATE SOILS SHALL BE THE RESPONSIBILITY OF THE 'BUILDING DEVELOPER' OR ITS SUBCONTRACTORS INVOLVED WITH DESIGN AND INSTALLATION OF SUCH; AND THE ARCHITECT SHALL NOT BE HELD LIABLE OR RESPONSIBLE FOR THEIR IMPLEMENTATIONS.
- LOCATION OF A/C SHALL BE VERIFIED BY BUILDER PRIOR TO CONSTRUCTION IN ACCORDANCE WITH LOCAL CODES. EQUIPMENT SHALL NOT BE LOCATED IN REQUIRED SIDE YARD SETBACKS
- BOTTOM OF STEEL COLUMNS (INSIDE & OUT) SHALL HAVE A COAT OF RUST INHIBITIVE PAINT OR EQUAL.
- ELECTRICAL PLAN FOR BASEMENT HAS BEEN INCORPORATED IN THE FINISHED BASEMENT PLAN ON SHEET 3A.
- PROVIDE (2) 48" LONG #4 REBAR AT TOP & BOTTOM IN FOUNDATION WALL AND AT FOOTING GRADE CHANGES
- FOR ADDITIONAL NOTES SEE SPECIFICATIONS AND DETAILS

These drawings were prepared under my supervision and to the best of my knowledge, they comply with all applicable codes.

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ARCHITECT
EXPIRATION 11/30/24

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- DO NOT SCALE DRAWINGS
1. TYPICAL BASEMENT SLAB:
 - 4" CONC. SLAB W/ 6"x6"x10/OWN ON
 - 6 MIL POLY VAPOR BARRIER OVER MIN
 - 5" GRAVEL FILL ON COMPACTED
 - EARTH. GARAGE SLAB:
 - 5" THK. W/ #3@12"X12"X1/2" WWF
2. TYPICAL CRAWL:
 - 2" SLUSH COAT OVER
 - 4" GRAVEL COVER OVER
 - 4 MIL VAPOR BARRIER
3. TYPICAL PORCH SLAB:
 - 4" CONC. SLAB W/ 5# REBAR @
 - 24" O.C. OVER COMPACTED FILL
4. PROVIDE DRY CLAY BACKFILL UNDER PORCH SLABS (UNEXCAVATED LOCATIONS)
5. PROVIDE CIRCULAR BLOCK OUTS AT STEEL COLUMN LOCATIONS
6. CONTROL JOINTS TO CONSIST OF "ZIP STRIP" OR TOOLED JOINTS AS SHOWN WITH MIN. DEPTH OF 1/4 OF SLAB THICKNESS
7. ALL ANGLED WALLS AND FOOTINGS ARE 45 DEGREES UNLESS OTHERWISE NOTED
8. SLOPE CONCRETE SLAB TO FLOOR DRAINS WITHIN 5'-0" OF DRAIN
9. MECH. TRADES RESPONSIBLE FOR PROVIDING AND LOCATING FOUNDATION SLEEVES. LOCATION OF SLEEVES FOR UTILITIES SHALL BE DETERMINED BY BUILDER PRIOR TO CONSTRUCTION IN ACCORDANCE WITH LOCAL CODES.
10. PROVIDE 2x6 TREATED PLATES ON ALL STEEL UNLESS OTHERWISE NOTED.
11. ALL CONCENTRATED LOADS FROM BEAMS OR GIRDER TRUSSES TO TRANSFER TO FOUNDATION VIA POSTS BEAMS OR SOLID BLOCKING.

- DO NOT SCALE DRAWINGS
1. TYPICAL BASEMENT SLAB:
 - 4" CONC. SLAB 1/4" x 6"x6"x10/010M ON 6 MIL POLY VAPOR BARRIER OVER MIN. 5" GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB:
 - 5" THK. 1/4" x 8"x6"x12.1/2X12.1/2 W/F
 2. TYPICAL CRAWL:
 - 2" SLUSH COAT OVER
 - 4" GRAVEL COVER OVER
 - 4 MIL VAPOR BARRIER
 3. TYPICAL PORCH SLAB:
 - 4" CONCRETE SLAB 1/4" x 5" REBAR @ 24" O.C. OVER COMPACTED FILL
 4. PROVIDE DRY CLAY BACKFILL UNDER PORCH SLABS (SLOPED/VERTICAL LOCATIONS)
 5. PROVIDE CIRCULAR BLOCK OUTS AT STEEL COLUMN LOCATIONS
 6. CONTROL JOINTS TO CONSIST OF "12IP STRIPS" OR TOoled JOINTS AS SHOWN WITH MIN. DEPTH OF 1/4 OF SLAB THICKNESS
 7. ALL ANGLED WALLS AND FOOTINGS ARE 45 DEGREES UNLESS OTHERWISE NOTED
 8. SLOPE CONCRETE SLAB TO FLOOR DRAINS WITHIN 5'-0" OF DRAIN
 9. MECH. TRADES RESPONSIBLE FOR PROVIDING AND LOCATING FOUNDATION SLEEVES. LOCATION OF SLEEVES FOR UTILITIES SHALL BE DETERMINED BY BUILDER PRIOR TO CONSTRUCTION IN ACCORDANCE WITH LOCAL CODES.
 10. PROVIDE 2X6 TREATED PLATES ON ALL STEEL UNLESS OTHERWISE NOTED.
 11. ALL CONCENTRATED LOADS FROM BEAMS OR GIRDER TRUSSES TO TRANSFER TO FOUNDATION BY POSTS BEAMS OR SOLID BLOCKING.
 12. TOP OF FOUNDATION IS AT 0'-0" UNLESS OTHERWISE NOTED
 13. PROVIDE 1/2" DIA ANCHOR BOLTS @ 6'-0" O.C. MAX. 1'2" MAX. FROM EACH END OF SILL PLATE MIN 2 PER SILL. EMBED A MIN. OF 1/2 INCHES INTO CONC.
 14. PROVIDE MIN. 4" CONCRETE COVER AT BELOW SLAB UTILITY LOCATION WHEN CONCRETE ENCASEMENT OF UTILITY LINES IS REQUIRED, UTILITIES SHALL BE PLACED SUFFICIENTLY BELOW SLAB TO ALLOW CONCRETE COVERAGE.
 15. PROVIDE ALL MECH. ROUGH-INS WHEN A/C PAD LOCATION REQUIRES PENETRATION OF POURED CONCRETE SLAB FOR HOOK-UPS TO HVAC EQUIPMENT.
 16. FIELD VERIFY LOCATIONS OF ALL METERS, PLUMBING FIXTURES, ELECTRICAL PANEL AND SERVICE LINES PRIOR TO POURING CONCRETE SLAB.
 17. ALL DESIGN, REVISIONS, ENGINEERING INSTALLATION AND LIABILITY OF SOIL CONDITIONS AND STRUCTURAL DESIGNS DUE TO INADEQUATE SOILS SHALL BE THE RESPONSIBILITY OF THE 'BUILDING DEVELOPER' OR ITS SUBCONTRACTORS INVOLVED WITH DESIGN AND INSTALLATION OF SUCH AND THE ARCHITECT SHALL NOT BE HELD LIABLE OR RESPONSIBLE FOR THEIR IMPLEMENTATIONS.
 18. LOCATION OF A/C SHALL BE VERIFIED BY BUILDER PRIOR TO CONSTRUCTION IN ACCORDANCE WITH LOCAL CODES. EQUIPMENT SHALL NOT BE LOCATED IN REQUIRED SIDE YARD SETBACKS
 19. BOTTOM OF STEEL COLUMNS (INSIDE & OUT) SHALL HAVE A COAT OF RUST INHIBITIVE PAINT OR EQUAL.
 20. ELECTRICAL PLAN FOR BASEMENT HAS BEEN INCORPORATED IN THE FINISHED BASEMENT PLAN ON SHEET 3A.
 21. PROVIDE (2) 48" LONG #4 REBAR AT TOP & BOTTOM IN FOUNDATION WALL AND AT FOOTING GRADE CHANGES
 22. FOR ADDITIONAL NOTES SEE SPECIFICATIONS AND DETAILS



KUAFI NOTE:
DOUBLE WIRE JOINT REINFORCEMENT IS TO
BE USED ABOVE CORNERS OF MASONRY
EXTENDING A MIN. OF 12" BEYOND EACH
SIDE OF OPENING (TYP)

REBAR NOTE:
NOT LESS THAN ONE VERTICAL #4 BAR SHALL BE PROVIDED ON
EACH SIDE OF OPENINGS EQUAL TO OR GREATER THAN 2 FEET IN
WIDTH. VERTICAL REINFORCEMENT SHALL EXTEND THE FULL HEIGHT
OF THE WALL AND BE LOCATED WITHIN 12" OF EACH SIDE OPENING.

COMPRESSIVE STRENGTH OF CONCRETE	
TYPE OR LOCATION OF CONCRETE CONSTRUCTION	MIN. SPECIFIED COMPRESSIVE STRENGTH WEATHERING POTENTIAL SEVERE
BASEMENT WALLS, FND. & OTHER WALLS NOT EXPOSED TO THE WEATHER	2500
BASEMENT SLABS & INTERIOR SLABS ON GRADE EXCEPT GARAGE FLOOR SLABS	2500
BASEMENT WALLS, FND. WALLS, EXTERIOR WALLS, & OTHER VERTICAL CONC. EXPOSED TO WEATHER	3000
PORCHES, CARPORT SLABS & STEPS EXPOSED TO THE WEATHER & GARAGE FLOOR SLABS	3500 (AIR-ENTRAINED)

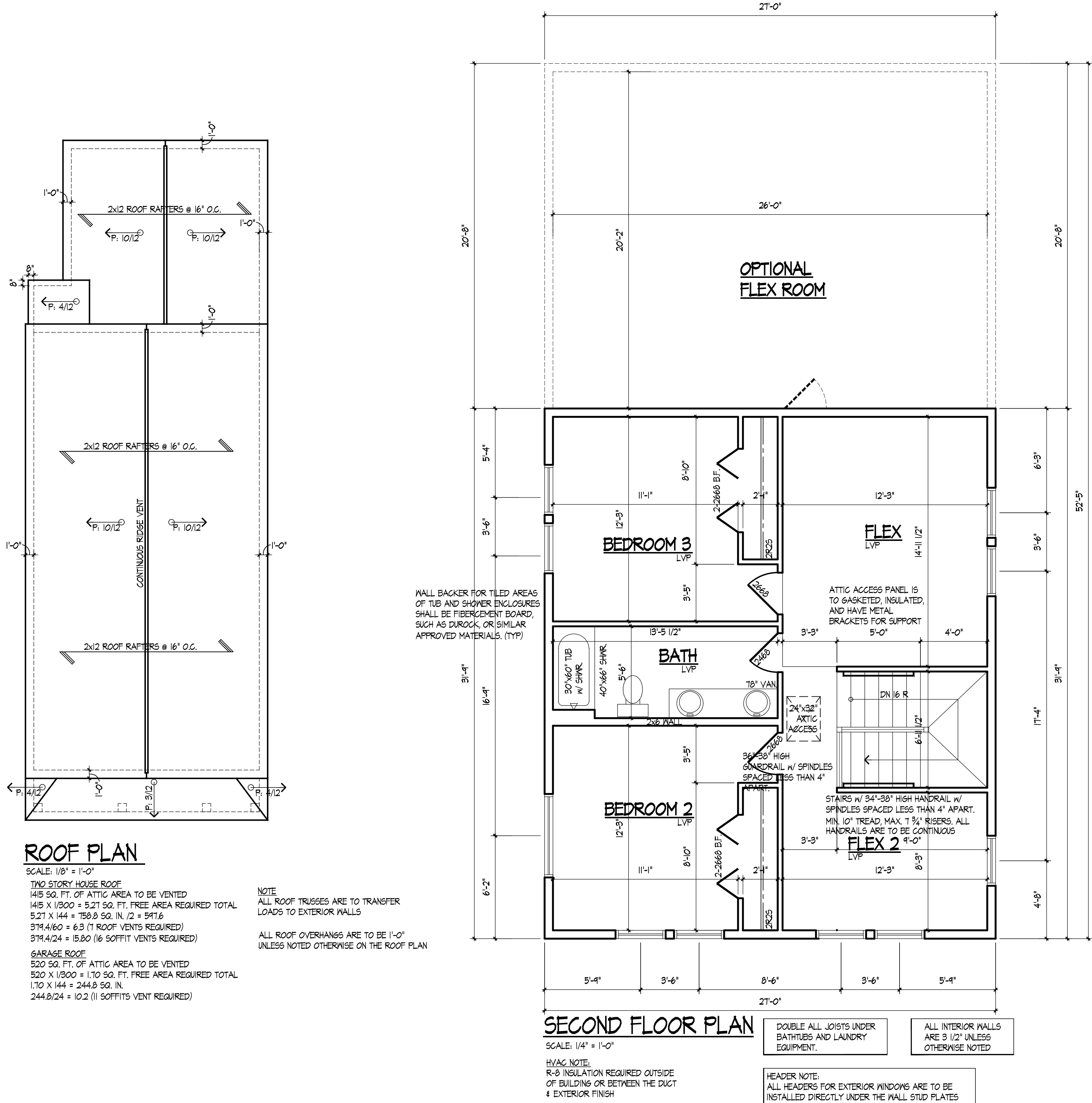
MECHANICAL / VENTILATION NOTES:

1. EXHAUST HOOD SYSTEMS CAPABLE OF EXHAUSTING IN EXCESS OF 400 CUBIC FEET PER MINUTE SHALL BE PROVIDED WITH MAKE-UP AIR AT A RATE APPROXIMATELY EQUAL TO THE EXHAUST RATE. SUCH MAKE-UP AIR SYSTEMS SHALL BE EQUIPPED WITH A MEANS IF FLOW RATE SHALL BE MONITORED AND AUTOMATICALLY CONTROLLED TO START AND OPERATE SIMULTANEOUSLY WITH THE EXHAUST SYSTEM.
2. WHOLE HOUSE MECHANICAL VENTILATION SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH SECTIONS R403.5.4 THROUGH R403.5.6.
3. WHOLE HOUSE VENTILATION SYSTEM SHALL CONSIST OF ONE OR MORE SUPPLY OR EXHAUST FANS, OR A COMBINATION AND ASSOCIATED DUCTS AND CONTROLS. LOCAL EXHAUST FANS SHALL BE PERMITTED TO SERVE SUCH A SYSTEM. OUTDOOR AIR DUCTS CONNECTED TO THE RETURN SIDE OF AN AIR HANDLER SHALL BE CONSIDERED TO PROVIDE SUPPLY VENTILATION.
4. WHOLE HOUSE MECHANICAL VENTILATION SYSTEM SHALL BE PROVIDED WITH CONTROLS THAT ENABLE MANUAL OVERRIDE.
- WHOLE HOUSE MECHANICAL VENTILATION SYSTEM SHALL PROVIDE OUTDOOR AIR AT A CONTINUOUS RATE OF NOT LESS THAN THAT DETERMINED IN ACCORDANCE WITH TABLE R403.5(1).
- PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN THE WATER HEATER FLUE DRASTIC LOCATION AND THE COMBUSTION AIR INTAKE OPENING FOR THE FURNACE.
- OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN VENTILATION SYSTEM IS NOT OPERATING

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FLOOR PLAN NOTES:

- DO NOT SCALE DRAWINGS
- ALL INTERIOR NON-LOAD BEARING WALLS TO BE 2X4 STUD @ 16" O.C. UNLESS OTHERWISE NOTED.
 - ALL UNDIMENSIONED PARTITIONS ARE 3 1/2" ROUGH.
 - ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED.
 - 3-2X4s MIN AT EACH END OF ALL BEAMS AND GIRDER JOISTS UNLESS OTHERWISE NOTED. ALL SUCH CONCENTRATED LOADS SHALL BE TRANSFERRED TO FOUNDATION VIA BEAMS, POSTS OR SOLID BLOCKING.
 - ALL EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING UNLESS OTHERWISE NOTED
 - ALL TRUSSES TO BEAR ON EXTERIOR WALLS AND/OR GIRDER TRUSSES UNLESS OTHERWISE NOTED.
 - TRUSS MF6. TO SIZE MEMBERS, FASTENERS, HANGERS AND SET SPACING FOR ALL TRUSSES.
 - WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN EACH BEDROOM TO HAVE A CLEAR EGRESS OPENING OF 5.7 SQ. FT. WITH MIN. DIMENSION OF 24" IN HEIGHT AND 20" IN WIDTH AND SILL HEIGHT NO GREATER THAN 44" ABOVE FLOOR.
 - WALLS OVER 10 FEET HIGH SHALL HAVE BRACING/BRIDGINS LOCATED AT JOINT IN SHEATHING.
 - ALL HANDRAIL BALUSTERS TO BE SPACED SUCH THAT 4" SPHERE CAN NOT PASS BETWEEN BALUSTERS.
 - ALL ELECTRICAL AND MECHANICAL EQUIPMENT 4 METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS. CONTRACTOR TO VERIFY.
 - ALL WINDOW HEAD HEIGHTS AT 6'-10 3/4" UNLESS OTHERWISE NOTED
 - PROVIDE 1 3/4" SOLID CORE 1 HR RATED STEEL DOOR AT HOUSE TO GARAGE DOOR. W/ CLOSER
 - ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE 5/8" TYPE "X" GYP BD ON THE WALLS AND CEILING.
 - PROVIDE DOUBLE JOISTS AT PARALLEL PARTITIONS AND SOLID BLOCKING AT PERPENDICULAR PARTITIONS.
 - PROVIDE 2-2X12 W/ 1/2" FLY. HEADERS OVER ALL EXTERIOR OPENINGS UNLESS OTHERWISE NOTED
 - ALL EXTERIOR 2X DECKING, JOISTS, POSTS, STAIRS, HANDRAILS AND BALUSTERS TO BE PRESSURE TREATED UNLESS OTHERWISE NOTED.
 - FOR ADDITIONAL NOTES SEE SPECIFICATIONS AND SHEET DETAILS.
 - ALL WINDOW AND DOOR STEEL LINTELS ARE TO BE 3 1/2"x4"x5/16" ANGLES UNLESS OTHERWISE NOTED.



These drawings were prepared under my supervision and to the best of my knowledge, they comply with all applicable codes.

001-008243
FREDERICK E. GILMORE
EXPIRATION 11/30/24

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ELECTRICAL PLAN NOTES:

- DO NOT SCALE DRAWINGS
1. ELECTRICAL CONTRACTOR IS TO SUPPLY REQUIRED DIRECT HOOK-UPS AND CUTOFFS.
 2. HVAC CONTRACTOR TO VERIFY THERMOSTAT LOCATIONS.
 3. ALL ELECTRICAL AND MECHANICAL EQUIPMENT ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS
 4. ALL SMOKE DETECTORS AND C.O. DETECTORS TO BE 110 V WIRE IN SERIES W/ BATTERY BACK UP INTERCONNECTED TO ALL OTHERS. MIN. 15'-0" FROM ALL BEDROOM DOORS. MIN. 1 SMOKE DETECTOR PER FLOOR AND ONE IN EACH SLEEPING ROOM
 5. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NFA) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
 6. PROVIDE AND INSTALL GROUND FAULT CIRCUIT-INTERRUPTERS (GFI) AS REQUIRED BY NATIONAL ELECTRIC CODE (NEC) AND MEETING THE REQUIREMENTS OF AL GOVERNING CODES.
 7. GROUND FAULT FOR SERVICE DISTRIBUTION TO BE LOCATED ON STREET SIDE OF WATER METER.
 8. GROUND WIRE FOR SERVICE DISTRIBUTION 60 TO STREET SIDE OF WATER METER AND JUMPER ACROSS METER. METER SOCKET SHALL HAVE DRIVEN GROUND ROD.
 9. PROVIDE 1/2" CONDUIT FROM WATER METER THROUGH OUTSIDE WALL FOR REMOTE METER READER. (LOCATE NEAR GAS METER)
 10. PROVIDE AN EXTERIOR DISCONNECT SWITCH ON THE ELECTRIC SERVICE.
 11. ALL NON-DEDICATED OUTLETS IN THE BASEMENT SHALL BE 125 VOLT, 15 OR 20 AMP GFI PROTECTED RECEPTACLES.
 12. PROVIDE CLOSED LAMPS ON ALL FLUORESCENT FIXTURES.

1. KITCHEN ALL 125-VOLT, SINGLE PHASE 15 AND 20-AMP RECEPTACLES THAT SERVE COUNTERTOP SURFACES SHALL HAVE A GROUND FAULT CIRCUIT INTERRUPTER PROTECTION FOR PERSONNEL.
2. BATHROOMS ALL 125-VOLT, SINGLE PHASE 15 AND 20-AMP RECEPTACLES INSTALLED SERVE IN BATHROOMS SHALL HAVE A GROUND FAULT CIRCUIT INTERRUPTER PROTECTION FOR PERSONNEL.
3. BEDROOM OUTLETS ALL BRANCH CIRCUITS THAT SUPPLY 125-VOLT, SINGLE PHASE 15 AND 20-AMP RECEPTACLES INSTALLED IN DWELLING UNITS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER LISTED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT
4. RECESSED FIXTURES INSTALLED IN THE BUILDING ENVELOPE (SECOND FLOOR CEILINGS) ARE TO BE "IC" RATED OR INSTALLED IN A SEALED BOX CONSTRUCTED OF A MIN. 1/2" THICK WALLBOARD.
5. METAL TUBING IS TO BE PROVIDED FOR REMOTE WATER METER READER. COORDINATE LOCATION WITH BUILDING INSPECTOR.
6. MINIMUM OF 90% OF PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH EFFICACY LIGHTS.
7. SURFACE MOUNTED INCANDESCENT FIXTURES ARE TO BE INSTALLED NO CLOSER THAN 12" TO THE NEAREST STORAGE SPACE. SURFACE MOUNTED FLUORESCENT FIXTURES ARE TO BE INSTALLED NO CLOSER THAN 6" TO THE NEAREST STORAGE SPACE. RECESSED INCANDESCENT AND FLUORESCENT FIXTURES WITH COMPLETELY ENCLOSED LAMP NO CLOSER THAN 6" TO NEAREST STORAGE SPACE.
8. ALL 120 VOLT, SINGLE PHASE, 15 AND 20 AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN, BEDROOMS, SUNROOMS, REC ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT INTERRUPTER, COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTION OF THE CIRCUIT. ALL RECEPTACLES SHALL BE LISTED TAMPER RESISTANT RECEPTACLES.
9. ALL STAIRWAYS SHALL BE PROVIDED WITH A LIGHT IN THE IMMEDIATE VICINITY OF EACH AND EVERY LANDINGS OF THE STAIRWAY, INCLUDING TOP AND BOTTOM. THE CONTROL FOR THESE LIGHTS SHALL BE A 3-WAY SWITCH LOCATED AT THE TOP AND BOTTOM OF THE STAIRS.
10. SEPARATE CIRCUITS SHALL BE PROVIDED FOR ALL RANGES, OVENS, WATER HEATERS, LAUNDRY, GARBAGE DISPOSAL, MICROWAVE, COMPACTOR, DISHWASHER, FOOD FREEZER, REFRIGERATOR, WHOLE HOUSE VACUUM, TUBS WITH PUMPS, STEAM GENERATORS, PUMP AND ELEVATOR PUMPS, FURNACES, AND AIR CONDITIONERS.
11. COUNTERTOP RECEPTACLES ARE TO BE INSTALLED SO NO POINT ALONG THE WALL IS MORE THAN 24" FROM A RECEPTACLE OUTLET.
12. A CONVENIENCE OUTLET SHALL BE INSTALLED FOR SERVICING OF HEATING AND CONDITIONING AND REFRIGERATION EQUIPMENT.
13. SMOKE ALARM POWER SOURCE SHALL NOT BE CONNECTED TO A DEDICATED CIRCUIT

ELECTRICAL NOTES:

ALL LIGHT / FAN FIXTURES IN THE BATHROOMS SHALL HAVE A DEDICATED SWITCH THAT OPERATES ONLY THE FAN PER SECTION VAH 48(A)

A LIGHT FIXTURE SHALL BE INSTALLED WITHIN 3 FEET OF THE ELECTRICAL PANEL PER SECTION VAH 34 (A)

THE DISHWASHER SHALL HAVE A DISCONNECT SWITCH LOCATED ON THE MALL IN THE IMMEDIATE VICINITY OF THE APPLIANCE PER SECTION VAH 52 (B)

WATER PIPES AND GAS PIPE OF THE WATER HEATER SHALL BE PROPERLY BONDED.

ALL RECEPTACLES SHALL BE TAMPER RESISTANT.

ALL BEDROOM RECEPTACLES AND SMOKE DETECTORS SHALL BE ARC-FAULT CIRCUIT INTERRUPTER PROTECTED.

6FCI RECEPTACLES IN THE GARAGE SHALL BE 4 FEET ABOVE THE FLOOR.

LIGHT/EXHAUST FAN COMBINATION FIXTURE SHALL HAVE A DEDICATED SWITCH TO OPERATE THE FAN.

PROVIDE ARC-FAULT PROTECTION (AFCI) FOR OUTLETS AND DEVICES IN THE KITCHEN, FAMILY ROOM, OFFICE/DINING ROOM, DINING ROOM, LIVING ROOM, BEDROOMS, CLOSETS, PANTRY, HALLS, LAUNDRY ROOM AND MUDROOM. 2017 NEC 210.12(A)

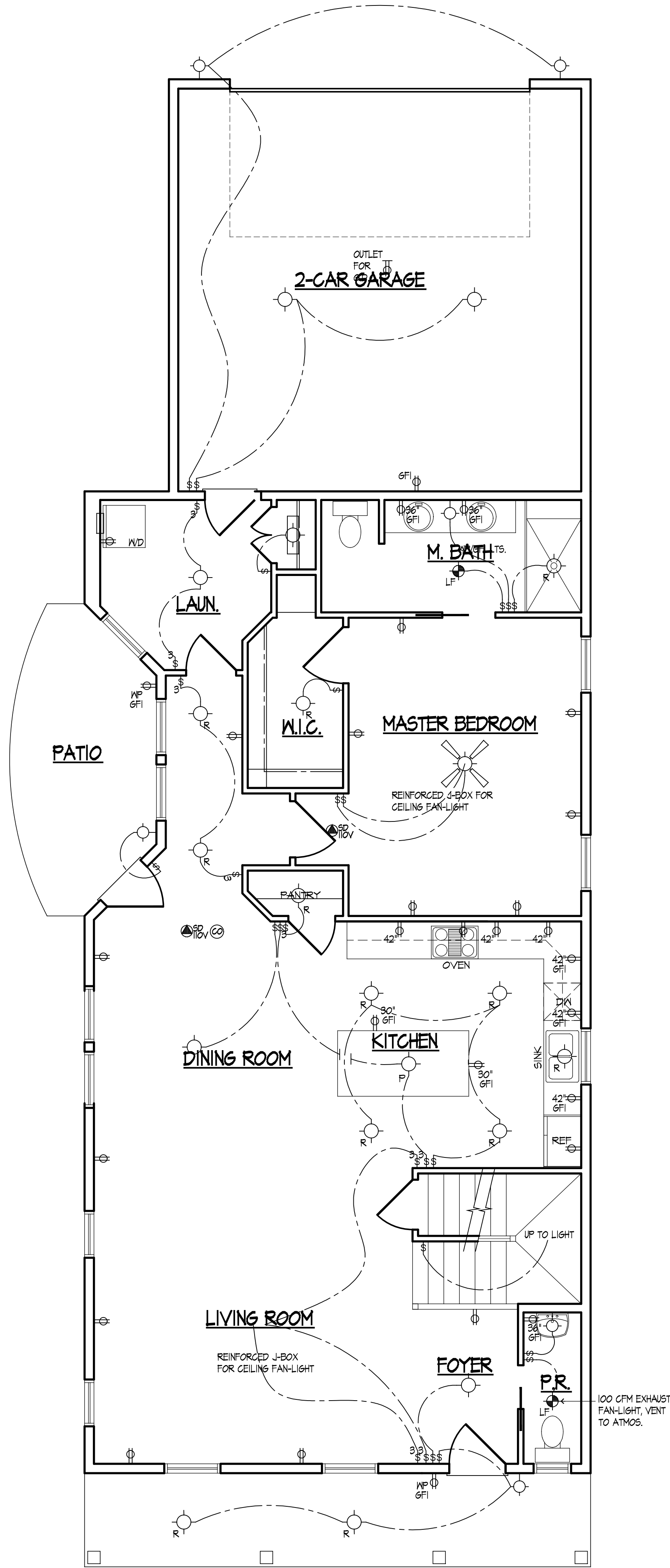
THE SMOKE DETECTORS SHALL BE AFCI PROTECTED ON A DEDICATED CIRCUIT.

LOW VOLTAGE WIRING THAT IS INACCESSIBLE SHALL BE IN IMC CONDUIT.

FOLLOWING APPLIANCES AND EQUIPMENT SHALL HAVE A DEDICATED CIRCUIT:

EACH FURNACE, EACH AIR CONDITIONER, EACH WATER HEATER, MICROWAVE, DISHWASHER, DISPOSAL AND OVEN.

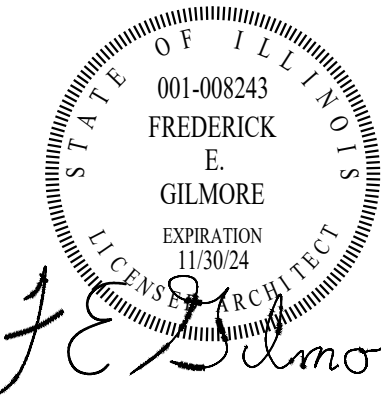
THE FOLLOWING APPLIANCES AND EQUIPMENT SHALL HAVE A DISCONNECT SWITCH: EACH FURNACE, EACH AIR CONDITIONER, EACH WATER HEATER, AND DISHWASHER.



FIRST FLOOR ELECTRICAL PLAN

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

ELECTRICAL SYMBOLS		ALL EXTERIOR WP GFI OUTLETS SHALL BE EQUIPPED WITH "IN USE" COVERS	
	SINGLE POLE SWITCH		HEAT LAMP
	THREE POLE SWITCH		FAN
	FOUR POLE SWITCH		FAN / LIGHT
	WEATHER PROOF SWITCH/GROUND FAULT INTERRUPTER		FAN / LIGHT / HEAT LAMP
	PHOTOCELL		EMERGENCY LIGHT WITH BATTERY BACKUP
	WEATHER PROOF OUTLET GROUND FAULT INTERRUPTER W/ IN USE BUBBLE COVER	INCANDESCENT LIGHT FIXTURES SURFACE MOUNTED FIXTURE SURFACE MOUNTED FIXTURE WITH PULL CHAIN WALL MOUNTED FIXTURE RECESSED FIXTURE RECESSES EYEBALL FIXTURE LIGHT TRACK - NUMBER INDICATES LENGTH (FEET)	
	SINGLE OUTLET		
	DUPLEX OUTLET		
	DUPLEX OUTLET - ONE HALF SWITCHED		
	220 VOLT OUTLET		
	THERMOSTAT	FLUORESCENT LIGHT FIXTURES STRIP LIGHT - NUMBER INDICATES LENGTH (INCHES) 1 x 4 2 x 4 2 x 2 4 x 4 DIMENSIONS WITH SYMBOL INDICATES HEIGHT ABOVE FLOOR 42	
	JUNCTION BOX		
	GARBAGE DISPOSAL		
	110 VOLT SMOKE DETECTOR INTER-CONNECTED W/ BATTERY BACKUP		
	CARBON MONOXIDE ALARM		
	DOOR BELL BUTTON		
	DOOR BELL CHIMES		
	TELEPHONE OUTLET		
	CABLE TELEVISION OUTLET		
	INTERCOMM		
	ELECTRICAL PANEL		
	ELECTRICAL METER		
	INDICATES WATERPROOF		
	INDICATES GROUND FAULT INTERRUPT		



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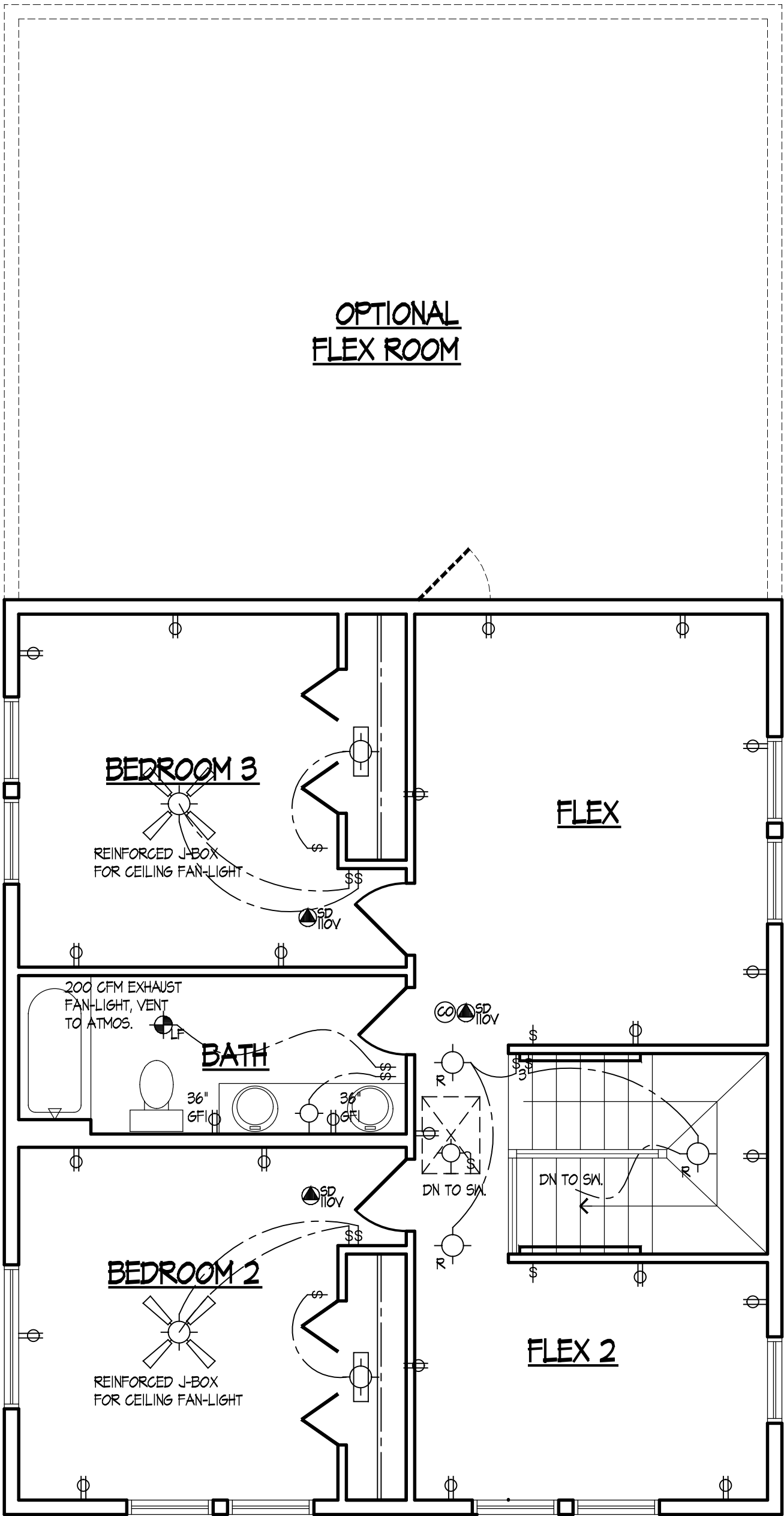
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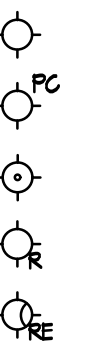
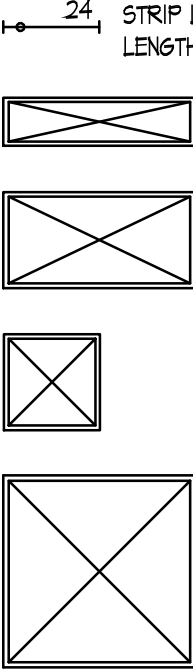


SECOND FLOOR ELECT. PLAN
SCALE 1/4"=1'-0"

WATER PIPES AND GAS PIPE OF THE WATER HEATER SHALL BE PROPERLY BONDED.
ALL RECEPTACLES SHALL BE TAMPER RESISTANT.
ALL BEDROOM RECEPTACLES AND SMOKE DETECTORS SHALL BE ARC-FAULT CIRCUIT INTERRUPTER PROTECTED.
6FCI RECEPTACLES IN THE GARAGE SHALL BE 4 FEET ABOVE THE FLOOR.
LIGHT/EXHAUST FAN COMBINATION FIXTURE SHALL HAVE A DEDICATED SWITCH TO OPERATE THE FAN.

1. KITCHEN ALL 125-VOLT, SINGLE PHASE 15 AND 20-AMP RECEPTACLES THAT SERVE COUNTERTOP SURFACES SHALL HAVE A GROUND FAULT CIRCUIT INTERRUPTER PROTECTION FOR PERSONNEL.
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4. RECESSED FIXTURES INSTALLED IN THE BUILDING ENVELOPE (SECOND FLOOR CEILING) ARE TO BE "10" RATED OR INSTALLED IN A SEALED BOX CONSTRUCTED OF A MIN 1/2" THICK WALLBOARD.
5. METAL TUBING IS TO BE PROVIDED FOR REMOTE WATER METER READER. COORDINATE LOCATION WITH BUILDING INSPECTOR.
6. MINIMUM OF 90% OF PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH EFFICACY LIGHTS.
7. SURFACE MOUNTED INCANDESCENT FIXTURES ARE TO BE INSTALLED NO CLOSER THAN 12" TO THE NEAREST STORAGE SPACE. SURFACE MOUNTED FLUORESCENT FIXTURES ARE TO BE INSTALLED NO CLOSER THAN 6" TO THE NEAREST STORAGE SPACE. RECESSED INCANDESCENT AND FLUORESCENT FIXTURES WITH COMPLETELY ENCLOSED LAMP NO CLOSER THAN 6" TO NEAREST STORAGE SPACE.
8. ALL 120 VOLT, SINGLE PHASE, 15 AND 20 AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, REC ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT INTERRUPTER, COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTION OF THE CIRCUIT. ALL RECEPTACLES SHALL BE LISTED TAMPER RESISTANT RECEPTACLES.
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13. SMOKE ALARM POWER SOURCE SHALL NOT BE CONNECTED TO A DEDICATED CIRCUIT

- ELECTRICAL PLAN NOTES:
DO NOT SCALE DRAWINGS
1. ELECTRICAL CONTRACTOR IS TO SUPPLY REQUIRED DIRECT HOOK-UPS AND CUTOFFS.
2. HVAC CONTRACTOR TO VERIFY THERMOSTAT LOCATIONS.
3. ALL ELECTRICAL AND MECHANICAL EQUIPMENT ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS
4. ALL SMOKE DETECTORS AND C.O. DETECTORS TO BE 110 V WIRED IN SERIES W/ BATTERY BACK UP INTERCONNECTED TO ALL OTHERS. MIN. 15'-0" FROM AL BEDROOM DOORS. MIN. 1 SMOKE DETECTOR PER FLOOR AND ONE IN EACH SLEEPING ROOM
5. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NFFA) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
6. PROVIDE AND INSTALL GROUND FAULT CIRCUIT-INTERRUPTERS (GFI) AS REQUIRED BY NATIONAL ELECTRIC CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
7. GROUND FAULT FOR SERVICE DISTRIBUTION TO BE LOCATED ON STREET SIDE OF WATER METER.
8. GROUND WIRE FOR SERVICE DISTRIBUTION GO TO STREET SIDE OF WATER METER AND JUMPER ACROSS METER. METER SOCKET SHALL HAVE DRIVEN GROUND ROD.
9. PROVIDE 1/2" CONDUIT FROM WATER METER THROUGH OUTSIDE WALL FOR REMOTE METER READER. (LOCATE NEAR GAS METER)
10. PROVIDE AN EXTERIOR DISCONNECT SWITCH ON THE ELECTRIC SERVICE.
11. ALL NON-DEDICATED OUTLETS IN THE BASEMENT SHALL BE 125 VOLT, 15 OR 20 AMP 6FI PROTECTED RECEPTACLES.
12. PROVIDE CLOSED LAMPS ON ALL FLUORESCENT FIXTURES.

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	THREE POLE SWITCH		FAN
	FOUR POLE SWITCH		FAN / LIGHT
	WEATHER PROOF SWITCH/GROUND FAULT INTERRUPTER		FAN / LIGHT / HEAT LAMP
	PHOTOCELL		EMERGENCY LIGHT WITH BATTERY BACKUP
	WEATHER PROOF OUTLET GROUND FAULT INTERRUPTER w/ IN USE BUBBLE COVER		INCANDESCENT LIGHT FIXTURES
	SINGLE OUTLET		
	DUPLEX OUTLET		
	DUPLEX OUTLET - ONE HALF SWITCHED		
	220 VOLT OUTLET		
	THERMOSTAT		LIGHT TRACK - NUMBER INDICATES LENGTH (FEET)
	JUNCTION BOX		
	GARBAGE DISPOSAL		FLUORESCENT LIGHT FIXTURES
	110 VOLT SMOKE DETECTOR INTER-CONNECTED W/ BATTERY BACKUP		
	CARBON MONOXIDE ALARM		
	DOOR BELL BUTTON		
	DOOR BELL CHIMES		
	TELEPHONE OUTLET		CABLE TELEVISION OUTLET
	INTERCOMM		
	ELECTRICAL PANEL		
	ELECTRICAL METER	DIMENSIONS WITH SYMBOL INDICATES HEIGHT ABOVE FLOOR	
WP	INDICATES WATERPROOF		
6FI	INDICATES GROUND FAULT INTERRUPT		

STATE OF ILLINOIS

001-008243

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EXPIRATION 11/30/24

LICENSED ARCHITECT

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Packet Pg. 93

ROOF CONSTRUCTION

240 LB. MIN. ASPHALT SHINGLES(25 YEAR 240# MIN. TYP.) 15# ASPHALT IMPREGNATED BUILDING FELT, 5/8" EXT. GRADE PLYWOOD DECKING
W/CLIPS, ROOF RAFTERS AT 16" O.C., ROOF BAFFLES AT EVERY CAVITY,
R-44 FIBERGLASS INSULATION IN INTEGRAL V.B., 5/8" DRYWALL CEILING,
ICE AND WATER SHIELD OR APPROVED EQUAL TO BE APPLIED HORZ. AT
EAVE UP SLOPE OF ROOF TO A POINT 24" INSIDE EXTERIOR WALL. (VERT.
LAPS TO BE MIN. 5", HORZ. LAPS TO BE MIN. 6") ICE AND WATER SHIELD
OR APPROVED EQUAL TO BE APPLIED TO ALL VALLEYS.

FASCIA AND SOFFIT

ALUMINUM GUTTER & DOWNSPOUTS
OVER 8" LP FASCIA OVER
LP SOFFIT W/ INTEGRAL VENTS
1x2 LP TRIM BOARD OVER
W/1x6 SUB-RAKE - "LP"

WHERE EAVE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE
FREE FLOW OF AIR. A MIN. OF 1" SPACE SHALL BE PROVIDED BETWEEN
THE INSULATION AND ROOF SHEATHING AT THE LOCATION OF THE VENT.

INSULATION BAFFLES WITH WIND BLOCK BELOW ARE TO BE PROVIDED
ADJACENT TO SOFFIT AND EAVE VENTS. BAFFLES SHALL MAINTAIN AN
OPENING EQUAL OF GREATER THAN THE SIZE OF THE VENT.

SECOND FLOOR CONSTRUCTION

11 7/8" BCI FLR JOISTS (SEE FLOOR PLAN FOR SPACING)
WITH BCI RIM JOIST
5/8" TYPE "X" GYPSUM BOARD CEILING GULFED AND SCREWED TO
UNDERSIDE OF FLOOR JOISTS

10" LP BAND BOARD

NOTE:
FIREBLOCKING IS TO BE INSTALLED AS REQUIRED
PER 2012 I.R.C. R602.8 (TYPICAL AT ALL LOCATIONS)
FIREBLOCK AT THE RIM HEIGHT OF EVERY TUB WITH 2 X WOOD BLOCKING,
EVERY STUD SPACE, ALL AROUND, OR
PROVIDE WATER RESISTANT 5/8" G.V.B. OR 1/2" DUROCK COMPLETELY DOWN
TO THE FLOOR BEHIND ALL TUBS AND SHOWER STALL FOR PROPER FIRESTOPPING
OR USE OTHER APPROVED MATERIALS

FRAME WALL CONSTRUCTION

"LP" SIDING (SEE ELEVATIONS FOR FINISH) OVER "TYVEK" WRAP (OR
EQUAL). TAPE AROUND ALL WINDOW AND DOOR OPENINGS. PROVIDE
R-21 BATT INSULATION IN WALL CAVITIES W/ INTEGRAL V.B. ON WARM
SIDE OF WALL, 1/2" CONTINUOUS OSB SHEATHING, 2x6 WOOD STUDS @
16" o.c. W/ 5/8" TYPE "X" GYPSUM BOARD FINISH

R-38 INSULATION REQUIRED IN EXPOSED FLOORS, ALL LOCATIONS

FIRST FLOOR CONSTRUCTION

MIN. OF (2) LAYERS OF PLYWOOD TOTAL 1-1/4" THICKNESS
CONSISTING OF 3/4" + 1/2" OR (2) LAYERS OF 5/8"
HARDWOOD FLOORING MAY BE SUBSTITUTED FOR SECOND
LAYER OF PLY W/ WHEN 3/4" SUB-FLOOR IS USED
DUROCK MAY BE SUBSTITUTED FOR SECOND LAYER OF PLY
W/ IN TILED AREAS WHEN 3/4" SUB-FLOOR IS USED
1/2" UNDERLAYMENT IN TILED AREAS
2x12 FLR JOISTS (SEE FLOOR PLAN FOR SPACING)
WITH 2x12 RIM JOIST
5/8" TYPE "X" GYPSUM BOARD CEILING GULFED AND SCREWED TO
UNDERSIDE OF FLOOR JOISTS

R-38 INSULATION REQUIRED IN EXPOSED FLOORS, ALL LOCATIONS

SILL PLATE

CONTINUOUS PRESSURE TREATED SILL PLATE W/
SILL SEALER 1/2" DIA. x 12" ANCHOR BOLTS W/
NUTS & WASHERS @ MAX. 6'-0" o.c. & MAX. 12"
FROM CORNERS, MIN. 2 PER BOARD. EMBED MIN.
1" IN CONC.

DELTA MEMBRANE DAMP PROOFING OR APPROVED
EQUAL DRAPED OVER FOUNDATION WALL

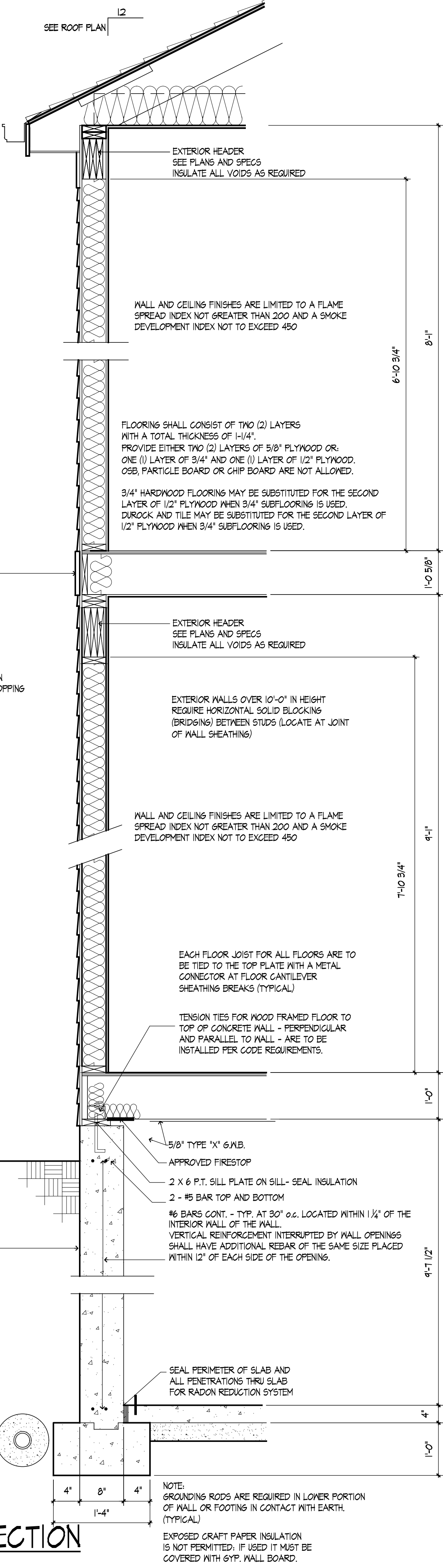
CONCRETE SLAB CONSTRUCTION

4" CONC. SLAB W/ #4 x #4 MESH
6-MIL. POLY VAPOR BARRIER - LAP ALL SEAMS
12" EACH DIRECTION FOR RADON SYSTEM
OVER MINIMUM 5" COMPACTED GRAVEL
OVER COMPACTED EARTH
(GRAVEL TO BE MINIMUM 4" WASHED STONE)

4" DRAIN TILE ON OUTSIDE OF
FOOTING MINIMUM 8" GRAVEL COVER
SILT/STOCK WRAP UTILIZATION OF FITTINGS
@ ALL CONNECTIONS IS REQ'D.

① FRAME WALL SECTION

SCALE: 3/4" = 1'-0"



ROOF CONSTRUCTION

STANDING SEAM METAL ROOF INSTALLED PER MANUFACTURE'S
GUIDELINES, 15# ASPHALT IMPREGNATED BUILDING FELT, 1/16" O.S.B.
DECKING, 2x6 RAFTERS @ 16" O.C., ICE AND WATER SHIELD OR
APPROVED EQUAL TO BE APPLIED HORZ. AT EAVE UP SLOPE OF
ROOF. (VERT. LAPS TO BE MIN. 5", HORZ. LAPS TO BE MIN. 6")

FASCIA AND SOFFIT

ALUMINUM GUTTER & DOWNSPOUTS
8" LP FASCIA OVER
LP SOFFIT W/ INTEGRAL VENTS

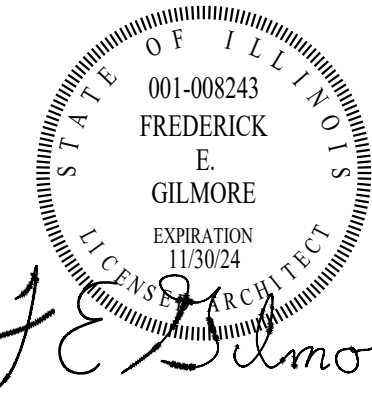
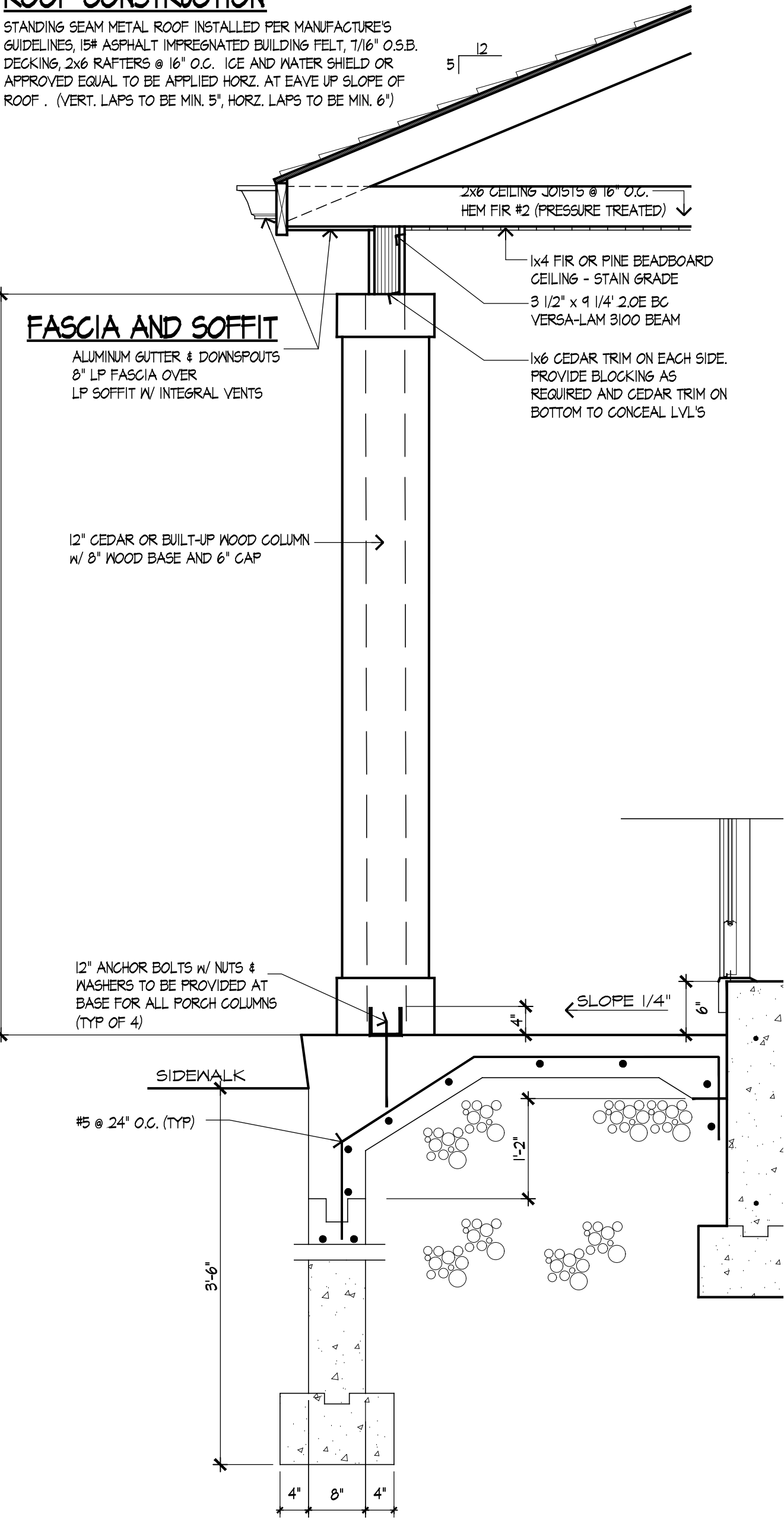
12" CEDAR OR BUILT-UP WOOD COLUMN
W/ 8" WOOD BASE AND 6" GAP

12" ANCHOR BOLTS W/ NUTS &
WASHERS TO BE PROVIDED AT
BASE FOR ALL PORCH COLUMNS
(TYP. OF 4)

15 @ 24" O.C. (TYP.)

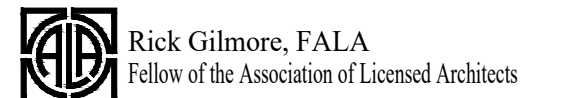
② PORCH SECTION

SCALE: 3/4" = 1'-0"



These drawings
were prepared
under my
supervision
and to the best
of my know-
ledge, they
comply with all
applicable codes.

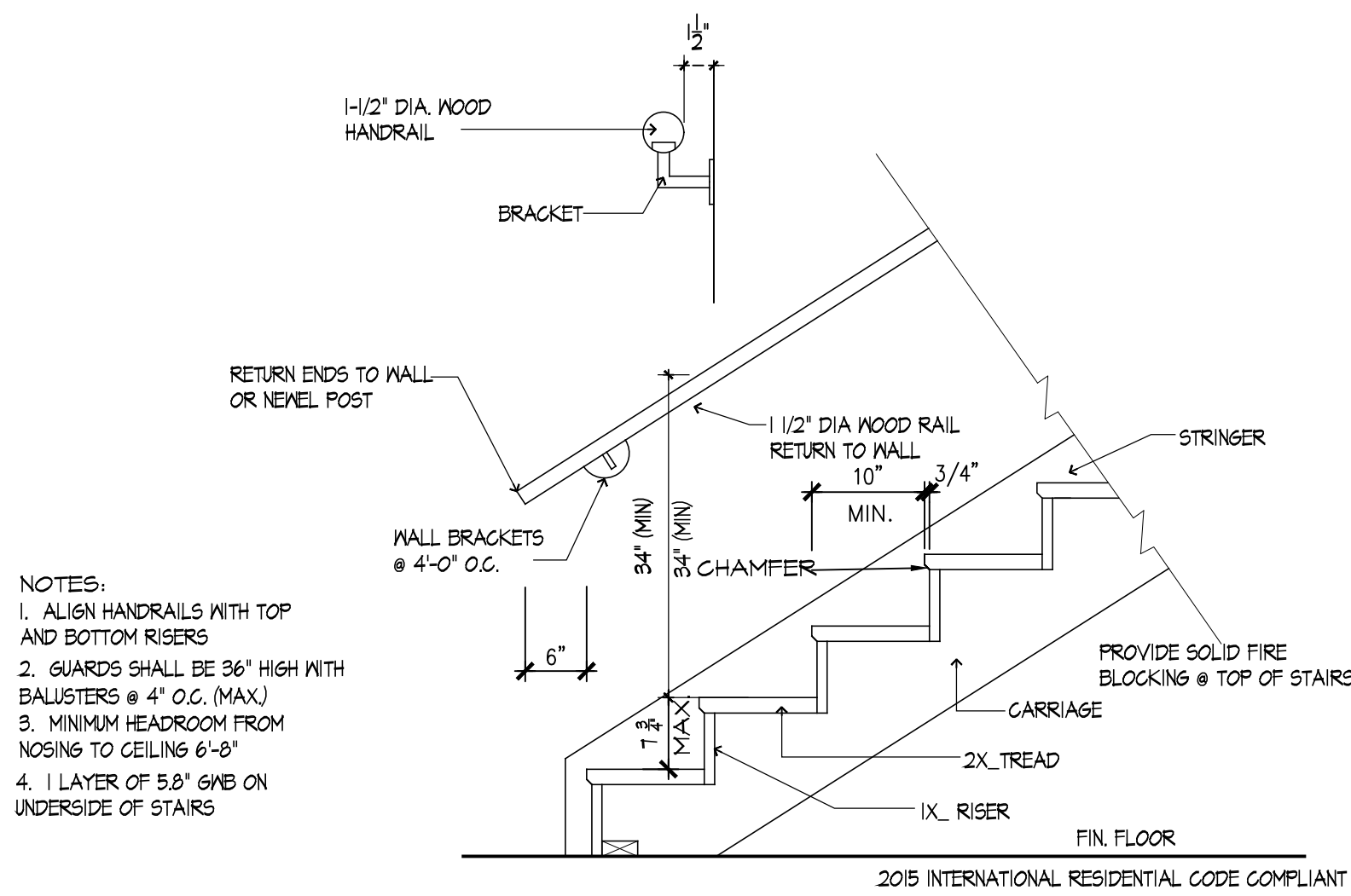
REV	DESCRIPTION	DATE
	ISSUED FOR PERMIT	01-31-24



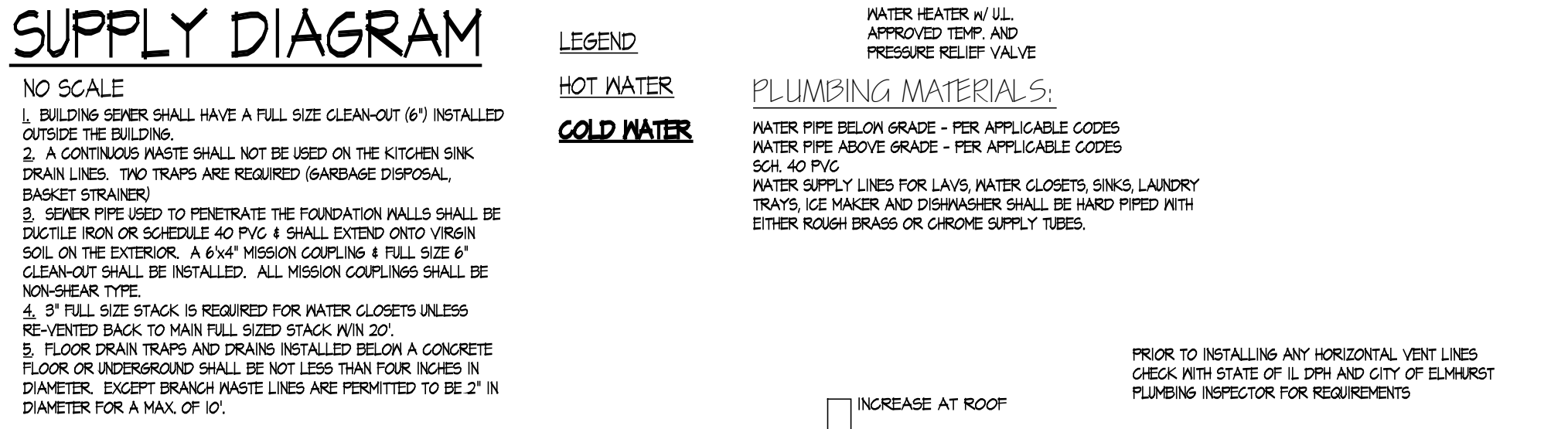
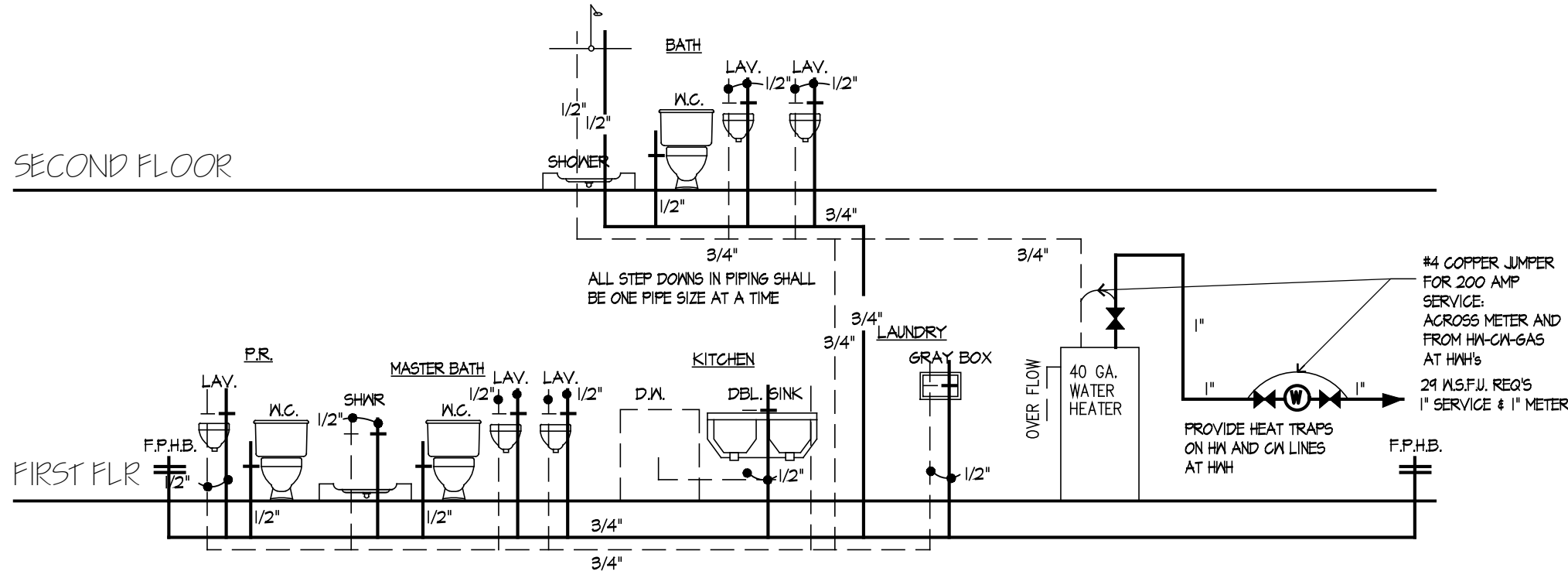
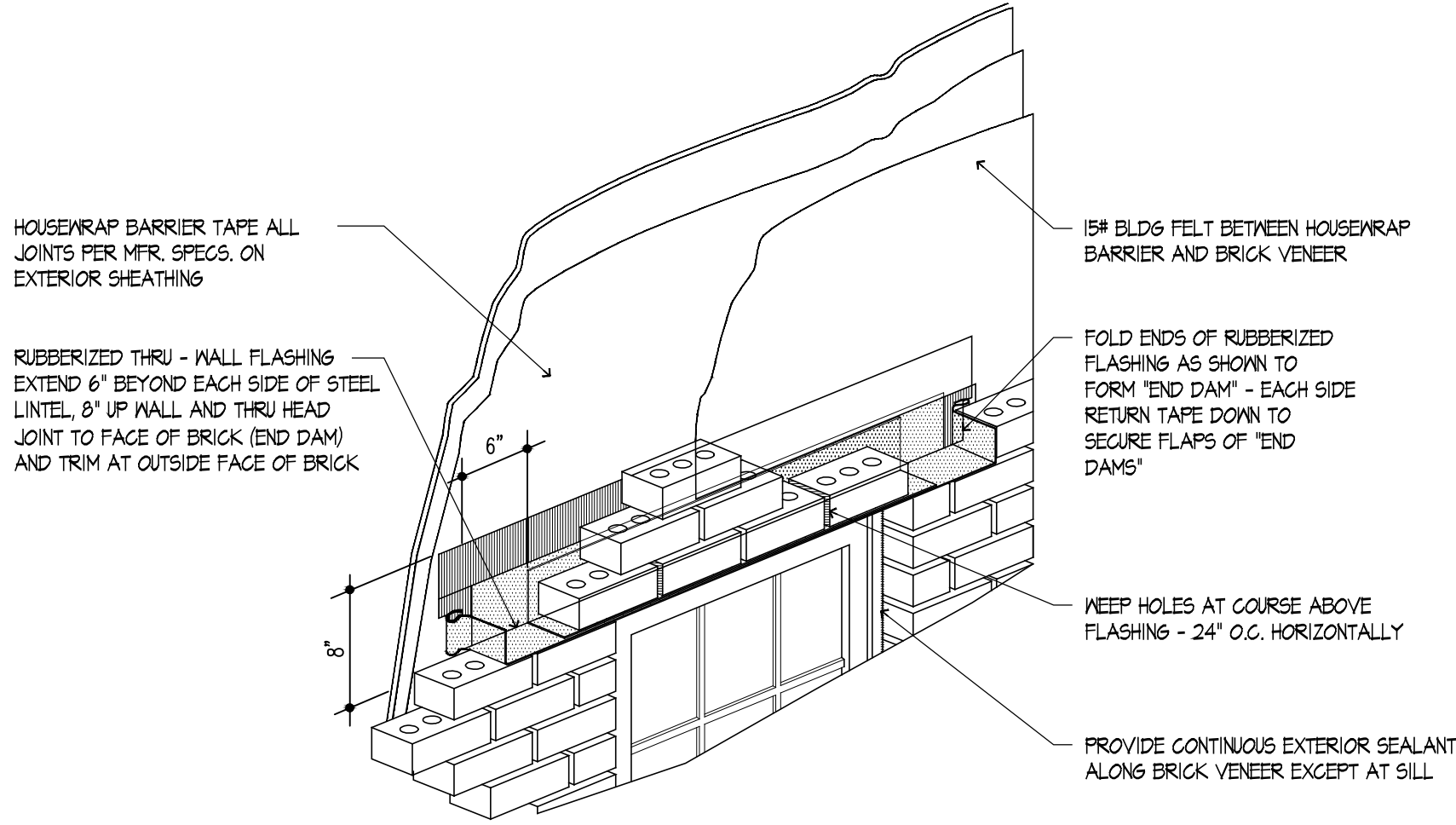
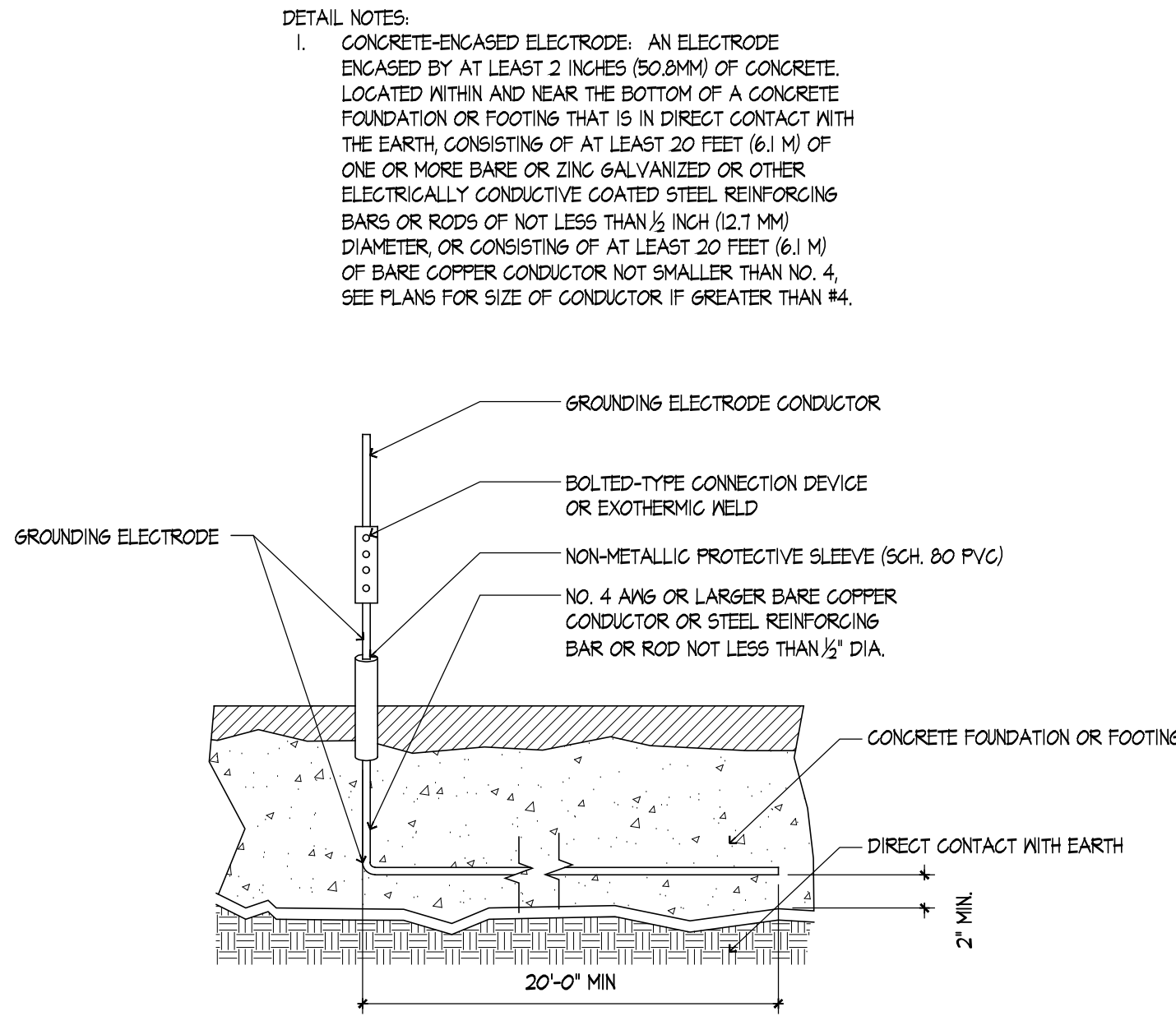
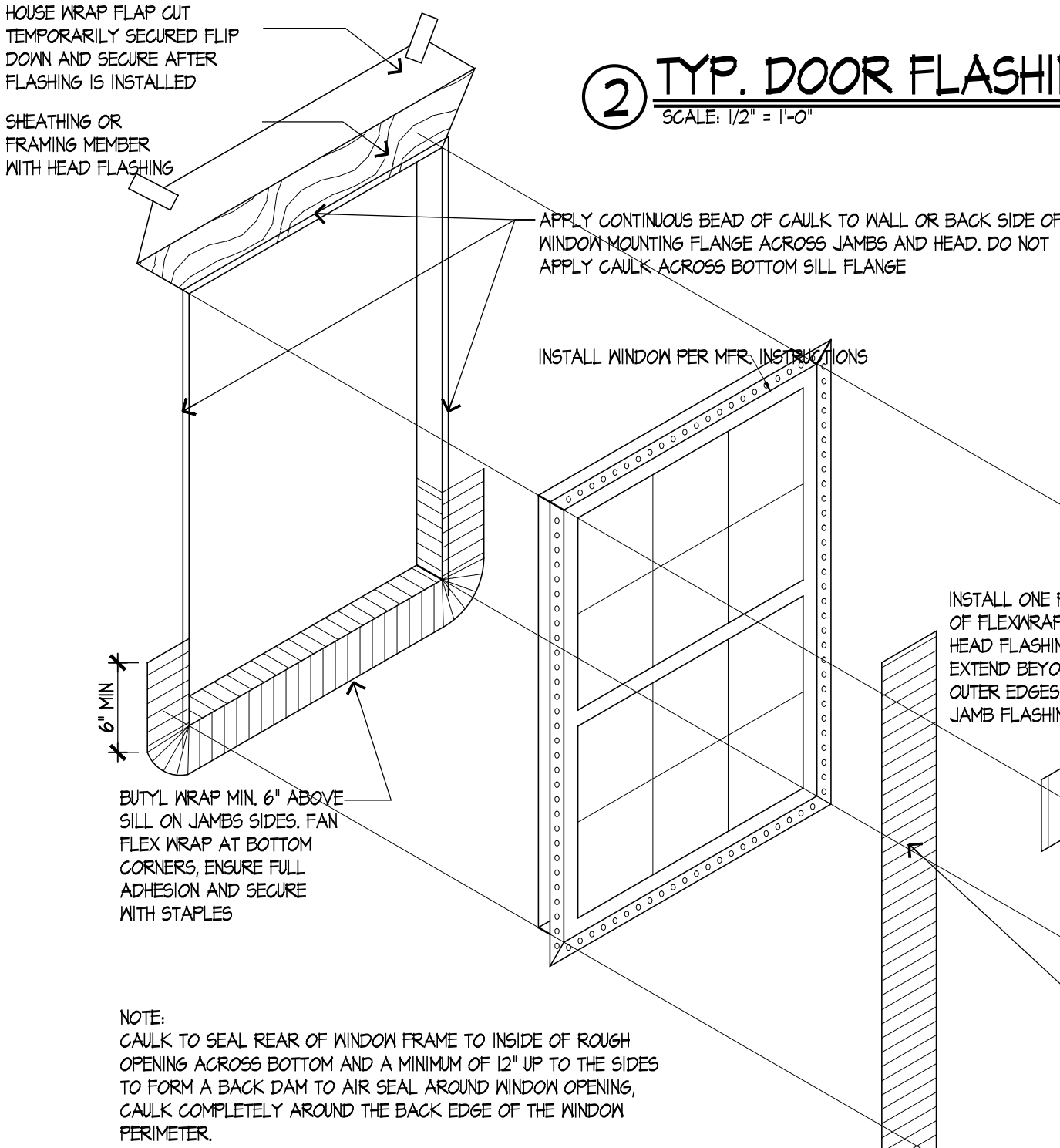
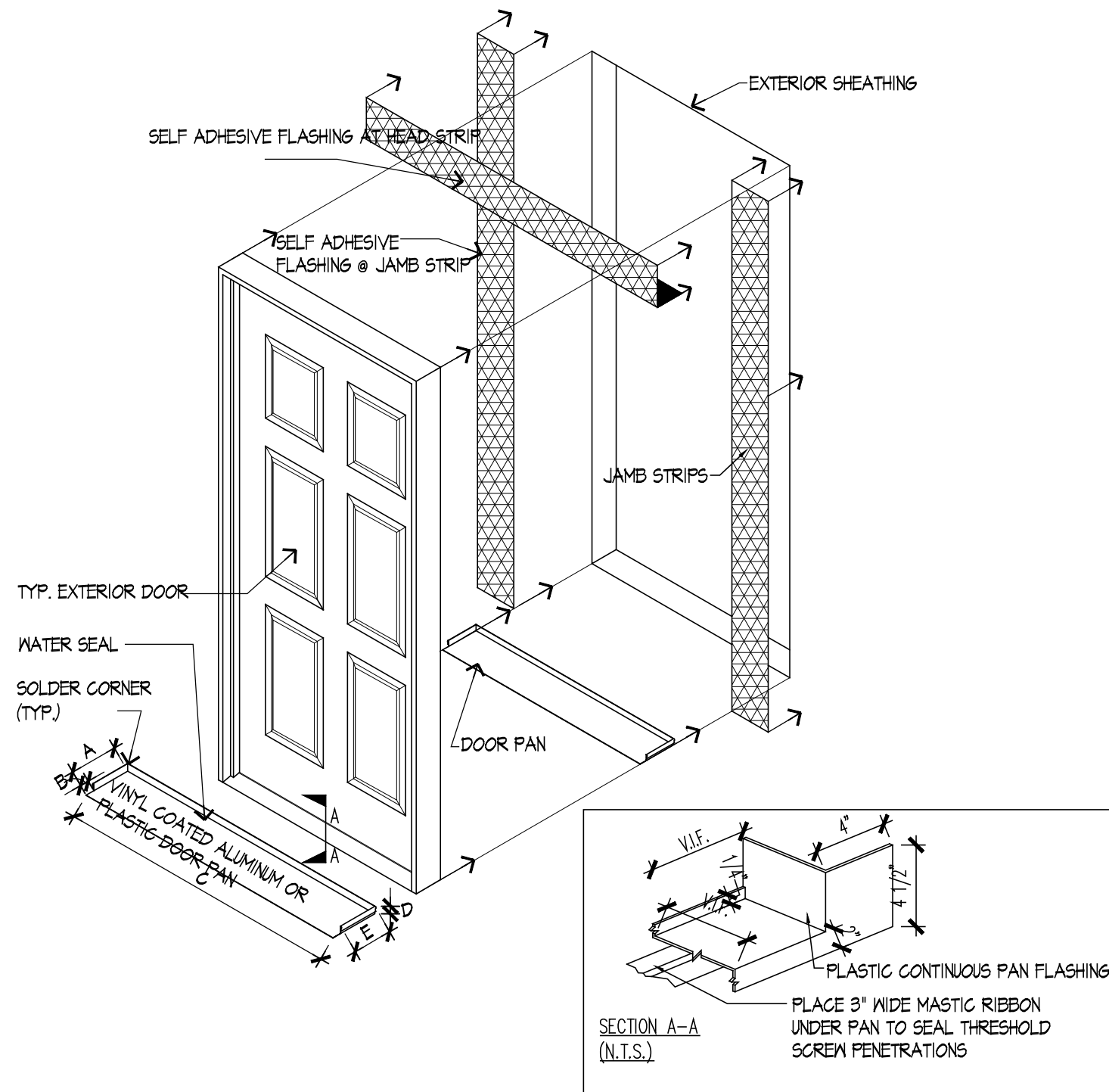
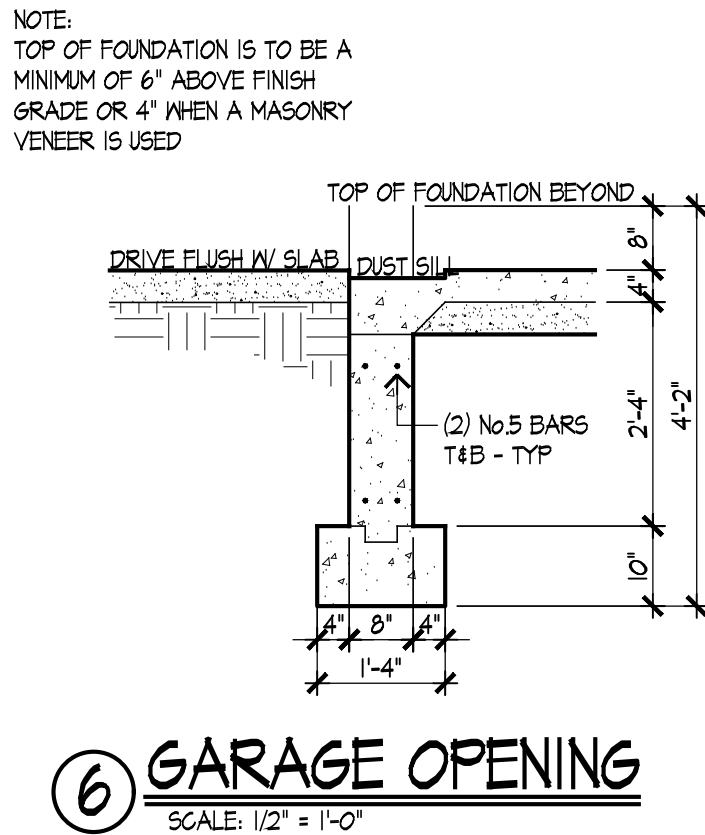
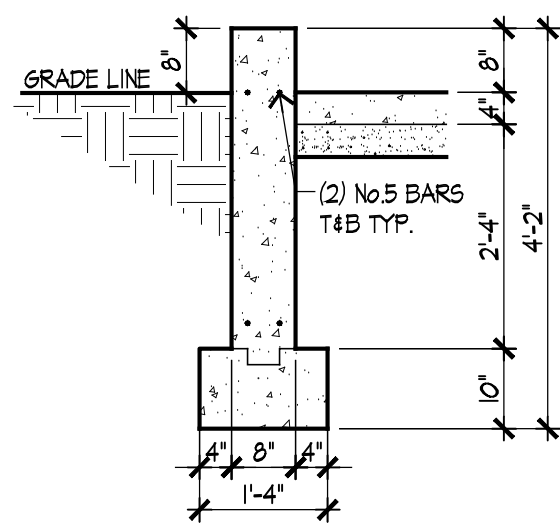
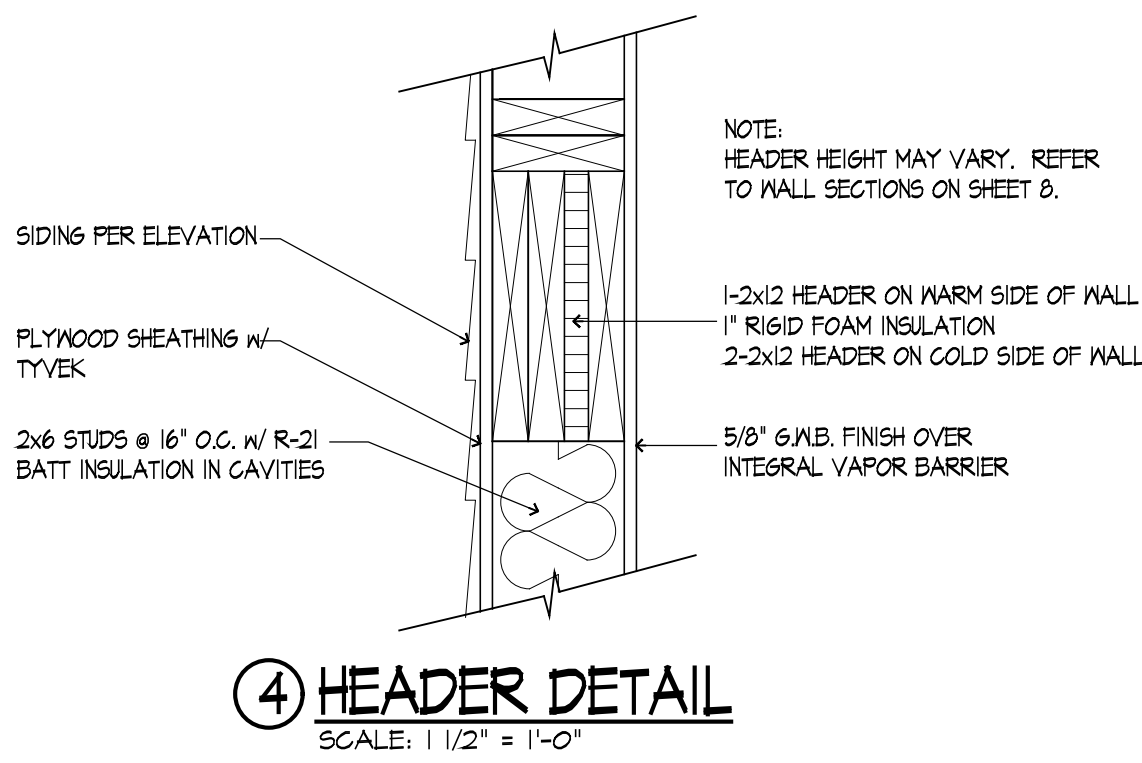
SLADE STREET CROSSING
PLAN 519
PALATINE, IL 60067

Gilmore

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① STAIR DETAIL
SCALE: 3/4" = 1'-0"



These drawings were prepared under my supervision and to the best of my knowledge, they comply with all applicable codes.

STATE OF ILLINOIS
001-008243
FREDERICK E. GILMORE
EXPIRATION 11/30/24
LICENSED ARCHITECT
Rick Gilmore, FALA
Fellow of the Association of Licensed Architects

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9

GENERAL REQUIREMENTS

- A.** Furnish all labor, materials, tools, insurance and permits necessary to complete the work as shown and as reasonably implied by the drawings, specifications, notes and required by any code with jurisdiction to complete the scope of work for a complete and properly finished job. Contractors proceed with the understanding and agreement that a satisfactory job is obtainable with the information as provided.
- B.** The General Contractor is solely responsible for dimensional accuracy. All differences in anticipated dimensions or conditions shall be immediately submitted in writing to the architect prior to the commencement or continuation of work or the Contractor shall be solely responsible for same.
- C.** Any deviations from the drawings and specifications without prior written consent of the Architect shall be the responsibility of the Contractor and will nullify and void any architectural certification pertaining to this project.

1. CODES All work shall comply with the following:

- A.** All Applicable Local, State, County and Federal Codes, Ordinances, Laws, Regulations and Protective Covenants governing the site of work.
- B.** Before final Construction Documents are issued for construction, they shall be submitted to all governing building agencies to insure their compliance with all applicable local and national codes. If code discrepancies in the Construction Documents appear, the Architect shall be notified of such discrepancies in writing by the Contractor or building official, and allowed to alter the Construction Documents so as to comply with governing codes before construction begins.
- C.** Upon receipt of approval from the governing official, approved final Construction Documents shall be submitted to the Contractor by the Architect.
- D.** If code discrepancies are discovered during the construction process, the Architect shall be notified in writing and allowed ample time to remedy said discrepancies.

2. INTENTION

- A.** The intention of these documents is to include all labor, materials and services, necessary for complete and proper execution of the Work indicated on the Construction Documents or reasonably inferred therefrom.
- B.** The Architect shall not have control over or charge of and shall not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connections with the work. The Architect shall not be responsible for Contractor's or Subcontractor's schedules or for failure to carry out the Work in accordance with the Construction Documents. The Architect shall not have control over or charge of acts or omissions of the Contractor, Subcontractor, or their agents or employees, or of any other persons performing portions of the Work.
- C.** All Contractors, Subcontractors, Suppliers and Fabricators shall be responsible for the content of the Construction Documents, and for the supply and design of appropriate materials and shall insure that all work is done in a professional workman like manner by skilled mechanics and shall replace any materials or items damaged by Subcontractors performance. Subcontractors and suppliers are hereby notified that they are to confer and cooperate fully with each other during the course of construction to determine the exact extent of overlap of each others work and to successfully complete the execution of the Work.
- D.** All Subcontractor work shall be of quality to pass inspections by local authorities, lending institutions, Architect or Contractor. Any one or all of the above mentioned inspectors may inspect workmanship at any time, and any corrections needed to enhance the quality of building will be done immediately.
- E.** Each Subcontractor, unless specifically exempted by the items of his subcontract agreement, shall be responsible for cleaning up and removing from the job site all trash and debris not left by other Subcontractors. Contractor will determine how soon after Subcontractor completes each phase of his work that trash and debris will be removed from the site.
- F.** All Manufactured articles, materials and equipment shall be applied, installed, erected, used, cleaned and conditioned in strict accordance with manufacturers specifications.
- G.** All alternates are at the option of the owner and shall be at the owners request, constructed in addition to or in lieu of the typical condition.

3. DESIGN LOADS

A. Floor:	Live Load	40 PSF Minimum
	Dead Load	10 PSF Minimum
Roof:	Live Load	30 PSF Minimum
Solt:	Bearing Capacity	3,000 PSF Minimum
	Bearing Capacity – SEVERE AREAS	3,500 PSF Minimum

L/360 Maximum Deflection otherwise.

- B.** Prior to the start of construction the Contractor shall verify the required design loads with governing codes and site conditions. Verify with the local building agencies the wind, seismic, snow and other special loading conditions. The Architect shall be notified in writing of all discrepancies.

4. PLANS AND SPECIFICATIONS

- DO NOT SCALE DRAWINGS.** Written dimensions always take precedence over scaled dimensions. These plans, details, and specifications remain the property of the Architect and may not be altered in any way without the written consent of the Architect.

SITE WORK

All excavation, filling, backfilling, rough grading and finish grading shall be performed and the site returned to the grade as directed by the Contractor. If suitable soil bearing for foundations is not encountered at the depth indicated on the drawings, the Contractor shall immediately notify the Architect in writing and shall not proceed any further.

- A.** Backfill materials shall be earth, free of debris, roots, organic matter and frozen substances. Fill materials under slab shall consist of non-expansive, free-draining, granular material free of debris and organic material.
- B.** Provide consistent compaction of the top 8" of subgrade, all fill and backfill.
- C.** Provide foundation drainage at the perimeter of excavated basement areas using 4" minimum drainage pipe and appropriate fittings. Provide a minimum of 12" washed gravel cover. Slope 3/16" per foot to the point of drainage.
- D.** Keep all excavations free from water. Remove from the construction site all unsuitable soil, debris and excess materials.
- E.** Do not place fill on muddy or frozen areas. Fill only after all subsoil installations have been completed. Install fill in horizontal layers not exceeding 12 inches and compact to 95% maximum density at optimum moisture.

CONCRETE

All work to be done as indicated in the drawings and in accordance with accepted standards of good practice, governing codes and shall comply with the following: ALL CONCRETE TO BE 6 BAG MIX

- A. Portland Cement:** ASTM C94. Unless noted otherwise, concrete shall have a 28 day compressive strength of 3,000 PSI.
- B. Reinforcing Steel:** ASTM A615, Grade 60, deformed bars.
- C. Welded Wire Fabric:** ASTM A185, 6 inch x 6 inch x No. 10 x 10. GARAGE FLOOR TO HAVE 6 X 6 8/8 WWF
- D. Course Aggregate:** Clean crushed stone or natural gravel, conforming to ASTM C33, and not larger than 3/4 inch for foundations and footings.
- E. Fine Aggregate:** Washed natural sharp sand without clay content.
- F. Water:** Potable
- G. Vapor Barrier:** .006 inch (6 mil) polyethylene sheet.
- H. Expansion Joints:** Asphalt saturated fiber type filler strips; 1/2 inch thick by the full thickness of the slab.
- I. Concrete Finishes:** Install concrete slabs with monolithic finish. Scream the surface site a straightedge, float to required level, and steel trowel to a smooth hard finish. Broom finished where so indicated in the Construction Documents.
- J. Curing:** Protect flat surfaces, not in contact with forms, against loss of moisture for not less than 7 days by approved methods.
- K. Slump for normal weight concrete shall be as follows:**
- | | |
|---|---------------|
| 1. Footings, walls and walks | 4 in. – 6 in. |
| 2. Slabs | 3 in. – 5 in. |
| 3. If mechanical vibrators are used, reduce slump by one third. | |
- L.** Do not increase the water ratio in concrete for easier movement of concrete in the formwork.
- M.** All exterior concrete to have 6 percent air entrainment.
- N.** Unless noted otherwise, all slabs on grade shall be a minimum 4 inch thick and placed over a minimum of 4 inches of compacted sand or approved graded fill. Interior slabs shall be placed over a stabilized polyethylene vapor barrier.
- O.** Subcontractor shall be responsible for the size, location and installation of required steel reinforcing in footings and walls per local codes or specific soil conditions, whichever is more restrictive.
- P.** Footing sizes shown are typical only for the stated soil pressure and consistent compaction.
- Q.** Set 1/2 inch diameter anchor bolts in the foundation wall at 6'-0" o/c maximum spacing and at no more than 12 inches in form each corner and both sides of all openings. The bolts shall be embedded in the foundation wall not less than 8 inches.
- R.** Beam pockets shall be provided for all beams supported by concrete, unless noted otherwise, and shall comply with the following:
1. Minimum bearing 4 inches
 2. Height and width as required by the beam.
 3. 2" nominal pressure treated lumber beneath full bearing of wood beams.

MASONRY

Provide masonry veneer anchorage per local codes.

METALS

All structural steel shall comply with appropriate ASTM specifications as follows: ASTM A36, ASTM A53, ASTM S501, ASTM A307 and ASTM A325.

CARPENTRY AND MILLWORK

Furnish all labor, material and equipment necessary to complete work as shown on the Construction Documents and/or specified hereinafter and listed below.

1. SCOPE

- All work is to conform to all governing codes and the following:
- A.** "Product Use Manual" of the Western Wood Products Association for selection and use of products included in that manual.
- B.** "Plywood Specification and Grade Guide" of the American Plywood Association.
- C.** American Wood Preservers Association standards and specifications for fire retardant and preservative pressure treated lumber and plywood.
1. All wood indicated as "Pressure Treated" or "Treated" shall be preservative pressure treated.
 2. All wood indicated as "Fire Retardant" shall be fire retardant pressure treated.
- D.** "Standard Specifications for Grades of California Redwood Lumber" of the Redwood Inspection Bureau for Redwood.
- E.** Western Red Cedar Lumber Association standards and specifications for cedar.

2. GRADING

Provide lumber and materials meeting or exceeding the following standards of quality. All framing members shall be grade stamped.

A. Allowable stress for Framing Members:	
1. Modulus of Elasticity	1,300,000 PSI
2. Fiber Bending – Single	850 PSI
Repetitive	977 PSI
3. Horizontal Shear	70 PSI
4. Bearing	405 PSI
5. Compression parallel to grain	875 PSI

3. MATERIALS

- A. Mudalls:** All wood in contact with concrete or masonry shall be pressure treated.
- B. Metal Connectors:**
1. Simpson as detailed or equivalent.
 2. Install joist and beam hangers capable of supporting the maximum allowable load of the joist or beam being supported.
 3. Steel items to comply with ASTM A7 or ASTM A36.
 4. Use Galvanized Steel at all exterior locations.
- C. Nailing:**
1. Per applicable code for common wire nails.
 2. All plywood diaphragms shall have cement coated or ring shank ply nails.
 3. Use 16d's at 16" o/c when nailing 2-2x members together.
 4. Use 2 rows of 16d's at 16" o/c when nailing 3-2x members together.
 5. A positive connection must be provided for all free standing posts.
- D. Trusses:**
1. Provide wood trusses able to sustain the stated loads for the spans, profiles and arrangements shown in the Construction documents. Truss layout is schematic only. Truss manufacturer and/or engineer shall be responsible for the design, including spacing, of all trusses and shall submit shop drawings sealed by a registered engineer for approval by the Contractor and the City of Elmhurst
 2. All roof trusses are to be designed for no attic storage unless noted otherwise.
- E. Sheathing:**
- | | |
|------------|---|
| 1. Roof: | 5/8" nominal thickness Ext. Grade Plywood roof panels with panel edge clips, span rating per Structural Board Assoc.(SBA) per plans |
| 2. Floors: | 1/2" plywood or OSB |
- F. Laminated Veneer Lumber**
1. All members referred to as "Micro-Lam" shall be Laminated Veneer Lumber.
 2. Provide glue-laminated veneer lumber beams of the dimension and quantity indicated in the Construction Documents. Unless noted otherwise, fasten multiple beams together in strict accordance with the manufacturer's specifications.
 3. Allowable Stresses

a. Modulus of Elasticity	1,800,000 PSI
b. Fiber Bending – Single	2,600 PSI
c. Horizontal Shear	285 PSI
d. Bearing	650 PSI

4. FRAMING

- A. Stud walls:**
1. All studs to have full bearing on plate.
 2. Not less than (3) studs shall be installed at every corner of an exterior wall.
 3. Stud spacing for all exterior walls and bearing walls shall be 16" o/c unless noted otherwise. Stud spacing for all interior walls shall be 16" o/c unless noted otherwise.
 4. Studs shall be a minimum standard or stud grade lumber unless noted otherwise.
 5. Studs shall be a minimum of 2x4 nominal with the wide face perpendicular to the wall.
 6. All top plates to be 2-2x as indicated on drawings with minimum lap splice of 48" with butt joints occurring over studs. Plates are to overlap at corners and be the same size as the studs.
 7. All walls greater than 10'-0" in height shall be 2x6 studs unless noted otherwise and shall have blocking (horiz. bridging) at mid point or at joint in sheathing
 8. Framing contractor shall provide backing as required for all light fixtures, cabinets, wardrobes, brackets, handles, drywall, etc.
 9. Provide "Box-Out" framing behind all heat supplies in walls common to the Garage so as to allow a full 3 1/2" insulation batt behind the heat supply duct.
 10. 4"x8"x1/2" OSB bracing shall be provided around the perimeter of the house for all exterior walls.
- They shall be placed at an angle not greater than 60 degrees nor less than 45 degrees from horizontal.
- NOTE: Entire structure to be sheathed with 1/2" panels (OSB or PLYWOOD ONLY)

- B. Posts:**
1. Provide 3-2x4 or 1-4x6 post under all beams or headers greater than 6'-0" in length and under all girder trusses unless noted otherwise.
 2. A single trimmer shall be provided on each side of openings less than 6'-0" in width and double trimmers shall be provided on each side of openings that are greater than 6'-0" in width, unless noted otherwise.
- C. Beams, Headers, Joists and Rafters:**
1. Set all beams, headers, joists and rafters with crown side up.
 2. Provide (2) 2x12 headers w/1/2" plywood filler over all exterior openings (2x4 Construction) Provide (3) 2x12 headers w/1/2" plywood fillers (2x6 Construction) unless otherwise noted.
 3. Provide (2) 2x12 headers over all interior openings unless otherwise noted (2x4 wall). Provide (3) 2x12 headers over all interior openings unless otherwise noted (2x6 wall).
 4. All headers and beams are to be free from splits, check and shakes.
 5. All joists, headers, beams and rafters shall have a minimum solid bearing of 2" at each end.
 6. Provide double header joists and trimmers at all floor openings.
 7. Provide double joist under parallel partitions and solid blocking under perpendicular partitions. Split joists under parallel partitions to allow for heating, plumbing and electrical drains. Double all joists under all water, baths, showers, washing machines, whirlpools, water heaters or special loading.
 8. Support of bearing partitions perpendicular to joists shall not be offset from such support by a distance greater than the depth of the joists.
 9. All 2x floor joists to have 1x3 cross bridging at 8'-0" o/c maximum spacing.

10. Notching of joists shall comply with all applicable LOCAL, COUNTY, STATE, AND FEDERAL codes, whichever is more restrictive.
11. Rough opening height for all doors and windows is to be 6'-10" 3/4" to bottom of header unless noted otherwise.

5.

MISCELLANEOUS

- A.** All wood plates bearing on concrete or masonry shall be pressure treated.
- B.** All treated sill plates shall be anchored with 1/2" diameter x 12" long anchor bolts set at 6'-0" o/c and 1'-0" in from each corner.
- C.** Install fiberglass or foam sill sealer between the top of the foundation and the sill plate.
- D.** Provide 2" nominal pressure treated lumber beneath full bearing of wood beams bearing on concrete or masonry.
- E.** Firestop all soffits and cut plates. All floor construction through which heat or exhaust ducts pass shall be effectively draft stopped.
- F.** All exterior 2x decking, joists, posts and stairs to be of pressure treated lumber. All exterior handrails, balusters and trim to be of roughsawn cedar unless noted otherwise. All exterior joist hangers to be galvanized.
- G.** Maximum stair riser and minimum tread nose to nose depth shall be in accordance with governing codes.
- H.** Maintain minimum 6'-8" headroom clearance on stairs.
- I.** Required handrails at stairways shall be continuous the full length of the stairs and may only be interrupted at a landing.
- J.** Balusters shall be spaced so as not to allow passage of a 4" diameter sphere.
- K.** Stair construction shall consist of 2x12 stringers, 5/4 or 2x thick treads and 3/4" thick risers, or shall be fabricated by a component stair manufacturer. All risers are closed.
- L.** Plywood backing at specified trim pieces shall be 3/8" exterior grade plywood.
- M.** Common house/garage demising wall shall be one hour rating. (UL Assembly #U305)

THERMAL AND MOISTURE PROTECTION

- A.** Provide Damp proofing of all foundation walls at excavated areas from the top of the footings to the height of the finished grade with one coat of an asphalt base waterproofing compound.
- B.** Provide fiberglass, ASTM C665 type 1, insulation at assemblies adjacent to exterior or unheated spaces meeting the requirements of the governing codes.
- C.** Minimum insulation requirements:
- | | |
|---------------------|--------------|
| 1. Walls: | per sections |
| 2. Floors, Exposed: | per sections |
| 3. Ceiling: | per sections |

- D.** Extend insulation over entire area to be insulated. Cut and fit tightly around obstructions and fill all voids with insulation. Maintain minimum air space between bottom of roof deck and top of insulation.
- E.** Provide a vapor barrier as specified in plans and details. Install per manufacturers specifications.
- F.** Roofing shall be a minimum of 25 yr. composite shingles installed over 15# roof felt over roof sheathing with a minimum main roof pitch of 5:12. Ice and water shield or approved equal to be applied horizontally at eave up slope of roof to a point 24" inside exterior wall. (Vertical laps to be min. 5", horizontal laps to be min. 6"). Ice and water shield or approved equal to be applied to all valleys.
- G.** All shingles are to be fastened with nails.
- H.** Siding per print, installed per manufacturers specifications.
- I.** All fascias and soffits per print.
- J.** Provide flashing and sheet metal required to prevent the penetration of water through the exterior shell of the building.
- K.** In addition to complying with governing codes, comply with pertinent recommendations contained in the current edition of "Architectural Sheet Metal Manual" published by SMACNA.
- L.** All iron sheet metal flashing shall be hot dipped galvanized complying with ASTM A93.
- M.** Provide gutters and down spouts as specified by Contractor. Down spout locations to be determined by Subcontractor and approved by Contractor. Splash blocks are required where downspouts terminate.
- N.** Subcontractor to determine the direction of water discharge from the downspouts so as to eliminate any potential hazard to pedestrians created by the water or ice discharge from the he downspouts.
- O.** Attic spaces shall have a minimum ventilation area equal to 1/150th of the horizontally projected roof area or as further required by governing codes.

DOORS AND WINDOWS

- A.** Exterior and vestibule doors shall be 1 3/4" thick metal clad insulated swinging units as specified by the Contractor unless noted otherwise.
- B.** Glazing in doors and sidelights shall be double pane insulating glass.
- C.** Provide tempered glass as required by governing codes.
- D.** Patio doors, sliding glass doors, and windows over bath tubs shall have tempered glass.
- E.** Interior doors shall be prehung with wood jambs and specified by Contractor
- F.** Finish hardware shall be specified by Contractor and installed by Subcontractor. Subcontractor to install all hardware required by governing codes.
- G.** Garage to house door and frame to be one hour fire rated with a self-closing device.
- H.** All operable windows shall have insect screens.
- WINDOWS, SKYLIGHTS, AND SLIDING GLASS DOORS SHALL HAVE AN AIR INFILTRATION RATE OF NO MORE THAN 0.3 CFM PER S.F. AND SWINGING DOORS NO MORE THAN 0.5 CFM PER S.F. WINDOW U-FACTOR SHALL BE 0.32 OR BETTER LEAVE ALL MANUFACTURERS STICKERS ON WINDOWS AND DOORS UNTIL AFTER INSULATION INSPECTION

FINISHES

- A.** Use wallboard of maximum lengths to minimize end joints. Stagger end joints when they occur. Locate end joints as far as possible from center of wall or ceiling. Abut wallboard without forcing. Neatly fit ends and edges of wallboard. Do not place butt ends against tapered edges. Support ends and edges of all board panels on framing or furring members except for face layer of double layer and where ends are back-blocked and floated.
- B. Gypsum Wallboard:**
1. Regular Board: ASTM C36
 2. Fire-rated Board: ASTM C36, Type "X", 5/8" with tapered edges.
 3. Fiberglass Reinforced Gypsum Backing Board: Durock or Wonderboard brand, 5/8"
 4. Water-Resistant Board: 5/8", Type "X", tapered edges.
- C.** Gypsum wallboard, unless noted otherwise, shall be provided as follows:
- | | |
|--------------------|--|
| 1. Exterior Walls: | 1 layer 5/8" Type "X" wallboard to interior face. |
| Interior Walls: | 1 layer 5/8" Type "X" wallboard each side. |
| Ceilings: | 1 layer 5/8" Type "X" wallboard for framing members 16" o/c or less. |
- TWO LAYERS ON GARAGE CEILINGS WITH HABITABLE SPACE ABOVE
2. Baths: Water resistant wallboard on walls and ceilings at tubs and showers.
 2. Joint Treatment Materials: Joint tape – ASTM C475, perforated. Joint compound ASTM C475, powdered joint and taping compound.
 3. Joint Taping and Finishing: Install in 3 coats to provide smooth, flush, true surface ready for decorating.
 4. Provide metal corner bead and trim at all locations shown in the Construction Documents and as recommended by wallboard manufacturer.
- D. Job Conditions**
1. Temperature: Maintain range between 55 degrees F. to 70 Degrees F. for 24 hours before, during and after gypsum wallboard and joint treatment application.
 2. Ventilation: Provide natural or mechanical ventilation during and following adhesives and joint treatment application.

PLUMBING

- A.** Work to meet all accepted standards of good practice and the requirements of the State of Illinois Plumbing Code and with all local amendments. Assure that all piping is of adequate size and properly vented in conformance with all governing code requirements. Make all connections required for mechanical equipment.
- B.** Plumbing information in the Construction Documents is only schematic. It shall be reviewed by the Contractor, Subcontractor, Supplies and Building Officials for code compliance and sound construction practice.
- C.** Plumbing fixtures shall be specified by the Contractor.
- D.** Design and installation of Plumbing shall be the responsibility of the Subcontractor.
- E.** All new plumbing work shall comply with the following:
1. All above ground water supply lines to be per applicable codes.
 2. All below ground water supply lines to be per applicable codes.
 3. Provide 18" air chambers on all plumbing risers and shut off valves at all fixtures.
 4. All clean outs shall be easily accessible and at the bottom of each plumbing stack.
 5. All hose bibs to be frost proof type with vacuum breakers. Provide a minimum of 2 Basement floor drain shall be 4" diameter, trapped and vented.
 7. Plumbing rough-in shall be provided for grey box and 2" storm drains.
 8. Sump pumps installed to receive ground water or other storm waters shall discharge to the rear drainage swale.
 9. Ejector pumps installed to receive floor drain flow or other sewage shall be connected to the sanitary sewer.
 10. Gas piping shall be metallic or cast iron.
 11. No services allowed under garage slab or driveway.
 12. No B boxes allowed in driveways, approaches or sidewalks.
 13. INSULATE HOT WATER PIPING W/ MIN. OF R-3 TO COMPLY WITH TABLE R403.4.2

HEATING, VENTILATION AND AIR CONDITIONING

- A.** MECHANICAL SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH ACCA MANUAL S BASED ON BUILDING LOADS CALCULATED IN ACCORDANCE WITH ACCA MANUAL J SUBMIT MANUAL J TO CITY OF ELMHURST BUILDING DEPT. PRIOR TO CALLING FOR ROUGH FRAMING INSPECTION
- B.** HVAC information in the Construction Documents is only schematic. If shall be reviewed by the Contractor, Subcontractor, Supplies and Building Officials for code compliance and sound construction practice.
- C.** HVAC fixtures and equipment shall be specified by the Contractor.
- D.** Design and installation of HVAC shall be the responsibility of the Subcontractor
1. All materials and equipment to be installed in accordance with manufacturer's instructions, and all other local authorities having jurisdiction.
 2. Heating contractor to provide heating system capable of maintaining 70 degrees at 4' above finished floor inside at -10 degrees F. outside with a 15 mph wind. Air Conditioning to maintain 75 degrees inside at 100 degrees outside.
 3. All new ductwork shall be constructed of prime first quality galvanized steel sheets. Gauges of metal, spacing and etc., shall conform to latest addition of ASHREA construction standards for ductwork construction.
 - a. Construction shall conform to SMACNA duct construction standards. All ductwork shall be sealed with duct tape and designed for 2" static pressure class.
 - b. Round spiral ductwork shall be United Sheet Metal type or approved equal, installed and suspended as per manufacturer's specifications.
 4. All HVAC equipment shall be individually switched.
 5. Provide dryer vent and Bathroom exhaust fan vents. All interior exhaust fans shall be exhausted in accordance with the manufacturer's recommendations. Dryer vent systems shall be independent of all other systems and shall convey the products of combustion and moisture to the outside. Dumping of exhausted air into attic spaces is absolutely prohibited.
 6. Branch take-offs shall have splitter dampers or manual volume dampers for all supply air duct branches.
 7. Provide factory-fabricated turning vanes in all square elbows.
 8. HVAC Contractor shall install ductwork to maintain ceiling heights as established by Architect and provide all necessary offsets as required.
 9. All duct openings in walls shall be sealed airtight and soundproof.
 10. Provide combustion air to all gas fired equipment in accordance with governing codes.
 11. Required number of return air ducts per code. All return air ducts to be metal, not an unpanned joist or stud space.
 12. All flues shall be angled to penetrate behind the ridge of each unit. Refer to Roof Plans and Exterior Elevations.

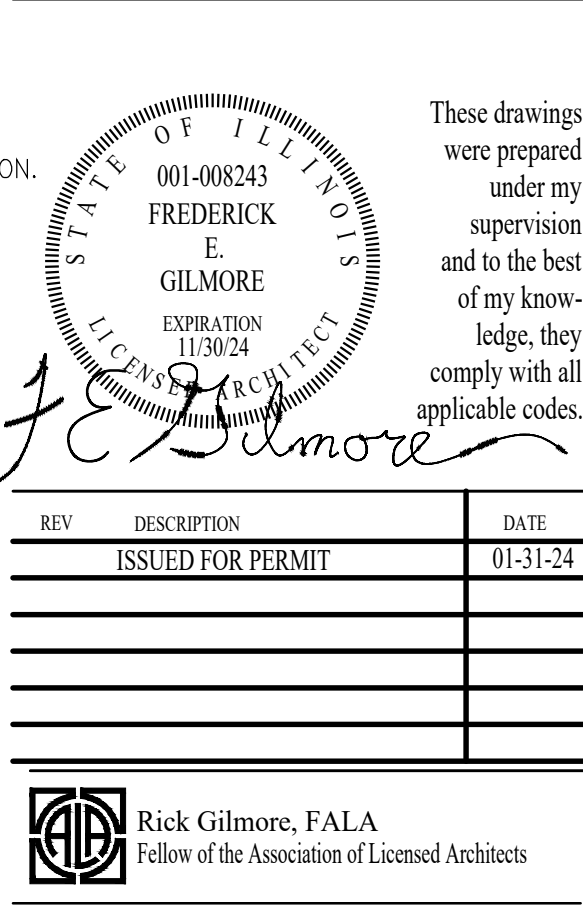
ELECTRICAL

- A.** The Electrical Contractor shall furnish and install all electrical construction materials shown or reasonably implied on the drawings to complete the installation in a satisfactory and usable manner and in accordance with governing codes.
- B.** Electrical information in the Construction Documents is only schematic. It shall be reviewed by the Contractor, Subcontractor, Supplies and Building Officials for code compliance and sound construction practice.
- C.** Electrical fixtures and equipment shall be specified by the Contractor..
- D.** Design and installation of Electrical shall be the responsibility of the Subcontractor
1. Service panels to be a minimum of 30 circuit, 200 amp. Verify with the contractor. Install panel with a min. of 3'-0" clearance space around it.
 2. Furnish and install all electrical equipment and materials for all exhaust fans.
 3. Provide 1/2" diameter conduit piping for remote water meter reader. Final location to be coordinated with the local building department.
 4. All low voltage wiring 50 volts or less shall not be required to be in conduit unless wiring is located in hazardous areas.
 5. All conduit shall be sized according to code unless noted on the drawings.
 6. Provide and install certified 110 volt interconnected smoke detectors on a common lighting circuit, not to be used on a dedicated circuit, with 9 volt battery back-up. Locations as shown in the Construction Documents and as required by the National Fire Protection Agency (NFPA) and local governing codes.
 7. Provide and install ground fault circuit interrupters (GFI) as required by the 2017 Electrical Code (NEC) and with all local amendments.
 8. All materials shall be new and of a quality approved by the Contractor. Materials shall bear Underwriter's Laboratories, Inc. seal.
 9. Minimum power and lighting wire shall be No. 14 gauge copper or as otherwise indicated on the drawings, type THW or THHN.
 10. Electrical Subcontractor shall provide all control wiring required for interconnecting of equipment or remote controls.
 11. Electrical Subcontractor shall provide power and local disconnect switches to all power consuming equipment shown on the mechanical and plumbing drawings.
 12. Conduit is required for all 110 and 220 wiring (not for low voltage wiring).
 13. Contractor to provide 2 cable television connections and two telephone jacks per plan.

MECHANICAL SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH ACCA MANUAL S BASED ON BUILDING LOADS CALCULATED IN ACCORDANCE WITH ACCA MANUAL J SUBMIT MANUAL J TO CITY OF ELMHURST BUILDING DEPT. PRIOR TO CALLING FOR ROUGH FRAMING INSPECTION PROVIDE COPY OF MANUAL FOR ANY NEW HEATING OR COOLING EQUIPMENT TO CITY OF ELMHURST. HEATING SYSTEMS SHALL HAVE PROGRAMMABLE THERMOSTATS WINDOWS, SKYLIGHTS, AND SLIDING GLASS DOORS SHALL HAVE AN AIR INFILTRATION RATE OF NO MORE THAN 0.3 CFM PER S.F. AND SWINGING DOORS NO MORE THAN 0.5 CFM PER S.F. WINDOW U-FACTOR SHALL BE 0.32 OR BETTER LEAVE ALL MANUFACTURERS STICKERS ON WINDOWS AND DOORS UNTIL AFTER INSULATION INSPECTION DUCTS AND AIR HANDLING UNITS SHALL BE SEALED TIGHTNESS SHALL BE VERIFIED WITH DUCT LEAKAGE TEST A DUCT LEAKAGE TEST IS REQUIRED FOR ANY DUCTWORK OUTSIDE OF THE CONDITIONED SPACE. TEST SHALL BE PERFORMED BY AN APPROVED OUTSIDE THIRD PARTY. SUBMIT TEST RESULTS TO THE CITY OF ELMHURST PRIOR TO CALLING FOR FINAL INSPECTION. A BLOWER DOOR TEST IS REQUIRED FOR THE ENTIRE BUILDING. TEST TO BE PERFORMED BY AN APPROVED OUTSIDE THIRD PARTY. SUBMIT TEST RESULTS TO THE ARLINGTON HEIGHTS BUILDING DEPT. PRIOR TO CALLING FOR FINAL INSPECTION. 75% OF PERMANENTLY INSTALLED LIGHT FIXTURES SHALL HAVE HIGH EFFICIENT LAMPS

FIRE-RESISTANT CONSTRUCTION

- A.** The minimum rating of all fire-resistant construction shall be determined by the use, occupancy and type of building construction of the building as dictated by the 2015 IRC
- 1.** All Fire Separation Assemblies required to have fire-resistance ratings shall be Fire Resistant Designs tested and approved by Underwriters Laboratories Inc.. All Fire Separation Assemblies shall be constructed ONLY with approved materials and in accordance with the installation requirements as specified in the most recent edition of the **FIRE RESISTANCE DIRECTORY** by Underwriters Laboratories Inc.. All Fire Separation Assemblies shall provide the minimum fire – resistance rating as dictated by the codes.
- 2.** All vertical Fire Separation Assemblies shall be continuous and extend uninterrupted from the top of the fire-resistance rated floor/ceiling assembly to the underside of the floor or roof slab or deck above and shall be attached thereto.
- 3.** All horizontal Fire Separation Assemblies shall be continuous. The supporting construction shall be protected to afford the required fire-resistance rating of the Fire Separation Assembly supported.
- 4.** All penetrations, openings and opening protectives in any fire-resistance rated assembly shall comply with the limitations as prescribed by the most recent edition of the **FIRE RESISTANCE DIRECTORY** by Underwriters Laboratories Inc. and the codes.
- B.** Fire-resistance ratings apply only to assemblies in their entirety. Independent components of the design are specifically designated for use in that assembly in order that the fire-resistance rating of the complete assembly may be achieved and are not to be interchanged or substituted.
- C.** EACH CONTRACTOR AND SUBCONTRACTOR IS INDIVIDUALLY RESPONSIBLE AND WILL BE HELD ACCOUNTABLE FOR THEIR WORK MEETING AND MAINTAINING STRICT COMPLIANCE WITH THE MATERIALS AND CONSTRUCTION REQUIREMENTS OF THE FIRE-RATED ASSEMBLY AS DICTATED BY UNDERWRITER'S LABORATORIES INC. AND THE CODES. NO DEVIATIONS FROM THE SPECIFICATIONS WILL BE ALLOWED.
- ANY LIGHT FIXTURES RECESSED INTO THE BUILDING THERMAL ENVELOPE SHALL BE SEALED WITH GASKET OR CAULK AND BE IC RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE NOT MORE THAN 2.0 CFM.



These drawings were prepared under my supervision and to the best of my knowledge, they comply with all applicable codes.

REV	DESCRIPTION	DATE
	ISSUED FOR PERMIT	01-31-24



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specifications

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DATE	PAGES REVISED
01-31-24	ISSUED FOR PERMIT

CODES

APPLICABLE BUILDING CODES

2015 INTERNATIONAL RESIDENTIAL CODE w/ AMENDMENTS
EXISTING BUILDINGS AND STRUCTURES, APPENDIX J
2015 INTERNATIONAL MECHANICAL CODE w/ AMENDMENTS
2015 INTERNATIONAL FUEL GAS CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2017 NATIONAL ELECTRICAL CODE w/ AMENDMENTS
2014 ILLINOIS PLUMBING CODE w/ AMENDMENTS
VILLAGE OF PALATINE CODE OF ORDINANCES

OCCUPANCY

R3 - RESIDENTIAL

CLIMATIC AND GEOGRAPHICAL DESIGN CRITERIA

Ground Snow Load: 30 psf
Wind Speed: 90 mph -3 second gust
Seismic Category: A
Weathering: Severe
Frost Line Depth: 48"
Termite - Moderate
Winter Design temp: -4 F
Ice Barrier Underlayment Required: Yes
Air freezing Index: 1750
Mean Annual temp: 50 F

PLUMBING FIXTURE COUNT			
FIXTURE	# OF FIXTURE	# OF SUPPLY FIXTURE UNITS	TOTAL
WATER CLOSETS	3	3	4
LAVATORY	5	1	5
BATH TUBS	-	2	-
SHOWER STALL	2	2	4
KITCHEN SINK	1	2	2
LAUNDRY TRAY	1	1	1
DISHWASHER	1	1	1
LAUNDRY MACHINE	1	2	2
SILL COOK	2	25	5
TOTAL			21

1/8" FILL = .25"
MAIN WATER: 1" DIA.
WATER METER: 1" DIA.

SHEET INDEX

- 1 COVER SHEET
- 2 FRONT & RIGHT SIDE ELEVATIONS/LV SCHEDULE
2A REAR & LEFT SIDE ELEVATION
2B ELEVATION OPTIONS
- 3 FOUNDATION PLAN
3A OPTIONAL SLAB ON GRADE PLAN
- 4 FIRST FLOOR PLAN
- 5 SECOND FLOOR PLAN / ROOF PLAN
- 6 FIRST FLOOR ELECTRICAL PLAN
- 7 SECOND FLOOR ELECTRICAL PLAN
- 8 WALL SECTIONS
- 9 DETAILS / RISER DIAGRAMS
- 5 SPECIFICATIONS

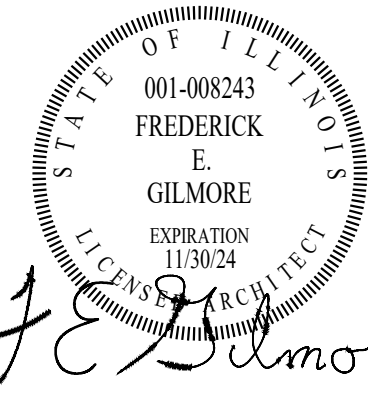
ABBREVIATIONS

AFF	ADH	ADJ.SH.	A/C	ALT.	L	AVN.	BRK	BM	BRG.	CSMT	CLG	CL	C	CLO	P4S	COL	CONC	CONST	C.J.	CONT	CO	CI	CRS	DL	DTL	DIA	DIM	DW	DH	DS	EA	EQ	EXP	EXT	FIN	FP	FL	FD	FTG	FDN	GALV	GL	GYP. BD.	HST	HM	HC
ADHESIVE	ADJUSTABLE SHELF	AIR CONDITIONING	ALTERNATE	STEEL ANGLE	AVINING	BRICK	BEAM	BEARING	CASEMENT	CEILING	CENTER LINE	STEEL CHANNEL	CLOSET	FOLE AND SHELF	COLUMN	CONCRETE	CONSTRUCTION	CONTROL JOINT	CONTINUOUS	CASED OPENING	CAST IRON	COURSES	DEAD LOAD	DETAIL	DIAMETER	DIMENSION	DISHWASHER	DOUBLE HUNG	DOWNSPOUT	EACH	EQUAL	EXPANSION	EXTERIOR	FINISHED	FIREPLACE	FLOOR	FLOOR DRAIN	FOOTING	FOUNDATION	GALVANIZED	GLASS	GYP SUM BOARD	HEIGHT	HOLLOW METAL	HOLLOW CORE	
ING	INT	JNT	JST	LAM PLAS	LL	M OPG	MATL	MC	MTL	N.T.S.	O.C.	OPG	O.H.	P&T	PC	PL	PLND	P.S.F.	P.S.I.	REINF	R	RO	RS	SH	S.G	SHT. MTL.	SIM	S&D	STD	ST	TEMP	THLD	T&G	T	T/	UC	WC	WH	WP.	WS.	WF.	WV	WD	WI.	WO.	
INSULATED/ING	INTERIOR	JOINT	JOIST	LAMINATED PLASTIC	LIVE LOAD	MASONRY OPENING	MATERIAL	MEDICINE CABINET	METAL	NOT TO SCALE	ON CENTER	OPENING	OVERHEAD	PLUGGED AND TOP SANDED	PIECES	PLATE	PLYWOOD	POUNDS PER SQUARE FOOT	POUNDS PER SQUARE INCH	REINFORCING/ED	RISERS	ROUGH OPENING	ROUGH SAWN	SHELF	SOLID CORE	SHEET METAL	SIMILAR	SLIDING GLASS DOOR	STANDARD	STEEL	TEMPERED	THRESHOLD	TONGUE AND GROOVE	TREADS	TOP OF.....	UNDER CABINET	WATER CABINET	WATER HEATER	WEATHER PROOF	WEATHER STRIPPING	WIDE FLANGE	WITH	WOOD	WROUGHT IRON	WRAPPED OPENING	

FLOOR JOIST SPANS - TABLE R502.3.1(2) RESIDENTIAL LIVING AREAS (LIVE LOAD = 40 PSF)				
JOIST SPACING	SPECIES & GRADE	DEAD LOAD = 10 PSF	2x10	2x12
12"	HEM-FIR #2	16'-10" MAX. SPAN	20'-4" MAX. SPAN	
16"	HEM-FIR #2	15'-2" MAX. SPAN	17'-7" MAX. SPAN	

SYMBOLS

	DETAIL/SECTION MARK
	DETAIL NUMBER
	SHEET NUMBER
	DIRECTION OF DETAIL
	ELEVATION TAG
	SHEET NUMBER
	ELEVATION NUMBER
	FPHB
	FROST PROOF HOSE BIB
	FLOOR DRAIN
	DIMENSIONAL LUMBER
	BATT INSULATION
	LOAD BEARING STUD WALL
	BRICK (SECTION)
	DRYVIT/E.I.F.S. (SECTION)
	CONCRETE (SECTION)
	STEEL
	EARTH
	GRAVEL OR SAND FILL



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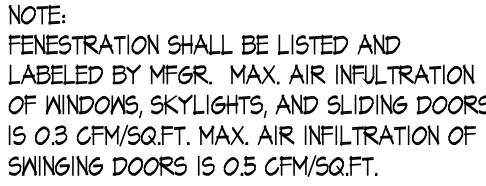
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- DO NOT SCALE DRAWINGS
1. PROVIDE SPLASH BLOCKS AT ALL DOWN SPOUTS DISCHARGING AT GRADE (NOT TO DISCHARGE ACROSS MALKMAY)
2. PROVIDE DRIP CAPS AT ALL WINDOWS AND DOORS
3. ALL ROOF SADDLES TO BE SHEATHED W/ BUILDING PAPER AND SHINGLES
4. REFER TO FLOOR PLANS FOR DOOR SIZES
5. WINDOW SIZES ARE AS PER ELEVATIONS. WINDOW MFR TO VERIFY ALL BEDROOMS HAVE EGRESS WINDOW
6. ROOF VENTS TO BE SCREENED AND BALANCED INTAKE AND EXHAUST.
7. PROVIDE "I" FLASHING ALONG ALL HORIZONTAL TRIM
8. PROVIDE GALV. METAL FLASHING AT ALL ROOF AND WALL INTERSECTIONS.
9. FIREPLACE FLUE TO BE MIN. 2'-0" ABOVE ANY ROOF SURFACE WITHIN 10'-0" HORIZONTALLY, MIN 3'-0" PENETRATION ABOVE ROOF.
10. SAFETY GLAZING AT BATHUB/SHOWER, SILL HEIGHTS BELT/BUCK, 18" EXT. DOORS AND WINDOWS W/ IN 24" OF DOOR (AS PER GOVERNING CODES)

EXTERIOR FINISH MATERIALS:

11. TYPICAL ROOFING WILL BE ARCHITECTURAL GRADE 30 YEAR ASPHALT SHINGLES
12. TYPICAL - ALUMINUM GUTTERS W/ DOWN SPOUTS OVER 1X8 FASCIA AND WITH 1X10 FRIEZE BOARD UNLESS OTHERWISE NOTED.
13. 1X2 ON 1X8 RAKE BOARD TYPICAL
14. TYPICAL SIDING - "LP" W/ 6" EXPOSED
15. TYPICAL TRIM - "LP"
16. ALL EYE AND RAKE OVERHANGS ARE 1'-0" UNLESS OTHERWISE NOTED.

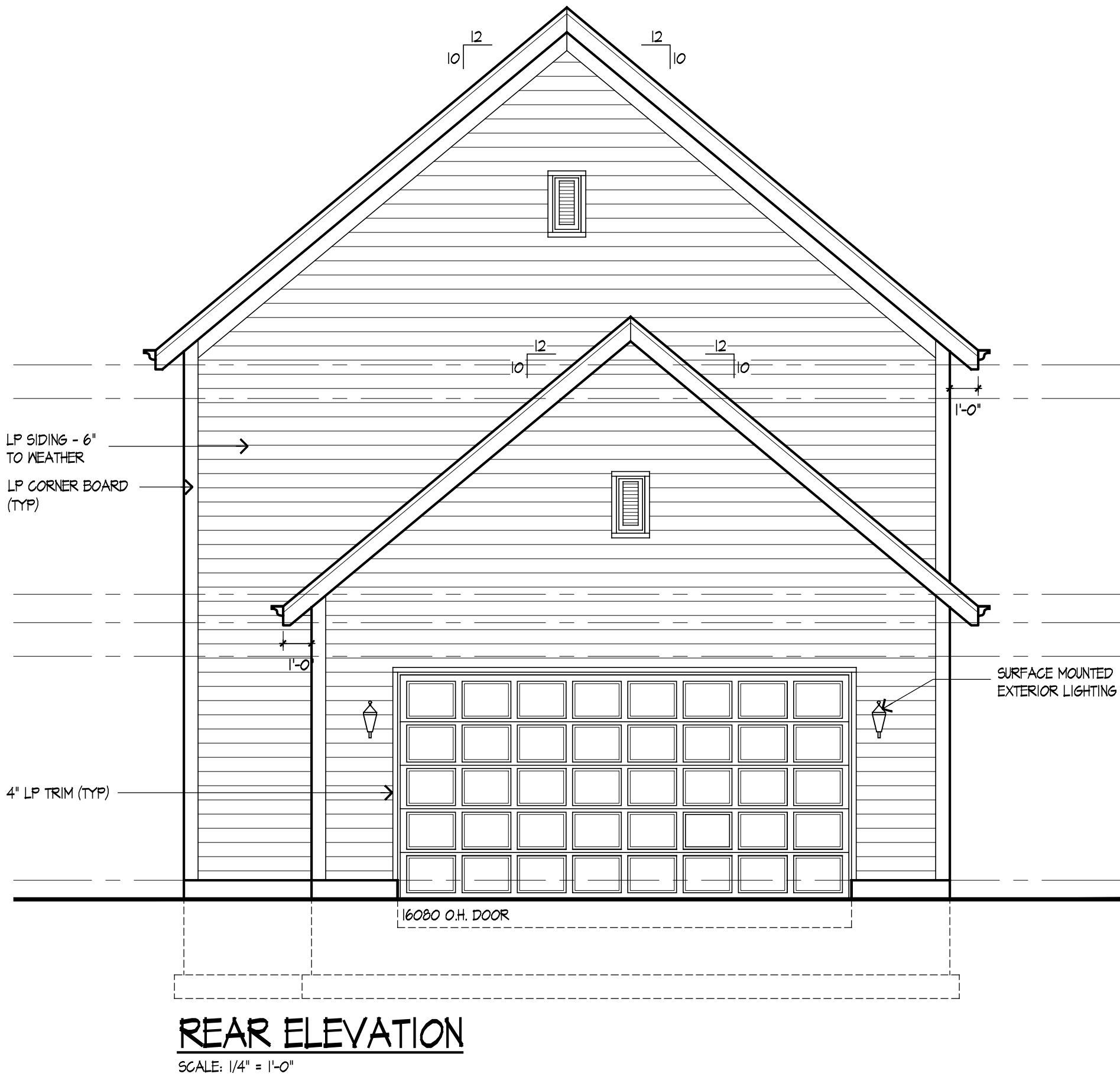
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13. 1X2 ON 1X8 RAKE BOARD TYPICAL
14. TYPICAL SIDING - "LP" 1/4" 6' EXPOSED
15. TYPICAL TRIM - "LP"
16. ALL EYE AND RAKE OVERHANGS ARE 1'-0" UNLESS OTHERWISE NOTED.



NOTE: ALL WINDOW SIZES ARE "ANDERSEN"
SINGLE HUNG - OR AN APPROVED EQUAL



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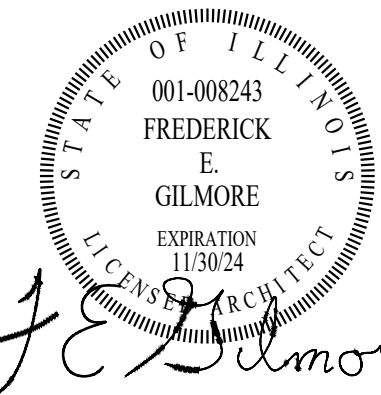
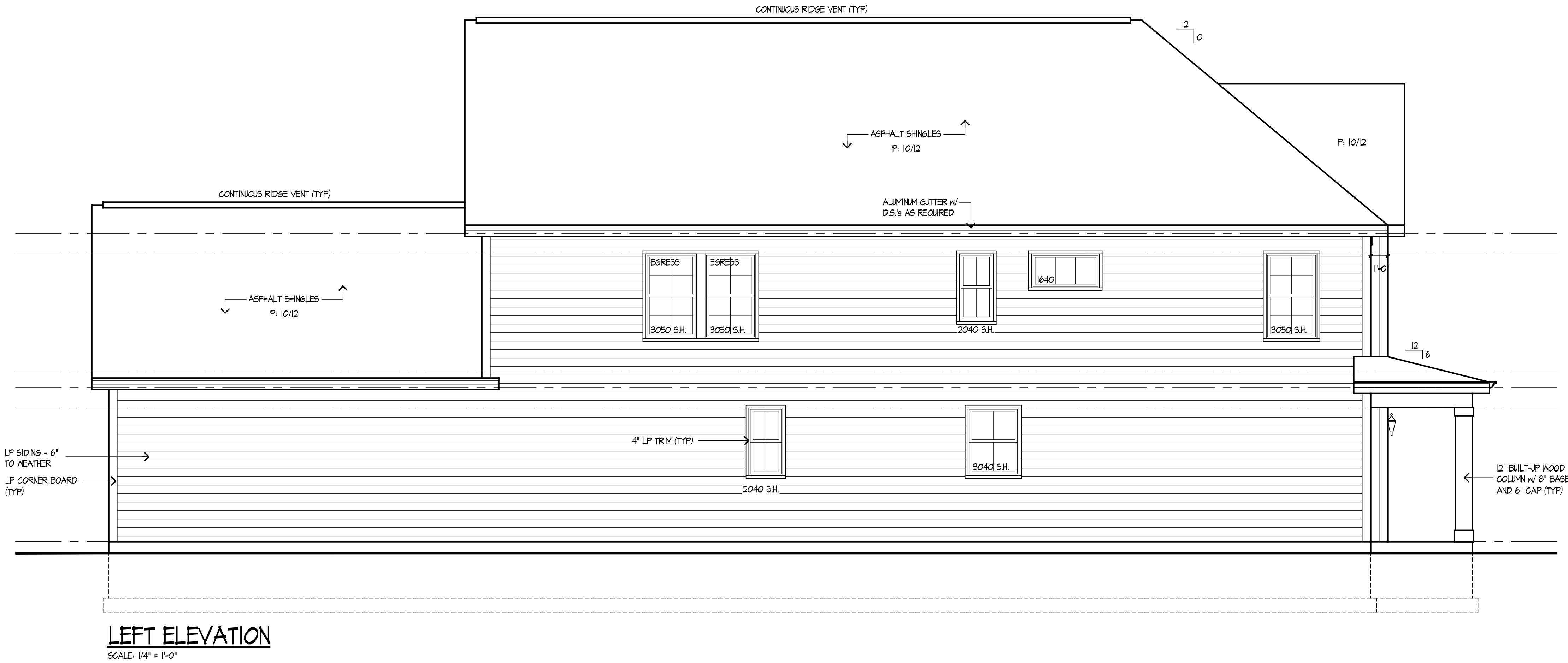


ELEVATION NOTES:

- DO NOT SCALE DRAWINGS
- PROVIDE SPLASH BLOCKS AT ALL DOWN SPOUTS DISCHARGING AT GRADE. (NOT TO DISCHARGE ACROSS WALK-WAY)
- PROVIDE DRIP CAPS AT ALL WINDOWS AND DOORS
- ALL ROOF SADDLES TO BE SHEATHED W/ BUILDING PAPER AND SHINGLES.
- REFER TO FLOOR PLANS FOR DOOR SIZES
- WINDOW SIZES ARE AS PER ELEVATIONS. WINDOW MFR TO VERIFY ALL BEDROOMS HAVE EGRESS WINDOW
- ROOF VENTS TO BE SCREENED AND BALANCED INTAKE AND EXHAUST.
- PROVIDE 12" FLASHING ALONG ALL HORIZONTAL TRIM
- PROVIDE GALV. METAL FLASHING AT ALL ROOF AND WALL INTERSECTIONS.
- FIREPLACE FLUE TO BE MIN. 2'-0" ABOVE ANY ROOF SURFACE WITHIN 10'-0" HORIZONTALLY, MIN. 3'-0" PENETRATION ABOVE ROOF.
- SAFETY GLAZING AT BATHUB/SHOWER, SILL HEIGHTS BELOW 18", EXT. DOORS AND WINDOWS W/ IN 24" OF DOOR (AS PER GOVERNING CODES)

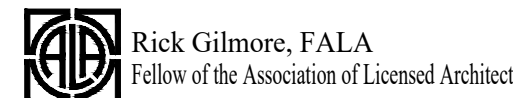
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- TYPICAL SIDING - "LP" W/ 6" EXPOSED
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2A

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FRONT ELEVATION OPTION "A"

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



FRONT ELEVATION OPTION "B"

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



FRONT ELEVATION OPTION "C"

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



FRONT ELEVATION "D"

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

ELEVATION NOTES:

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EXTERIOR FINISH MATERIALS:

- TYPICAL ROOFING WILL BE ARCHITECTURAL GRADE 30 YEAR ASPHALT SHINGLES
- TYPICAL - ALUMINUM GUTTERS W/ DOWN SPOUTS OVER 1X6 FASCIA AND WITH 1X10 FRIEZE BOARD UNLESS OTHERWISE NOTED.
- 1X2 ON 1X6 RAKE BOARD TYPICAL
- TYPICAL SIDING - "LP" W/ 6" EXPOSED
- TYPICAL TRIM - "LP"
- ALL EYE AND RAKE OVERHANGS ARE 1'-0" UNLESS OTHERWISE NOTED.

These drawings were prepared under my supervision and to the best of my knowledge, they comply with all applicable codes.		
001-008243 FREDERICK E. GILMORE EXPIRATION 11/30/24 LICENSED ARCHITECT		
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2B
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1. DO NOT SCALE DRAWINGS
2. TYPICAL BASEMENT SLAB:
 - 1' CONC. SLAB W/ 6"x6"x10/10MM ON 6 MIL POLY VAPOR BAR/UNDER MIN 5" GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB:
 - 5" THK. W/ #3(8X12X12) WWF
3. TYPICAL CHASE:
 - 2' SLUSH COAT OVER
 - 4' GRAVEL COVER OVER
 - 4 MIL VAPOR BARRIER
3. TYPICAL PORCH SLAB:
 - 4' CONCRETE SLAB W/ #5 REBAR @ 24" OC OVER COMPACTED FILL
4. PROVIDE DRY CLAY BACKFILL UNDER PORCH SLABS (UNEXCAVATED LOCATIONS)
5. PROVIDE CIRCULAR BLOCK OUTS AT STEEL COLUMN LOCATIONS
6. CONTROL JOINTS TO CONSIST OF "ZIP STRIP" OR TOOLED JOINTS AS SHOWN WITH MIN DEPTH OF 1/4 OF SLAB THICKNESS
7. ALL ANGLED WALLS AND FOOTINGS ARE 45 DEGREES UNLESS OTHERWISE NOTED
8. SLOPE CONCRETE SLAB TO FLOOR DRAINS WITHIN 5'-0" OF DRAIN
9. MECH. TRADES RESPONSIBLE FOR PROVIDING AND LOCATING FOUNDATION SLEEVES. LOCATION OF SLEEVES FOR UTILITIES SHALL BE DETERMINED BY BUILDER PRIOR TO CONSTRUCTION IN ACCORDANCE WITH LOCAL CODES.
10. PROVIDE 2X6 TREATED PLATES ON ALL STEEL UNLESS OTHERWISE NOTED.
11. ALL CONCENTRATED LOADS FROM BEAMS OR GIRDER TRUSSES TO TRANSFER TO FOUNDATION VIA POSTS BEAMS OR SOLID BLOCKING.

- DO NOT SCALE DRAWINGS
1. TYPICAL BASEMENT SLAB:
4" CONC. SLAB W/ 6"x6"X40/OW/ON CON
6 MIL. POLY VAPOR BARRIER OVER MIN.
5" GRAVEL FILL ON COMPACTED
EARTH. GARAGE SLAB:
5" THK. IN @ 8"/B2(X)X2(X) (W/F)
2. TYPICAL CRAWL:
2" SLOSH COAT OVER
4" GRAVEL COVER OVER
4 MIL VAPOR BARRIER
3. TYPICAL PORCH SLAB:
4" CONCRETE SLAB W/ #5 REBAR @
24" O.C. OVER COMPACTED FILL
4. PROVIDE DRY CLAY BACKFILL UNDER
PORCH SLABS (UNEXCAVATED
LOCATIONS)
5. PROVIDE CIRCULAR BLOCK OUTS AT
STEEL COLUMN LOCATIONS
6. CONTROL JOINTS TO CONSIST OF "12IP
STRIP" OR TOOLED JOINTS AS SHOWN
WITH MIN. DEPTH OF 1/4 OF SLAB
THICKNESS
7. ALL ANGLED WALLS AND FOOTINGS
ARE 45 DEGREES UNLESS OTHERWISE
NOTED
8. SLOPE CONCRETE SLAB TO FLOOR
DRAINS WITHIN 5'-0" OF DRAIN
9. MECH. TRADES RESPONSIBLE FOR
PROVIDING AND LOCATING FOUNDATION
SLEEVES. LOCATION OF SLEEVES
FOR UTILITIES SHALL BE DETERMINED
BY BUILDER PRIOR TO CONSTRUCTION
IN ACCORDANCE WITH LOCAL CODES.
10. PROVIDE 2X6 TREATED PLATES ON
ALL STEEL UNLESS OTHERWISE
NOTED.
11. ALL CONCENTRATED LOADS FROM
BEAMS OR GIRDER TRUSSES TO
TRANSFER TO FOUNDATION VIA POSTS
BEAMS OR SOLID BLOCKING.
12. TOP OF FOUNDATION IS AT "0'-0"
UNLESS OTHERWISE NOTED
13. PROVIDE 1/2" DIA ANCHOR BOLTS @
6'-0" O.C. MAX. X 12" MAX. FROM EACH
END OF SILL PLATE. MIN. 2 PER SILL. EMBED
A MIN. OF INCHES INTO CONC.
14. PROVIDE MIN. 4" CONCRETE COVER
AT BELOW SLAB UTILITY LOCATION.
WHEN CONCRETE ENCASEMENT OF
UTILITY LINES IS REQUIRED, UTILITIES
SHALL BE PLACED SUFFICIENTLY
BELOW SLAB TO ALLOW CONCRETE
COVERAGE.
15. PROVIDE ALL MECH. ROUGH-INS
WHEN A/G PAD LOCATION REQUIRES
PENETRATION OF POURED CONCRETE
SLAB FOR HOOK-UPS TO HVAC
EQUIPMENT.
16. FIELD VERIFY LOCATIONS OF ALL
METERS, PLUMBING FIXTURES,
ELECTRICAL PANEL AND SERVICE
LINES PRIOR TO POURING CONCRETE
SLAB.
17. ALL DESIGN, REVISIONS,
ENGINEERING INSTALLATION AND
LIABILITY OF SOIL CONDITIONS AND
STRUCTURAL DESIGNS DUE TO
INADEQUATE SOILS SHALL BE THE
RESPONSIBILITY OF THE 'BUILDING
DEVELOPER' OR ITS SUBCONTRACTORS
INVOLVED WITH DESIGN AND
INSTALLATION OF SUCH AND THE
ARCHITECT SHALL NOT BE HELD
LIABLE OR RESPONSIBLE FOR THEIR
IMPLEMENTATIONS.
18. LOCATION OF A/G SHALL BE
VERIFIED BY BUILDER PRIOR TO
CONSTRUCTION IN ACCORDANCE WITH
LOCAL CODES. EQUIPMENT SHALL NOT
BE LOCATED IN REQUIRED SIDE YARD
SETBACKS
19. BOTTOM OF STEEL COLUMNS (INSIDE
4 QUT) SHALL HAVE A COAT OF RUST
INHIBITIVE PAINT OR EQUAL.
20. ELECTRICAL PLAN FOR BASEMENT
HAS BEEN INCORPORATED IN THE
FINISHED BASEMENT PLAN ON SHEET 3A.
21. PROVIDE (2) 48" LONG #4 REBAR AT
TOP & BOTTOM IN FOUNDATION WALL
AND AT FOOTING GRADE CHANGES
22. FOR ADDITIONAL NOTES SEE
SPECIFICATIONS AND DETAILS

COMPRESSIVE STRENGTH OF CONCRETE		ALL CONCRETE SHALL BE 6 BAGS MX G.O.E. AMENDMENTS
TYPE OR LOCATION OF CONCRETE CONSTRUCTION	MIN. SPECIFIED COMPRESSIVE STRENGTH	
	WEATHERING POTENTIAL	
BASEMENT WALLS, FND. & OTHER WALLS NOT EXPOSED TO THE WEATHER	2500	
	2500	
BASEMENT WALLS, FND. WALLS, EXTERIOR WALLS, & OTHER VERTICAL CON. EXPOSED TO WEATHER	3000	
PORCHES, CARPORT SLABS & STEPS EXPOSED TO THE WEATHER & GARAGE FLOOR SLABS	3500 (AIR-ENTRAINED)	

DRAINS SHALL BE PROVIDED AROUND ALL CONCRETE OR MASONRY FOUNDATIONS THAT RETAIN EARTH AND ENCLOSE HABITABLE OR USABLE SPACES LOCATED BELOW GRADE. DRAINAGE TIES, GRAVEL OR CRUSHED STONE DRAINS, PERFORATED PIPE OR OTHER APPROVED SYSTEMS OF DRAINAGE SHALL BE INSTALLED TO REMOVE OR BELIEVABLE TO BE ELIMINATED AND SHALL DISCHARGE GRAVITY OR MECHANICALLY INTO AN APPROVED DRAIN SYSTEM.

DRAINAGE TIES, GRAVEL OR CRUSHED STONE DRAINS SHALL BE EXTENDED AT LEAST 1 FOOT (305 MM) BEYOND THE OUTSIDE EDGE OF THE FOOTING AND 6 INCHES (152 MM) ABOVE THE TOP OF THE FOOTING AND BE COVERED WITH AN APPROVED FILTER MEMBRANE MATERIAL. THE TOP OPEN JOINTS OF DRAIN TIES SHALL BE PROTECTED WITH STRIPS OF BUILDING PAPER. PERFORATED DRAINS SHALL BE SURROUNDED WITH AN APPROVED FILTER MEMBRANE OR THE FILTER MEMBRANE SHALL COVER THE ENTIRE PERFORATED PIPE. PERFORATED PIPE SHALL BE PLACED ON A MINIMUM OF 2 INCHES (51 MM) OF WASHED GRAVEL OR CRUSHED ROCK AT LEAST ONE SIZE SIX INCHES (152 MM) LARGER THAN THE JOINT OPENING OR PERFORATION AND COVERED WITH NOT LESS THAN 6 INCHES (152 MM) OF THE SAME MATERIAL.

MECHANICAL / VENTILATION NOTES:

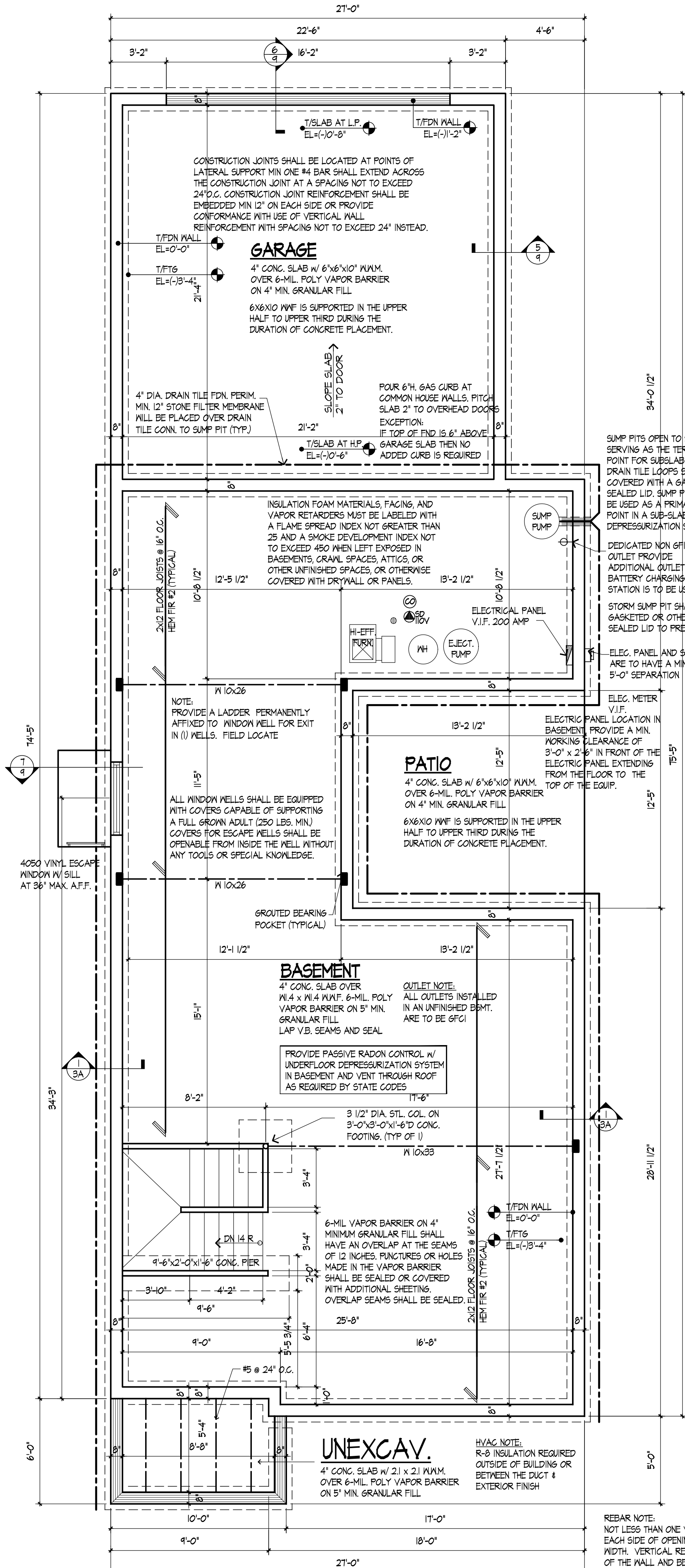
- EXHAUST HOOD SYSTEMS CAPABLE OF EXHAUSTING IN EXCESS OF 400 CUBIC FEET PER MINUTE SHALL BE PROVIDED WITH MAKE-UP AIR AT A RATE APPROXIMATELY EQUAL TO THE EXHAUST RATE. SUCH MAKE-UP AIR SYSTEMS SHALL BE EQUIPPED WITH A MEANS IF EXHAUST FANS ARE NOT MECHANICALLY CONTROLLED TO START AND OPERATE SIMULTANEOUSLY WITH THE EXHAUST SYSTEM.
2. WHOLE HOUSE MECHANICAL VENTILATION SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH SECTIONS R403.5.4 THROUGH R403.5.6.
3. WHOLE HOUSE VENTILATION SYSTEMS SHALL CONSIST OF ONE OR MORE SUPPLY OR EXHAUST FANS, A COMBINATION AND ASSOCIATED DUCTS AND CONTROLS. LOCAL EXHAUST SUPPLY FANS ARE PERMITTED TO SERVE SUCH A SYSTEM. OUTDOOR AIR DUCTS CONNECTED TO THE RETURN SIDE OF AN AIR HANDLER SHALL BE CONSIDERED TO PROVIDE SUPPLY VENTILATION.
4. WHOLE HOUSE MECHANICAL VENTILATION SYSTEMS SHALL BE PROVIDED WITH CONTROLS THAT ENABLE MANUAL VENTILATION.
5. WHOLE HOUSE MECHANICAL VENTILATION SYSTEM SHALL PROVIDE OUTDOOR AIR AT A CONTINUOUS RATE OF NOT LESS THAN THAT DETERMINED IN ACCORDANCE WITH TABLE R403.5.6(1).

CONCRETE FOUNDATION WALL
(TYPICAL)
8" THICKNESS OF WALLS
8'-10" MAX. HEIGHT OF WALLS
8'-2" MAX. HEIGHT OF UNBAL. BACKFILL
BACKFILL MATERIAL "CL" CLAY/DIRT
MIN. VERTICAL REINF. #5 @ 35" O.C.

REBAR NOTE:
NOT LESS THAN ONE VERTICAL #4 BAR SHALL BE PROVIDED ON EACH SIDE OF OPENINGS EQUAL TO OR GREATER THAN 2 FEET IN WIDTH. VERTICAL REINFORCEMENT SHALL EXTEND THE FULL HEIGHT OF THE WALL AND BE LOCATED WITHIN 12" OF EACH SIDE OPENING.

REBAR NOTE:
A MIN. OF ONE #4 BAR SHALL BE PLACED ABOVE AND BELOW
OPENINGS EQUAL TO OR GREATER THAN 2 FEET IN WIDTH.
REINFORCEMENT SHALL EXTEND BEYOND THE EDGES OF THE
OPENING THE DIMENSION REQUIRED TO DEVELOP THE BAR TENSION

W.W.F. NOTE:
DOUBLE WIRE JOINT REINFORCEMENT IS TO
BE USED ABOVE CORNERS OF MASONRY
EXTENDING A MIN. OF 12" BEYOND EACH
SIDE OF OPENING (TYP)



FOUNDATION PLAN

STATE OF ILLINOIS
001-008243
FREDERICK
E.
GILMORE
EXPIRATION
11/30/24
LICENSED ARCHITECT

FE Gilmore

These drawings were prepared under my supervision and to the best of my knowledge, they comply with all applicable codes.

REV	DESCRIPTION	DATE
	ISSUED FOR PERMIT	01-31-24



Rick Gilmore, FALA
Fellow of the Association of Licensed Architects

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PLAN 544
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Gilmore

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1. DO NOT SCALE DRAWINGS
2. TYPICAL BASEMENT SLAB:
 - 1' CONC. SLAB W/ 6"x6"x8/10W/IN ON 6 MIL POLY VAPOR BAR/EVER MIN 5" GRAVEL FILL ON COMPACTED EARTH. GARAGE SLAB.
 - 5' THK. IN #3(BX/2X12) WWF
3. TYPICAL 1ST FLOOR SLAB:
 - 2" SLUSH COAT OVER
 - 4" GRAVEL COVER OVER
 - 4 MIL VAPOR BARRIER
4. TYPICAL PORCH SLAB:
 - 4" CONCRETE SLAB W/ 4" REBAR @ 24" O/C OVER COMPACTED FILL
5. PROVIDE DRY CLAY BACKFILL UNDER PORCH SLABS / UNEXCAVATED LOCATIONS
6. PROVIDE CIRCULAR BLOCK OUTS AT STEEL COLUMN LOCATIONS
7. CONTROL JOINTS TO CONSIST OF "ZIP STRIP" OR TOOLED JOINTS AS SHOWN WITH MIN. DEPTH OF 1/4" OF SLAB THICKNESS
8. ALL ANGLED WALLS AND FOOTINGS ARE 45 DEGREES UNLESS OTHERWISE NOTED
9. SLOPE CONCRETE SLAB TO FLOOR DRAINS WITHIN 5'-0" OF DRAIN
10. MECH. TRACES RESPONSIBLE FOR PROVIDING AND LOCATING FOUNDATION SLEEVES. LOCATION OF SLEEVES FOR UTILITIES SHALL BE DETERMINED BY BUILDER PRIOR TO CONSTRUCTION IN ACCORDANCE WITH LOCAL CODES.
11. PROVIDE 2x6 TREATED PLATES ON ALL STEEL UNLESS OTHERWISE NOTED.
12. ALL CONCENTRATED LOADS FROM BEAMS OR GIRDER TRUSSES TO TRANSFER TO FOUNDATION VIA POSTS BEAMS OR SOLID BLOCKING.

19. BOTTOM OF STEEL COLUMNS (INSIDE & OUT) SHALL HAVE A COAT OF RUST INHIBITIVE PAINT OR EQUAL.
20. ELECTRICAL PLAN FOR BASEMENT HAS BEEN INCORPORATED IN THE FINISHED BASEMENT PLAN ON SHEET 3A.
21. PROVIDE (2) 48" LONG #4 REBAR AT TOP & BOTTOM IN FOUNDATION WALL AND AT FOOTING GRADE CHANGES.
22. FOR ADDITIONAL NOTES SEE SPECIFICATIONS AND DETAILS.

ASPHALT SHINGLES(35 YEAR TP) 1/8" ASPHALT IMPREGNATED BUILDING FELT 1/2" O.S.B. DECKING W/CLIPS 2X12 ROOF RAFTERS @ 16" O.C., ROOF BATTLES AT EVERY ROOF TRUSS R-44 FIBERGLASS INSULATION W/ INTEGRAL V.B. 5/8" DRYWALL CEILING. ICE AND WATER SHIELD OR APPROVED EQUAL TO BE APPLIED HORZ. AT EAVE UP SLOPE OF ROOF TO A POINT 24" INSIDE EXTERIOR WALL. (VERT. LAPS TO BE MIN. 5", HORZ. LAPS TO BE MIN. 6") ICE AND WATER SHIELD OR APPROVED EQUAL TO BE APPLIED TO ALL VALLEYS.

ALUMINUM GUTTER & DOWNSPOUTS WITH SPLASH BLOCKS
8" LP FASCIA OVER
ALUMINUM SOFFIT W/ INTEGRAL VENTS
2" LP TRIM BOARD OVER
8" LP RAKE BOARD
6" LP SUB-RAKE

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

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

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

3/4" T&G OSB SHEATHING GLUED AND NAILED
1/4" UNDERLAYMENT IN TILED AREAS
11 7/8" BCI FLR JOISTS (SEE FLOOR PLAN FOR SPACING AND SERIES
WITH 1 1/4" TIMBERSTRAND LSL RIM JOIST
1/2" GYPSUM BOARD CEILING GLUED AND SCREWED TO
UNDERSIDE OF FLOOR JOISTS

LP "SMARTSIDE" SIDING OVER "TYVEK" WRAP (OR EQUAL) TAPE AROUND ALL WINDOW AND DOOR OPENINGS. PROVIDE R-21 BATT INSULATION IN WALL CAVITIES w/ INTEGRAL V.B. ON WARM SIDE OF WALL, 1/2" PLYWOOD SHEATHING w/ 2x6 WOOD STUDS @ 16" o.c. w/ 1/2" GYP. BRD. FINISH

TYPE OR LOCATION OF CONCRETE CONSTRUCTION	MIN. SPECIFIED COMPRESSIVE STRENGTH
	WEATHERING POTENTIAL
BASEMENT WALLS, FND & OTHER WALLS NOT EXPOSED TO THE WEATHER	2500
BASEMENT SLABS & INTERIOR SLABS ON GRADE EXCEPT GARAGE FLOOR SLABS	2500
BASEMENT WALLS, FND WALLS, EXTERIOR WALLS, & OTHER VERTICAL CONC. EXPOSED TO WEATHER	3000
PORCHES, CARPORT SLABS & STEPS EXPOSED TO THE WEATHER & GARAGE FLOOR SLABS	3500 (AIR-ENTRAINED)

3. EXHAUST HOOD SYSTEMS CAPABLE OF EXHAUSTING IN EXCESS OF 400 CUBIC FEET PER MINUTE SHALL BE PROVIDED WITH MAKE-UP AIR AT A RATE APPROXIMATELY EQUAL TO THE EXHAUST RATE. SUCH MAKE-UP AIR SYSTEMS SHALL BE EQUIPPED WITH A MEANS IF THE EXHAUST FANS SHALL BE AUTOMATICALLY CONTROLLED TO START AND OPERATE SIMULTANEOUSLY WITH THE EXHAUST SYSTEM.
4. WHOLE HOUSE MECHANICAL VENTILATION SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH SECTIONS R403.5.4 THROUGH R403.5.6.
5. WHOLE HOUSE VENTILATION SYSTEM SHALL CONSIST OF ONE OR MORE SUPPLY OR EXHAUST FANS, A COMBINATION AND ASSOCIATED DUCTS AND CONTROLS. LOCAL EXHAUST SUPPLY FANS ARE PERMITTED TO SERVE SUCH A SYSTEM. OUTDOOR AIR DUCTS CONNECTED TO THE RETURN SIDE OF AN AIR HANDLER SHALL BE CONSIDERED TO PROVIDE SUPPLY VENTILATION.
6. WHOLE HOUSE MECHANICAL VENTILATION SYSTEM SHALL BE PROVIDED WITH CONTROLS THAT ENABLE THE USER TO OVERSEE THE SYSTEM.
7. MECHANICAL VENTILATION SYSTEM SHALL PROVIDE OUTDOOR AIR AT A CONTINUOUS RATE OF NOT LESS THAN THAT DETERMINED IN ACCORDANCE WITH TABLE R403.5.6(1).

PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN THE WATER HEATER FLUE DISCHARGE LOCATION AND THE COMBUSTION AIR INTAKE OPENING FOR THE FURNACE.

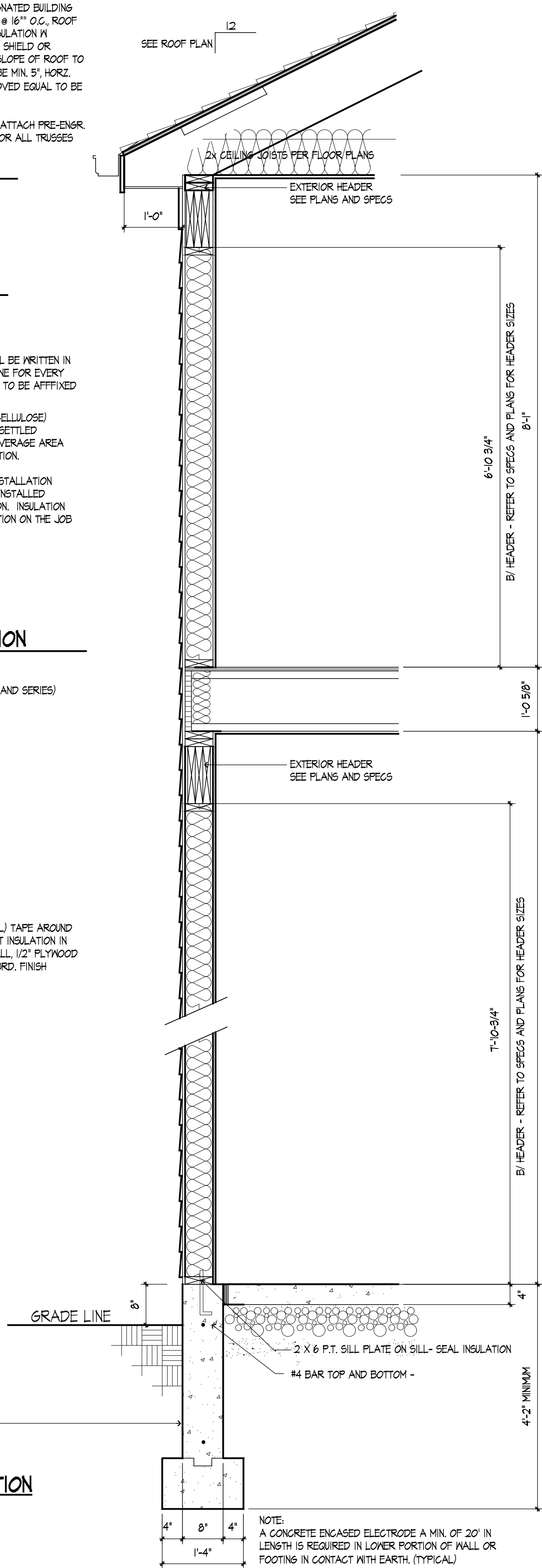
OUTDOOR AIR INTAKES AND EXHAUSTS
SHALL HAVE AUTOMATIC OR GRAVITY
DAMPERS THAT CLOSE WHEN
VENTILATION SYSTEM IS NOT OPERATING

CONTINUOUS PRESSURE TREATED SILL PLATE w/
SILL SEALER 1/2" DIA. x 12" ANCHOR BOLTS w/
NUTS & WASHERS @ MAX. 6'-0" o.c. & MAX. 12"
FROM CORNERS, MIN. 2 PER BOARD

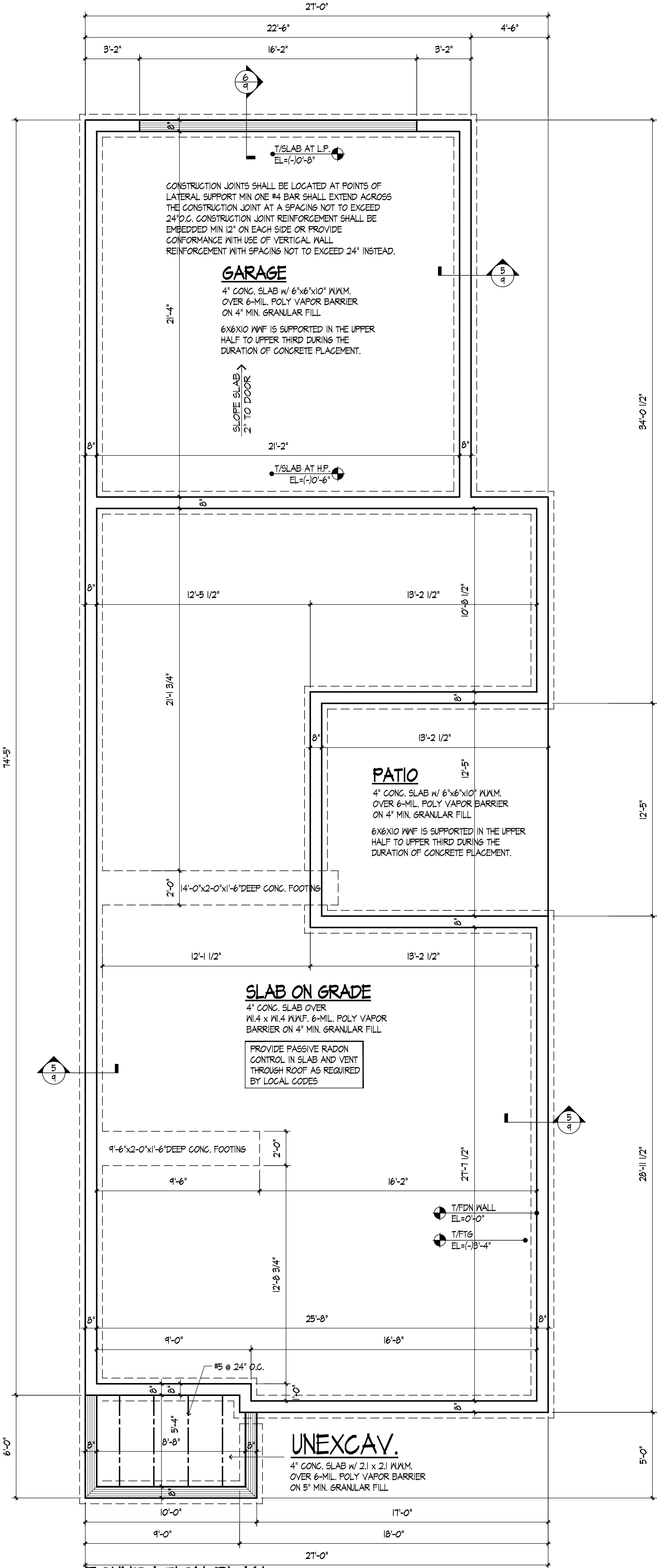
NOTE:
TOP OF FOUNDATION IS TO BE A
MINIMUM OF 6" ABOVE FINISH GRADE

SPRAY ON DAMP-PROOFING OR APPROVED EQUAL

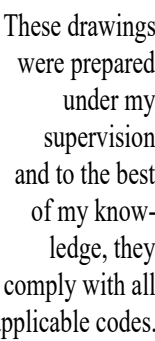
4" CONC. SLAB w/ 6x6 #10 W.W.F.
6-MIL. POLY VAPOR BARRIER
OVER MINIMUM 4" COMPACTED GRAVEL
OVER COMPACTED EARTH
(GRAVEL TO BE MINIMUM 4" WASHED STONE.



SCALE: 3/4" = 1'-0"



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

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SLADE STREET CROSSING
PLAN 544
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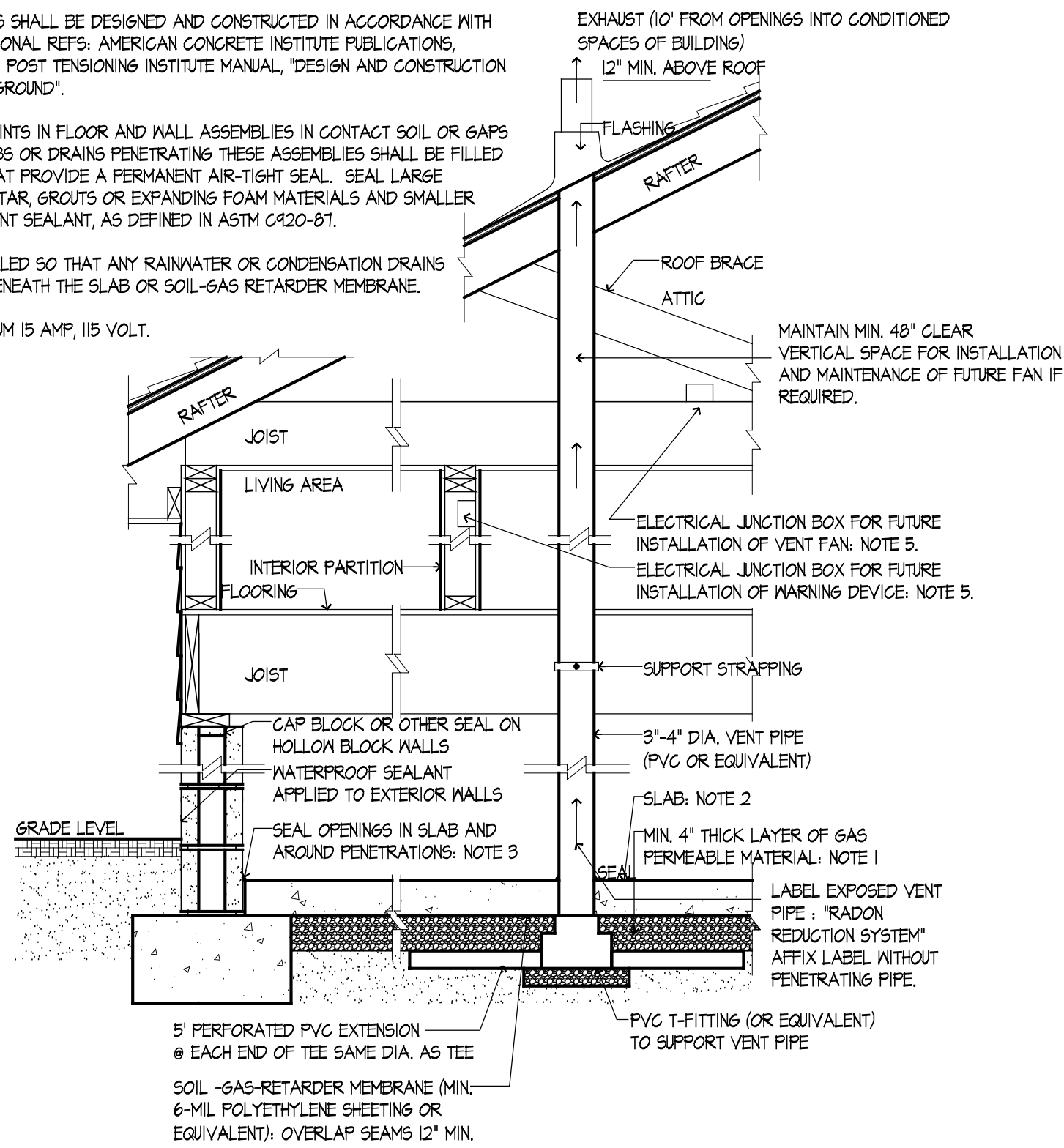
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FLOOR PLAN NOTES:

- DO NOT SCALE DRAWINGS
1. ALL INTERIOR NON-LOAD BEARING WALLS TO BE 2X4 STUD @ 16" O.C. UNLESS OTHERWISE NOTED.
 2. ALL UNDIMENSIONED PARTITIONS ARE 3 1/2" ROUGH.
 3. ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED.
 4. 3-2X4'S MIN AT EACH END OF ALL BEAMS AND GIRDER JOISTS UNLESS OTHERWISE NOTED. ALL SUCH CONCENTRATED LOADS SHALL BE TRANSFERRED TO FOUNDATION VIA BEAMS, POSTS OR SOLID BLOCKING.
 5. ALL EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING UNLESS OTHERWISE NOTED
 6. ALL TRUSSES TO BEAR ON EXTERIOR WALLS AND/OR GIRDER TRUSSES UNLESS OTHERWISE NOTED.
 7. TRUSS MFG. TO SIZE MEMBERS, FASTENERS, HANGERS AND SET SPACING FOR ALL TRUSSES.
 8. WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN EACH BEDROOM TO HAVE A CLEAR EGRESS OPENING OF 5.7 SQ. FT. WITH MIN. DIMENSION OF 24" IN HEIGHT AND 20" IN WIDTH AND SILL HEIGHT NO GREATER THAN 44" ABOVE FLOOR.
 9. WALLS OVER 10 FEET HIGH SHALL HAVE HORIZ. BRACINGS/BRIDGINS LOCATED AT JOINT IN SHEATHING.
 10. ALL HANDRAIL BALUSTERS TO BE SPACED SUCH THAT 4" SPHERE CAN NOT PASS BETWEEN BALUSTERS.
 11. ALL ELECTRICAL AND MECHANICAL EQUIPMENT 4 METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS. CONTRACTOR TO VERIFY.
 12. ALL WINDOW HEAD HEIGHTS AT 6'-10 3/4" UNLESS OTHERWISE NOTED
 13. PROVIDE 1 3/4" SOLID CORE 1 HR RATED STEEL DOOR AT HOUSE TO GARAGE DOOR. W/ CLOSER
 14. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE 5/8" TYPE "X" GYP BD ON THE WALLS AND CEILING.
 15. PROVIDE DOUBLE JOISTS AT PARALLEL PARTITIONS AND SOLID BLOCKING AT PERPENDICULAR PARTITIONS.
 16. PROVIDE 2-2X12 W/ 1/2" PLY. HEADERS OVER ALL EXTERIOR OPENINGS UNLESS OTHERWISE NOTED
 17. ALL EXTERIOR 2X DECKING, JOISTS, POSTS, STAIRS, HANDRAILS AND BALUSTERS TO BE PRESSURE TREATED UNLESS OTHERWISE NOTED.
 18. FOR ADDITIONAL NOTES SEE SPECIFICATIONS AND SHEET DETAILS.
 19. ALL WINDOW AND DOOR STEEL LINTELS ARE TO BE 3 1/2"x4"x5/16" ANGLES UNLESS OTHERWISE NOTED.

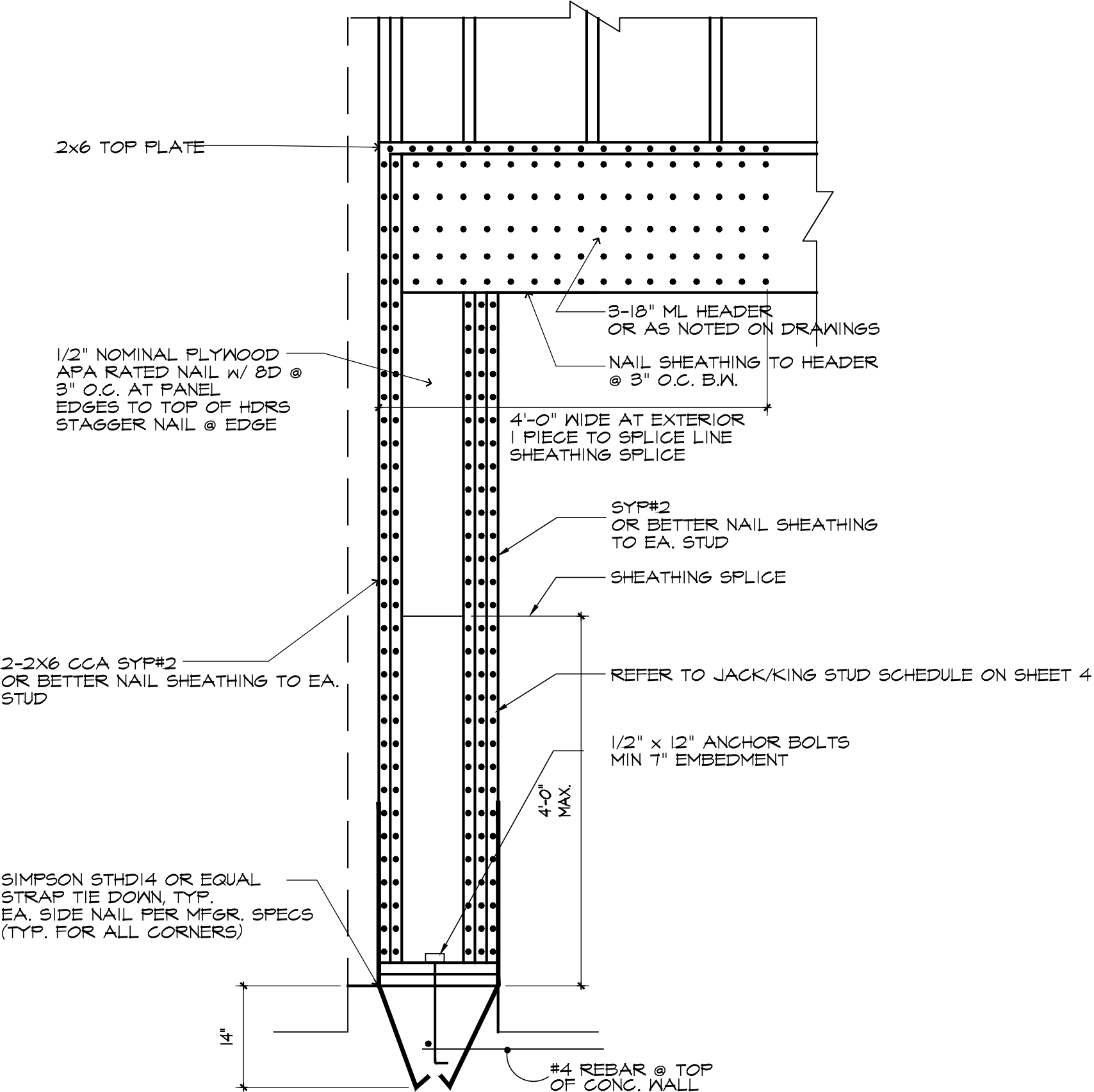
NOTES:

1. ALL CONCRETE SLABS THAT COME IN CONTACT WITH THE GROUND SHALL BE LAID OVER A GAS PERMEABLE MATERIAL MADE UP OF EITHER A MINIMUM 4" THICK UNIFORM LAYER OF CLEAN AGGREGATE, OR A MINIMUM 4" THICK UNIFORM LAYER OF SAND, OVERLAIN BY A LAYER OR STRIPS OF MANUFACTURED MATTINGS DESIGNED TO ALLOW THE LATERAL FLOW OF SOIL GASES.
2. ALL CONCRETE FLOOR SLABS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH LOCAL BUILDING CODES. ADDITIONAL REFS: AMERICAN CONCRETE INSTITUTE PUBLICATIONS, "ACI302.1R" & "ACI302.2R", OR THE POST TENSIONING INSTITUTE MANUAL, "DESIGN AND CONSTRUCTION OF POST-TENSIONED SLABS ON GROUND".
3. ALL OPENINGS, GAPS AND JOINTS IN FLOOR AND WALL ASSEMBLIES IN CONTACT SOIL OR GAPS AROUND PIPES, TOILETS, BATHTUBS OR DRAINS PENETRATING THESE ASSEMBLIES SHALL BE FILLED OR CLOSED WITH MATERIALS THAT PROVIDE A PERMANENT AIR-TIGHT SEAL. SEAL LARGE OPENINGS WITH NON-SHRINK MORTAR, GROUTS OR EXPANDING FOAM MATERIALS AND SMALLER GAPS WITH AN ELASTOMERIC JOINT SEALANT, AS DEFINED IN ASTM C420-81.
4. VENT PIPES SHALL BE INSTALLED SO THAT ANY RAINWATER OR CONDENSATION DRAINS DOWNWARD INTO THE GROUND BENEATH THE SLAB OR SOIL-GAS RETARDER MEMBRANE.
5. CIRCUITS SHOULD BE A MINIMUM 15 AMP, 115 VOLT.



PASSIVE SUB-SLAB DEPRESSURIZATION
RADON CONTROL SYSTEM FOR NEW CONSTRUCTION

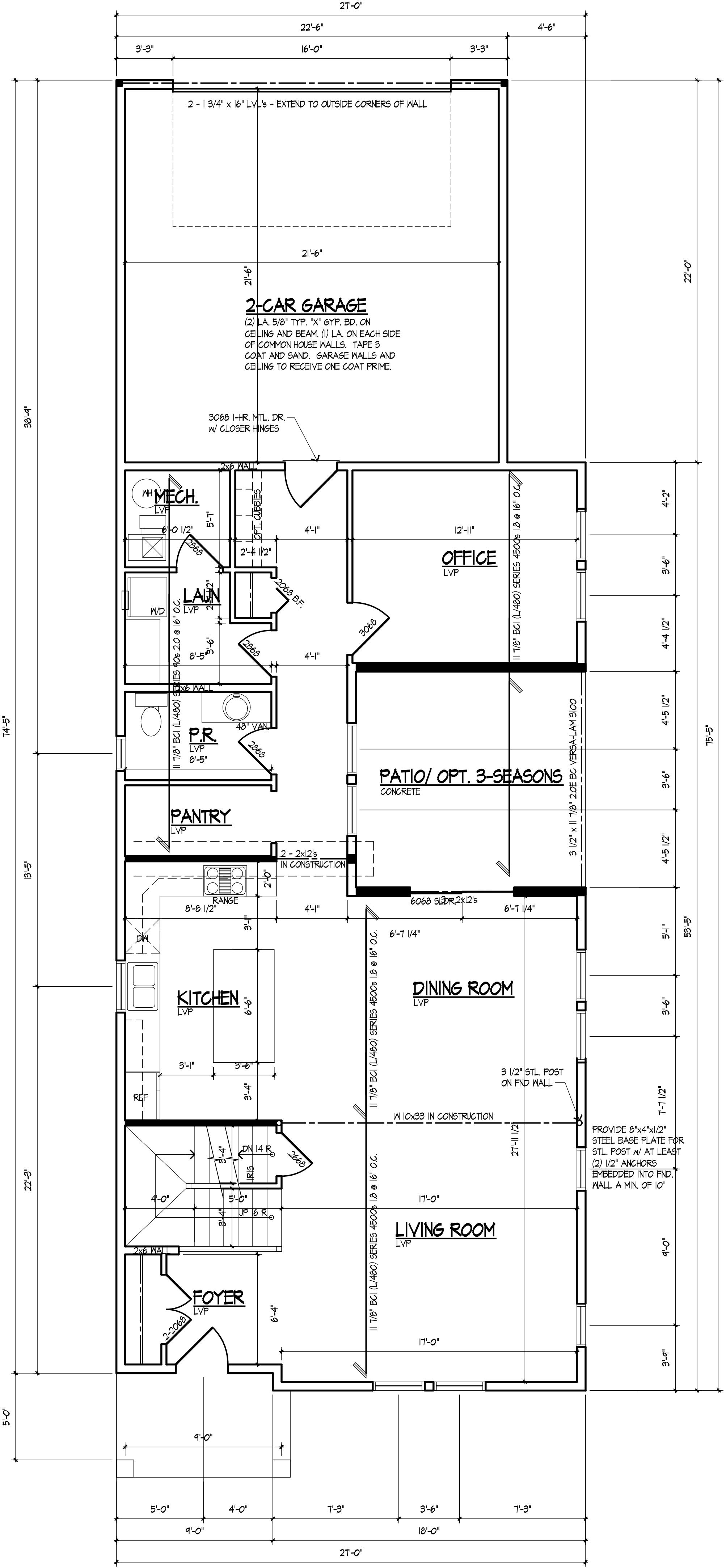
SCALE: 3/4" = 1'-0"



BRACED WALL PANEL W/ HOLD DOWNS

SCALE: 3/4" = 1'-0"

@ GARAGE DOOR



FIRST FLOOR PLAN

CORNER NOTE:
WHERE A MIN. 24" WOOD STRUCTURAL PANEL CANNOT BE PROVIDED AT A BRACED WALL, A HOLD-DOWN TIE MAY BE USED AS AN ALTERNATE METHOD. HOLD-DOWN DEVICE IS TO BE A SIMPSON STRONG-TIE "SSDP-KT" OR AN APPROVED EQUAL THAT COMPLIES WITH IRC 2012 CODE REQUIREMENTS

WALL BRACING NOTE:
WHERE "BRACING" IS NOTED ON THIS PLAN CONTINUOUS SHEATHING METHOD USING 1/2" WOOD STRUCTURAL PANEL IS USED. CONNECTION CRITERIA IS 6d COMMON NAILS AT 6" SPACING (PANEL EDGES) AND AT 12" SPACING (INTERMEDIATE SUPPORTS)

BATH REINFORCEMENT NOTE:
PROVIDE WOOD BLOCKING WITHIN THE WALL FRAMING LOCATED 33"-36" A.F.F. IN ALL WALLS ADJACENT TO TOILET, SHOWER STALL, OR BATHS.

2018 ILLINOIS ENERGY CONSERVATION NOTES:
1. A PERMANENT CERTIFICATE SHALL BE POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL WHEN ELECTRICAL SERVICE INSPECTION IS COMPLETE, WHICH PROVIDES THE R-VALUES OF THE INSULATION INSTALLED, THE U-FACTORS, AND THE TYPES OF EFFICIENCIES OF HEATING, COOLING, AND SERVICE WATER HEATING EQUIPMENT. MUST BE COMPLETED BY THE BUILDER OR A REGISTERED DESIGN PROFESSIONAL.
2. INSULATION AND PENETRATION - THE BUILDING THERMAL ENVELOPE SHALL MEET THE REQUIREMENTS OF TABLE R402.1.1
3. AIR LEAKAGE - THE BUILDING THERMAL ENVELOPE SHALL COMPLY WITH IMR402.4.1.2
4. ONE PROGRAMMABLE THERMOSTAT FOR EACH SEPARATE HEATING AND COOLING SYSTEM. INITIALLY PROGRAMMED MAX TO DEGREES HEAT AND NOT LOWER THAN 18 DEGREES COOLING.
5. N/A
6. SEALING - DUCTS, AIR HANDLERS, AND FILTER BOXES SHALL BE SEALED. DUCT TIGHTNESS TEST - NOT REQUIRED IF DUCTS WITHIN BUILDING THERMAL ENVELOPE.
7. BUILDING CAVITIES - BUILDING FRAMING CAVITIES SHALL NOT BE USED AS DUCTS OR PLENUMS.
8. MECHANICAL SYSTEM PIPING - 110S DEGREES OR -65 DEGREES INSULATE WITH MINIMUM R-5. CIRCULATING HOT WATER SYSTEM PUMP NOT IN USE SWITCH OFF. HOT WATER PIPE INSULATION R-3.
9. MECHANICAL VENTILATION - THE BUILDING SHALL BE PROVIDED WITH VENTILATION THAT MEETS THE REQUIREMENTS OF TABLE IMR403.5.6 (1). OUTDOOR AIR INTAKES AND EXHAUST SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS.
LIGHTING EQUIPMENT - A MINIMUM OF 90% OF THE LAMPS IN PERMANENTLY INSTALLED FIXTURES SHALL HAVE HIGH-EFFICACY LAMPS.

WINDOWS, SKYLIGHTS, AND SLIDING GLASS DOORS SHALL HAVE AN AIR INFILTRATION RATE OF NO MORE THAN 0.3 CFM PER S.F. AND SWINGING DOORS NO MORE THAN 0.5 CFM PER S.F.
WINDOW U-FACTOR SHALL BE 0.30 OR BETTER
LEAVE ALL MANUFACTURERS STICKERS ON WINDOWS AND DOORS UNTIL AFTER INSULATION INSPECTION

JACK STUD REQUIREMENTS FOR 16" STUD SPACING		
SIZE OF OPENING (FEET-INCHES)	No. OF JACK STUDS	No. OF KING STUDS
UP TO 3'-6"	1	1
> 3'-6" TO 5'-0"	1	2
> 5'-0" TO 5'-6"	2	2
> 5'-6" TO 8'-0"	2	2
> 8'-0" TO 10'-6"	2	3
> 10'-6" TO 12'-0"	3	3
> 12'-0" TO 13'-0"	3	3
> 13'-0" TO 14'-0"	3	4
> 14'-0" TO 16'-0"	3	4
> 16'-0" TO 18'-0"	4	4

LEAKAGE NOTE:
BUILDING SHALL BE TESTED AND VERIFIED AS HAVING AIR LEAKAGE NOT EXCEEDING 5 CHANGES PER HOUR AFTER CREATION OF ALL PENETRATIONS OF THE BUILDING THERMAL ENVELOPE. TESTING SHALL BE CONDUCTED WITH BLOWER AT A PRESSURE OF 50 PASCALS. A WRITTEN AIR LEAKAGE REPORT SHALL BE PROVIDED TO THE CODE OFFICIAL.

BUILDING SHALL BE PROVIDED WITH VENTILATION THAT MEETS THE REQUIREMENTS OF THE IRC OR IMC. AUTOMATIC AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.

A DUCT LEAKAGE TEST IS REQUIRED FOR ANY DUCTWORK OUTSIDE OF THE CONDITIONED SPACE. TEST SHALL BE PERFORMED BY AN APPROVED OUTSIDE THIRD PARTY. SUBMIT TEST RESULTS TO THE VILLAGE PRIOR TO CALLING FOR FINAL INSPECTION.

001-008243
FREDERICK
E.
GILMORE
EXPIRATION
11/30/24

These drawings were prepared under my supervision and to the best of my knowledge, they comply with all applicable codes.

REV	DESCRIPTION	DATE
	ISSUED FOR PERMIT	01-31-24

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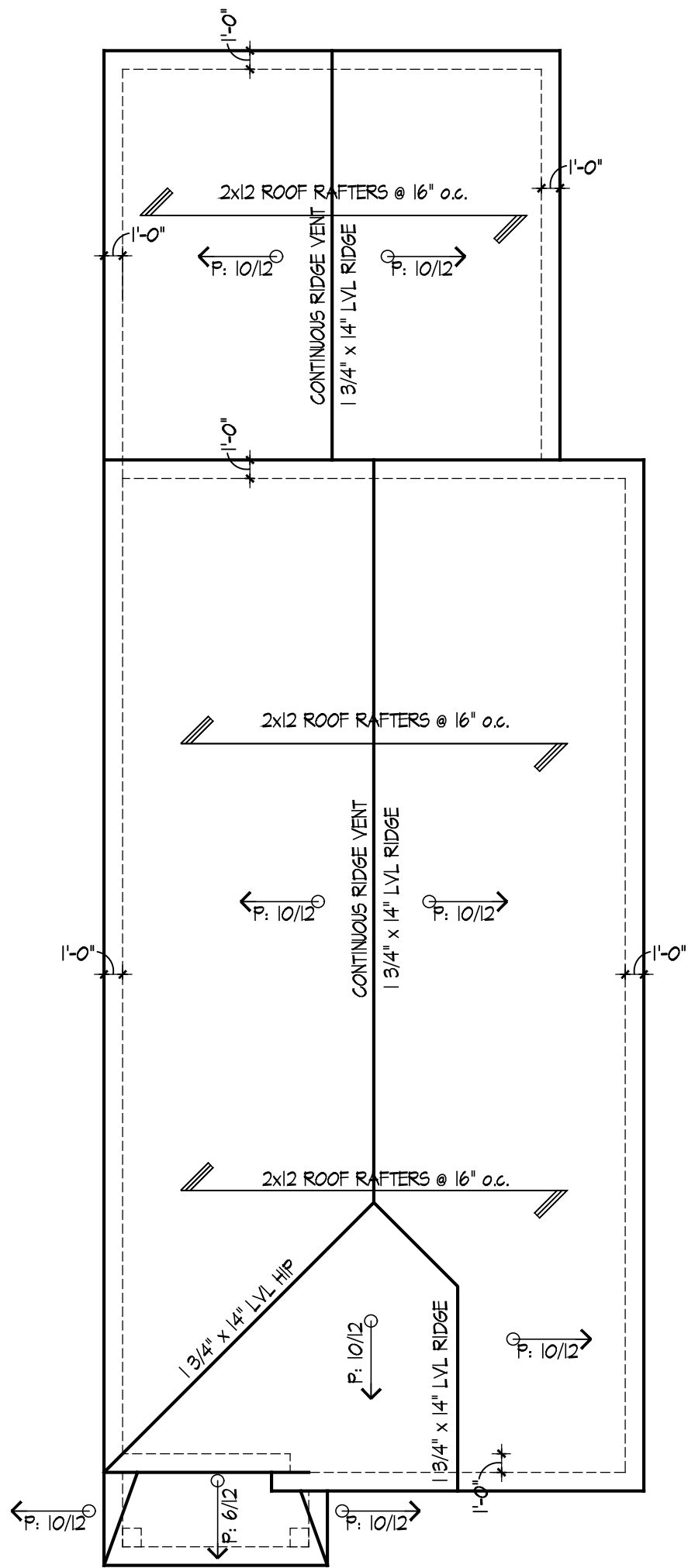
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FLOOR PLAN NOTES:

- DO NOT SCALE DRAWINGS
- ALL INTERIOR NON-LOAD BEARING WALLS TO BE 2X4 STUD @ 16" O.C. UNLESS OTHERWISE NOTED.
 - ALL UNDIMENSIONED PARTITIONS ARE 3 1/2" ROUGH.
 - ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED.
 - 3-2X4's MIN AT EACH END OF ALL BEAMS AND GIRDER JOISTS UNLESS OTHERWISE NOTED. ALL SUCH CONCENTRATED LOADS SHALL BE TRANSFERRED TO FOUNDATION VIA BEAMS, POSTS OR SOLID BLOCKING.
 - ALL EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING UNLESS OTHERWISE NOTED
 - ALL TRUSSES TO BEAR ON EXTERIOR WALLS AND/OR GIRDER TRUSSES UNLESS OTHERWISE NOTED.
 - TRUSS MFG. TO SIZE MEMBERS, FASTENERS, HANGERS AND SET SPACING FOR ALL TRUSSES.
 - WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN EACH BEDROOM TO HAVE A CLEAR EGRESS OPENING OF 5.7 SQ. FT. WITH MIN. DIMENSION OF 24" IN HEIGHT AND 20" IN WIDTH AND SILL HEIGHT NO GREATER THAN 44" ABOVE FLOOR.
 - WALLS OVER 10 FEET HIGH SHALL HAVE BRACING/BRIDINGS LOCATED AT JOINT IN SHEATHING.
 - ALL HANDRAIL BALUSTERS TO BE SPACED SUCH THAT 4" SPHERE CAN NOT PASS BETWEEN BALUSTERS.
 - ALL ELECTRICAL AND MECHANICAL EQUIPMENT & METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS. CONTRACTOR TO VERIFY.
 - ALL WINDOW HEAD HEIGHTS AT 6'-10 3/4" UNLESS OTHERWISE NOTED
 - PROVIDE 1 3/4" SOLID CORE 1 HR RATED STEEL DOOR AT HOUSE TO GARAGE DOOR. W/ CLOSER
 - ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE 5/8" TYPE "X" GYP BD ON THE WALLS AND CEILING.
 - PROVIDE DOUBLE JOISTS AT PARALLEL PARTITIONS AND SOLID BLOCKING AT PERPENDICULAR PARTITIONS.
 - PROVIDE 2-2X12 W/ 1/2" FLY. HEADERS OVER ALL EXTERIOR OPENINGS UNLESS OTHERWISE NOTED
 - ALL EXTERIOR 2x DECKING, JOISTS, POSTS, STAIRS, HANDRAILS AND BALUSTERS TO BE PRESSURE TREATED UNLESS OTHERWISE NOTED.
 - FOR ADDITIONAL NOTES SEE SPECIFICATIONS AND SHEET DETAILS.
 - ALL WINDOW AND DOOR STEEL LINTELS ARE TO BE 3 1/2"x4"x5/16" ANGLES UNLES OTHERWISE NOTED.



ROOF PLAN

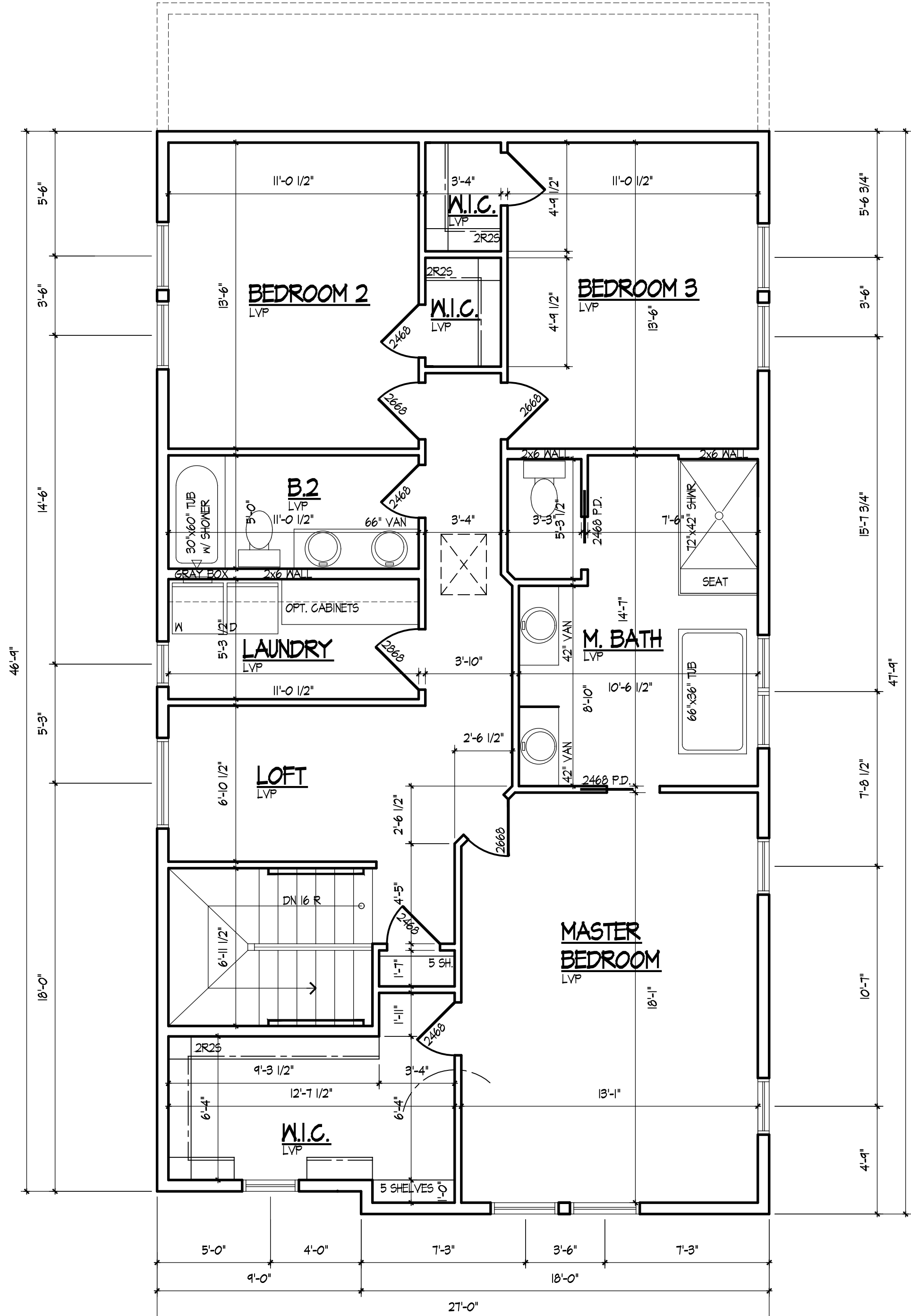
SCALE: 1/8" = 1'-0"

TWO STORY HOUSE ROOF
1415 SQ. FT. OF ATTIC AREA TO BE VENTED
1415 X 1/300 = 5.21 SQ. FT. FREE AREA REQUIRED TOTAL
5.21 X 144 = 750.8 SQ. IN. /2 = 375.4
375.4/60 = 6.3 (1 ROOF VENTS REQUIRED)
375.4/24 = 15.64 (16 SOFFIT VENTS REQUIRED)

GARAGE ROOF
520 SQ. FT. OF ATTIC AREA TO BE VENTED
520 X 1/300 = 1.73 SQ. FT. FREE AREA REQUIRED TOTAL
1.73 X 144 = 249.1 SQ. IN.
249.1/24 = 10.4 (11 SOFFITS VENT REQUIRED)

NOTE
ALL ROOF TRUSSES ARE TO TRANSFER LOADS TO EXTERIOR WALLS

ALL ROOF OVERHANGS ARE TO BE 1'-0" UNLESS NOTED OTHERWISE ON THE ROOF PLAN



SECOND FLOOR PLAN

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

HVAC NOTE:
R-9 INSULATION REQUIRED OUTSIDE OF BUILDING OR BETWEEN THE DUCT & EXTERIOR FINISH

DOUBLE ALL JOISTS UNDER BATHROOMS AND LAUNDRY EQUIPMENT.

ALL INTERIOR WALLS ARE 3 1/2" UNLESS OTHERWISE NOTED

HEADER NOTE:
ALL HEADERS FOR EXTERIOR WINDOWS ARE TO BE INSTALLED DIRECTLY UNDER THE WALL STUD PLATES

These drawings were prepared under my supervision and to the best of my knowledge, they comply with all applicable codes.

001-008243
FREDERICK E. GILMORE
EXPIRATION 11/30/24

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- DO NOT SCALE DRAWINGS
1. ELECTRICAL CONTRACTOR IS TO SUPPLY REQUIRED DIRECT HOOK-UPS AND CUTOFFS.
2. HVAC CONTRACTOR TO VERIFY TERMOSTAT LOCATIONS.
3. ALL ELECTRICAL AND MECHANICAL EQUIPMENT ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS
4. ALL SMOKE DETECTORS AND C.O. DETECTORS TO BE 110 V WIRED IN SERIES W/ BATTERY BACK UP INTERCONNECTED TO ALL OTHERS. MIN. 15'-0" FROM ALL BEDROOM DOORS. MIN. 1 SMOKE DETECTOR PER FLOOR AND ONE IN EACH SLEEPING ROOM.
5. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
6. PROVIDE AND INSTALL GROUND FAULT CIRCUIT-INTERRUPTERS (GFI) AS REQUIRED BY NATIONAL ELECTRIC CODE (NEC) AND MEETING THE REQUIREMENTS OF AL GOVERNING CODES.
7. GROUND FAULT FOR SERVICE DISTRIBUTION TO BE LOCATED ON STREET SIDE OF WATER METER.
8. GROUND WIRE FOR SERVICE DISTRIBUTION GO TO STREET SIDE OF WATER METER AND JUMPER ACROSS METER. METER SOCKET SHALL HAVE DRIVEN GROUND ROD.
9. PROVIDE 1/2" CONDUIT FROM WATER METER THROUGH OUTSIDE WALL/FOR REMOTE METER READER. (LOCATE NEAR GAS METER)
10. PROVIDE AN EXTERIOR DISCONNECT SWITCH ON THE ELECTRIC SERVICE.
11. ALL NON-DEDICATED OUTLETS IN THE BASEMENT SHALL BE 125 VOLT, 15 OR 20 AMP GFI PROTECTED RECEPTACLES.
12. PROVIDE CLOSED LAMPS ON ALL FLUORESCENT FIXTURES.

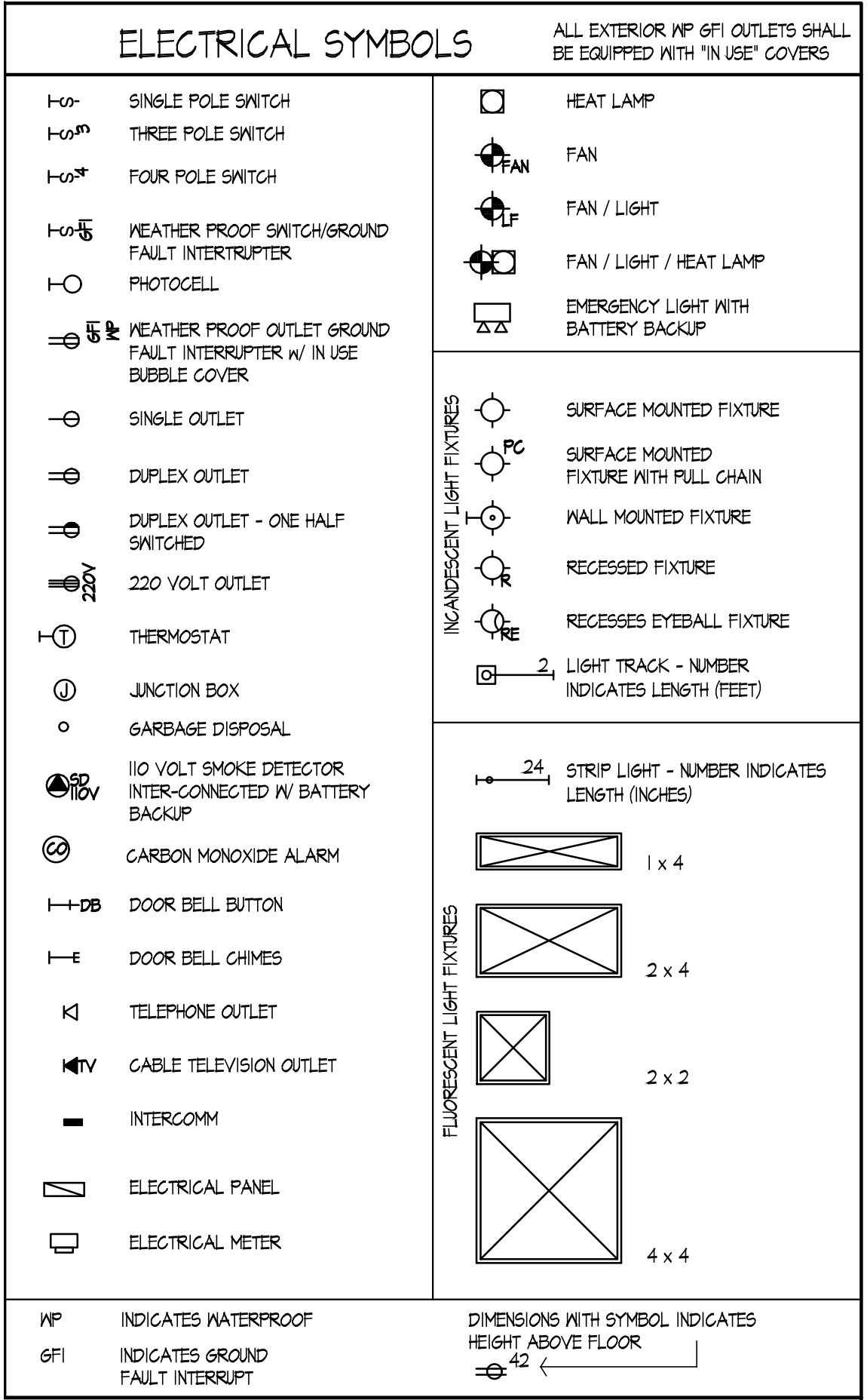
- ELECTRICAL NOTES:
- ALL LIGHT / FAN FIXTURES IN THE BATHROOMS SHALL HAVE A DEDICATED SWITCH THAT OPERATES ONLY THE FAN PER SECTION VAH 44(A)
- A LIGHT FIXTURE SHALL BE INSTALLED WITHIN 3 FEET OF THE ELECTRICAL PANEL PER SECTION VAH 34 (A)
- THE DISHWASHER SHALL HAVE A DISCONNECT SWITCH LOCATED ON THE WALL IN THE IMMEDIATE VICINITY OF THE APPLIANCE PER SECTION VAH 52 (B)

LOW VOLTAGE WIRING THAT IS INACCESSIBLE SHALL BE IN IMC CONDUIT.

FOLLOWING APPLIANCES AND EQUIPMENT SHALL HAVE A DEDICATED CIRCUIT:

EACH FURNACE, EACH AIR CONDITIONER, EACH WATER HEATER, MICROWAVE, DISHWASHER, DISPOSAL, AND OVEN.

THE FOLLOWING APPLIANCES AND EQUIPMENT SHALL HAVE A DISCONNECT SWITCH: EACH FURNACE, EACH AIR CONDITIONER, EACH WATER HEATER, AND DISHWASHER.

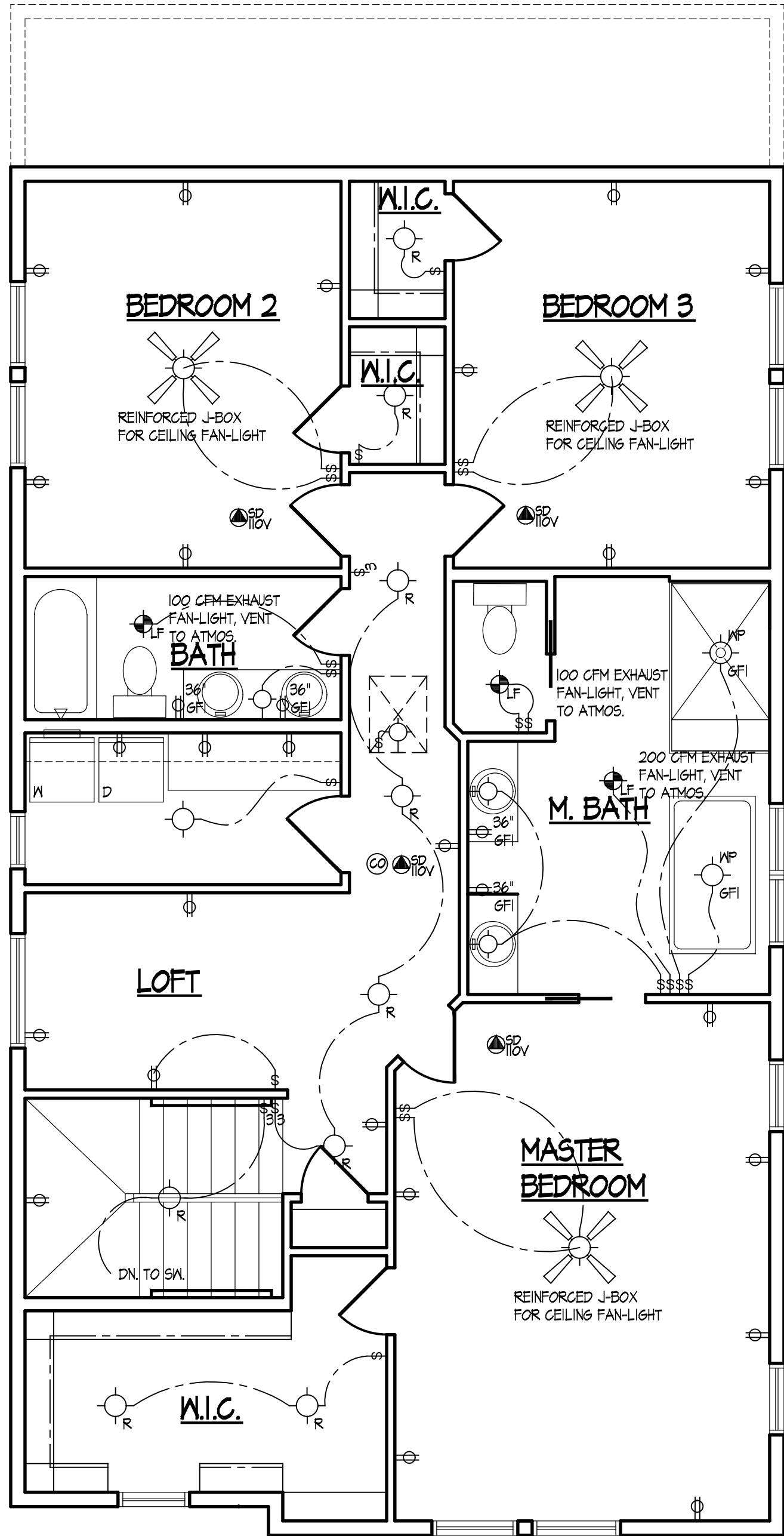


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SECOND FLOOR ELECT. PLAN

SCALE 1/4"=1'-0"

WATER PIPES AND GAS PIPE OF THE WATER HEATER SHALL BE PROPERLY BONDED.
ALL RECEPTACLES SHALL BE TAMPER RESISTANT.
ALL BEDROOM RECEPTACLES AND SMOKE DETECTORS SHALL BE ARC-FAULT CIRCUIT INTERRUPTER PROTECTED.
GFI RECEPTACLES IN THE GARAGE SHALL BE 4 FEET ABOVE THE FLOOR.
LIGHT/EXHAUST FAN COMBINATION FIXTURE SHALL HAVE A DEDICATED SWITCH TO OPERATE THE FAN.

1. KITCHEN ALL 125-VOLT, SINGLE PHASE 15 AND 20-AMP RECEPTACLES THAT SERVE COUNTERTOP SURFACES SHALL HAVE A GROUND FAULT CIRCUIT INTERRUPTER PROTECTION FOR PERSONNEL.
2. BATHROOMS ALL 125-VOLT, SINGLE PHASE 15 AND 20-AMP RECEPTACLES INSTALLED SERVE IN BATHROOMS SHALL HAVE A GROUND FAULT CIRCUIT INTERRUPTER PROTECTION FOR PERSONNEL.
3. BEDROOM OUTLETS ALL BRANCH CIRCUITS THAT SUPPLY 125-VOLT, SINGLE PHASE 15 AND 20-AMP RECEPTACLES INSTALLED IN DWELLING UNITS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER LISTED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT.
4. RECESSED FIXTURES INSTALLED IN THE BUILDING ENVELOPE (SECOND FLOOR CEILINGS) ARE TO BE "IC" RATED OR INSTALLED IN A SEALED BOX CONSTRUCTED OF A MIN. 1/2" THICK WALLBOARD.
5. METAL TUBING IS TO BE PROVIDED FOR REMOTE WATER METER READER. COORDINATE LOCATION WITH BUILDING INSPECTOR.
6. MINIMUM OF 90% OF PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH EFFICACY LIGHTS.
7. SURFACE MOUNTED INCANDESCENT FIXTURES ARE TO BE INSTALLED NO CLOSER THAN 12" TO THE NEAREST STORAGE SPACE. SURFACE MOUNTED FLUORESCENT FIXTURES ARE TO BE INSTALLED NO CLOSER THAN 6" TO THE NEAREST STORAGE SPACE. RECESSED INCANDESCENT AND FLUORESCENT FIXTURES WITH COMPLETELY ENCLOSED LAMP NO CLOSER THAN 6" TO NEAREST STORAGE SPACE.
8. ALL 120 VOLT, SINGLE PHASE, 15 AND 20 AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DINES, BEDROOMS, SUNROOMS, REC ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT INTERRUPTER COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTION OF THE CIRCUIT. ALL RECEPTACLES SHALL BE LISTED TAMPER RESISTANT RECEPTACLES.
9. ALL STAIRWAYS SHALL BE PROVIDED WITH A LIGHT IN THE IMMEDIATE VICINITY OF EACH AND EVERY LANDING OF THE STAIRWAY, INCLUDING TOP AND BOTTOM. THE CONTROL FOR THESE LIGHTS SHALL BE A 3-WAY SWITCH LOCATED AT THE TOP AND BOTTOM OF THE STAIRS.
10. SEPARATE CIRCUITS SHALL BE PROVIDED FOR ALL RANGES, OVENS, WATER HEATERS, LAUNDRY, GARBAGE DISPOSAL, MICROWAVE, COMPACTOR, DISHWASHER, FOOD FREEZER, REFRIGERATOR, WHOLE HOUSE VACUUM, TUBS WITH PUMPS, STEAM GENERATORS, PUMP AND ELECTOR PUMPS, FURNACES, AND AIR CONDITIONERS.
11. COUNTERTOP RECEPTACLES ARE TO BE INSTALLED SO NO POINT ALONGS THE WALL IS MORE THAN 24" FROM A RECEPTACLE OUTLET.
12. A CONVENIENCE OUTLET SHALL BE INSTALLED FOR SERVICES OF HEATING AND CONDITIONING AND REFRIGERATION EQUIPMENT.
13. SMOKE ALARM POWER SOURCE SHALL NOT BE CONNECTED TO A DEDICATED CIRCUIT

ELECTRICAL PLAN NOTES:

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2. HVAC CONTRACTOR TO VERIFY THERMOSTAT LOCATIONS.
3. ALL ELECTRICAL AND MECHANICAL EQUIPMENT ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS
4. ALL SMOKE DETECTORS AND C.O. DETECTORS TO BE 110 V WIRED IN SERIES W/ BATTERY BACK UP INTERCONNECTED TO ALL OTHERS. MIN. 15'-0" FROM AL BEDROOM DOORS. MIN. 1 SMOKE DETECTOR PER FLOOR AND ONE IN EACH SLEEPING ROOM
5. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NFFA) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
6. PROVIDE AND INSTALL GROUND FAULT CIRCUIT-INTERRUPTERS (GFI) AS REQUIRED BY NATIONAL ELECTRIC CODE (NEC) AND MEETING THE REQUIREMENTS OF AL GOVERNING CODES.
7. GROUND FAULT FOR SERVICE DISTRIBUTION TO BE LOCATED ON STREET SIDE OF WATER METER.
8. GROUND WIRE FOR SERVICE DISTRIBUTION GO TO STREET SIDE OF WATER METER AND JUMPER ACROSS METER. METER SOCKET SHALL HAVE DRIVEN GROUND ROD.
9. PROVIDE 1/2" CONDUIT FROM WATER METER THROUGH OUTSIDE WALL FOR REMOTE METER READER. (LOCATE NEAR GAS METER)
10. PROVIDE AN EXTERIOR DISCONNECT SWITCH ON THE ELECTRIC SERVICE.
11. ALL NON-DEDICATED OUTLETS IN THE BASEMENT SHALL BE 125 VOLT, 15 OR 20 AMP GFI PROTECTED RECEPTACLES.
12. PROVIDE CLOSED LAMPS ON ALL FLUORESCENT FIXTURES.

ELECTRICAL SYMBOLS		ALL EXTERIOR WP GFI OUTLETS SHALL BE EQUIPPED WITH "IN USE" COVERS			
I-O-	SINGLE POLE SWITCH		HEAT LAMP		
I-O-S	THREE POLE SWITCH		FAN		
I-O-S*	FOUR POLE SWITCH		FAN / LIGHT		
I-O-S*	WEATHER PROOF SWITCH/GROUND FAULT INTERRUPTER		FAN / LIGHT / HEAT LAMP		
I-O	PHOTOCELL		EMERGENCY LIGHT WITH BATTERY BACKUP		
WE	WEATHER PROOF OUTLET GROUND FAULT INTERRUPTER w/ IN USE BUBBLE COVER	INCANDESCENT LIGHT FIXTURES			
○	SINGLE OUTLET				
○	DUPLEX OUTLET				
○	DUPLEX OUTLET - ONE HALF SWITCHED				
220	220 VOLT OUTLET				
⊖	THERMOSTAT	FLUORESCENT LIGHT FIXTURES			
⊖	JUNCTION BOX				
○	GARBAGE DISPOSAL				
110	110 VOLT SMOKE DETECTOR INTER-CONNECTED w/ BATTERY BACKUP				
CO	CARBON MONOXIDE ALARM				
I-DB	DOOR BELL BUTTON	DIMENSIONS WITH SYMBOL INDICATES INDICATES GROUND FAULT INTERRUPT			
I-E	DOOR BELL CHIMES				
K	TELEPHONE OUTLET				
TV	CABLE TELEVISION OUTLET				
■	INTERCOMM				
	ELECTRICAL PANEL	STRIP LIGHT - NUMBER INDICATES LENGTH (INCHES)			
	ELECTRICAL METER				
WP	INDICATES WATERPROOF				
GFI	INDICATES GROUND FAULT INTERRUPT				
		LIGHT TRACK - NUMBER INDICATES LENGTH (FEET)			

STATE OF ILLINOIS
001-008243
FREDERICK E. GILMORE
EXPIRATION 11/30/24
LICENSED ARCHITECT

These drawings were prepared under my supervision and to the best of my knowledge, they comply with all applicable codes.

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Packet Pg. 106

ROOF CONSTRUCTION

240 LB. MIN. ASPHALT SHINGLES/25 YEAR 240# MIN. TYP.) 15# ASPHALT IMPREGNATED BUILDING FELT, 5/8" EXT. GRADE PLYWOOD DECKING W/CLIPS, ROOF RAFTERS AT 16" O.C., ROOF BATTLES AT EVERY CAVITY, R-4# FIBERGLASS INSULATION N INTEGRAL V.B, 5/8" DRYWALL, CEILING, ICE AND WATER SHIELD OR APPROVED EQUAL TO BE APPLIED HORZ. AT EAVE UP SLOPE OF ROOF TO A POINT 24" INSIDE EXTERIOR WALL. (VERT. LAPS TO BE MIN. 5", HORZ. LAPS TO BE MIN. 6") ICE AND WATER SHIELD OR APPROVED EQUAL TO BE APPLIED TO ALL VALLEYS.

FASCIA AND SOFFIT

ALUMINUM GUTTER & DOWNSPOUTS
OVER 8" 1" FASCIA OVER
1" SOFFIT W/ INTEGRAL VENTS
1/2 1" TRIM BOARD OVER
W/16 SUB-RAKE - 1"

WHERE EAVE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MIN. OF 1" SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND ROOF SHEATHING AT THE LOCATION OF THE VENT.

INSULATION BATTLES WITH WIND BLOCK BELOW ARE TO BE PROVIDED ADJACENT TO SOFFIT AND EAVE VENTS. BATTLES SHALL MAINTAIN AN OPENING EQUAL OF GREATER THAN THE SIZE OF THE VENT.

SECOND FLOOR CONSTRUCTION

11 7/8" BGI FLR JOISTS (SEE FLOOR PLAN FOR SPACING)
WITH BGI RIM JOIST
5/8" TYPE "X" GYPSUM BOARD CEILING GULED AND SCREWED TO
UNDERSIDE OF FLOOR JOISTS

10" LP BAND BOARD

NOTE:
FIREBLOCKING IS TO BE INSTALLED AS REQUIRED
PER 2012 I.R.C. R602.8 (TYPICAL AT ALL LOCATIONS)
FIREBLOCK AT THE RIM HEIGHT OF EVERY TUB WITH 2 X WOOD BLOCKING,
EVERY STUD SPACE, ALL AROUND, OR
PROVIDE WATER RESISTANT 5/8" GVLB. OR 1/2" DUROCK COMPLETELY DOWN
TO THE FLOOR BEHIND ALL TUBS AND SHOWER STALL FOR PROPER FIRESTOPPING
OR USE OTHER APPROVED MATERIALS

FRAME WALL CONSTRUCTION

1" P SIDING (SEE ELEVATIONS FOR FINISH) OVER "TYVEK" WRAP (OR
EQUAL). TAPE AROUND ALL WINDOW AND DOOR OPENINGS. PROVIDE
R-21 BATT INSULATION IN WALL CAVITIES W/ INTEGRAL V.B. ON WARM
SIDE OF WALL, 1/2" CONTINUOUS OSB SHEATHING, 2x6 WOOD STUDS @
16" o.c. W/ 5/8" TYPE "X" GYPSUM BOARD FINISH

R-38 INSULATION REQUIRED IN EXPOSED FLOORS, ALL LOCATIONS

FIRST FLOOR CONSTRUCTION

MIN. OF (2) LAYERS OF PLYWOOD TOTAL 1-1/4" THICKNESS
CONSISTING OF 3/4" + 1/2" OR (2) LAYERS OF 5/8"
HARDWOOD FLOORING MAY BE SUBSTITUTED FOR SECOND
LAYER OF PLY WD. WHEN 3/4" SUB-FLOOR IS USED
DUROCK MAY BE SUBSTITUTED FOR SECOND LAYER OF PLY
WD IN TILED AREAS WHEN 3/4" SUB-FLOOR IS USED
1/2" UNDERLAYMENT IN TILED AREAS
2x12 FLR JOISTS (SEE FLOOR PLAN FOR SPACING)
WITH 2x12 RIM JOIST
5/8" TYPE "X" GYPSUM BOARD CEILING GULED AND SCREWED TO
UNDERSIDE OF FLOOR JOISTS

R-38 INSULATION REQUIRED IN EXPOSED FLOORS, ALL LOCATIONS

SILL PLATE

CONTINUOUS PRESSURE TREATED SILL PLATE W/
SILL SEALER 1/2" DIA. x 12" ANCHOR BOLTS W/
NUTS & WASHERS @ MAX. 6'-0" o.c. & MAX. 12"
FROM CORNERS, MIN. 2 PER BOARD. EMBED MIN.
7" IN CONC.

DELTA MEMBRANE DAMP PROOFING OR APPROVED
EQUAL DRAPED OVER FOUNDATION WALL

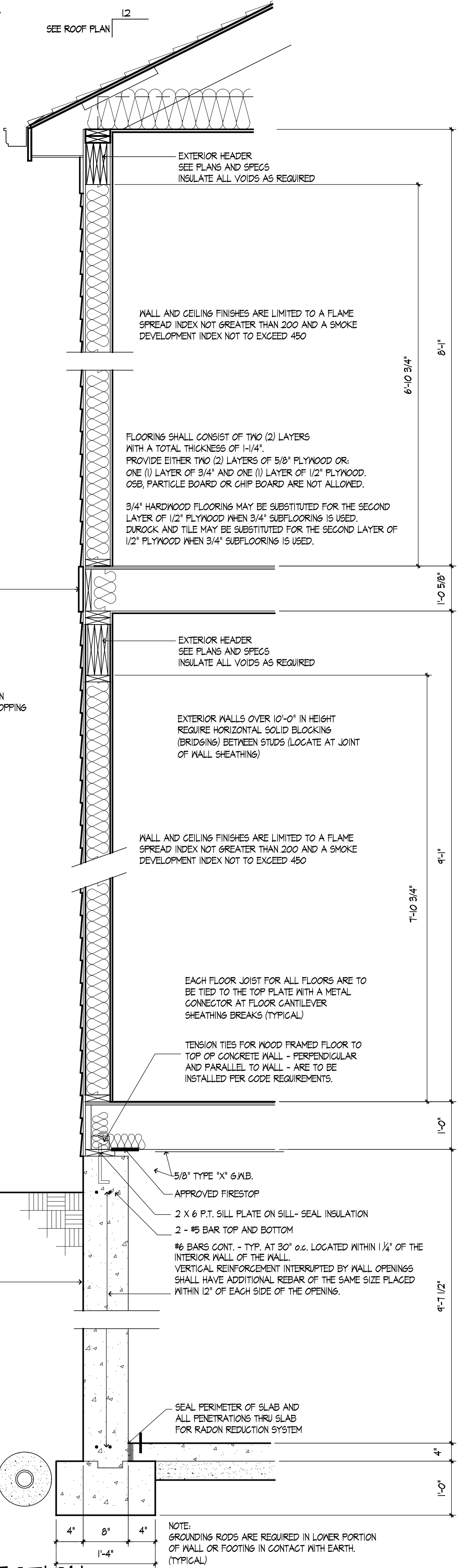
CONCRETE SLAB CONSTRUCTION

4" CONC. SLAB W/ 11.4 x 11.4 M.M.F.
6-MIL. POLY VAPOR BARRIER - LAP ALL SEAMS
12" EACH DIRECTION FOR RADON SYSTEM
OVER MINIMUM 5" COMPACTED GRAVEL
OVER COMPACTED EARTH
(GRAVEL TO BE MINIMUM 4" WASHED STONE)

4" DRAIN TILE ON OUTSIDE OF
FOOTING MINIMUM 8" GRAVEL COVER
SILT/SOCK WRAP UTILIZATION OF FITTINGS
@ ALL CONNECTIONS IS REQ'D.

① FRAME WALL SECTION

SCALE: 3/4" = 1'-0"



ROOF CONSTRUCTION

STANDING SEAM METAL ROOF INSTALLED PER MANUFACTURE'S
GUIDELINES, 15# ASPHALT IMPREGNATED BUILDING FELT, 7/16" O.S.B.
DECKING, 2x6 RAFTERS @ 16" O.C., ICE AND WATER SHIELD OR
APPROVED EQUAL TO BE APPLIED HORZ. AT EAVE UP SLOPE OF
ROOF. (VERT. LAPS TO BE MIN. 5", HORZ. LAPS TO BE MIN. 6")

FASCIA AND SOFFIT

ALUMINUM GUTTER & DOWNSPOUTS
8" LP FASCIA OVER
1" SOFFIT W/ INTEGRAL VENTS

12" CEDAR OR BUILT-UP WOOD COLUMN
W/ 8" WOOD BASE AND 6" CAP

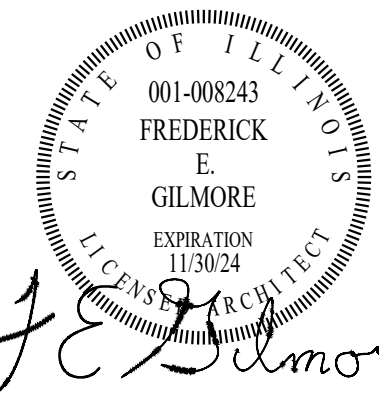
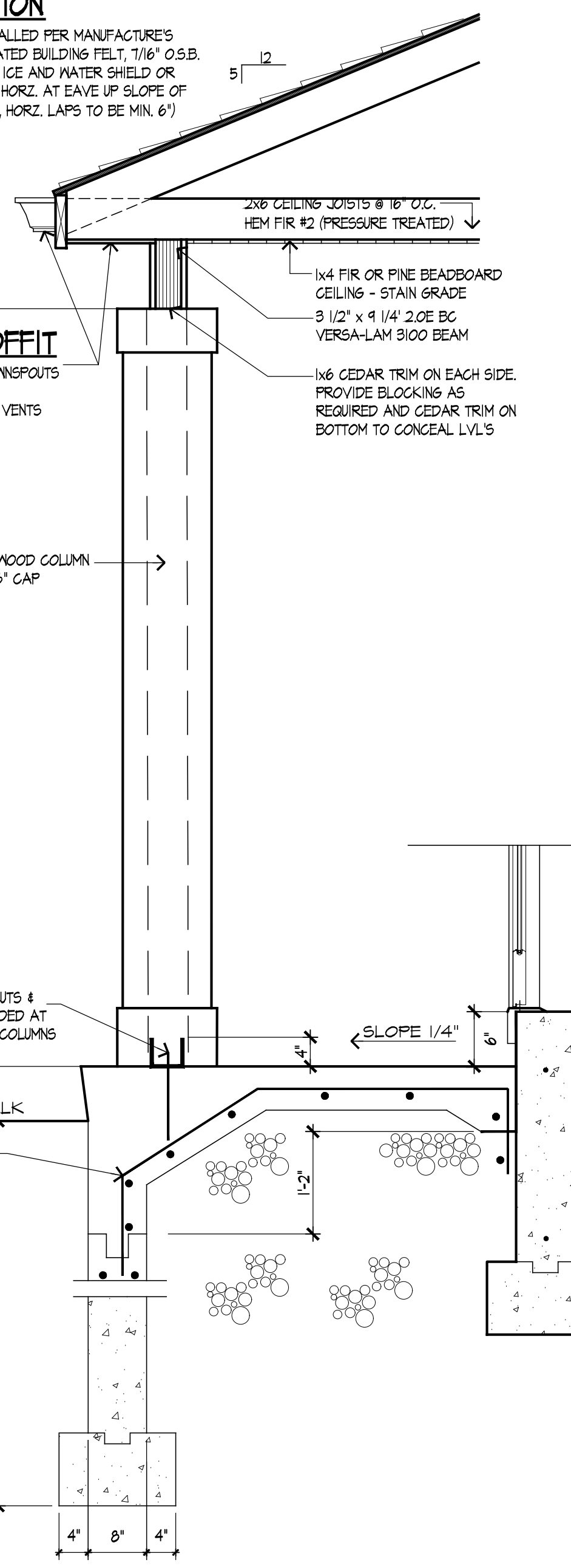
12" ANCHOR BOLTS W/ NUTS &
WASHERS TO BE PROVIDED AT
BASE FOR ALL PORCH COLUMNS
(TYP OF 4)

SIDEWALK
#5 @ 24" O.C. (TYP)

SEAL PERIMETER OF SLAB AND
ALL PENETRATIONS THRU SLAB
FOR RADON REDUCTION SYSTEM

② PORCH SECTION

SCALE: 3/4" = 1'-0"



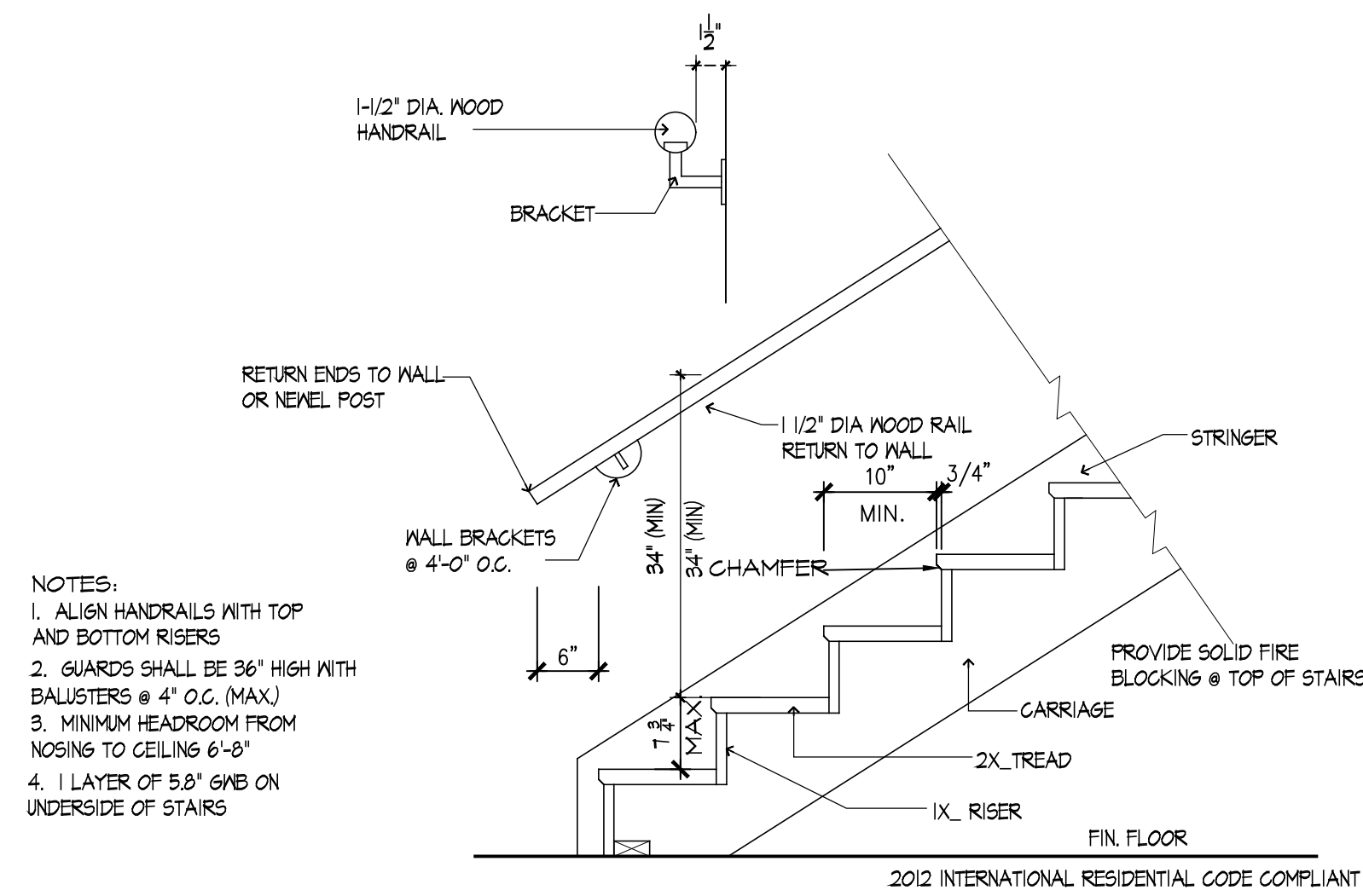
These drawings
were prepared
under my
supervision
and to the best
of my know-
ledge, they
comply with all
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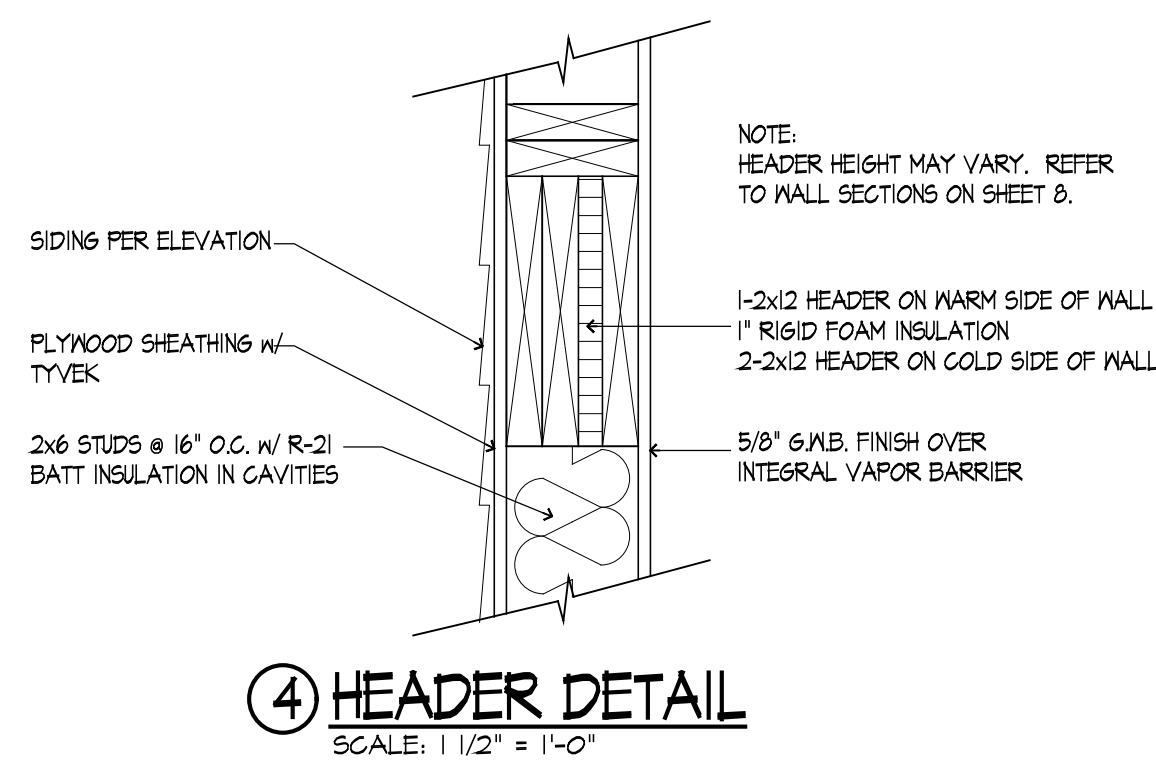
Rick Gilmore, FALA
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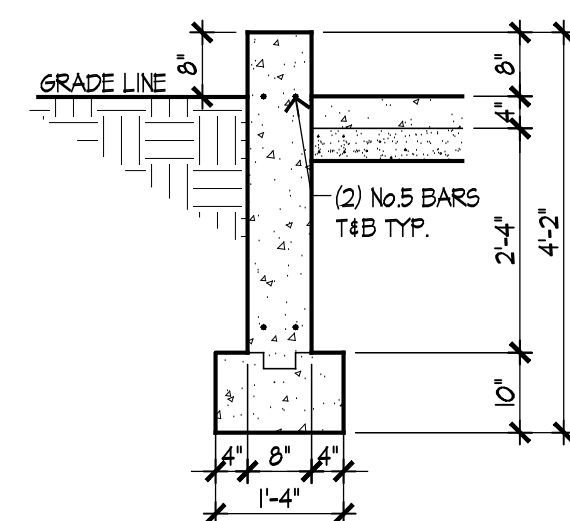
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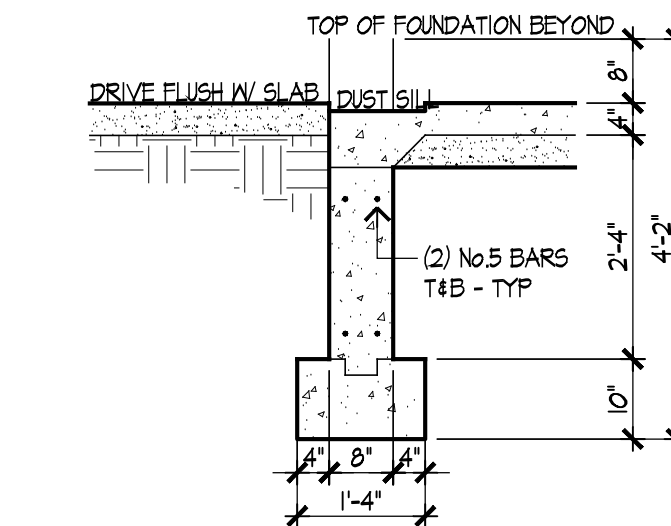
① STAIR DETAIL
SCALE: 3/4" = 1'-0"



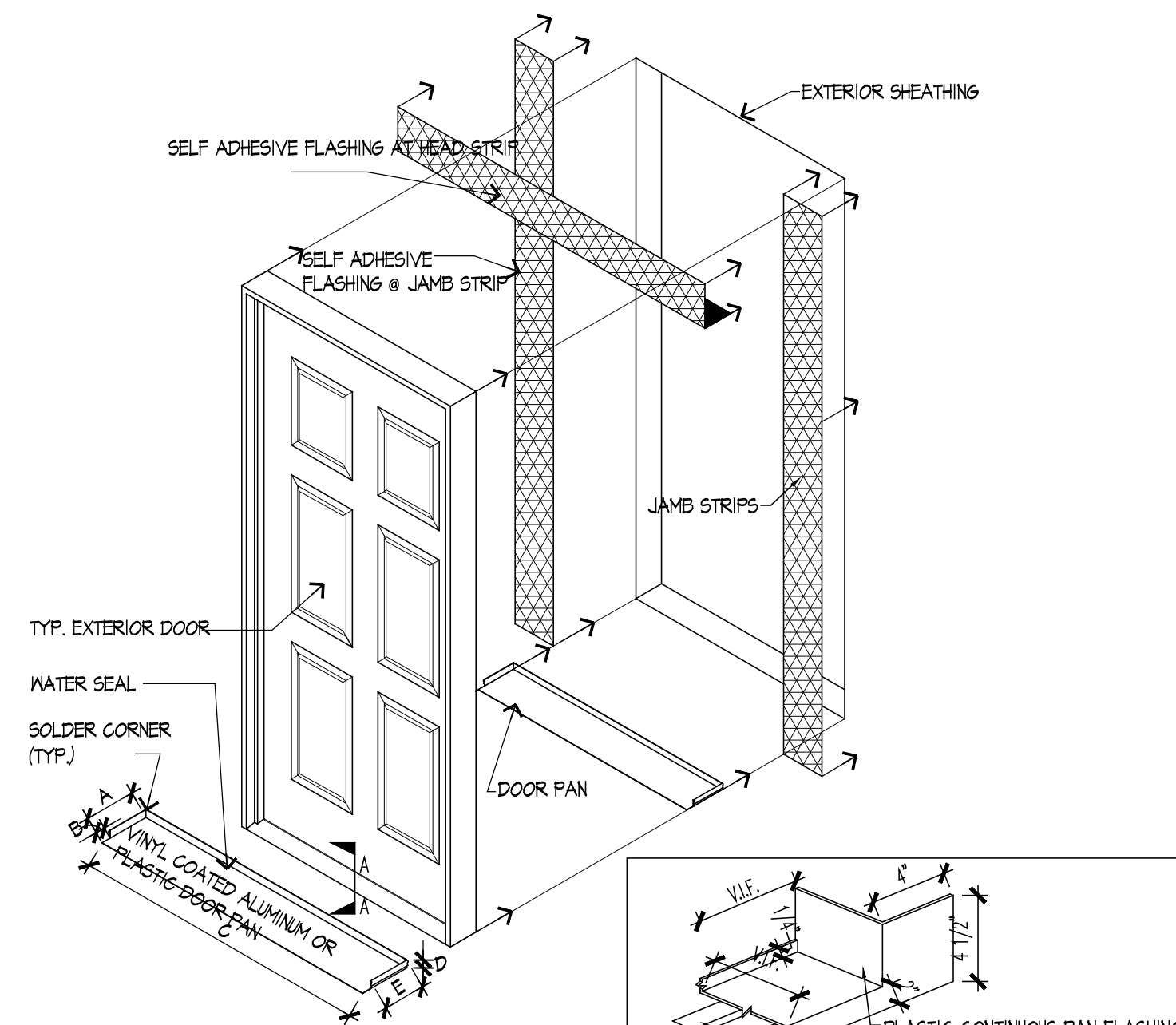
④ HEADER DETAIL
SCALE: 1/2" = 1'-0"



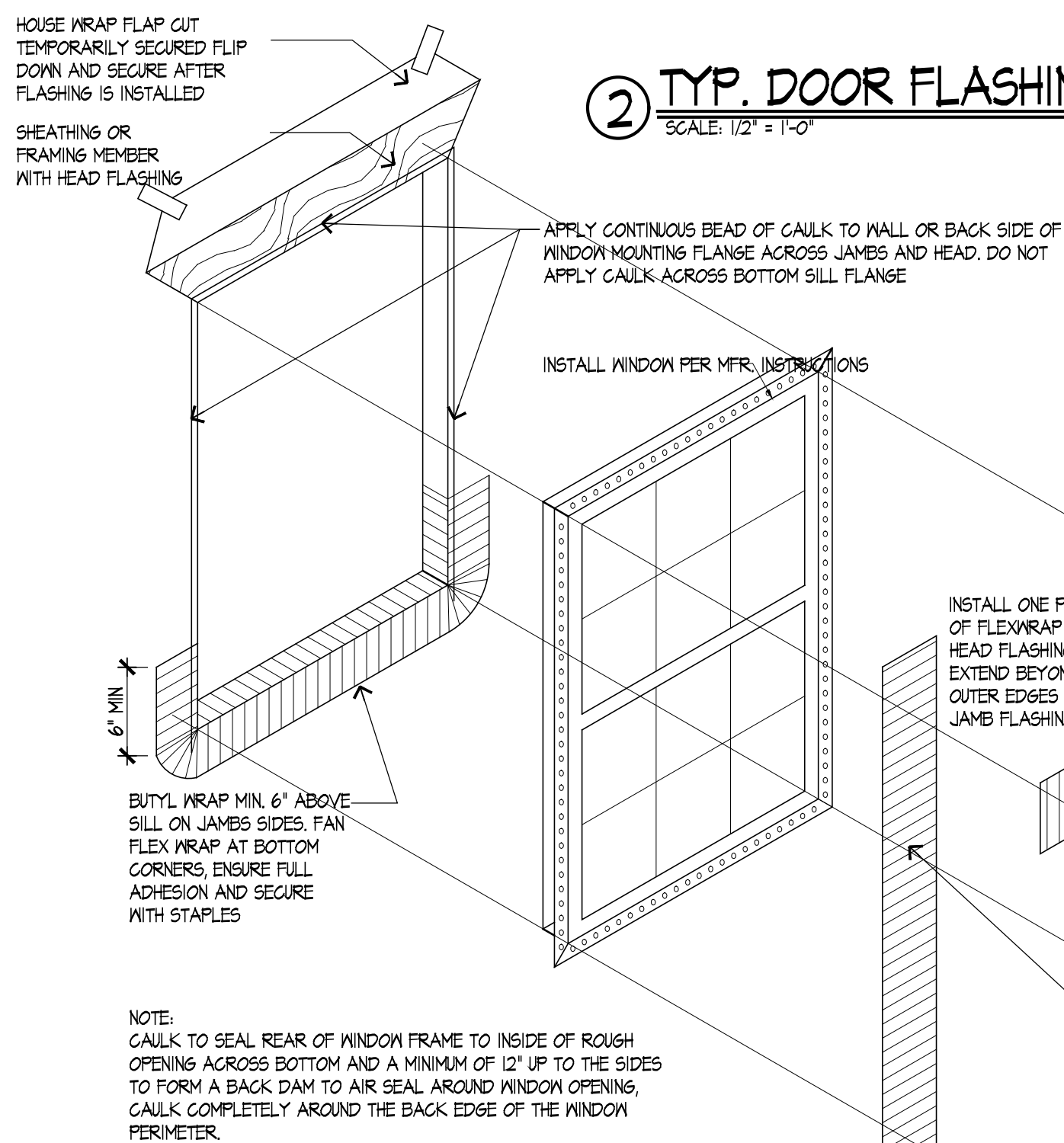
⑤ FND. AT GARAGE
SCALE: 1/2" = 1'-0"



⑥ GARAGE OPENING
SCALE: 1/2" = 1'-0"

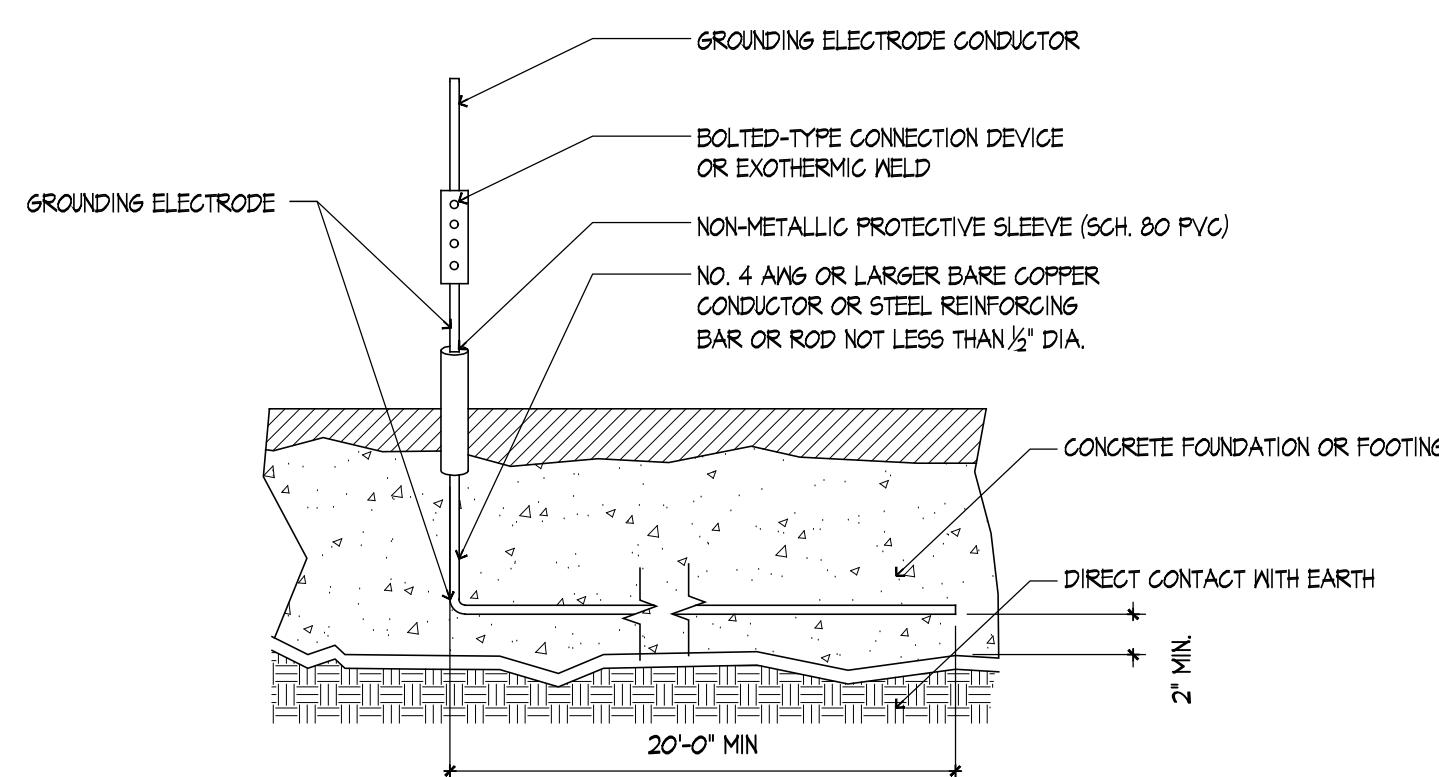


② TYP. DOOR FLASHING
SCALE: 1/2" = 1'-0"

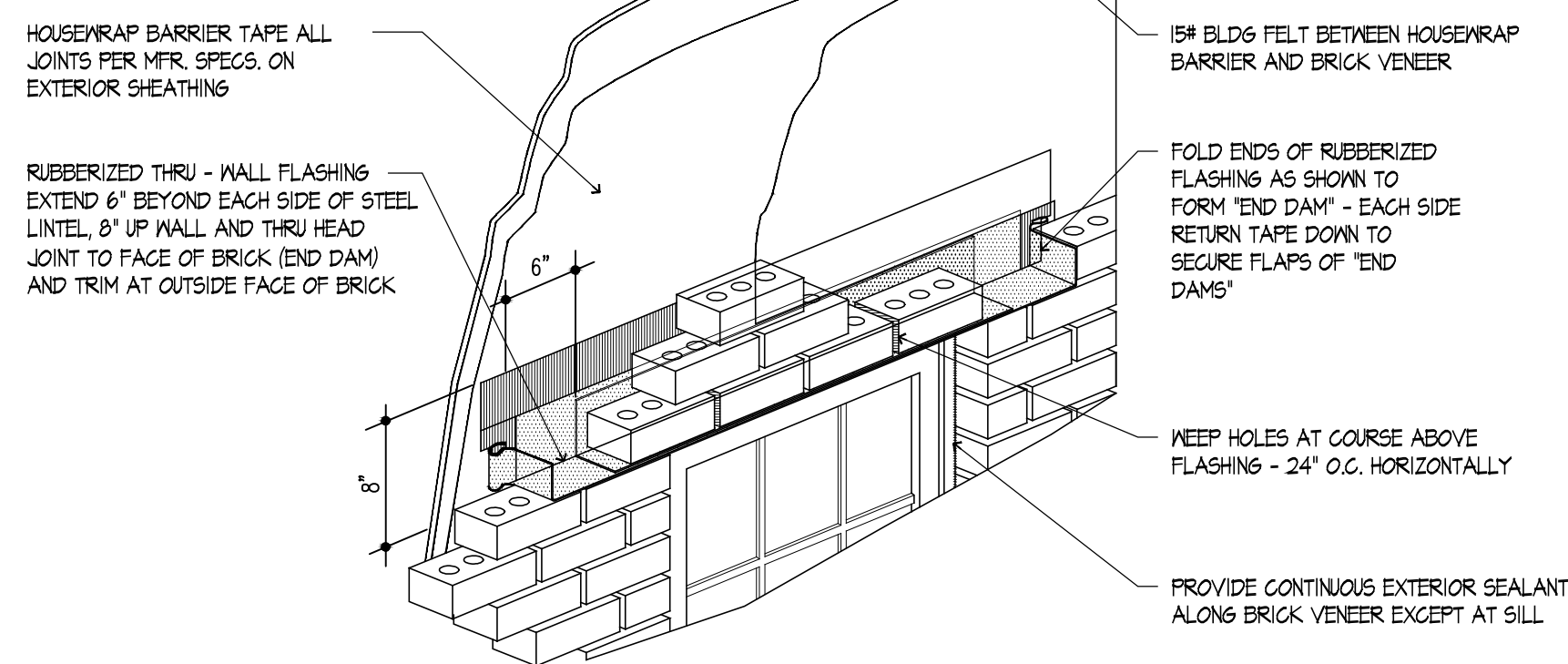


③ TYP. WINDOW FLASHING
SCALE: 1/2" = 1'-0"

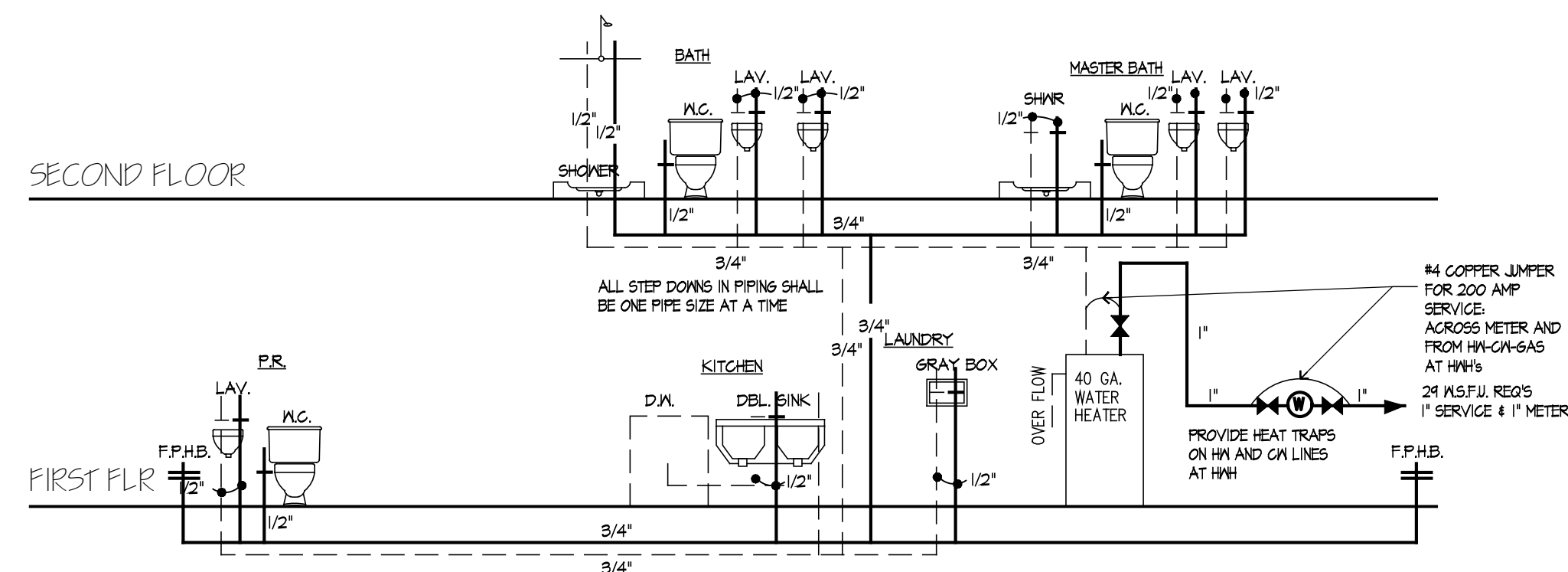
DETAIL NOTES:
1. CONCRETE-ENCASED ELECTRODE: AN ELECTRODE ENCASED BY AT LEAST 2 INCHES (50.8MM) OF CONCRETE, LOCATED WITHIN AND NEAR THE BOTTOM OF A CONCRETE FOUNDATION OR FOOTING THAT IS IN DIRECT CONTACT WITH THE EARTH, CONSISTING OF AT LEAST 20 FEET (6.1 M) OF ONE OR MORE BARE OR ZINC GALVANIZED OR OTHER ELECTRICALLY CONDUCTIVE COATED STEEL REINFORCING BARS OR RODS OF NOT LESS THAN 1/2 INCH (12.7 MM) DIAMETER, OR CONSISTING OF AT LEAST 20 FEET (6.1 M) OF BARE COPPER CONDUCTOR NOT SMALLER THAN NO. 4, SEE PLANS FOR SIZE OF CONDUCTOR IF GREATER THAN #4.



⑦ UFER GROUND DETAIL
SCALE: NO SCALE

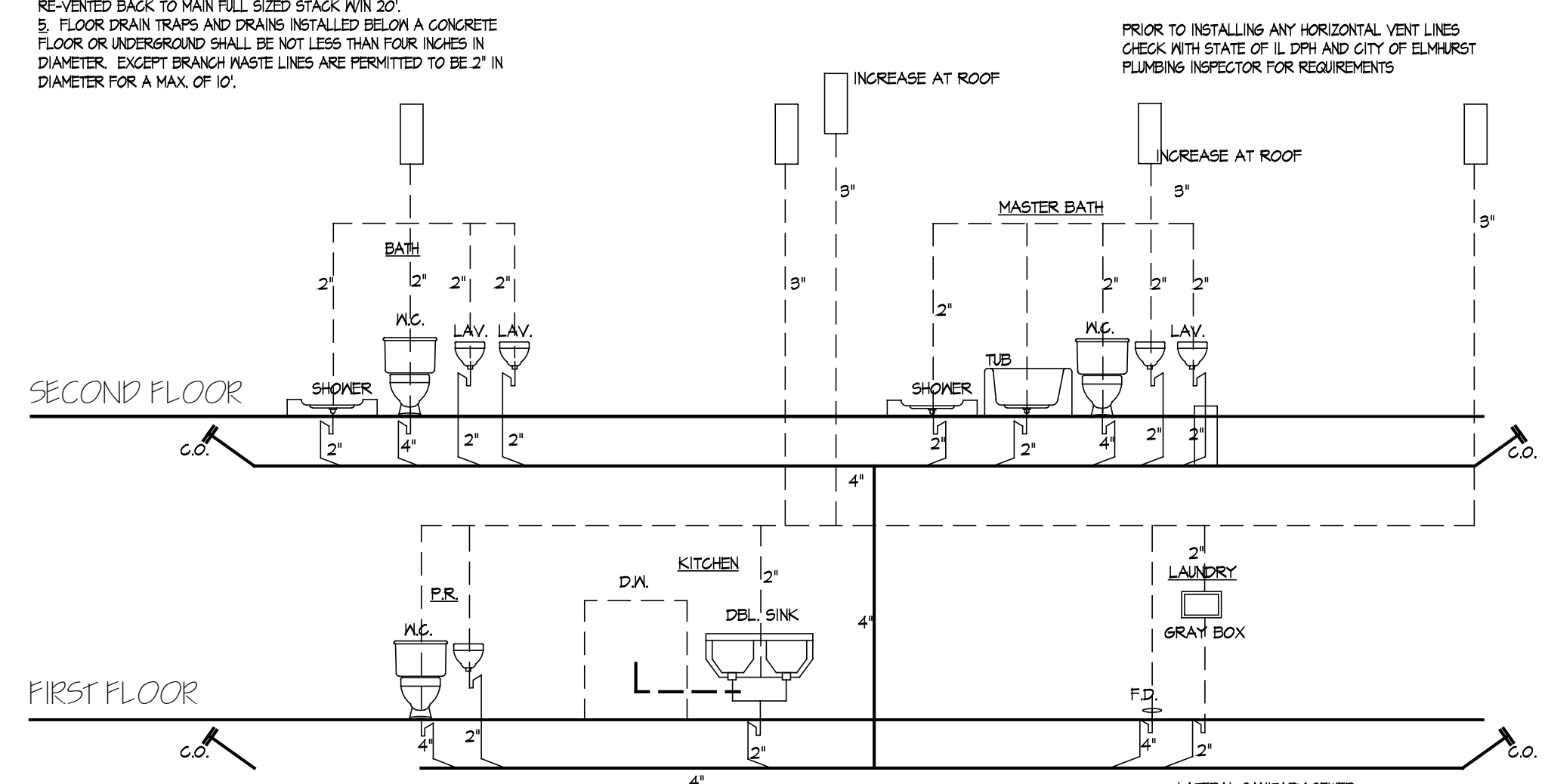


⑧ THRU-WALL FLASHING @ WINDOW
SCALE: 3/4" = 1'-0"



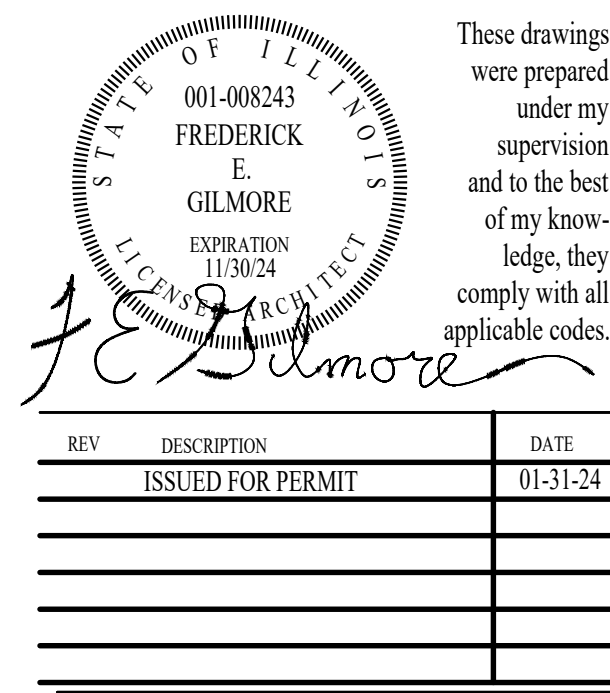
SUPPLY DIAGRAM
NO SCALE

1. BUILDING SEWER SHALL HAVE A FULL SIZE CLEAN-OUT (6") INSTALLED OUTSIDE THE BUILDING.
2. A CONTINUOUS WASTE SHALL NOT BE USED ON THE KITCHEN SINK, DRAIN LINES. TWO TRAPS ARE REQUIRED (GARBAGE DISPOSAL, BASKET STRAINER).
3. SEWER PIPE USED TO PENETRATE THE FOUNDATION WALLS SHALL BE DUCTILE IRON OR SCHEDULE 40 PVC & SHALL EXTEND ONTO VIRGIN SOIL ON THE EXTERIOR. A 6"x4" MESSON COUPLING & FULL SIZE 6" CLEAN-OUT SHALL BE INSTALLED. ALL MESSON COUPLINGS SHALL BE NON-SHEAR TYPE.
4. 2" FULL SIZE STACK IS REQUIRED FOR WATER CLOSETS UNLESS RE-VENTED BACK TO MAIN FULL SIZED STACK WITHIN 20'.
5. FLOOR DRAIN TRAPS AND DRAINS INSTALLED BELOW A CONCRETE FLOOR OR UNDERGROUND SHALL BE NOT LESS THAN FOUR INCHES IN DIAMETER. EXCEPT BRANCH WASTE LINES ARE PERMITTED TO BE 2" IN DIAMETER FOR A MAX. OF 10'.
WATER HEATER W/ UL APPROVED TEMP. AND PRESSURE RELIEF VALVE.
PLUMBING MATERIALS:
WATER PIPE BELOW GRADE - PER APPLICABLE CODES
WATER PIPE ABOVE GRADE - PER APPLICABLE CODES
SCH. 40 PVC
WATER SUPPLY LINES FOR LAVS, WATER CLOSETS, SINKS, LAUNDRY TRAYS, ICE MAKER AND DISHWASHER SHALL BE HARD PIPED WITH EITHER ROUGH BRASS OR CHROME SUPPLY TUBES.
NOTE: PER ELMHURST FIRE DEPARTMENT: PLUMBING CONTRACTOR IS REQUIRED TO HAVE A FIRE EXTINGUISHER ON SITE - ONE PER FLOOR - AT ALL TIMES DURING HIS WORK. I-A: 10 BC.



WASTE DIAGRAM
NO SCALE

LEGEND
VENT
WASTE
NOTES:
PROVIDE SHUT OFF VALVES AT ALL FIXTURES
PROVIDE 12" AIR CHAMBERS AT ALL FIXTURES
PROVIDE 24" AIR CHAMBERS AT ALL RISERS
ALL HOSE BIBS SHALL BE EQUIPPED WITH VACUUM BREAKERS
LATERAL SANITARY SEWER:
USE DUCTILE IRON OR PVC SCHED. 40 FROM THE FND. WALL FOR THE FIRST TEN FEET (OR MORE) TO BRIDGE THE OVERSIS UNTIL IT REACHES VIRGIN SOIL THEN RUN 6" SDR 26 TO THE MAIN, PROVIDE CLEANOUT APPROX. 10 FEET FROM FND. WALL.



These drawings were prepared under my supervision and to the best of my knowledge, they comply with all applicable codes.

REV	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	01-31-24

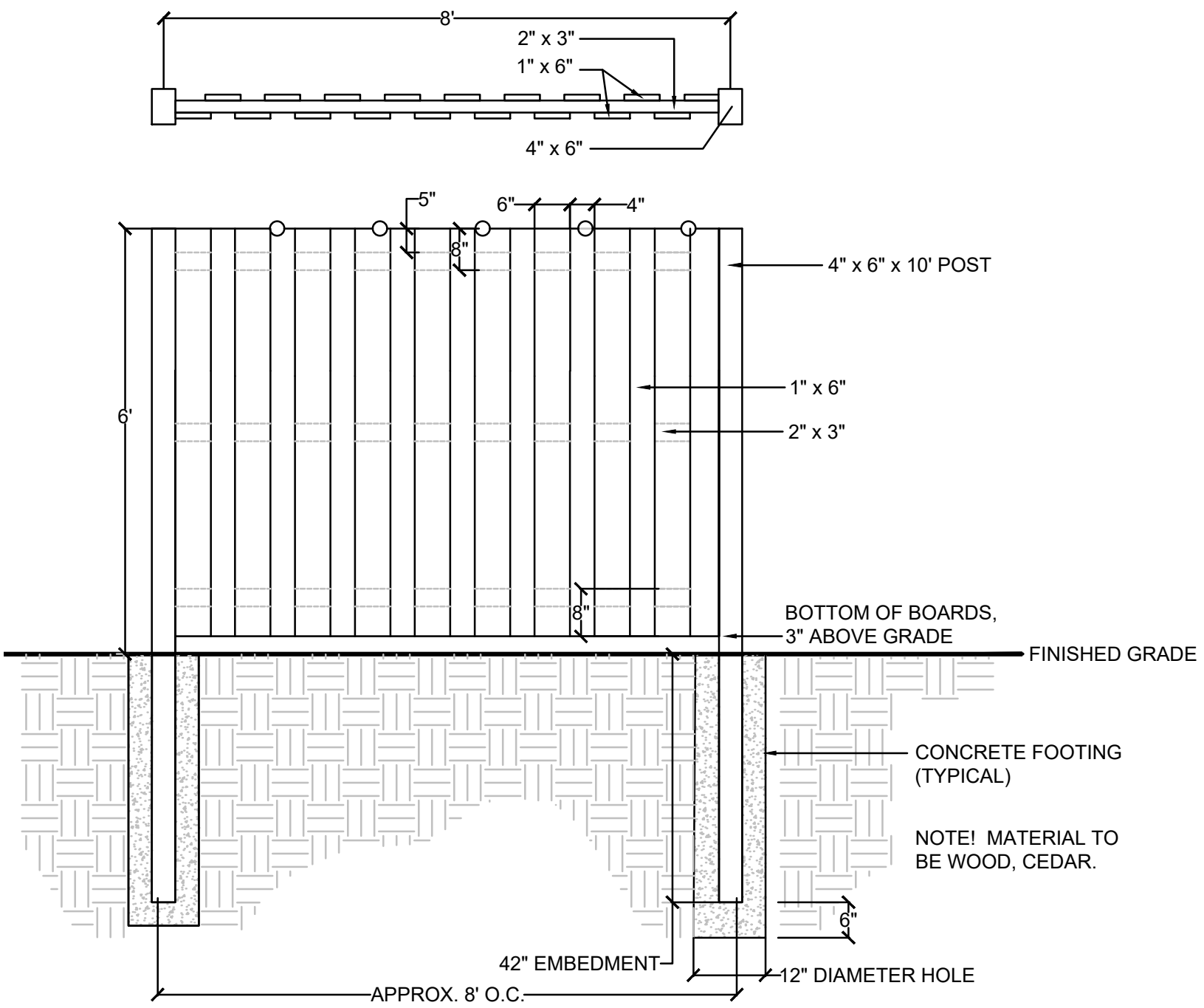
Gilmore
FredeRick Gilmore, Architect
3489 Gallant Fox Drive
Elgin IL 60124
847 421 8676
email: gilmorearchitect@gmail.com
www.gilmorearchitects.com
This drawing is copyrighted all rights reserved.

PLANT & MATERIALS LIST

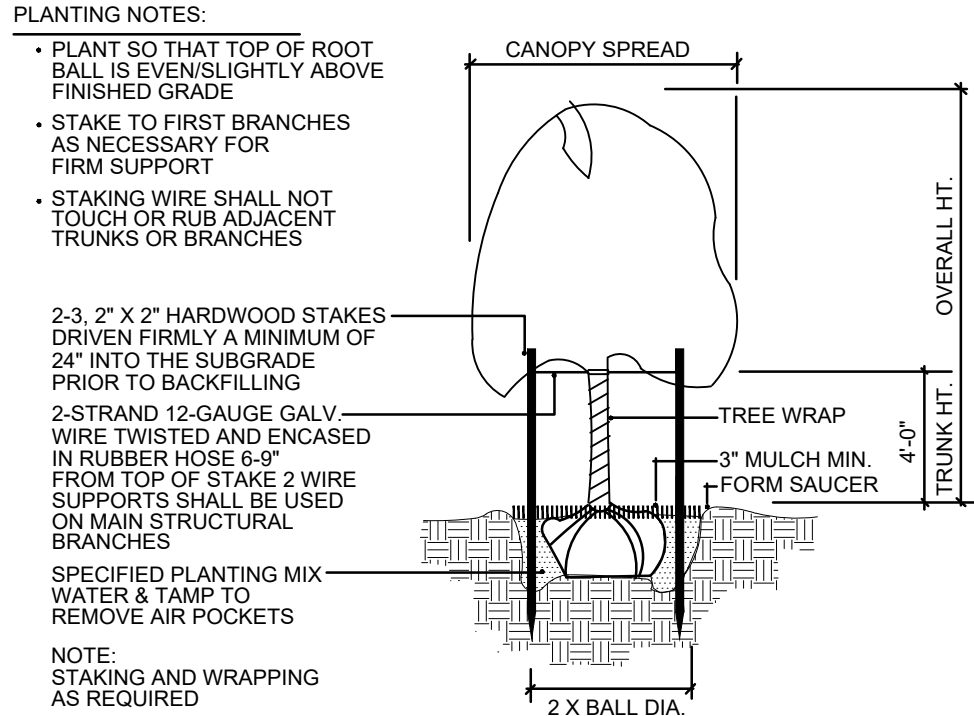
CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME
Shade Trees				
TSS	1	2.5" caliper	Tilia tometosa 'Sterling Silver'	Sterling Silver Linden
Columnar Shade Trees				
QRP	2	2.5" caliper	Quercus robur 'Regal Prince'	Regal Prince English Oak
Evergreen Trees				
PGD	1	8' high	Picea glauca 'Densata'	Black Hills Spruce
Ornamental Trees				
AC	1	6' high	Amelanchier canadensis	Shadblow Serviceberry
BFV	1	6' high	Betula nigra 'Fox Valley'	Fox Valley Dwarf River Birch
HV	1	6' high	Hamamelis vernalis	Vernal Witchhazel
MC	1	6' high	Malus x 'Carmelot'	Camelot Crab
MRJ	1	6' high	Malus x 'Red Jewel'	Red Jewel Flowering Crabapple
Evergreen Shrubs				
BGG	29	24" wide	Buxus x 'Green Gem'	Green Gem Boxwood
BGM	3	30" high	Buxus x 'Green Mountain'	Green Mountain Boxwood
MD	3	24" wide	Microbiota decussata	Siberian Cypress
PME	2	30" wide	Pinus mugo 'Enci'	Enci Dwarf Mugo Pine
Large & Medium Deciduous Shrubs				
AMIB	1	7 Gal./36"	Aronia melanocarpa 'Iroquis Beauty'	Iroquis Beauty Black Chokeberry
CAIH	3	7 Gal./36"	Cornus alba 'Bailhalo'	Ivory Halo Tartarian Dogwood
FG	3	7 Gal./36"	Fothergilla gardenii	Dwarf Fothergilla
HPL	1	7 Gal./36"	Hydrangea paniculata 'Little Quick Fire'	Little Quick Fire Hydrangea
SMP	1	7 Gal./36"	Syringa meyeri 'Palibin'	Dwarf Korean Lilac
SXP	2	7 Gal./36"	Syringa x 'Penda'	Bloomerang Lilac
VCC	7	7 Gal./36"	Viburnum carlesii 'Compactum'	Dwarf Koreanspice Viburnum
Small Deciduous Shrubs				
ALSM	14	5 Gal./24"	Aronia melanocarpa 'UCONNAM165'	Low Scape Mound Black Chokeberry
BBC	1	5 Gal./24"	Buddleia 'Blue Chip'	Lo & Behold Butterfly Bush
DYC	2	5 Gal./24"	Deutzia x 'NCDX2'	Yuki Cherry Blossom Deutzia
SGF	14	5 Gal./24"	Spiraea bumalda 'Goldflame'	Goldflame Spirea
WMW	9	5 Gal./24"	Weigela florida 'Midnight Wine'	Midnight Wine Weigela
Ornamental Grasses				
CKF	15	3 Gal.	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass
FEB	21	1 Gal.	Festuca ovina glauca 'Elijah Blue'	Elijah Blue Fescue Grass
SA	14	1 Gal.	Sesleria autumnalis	Autumn Moor Grass
Perennials & Groundcovers				
ABI	25	1 Gal.	Amsonia montana 'Blue Ice'	Blue Ice Blue Star
ARCG	32	1 Gal.	Ajuga reptans 'Catlin's Giant'	Catlin's Giant Bugleweed
CNSN	29	1 Gal.	Calamintha nepeta s. nepeta	Calamint
GXB	17	1 Gal.	Geranium x 'Brookside'	Brookside Cranesbill
NKK	19	1 Gal.	Nepeta faassenii 'Kit Cat'	Kit Cat Catmint
Materials				
-	5	C.Y.	-	Soil Amendments (1" deep)
-	15	C.Y.	-	Shredded Hardwood Mulch (3" deep)
-	TBD	S.F.	-	Kentucky Bluegrass Blend Sod (parkway)
-	4,085	S.F.	-	Kentucky Bluegrass Blend Sod
-	4,215	S.F.	-	Kentucky Bluegrass Blend Seed & Blanket
-	20	EACH	-	Splash Blocks (for downspout exits)
-	189	L.F.	-	Board on Board Wood Fence (6' high)

DETAIL: FENCE

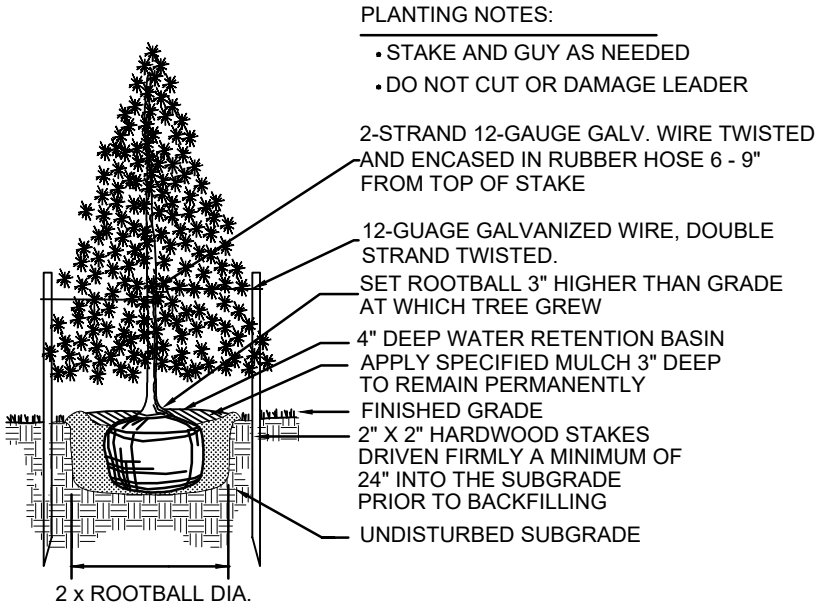
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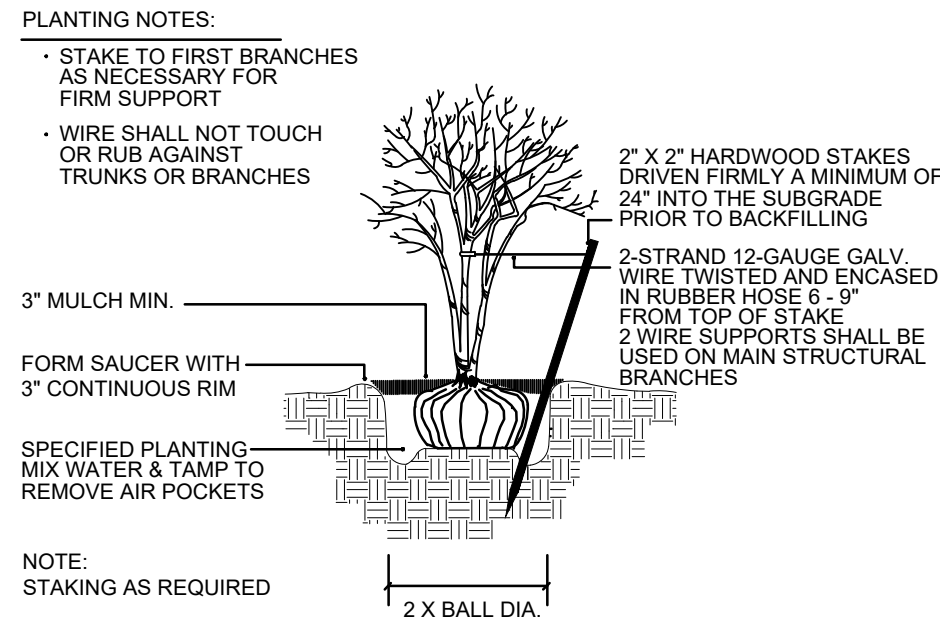
DETAILS: PLANTING



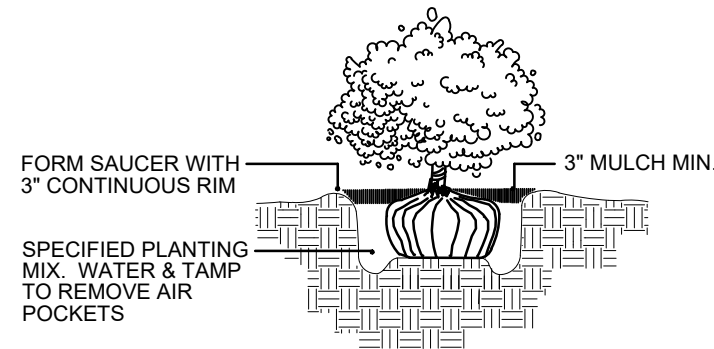
TREE PLANTING & STAKING
NOT TO SCALE



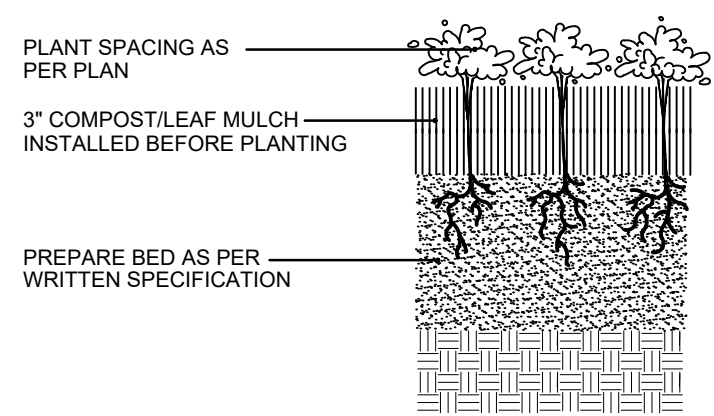
EVERGREEN TREE PLANTING
NOT TO SCALE



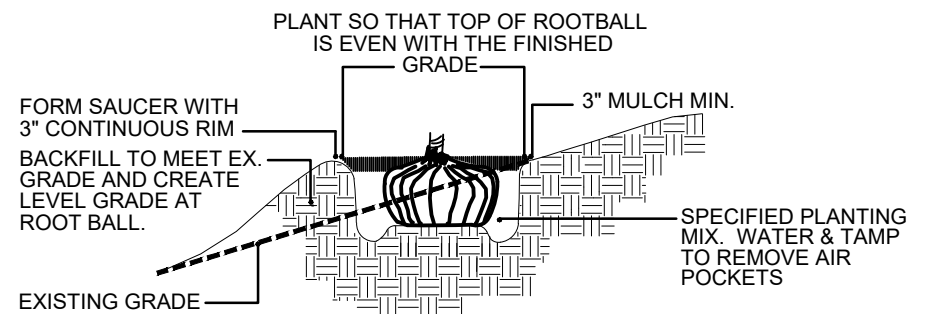
MULTI-TRUNK TREE STAKING
NOT TO SCALE



SHRUB PLANTING
NOT TO SCALE



PERENNIAL PLANTING
NOT TO SCALE



HILLSIDE PLANTING
NOT TO SCALE

NOTES - GENERAL LANDSCAPE

- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE STANDARDS AND CODES.
- CALL J.U.I.E. UTILITY LOCATING SERVICE (TEL 800.892.0123), 48 HOURS PRIOR TO THE START OF ANY DIGGING.
- GENERAL PLANT NOTES:
 - ALL PLANT MATERIAL SHALL CONFORM IN SIZE AND GRADE IN ACCORDANCE WITH AMERICAN STANDARD FOR NURSERY STOCK.
 - ALL PLANT MATERIAL SHALL BE MAINTAINED ALIVE, HEALTHY, AND FREE FROM DISEASE AND PESTS.
 - ALL NEW PLANT MATERIAL SHALL BE FROM A LOCAL SOURCE WHENEVER POSSIBLE (LESS THAN 50 MILES).
 - PLANTS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORM / HABIT. PLANTS SHALL NOT BE PRUNED/HEDGED UNLESS ABSOLUTELY NECESSARY (DUE TO VISIBILITY OR HAZARD OBSTRUCTION).
 - ALL LANDSCAPED AREAS SHALL BE FREE OF WEEDS, LITTER, AND SIMILAR SIGNS OF DEFERRED MAINTENANCE.
- LOCATIONS OF PROPOSED PLANT MATERIAL MAY BE ADJUSTED AT TIME OF INSTALLATION DUE TO FINAL ENGINEERING AND FINAL LOCATION OF SITE UTILITIES.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND SPREADING TOPSOIL (6"-12" DEEP), FINE GRADING, AND PREPARATION OF ALL LAWN AND LANDSCAPE AREAS. ALL SOILS SHALL BE FREE OF CONSTRUCTION DEBRIS, PRIOR TO INSTALLING ANY PLANT MATERIAL.
- PRIOR TO SPREADING TOPSOIL, THE LANDSCAPE CONTRACTOR SHALL INSPECT AND ACCEPT ALL BASE GRADES. ANY DEVIATION FROM GRADES INDICATED ON THE GRADING PLAN SHALL BE CORRECTED BEFORE PLACING ANY TOPSOIL.
- ALL SHRUB, GROUND COVER, PERENNIAL, AND ANNUAL PLANTING BEDS SHALL BE PREPARED WITH A SOIL AMENDMENT MIX - 1/3 TOPSOIL, 1/3 MUSHROOM COMPOST, AND 1/3 TORPEDO SAND. MATERIAL SHALL BE ROTO-TILLED JUST PRIOR TO THE INSTALLATION OF PLANT MATERIAL.
- ALL PLANTING ISLANDS SHALL BE MOUNDED TO PROVIDE POSITIVE DRAINAGE.
- ALL PLANTING BEDS ADJACENT TO LAWN AREAS SHALL HAVE A SPADED EDGE BORDER, UNLESS METAL OR OTHER BORDER IS SPECIFIED.
- ALL PLANTING BED AREAS SHALL MAINTAIN A MAX. 3" DEEP LAYER OF SHREDDED HARDWOOD MULCH (COLOR: NON-DYED, BROWN).
- LANDSCAPE CONTRACTOR SHALL COORDINATE PLANTING SCHEDULE WITH LANDSCAPE MAINTENANCE CONTRACTOR, TO ENSURE PROPER WATERING OF PLANTED AND SODDED AREAS AFTER INITIAL INSTALLATION.
- LANDSCAPE CONTRACTOR SHALL COORDINATE WORK WITH OTHER CONTRACTORS ON SITE TO MINIMIZE ANY REDO OF COMPLETED LANDSCAPE WORK AND DAMAGE TO PLANT MATERIAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN LAYOUT WORK. UPON REQUEST, LANDSCAPE ARCHITECT SHALL BE AVAILABLE TO ASSIST/APPROVE CONTRACTOR LAYOUT.
- EVERY ATTEMPT HAS BEEN MADE TO DEPICT ALL EXISTING UTILITY LINES. CONTRACTOR SHALL USE PRECAUTION WHEN DIGGING. CONTRACTOR SHALL MAKE THEMSELVES THOROUGHLY FAMILIAR WITH ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO ANY DIGGING, VERIFYING LOCATIONS AND DEPTHS OF ALL UTILITIES.
- IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE PRIOR TO BID SUBMITTAL, TO BECOME FAMILIAR WITH EXISTING CONDITIONS AT THE SITE.
- PLANT LIST QUANTITIES PROVIDED AT TIME OF FINAL PLANS ARE APPROXIMATIONS. CONTRACTORS ARE RESPONSIBLE FOR COMPLETING THEIR OWN QUANTITY TAKE-OFFS. IF A DISCREPANCY IS FOUND BETWEEN THE PLAN AND THE PLANT LIST, THEN THE PLAN SHALL PREVAIL.
- PLANT SUBSTITUTIONS ARE ALLOWED DUE TO PLANT AVAILABILITY OR PLANTING TIME OF YEAR, ONLY WITH THE PRIOR CONSENT OF THE LANDSCAPE ARCHITECT. IF SUBSTITUTIONS ARE MADE WITHOUT PRIOR CONSENT, THE LANDSCAPE ARCHITECT MAINTAINS THE RIGHT TO REJECT MATERIAL IN THE FIELD, AT THE COST TO THE CONTRACTOR.
- CONTRACTOR TO PROVIDE TEST OF EXISTING AND IMPORTED SOILS PER SPECIFICATIONS. PLANTING SOIL SHALL BE AMENDED PER SPECIFICATIONS.
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AREAS OF POOR DRAINAGE OR OTHER UNUSUAL SUBSURFACE CONDITIONS ARE ENCOUNTERED DURING EXCAVATION FOR PLANTING PITS.
- ALL TURF SHALL BE KENTUCKY BLUEGRASS BLEND SOD (MINERAL, NOT PEAT), PER VILLAGE, SEED IS NOT ALLOWED.
- CONTRACTOR SHALL RESTORE LAWN AREAS THAT HAVE REMAINED PARTIALLY INTACT, TOP DRESSING WITH SOIL, SCARIFYING, AND SEEDING TO FORM A SMOOTH, FULL, EVEN LAWN, FREE OF BARE SPOTS, INDENTATIONS, AND WEEDS.
- LANDSCAPE DETAILS SHOWN ARE FOR DESIGN INTENT ONLY. LANDSCAPE ARCHITECT ASSUMES NO LIABILITY. CONTRACTOR IS RESPONSIBLE FOR ERECTING AND INSTALLING PROPERLY BUILT AMENITIES PER CODE, PER SITE CONDITIONS (FINAL GRADING & UTILITY LOCATIONS), AND PER AREA CLIMATE CONDITIONS. ALL LANDSCAPE SITE DETAILS FOR STRUCTURES AND FOOTINGS SHALL BE REVIEWED & APPROVED BY A STRUCTURAL ENGINEER.
- CONTRACTOR INSTALLATION BIDS SHALL INCLUDE A ONE-YEAR WARRANTY ON ALL PLANT MATERIAL.
- (IF APPLICABLE) CONTRACTOR INSTALLATION BIDS SHALL INCLUDE A THREE-YEAR MONITORING AND MAINTENANCE PROGRAM ON ALL NATURALIZED DETENTION AREAS.

PROJECT TEAM

DEVELOPER:
GWR BUILDERS
47 N. BOTHWELL
PALATINE, IL
TEL (847) 209-1214

CONTACT: GREG ROSE

SURVEYOR:
MORRISON SURVEYING CO., INC.
604 BEDFORD RD. UNIT A MORRIS, IL 60450
TEL (815) 942-2620

CONTACT: MATTHEW MORRISON

CIVIL ENGINEER:
SPIES & ASSOCIATES, INC.
534 WEST CAMPUS DRIVE
ARLINGTON HEIGHTS, IL 60040
TEL (847) 577-8808

CONTACT: TIM SPIES

LANDSCAPE ARCHITECT:
DICKSON DESIGN STUDIO, INC.
9 CRYSTAL LAKE ROAD, SUITE 110
LAKE IN THE HILLS, IL 60156
TEL (224) 241-8181

CONTACT: SHARON DICKSON / JEFF TORRENS



dickson design
STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241 8181

CLIENT NAME AND ADDRESS

GWR BUILDERS

PALATINE, IL

PLAN DATE

JANUARY 2, 2024

REVISIONS

1.	
2.	
3.	
4.	
5.	
6.	
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9.	
10.	

PROJECT NAME AND SHEET TITLE

SLADE STREET CROSSING
PALATINE, IL

LANDSCAPE PLAN - COVER

SHEET NUMBER

L0.1



9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241 8181

CLIENT NAME AND ADDRESS

GWR BUILDERS

PALATINE, IL

PLAN DATE

JANUARY 2, 2024

REVISIONS

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PROJECT NAME AND SHEET TITLE

SLADE STREET CROSSING

PALATINE, IL

LANDSCAPE PLAN - OVERALL

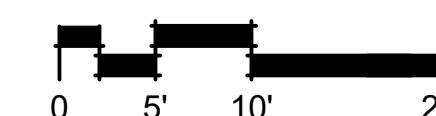
SHEET NUMBER

L1.1



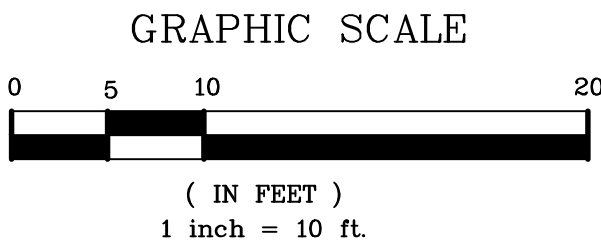
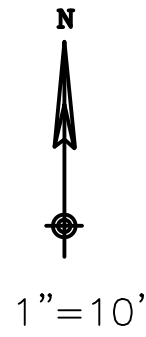
LANDSCAPE PLAN

SCALE: 1" = 10'-0"



FINAL PLAT OF SUBDIVISION OF
SLADE STREET CROSSING SUBDIVISION

MORRISON SURVEYING CO., INC.
604 Bedford Rd. Unit A Morris, Illinois 60450 (office)
P.O.Box 863, Morris, Illinois 60450 (mailing)
Ph. 815-942-2620 Fax 815-941-2620



JOEL WOODS SUBDIVISION DOC# 129579

198.13'^{MEAS.}
REC.= 198.00'
N89°48'31"W



LEGAL DESCRIPTION:

PARCEL 1:
LOT 6, & 7 IN BLOCK "G" IN JOEL WOODS SUBDIVISION OF THE TOWN OF PALATINE IN SECTIONS 14, 15, 22 AND 23, IN TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED DECEMBER 7, 1855 IN BOOK 98 OF MAPS PAGE 28, IN COOK COUNTY, ILLINOIS

PARCEL 2:
THE WEST $\frac{1}{3}$ OF LOT 5 AND THE WEST $\frac{1}{3}$ OF LOT 8 IN BLOCK "G" IN JOEL WOODS SUBDIVISION OF THE TOWN OF PALATINE IN SECTIONS 14, 15, 22 AND 23, IN TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED DECEMBER 7, 1855 IN BOOK 98 OF MAPS PAGE 28, IN COOK COUNTY, ILLINOIS

JOEL WOODS SUBDIVISION DOC# 129579

PLUM GROVE ROAD
66' R.O.W. HERETOFORE DEDICATED

S00°02'11"W
132.33'^{MEAS.} REC.= 132.00'

SLADE STREET

66' R.O.W. HERETOFORE DEDICATED

SPIES & ASSOCIATES, INC.
Civil Engineers - Land Surveyors

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

REVISIONS

_____	_____
_____	_____
_____	_____

DRAWN BY: TJS

DESIGNED BY: TJS

CHECKED BY: TJS

JOB NO. 5351

SCALE: 1"=10'

DATE: 10-10-23

FINAL PLAT OF SUBDIVISION
SLADE STREET CROSSING SUBDIVISION

SHEET NO.

1
OF 1 SHEETS

EASEMENT LANGUAGE

VILLAGE OF PALATINE EASEMENT

WHENEVER THE WORDS "PUBLIC UTILITIES", "PUBLIC UTILITIES EASEMENT" OR "PU&D 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 "B" BOXES), 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 GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE LINES MARKED "EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF THE GRANTEE, 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 JUDGEMENT 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.

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 GRANTEE'S FACILITIES OR IN, UPON OR OVER SUCH EASEMENTS WITHOUT PRIOR WRITTEN CONSENT OF THE GRANTEE. 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 GRANTEE 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, RENEWING, 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 EASEMENT 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 USED 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", "P.U.&D.E.", "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, OR ON 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, ROOTS, AND FENCES, 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(e) OF THE "CONDOMINIUM POLICY ACT" (ILLINOIS COMPILED STATUTES, CH 765, SEC. 605/2(e)), 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.

COMMONWEALTH EDISON COMPANY

BY:_____ DATE:_____

TITLE:_____

AMERITECH ILLINOIS:

BY:_____ DATE:_____

TITLE:_____

AT&T 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:

02-14-323-011-0000

02-14-323-007-0000

02-14-323-008-0000

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, under, 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's 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 Grantees. 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 Property 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 or 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 'outlots', 'common elements', 'open space', 'open area', 'common ground', 'parking' and 'common area'. The term 'common area or areas' and 'Common Elements' include 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, retention pond or mechanical equipment.

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

School Districts:

Elementary School District # _____

High School District # _____

Send the tax bill to :

(NAME) _____

(ADDRESS) _____

NOTARY CERTIFICATE

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

I, _____, a notary public in and for said county in the state aforesaid, do hereby certify that _____ 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 _____

OWNER'S CERTIFICATE

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

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 subdivided 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., ____.

OWNER _____

ENGINEERING APPROVAL CERTIFICATE

State of Illinois)
County of Cook) SS

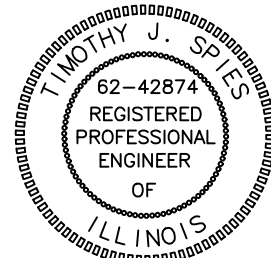
This plat has been checked for conformance to Village of Palatine standards and requirements and working drawings and specifications for streets, curb and gutter, watermain, sanitary sewer mains, storm water drainage and grading, sidewalks, street lights and street trees and soil erosion control have been prepared in conformance with the Village of Palatine standards and requirements and all engineering fees due the Village of Palatine have been paid.

Village Engineer _____

Date _____

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 _____ Dated _____
OwnerBy _____ Dated _____
Illinois Professional Engineer #62-42874

PLAN COMMISSION

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

Approved by the plan commission of the Village of Palatine, Cook County, Illinois, at a meeting held this ____ day of _____, A.D., ____.

Signed: _____
ChairmanAttest: _____
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

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: _____
MayorAttest: _____
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:

PARCEL 1:
LOT 6, & 7 IN BLOCK "C" IN JOEL WOODS SUBDIVISION OF THE TOWN OF PALATINE IN SECTIONS 14, 15, 22 AND 23, IN TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED DECEMBER 7, 1855 IN BOOK 98 OF MAPS PAGE 28, IN COOK COUNTY, ILLINOIS

PARCEL 2:
THE WEST 1/2 OF LOT 5 AND THE WEST 1/2 OF LOT 8 IN BLOCK "C" IN JOEL WOODS SUBDIVISION OF THE TOWN OF PALATINE IN SECTIONS 14, 15, 22 AND 23, IN TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED DECEMBER 7, 1855 IN BOOK 98 OF MAPS PAGE 28, IN COOK COUNTY, ILLINOIS

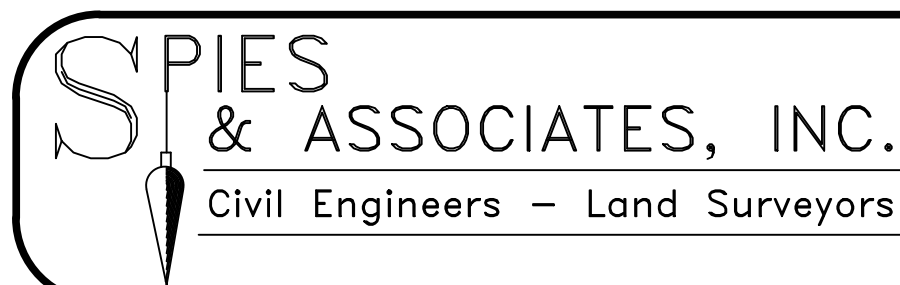
I also certify that the land included by said survey falls within the corporate limits of the Village of Palatine, Illinois.

I further declare, based upon a review of the flood insurance rate map (F.I.R.M.) Community Panel Number 17031C0181J with effective date August 19, 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 October, A.D., 2023

I.P.L.S. No. 35-3735



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

REVISIONS

DRAWN BY: TJS

JOB NO. 5351

DESIGNED BY: TJS

SCALE: 1"=20'

CHECKED BY: TJS

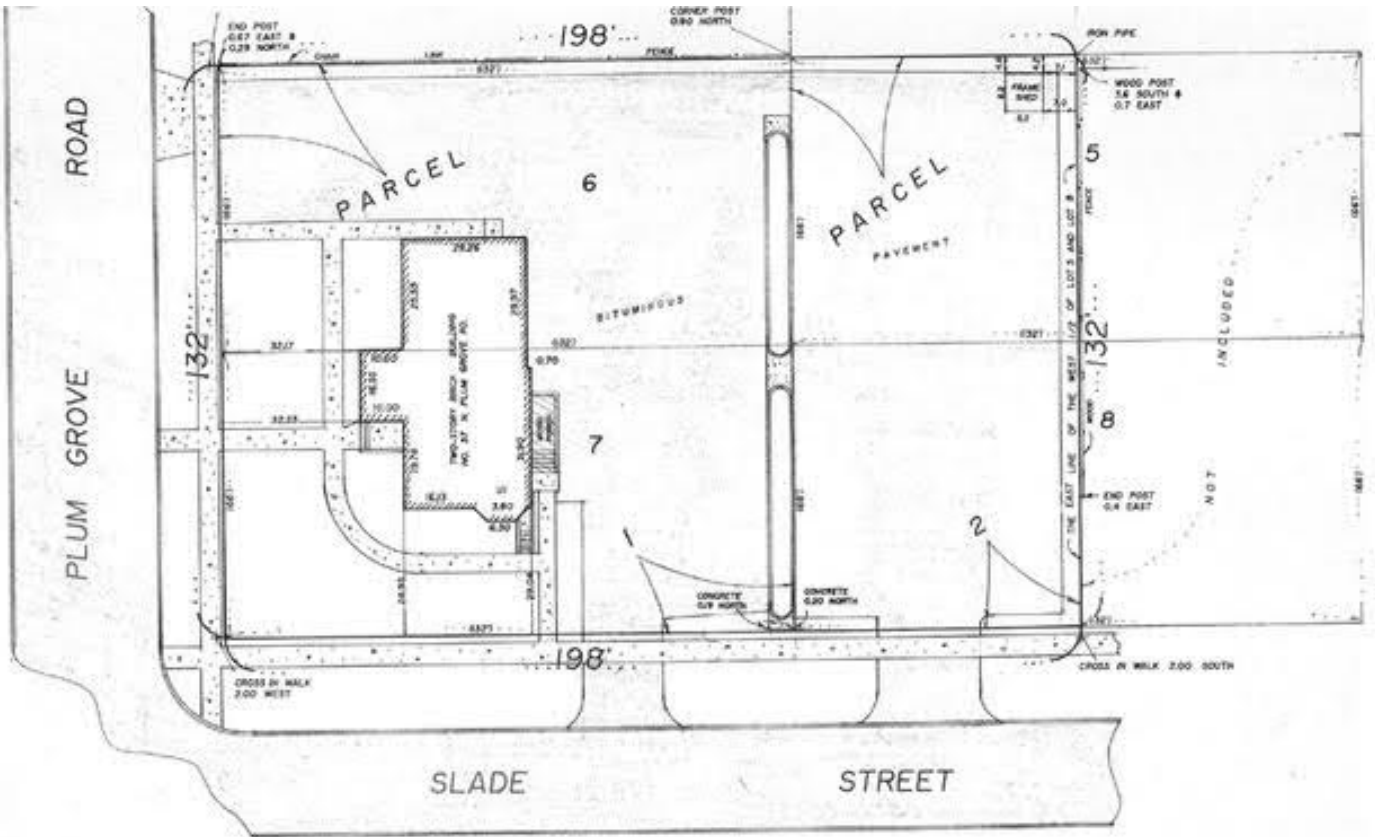
DATE: 10-10-23

FINAL PLAT OF SUBDIVISION
SLADE STREET CROSSING SUBDIVISION

SHEET NO.

2

OF 2 SHEETS



37 N. Plum Grove Road**Staff and Planning & Zoning Commission recommended conditions:**

1. The final engineering plan shall be submitted and revised in a manner acceptable to the Village Engineer.
2. The final plat of subdivision and the required easements and easement language shall be revised in a manner acceptable to the Village Engineer.
3. The 36" proposed storm sewer is shown connecting to the sanitary sewer this will need to be revised.
4. A homeowner's association and declarations shall be required to be submitted in a manner acceptable to the Village.
5. Blanket easement rights shall be granted to the Village of Palatine for access to the common areas.
6. An Engineers Estimate of Probable Cost shall be submitted in a manner acceptable to the Village Engineer. Review fees, based upon the finally accepted EEOPC, shall be submitted in a manner acceptable to the Village Engineer.
7. The Final landscaping and screening plan shall be submitted and revised in a manner acceptable to the Director of Planning and Zoning. This would include a final fencing plan and elevation for the interior patios and the other fencing plan for the development.
8. A Planned Development Letter of Credit in the amount of \$50,000 (Per Code, \$10,000 per lot) and a Public Improvement Letter of Credit in the amount of 115% of the full amount of the Public Improvement Cost, in a manner acceptable to the Village Engineer. A Subdivision Improvement Agreement shall be submitted in a manner acceptable to the Village Attorney and Director of Planning and Zoning.
9. A construction management plan shall be submitted in a manner acceptable to Village and shall outline the proposed development schedule and identify the material delivery routes and proposed parking areas for the contractors, in conjunction with the building permit application.

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 37 N. PLUM GROVE RD.



County of COOK

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

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 8TH day of FEBRUARY, A.D. 2024, and the last publication thereof was made on the 8TH day of FEBRUARY, A.D. 2024.

Your Legal appeared in
the following Journal & Topics
Newspapers
(Des Plaines Journal, Inc.)

- ☐ Des Plaines Journal
- ☐ Elk Grove Village Journal
- ☐ Mt. Prospect Journal
- ☐ Niles Journal
- ☐ Park Ridge-Golf Mill Journal
- ☐ Prospect Heights Journal
- ☐ Rosemont Journal
- ☐ Arlington Heights Topics
- ☐ Buffalo Grove Topics
- ☒ Palatine Topics
- ☐ Rolling Meadows Topics
- ☐ Wheeling Topics
- ☐ Suburban Journal
- ☐ Northwest Journal
- ☐ Glenview Journal



Mary Alice Wenzl

IN WITNESS WHEREOF, THE DES PLAINES JOURNAL, INC., has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 8TH day of FEBRUARY, A.D., 2024.

By Todd Wessell

President

Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 8TH day of FEBRUARY, A.D., 2024.

My commission expires the 15TH day of JULY, A.D., 2025.

Attachment: Public Notice - for 2-27-24 public hearing (37 N. Plum Grove Rd - FPD)

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 02/27/24 07:00 PM

STAFF REPORT (ID # 8877)

204-216 W. Palatine Road and 222 W. Palatine Road

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Mark Silver, owner

PLAN NUMBER: PPD-000008-2024

BACKGROUND:

The Subject Properties are approximately 165 x 132 (21,780 sf - .5 acres), zoned R-3 (multi-family) and are held within the same ownership. The 222 property is approximately 8,712 square feet and contains an existing single-family home and the 204-216 property is approximately 13,068 square feet and contains a 4-unit building and parking. The proposed new 4-unit building, will have a north-south orientation and face the existing 4-unit building to the east, with access provided through a shared driveway for both buildings (NOTE - the PPD application includes both properties). Therefore, the Petitioner is requesting:

Preliminary Planned Development to permit a new 4-unit building, with a shared driveway and parking lot, with the existing 4-unit building at 204-216 W. Palatine Road.

Surrounding Zoning/Uses:

North:	R-3 Multi-Family Residential
South:	R-3 Multi-Family Residential
East:	Planned Development - Brownstones of Palatine
West:	R-3 Multi-Family Residential

KEY ISSUES:

- The Subject Properties are zoned R-3, multi-family residential, as are all of the surrounding properties in this area, with the exception of the Brownstones, which are zoned Planned Development. The proposed building complies with the underlying R-3 setbacks, with the exception of the minimum required front yard setback of 30 feet. The proposed is set back 25 feet. While the front yard setback

is deficient by 5 feet, the proposed setback is comparable to the established setbacks of several existing properties in the area. Additionally, the final storm water detention or site runoff volume control requirements would be further determined through the Final Planned Development and engineering review. Multi-family developments .5 acres or greater are required to follow the WMO requirements.

- The proposed 4-unit building is 64' by 34' or approximately 2,176 square feet for each 3-story unit. The floorplan contemplates 2 BR, 2 bathrooms, an office, kitchen, and living room. The building orientation is north-south and would face the existing 4-unit building to the east. The buildings would share a 22-foot drive aisle and there would be 8 additional parking spaces to the north in a new parking lot constructed on the north side of both lots. If the final architectural plans include a roof height of greater than 30 feet, the required driveway would have to be a minimum of 26 feet.
- The zoning ordinance requires a minimum lot area/dwelling unit. For a 2-bedroom use, the lot area/dwelling unit is 2,400 square feet or 19,200 square feet or within the existing lot area for both lots.
- The proposed building would provide 4 garage parking spaces and 4 single spaces in front of the garages. Based upon the garage and surface parking areas, 9 spaces are required for the proposed building and 8 spaces for the existing building for a total of 17 spaces. The proposed plan shows a total of 20 spaces, meeting code. As part of the Final Planned Development review, Staff would recommend eliminating any landscaped separations between the proposed driveways for the new 4-unit building.
- Staff would recommend that a 6-foot solid fence is either installed or maintained to surround the parking lot area.
- All of the existing utilities are in place and available for access in the ROW on the south side of Palatine Road. An IDOT permit would be required to access the utilities.
- Architecture - in addition to the Chapter 6 requirements (Monotony Code), the initial staff review comments directed that the proposed building elevations should also coordinate with the property to the east and some of the other newer comparable projects in the area. Staff also noted that at least one of the new units will have to be accessible.
- The Petitioner is attempting to determine the feasibility of moving forward with the proposed improvements. As the property directly east is also owned and operated by the Petitioner, Staff concurs that reviewing these properties comprehensively through the Planned Development review is appropriate, as

opposed to attempting to individually seek separate zoning relief for each process.

STANDARDS FOR PLANNED DEVELOPMENTS:

(a) *Standards for all planned developments.* All planned developments shall comply with the following general standards.

- (1) The planned development shall be designed, located and proposed to be operated so that the public health, safety and welfare will be protected.
- (2) The planned development shall not cause substantial injury to the value of other property in the area in which it is located.
- (3) The establishment of the planned development shall not impede the normal and orderly development and improvement of surrounding property.
- (4) Adequate utilities, access roads, drainage and/or other necessary facilities have been or are being provided.
- (5) Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

RECOMMENDATION:

The Petitioner has presented sufficient initial land use information to request a Preliminary Planned Development. Staff notes that the underlying R-3 zoning would allow both the proposed number units and the overall parking exceeds the minimum requirements. Also, the proposed density is within the code allowances and comparable to the non-single-family properties near the subject property.

The front yard setback is proposed to be 25 feet, as opposed the minimum required 30 feet. Given the established setbacks in the area, Staff agrees that the proposed setback should not cause substantial injury to the value of other properties in the area. Therefore, Staff recommends approval of the Preliminary Planned Development, subject to the following conditions:

1. The Final Engineering Plans and Final Engineer's Cost Estimate shall be submitted and revised in a manner acceptable to the Village Engineer and Director of Planning and Zoning.
2. The final architectural and material elevation plans shall be submitted in a manner acceptable to the Village and in coordination with the attached submitted

plans (Brunier & Associates, INC.), except as such plans shall be except as such plans may be revised to conform to Village Codes and Ordinances.

3. If required, a Public Improvement letter of credit or appropriate security 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 shared driveway access easement shall be prepared and submitted in a manner acceptable to the Village Attorney and Director of Planning and Zoning. The access drive may also have to be noted as no parking on either side, as part of the Fire Prevention Final Planned Development review of the final driveway plan.
6. Recording fees in the amount of \$300 shall be submitted.
7. 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.
8. All required extra agency permits shall be submitted in manner acceptable to the Village Engineer.
9. The required letters of credit shall be submitted in a manner acceptable to the Director of Planning and Zoning.

ATTACHMENTS:

- Aerial Map
- Application - Redacted
- Plats of Survey
- Site Plans
- Conceptual Elevations- Floorplans
- Public Notice



Legend

0 300 600
ft

Print Date: 12/29/2023

Notes

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

Attachment: Aerial Map (204-216 & 222 W Palatine Road - PPD 4 unit townhomes)



PRELIMINARY PLANNED DEVELOPMENT

Department of Planning & Zoning

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

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

www.palatine.il.us

CONTACT INFORMATION WORKSHEET

PETITIONER(S) mark silver		Business Name (If applicable)	
Address 1642 Balmoral circle Inverness		City/State/Zip Code 60067	
Telephone 		Fax	
Email 			
Subject Property Address 222 Palatine Rd			
AUTHORIZED AGENT (if applicable)		Business Name (if applicable)	
Address		City/State/Zip Code	
Telephone		Fax	
Email			

I swear that the information contained herein and in any accompanying documents is accurate to the best of my knowledge.

12/6/23

Signature

Date

Attachment: Application - Redacted (204-216 & 222 W Palatine Road - PPD 4 unit townhomes)



PRELIMINARY PLANNED DEVELOPMENT

Department of Planning & Zoning

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

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

www.palatine.il.us

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

date received

PLEASE TYPE OR PRINT IN INK:

1. Name of Petitioner(s): Mark Silver

2. Authorized Agent of Petitioner (if different):

Name: _____

Address: 1642 Balmoral circle Inverness 60067

Telephone No. Business No. _____

Email:

Relationship to Petitioner: _____

3. Property Interest of Petitioner(s): owner
 Owner, Lessee, Contract Purchaser, etc.

4. Address of the property for which this application is being filed:

222 Palatine rd

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

6. Current zoning of property: R3 Size of the property: _____ acres

7. Briefly describe the proposed Planned Development with regards to types of uses proposed, number and types of units, development mix, amenities to be provided, etc.:

I will be knocking down the existing single family home and

building a new building with 4 connected townhouse with garages

I also own the 4 flat right next door at 204 Palatine rd and the driveways from the new building

would share the common drive already in place

Attachment: Application - Redacted (204-216 & 222 W Palatine Road - PPD 4 unit townhomes)

8. Describe any Variations from the Village Ordinances which would be required if the proposed Planned Development were to be developed as a traditionally zoned project (if any):

one variation might be the 25 ft set back as opposed to the 30 ft set back

also , the driveways from the new building would connect to the common driveway already in place

I would grant myself an easement for any land need from 204 palatine rd to complete the work at

9. The attached Checklist of Documents outlines all required submittals before a project may be scheduled for the required public hearing before the Plan Commission. All required documents must be submitted with this Petition.

PLAT OF SURVEY

THAT PART OF LOTS 5, 6, AND 7 (EXCEPT EAST 15 FEET) IN BLOCK "M" IN LYTTLE SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CHICAGO AND NORTHWEST RAILROAD RIGHT OF WAY, DEFINED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTH LINE OF SAID LOTS, 14 RODS WEST OF THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 15, THENCE NORTH 132.00 FEET TO THE NORTH LINE OF SAID LOTS, THENCE WEST TO THE WEST LINE OF LOT 5, THENCE SOUTH ALONG THE WEST LINE OF LOT 5 TO THE SOUTHWEST CORNER OF LOT 5, THENCE EAST ALONG THE SOUTH LINE OF LOT 5, TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 222 WEST PALATINE ROAD



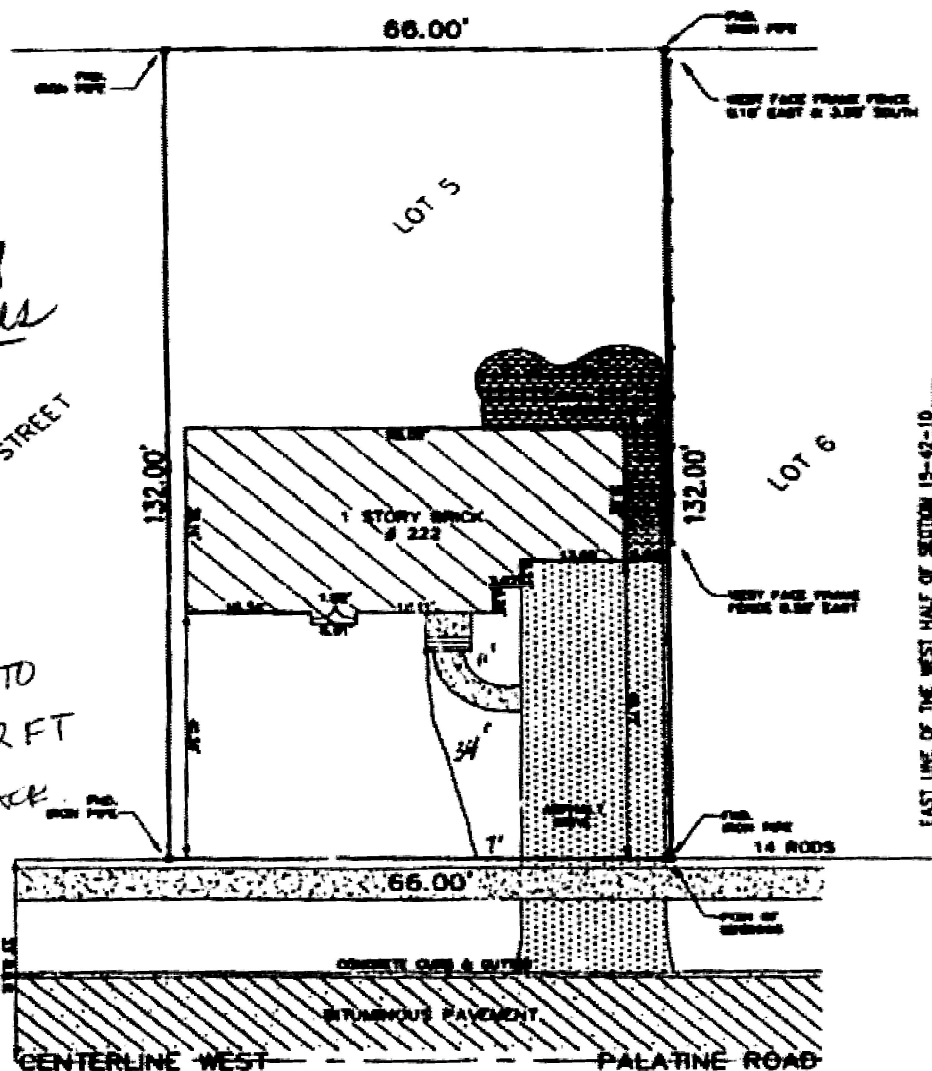
VILLAGE COPY

APPROVED 4.8.02 BY Mrs
FULL PERMIT

VACATED HART STREET

DRIVEWAY TO
MAINTAIN 2 FT
SIDE SETBACK

NOT TO EXCEED
25 FT AT
PROPERTY LINE



GRAPHIC SCALE

IGN FIRM: #184-002898

STATE OF ILLINOIS } C.C.
COUNTY OF COOK }

GENE SCOLA, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE AND THE PLAT HEREON DRAWN IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY GIVEN UNDER MY HAND

I SEAL THIS 15TH DAY OF FEBRUARY 2002

GENE SCOLA

ILLINOIS P.L.S. NO. 3384



PYRAMID LAND SURVEYORS, I
Land Surveyors Illinois and Wisconsin

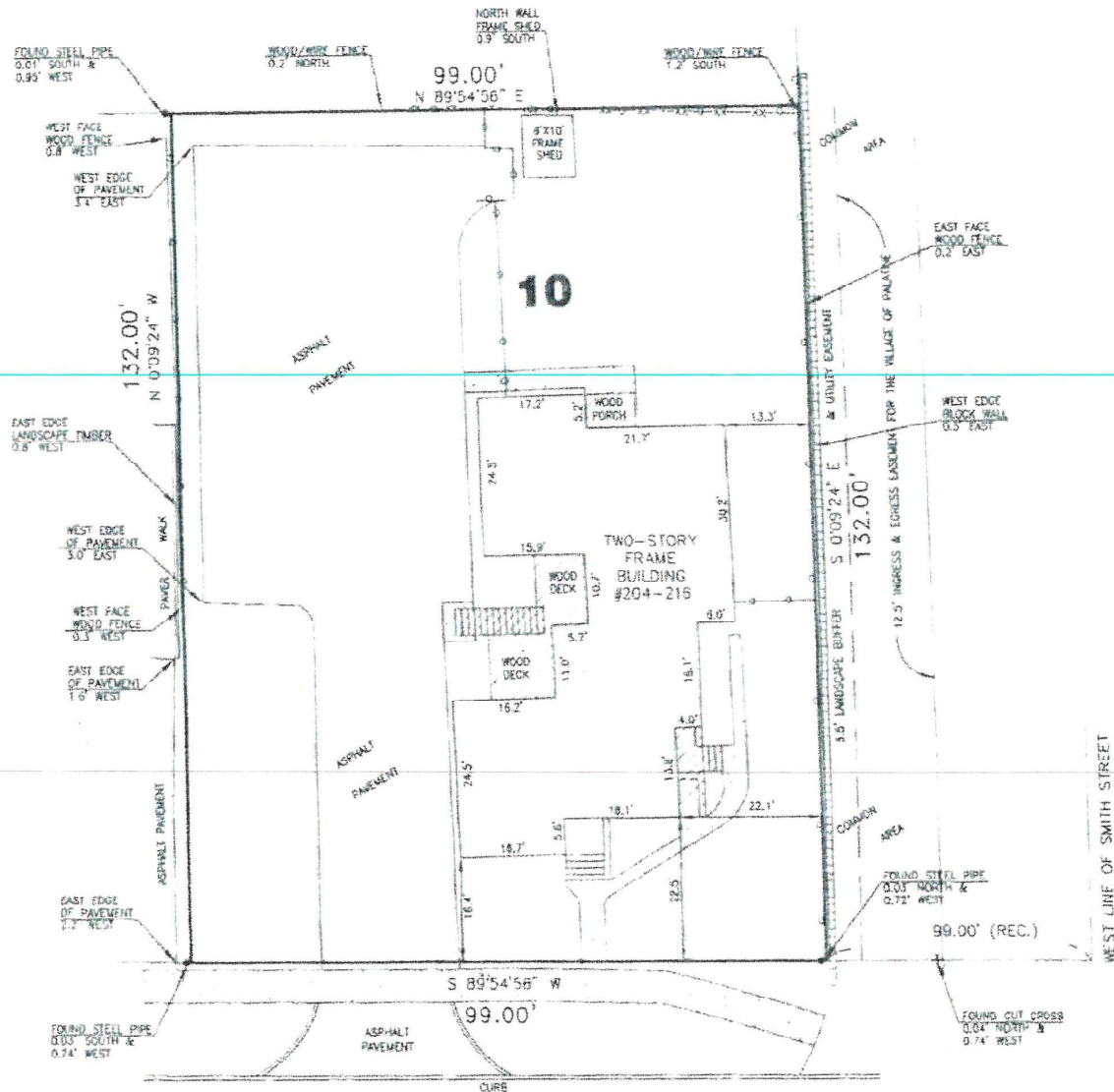
108 GREY FOX COURT, STREAMWOOD ILLINOIS 60107
PHONE 830-497-1832 FAX 830-497-5340

DRAWN BY: G.V.S.	CHECKED BY: G.V.S.
DRAWING NO: 117-020204	SCALE: 1"=20'
BOOK NO: 0112-23	ORDERED BY: GRECO & TARALLI

PLAT OF SURVEY

3.5.c

LOT 10 IN THE BROWNSTONES OF PALATINE PHASE 2, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 25, 2004 AS DOCUMENT NUMBER 0423819093, IN COOK COUNTY, ILLINOIS.



65.00' R.O.W.

W. PALATINE ROAD

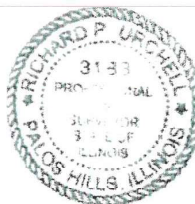
SUBJECT PROPERTY AREA
13,066 SQ. FT. (more or less)

NOTE
ROTATE SUBDIVISION BEARINGS 0°20'27" COUNTERCLOCKWISE TO MATCH MEASURED.

PREPARED FOR: KURT A. RICHTER

gis Greater Illinois Survey Company

120 North LaSalle - Suite 900
Chicago, Illinois 60602
Phone: (312) 236-7300 Fax: (312) 236-0284



FIELD WORK COMPLETED: 9/30/15
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS STANDARDS FOR A BOUNDARY SURVEY
DATED: 10/2/15

Richard P. Urchell

RICHARD P. URCHELL I.P.S. No. 3183
LICENSE RENEWAL DATE: NOVEMBER 30, 2016

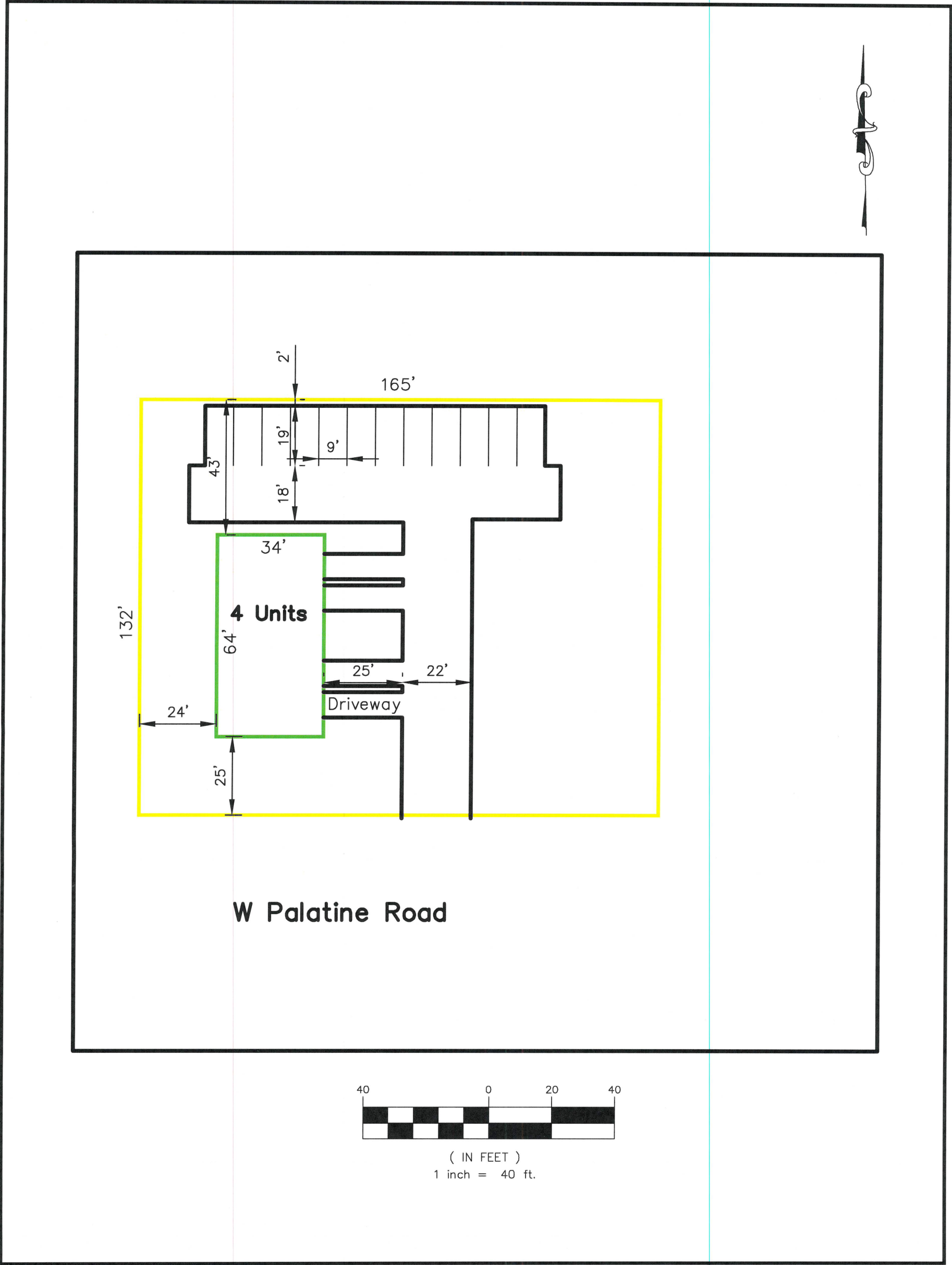
ORDER NO. 48158/40021591

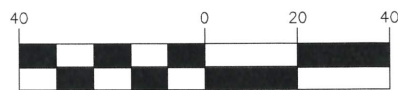
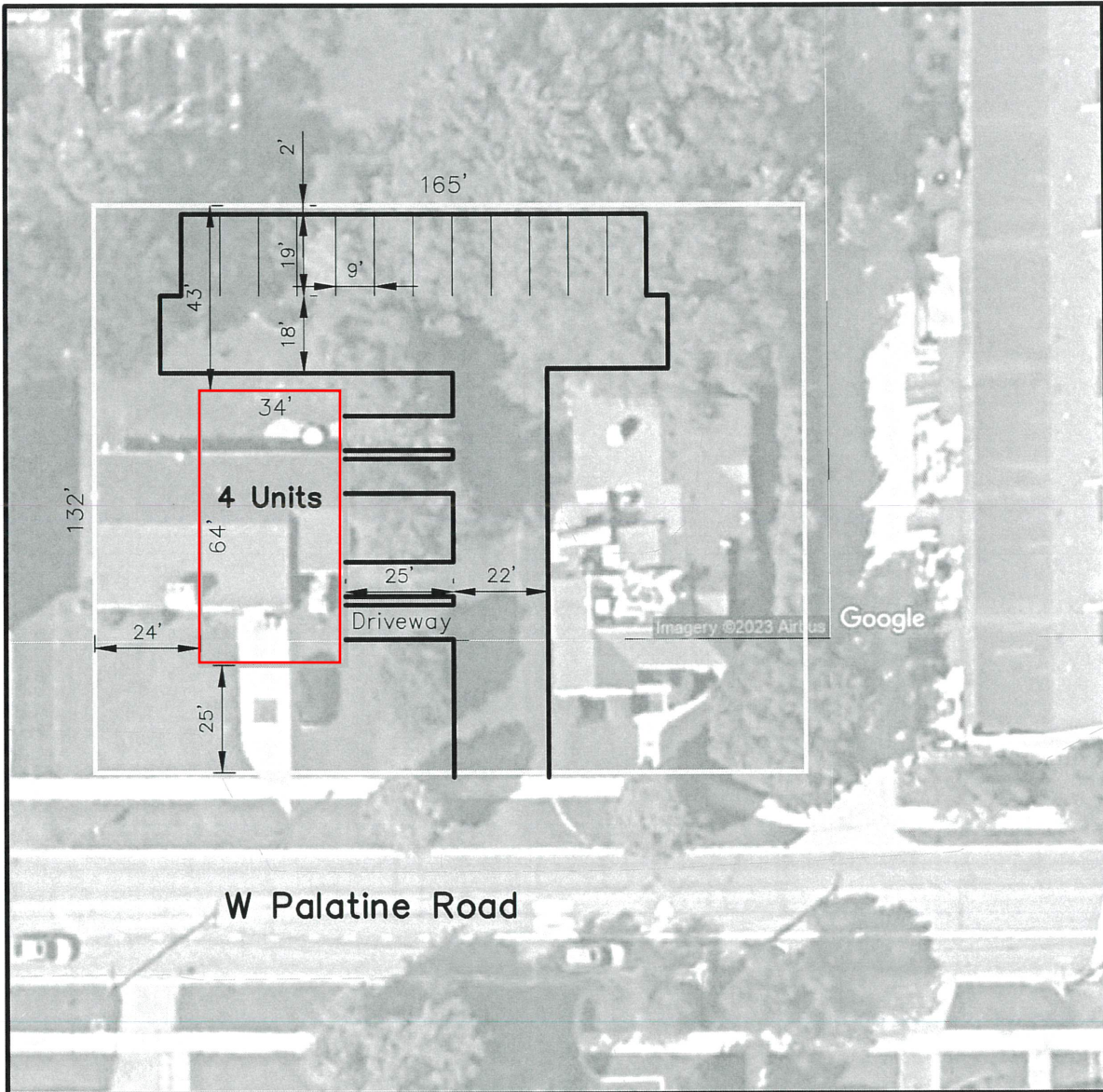
NO IMPROVEMENTS SHOULD BE CONSTRUCTED ON THE BASIS OF THIS PLAT ALONE AND NO DIMENSIONS, LENGTHS OR WIDTHS SHOULD BE ASSUMED FROM SCALING. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF CONSTRUCTION.

FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON, REFER TO DEEDS, ABSTRACTS, TITLE POLICIES, SEARCHES OR COMMITMENTS, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES.

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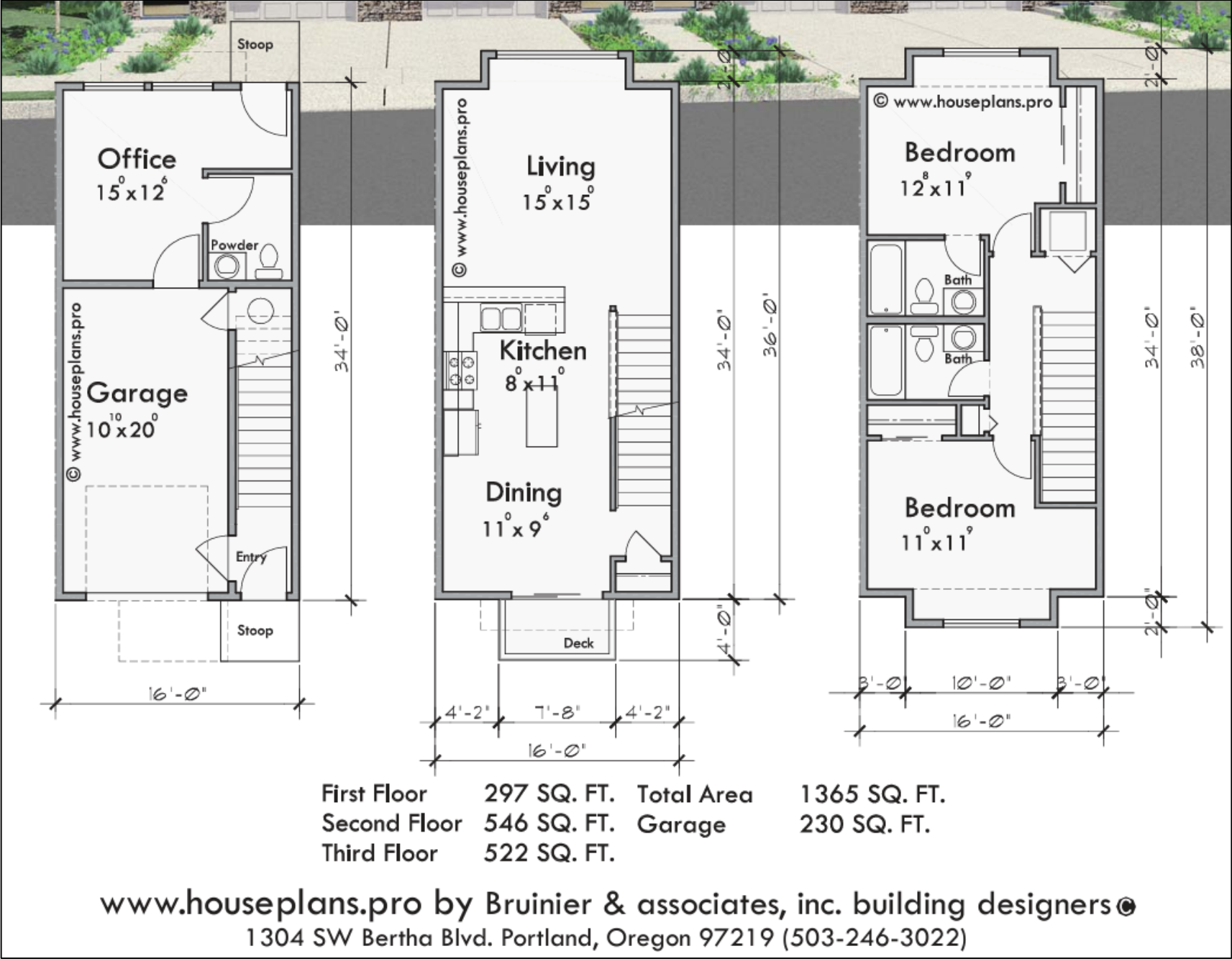
Attachment: Plats of Survey (204-216 & 222 W Palatine Road - PPD 4 unit townhomes)



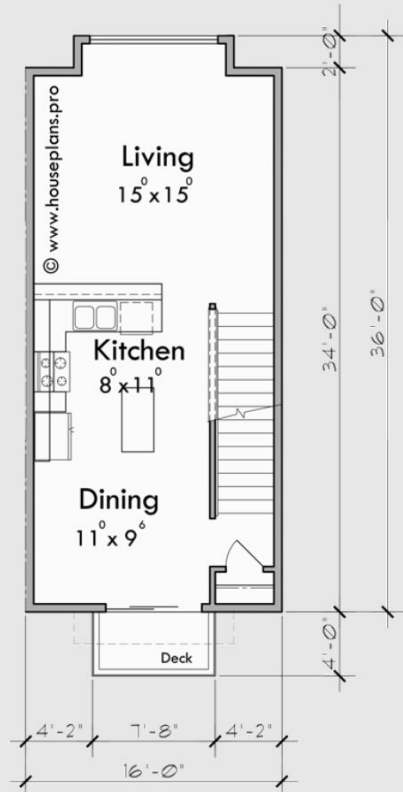


(IN FEET)
1 inch = 40 ft.

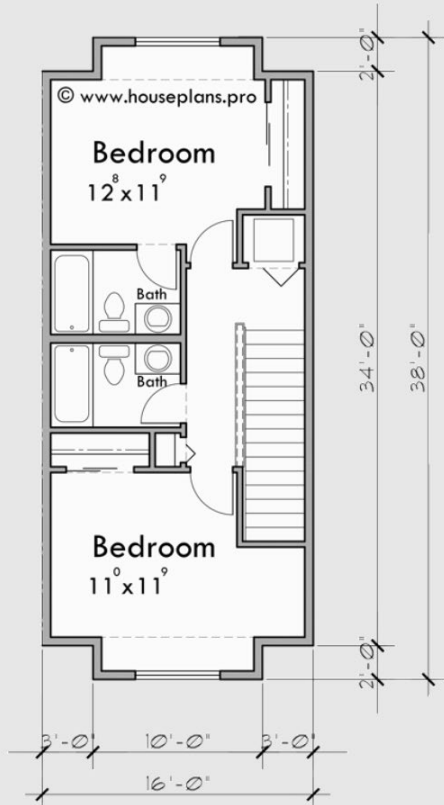




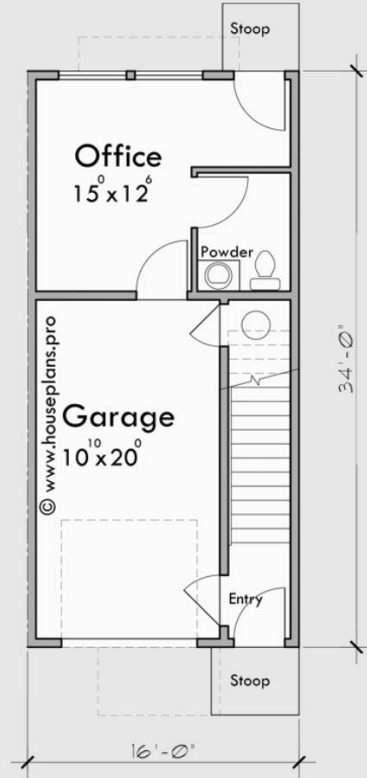
Main Floor Plan

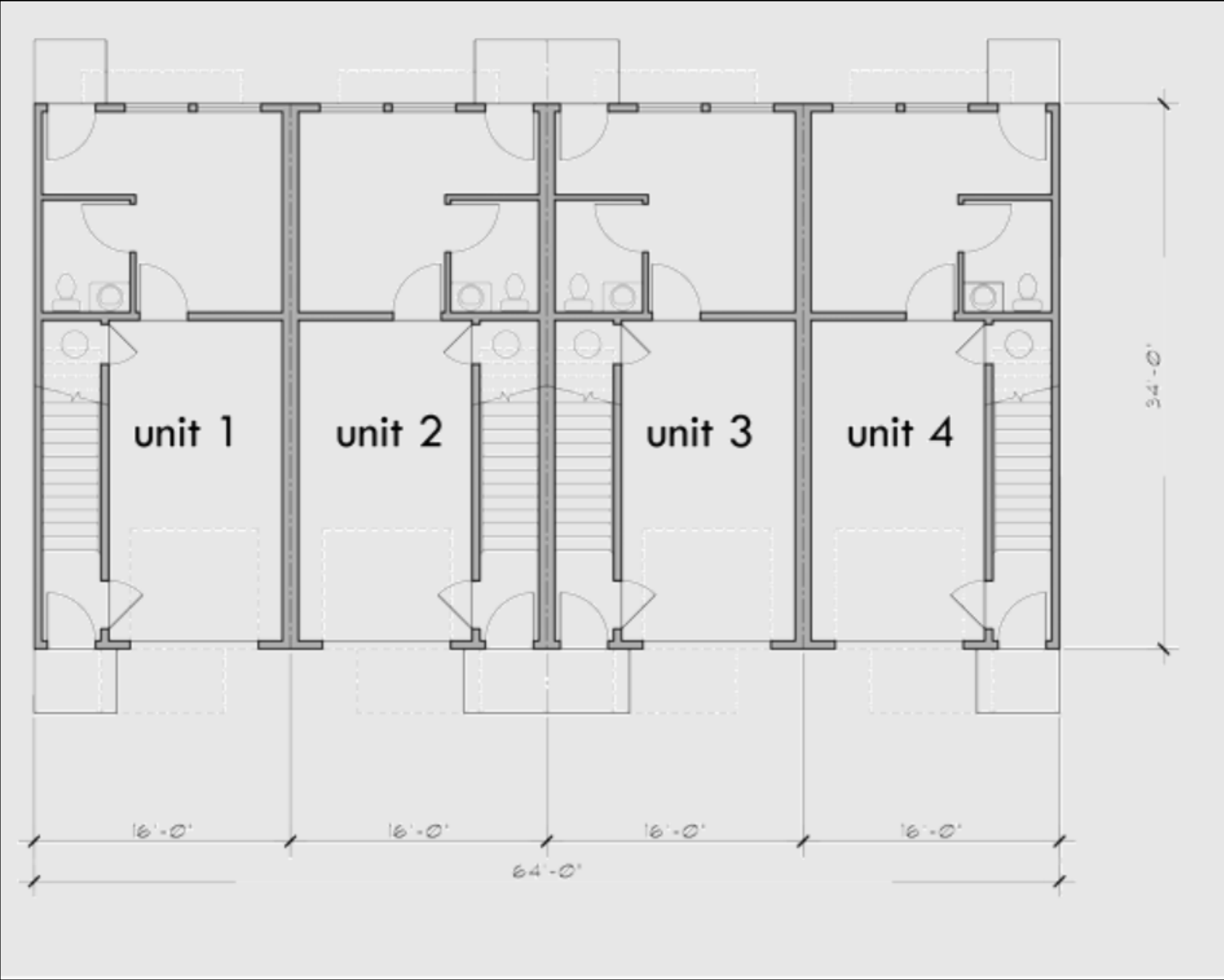


Upper Floor Plan



Lower Floor Plan





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

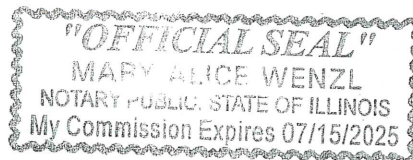
(Village) (Town) (City) (Township) of PALATINE 204-216 W. PALATINE RD. & 222 W. PALATINE RD.
☒ ☐ ☐ ☐
 County of COOK

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

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 8TH day of FEBRUARY, A.D. 2024, and the last publication thereof was made on the 8TH day of FEBRUARY, A.D. 2024.

Your Legal appeared in
the following Journal & Topics
Newspapers
(Des Plaines Journal, Inc.)

- ☐ Des Plaines Journal
- ☐ Elk Grove Village Journal
- ☐ Mt. Prospect Journal
- ☐ Niles Journal
- ☐ Park Ridge-Golf Mill Journal
- ☐ Prospect Heights Journal
- ☐ Rosemont Journal
- ☐ Arlington Heights Topics
- ☐ Buffalo Grove Topics
- ☒ Palatine Topics
- ☐ Rolling Meadows Topics
- ☐ Wheeling Topics
- ☐ Suburban Journal
- ☐ Northwest Journal
- ☐ Glenview Journal



Mary Alice Wenzl

IN WITNESS WHEREOF, THE DES PLAINES JOURNAL, INC., has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 8TH day of FEBRUARY, A.D., 2024.

By Todd Wessell

President

Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 8TH day of FEBRUARY, A.D., 2024.

My commission expires the 15TH day of JULY, A.D., 2025.

Attachment: Public Notice (204-216 & 222 W Palatine Road - PPD 4 unit townhomes)

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 02/27/24 07:00 PM

STAFF REPORT (ID # 8880)

158 W. Aldridge Avenue

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Jeff Wronkiewicz, The Stonefield Group Inc

PLAN NUMBER: PFSUB-000001-2023

BACKGROUND:

The property was annexed in 1990 and is approximately .91 acres (40,050 square feet). It is currently zoned R-1 single-family residential. Properties to the west, north and east all follow the R-2 zoning regulations. While the properties to the south are zoned R-1, there are several lots that do not meet the current minimum required minimum R-1 lot size of 20,000 square feet.

The Petitioner is requesting a Preliminary and Final Subdivision to subdivide the subject property into 3 lots and to rezone the property from R-1 to R-2. Therefore, the Petitioner is requesting:

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

Rezoning from R-1 Single Family Residential to R-2 Single-family Residential.

Surrounding Zoning/Uses:

North:	Planned Development - Single Family Residential (Plum Grove Estates Unit #2)
South:	R-1 Single Family Residential
East:	R-2 Single Family Residential
West:	R-2 Single Family Residential (A.T. McIntosh and Company's Palatine Estates #3)

KEY ISSUES:

Zoning and Site Design

The Petitioner is requesting preliminary and final plat of subdivision to subdivide the property into three parcels. The Petitioner is also requesting to rezone the property to R-2. The proposed lots would conform to all restrictions of both the R-2 zoning district and the Subdivision Regulations and would all exceed the minimum R-2 lot size requirements, as noted in the table below:

	Lot Size (9,000 sq. ft. for interior lot; 10,000 sq. ft. for corner lot)	Lot Width (75' required for interior lot; 85' for corner lot)	Lot Depth (110' required)
Lot 1	14,310 sq. ft.	106'	139.04'
Lot 2	12,897 sq. ft.	95.5'	139.04'
Lot 3	12,897 sq. ft.	95.5'	139.04'

Engineering

The property is currently on well and septic systems. As required, the proposed lots will connect to Village water and sewer. Both utilities currently exist along Aldridge and Brockway therefore an additional extension would not be required. The Subdivision and Site Development Ordinance requires the installation of sidewalks along the Aldridge and Brockway frontages. This is also a required condition of review.

Nevertheless, the Petitioners are requesting a waiver of this requirement for consideration by the Village Council.

STAFF RECOMMENDATION:

The Plat of Subdivision is consistent with the many of the existing neighboring lots that are zoned R-2 or are zoned R-1 but do not meet the R-1 standards in lot size and are similar to what is being proposed. Additionally, the proposed larger R-2 properties will also serve as a transition from the lot sizes to the north and the R-1 properties to the south. The proposed rezoning and 3 lot subdivision is also consistent with the 3-lot R-2 zoned properties directly west of the Subject Property. Finally, the proposed lots comply with all of the bulk R-2 standards and exceed the minimum required lot areas and depths, per the Subdivision Ordinance. Therefore, Staff recommends approval of the proposed request, subject to the following conditions:

1. The development shall substantially conform to the engineering plans prepared

by Morris Engineering, Inc. dated 1/26/24 and attached hereto as Exhibit 'A' 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 prepared by Murry and Moody, LTD. and attached hereto.
3. The Final Engineering Plans, Final Engineer's Cost Estimate, and Tree Preservation Plans shall be revised in a manner acceptable to the Village Engineer and Director of Planning and Zoning.
4. Sidewalks and parkway trees will remain Staff recommended conditions of the subdivision review and should be included on both the engineering plans and EEOPC, in a manner acceptable to the Village Engineer. If the Village Council grants a waiver for a sidewalk along either street, the engineering plans and site should be designed and graded to accommodate sidewalks, if they were to be installed in the future. In addition to paying the cash in lieu of fees, the engineering plans should be designed to include sidewalks along both Aldridge Avenue and Brockway Street.
5. A Public Improvement letter of credit or appropriate security shall be submitted in a manner acceptable to the Village Engineer.
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. 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. 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. All required extra agency permits shall be submitted in manner acceptable to the Village Engineer.

ATTACHMENTS:

- Aerial Map
- Application
- Plat of Survey
- Plat of Subdivision
- Engineering Plans

Staff Report (ID # 8880)
Meeting of February 27, 2024

- Proposed Tree Preservation
- Representational Elevations
- Public Notice
- Letters of Objection



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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

Jeff Wronkiewicz

Business Name (if applicable)

Palatine Park District

Property Owner (if different from petitioner)

The Stonefield Group Inc

Subject Property Address

158 W. Aldrige Avenue

Property Interest of Petitioner(s):

Owner

Owner, Lessee, Contract Purchaser, etc.

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

Single Family Residential

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

Single Family Residential

Current zoning of property: R-1

Size of the property: .92 acres

State the specific action requested:

Attachment: Application (158 W. Aldridge Avenue PFSUB and Rezone 3 lots)

To rezone from R-1 to R-2 and subdivide into 3 lots.



REZONING

Department of Planning & Zoning

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

Office Use Only	Project Planner	Zoning Case #
	Filing Fee	Notification Deadline

Date received

PLEASE TYPE OR PRINT IN INK:

1. Name of Petitioner(s): Jeff Wronkiewicz

2. Authorized Agent of Petitioner (if different):
 Name: Gary Wronkiewicz
 Address: 1000 S Brockway St, Palatine, IL 60067
 Telephone No. 847-963-9100 Business No. 847-963-9100
 Relationship to Petitioner: Father

3. Property Interest of Petitioner(s): Owner
 Owner, Lessee, Contract Purchaser, etc.

4. Address of the property for which this application is being filed:
158 W Aldridge Ave

5. This petition is for: (check one)
☒ Rezoning of currently incorporated property (within Village limits)
☐ Rezoning of currently unincorporated property, in conjunction with annexation

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

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

8. Current zoning of property: R-1 Size of the Property: 0.92 acres

9. Proposed new zoning classification: 3 Lots each Zoned R-2

PETITIONER JUSTIFICATION:

The Petitioner is required to present specific evidence, not opinions, to justify the proposed rezoning. Please respond to the following questions, attaching a separate sheet if necessary:

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

The existing home on the property is an outdated ranch home that cannot be reasonably repurposed or redeveloped, and the majority of the property is vacant land. Rezoning would provide the highest and best use of the property and would also conform to the existing properties in the neighborhood.

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

Yes, the adjacent property to the West was rezoned into three R-2 lots and was originally R-1 and of very similar dimensions to our property. The properties to the East on the other side of Brockway Street are also zoned R-2.

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

No, this rezoning would provide R-2 lots to develop single family homes and each lot would meet the R-2 zoning requirements, thus maintaining the low density suburban residential character of the neighborhood.

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

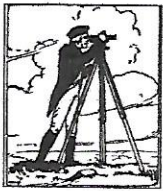
No, the rezoning would conform to the surrounding properties and any single family development would also conform to the surrounding properties. Since each lot in the rezoning would meet the R-2 requirements, it would not have an adverse effect in the value or use of enjoyment of the surrounding properties.

14. The petitioner's signature below indicates that the information contained in this application and on any accompanying documents is true and correct to the best of his/her knowledge.

Signature: J. Jeffrey Wronkiewicz

Date: 11/29/2023

Attachment: Application (158 W. Aldridge Avenue PFSUB and Rezone 3 lots)



MURRY AND MOODY, LTD.

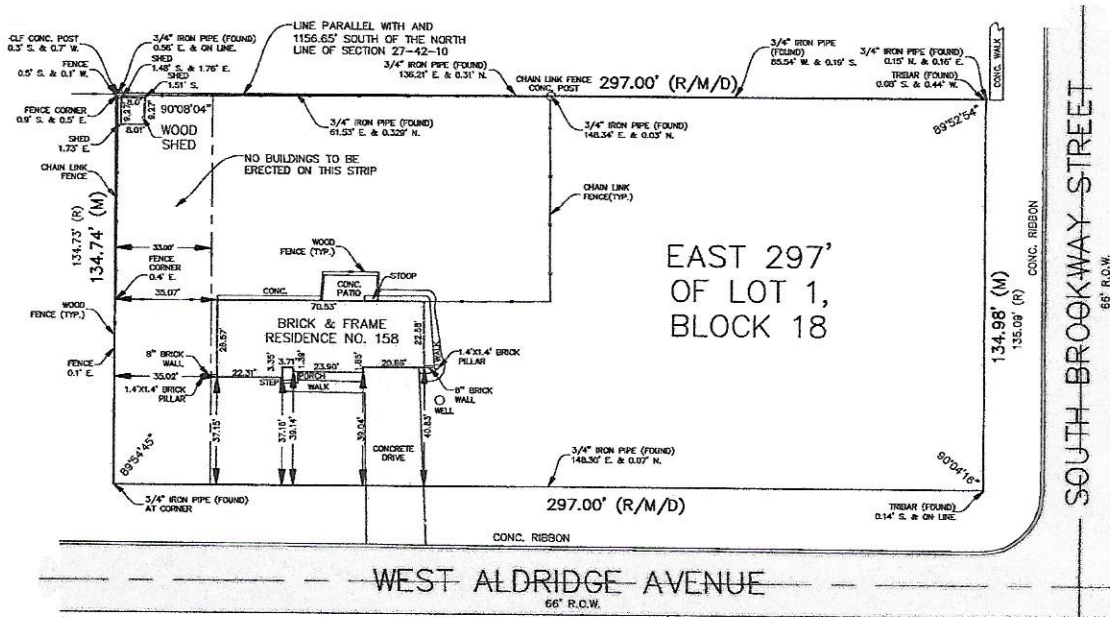
Land Surveyors

Illinois Professional Land Surveying Firm Corporation License No. 184-002845
933 S. Plum Grove Road, Suite 101
Palatine, Illinois 60067
www.murrysurvey.com info@murrysurvey.com Phone: (847)358-5960

PLAT OF SURVEY OF

THE EAST 297 FEET OF LOT 1 IN BLOCK 18 IN ARTHUR T. MCINTOSH
& CO.'S PALATINE ESTATES, UNIT NUMBER 3, BEING A SUBDIVISION
OF PART OF SECTIONS 26, 27, TOWNSHIP 42 NORTH, RANGE 10
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AREA = 40,050.35 ± S.F. / 0.919 ACRE



SURVEYORS' NOTE:
THE RECORD E/W DIMENSION
OF LOT 1 IS 297.0 FEET THE
ADJOINING PROPERTY TO THE
WEST HAS NO PART OF LOT 1.

LEGEND AND NOTES

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

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

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

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

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

Order Number: 23-1157

Survey Made For: Garnello And Associates, P. C.
Attorneys At Law

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

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

Date of completion of field work: July 7, 2023

Palatine, Illinois: July 11, 2023

Illinois Professional Land Surveyor - Barbara C. Murry
License Renewal date: November 30, 2024

Project Number: 23115700

Field Book: 374L50-51

Drawing File: 23115700.dwg





MURRY AND MOODY, LTD.

Land Surveyors

Illinois Professional Land Surveying Firm Corporation License No. 184-002845
933 S. Plum Grove Road, Suite 101
Palatine, Illinois 60067
www.murrysurvey.com info@murrysurvey.com Phone: (847)358-5960

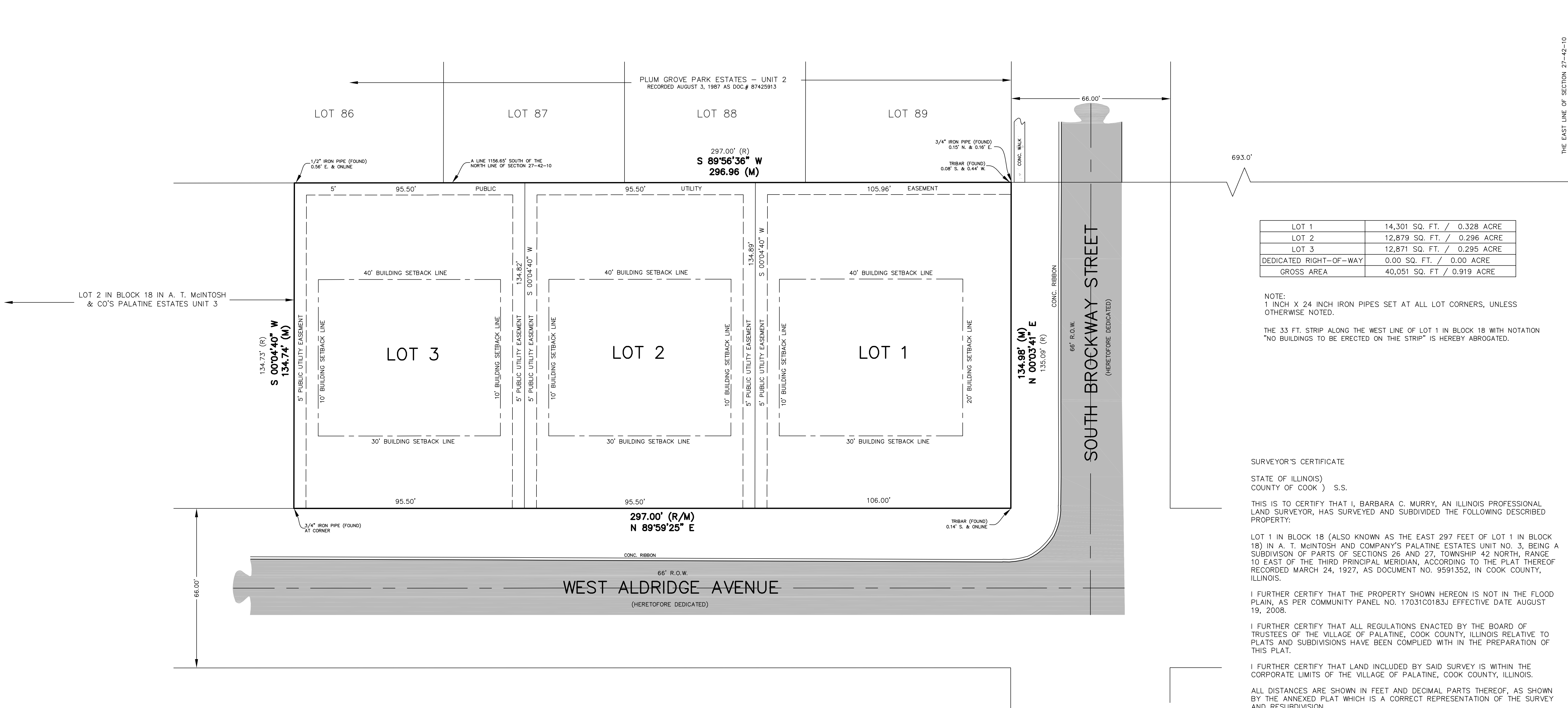
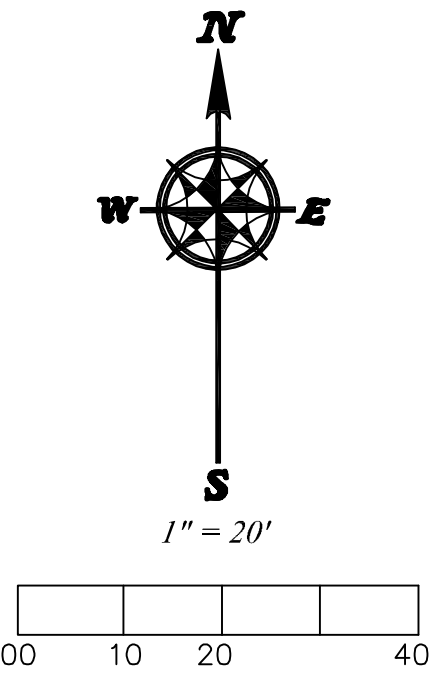
NESSIE'S GROVE RESUBDIVISION

BEING A CONSOLIDATION OF

LOT 1 IN BLOCK 18 (ALSO KNOWN AS THE EAST 297 FEET OF LOT 1 IN BLOCK 18) IN A. T. McINTOSH AND COMPANY'S PALATINE ESTATES UNIT NO. 3, BEING A SUBDIVISION OF PARTS OF SECTIONS 26 AND 27, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 24, 1927, AS DOCUMENT NO. 9591352, IN COOK COUNTY, ILLINOIS.

AREA = 40,050.35± S.F. / 0.919 ACRES

FOR COMMENT



LOT 1	14,301 SQ. FT. / 0.328 ACRE
LOT 2	12,879 SQ. FT. / 0.296 ACRE
LOT 3	12,871 SQ. FT. / 0.295 ACRE
DEDICATED RIGHT-OF-WAY	0.00 SQ. FT. / 0.00 ACRE
GROSS AREA	40,051 SQ. FT. / 0.919 ACRE

NOTE:
1 INCH X 24 INCH IRON PIPES SET AT ALL LOT CORNERS, UNLESS OTHERWISE NOTED.

THE 33 FT. STRIP ALONG THE WEST LINE OF LOT 1 IN BLOCK 18 WITH NOTATION "NO BUILDINGS TO BE ERECTED ON THIS STRIP" IS HEREBY ABROGATED.

SURVEYOR'S CERTIFICATE

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

THIS IS TO CERTIFY THAT I, BARBARA C. MURRY, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAS SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LOT 1 IN BLOCK 18 (ALSO KNOWN AS THE EAST 297 FEET OF LOT 1 IN BLOCK 18) IN A. T. McINTOSH AND COMPANY'S PALATINE ESTATES UNIT NO. 3, BEING A SUBDIVISION OF PARTS OF SECTIONS 26 AND 27, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 24, 1927, AS DOCUMENT NO. 9591352, IN COOK COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THE PROPERTY SHOWN HEREON IS NOT IN THE FLOOD PLAIN, AS PER COMMUNITY PANEL NO. 17031C0183J EFFECTIVE DATE AUGUST 19, 2008.

I FURTHER CERTIFY THAT ALL REGULATIONS ENACTED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT.

I FURTHER CERTIFY THAT LAND INCLUDED BY SAID SURVEY IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS.

ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF, AS SHOWN BY THE ANNEXED PLAT WHICH IS A CORRECT REPRESENTATION OF THE SURVEY AND RESUBDIVISION.

GIVEN UNDER MY HAND AND SEAL, AT PALATINE, ILLINOIS THIS 31TH DAY OF OCTOBER, 2023.

BARBARA C. MURRY, P.L.S.
ILLINOIS LAND SURVEYOR NO. 3529
LICENSE RENEWAL DATE NOVEMBER 30, 2024



Project Number: 23126500
Field Book: 374L-58
Drawing File: 223126500.dwg



MURRY AND MOODY, LTD.
Land Surveyors

Illinois Professional Land Surveying Firm Corporation License No. 184-002845
933 S. Plum Grove Road, Suite 101
Palatine, Illinois 60067
www.murrysurvey.com info@murrysurvey.com Phone: (847)358-5960

NESSIE’S GROVE RESUBDIVISION

FOR COMMENT

VILLAGE OF PALATINE EASEMENT

WHENEVER THE WORDS "PUBLIC UTILITIES" OR "PUBLIC UTILITIES EASEMENT" SHALL 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 AND SEWAGE MAIN 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 GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE LINES MARKED "EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF THE GRANTEE'S, PROVIDED, HOWEVER, THAT SUCH CONSENT OF THE GRANTEE SHALL NOT RELIEVE THE GRANTORS, THEIR SUCCESSORS OR ASSIGNS FROM THE DUTY AND OBLIGATION TO REMOVE ANY 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.

ELECTRIC AND TELEPHONE

A PERMANENT, NONEXCLUSIVE EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO ANY ELECTRIC, TELEPHONE AND/OR COMMUNICATION COMPANY OR COMPANIES AUTHORIZED BY THE VILLAGE OF PALATINE, ILLINOIS (HEREIN AFTER "GRANTEE") JOINTLY AND SEVERALLY, TO INSTALL, OPERATE, MAINTAIN, AND REMOVE FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH THE UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, SOUNDS AND SIGNALS IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN AS AND/OR LABELED A "UTILITY EASEMENT," "UTILITY AND DRAINAGE," OR "UTILITY AND LANDSCAPING EASEMENT," WITHIN DASHED LINES ON THE ATTACHED PLAT OF SUBDIVISION AND PROPERTY DESIGNATED ON THE PLAT FOR STREET 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 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 SUCH EASEMENTS WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE'S, 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 GRANTEE'S SHALL NOT CONFLICT OR INTERFERE WITH PUBLIC IMPROVEMENTS AND ANY CONFLICTS IN USE SHALL BE SUBJECT TO RESOLUTION AND APPROVAL OF GRANTEE'S.

GAS

A PERMANENT, NONEXCLUSIVE EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH GAS IS HEREBY RESERVED FOR AND GRANTED TO ANY NATURAL GAS COMPANY AUTHORIZED BY THE VILLAGE OF PALATINE, ILLINOIS, IN ALL PLATTED "EASEMENTS" AREAS, STREETS, ALLEYS AND OTHER PUBLIC WAYS AND PLACED SHOWN ON THIS PLAT. SUCH EASEMENT TO BE FOR THE INSTALLATION, MAINTENANCE, RELOCATION, RENEWAL AND REMOVAL OF GAS MAINS AND APPURTENANCES FOR THE PURPOSES OF SERVING ALL AREAS SHOWN ON THE PLAT AS WELL AS OTHER PROPERTY, WHETHER OR NOT CONTIGUOUS THERETO. NO BUILDINGS OR OTHER STRUCTURES SHALL BE CONSTRUCTED OR ERECTED IN ANY SUCH "EASEMENT" AREAS, STREETS, ALLEYS OR PUBLIC WAYS OR PLACES. ALL SUCH GAS MAINS AND APPURTENANCES SHALL BE GENERALLY LOCATED UNDERGROUND AND USE OF SAID EASEMENTS SHALL NOT CONFLICT OR INTERFERE WITH ANY PUBLIC IMPROVEMENTS, AND CONFLICTS IN USE SHALL BE SUBJECT TO RESOLUTION AND APPROVAL BY THE VILLAGE.

EASEMENTS APPROVED AND ACCEPTED BY:

COMMONWEALTH EDISON COMPANY

BY: _____

DATE: _____

TITLE: _____

AMERITECH ILLINOIS

BY: _____

DATE: _____

TITLE: _____

NORTHERN ILLINOIS GAS COMPANY (NICOR)

BY: _____

DATE: _____

TITLE: _____

CABLE TELEVISION

A PERMANENT, NONEXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF GLENVIEW, ILLINOIS, AND/OR TO ANY CABLE TELEVISION COMPANY OR COMPANIES AUTHORIZED BY THE VILLAGE TO INSTALL CABLE TELEVISION FACILITIES WITHIN THE SUBDIVISION (THE "COMPANY") AND THEIR SUCCESSORS AND ASSIGNS IN, UNDER, ACROSS, ALONG, THROUGH AND UPON THE SURFACE OF THE PROPERTY KNOWN AS AND/OR LABELED AS "UTILITY EASEMENT," WITHIN DASHED LINES ON THE ATTACHED PLAT OF SUBDIVISION FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, OPERATING, INSPECTING, MAINTAINING, REMOVING, REPLACING, RENEWING, ALTERING, AND ENLARGING TELEVISION LINES OR APPURTENANCES FROM TIME TO TIME, AND WITHOUT LIMITATION, SUCH OTHER INSTALLATIONS AS MAY BE REQUIRED TO FURNISH CABLE TELEVISION SERVICE TO THE ATTACHED AREA AND SUCH APPURTENANCES AND THERETO AS THE VILLAGE AND COMPANY MAY DEEM NECESSARY, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE EASEMENTS INCLUDED IN THE PLAT OF SUBDIVISION FOR THE NECESSARY MEN AND EQUIPMENT TO DO ANY AND ALL OF THE ABOVE WORK. THE RIGHT IS ALSO HEREBY GRANTED TO THE VILLAGE 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 SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES AND RIGHTS. SUCH FACILITIES SHALL BE GENERALLY LOCATED UNDERGROUND, AND USE OF SAID EASEMENTS SHALL NOT CONFLICT OR INTERFERE WITH ANY PUBLIC IMPROVEMENTS AND ANY CONFLICTS IN USE SHALL BE SUBJECT TO RESOLUTION AND APPROVAL BY THE VILLAGE.

SURFACE WATER DRAINAGE

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

WE HEREBY CERTIFY TO THE BEST OF OUR KNOWLEDGE 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 THE SURFACE WATERS WILL NOT BE DEPOSITED ON ADJACENT LAND OWNERS' PROPERTY IN SUCH CONCEN- TRATION AS MAY CAUSE DAMAGE BY EROSION OR SEDIMENTATION TO SUCH PROPERTY BECAUSE OF CONSTRUCTION OF THE SUBDIVISION.

OWNER _____ ILLINOIS PROFESSIONAL ENGINEER
DATED _____ DATED _____

VILLAGE COLLECTOR

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

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

DATED THIS _____DAY OF _____, A.D., 202__.

SIGNED: _____
VILLAGE COLLECTOR

VILLAGE ENGINEER

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 ALL ENGINEERING FEES DUE THE VILLAGE OF PALATINE HAVE BEEN PAID.

DATED: _____

SIGNED: _____
VILLAGE ENGINEER

PLAN COMMISSION

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

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS, AT A MEETING HELD THIS _____DAY OF _____, A.D., 202__.

SIGNED _____
CHAIRMAN

SIGNED _____
SECRETARY

VILLAGE COUNCIL

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

APPROVED BY THE COUNCIL OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS, THIS _____ DAY OF _____, A.D., 202__.

SIGNED _____
MAYOR

SIGNED _____
VILLAGE CLERK

SURVEYOR’S DESIGNATION OF RECORDING

I, BARBARA C. MURRY, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, HEREBY DESIGNATE THE VILLAGE OF GLENVIEW, COOK COUNTY, ILLINOIS, TO RECORD A CERTAIN PLAT OF RESUBDIVISION KNOWN AS PETERSEN'S RESUBDIVISION WITH THE COOK COUNTY RECORDER OF DEEDS OR REGISTRAR OF TITLES. THIS DESIGNATION IS GRANTED UNDER THE RIGHT TO DESIGNATE SUCH RECORDING UNDER CHAPTER 109, SECTION 2 OF THE ILLINOIS REVISED STATUTES.

DATE: _____

BARBARA C. MURRY, P.L.S.
ILLINOIS LAND SURVEYOR NO. 3529
LICENSE RENEWAL DATE NOVEMBER 30, 2024.



PLAT RECORDED BY: NAME: _____

FIRM/ENTITY: _____

ADDRESS: _____

PHONE: _____

SEND NEXT TAX BILL TO: _____

PERMANENT INDEX NUMBER: 02-27-200-007-0000

FOR COMMENT

OWNER'S CERTIFICATE

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

THE STONEFIELD GROUP, INC., LLC, DOES CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON, AND THAT AS SUCH OWNER, HAVE CAUSED THE SAME TO BE SURVEYED AND RESUBDIVIDED, AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREON SET FORTH, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE TITLE HEREON INDICATED.

AND FURTHER CERTIFY, AS OWNER OF THE PROPERTY DESCRIBED HEREON, THAT TO THE BEST OF MY KNOWLEDGE, THE SCHOOL DISTRICT IN WHICH EACH LOT LIES:

LOTS 1 AND 2, AND 3 ALL INCLUSIVE:
SCHOOL DISTRICTS

ELEMENTARY SCHOOL DISTRICT: COMMUNITY CONSOLIDATED #15
HIGH SCHOOL DISTRICT: PALATINE TOWNSHIP #211
COLLEGE DISTRICT: HARPER COMMUNITY #512

THIS _____DAY OF _____, 2022.

SIGNED _____PRESIDENT

ATTEST: _____SECRETARY

NOTARY CERTIFICATE

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

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ AND _____ ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON, AND AT THE SAME TIME OF SAID APPEARANCE ACKNOWLEDGED THAT THEY, AS SAID PRESIDENT AND SECRETARY OF THE PROPERTY DESCRIBED IN THE ABOVE CAPTION, THAT THEY SIGNED AND SEALED THE FOREGOING INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREON SET FORTH.

GIVEN UNDER MY HAND AND NOTARY SEAL THIS _____DAY

OF _____, 202__.

NOTARY PUBLIC SIGNATURE AND SEAL.

MORTGAGE’S CERTIFICATE

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

GREENSTATE CREIDT UNION DOES HEREBY CERTIFY THAT AS MORTGAGEE OF THE PROPERTY DESCRIBED HEREON UNDER MORTGAGE DATED _____ AND RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON _____ AS DOCUMENT NUMBER _____, CONSENTS TO THE RESUBDIVISION AND PLAT HEREON DRAWN.

DATED AT _____, THIS _____ DAY OF _____, A.D., 202__.

BY: _____ TITLE: _____

ATTEST: _____ TITLE: _____

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DuPAGE) S.S.

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ AND _____ OF _____ ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AS _____ AND _____ RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON, AND AT THE SAME TIME OF SAID APPEARANCE ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN SET FORTH AND THE SAID _____ DID THEN AND THERE ACKNOWLEDGE THAT HE/SHE, AS CUSTODIAN OF THE CORPORATE SEAL OF SAID CORPORATION DID AFFIX THE SAID CORPORATE SEAL TO SAID INSTRUMENT AS HIS/HER FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION FOR THE USES AND PURPOSES THEREON SET FORTH.

GIVEN UNDER MY HAND AND NOTARY SEAL THIS _____DAY OF _____, A.D., 202__.

NOTARY PUBLIC

NESSIE'S GROVE SUBDIVISION
PALATINE, ILLINOIS

LEGEND

EXISTING	PROPOSED		
⊙	⊙	MANHOLE	DECIDUOUS TREE
○	●	CATCH BASIN	EVERGREEN TREE
□	■	INLET	OVERLAND FLOOD ROUTE
⊕	⊕	CLEANOUT	DRAINAGE ROUTE
⊕	⊕	FLARED END SECTION	DOWNSPOUT
⊕	⊕	WATER VALVE BOX	SILT FENCE LINE
⊕	⊕	BUFFALO BOX (B.BOX)	DEPRESSED CURB
⊕	⊕	WATER VALVE & VAULT	SOIL EROSION GEOTEXTILE PROTECTION
⊕	⊕	FIRE HYDRANT	CONCRETE
⊕	⊕	WELL	BRICK
⊕	⊕	GAS VALVE	ASPHALT
⊕	⊕	GAS METER	BUILDING
⊕	⊕	COMMUNICATION CANISTER	GRAVEL
⊕	⊕	COMMUNICATION HANDHOLE	STONE
⊕	⊕	COMMUNICATION MANHOLE	
⊕	⊕	ELECTRIC CANISTER	
⊕	⊕	ELECTRIC HANDHOLE	
⊕	⊕	ELECTRIC MANHOLE	
⊕	⊕	ELECTRIC METER	
⊕	⊕	TRAFFIC SIGNAL	
⊕	⊕	TRAFFIC HANDHOLE	
⊕	⊕	TRAFFIC CONTROL BOX	
⊕	⊕	UTILITY POLE	
⊕	⊕	UTILITY POLE W/ LIGHT	
⊕	⊕	STREET LIGHT	
⊕	⊕	STREET SIGN	
⊕	⊕	BORING LOCATION	
⊕	⊕	MAILBOX	
⊕	⊕	SPOT ELEVATIONS	
⊕	⊕	PROPERTY LINE	
⊕	⊕	ADJACENT PROPERTY LINE	
⊕	⊕	EASEMENT LINE	
⊕	⊕	SETBACK LINE	
⊕	⊕	RIGHT OF WAY LINE	
⊕	⊕	STORM SEWER LINE	
⊕	⊕	SANITARY SEWER LINE	
⊕	⊕	WATERMAIN LINE	
⊕	⊕	UNDERGROUND GAS LINE	
⊕	⊕	UNDERGROUND COMM. LINE	
⊕	⊕	UNDERGROUND ELECTRIC	
⊕	⊕	OVERHEAD UTILITY	
⊕	⊕	FENCE LINE	
⊕	⊕	GUARDRAIL LINE	
⊕	⊕	CONTOUR LINE	

PROJECT LOCATION



PROJECT LOCATION MAP

PREPARED FOR

THE STONEFIELD GROUP, INC.
info@stonefieldinc.com
1000 S. BROOCKWAY STREET
PALATINE, ILLINOIS 60067
OFFICE No. 847-963-9100
CELL NO. 847-404-7585

ISSUED FOR REVIEW

NOTICE TO CONTRACTORS

EXISTING UTILITIES

WHEN THE PLANS OR SPECIAL PROVISIONS INCLUDE INFORMATION PERTAINING TO THE LOCATION OF OVERHEAD AND/OR 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.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL PUBLIC AND PRIVATE UTILITY COMPANIES WHICH MAY HAVE OVERHEAD OR UNDERGROUND FACILITIES IN THE AREA BEFORE CONSTRUCTION BEGINS. (SEE SPECIFICATIONS)

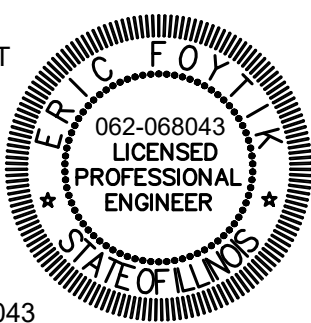
ENGINEER'S CERTIFICATION

STATE OF ILLINOIS)
COUNTY OF DuPAGE) SS.

I, ERIC FOYTIK, A REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY MORRIS ENGINEERING, INC. 515 WARRENVILLE ROAD, LISLE, ILLINOIS, 60532 UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS. I FURTHER STATE THAT THE PROPOSED IMPROVEMENTS WILL NOT CAUSE PONDING OR FLOODING ON THE PROPERTY OR ADJACENT PROPERTIES.

DATED THIS 26TH DAY OF JANUARY, A.D. 20 24

ILLINOIS REGISTERED PROFESSIONAL ENGINEER NO. 062-068043
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2025



BOUNDARY AND TOPOGRAPHIC INFORMATION
TAKEN FROM A SURVEY BY
MURRY AND MOODY, LTD.
933 S. PLUM GROVE ROAD, SUITE 101
PALATINE, ILLINOIS 60067

SITE BENCHMARK #1
RIM OF A SANITARY MANHOLE LOCATED AT THE
NORTHEAST CORNER OF ALDRIDGE AVENUE AND SMITH
STREET.
ELEVATION = 746.18



Know what's below.
Call before you dig.

INDEX OF SHEETS

- COVER SHEET
- EXISTING
DONDITIONS AND
DEMOLITION PLAN
- SITE PLAN
- DETAILS

COVER SHEET

NESSIE'S GROVE SUBDIVISION
PALATINE, ILLINOIS

Morris Engineering, Inc.
Civil Engineering • Consulting
Land Surveying
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
Survey: (630) 271-0599
FAX: (630) 271-0774
Website: www.ecivil.com

DATE	1/26/2024	2	3	4	5	6
REVISED PER:						
VILLAGE COMMENTS:						

FIELD CREW: N/A

DRAWN BY: NG

CHECKED BY: ARS

APPROVED BY: EF

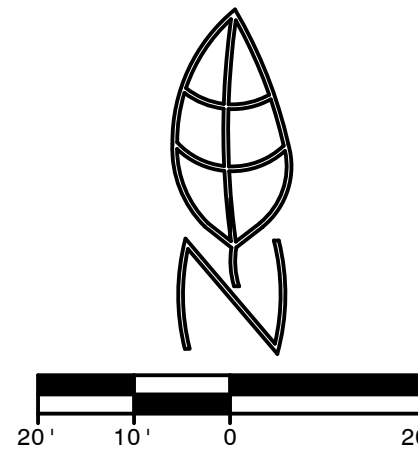
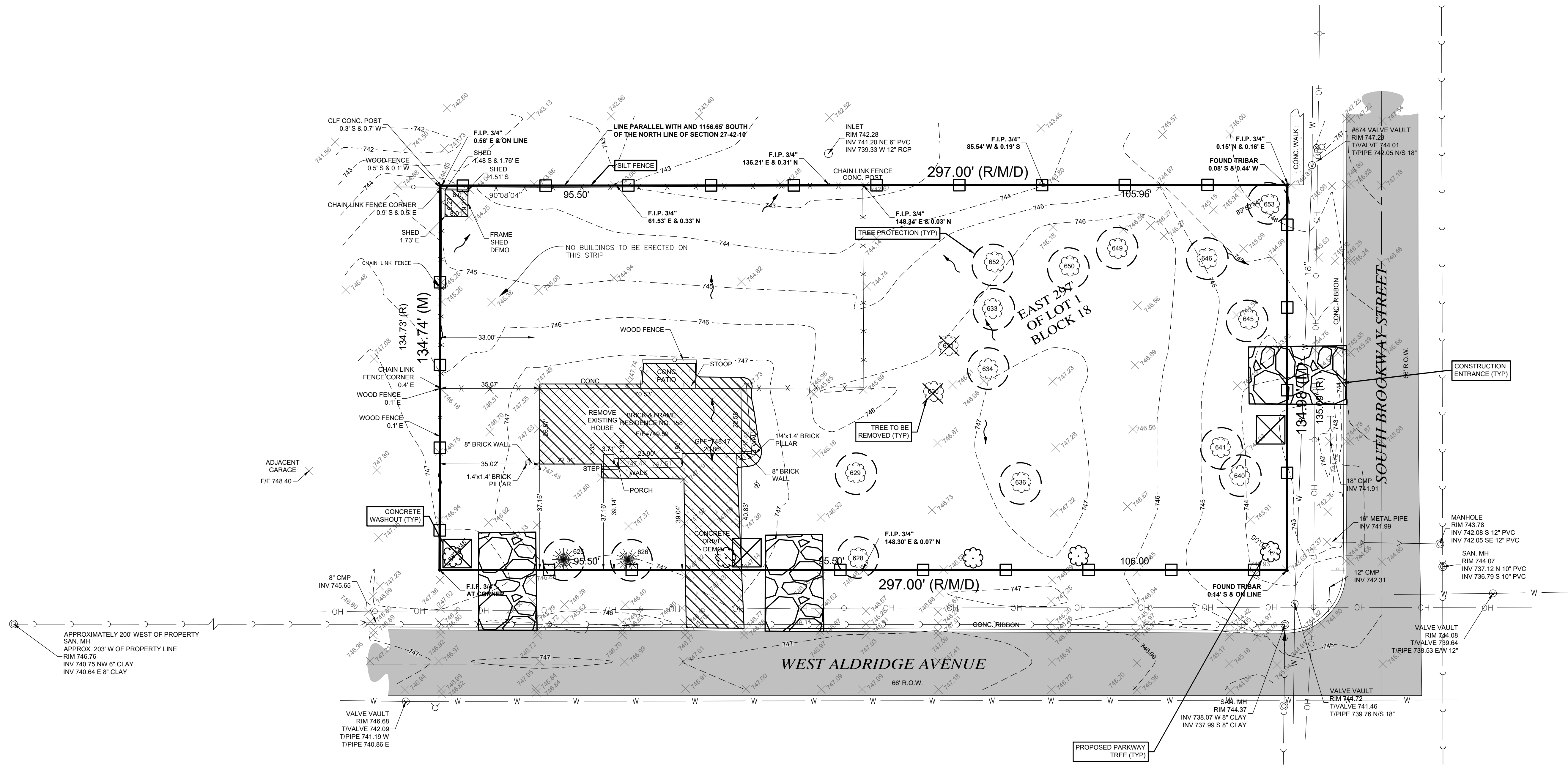
DATE: 10/17/2023

SCALE: HORIZ VERT

SHEET 1 OF 4 SHEETS

PROJ # 23-09-2001

Packet Pg. 147



DATE

1 1/26/2024

2

3

4

5

6

EXISTING CONDITIONS AND DEMO PLAN

NESSIE'S GROVE SUBDIVISION
PALATINE, ILLINOIS

Morris Engineering, Inc.
Civil Engineering • Consulting
Land Surveying
515 W. Warrenville Road, Suite 100, IL 60532
Phone: (630) 271-0770
Survey: (630) 271-0599
FAX: (630) 271-0774
Website: www.mecivil.com



FIELD CREW: N/A
DRAWN BY: NG
CHECKED BY: ARS
APPROVED BY: EF
DATE: 10/17/2023
SCALE: HORIZ 1"=20'
VERT

SHEET

2

OF 4 SHEETS

PROJ # 23-09-2001

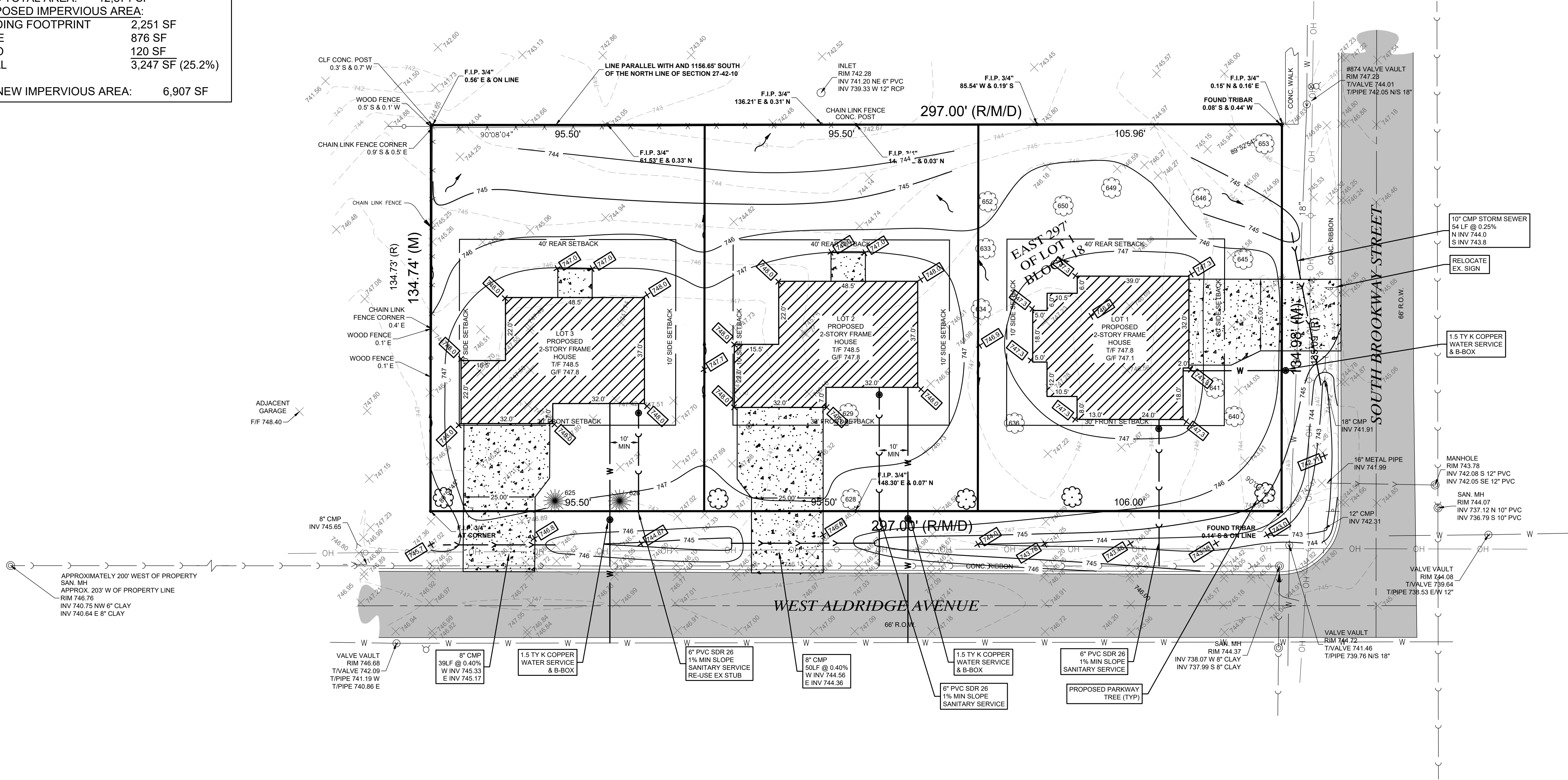
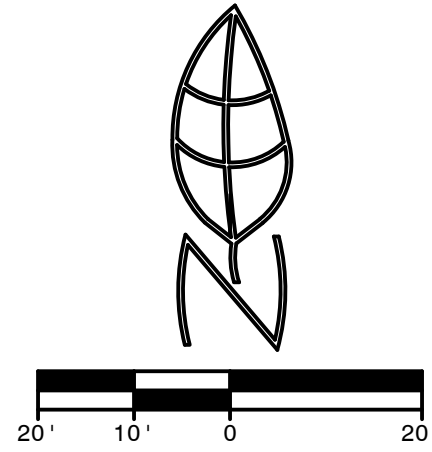
EXISTING LOT AREA: 40,065 SF
EXISTING IMPERVIOUS AREA
HOUSE 1,739 SF
PATIO 319 SF
DRIVE/WALK 990 SF
TOTAL 3,048 SF

LOT 1 TOTAL AREA: 14,301 SF
PROPOSED IMPERVIOUS AREA:
BUILDING FOOTPRINT 2,382 SF
DRIVEWAY 909 SF
TOTAL 3,291 SF (23.0%)

LOT 2 TOTAL AREA: 12,871 SF
PROPOSED IMPERVIOUS AREA:
BUILDING FOOTPRINT 2,251 SF
DRIVE 1,046 SF
PATIO 120 SF
TOTAL 3,417 SF (26.5%)

LOT 3 TOTAL AREA: 12,871 SF
PROPOSED IMPERVIOUS AREA:
BUILDING FOOTPRINT 2,251 SF
DRIVE 876 SF
PATIO 120 SF
TOTAL 3,247 SF (25.2%)

NET NEW IMPERVIOUS AREA: 6,907 SF



- NOTES:
- EROSION CONTROL IS TO BE IN PLACE BEFORE ANY WORK BEGINS ON THE SITE.
 - ROW TO BE RESTORED WITH 4" OF TOPSOIL AND SEED AND BLANKET.
 - STOCKPILE OF MATERIALS TO REMAIN FOR MORE THAN THREE DAYS SHALL HAVE EROSION CONTROL INSTALLED AROUND THE PERIMETER.
 - UTILITY SERVICES TO BE BORED UNDER THE EXISTING STREETS.
 - NEW 2" MINIMUM PARKWAY TREE, PLATED OUTSIDE THE OVERHEAD UTILITIES. 5 TOTAL, SPACED RANDOMLY. HONEY LOCUST, RED MAPLE, OR EQUAL.

REVISED PER VILLAGE COMMENTS:					
DATE	1	2	3	4	5
1/26/2024					

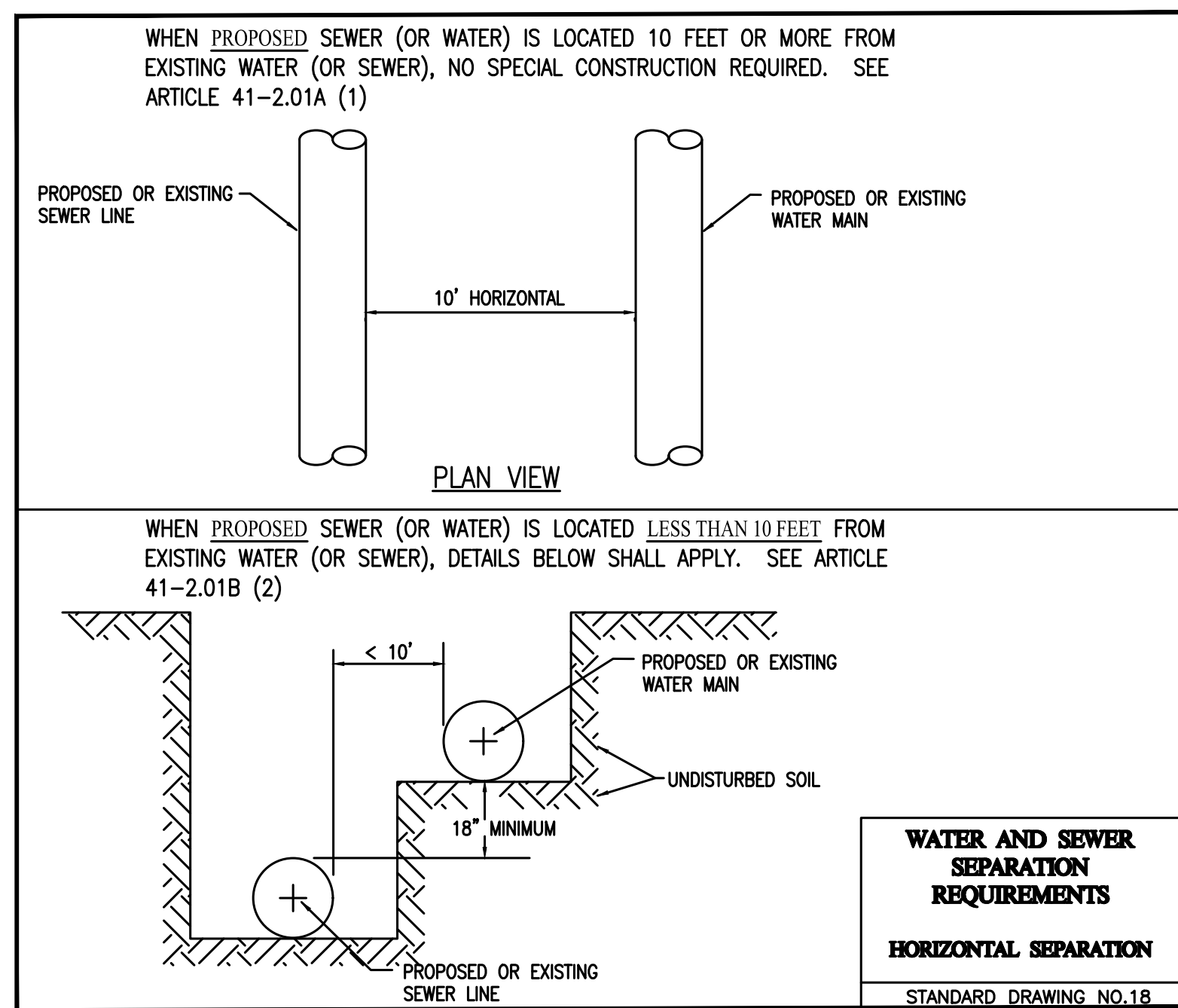
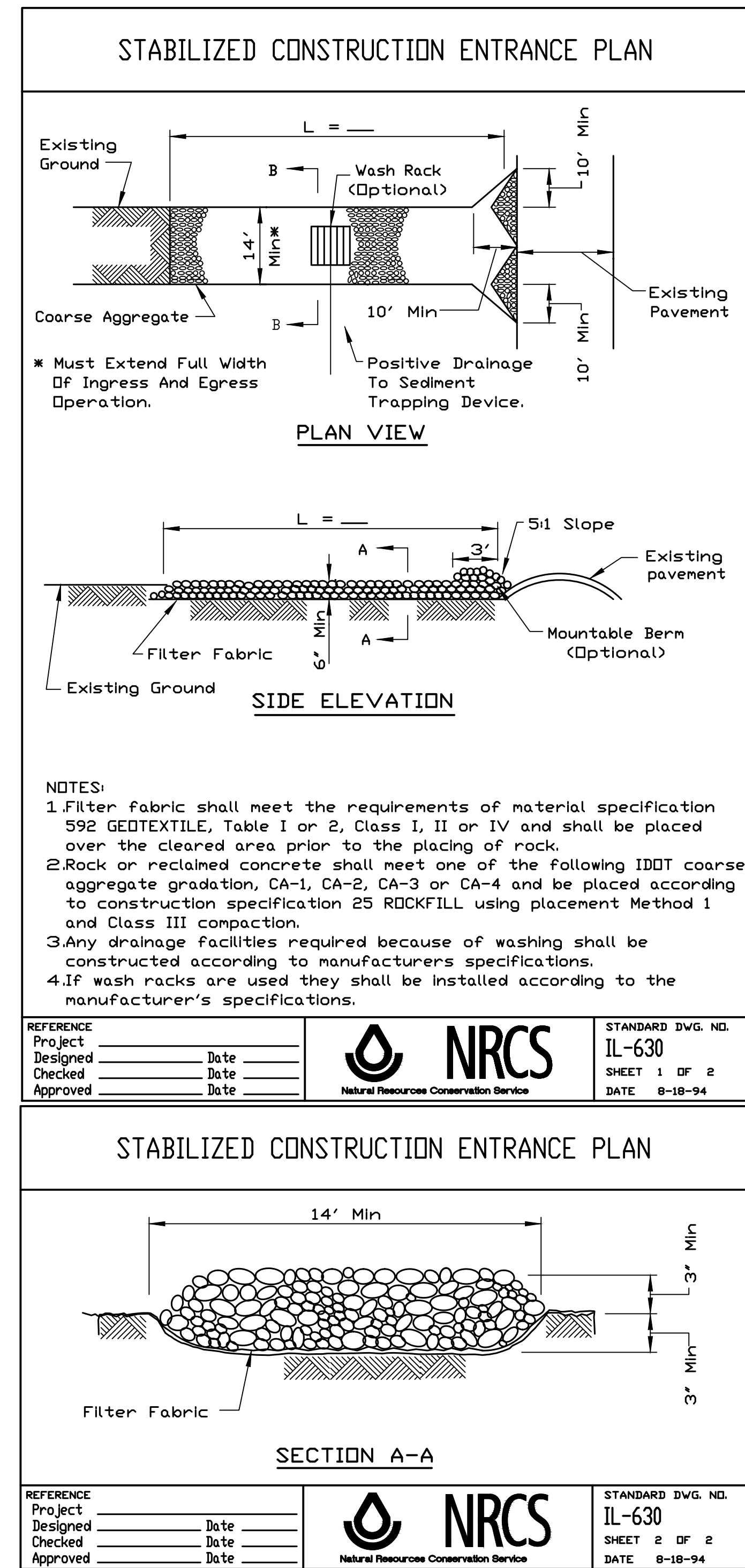
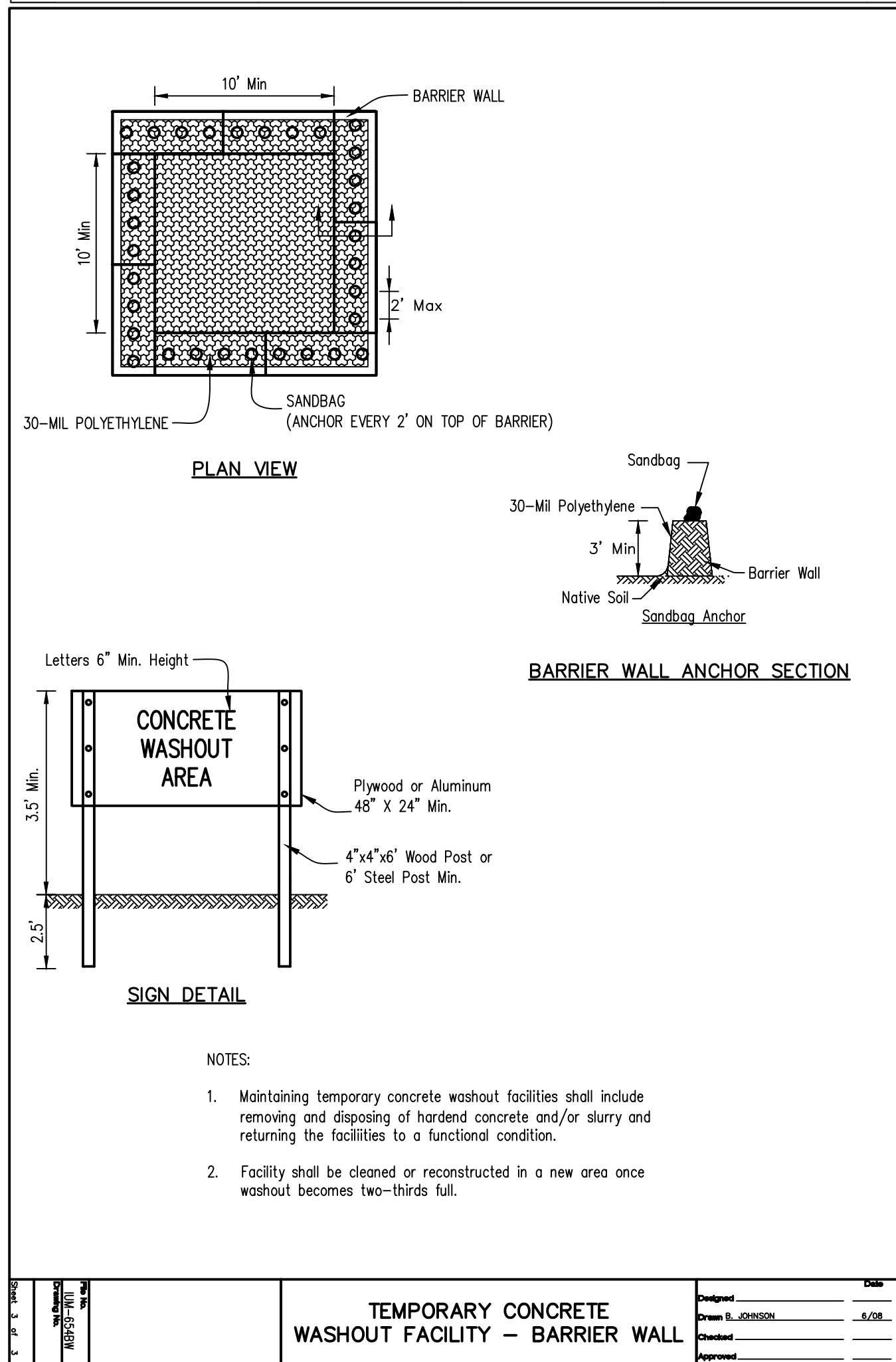
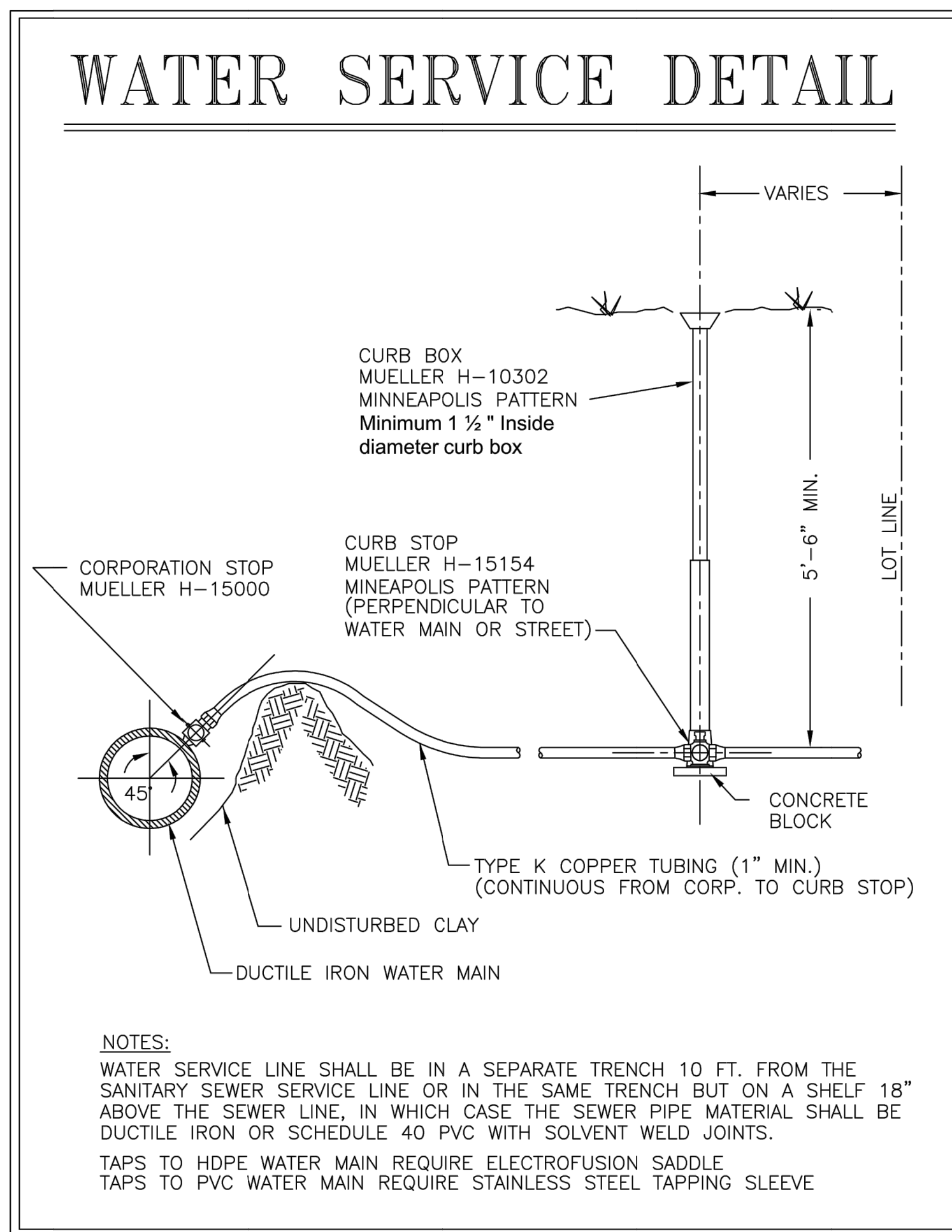
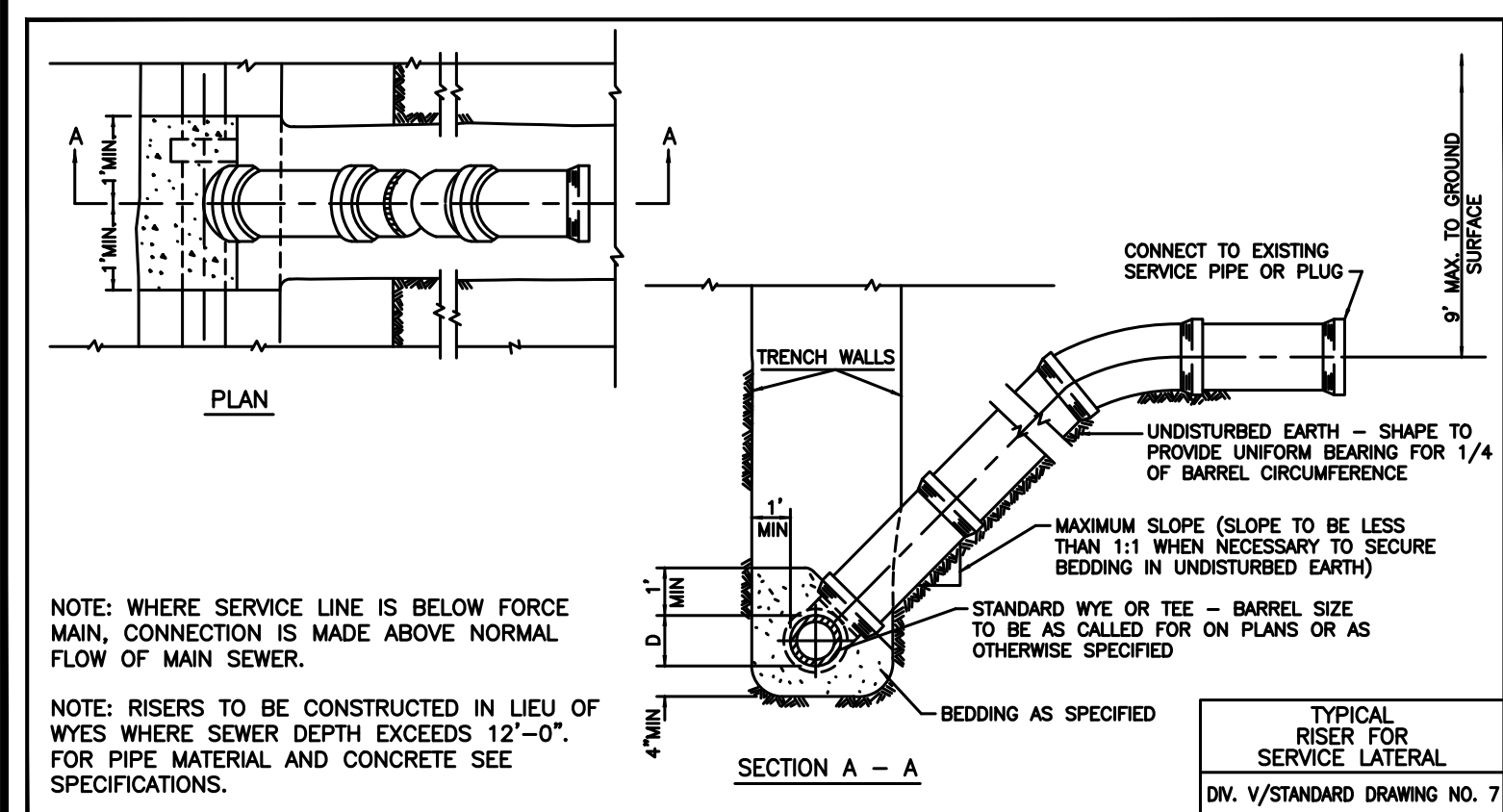
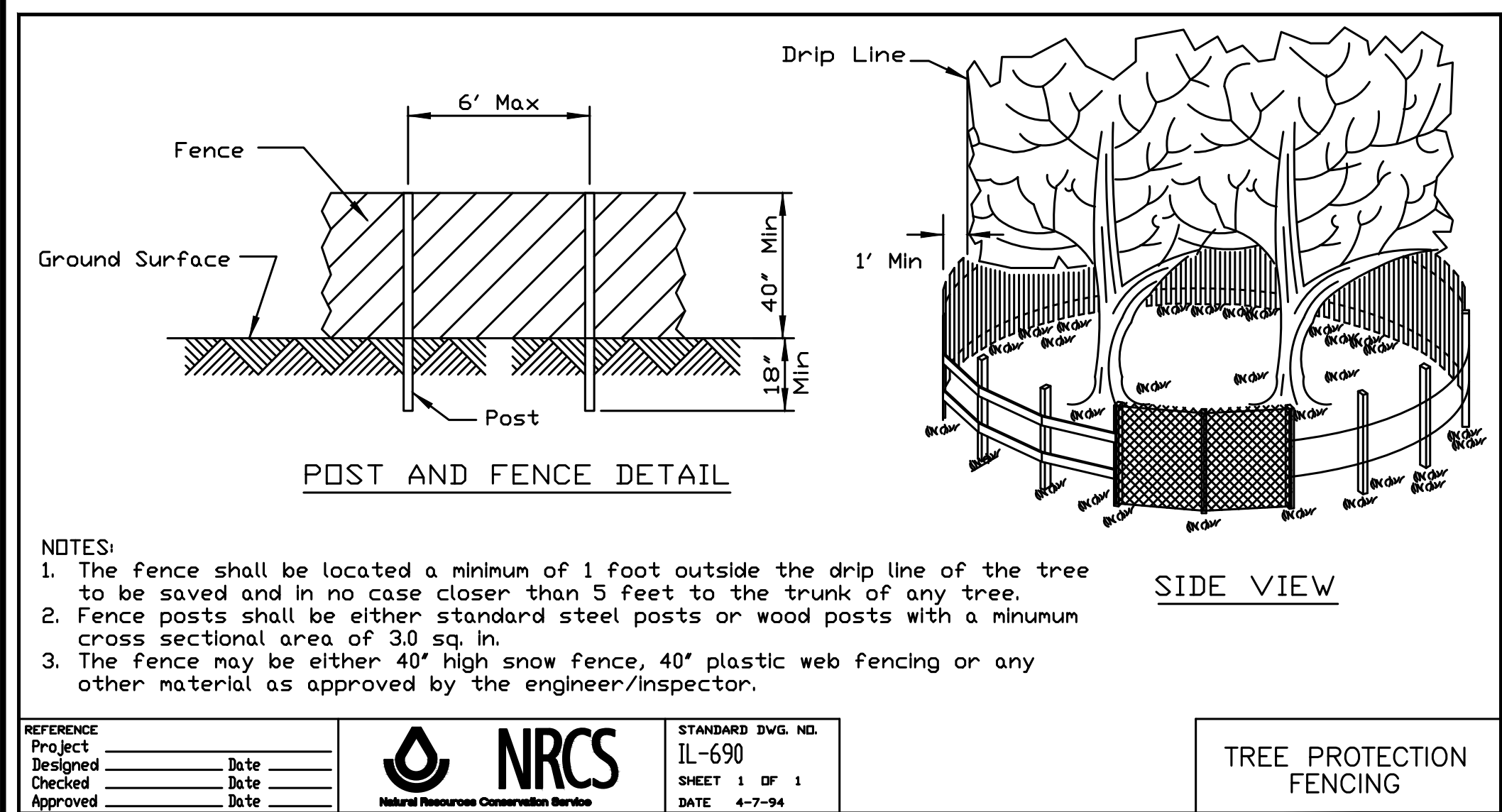
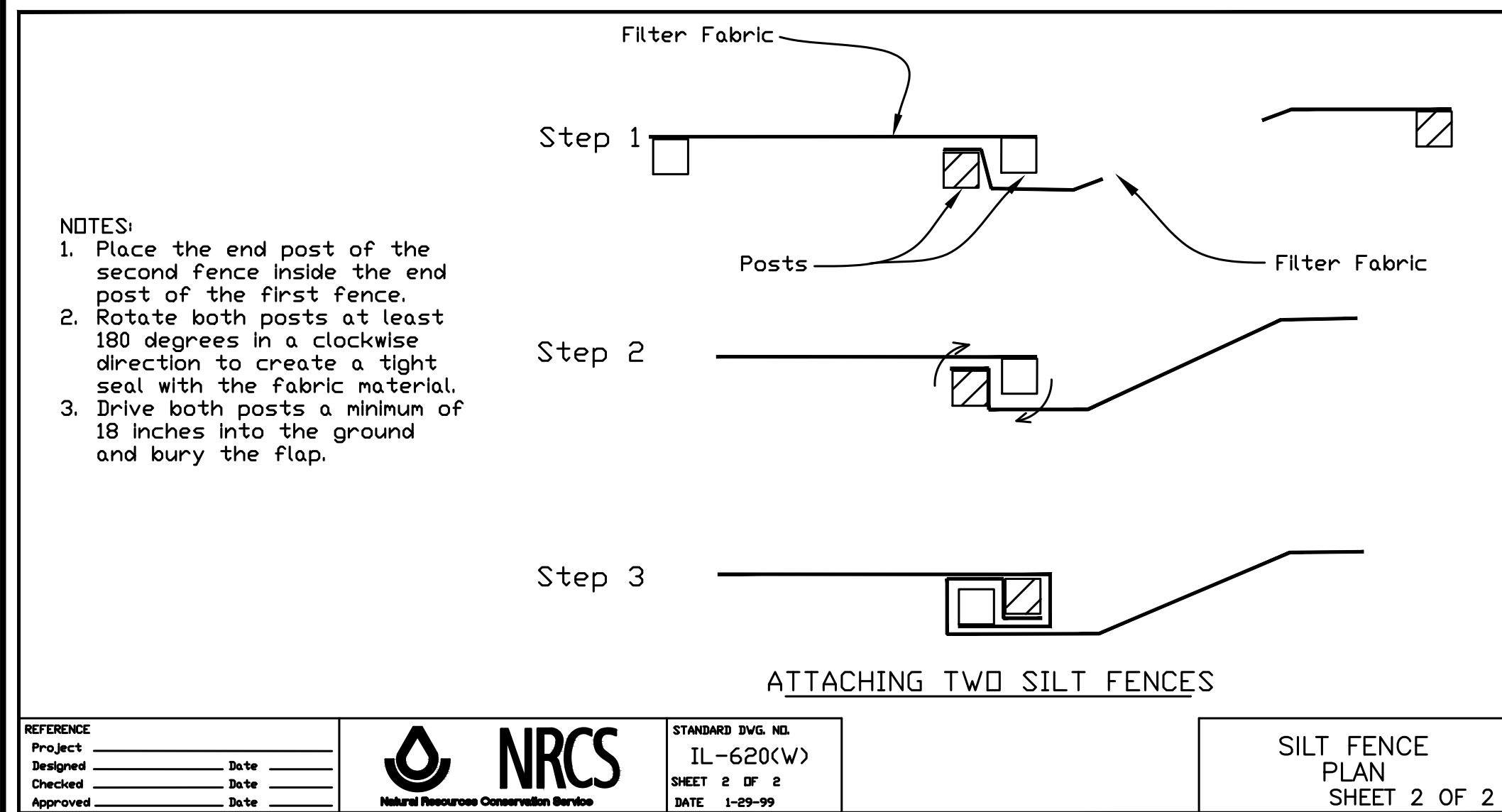
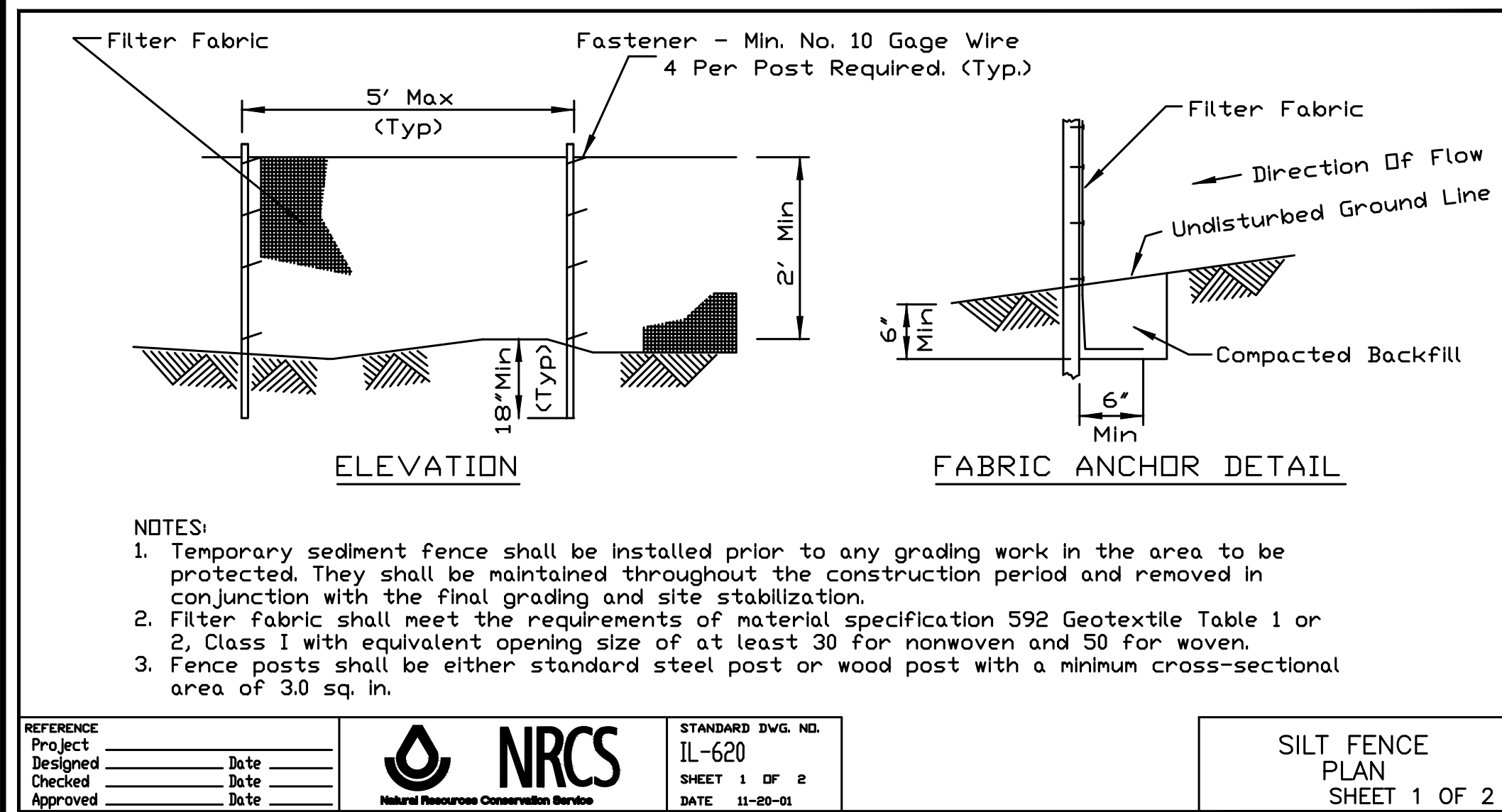
SITE PLAN

NESSIE'S GROVE SUBDIVISION
PALATINE, ILLINOIS

Morris Engineering, Inc.
Civil Engineering • Consulting
Land Surveying
515 Warrenville Road, Suite, IL 60532
Phone: (630) 271-0770
Survey: (630) 271-0599
FAX: (630) 271-0774
Website: www.ecivil.com



FIELD CREW:	N/A
DRAWN BY:	NG
CHECKED BY:	ARS
APPROVED BY:	EF
DATE:	10/17/2023
SCALE:	HORIZ 1"=20' VERT -
SHEET	3
OF 4 SHEETS	
PROJ #	23-09-2001

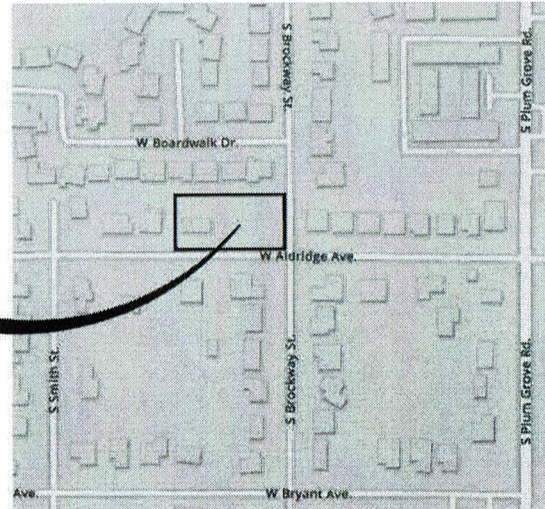


NESSIE'S GROVE SUBDIVISION TREE PRESERVATION PLAN

NORTHWEST CORNER OF
ALDRIDGE AVE & BROCKWAY ST.
PALATINE, ILLINOIS

OCTOBER 25, 2023

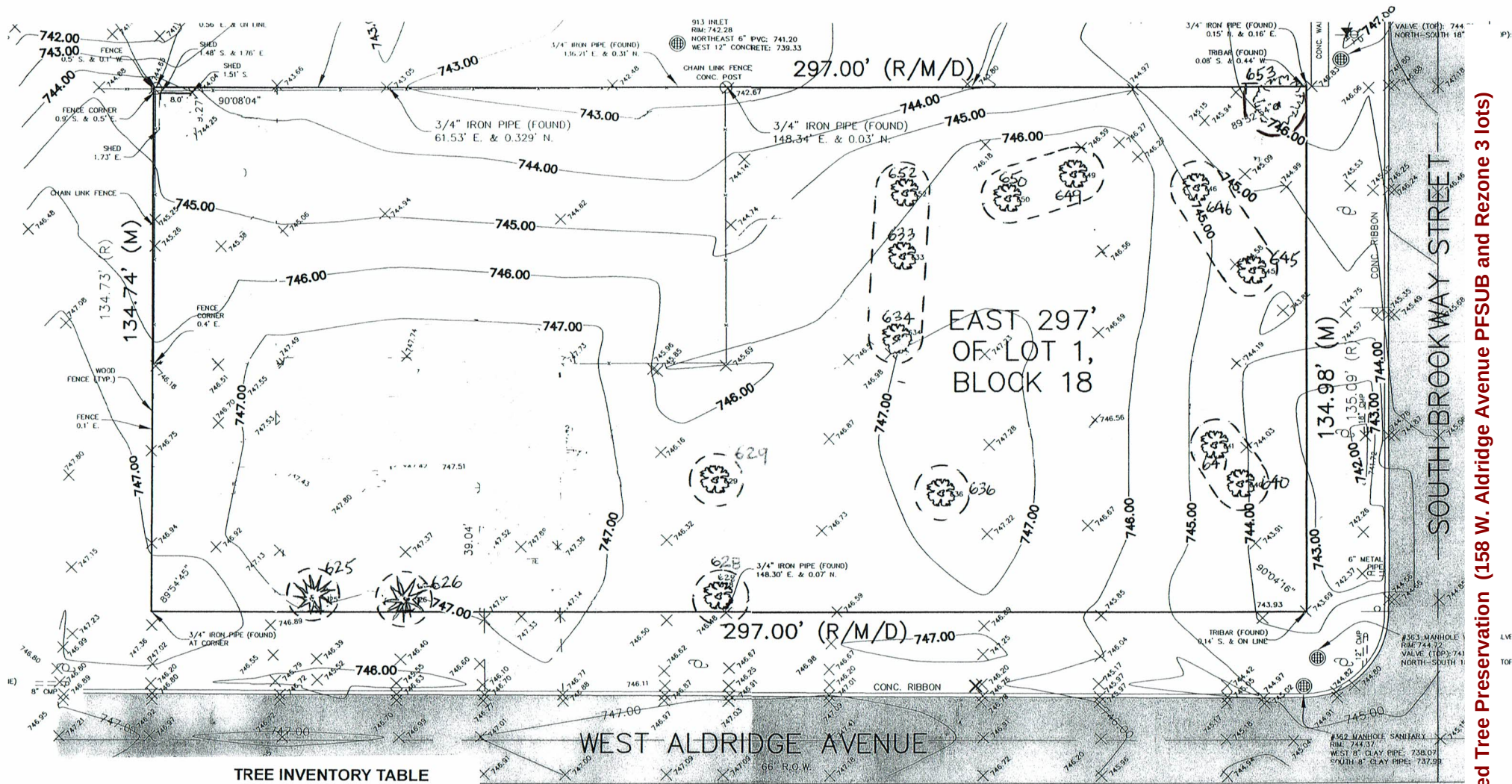
PROJECT LOCATION



PROJECT LOCATION MAP



Tree Preservation Plan **Nessie's Grove Subdivision, Palatine, Illinois**
Northwest Corner of Aldridge Ave. & Brockway St. October 25, 2023 Page 1 of 3



TREE INVENTORY TABLE

TAG	TYPE	SIZE
625	Evergreen Pine	15"
626	Evergreen Pine	15"
628	Silver Maple	30"
629	Norway Maple	32"
633	Box Elder	18"
634	Box Elder	18"
636	Twin Box Elder	14/16"

TAG	TYPE	SIZE
640	Choke Cherry	16"
641	Box Elder	12/10/12"
645	Box Elder	18"
646	Choke Cherry	18"
649	Box Elder	24"
650	Box Elder	17"
652	Box Elder	14"

TAG	TYPE	SIZE
653	Osage Orange	24"

LEGEND:  636- Tree Protection Fencing

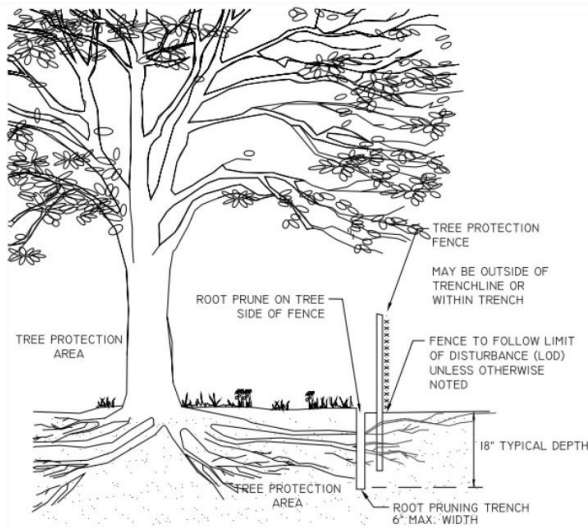
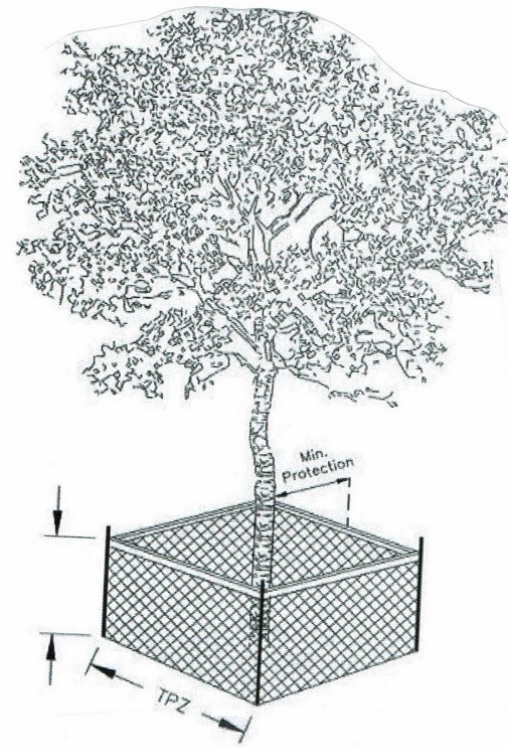
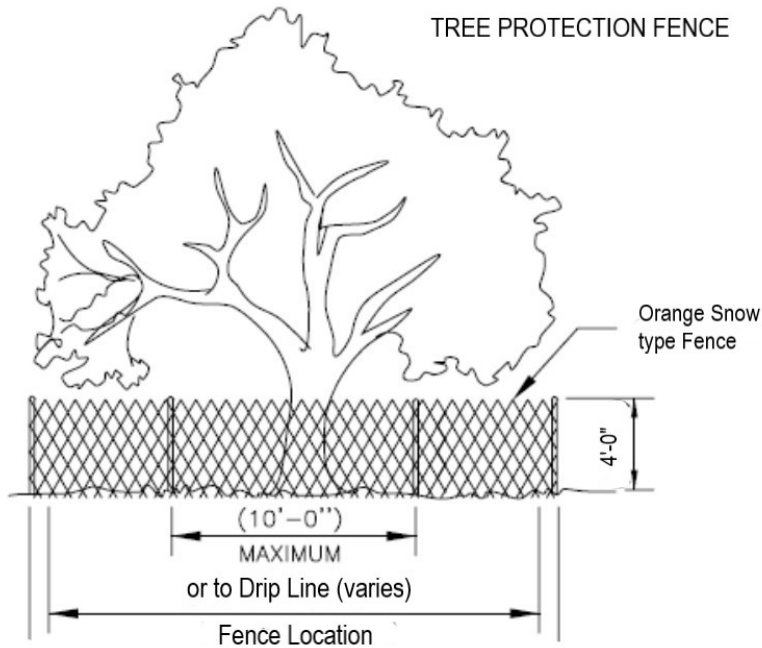
Tree Preservation Plan Nessie's Grove Subdivision, Palatine, Illinois

Northwest Corner of Aldridge Ave. & Brockway St.

October 25, 2023

Page 2 of 3

TREE PROTECTION FENCE



NOTES

1. ROOT PRUNING SHALL BE DONE WITH A TRENCHER OR VIBRATORY PLOW TO A DEPTH OF 18". ROOTS OVER 1.5" IN DIAMETER SHALL HAVE A CLEAN CUT MADE BY A CLEAN SAW ON THE SURFACE OF THE ROOT, WHICH IS STILL ATTACHED TO THE TREE. DO NOT PAINT THE CUT ROOT END.

2. ROOT PRUNING SHALL TAKE PLACE PRIOR TO ANY CLEARING AND GRADING.

3. ROOT PRUNING SHALL BE CONDUCTED WITH THE SUPERVISION OF A CERTIFIED ARBORIST.

4. BACKFILL THE ROOT-PRUNING TRENCH WITH EXCAVATED SOIL AND MULCH AND MARK LOCATION FOR FUTURE REFERENCE.

5. ROOT PRUNING WORK WILL NOT BE DONE WHEN MORE THAN THE TOP 1 INCH OF SOIL IS FROZEN. ROOT PRUNING WILL NOT BE UNDERTAKEN WHEN THE SOIL IS WET AND CONDITIONS ARE MUDDY.

Tree Protection Barrier (Tree Protection Zone - TPZ)

1. The required barrier is a 4 ft. high orange plastic web fence. Where the orange fence creates a restriction to sightlines
2. Tree protection barriers are to be erected prior to the commencement of any construction or grading activities on the site and are to remain in place throughout the entire duration of the project. The barriers shall be maintained erect and in good repair throughout the duration of construction operations with breaks and unsupported sections repaired as required. Tree protection may be removed upon the completion of construction.
3. No material or fill may be stored within the TPZ.
4. Equipment or Vehicles shall not be operated, parked, repaired or refueled within the TPZ.



ROOT PRUNING
SECTION

Elevation Examples



Attachment: Representational Elevations (158 W. Aldridge Avenue PFSUB and Rezone 3 lots)

Elevation Examples



Attachment: Representational Elevations (158 W. Aldridge Avenue PFSUB and Rezone 3 lots)

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 158 W. ALDRIDGE AVE.

 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 8TH day of FEBRUARY, A.D. 2024, and the last publication thereof was made on the 8TH day of FEBRUARY, A.D. 2024.

Your Legal appeared in
the following Journal & Topics
Newspapers
(Des Plaines Journal, Inc.)

- ☐ Des Plaines Journal
- ☐ Elk Grove Village Journal
- ☐ Mt. Prospect Journal
- ☐ Niles Journal
- ☐ Park Ridge-Golf Mill Journal
- ☐ Prospect Heights Journal
- ☐ Rosemont Journal
- ☐ Arlington Heights Topics
- ☐ Buffalo Grove Topics
- ☒ Palatine Topics
- ☐ Rolling Meadows Topics
- ☐ Wheeling Topics
- ☐ Suburban Journal
- ☐ Northwest Journal
- ☐ Glenview Journal



Mary Alice Wenzl

IN WITNESS WHEREOF, THE **DES PLAINES JOURNAL, INC.**, has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 8TH day of FEBRUARY, A.D., 2024.

By Todd Wessell

President

Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 8TH day of FEBRUARY, A.D., 2024.

My commission expires the 15TH day of JULY, A.D., 2025.

Attachment: Public Notice (158 W. Aldridge Avenue PFSUB and Rezone 3 lots)

Lyn Bremanis

From: Jamie Bennett
Sent: Thursday, February 15, 2024 2:29 PM
To: Lyn Bremanis
Subject: Nessie's Grove subdivision at Aldridge and Brockway

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

Hi Lyn,

We are reaching out to you in regards to the up and coming development of the NW corner of Aldridge Ave and Brockway St, to be known as Nessie's Grove. We are a family that will live directly across the street from these new developments. First I was hoping you could clarify the difference between zones R-1 and R-2, as the proposed development is seeking this change in zoning. It seems that these homes would be very close together and we have concerns about the appearance of that, especially considering we live on a 1/2 acre lot.

Also, I understand that the village is requiring sidewalks be put in on these new houses, even though that this was not a requirement when the neighborhood was originally annexed. We are very opposed to this new requirement as the rest of the neighborhood does not have sidewalks, which adds to the charm and quiet of the area. As new residents as of July 2022 we are hoping to live here for many, many years, and one thing that attracted us to this area and property is that it has a quaint appearance and quiet feel to it. We believe that adding sidewalks that don't even connect to any other sidewalks would not only detract from the aesthetics of the neighborhood, it would allow for other connecting sidewalks to be put in and thus changing the foot traffic of the area. As parents we appreciate the safety aspects of sidewalks, but as Aldridge is a very quiet street with very little traffic, we feel the sidewalks are totally unnecessary. As a family with children who ride bikes and play outside, and who will live directly across the street from these new houses, I hope you weigh our opinion appropriately, and reconsider the sidewalk requirement.

Thank you for your time, and we look forward to your reply.

Jamie and David Bennett
 163 W. Aldridge Ave.

)

Attachment: Letters of Objection (158 W. Aldridge Avenue PFSUB and Rezone 3 lots)

Lyn Bremanis

From: Bill Chamberlin
Sent: Wednesday, February 14, 2024 7:48 PM
To: Lyn Bremanis
Cc:
Subject: Nessies Grove Subdivision

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

Lyn...

Hi, I am a neighbor of Gary's, and he stopped by my house and we discussed his plans for Nessies property.

My wife (Jennifer) and I live at 174 West Aldridge and have been here since 2005. Prior to this house I lived **directly** behind at 165 Boardwalk from 1998 to 2005. Our daughters grew up in these two houses and went to school at Pleasant Hill, PJHS, and Fremd. So...I have a good perspective of the differences between the Boardwalk side and the Aldridge side. Probably a perspective no one else has.

First of all let me just say that I do support what Gary's trying to do with Nessie's Grove. I think the three lots are of the appropriate size that allows for a good transition from the Boardwalk side to the Aldridge side. Having known John and Nessie and their family, I think they would approve.

Our family moved from Boardwalk Drive to our current house because we wanted more space and more of an open look and feel to our neighborhood. We had looked at going to Inverness and thought it was too far away from the nice parks of Palatine, including Cardinal Park and Birchwood Park. We also valued the schools here tremendously. So we found the perfect place directly behind 165 boardwalk when the high school district was building this house.

The somewhat larger lots as well as the lack of sidewalks was a big selling point to us is it gave us a feel like we were away from the urban sprawl. I can't over stress the importance of that to those of us who are living in this four or five block area. It really is a gem of neighborhood that is differentiated from the surrounding cookie cutter neighborhood feel.

I understand from Gary that you are looking at the possibility of extending the sidewalk from Boardwalk to Aldridge, and perhaps then long term extending sidewalks to the entire 5block neighborhood. I think this would be a mistake as it would take this neighborhood and turn it into something totally different than what the people that live here (and those that look to live here) value.

I have worked from home since the mid-90's. I walk my dog in the neighborhood 3 times a day. Thus I know the neighborhood real well. I have never missed having sidewalks over on this side...and I prefer it that way.

I know there is an existing sidewalk going south from Boardwalk, but I recommend digging that up rather than extending it to Aldridge.

Thanks for giving us an opportunity to provide input into your decision process. Let me know if you have any questions.

Bill Chamberlin
 174 W Aldridge Ave.
 Palatine, IL. 60067

Attachment: Letters of Objection (158 W. Aldridge Avenue PFSUB and Rezone 3 lots)

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 02/27/24 07:00 PM

STAFF REPORT (ID # 8889)

32 - 34 W. Palatine Rd

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Alex Bradshaw

PETITIONER: John & Mica Mahler

PLAN NUMBER: SU-000090-2024

BACKGROUND:

The Subject Property is zoned B-1 Shopping Center District. The shopping center is located at the northwest corner of Palatine Road and Bothwell Street. The Petitioner has been operating the existing business, Cook Cork & Fork, out of the subject tenant space since their initial Special Use approval in 2014.

The original Special Use (O-47-14) permitted a recreational cooking school that also retails kitchenware, cookware, and beer & wine. As a condition of approval, all employees were required to enroll in and utilize designated downtown employee parking areas. The cooking classes and retail components of the business will remain the same.

The Petitioner is proposing alterations to the previously approved floor plan and business plan for the existing business. The alterations would include expanding into the adjacent tenant space to create a wine bar that would provide a gathering space for the currently offered cooking classes, and to serve wine, beer, and small charcuterie food plate options. Therefore, the Petitioner is requesting:

Special Use Amendment to permit the alteration of the approved floor plan and business plan to include the addition of a wine bar, with wine and beer service, as part of the Cook, Cork & Fork storefront and tenant space expansion.

Surrounding Zoning/Uses:

North:	B-1 Shopping Center District
South:	Municipal Owned Surface Parking (Lot H) & Garfield's Beverage Warehouse
East:	B-1 Shopping Center District
West:	B-3 Central Business District

KEY ISSUES:

- A Special Use Amendment has been applied for to permit alterations to the floor plan and business plan to permit the introduction of a wine bar, The Cork, to the current business operations.
- The Petitioner is proposing to expand the existing business into the adjoining tenant space. Said expansion would include 500 square feet from the current Allstate office at 32 W. Palatine Rd.
- The submitted business plan describes the wine bar as, "...an upscale atmosphere, comfortable seating and a curated list of fine wines, soft drinks, coffee drinks and beer.", with a collection of small food plates and deserts for purchase.
- Hours of operation for the retail portion of the business and the wine bar:
 - Tuesday - Saturday: 3 PM - 11 PM
 - Sunday: 12 PM - 8 PM
- Hours of operation for the available cooking classes:
 - Daytime classes: 11 AM - 4 PM
 - Evening classes: 5 PM - 9 PM
- Per the submitted business plan, the Petitioner is aware that all staff working with food will require Food Handler Certificates. Additionally, and when applicable, employees will be required to obtain Alcoholic Beverage Seller & Server Permits and complete BASSET training.
- With the proposed expansion included, the total square footage for the business would be approximately 3,500 square feet. The breakdown for parking calculations would ultimately be 1,500 square feet for the kitchen classroom (1/300), 1,500 square feet for the wine bar (1/100), and 500 square feet for the remaining retail items (1/300). Therefore, 22 parking spaces would be required.
- There is a public parking lot (Lot H) across Palatine Road for clients and customers to utilize. This is also available for the other surrounding businesses and allows 3-hour parking through the week. Consistent with other downtown restaurant uses, Staff is proposing a condition requiring employees to enroll and utilize the designated downtown employee parking areas. Additionally, on-street parking spaces, east of the subject property on Bothwell Street, can be utilized by customers.

STANDARDS FOR SPECIAL USE: Since this Petition is not for a use publicly operated or traditionally affected with the public interest, those standards under Section 14.05 D (2) and (3) are applicable. Specifically, the Petitioners must show that the Special Use, if granted, is so designed, located, and proposed to be operated that the public health,

safety, and welfare will be protected and will not cause substantial injury to the value of other property in the neighborhood in which it is located. The Petitioners have attempted to address the required standards.

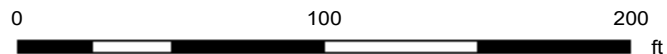
STAFF RECOMMENDATION:

The Petitioner is proposing to expand their current operations into the adjacent tenant space to construct a new wine bar. With employees and customers utilizing the downtown employee parking areas, the shared public parking lot, and the on-street parking in the surrounding area the parking needs should be adequate and Staff did not identify an initial parking concerns with the proposed. Ultimately, the growth and reimagining of the existing business should not cause injury to the value of the other properties in the surrounding area. Therefore, Staff recommends approval of the Special Use Amendment, subject to the following conditions:

1. The Special Use shall substantially conform to the Business Plan and Floor Plan submitted by the Petitioners, John & Mica Mahler, except as such plans may be changed to conform to Village Codes and Ordinances.
2. All employees of Cook, Cork & Fork shall enroll in and utilize the designated downtown employee parking areas.
3. As necessary, clients and customers should be directed to utilize the parking lot across Palatine Road (lot H) or the surrounding on-street parking along Bothwell Street and Railroad Avenue for additional parking needs.

ATTACHMENTS:

- Aerial Map
- Special Use Application
- Plat of Survey
- Floor Plan
- Business Plan
- O-047-14 - 34 W. Palatine Rd. SU & VAR
- Public Notice



Print Date: 1/16/2024

Notes

Cook County Aerial 2022

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

Attachment: Aerial Map (32 - 34 W. Palatine Rd - SU Amend Cook Cork Fork)



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

John & Mica Mahler

Business Name (if applicable)

Cook Cork & Fork

Subject Property Address

34 W. Palatine Road

Please provide a description of your proposed request:

Cook Cork & Fork is looking to add a wine bar to its current operations. Expanding an additional 500sqft into the space at 32 W. Palatine Rd.

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:

Downtown Palatine is in need of an "upscale" social establishment. Our wine bar will provide a gathering space providing wine, beer, coffee drinks, soft drinks, charcuterie and other small plate options.

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

Cook, Cork & Fork will conform to all public health, safety and welfare requirement as established by the Village of Palatine including but not limited to food handling, food preparation, liquor licensing and permitting.

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

Our space is being designed by an interior designer to create an upscale "Luxe" environment and experience. Couches, arm chairs and bistro tables will emphasize an at home "living room" feel. We believe our addition will bring a new clientele to downtown Palatine looking for an elegant evening out. The wine bar will also cater to our existing cooking class guests both before and after our class offerings.

Attachment: Special Use Application (32 - 34 W. Palatine Rd - SU Amend Cook Cork Fork)

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

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

a. Will meet the following aesthetic criteria:

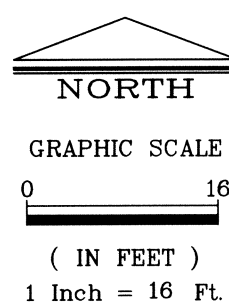
- i. Will not destroy existing vistas in the area;
- ii. Will enhance the appearance of the homes and the streets in the area; and
- iii. Will not detract from the overall appearance of the community; or

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

N/A

PROFESSIONALS ASSOCIATED SURVEY, INC.

PROFESSIONAL DESIGN FIRM NO. 184-003023
 7100 N. Tripp Ave., Lincolnwood, Illinois 60712
 Tel. (847) 675-3000 Fax (847) 675-2167
 e-mail: pa@professionalsassociated.com
 www.professionalsassociated.com

PLAT OF SURVEY
OF

LEGAL DESCRIPTION AS PROVIDED:

LOT 8 (EXCEPT THE NORTH 4.05 FEET THEREOF) AND THE EAST 2.0 FEET OF LOT 7 (EXCEPT THE NORTH 4.05 FEET THEREOF AND EXCEPT THE WEST 0.10 FEET LYING SOUTH OF THE NORTH 4.05 FEET THEREOF) IN BLOCK "L" IN PALATINE IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN; IN COOK COUNTY, ILLINOIS; ACCORDING TO THE PLAT THEREOF RECORDED BY JOEL WOOD RECORDED DECEMBER 7, 1855, IN BOOK 98 OF MAPS, PAGE 28; IN COOK COUNTY, ILLINOIS.

LEGAL DESCRIPTION AS SURVEYED:

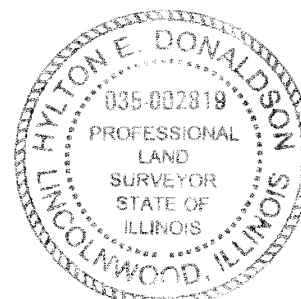
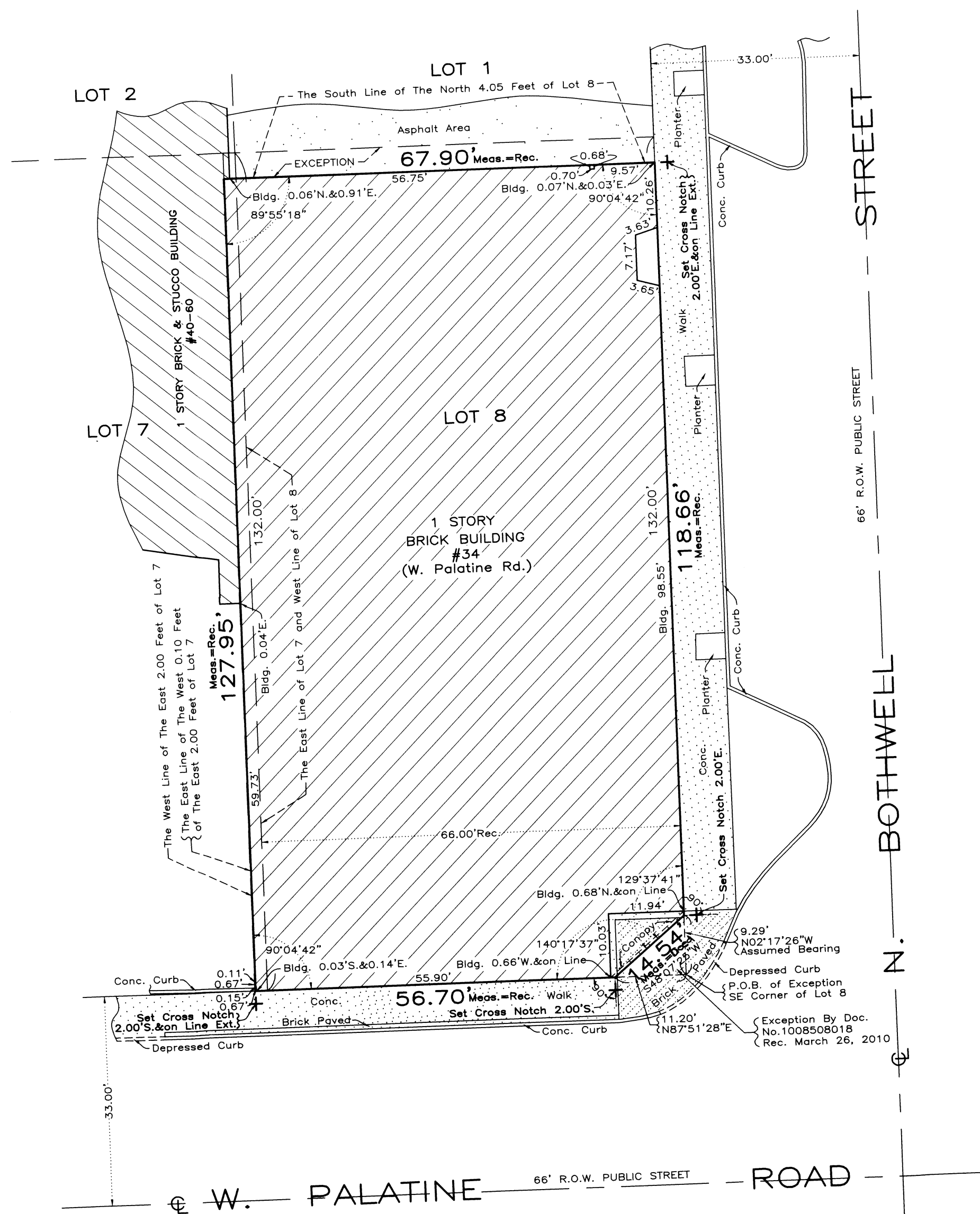
LOT 8 (EXCEPT THE NORTH 4.05 FEET THEREOF) AND THE EAST 2.0 FEET OF LOT 7 (EXCEPT THE NORTH 4.05 FEET THEREOF AND EXCEPT THE WEST 0.10 FEET LYING SOUTH OF THE NORTH 4.05 FEET THEREOF) IN BLOCK "L" IN PALATINE IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN; IN COOK COUNTY, ILLINOIS; ACCORDING TO THE PLAT THEREOF RECORDED BY JOEL WOOD RECORDED DECEMBER 7, 1855, IN BOOK 98 OF MAPS, PAGE 28; IN COOK COUNTY, ILLINOIS.

AND ALSO

EXCEPTING THAT PART OF SAID LOT 8 CONVEYED TO STATE OF ILLINOIS FOR HIGHWAY PURPOSES BY DOCUMENT NUMBER 1008508018, RECORDED MARCH 26, 2010, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 8; THENCE ON AN ASSUMED BEARING NORTH 02 DEGREES 17 MINUTES 26 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 8, A DISTANCE OF 9.29 FEET; THENCE SOUTH 48 DEGREES 07 MINUTES 25 SECONDS WEST A DISTANCE OF 14.54 FEET TO THE SOUTH LINE OF SAID LOT 8; THENCE NORTH 87 DEGREES 51 MINUTES 28 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 8, A DISTANCE OF 11.20 FEET TO THE POINT OF BEGINNING.

LAND TOTAL AREA: 8,635.77 SQ. FT. = 0.1983 ACRE.

COMMONLY KNOWN AS: 34 WEST PALATINE ROAD, PALATINE, ILLINOIS.



THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED. DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACT.

ORDER NO. 14-87150
 SCALE: 1 INCH = 16 FEET.
 DATE OF FIELD WORK: March 10, 2014.
 ORDERED BY: CENTAUR CONSTRUCTION

NOTE:
SURFACE DETAILS OBSCURED BY SNOW.

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

THIS SURVEY HAS BEEN ORDERED FOR SURFACE DIMENSIONS ONLY, NOT FOR ELEVATIONS. THIS IS NOT AN ALTA SURVEY.

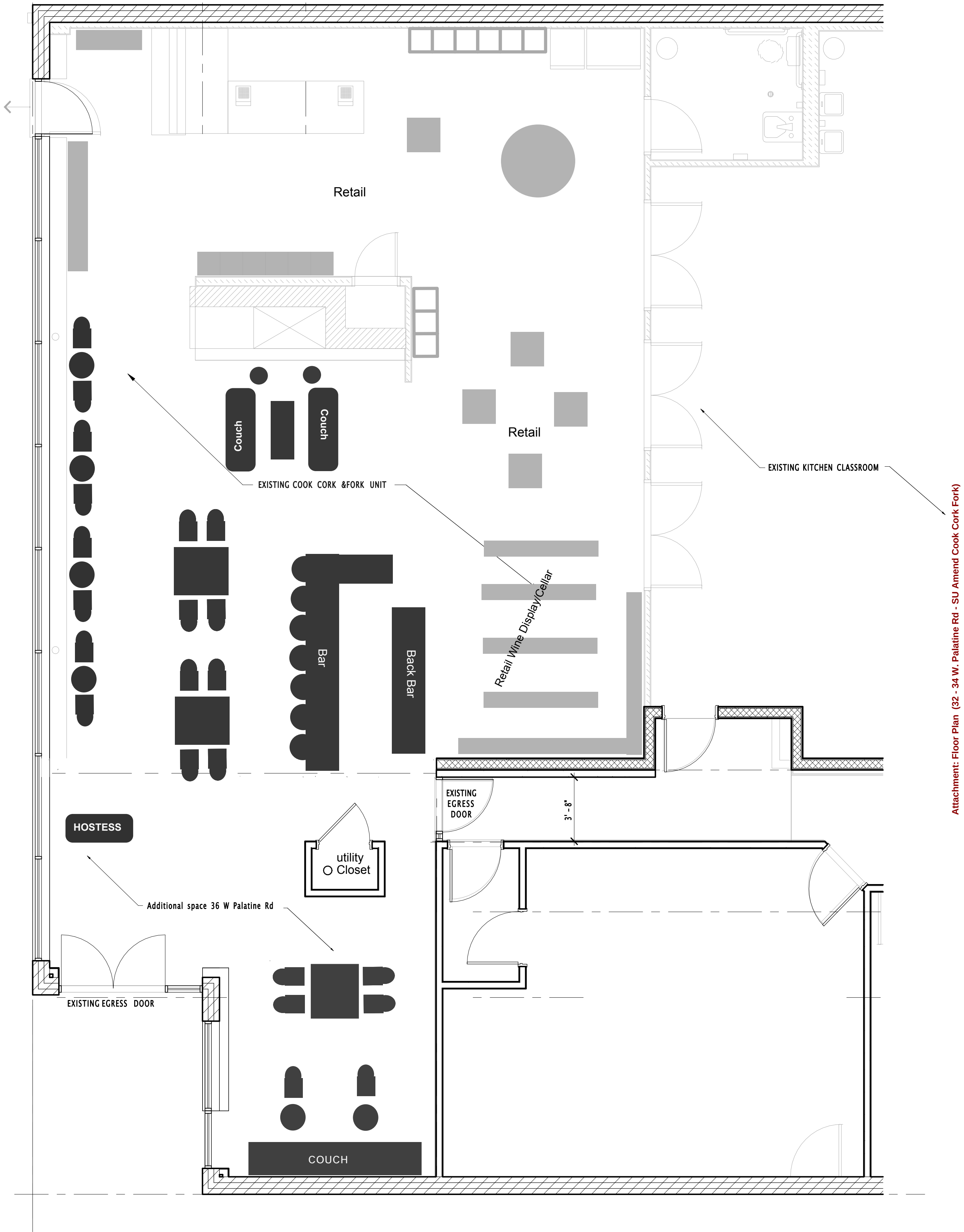
COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

State of Illinois s.s.
 County of Cook

We, PROFESSIONALS ASSOCIATED SURVEY INC., do hereby certify that we have surveyed the above described property and that, to the best of our knowledge, the plat hereon drawn is an accurate representation of said survey.

Date: March 12, 2014.

IL. PROF. LAND SURVEYOR - LICENSE EXP. DATE: NOV. 30, 2014.
 Drawn By: S. K.



Attachment: Floor Plan (32 - 34 W. Palatine Rd - SU Amend Cook Cork Fork)

Business Plan
For
THE CORK @
Cook, Cork & Fork



OWNERS
John & Mica Mahler
Cook, Cork & Fork
(The Sizzle Kitchen LLC)
911 E Carpenter Dr.
Palatine, IL 60074
Phone: 847-348-3356
john@CookCorkandFork.com

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II. Executive Summary

Cook, Cork & Fork (CCF) has successfully operated its retail and cooking classes for nine years. CCF has established itself as a premier cooking school in the northwest suburbs. Guests for our cooking classes have come from as far as 28 miles to attend. Retail operations have not realized the same success as the cooking classes. In part due to the continued growth of online shopping, especially for small ticket items that currently utilize the majority of our retail space. CCF has become primarily a destination rather than a “walk upon”. We have determined that CCF would be better suited by exploiting its significant reach and “destination” appeal. A logical progression is to offer a wine bar. A wine bar will provide existing cooking class guests the opportunity to arrive early to enjoy a glass of wine, small plate dining, beer or coffee drink and will also provide an after class opportunity to remain at CCF after their cooking class has completed. In addition to providing additional opportunities to our cooking class guests, a wine bar will provide a new and exciting destination in Palatine for guests looking for an evening out for “date night”, “girls night out” or just a place to gather with friends in a relaxed cultured environment.

Food has always been the center of our lives. The meal, since the dawn of time, has always been a gathering place for family, friends and guests. We “come to the table” to negotiate peace, to speak our mind and to air our grievances. We come to the table because in sharing a meal we share ourselves. The meal is more than nutrients to feed our body. When we treat our meals as the event they are, we are a stronger family, group and people. We can all raise the level of our cooking skills and enjoyment. When we enjoy cooking we will do it more often, and will WANT to share our cooking.

Cooking is, and always will be a social endeavor. From ancient days when the tribe gathered for the feast of the kill, to today when we gather around the table with friends and family for holidays, special events or just the evening dinner.

Downtown Palatine is in need of an upscale location catering to guests that would not otherwise patronize existing drinking establishments in downtown Palatine.

III. General Company Description

CCF provides an entertaining and unique culinary experience, with fully structured cooking classes conducted in our Kitchen Classroom. Cook, Cork & Fork provides an open “at home” kitchen environment creating open dialogue and engaging conversation between the student guests and the chef instructor. Guests of every culinary measure are guided through varying class types from simple knife skills to advanced culinary boot camps over several days, exploring all things food. Hands-on classes provide an immersive experience like couples themed cooking or "date nights", kids classes like Junior and Teen Chef classes and summer camps, baking, pasta, sauces, chicken, beef, pork and seafood, and a variety of different ethnic creations.

Current offerings focus classes like knife skills, pizza, pasta, gnocchi, sauces 101, sushi and feature classes for every cuisine, Greek, Italian, Peruvian, French, Asian, American Bistro and more.

The retail component includes kitchenware, cutlery, cooks tools, cookware, and other unique kitchen items. We have and will continue to add pre-packaged prepared foods including gourmet spice mixes, Extra Virgin Olive Oil, EVOO infusions, balsamic vinegar, balsamic vinegar infusions, BBQ sauces, hot sauces and other “consumables”. Focusing on local providers whenever possible.

The Cork @ CCF (“The Cork”)

The Cork @ CCF will be a wine bar, providing a curated selection of fine wines from around the world by the bottle with several selections available by the glass or “flights”, craft beers and prepared coffee drinks. The Cork will also provide prepared food items, charcuterie boards/flights, prepared desserts, cheese plates. [SEE SAMPLE MENU ATTACHMENT]

Unlike the standard wine list presented at most bars and restaurants, The Cork will provide a “Wine Catalog” to include extensive details, “tech sheets” of each wine offered. In most cases the information can be gathered directly from the vineyard via their “tech sheets”. Information to include information on the wines growing environment, fermentation process, region, vineyards history, pairing notes, average ratings, as well as our own tasting notes. The catalog will also contain our “staff picks”.

The Cork will be a welcoming space with couches and lounge chairs, coffee tables and end tables, bistro tables (small two chair tables). Continuing the overall theme of Cook, Cork & Fork as a feeling of being in someone’s home. With the addition of ~500sft, The Cork will utilize the entire store front of 34 W. Palatine Rd. and its expansive window front. The storefront will provide view to the wine bar and seating area as well as a clear line of sight into our kitchen classroom which is currently mostly blocked by retail floor fixtures. Total combined retail and wine bar space will be approximately 1,500 SqFt

The Cork will provide CCF with additional space to host additional classes at the same time classes are being held in the kitchen classroom. Class concepts include wine tastings, wine pairings, charcuterie board building classes, wine fundamentals and more. Regular tasting events will showcase vineyards, breweries and vendors driving sales.

The Cork will also provide live entertainment options w/ small “coffee shop” sessions.

Ownership

John and Mica Mahler are long time residents of Palatine, and have raised their family here.

The Sizzle Kitchen LLC (“TSK”) DBA, Cook, Cork & Fork (“CCF”), DBA, The Cork @ CCF (The Cork”) is established as an LLC in the state of Illinois.

IV. Products and Services

Cook, Cork & Fork has four core areas of business: hands-on and demonstration cooking classes, fine wine and craft beer available at the bar and for purchase from retail selections, cookware and The Cork @ CCF Wine Bar

Cooking Classes

Cook, Cork & Fork provides recreational cooking classes for up to 20 guest-students depending on the particular class and required space. Average class size is 16 guest-students. Hands-On classes incorporate complete guest-student participation in the meal preparation process. For Demonstration classes guest-students are invited to observe the Chef Instructor prepare the meal and walk the guests through the preparation and presentation. All guests must pre-register for each class. Walk-ins are not accepted.

Private Cooking Events

Private Events are available for groups of 16 or more and provide a more social environment than our regular cooking classes. Each Private Event provides a 30 minute reception, 60-90 minutes of prep and cook and 60 minutes of dining. Examples of Private Events include corporate team building, birthdays, anniversaries, neighborhood gatherings, customer appreciation events and more.

Retail

Several items available in the retail store are made available to customers to trial in our Kitchen Classroom. This will allow the customer to actually use an item they may be interested in purchasing. The retail space includes the sale of gourmet kitchenware and cookware like Shun, Wusthof, Zwilling, Staub, and many, many more. With the addition of consumable items like dried herbs, sauces and other prepared foods. Retail displays will be interspersed into The Cork's seating area as well. All the wines and beers available at the bar will be available for sale within the retail space.

Retail Wine & Beer

Our wine and beer selection will provide a diverse array of varietals and brews.

The Cork @ CCF Wine Bar

Our wine bar will provide an upscale atmosphere, comfortable seating and a curated list of fine wines, soft drinks, coffee drinks and beers. We will also provide a selection of prepared foods, charcuterie boards/flights, small plates and deserts for purchase. The Charcuterie Flights will provide the guest to select which components of a "board" they would like, similar to a "Tapas" menu. The flights concept allows for the flights to be premade and ready for service upon order.

The bar will provide an area for guests to conduct product sampling of products available for retail purchase and limited special offering products from distributors which may or may not be available for retail purchase.

Potential Ideas and Concepts

- Wine tasting classes
- Charcuterie board making classes
- Private wine events

- Live Music
 - We will provide ambient or incidental music provided for guests by musicians such as a piano player, harpist, strolling violinist, traditional juke box karaoke or guitarist. We will not charge a fee for this entertainment.
- Open to the public wine tasting events
- Cross-market sales opportunities
 - Wineries
 - Breweries
 - Guest chefs from area restaurants to teach a cooking class
- Guest Chef authors-book signing-guest cooking classes
- Immersion or boot-camp classes spanning an entire day or multiple days.
- On site customer cooking and team building events
- In home cooking lessons/private parties

Our Advantage

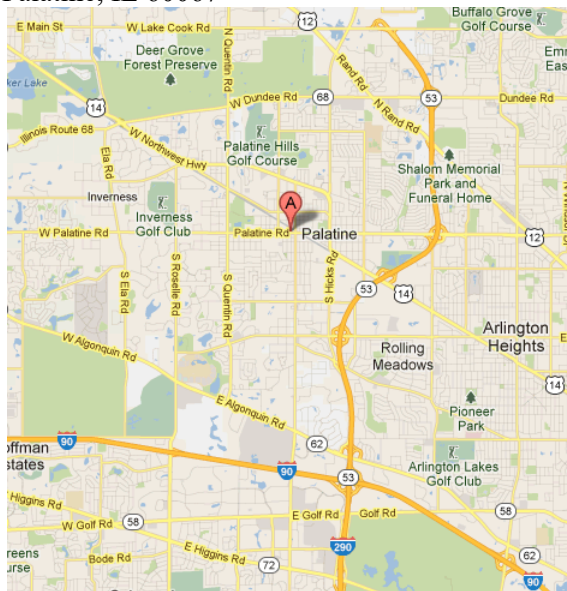
Cook, Cork & Fork has set itself apart from the competition by creating an entertaining *experience* for our guests. With careful attention paid to all aspects of the culinary process, we create an atmosphere of open exploration of food. Every guest is made to feel welcome and at home.

- We are the only school in the suburbs to incorporate ALL aspects of the meal preparation from ingredients to presentation, while including various retail wine and beer options and access to all the tools used in class for purchase in our store.

VI. Operational Plan

Location

34/36 W Palatine Road
(At the intersection of Palatine Rd and Bothwell St)
Palatine, IL 60067



The Village of Palatine has invested significant resources in the last several years to update and modernize the down town area.

<http://www.palatine.il.us>

- Palatine Streetfest is held one block over from our location each year in August (<http://www.palatinestreetfest.com>)
- The Palatine French farmers market is held at one of the train station parking lots just around the corner from our store.

The space we are currently utilizing includes 1500 SF of retail space and 1500 SF for the Kitchen Classroom. We will secure an additional 500SqFt from the current Allstate office at 36 W Palatine Rd. With the reduction in retail items the wine bar with integrated retail will utilize approximately 1,500 SqFt. With 500SqFt dedicated to retail items.

Access

Our current Palatine location is 2.2 miles from IL Hwy 53, 5.4 miles from Interstate 90.

The current location is 1,000 feet from the Palatine train station on the Union Pacific Northwest line reaching from downtown Chicago to Harvard with 23 stops, stretching approximately 70 miles end to end.

Hours of Operation

Retail business hours will be:
Same as The Cork @ CCF hours

Available Cooking Class start times will be (approximately)
Daytime classes 11:00am-4:00pm
Evening classes 5:00pm-9:00pm

The Cork @ CCF
Tuesday-Saturday 3pm-11pm
Sunday 12pm-8pm

Zoning

Cook, Cork and Fork will require retail/bar zoning.

Licensing requirements

- VOP Business License (Currently in place)
- VOP Liquor License
 - Currently in place
 - Class B (Package Liquor)
 - Class P (Caterer)
 - Proposed
 - Class B (Package Liquor)
 - Class G (Restaurant with Beer & Wine)
- Illinois Liquor License (currently in place)

We will proceed in applying for the various Village of Palatine Permits and licenses as the business proceeds through the approval process.

Permits

Village of Palatine Building Permit
 Village of Palatine Special Use
 Village of Palatine Permanent Food Establishment Permit
 Village of Palatine Alcohol Servers Permits (all staff members serving or selling alcohol) Currently in place

Final determination will be made upon submission of detail operations information for the required permits and licenses

Health, workplace, or environmental regulations

A staff member/Person In Charge certified as a Food Protection Manager must be present at all times.

All staff working with unpackaged foods, food equipment or utensils or food contact surfaces will require a Food Handler certificate.

We will be required to conform to the Illinois Department of Public Health (IDPH) Food Service Sanitation Code as well as The United States Department of Labor and the Occupational Safety and Health Administration (OSHA).

In the village of Palatine, employees acting as manager, assistant manager, bartenders and/or bouncers, servers, and checkout clerks are required to obtain an Alcoholic Beverage Seller & Server Permit in addition to Beverage Alcohol Sellers and Servers Education Training (BASSET).

Insurance Coverage Requirements

Cook, Cork & Fork has in place the following insurance coverage.

General Liability: Coterie Insurance
 Dram Shop Insurance: National Specialty Insurance
 Workman's Compensation: Pie Insurance

Suppliers

Fortune Fish & Gourmet
 1068 W South Thorndale Avenue
 Bensenville, Illinois 60106

European Imports (Sysco)
 600 E Brook Dr.
 Arlington Heights, IL 60005

Wine and beer will be supplied through local distributors which currently include:

Heritage Wine Cellars

6600 West Howard Street
Niles, Illinois 60714

Romano Beverage – Regal Wine Co.
185 Industrial Drive
Elmhurst, IL 60126

Windy City Distributing
1103 Butterfield Rd
Aurora, IL 60502

Town & Country
1050 Ardmore Ave
Itasca, IL 60143

Potential additional wine suppliers will be sourced to expand wine offerings.

Personnel

Type of labor (skilled, unskilled, and professional)

- General Manager – Skilled (Bachelors preferred) – John Mahler
- Operations Manager – Skilled– Mica Mahler
- Chef Instructor – Skilled (1099-Contractor)
- Culinary Assistant – Semi skilled in food preparation
- Bar Server/Tender – Skilled (Wine/beer knowledge)
- Retail – Semi skilled (general product knowledge, wine & beer)
- Wine Instructor/Sommelier – Certification preferred

Training methods and requirements

- HACCP formal training, Commercial instruction/certification. Ongoing general staff training by HACCP certified kitchen staff.
- BASSET Commercial instruction/certification.
- Ongoing retail product training with vendor representation
- Wine and beer. Ongoing training with Sommelier and management.
- Wine Instructor. Certified Sommelier preferred.

Roles & Responsibilities

Store General Manager – The General Manager is responsible for all day-to-day operations and the overall success of the store.

Operations Manager – The Operations Manager is responsible for working with the General Manager in general operations and the overall success of the store.

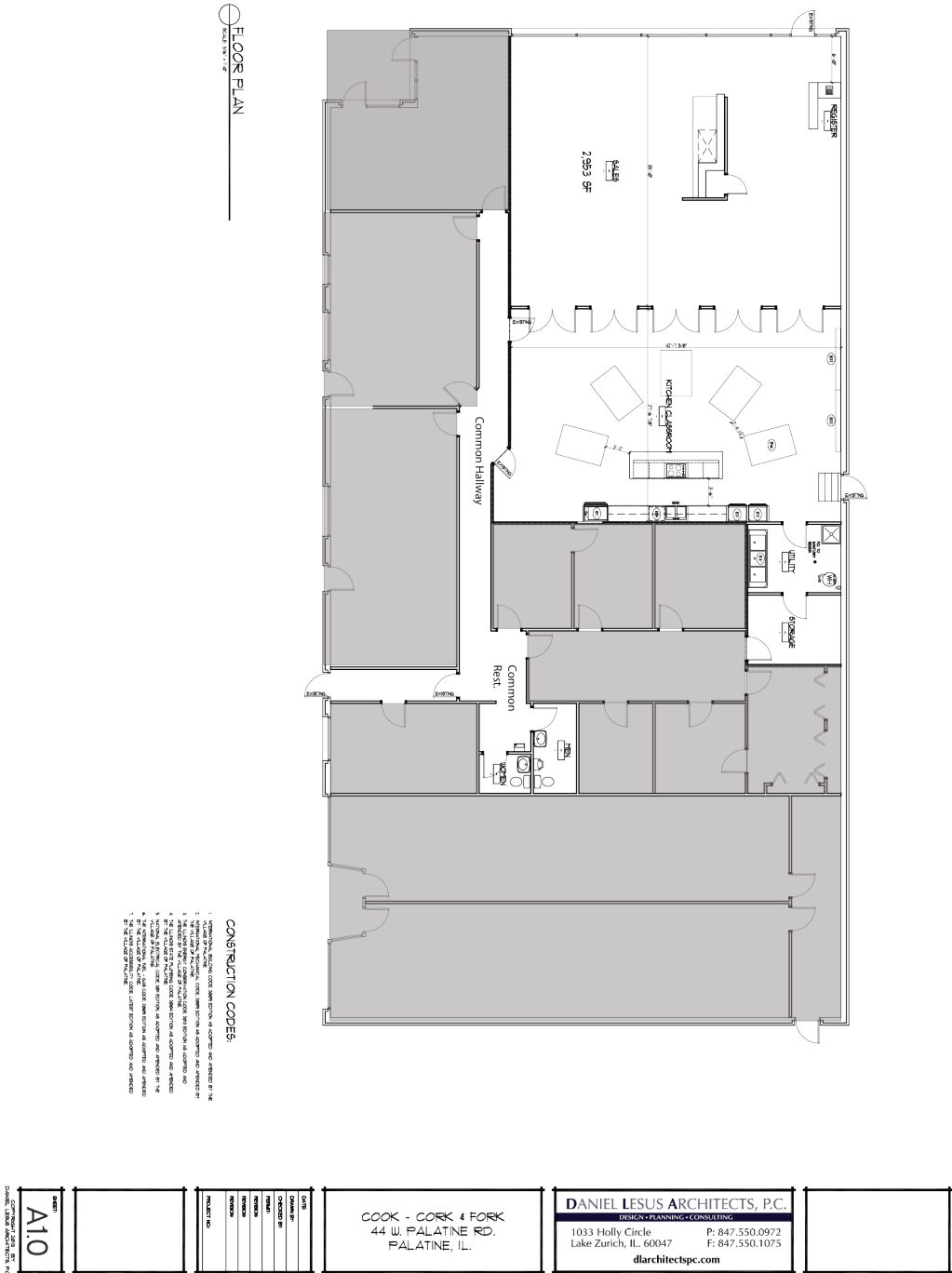
Chef Instructor – The Chef Instructor delivers hands on instruction. This role is responsible for an exceptional experience for customers by creating a fun, interactive learning environment that inspires the home chef.

Chef Assistant – Kitchen Assistants help to create an inspiring experience for every student and assist the instructor (Head, Chef Instructor and/or Guest Chef) with the hands on nature of the class. Chef Assistants are responsible for the overall set up and take down of each culinary class, which may include shopping for supplies.

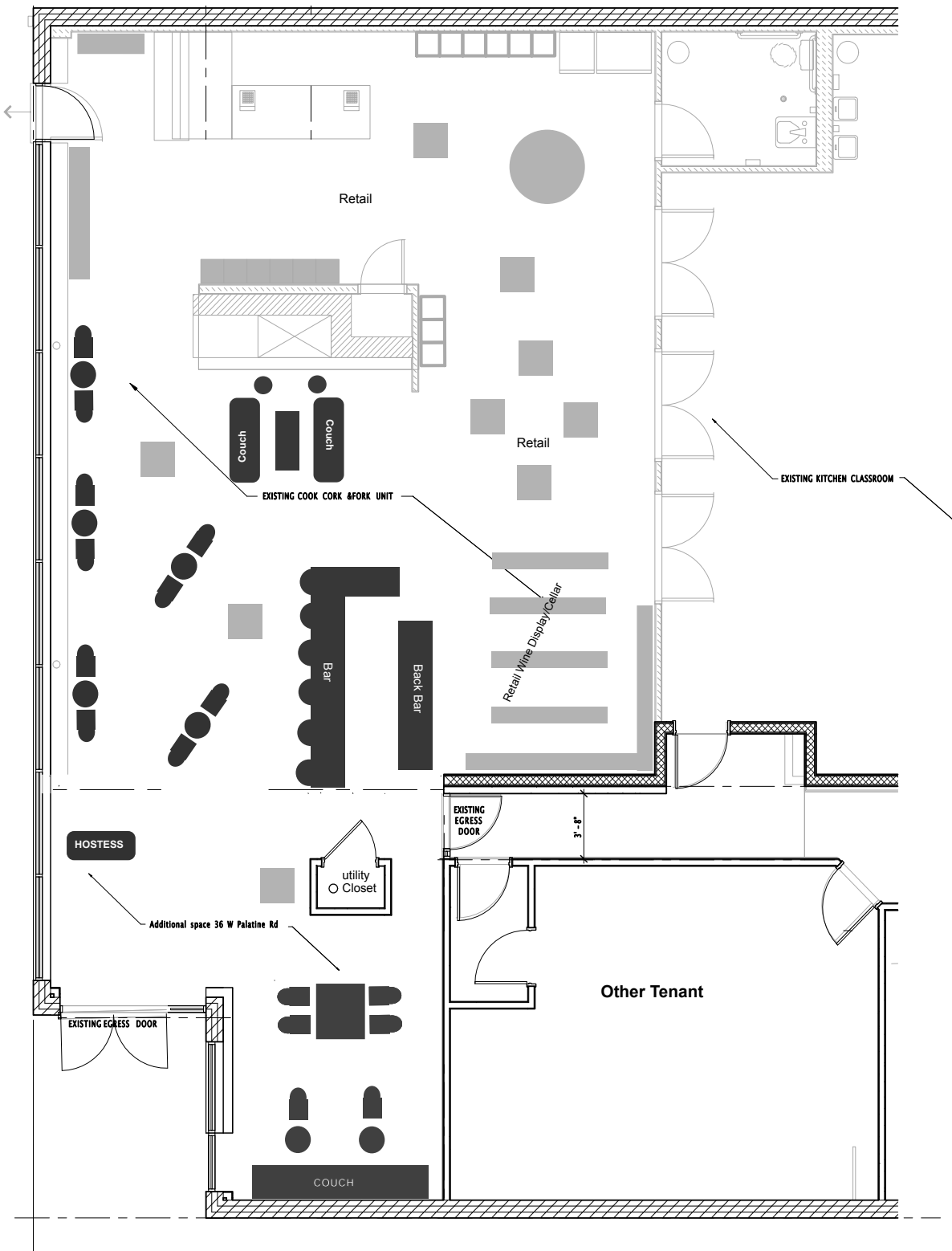
Wine Instructor – The Wine Instructor is responsible for overseeing all aspects of the wine and beer programs. This position is also responsible for working with the Head Chef to identify wine and recipe pairing suggestions.

Retail Associate – Sales Associates help create an experience for our customer that delights and inspires. This position assists in executing and supporting all store initiatives that contribute to generating sales.

Appendix D2 – Floor Plan – (Current)



Appendix D3 – Floor Plan – (Existing space and 36 W expansion)



Appendices E1 – Menu (Preliminary)

This is a sample of the proposed menu items. Items will change up seasonally.

Red/White/Sparkling Wines

- BY THE BOTTLE
- BY THE GLASS
- FLIGHTS

Crafts Beers (bottles/cans)

Soft Drinks (bottles/cans)

Charcuterie Flights: Each Flight provides selections curated by our Chef & Sommelier. Serves 1-2 guests per flight.

- THE MEAT – A SEASONAL SELECTION OF THREE OF THE FINEST CURED MEATS. PROSCIUTTO, SOPPRESATTA & SPANISH CHORIZO – SERVED W/ SEASONAL MUSTARDS \$X.XX
- THE CHEESE – BRIE, BLUE, SHARP CHEDDAR – SERVED W/ SEASONAL PRESERVES \$X.XX
- THE BREAD – FRENCH, WHOLE GRAIN, SOUR DOUGH \$X.XX
- THE BUTTER – 3 SEASONAL COMPOUND BUTTERS
- THE CRISP – SEASONAL CRACKERS \$X.XX
- THE FERMENTED – PICKLES, OLIVES AND OTHER FAVORITES \$X.XX
- THE SPREAD – HOUSE PREPARED SPREADS \$X.XX
- THE CHOCOLATE – DARK, MILK, WHITE
- THE CAVIAR – SEASONAL/REGIONAL \$MARKET

Coffee

- COFFEE \$X.XX
- ESPRESSO \$XXX (DOUBLE \$X.XX, TRIPLE \$X.XX, QUAD \$X.XX)
- AMERICANO \$X.XX
- CAPUCINO \$X.XX
- MOCHA \$X.XX

Desert

- SELECTIONS OF PREMADE DESERTS FROM EITHER FORTUNE GOURMET OR EUROPEAN IMPORTS

ORDINANCE NO. 0-47-14

AN ORDINANCE GRANTING A SPECIAL USE AND VARIATION
34 W. PALATINE ROAD (CASE NO. 14-13)

Attachment: O-047-14 - 34 W. Palatine Rd. SU & VAR (32 - 34 W. Palatine Rd - SU Amend Cook Cork Fork)

Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
on April 21, 2014

ORDINANCE NO. 0-47-14AN ORDINANCE GRANTING A SPECIAL USE AND VARIATION
34 W. PALATINE ROAD (CASE NO. 14-13)

WHEREAS, pursuant to a petition and public hearing on April 8, 2014 of which public notice was given as required by law, the Zoning Board of Appeals of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings relative to a request for a Special Use for a Unique Use to permit a recreational cooking school that also retails kitchenware, cookware and beer and wine pursuant to Section 11.02 (d) (24) of the Palatine Zoning Ordinance and a Variation to permit three attached signs instead of the maximum permitted one attached sign pursuant to Section 8.03 (b) (2) (a) of the Palatine Zoning Ordinance on the following legally described property.

Lot 8 (except the North 4.05 feet thereof) and the East 2.0 feet of Lot 7 (except the North 4.05 feet thereof and except the West 0.10 feet lying South of the North 4.05 feet thereof) in Block "L" in Palatine in the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 15, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois, according to the plat thereof recorded by Joel Wood recorded December 7, 1855, in Book 98 of Maps, Page 28, in Cook County, Illinois.

And also excepting that part of said Lot 8 conveyed to State of Illinois for highway purposes by Document Number 1008508018, recorded March 26, 2010, described as follows: Beginning at the Southeast corner of said Lot 8; thence on an assumed bearing North 02 degrees 17 minutes 26 seconds West along the East line of said Lot 8, a distance of 9.29 feet; thence South 48 degrees 07 minutes 25 seconds West a distance of 14.54 feet to the South line of said Lot 8; thence North 87 degrees 51 minutes 28 seconds East along the South line of said Lot 8, a distance of 11.20 feet to the point of beginning.

commonly known as 34 W. Palatine Rd. (PIN #02-15-430-013).

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

Attachment: O-047-14 - 34 W. Palatine Rd. SU & VAR (32 - 34 W. Palatine Rd - SU Amend Cook Cork Fork)

SECTION 1: A Special Use for a Unique Use to permit a recreational cooking school that also retails kitchenware, cookware and beer and wine pursuant to Section 11.02 (d) (24) of the Palatine Zoning Ordinance and a Variation to permit three attached signs instead of the maximum permitted one attached sign pursuant to Section 8.03 (b) (2) (a) of the Palatine Zoning Ordinance, is hereby granted, subject to the following conditions:

1. The Special Use and Variation shall substantially conform to the site plan attached hereto as Exhibit 'A', and the elevations attached hereto as Exhibit 'B,' except as such plans may be changed to conform to Village Codes and Ordinances.
2. All employees of Cook, Cork and Fork shall enroll in and utilize the designated downtown employee parking areas.

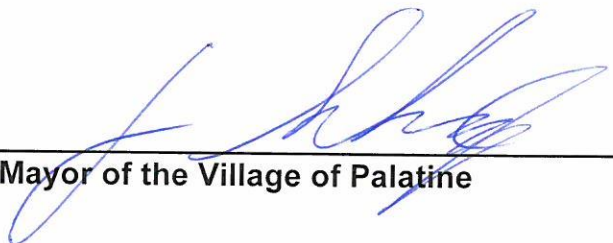
SECTION 2: That the petition for Special Use and variation, a copy of the public notice and the report of the hearing be attached hereto and form a part of this ordinance.

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

PASSED: This 21st day of April, 2014

AYES: 5 NAYS: 1 ABSENT: 0 PASS: 0

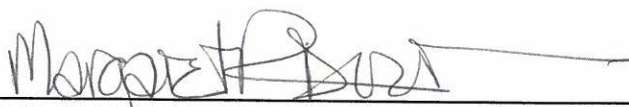
APPROVED by me this 21st day of April, 2014



Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this

21 day of April, 2014



Village Clerk

PROFESSIONALS ASSOCIATED SURVEY, INC.

PROFESSIONAL DESIGN FIRM NO. 184-003033
 7100 N. Tripp Ave., Lincolnwood, Illinois 60712
 Tel: (847) 675-3000 Fax: (847) 675-2167
 e-mail: pa@professionalsassociated.com
 www.professionalsassociated.com

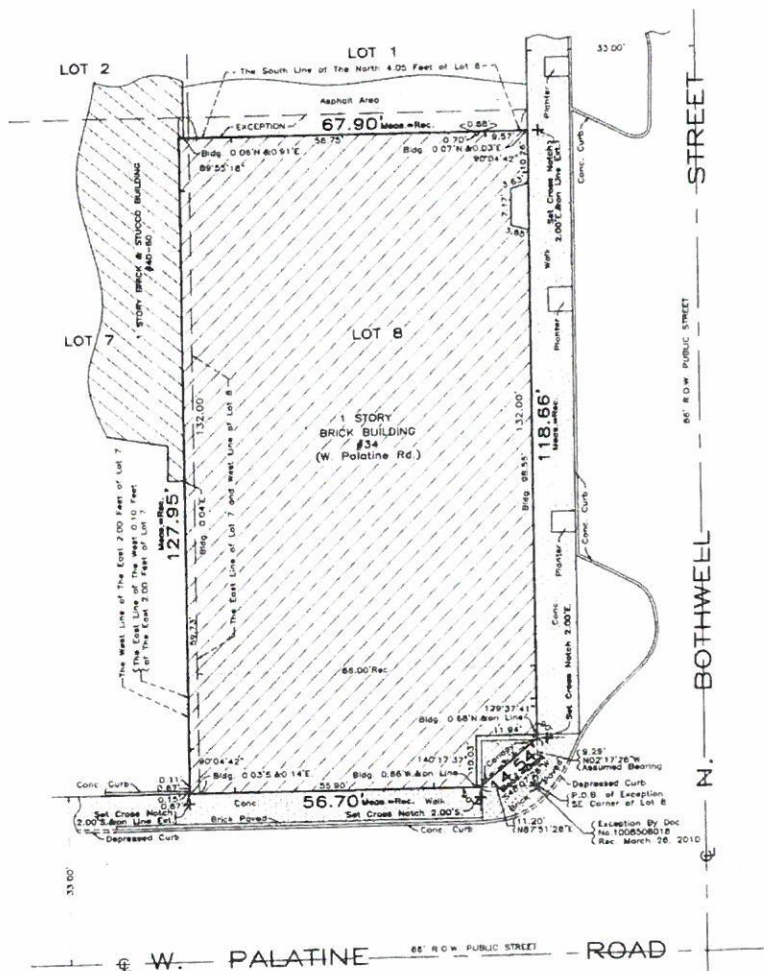
PLAT OF SURVEY
OF

LEGAL DESCRIPTION AS PROVIDED:
 LOT 8 (EXCEPT THE NORTH 4.05 FEET THEREOF) AND THE EAST 2.0 FEET OF LOT 7 (EXCEPT THE NORTH 4.05 FEET THEREOF AND EXCEPT THE WEST 0.10 FEET LYING SOUTH OF THE NORTH 4.05 FEET THEREOF) IN BLOCK "1" IN PALATINE IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN; IN COOK COUNTY, ILLINOIS; ACCORDING TO THE PLAT THEREOF RECORDED BY JOEL WOOD RECORDED DECEMBER 7, 1855, IN BOOK 98 OF MAPS, PAGE 28; IN COOK COUNTY, ILLINOIS.

LEGAL DESCRIPTION AS SURVEYED:
 LOT 8 (EXCEPT THE NORTH 4.05 FEET THEREOF) AND THE EAST 2.0 FEET OF LOT 7 (EXCEPT THE NORTH 4.05 FEET THEREOF AND EXCEPT THE WEST 0.10 FEET LYING SOUTH OF THE NORTH 4.05 FEET THEREOF) IN BLOCK "1" IN PALATINE IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN; IN COOK COUNTY, ILLINOIS; ACCORDING TO THE PLAT THEREOF RECORDED BY JOEL WOOD RECORDED DECEMBER 7, 1855, IN BOOK 98 OF MAPS, PAGE 28; AND ALSO EXCEPTING THAT PART OF SAID LOT 8 CONVEYED TO STATE OF ILLINOIS FOR HIGHWAY PURPOSES BY DOCUMENT NUMBER 1008508018, RECORDED MARCH 26, 2010, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 8; THENCE ON AN ASSUMED BEARING NORTH 02 DEGREES 17 MINUTES 28 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 8, A DISTANCE OF 9.29 FEET; THENCE SOUTH 48 DEGREES 07 MINUTES 25 SECONDS WEST A DISTANCE OF 14.54 FEET TO THE SOUTH LINE OF SAID LOT 8; THENCE NORTH 87 DEGREES 51 MINUTES 28 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 8, A DISTANCE OF 11.20 FEET TO THE POINT OF BEGINNING.

LAND TOTAL AREA: 8,635.77 SQ. FT. = 0.1983 ACRE.

COMMONLY KNOWN AS: 34 WEST PALATINE ROAD, PALATINE, ILLINOIS



THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED. DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACT.

ORDER NO. 14-87150
 SCALE: 1 INCH = 16 FEET
 DATE OF FIELD WORK: March 10, 2014
 ORDERED BY: CENTAUR CONSTRUCTION

NOTE:
 SURFACE DETAILS OBSCURED BY SNOW.

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

THIS SURVEY HAS BEEN ORDERED FOR SURFACE DIMENSIONS ONLY, NOT FOR ELEVATIONS. THIS IS NOT AN ALTA SURVEY.

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

State of Illinois
 County of Cook

We, PROFESSIONALS ASSOCIATED SURVEY, INC., do hereby certify that we have surveyed the above described property and that, to the best of our knowledge, the plat hereon drawn is an accurate representation of said survey.

Date: March 12, 2014

IL PROF. LAND SURVEYOR LICENSE EXP. DATE: NOV. 30, 2014
 Drawn By: S. K.

Attachment: Plat of Survey 1072 - 34 W. Palatine Road
 Attachment: O-047-14 - 34 W. Palatine Rd. SU & VAR (32 - 34 W. Palatine Rd - SU Amend Cook Cork Fork)

000

COOK + CORK + FORK

DANIEL LESUS ARCHITECTS, P.C.

DESIGN + PLANNING + CONSULTING

1033 Holly Circle
Lake Zurich, IL 60047
P: 847.550.0972
F: 847.550.1075
dlesusarchitects.com

COOK + CORK + FORK

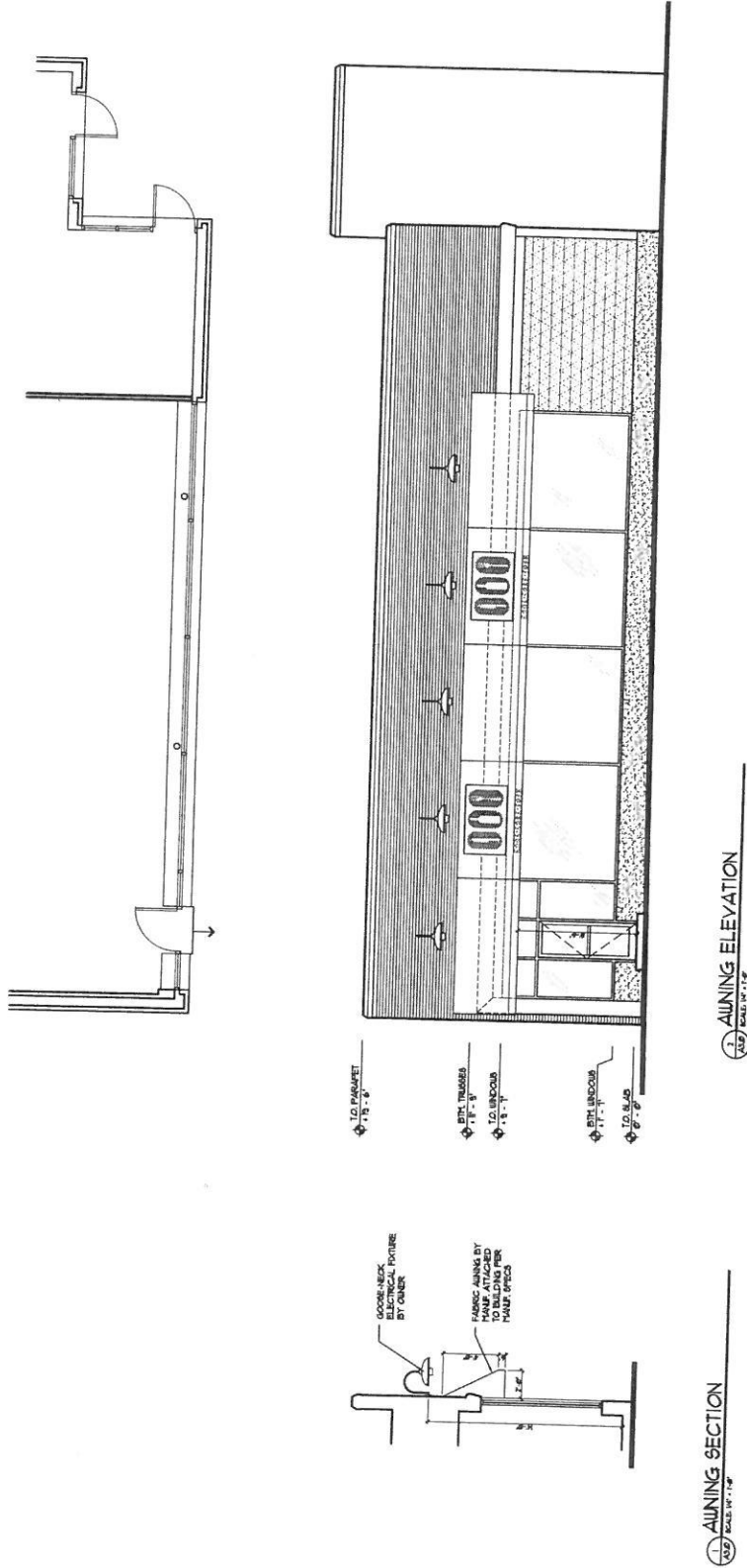
34 W. PALATINE RD.
PALATINE, IL

DATE: NOV. 28, 2018
DRAWN BY: DVL
CHECKED BY: DVL
PROJECT:
REVISION:
REVISION:
PROJECT NO.: 18-008

Sheet

A3.0

CONTINUED FROM SHEET
A3.01 - DANIEL LESUS ARCHITECTS, P.C.



5. 34 W. Palatine Road - **Recommended to Approve**

Mr. McGinn recused himself due to prior client relationship

Petitioner's exhibits -

1. Application
2. Real estate disclosure form
3. Store lease
4. Plat of survey
5. Business plan
6. Floor plan
7. Awning elevation

Notice was published in the Daily Herald and mailed to owners of surrounding properties on March 24, 2014.

Ms. Johnson gave background to this petition for unique use and variation for signage. The Subject Property contains an existing multi-tenant commercial building in downtown Palatine. The Petitioner is planning to open a retail cooking store (kitchenware, cookware, beer, and wine) with recreational cooking classes, and is therefore requesting approval of a Unique Use and a Variation for signage.

- The Subject Property is zoned B-1, Shopping Center.
- The Petitioner is proposing to open "Cook, Cork, and Fork," which would sell kitchenware, cookware and beer and wine, and also offer recreational cooking classes.
- The retail hours are proposed to be: Tuesday to Thursday 11am-7pm, Friday to Saturday 11am-8pm and Sunday 11am-5pm. Closed on Mondays.
- There will be a maximum of five employees at the business at one time.
- Cooking classes would accommodate up to 20 guest students. Most classes will average 1-2.5 hours and will require reservations in advance. Cooking class time slots will be 10am-12:30pm, 2pm-4:30pm, and 7pm-9:30pm.
- The retail component will sell cutlery, cooking tools, small appliances, table linens, wine and craft beer. The Petitioner has applied for a liquor license.
- The tenant space is approximately 2,700 square feet. Using the retail parking standards, the parking requirement would be 9 spaces. The employees and customers will utilize the available public parking lots and on-street parking. A condition of the recommendation requires that the employees utilize the downtown employee parking permit lots.
- Attached signage is planned for an awning that faces Palatine Road. The sign plans show the "Cook, Cork, and Fork" logo repeated twice on the awning, therefore, a Variation is required for more than one attached sign. The total gross surface area of signage would comply with Code.

DEPARTMENTAL REVIEWS:

Community Services No issues or comments.

Engineering No issues or comments.

Environmental Health The Petitioner has met with Environmental Health to discuss the requirements.

Fire Prevention The kitchen hood, exhaust and suppression system shall be tied to a fire alarm system with direct connection to the Palatine Fire Department. An IBC Chapter 34 "Existing Building and Structure review" shall be conducted to determine if additional fire separation and/or protection is required.

Public Works N/A

Police N/A

She then reviewed photo of existing building; staff; map of downtown parking areas, suggest customers use parking on south side of Palatine Road between Brockway and Bothwell streets.

Ms. Wood asked about signage; they revised their plan from 3 to 2 signs, so their logo would be placed properly. Ms. Wood asked about parking lot 6; this is a village lot and used by several businesses; Staff showed the crosswalk and designated 3 hour public parking. Ms. Wood asked about any allocation for a particular business; For the downtown business district, the parking requirements are waived, due to on-street and municipal parking lots in this area. The lot to the west is a private lot, not appropriate for this business' clients. There is no analysis for parking use at this time.

Mr. Larson asked about the parking map, lots 6 and 7 are 3 hour parking, and there is a designated employee parking area, the petitioners would purchase annual permits to use (condition for this petition), but that area is not shown on this map.

The Petitioners, John and Mica Mahler of Palatine, were sworn in. Mr. Mahler said they decided to use two logo signs and their signage under the 40 s.f. requirements. This building has been vacant since 2011 and by his research, will bring in additional customers to other downtown businesses. Due to their competitive analysis, their customer base would be within 10 to 15 miles, they would not be bringing in retail or bar customers. They looked at other suburbs and liked Palatine. This is his hometown, they like the proximity to public transit and to route 53. Their customers will use the parking lot on the south side of Palatine Road.

Mr. Larson asked if the parking to the west is a private lot; yes, belongs to owner of their building as well. When clients preregister for cooking classes, he will direct them to the appropriate parking area. Also they will have signage about parking inside the store. They have an agreement with their landlord not to use the lot to the west and will be notified before any towing occurs. Mr. Luszcza asked if the 3 hour limited parking would be sufficient, yes, as their classes are limited to 2.5 hours.

Ms. Wood asked about signage proposed for this business; the design of logo plus the name don't fit on the awning, so the placement proposed will take

advantage of the width of the awning. The plan represents the business, will be on Palatine Road, there will be nothing on Bothwell.

Mr. Coleman asked when they are planning their opening day; early June.

Ms. Wood asked if they would obtain a beer and wine license; yes, for tastings and sales, instruction for classes. They offer an entire dining experience: preparation, creating the menu with an instructor, cooking, and enjoying the meal prepared. They will have samplings for package, as well as consuming during the classes.

Mr. Larson asked about the scheduling of classes. More classes will be in the evening, Thursdays, Fridays, Saturdays will have a 7pm class and Saturdays and Sundays, they will attempt to have morning, afternoon and evening. They will offer an occasion mom/kid or book club classes during the weekdays for stay at home or retired. The majority of their classes will be in the evening. Mr. Larson asked about the department comments, the hood and fire prevention's concerns; they have already met with fire prevention and did change their kitchen configuration after that meeting; Staff said the change is not noted on ZBA documents tonight.

There were no audience comments.

Ms. Johnson gave Staff's recommendation that the proposed uses will occupy a vacant storefront in downtown Palatine. Based upon the applicable parking requirements, this use would require 9 parking spaces. With the employees utilizing the downtown employee parking areas (the permit costs \$30 annually), the most proximate on-street and parking lot area will be available for customer parking. Also, there is a public parking lot (Lot 6) directly across Palatine Road from the proposed business. This lot provides 3-hour parking and is well-suited to accommodate customers and students for this business. Per the Petitioner's business plan, the direct proximity to residential neighborhoods and train access should be a draw for their customer base. The requested sign variation is both within the maximum allowed square footage and comparable to the relief granted to other downtown uses. The combined retail/service uses will be compatible with the other types of downtown business and provide additional shopping and cooking classroom options for customers.

Staff recommends approval of the Special Use and Variation, subject to the following conditions:

1. The Special Use and Variation shall substantially conform to the site plan attached hereto as Exhibit 'A', and the elevations attached hereto as Exhibit 'B,' except as such plans may be changed to conform to Village Codes and Ordinances.
2. All employees of Cook, Cork and Fork shall enroll in and utilize the designated downtown employee parking areas.
3. Classroom students and, when necessary, customers should be directed to utilize the 3-hour parking lot (Lot 6) directly across Palatine Road for prolonged

parking needs.

Ms. Wood noted the space is 2700 square feet. There were no comments by the ZBA board or the audience of Staff's recommendation. The public hearing was closed.

After making a motion Mr. Coleman addressed the standards, that this business is a great idea, it is a good fit for downtown. The petition meets public health, safety and welfare standards, and the signage request is nominal; Ms. Wood agreed, that this is a good business for downtown, that it will bring people into the downtown area, a different business for this area. She had a concern for parking if it affects other businesses.

Mr. Larson agreed that there would be no negative impact to the businesses to the west, but parking plan for the proposed business is good. It is a good addition to the downtown.

RESULT:	RECOMMENDED TO APPROVE [5 TO 0]
AYES:	Larson, Friedman, Wood, Luszczak, Coleman
ABSTAIN:	McGinn
ABSENT:	Christopher, Roth-Wurster, Kaider

VILLAGE OF PALATINE

SPECIAL USE & VARIATION APPLICATION

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

Office Use Only	Project Planner	Zoning Case # 14-21
	Filing Fee \$814.00	Notification Deadline
	ZBA Public Hearing Date	Village Council Date



Background Information	Petitioner(s)		Business Name (if applicable)	
	John & Mica Mahler		The Sizzle Kitchen LLC, dba Cook, Cork & Fork	
	Subject Property Address 34 W. Palatine Rd., Palatine, IL 60067			
	Authorized Agent (if applicable)		Business Name (if applicable)	
	Address 911 E. Carpenter Dr.		City/State/Zip Code Palatine/IL/60074	
	Telephone 847-348-0950	Fax 847-674-7419	Email john@CookCorkandFork.com	
	Relationship to Petitioner (contractor, architect, etc.)			
	Type of Application (check one) ☒ Special Use ☐ Special Use Amendment ☐ Variation			
	Existing Zoning District B-1 Shopping Center	Existing Land Use	Proposed Land Use Retail w/ Cooking School	
	Generally describe your request: We look to open a retail kitchen and cookware store, that will also incorporate a recreational cooking school. Cooking classes are geared towards customers looking to expand their general cooking skills. We will not provide accredited cooking classes. We will also look to provide package wine and beer sales, as well as tastings and consumption for guests during classes.			

Attachment: O-047-14 - 34 W. Palatine Rd. SU & VAR (32 - 34 W. Palatine Rd - SU Amend Cook Cork Fork)

SPECIAL USE



Required Materials

- ☐ Filing Fee of \$ _____
- ☐ Application Form
- ☐ Plat of Survey (must show all current improvements and be sealed by an Illinois certified surveyor)
- ☐ Site Plan (dimension, location, and setbacks of all existing and proposed buildings) – **one 11x17 copy, electronic version preferred**
- ☐ Real Estate Interest Disclosure Form (see attached)
- ☐ Proof of Ownership or Lease (e.g. Title Insurance Policy, Deed, or Purchase Contract)
- ☐ Business Plan (if applicable; including, but not limited to nature of business, hours of operation, number of employees, floor plan, and menu)

Additional Materials (as required by the Village)

- ☐ Elevation Plan (front, side, and rear elevations of a proposed building), and/or Floor Plan (proposed interior layout) – **one 11x17 copy of each plan, electronic versions preferred**
- ☐ Engineering Plans (must indicate existing conditions, topography, storm water management, tree preservation, utility connections, detention calculations, and a cost estimate)
- ☐ Photographs (e.g. ground-level or aerials)
- ☐ Other materials as deemed necessary by the Village

Petitioner Justification

The Petitioner is required to present specific evidence related to each of the following standards to justify the request (paraphrased from Section 14.05 of the Palatine Zoning Ordinance). Attach a separate sheet if necessary.

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

The proposed use will bring new shopping opportunity to the downtown area and
compliment existing businesses in the area.

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

Yes - We will operate in accordance with all state & village laws and ordinances.

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

The use will likely add to the the value of nearby properties by attracting new customer
opportunity for the existing downtown businesses and new entertainment opportunities
for residents.

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



VARIATION

Required Materials

- ☐ Filing Fee of \$ _____
- ☐ Application Form
- ☐ Plat of Survey (must show all current improvements and be sealed by an Illinois certified surveyor)
- ☐ Site Plan (dimension, location, and setbacks of all existing and proposed buildings) – **one 11x17 copy, electronic version preferred**
- ☐ Real Estate Interest Disclosure Form (see attached)
- ☐ Proof of Ownership or Lease (e.g. Title Insurance Policy, Deed, or Purchase Contract)

Additional Materials (as required by the Village)

- ☐ Elevation Plan (front, side, and rear elevations of a proposed building), and/or Floor Plan (proposed interior layout) – **one 11x17 copy of each plan, electronic versions preferred**
- ☐ Engineering Plans (must indicate existing conditions, topography, storm water management, tree preservation, utility connections, detention calculations, and a cost estimate)
- ☐ Photographs (e.g. ground-level or aerials)
- ☐ Other materials as deemed necessary by the Village

Petitioner Justification

The Petitioner is required to present specific evidence related to each of the following standards to justify the request (paraphrased from Section 14.03 of the Palatine Zoning Ordinance). Attach a separate sheet if necessary.

1. That the property cannot yield a reasonable return if used only under the conditions allowed by the regulations governing the zoning district in which it is located

In order to best utilize the length of the store front, 3 smaller signs would be more visible to passing vehicles and pedestrians.

2. That the plight of the owner is due to unique circumstances

Due to the length of our store front, 3 smaller logo/signs would provide a more tasteful and presentable than a single large sign.

3. That the variation, if granted, will not alter the essential character of the locality

The proposed signage will not alter the essential character of the locality.

4. In order to supplement the above standards, the Zoning Board of Appeals may also consider the following:

- a. The particular surroundings, shape, or topographical conditions of the property
- b. A unique hardship for the property not generally applicable to other properties in the same zoning district
- c. The request is not based on a desire to make more money out of the property
- d. The petitioner has not created the alleged hardship for the property
- e. The request will not be detrimental to the public welfare or other properties in the neighborhood
- f. The request will not impair the supply of light and air to adjacent properties, substantially increase the danger of fire, endanger the public safety, or substantially diminish or impair neighboring property values

The request is not based on a desire to make more money out of the property

The proposed variance will not a hardship for the propoerty

The request will not be a detriment to the public or other properties

The request will not impair the supply of light to adjacent properties, increase the danger of fire, endanger the public safety, or substantially diminish or impair neighboring property values.

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DAILY HERALD**. That said **DAILY HERALD** is a secular newspaper and has been circulated daily in the Village(s) of Algonquin, Antioch, Arlington Heights, Aurora, Barrington, Barrington Hills, Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Campton Hills, Carpentersville, Cary, Deer Park, Des Plaines, South Elgin, East Dundee, Elburn, Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Geneva, Gilberts, Grayslake, Green Oaks, Gurnee, Hainesville, Hampshire, Hanover Park, Hawthorn Woods, Hoffman Estates, Huntley, Inverness, Island Lake, Kildeer, Lake Villa, Lake in the Hills, Lake Zurich, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Mt. Prospect, Mundelein, Palatine, Prospect Heights, Rolling Meadows, Round Lake, Round Lake Beach, Round Lake Heights, Round Lake park, Schaumburg, Sleepy Hollow, St. Charles, Streamwood, Tower Lakes, Vernon Hills, Volo, Wauconda, Wheeling, West Dundee, Wildwood, Sugar Grove, North Aurora

County(ies) of Cook, Kane, Lake, McHenry

and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is in general circulation throughout said Village(s), County(ies) and State.

I further certify that the **DAILY HERALD** is a newspaper as defined "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 7150, Act 5, Section 1 and 5. The notice of which the annexed printed slip is a true copy, was published March 24, 2014 in said **DAILY HERALD**.

IN WITNESS WHEREOF, the undersigned, the said **PADDOCK PUBLICATIONS, Inc.**, has caused this certificate to be signed by, its authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY *Laurel Baetz*
Authorized Agent

Control # 4368545

PUBLIC NOTICE
A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, April 8, 2014, at 7:00 PM, in the Village Council Chambers in the Palatine Community Center, 200 E. Wood Street, relative to a request for the following:
Special Use for a Unique Use to permit a recreational cooking school that also retails kitchenware, cookware and beer and wine pursuant to Section 11.02 (d) (24) of the Palatine Zoning Ordinance.
Variation to permit three attached signs instead of the maximum permitted one attached sign pursuant to Section 8.03 (b) (2) (a) of the Palatine Zoning Ordinance.
The property is commonly known as 34 W. Palatine Road (PIN# 02-15-430-013).
The Petitioner is proposing to operate a kitchenware store that offers cooking classes and sells wine and beer.
The above petition has been filed by John and Mica Mahler and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
FILE #: 14-21
VILLAGE OF PALATINE
Jan Wood, Chair
Palatine Zoning Board of Appeals
DATED: This 24th day of March, 2014.
Published in Daily Herald
March 24, 2014 (4368545)

Attachment: O-047-14 - 34 W. Palatine Rd. SU & VAR (32 - 34 W. Palatine Rd - SU Amend Cook Cork Fork)

TYPE: ORDINANCE SUBMITTED BY: PLANNING & ZONING DATE: 4/21/2014

DESCRIPTION: Consideration of an Ordinance granting a Special Use for a Unique Use to permit a recreational cooking school and retail store and a Variation to permit two attached signs instead of the maximum permitted one attached sign (Mahler – Cook Cork and Fork) (District: 6)

COMMITTEE ACTION:

DATE:

BACKGROUND: The Subject Property is a vacant tenant space within a multi-tenant commercial building. The Petitioner is proposing to open a recreational cooking school and retail store. Therefore, the Petitioner requests the following:

Special Use for a Unique Use to permit a recreational cooking school that also sells kitchenware, cookware and beer and wine; and

Variation to permit two attached signs instead of the maximum permitted one attached sign.

ANALYSIS:

- The Subject Property contains an existing multi-tenant commercial building in downtown Palatine. The Petitioner is planning to open a retail cooking store (kitchenware, cookware, beer, and wine) with recreational cooking classes. The tenant space is approximately 2,700 square feet.
- The Subject Property is zoned B-1 Shopping Center. The proposed hours are: Tuesday - Thursday (11am-7pm), Friday - Saturday (11am-8pm) and Sunday (11am-5pm). It will be closed on Mondays. There will be a maximum of five employees at the business at one time.
- Cooking classes would accommodate up to 20 guest students. Most classes will average 1 to 2.5 hours and require advance reservations. Cooking class time slots are as follows; 10am-12:30pm, 2pm-4:30pm, and 7pm-9:30pm. Customers will be directed to utilize Lot 6, as part of their reservation confirmation. This public parking lot (Lot 6) is directly across Palatine Road from the proposed business. This lot provides 3-hour parking and can accommodate the customers.
- Using the retail parking standards, the parking requirement would be 9 spaces. The employees and customers will utilize the available public parking lots and on-street parking. A condition of the recommendation requires that the employees utilize the downtown employee parking permit lots.
- Attached signage is planned for an awning that faces Palatine Road. The sign plans show the "Cook, Cork, and Fork" logo repeated twice on the awning, therefore, a Variation is required for more than one attached sign. The total gross surface area of signage would comply with Code.
- This use requires 9 parking spaces. With the employees using the employee parking areas (\$30 annually permit), the most proximate on-street and parking lot areas are available for customer parking. Per the Petitioner's business plan, the proximity to residential neighborhoods and train access is a draw for their customer base. The requested sign variation is both within the maximum allowed square footage and comparable to sign relief granted to other downtown businesses.

RECOMMENDATION:

Public Hearing: April 8, 2014, Zoning Board of Appeals

Residents Testifying: None

Concerns: None

Vote: The ZBA voted unanimously (6-0) to approve the request. Staff concurs with this recommendation.

ALTERNATIVES:

1. Recommend approval of the Special Use and Variation.
2. Do not recommend approval of the Special Use and Variation.

ACTION REQUIRED:

Consideration of an Ordinance granting a Special Use for a Unique Use to permit a recreational cooking school and retail store and a Variation to permit two attached signs instead of the maximum permitted one attached sign

VILLAGE OF PALATINE

S GREELEY ST

1 in. = 153 ft.

Feet

Packet Pg 40

Packet Pg. 195

Attachment: Area Map (1073 - 24 W. Palatine Road)
Attachment: O-047-14 - 34 W. Palatine Rd. SU & VAR (32 - 34 W. Palatine Rd - SU Amend Cook Cork Fork)

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 32 - 34 W. PALATINE RD.



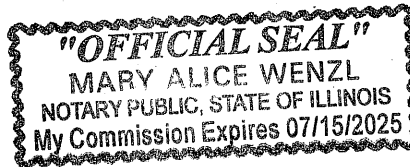
County of COOK

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

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 8TH day of FEBRUARY, A.D. 2024, and the last publication thereof was made on the 8TH day of FEBRUARY, A.D. 2024.

Your Legal appeared in
the following Journal & Topics
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- ☐ Rolling Meadows Topics
- ☐ Wheeling Topics
- ☐ Suburban Journal
- ☐ Northwest Journal
- ☐ Glenview Journal



Mary Alice Wenzl

IN WITNESS WHEREOF, THE DES PLAINES JOURNAL, INC., has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 8TH day of FEBRUARY, A.D., 2024.

By Todd Wessell

President

Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 8TH day of FEBRUARY, A.D., 2024.

My commission expires the 15TH day of JULY, A.D., 2025.

Attachment: Public Notice (32 - 34 W. Palatine Rd - SU Amend Cook Cork Fork)