VILLAGE OF PALATINE

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

VILLAGE COUNCIL & COMMITTEE OF THE WHOLE

MINUTES

JANUARY 24, 2022

Regular Meeting **7:00 PM**

I. ROLL CALL – Time: 7:00 PM

Attendee Name	Title	Status	Arrived
Jim Schwantz	Mayor	Present	
Tim Millar	District 1 Councilman	Present	
Scott Lamerand	District 2 Councilman	Present	
Doug Myslinski	District 3 Councilman	Present	
Greg Solberg	District 4 Councilman	Present	
Kollin Kozlowski	District 5 Councilman	Late	7:01 PM
Brad Helms	District 6 Councilman	Present	

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

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

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

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

1. Village Council & Committee of the Whole - Regular Meeting - January 17, 2022 **- Accepted**

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

IV. MAYOR'S REPORT

1. As Submitted **-**

   Mayor Schwantz announced upcoming events:

   Saturday, January 29: 8AM -12PM
   Used Clothing and Household Items Sale
   Immanuel Lutheran Church

   Sunday, February 6: 7:45AM -1PM
   Blood Drive
   Knights of Columbus Blood Drive

   Please note the State of the Village Address has been rescheduled to Wednesday, April 6.

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

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

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

VI. COMMITTEE OF THE WHOLE

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

KOLLIN KOZLOWSKI, CHAIRMAN

1. Consider an Ordinance Granting a Minor Amendment to the Previously Approved Planned Development Ordinance (O-71-75) for an Addition to the Existing Clubhouse at 975 N. Sterling Avenue **- Motion Carried by Voice Vote** (Council District: One)

   Planning and Zoning Director Ben Vyverberg presented the Countryside Property Planned Development's proposal for a 2,000 square foot addition for a fitness center and updated exterior of the entire clubhouse, requiring a minor amendment to their planned development for a clubhouse addition. Staff recommends approval of the minor amendment to the Countryside Ordinance.

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

2. Consider an Ordinance Granting a Special Use to Permit a Drive-Through at 1660 N. Rand Road **- Motion Carried by Voice Vote** (Council District: Three)

   Planning & Zoning Director Ben Vyverberg presented Smoothie King's request to re-establish the Special Use for an existing drive-through. The Zoning Board of Appeals voted unanimously to recommend approval and staff concurs.

RESULT:	**MOTION CARRIED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Doug Myslinski, District 3 Councilman
SECONDER:	Tim Millar, District 1 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

3. Consider an Ordinance Granting a Special Use for a Fence to be Located in the Side Yard Abutting a Street and Abutting the Side Lot Line of an Adjacent Front Yard at 157 E. Wood Street **- Motion Carried by Voice Vote** (Council District: Six)

   Planning & Zoning Director Ben Vyverberg presented the petitioner's request for a Special Use to permit a 4-foot open-style fence in the side yard along Oak Street with a 5-foot set back from Oak Street property line (20 minimum required) and will replace 2 panels of 6-foot board fencing on adjacent properties with 4-foot open wrought iron fencing, improving sight lines. The Zoning Board of Appeals voted unanimously to recommend approval and staff recommends action at the discretion of the Council.

   In response to Councilman Millar, Village Manager Reid Ottesen stated the open fence will not have landscaping to further open sight lines.

   Councilman Helms noted in his neighborhood, similar open fences close to the sidewalks have not interfered with visibility.

RESULT:	**MOTION CARRIED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Brad Helms, District 6 Councilman
SECONDER:	Doug Myslinski, District 3 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

4. As Submitted **-**

   Nothing was submitted.

B. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE – Time: 7:09 PM

GREG SOLBERG, CHAIRMAN

1. Consider an Ordinance Approving Planned Development Amendment for the Park Place Shopping Center Planned Development (#O-132-85) to Permit a New Multi-tenant Building and a Special Use for a Restaurant and Drive-Through at 1101 E. Dundee Road **- Motion Carried by Voice Vote** (Council District: Four)

   Planning & Zoning Director Ben Vyverberg presented the petitioner's request for an Amendment to the Planned Development for the Park Place Shopping center for demolition of the former Famous Dave's restaurant and construction of a new 6,600 square foot multi-tenant building, with a drive-through Wendy's on the eastern side of the building.

   Vyverberg explained the Village condition of cross-access along Rand and Dundee Roads with Einstein's bagels to allow full vehicular movement both entering and exiting the subject property. Handicapped sidewalk will provide access to each business. The Plan Commission voted unanimously to recommend approval of the PD Amendment and a Special Use for a restaurant, with drive-through at 1101 E. Dundee Road and staff concurs.

   Mayor Schwantz commented that all properties are accessible, even with all the Rand Road construction, with multiple access points and an electronic message board. Village Manager Reid Ottesen noted that the food establishments have different peak hours of operation.

   Councilman Solberg asked for consideration of the appearance of the back of one commercial building when it faces the front of another.

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

2. As Submitted **-**

   Nothing was submitted.

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

DOUG MYSLINSKI, CHAIRMAN

1. Consider a Motion Authorizing the Village Manager to Execute a Relocation Reimbursement and Foundation Demolition/Site Restoration Agreement Related to the Property at 301 W. Johnson Street **- Approved by Voice Vote** (Council District: Two)

Village Manager Reid Ottesen confirmed Councilman Myslinski's summary that this is basically a time extension of an expired agreement approved in August. Ottesen recommended Facade Improvement funds be redirected toward the reimbursement of costs related to the demolition and site restoration as well as the relocation of the Kinsch Floral Market since the work is complete. Staff recommends action at the Village Council's discretion.

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

2. As Submitted **-**

   Nothing was submitted.

D. BUSINESS FINANCE & BUDGET COMMITTEE – Time: 7:17 PM

BRAD HELMS, CHAIRMAN

1. As Submitted **-**

   Nothing was submitted.

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

SCOTT LAMERAND, CHAIRMAN

1. As Submitted **-**

   Nothing was submitted.

F. INFRASTRUCTURE & ENVIRONMENT COMMITTEE – Time: 7:17 PM

TIM MILLAR, CHAIRMAN

1. As Submitted **-**

   Nothing was submitted.

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

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

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

VIII.CONSENT AGENDA

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

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

1. Consider a Motion to Approve 2022 Warrant #2 **- Approved**

2. Consider an Ordinance Granting a Minor Amendment to the Previously Approved Planned Development Ordinance (O-71-75) for an Addition to the Existing Clubhouse at 975 N. Sterling Avenue **- Approved** (Council District: One)

   Ordinance #O-7-22

3. Consider an Ordinance Granting a Special Use to Permit a Drive-Through at 1660 N. Rand Road **- Approved** (Council District: Three)

   Ordinance #O-8-22

4. Consider an Ordinance Granting a Special Use for a Fence to be Located in the Side Yard Abutting a Street and Abutting the Side Lot Line of an Adjacent Front Yard at 157 E. Wood Street **- Approved** (Council District: Six)

   Ordinance #O-9-22

5. Consider an Ordinance Approving Planned Development Amendment for the Park Place Shopping Center Planned Development (#O-132-85) to Permit a New Multi-tenant Building and a Special Use for a Restaurant and Drive-Through at 1101 E. Dundee Road **- Approved** (Council District: Four)

   Ordinance #O-10-22

6. Consider a Motion Authorizing the Village Manager to Execute a Relocation Reimbursement and Foundation Demolition/Site Restoration Agreement Related to the Property at 301 W. Johnson Street **- Approved** (Council District: Two)

7. Consider a Resolution Approving a Reduction in the Louise Lane Subdivision Security Deposit and Commencement of the One Year Maintenance Period **- Adopted by Roll Call** (Council District: One)

   Resolution #R-2-22

8. Consider a Resolution Releasing the Arcadia West Letter of Credit **- Adopted by Roll Call** (Council District: Two)

   Resolution #R-3-22

IX. REPORTS OF STANDING COMMITTEE

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

KOLLIN KOZLOWSKI, CHAIRMAN

1. As Submitted **-**

   No Report

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

GREG SOLBERG, CHAIRMAN

1. As Submitted **-**

   No Report

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

DOUG MYSLINSKI, CHAIRMAN

1. As Submitted **-**

   No Report

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

BRAD HELMS, CHAIRMAN

1. As Submitted **-**

   No Report

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

SCOTT LAMERAND, CHAIRMAN

1. As Submitted **-**

   No Report

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

TIM MILLAR, CHAIRMAN

1. As Submitted **-**

No Report

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

A. VILLAGE MANAGER – Time: 7:18 PM

1. As Submitted **-**

Village Manager Reid Ottesen reintroduced the new Deputy Manager Hadley Skeffington-Vos who stated she is originally from Iowa, graduated from Lake Forest, earned her Masters Degree in Public Administration from the University of Kansas, was previously in Sterling, and most recently in Niles, Illinois.

B. VILLAGE CLERK – Time: 7:19 PM

1. As Submitted **-**

No Report

C. VILLAGE ATTORNEY – Time: 7:19 PM

1. As Submitted **-**

No Report

XI. CLOSED SESSION AS REQUIRED

No Closed Session requested.

XII. RECOGNITION OF AUDIENCE – Time: 7:21 PM

Faisal Raja, 1660 N. Rand Road, petitioner for Smoothie King, was present for questions. He stated there are 32 Smoothie King locations.

XIII.ADJOURNMENT – Time: 7:21 PM

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

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

SUBMITTED BY:

Margaret R. Duer
Village Clerk

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VILLAGE COUNCIL & COMMITTEE OF THE WHOLE

MINUTES

JANUARY 17, 2022

Regular Meeting **7:00 PM**

Minutes Acceptance: Minutes of Jan 17, 2022 7:00 PM (APPROVAL OF MINUTES)

I. ROLL CALL – Time: 7:00 PM

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

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

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

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

III. APPROVAL OF MINUTES

1. Village Council & Committee of the Whole - Regular Meeting - January 10, 2022 **- Accepted**

RESULT:	**ACCEPTED [UNANIMOUS]**
MOVER:	Doug Myslinski, District 3 Councilman
SECONDER:	Scott Lamerand, District 2 Councilman
AYES:	Lamerand, Myslinski, Solberg, Helms
ABSENT:	Millar, Kozlowski

IV. MAYOR'S REPORT

1. As Submitted **-**

   Mayor Schwantz announced Meeting Room B is open with live streaming of the meeting, and provides social distancing for members of the audience.

V. RECESS TO THE COMMITTEE OF THE WHOLE – Time: 7:02 PM

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

RESULT:	**MOTION CARRIED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Brad Helms, District 6 Councilman
SECONDER:	Doug Myslinski, District 3 Councilman
AYES:	Lamerand, Myslinski, Solberg, Helms
ABSENT:	Millar, Kozlowski

VI. COMMITTEE OF THE WHOLE

A. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE – Time: 7:02 PM

GREG SOLBERG, CHAIRMAN

1. Consider a Motion to Approve a Preliminary Planned Development to Allow a Two-Story, Forty-Unit Apartment Building at 874-920 N. Quentin Road **- Denied by Roll Call** (Council District: One)

   Councilman Solberg said this is not a Public Hearing. The Public Hearing was conducted at the Plan Commission meeting, which each Councilman has heard and has received all letters and emails, that are attached to the minutes and are a part of the public record, including emails received after 5:00 this evening and any that may be submitted tonight. Solberg stated after staff presents the proposal, audience members will be invited to state any new evidence or concerns for or against the proposed planned development.

   Solberg clarified this is not a consideration of affordable housing, it is based on whether the proposal meets Village Codes.

   Planning & Zoning Director Ben Vyverberg presented the Petitioner's request for Preliminary Planned Development approval for a 2-story, 40-unit apartment building, with associated 56 below-grade and 38 surface parking spaces (2.35 spaces per unit), and related improvements on the properties located at 874 - 920 N. Quentin Road. Multi-family units generally provide 4 spaces per unit.

   Only one access point on Quentin is proposed, requiring traffic to navigate around a storm water detention basin and a proposed fenced play area

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(1,200 square feet), located between the drive aisle, parking lot, and detention basin, suggesting the size constraints for the proposed development.

The drive terminates into the parking lot, emergency vehicle turnaround, and 2-way access to the underground parking (with a 6-foot grade descent). Staff sees this as creating traffic and turning conflicts.

The proposed 20-foot setback along Quentin Road is inconsistent with the surrounding setbacks in the area. Staff notes that the setback is too narrow for the approximately 410-foot long building. A play area is proposed adjacent to the entrance, with an exercise room within the facility.

The landscaping plans provide an 8-foot tall fence with 84, 10-foot tall evergreens, to screen the single-family residential properties to the west. Vyverberg noted a 6-8 foot change in grade.

Staff expressed concerns for:

- the absence of any public transportation in proximity to the development,
- the proposed density is greater than other multi-family uses in the area,
- the snow plowing and adequate snow storage,
- the insufficient 221 square feet of storage area and 60 square feet for bike storage for 40 units.

Vyverberg reported the Petitioner submitted a revised site plan reducing the unit count to 36 units (40 units is the current application) on December 30th. A Traffic Impact Statement for the 40-unit site plan was submitted on January 7th. Neither of these items were components of the current application or the Public Hearing. These items have not been reviewed by staff, and the Petitioner was advised that it would be appropriate to withdrawal the current application and apply for another Preliminary Planned Development, if they wish to pursue the revised 36-unit proposal.

The Plan Commission voted 3-3 to recommend approval of the Preliminary Planned Development. Therefore, this comes to the Village Council without a recommendation from the Plan Commission. Staff recommends not to support the proposed site plan, due to traffic circulation, turning movement conflicts, and density concerns.

Village Manager Reid Ottesen presented the five Village Standards per Village Code.

(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.

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(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. Vyverberg clarified the entrance lane does not meet Village Standards.

Chairman Solberg invited the petitioner to address the Council, repeating that the affordable housing use is not part of the discussion.

Councilman Myslinski stressed the 25 foot required setback is not met.

Jake Victor, Northpoint Development, and Andy Dumke, Alliance Development Corporation, petitioners, commented that this is a preliminary PUD and referenced the warehouse on Algonquin that was considered last week. Victor recognizes issues need attention before final approval. Victor noted their reduction and changes in response to neighbors: reducing the number of 3-bedroom units, reducing the 25-foot setback to 20 (providing more distance to homes to the west) which can be reversed by moving the project further west. Regarding traffic, a study took place a week ago.

Councilman Solberg noted that traffic study occurred after the Plan Commission consideration and would need to go back to staff.

Victor commented on regular stringent inspections for the proposal. In response to Councilman Solberg, Victor stated the 3-story plan included balconies to benefit residents of the units, but they were removed from the 2-story proposal in consideration for the residents to the west. Dumke stated the proposal meets R-3 Standards.

Ottesen clarified the property is not Zoned R-3.

Councilman Helms cited health, safety and welfare issues: 1. the children's play area located next to the driveway, children will play in the parking area where cars are headed to garage, 2. the necessity to cross a 4-lane highway to exit the area.

Victor admitted a bus stop does not exist, but it is a good place to raise families.

The following people opposed the proposed preliminary planned development based on issues of density, bulk, safety, traffic, parking, intensity, drainage, snow removal, impassible sidewalks in winter, not best use for location, and failure to meet Village Standards:

Mucia Burke, 879 Maple
Ken Kramer, 949 N. Quentin
Katy Cushing, 842 W. Northwest Hwy
Vickie Bowman 1119 N. Perry Drive

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Annette Paciga, 867 N. Maple .
Sandra Brown, 948 N Maple
Kathy Wallace, 875 N Poplar, submitted letter from Aaron DelMar (attached)
Joe Origer, 825 N Maple
Larry Magoncia, 835 N Franklin
Diane Konieczny, 930 N Maple, submitted email addendum
Holly Millan, 910 N Maple
Karen Desalvo, 942 N. Maple
William Scott Lammers, Deer Park, submitted a letter from Toshiko Lin. (attached)
Sarah Murphy, 925 N. Franklin, submitted 401 additional signatures in opposition.
Sandra Clark, 907 N Quentin
Robert Lettecci,998 N Glenview Ct.
Nancy Kramer, 949 N. Quentin
Michael Vendafreddo, 762 N Franklin
Pamela Olander 921 N Martin
Troy Heinritz, 1043 N Glenview Ct.

Ottesen reiterated that any studies conducted after presentation to the Plan Commission or changes to the building are inappropriate and cannot be considered.

After the Roll Call, Mayor Schwantz called for a 5-minute recess to clear the room.

RESULT:	**DENIED BY ROLL CALL [0 TO 5]**
MOVER:	Doug Myslinski, District 3 Councilman
SECONDER:	Scott Lamerand, District 2 Councilman
NAYS:	Schwantz, Lamerand, Myslinski, Solberg, Helms
ABSENT:	Millar, Kozlowski

2. As Submitted **-**

Nothing was submitted.

B. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE – Time: 8:29 PM

DOUG MYSLINSKI, CHAIRMAN

1. As Submitted **-**

Nothing was submitted.

C. BUSINESS FINANCE & BUDGET COMMITTEE – Time: 8:29 PM

BRAD HELMS, CHAIRMAN

1. As Submitted **-**

Minutes Acceptance: Minutes of Jan 17, 2022 7:00 PM (APPROVAL OF MINUTES)

Nothing was submitted.

D. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE – Time: 8:29 PM

SCOTT LAMERAND, CHAIRMAN

1. As Submitted **-**

Nothing was submitted.

E. INFRASTRUCTURE & ENVIRONMENT COMMITTEE – Time: 8:29 PM

TIM MILLAR, CHAIRMAN

In the absence of Chairman Millar, Vice-Chair Lamerand opened the Infrastructure & Environmental Committee.

1. As Submitted **-**

Nothing was submitted.

F. POLICE POLICY & CODE SERVICES COMMITTEE – Time: 8:29 PM

KOLLIN KOZLOWSKI, CHAIRMAN

In the absence of Chairman Kozlowski, Vice-Chair Helms opened the Police Policy & Code Services Committee.

1. As Submitted **-**

Nothing was submitted.

VII. RECONVENE THE VILLAGE COUNCIL MEETING

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

RESULT:	**MOTION CARRIED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Doug Myslinski, District 3 Councilman
SECONDER:	Greg Solberg, District 4 Councilman
AYES:	Lamerand, Myslinski, Solberg, Helms
ABSENT:	Millar, Kozlowski

VIII.CONSENT AGENDA

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

Minutes Acceptance: Minutes of Jan 17, 2022 7:00 PM (APPROVAL OF MINUTES)

RESULT:	**ADOPTED BY ROLL CALL [UNANIMOUS]**
MOVER:	Scott Lamerand, District 2 Councilman
SECONDER:	Brad Helms, District 6 Councilman
AYES:	Lamerand, Myslinski, Solberg, Helms
ABSENT:	Millar, Kozlowski

1. Consider a Motion to Accept Perpetual Storm Sewer Easements at 165 E. Timberlane Drive and 171 E. Timberlane Drive **- Approved** (Council District: Three)

2. Consider an Ordinance Decreasing the Number of Class D Liquor Licenses by One for Chipotle Mexican Grill, 781 E. Dundee Road **- Approved** (Council District: Three)

   Ordinance #O-5-22

3. Consider an Ordinance Decreasing the Number of Class D Liquor Licenses by One for Heng Wing Restaurant, 121 W. Palatine Road **- Approved** (Council District: Two)

   Ordinance #O-6-22

IX. REPORTS OF STANDING COMMITTEE

A. ADMINISTRATION, TECHNOLOGY & COMMUNITY HEALTH COMMITTEE – Time: 8:30 PM

DOUG MYSLINSKI, CHAIRMAN

1. As Submitted **-**

   No Report

B. BUSINESS FINANCE & BUDGET COMMITTEE – Time: 8:30 PM

BRAD HELMS, CHAIRMAN

1. As Submitted **-**

   No Report

C. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE – Time: 8:30 PM

GREG SOLBERG, CHAIRMAN

1. Consider a Motion to Approve a Preliminary Planned Development to Allow a Two-Story, Forty-Unit Apartment Building at 874-920 N. Quentin Road **- Denied by Roll Call** (Council District: One)

Minutes Acceptance: Minutes of Jan 17, 2022 7:00 PM (APPROVAL OF MINUTES)

RESULT:	**DENIED BY ROLL CALL [0 TO 4]**
MOVER:	Greg Solberg, District 4 Councilman
SECONDER:	Scott Lamerand, District 2 Councilman
NAYS:	Lamerand, Myslinski, Solberg, Helms
ABSENT:	Millar, Kozlowski

2. As Submitted **-**

No Report

D. FIRE POLICY & COMMUNITY INFORMATION COMMITTEE – Time: 8:31 PM

SCOTT LAMERAND, CHAIRMAN

1. As Submitted **-**

No Report

E. INFRASTRUCTURE & ENVIRONMENT COMMITTEE – Time: 8:32 PM

TIM MILLAR, CHAIRMAN

1. As Submitted **-**

No Report

F. POLICE POLICY & CODE SERVICES COMMITTEE – Time: 8:32 PM

KOLLIN KOZLOWSKI, CHAIRMAN

1. As Submitted **-**

No Report

X. REPORTS OF THE VILLAGE OFFICERS – Time: 8:32 PM

A. VILLAGE MANAGER – Time: 8:32 PM

Ottesen introduced Hadley Voss gave a brief history from Iowa to Niles. to Palatine.

1. As Submitted **-**

Village Manager Reid Ottesen introduced the new Deputy Village Manager Hadley Skeffington-Vos who gave a brief biography of her background.

B. VILLAGE CLERK – Time: 8:33 PM

1. As Submitted **-**

No Report

Minutes Acceptance: Minutes of Jan 17, 2022 7:00 PM (APPROVAL OF MINUTES)

C. VILLAGE ATTORNEY – Time: 8:33 PM

1. As Submitted **-**

   No Report

XI. CLOSED SESSION AS REQUIRED – Time: 8:33 PM

No Closed Session requested.

XII. RECOGNITION OF AUDIENCE – Time: 8:33 PM

No one came forward.

XIII.ADJOURNMENT – Time: 8:33 PM

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

RESULT:	**MOTION CARRIED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Brad Helms, District 6 Councilman
SECONDER:	Doug Myslinski, District 3 Councilman
AYES:	Lamerand, Myslinski, Solberg, Helms
ABSENT:	Millar, Kozlowski

SUBMITTED BY:

Margaret R. Duer
Village Clerk

Minutes Acceptance: Minutes of Jan 17, 2022 7:00 PM (APPROVAL OF MINUTES)

Consider an Ordinance Granting a Minor Amendment to the Previously Approved Planned Development Ordinance (O-71-75) for an Addition to the Existing Clubhouse at 975 N. Sterling Avenue

BACKGROUND:

The subject site is located within the Countryside Property Planned Development. It is currently improved with an existing 6,100 square foot clubhouse. Albion Residential proposes to construct a 2,000 square foot addition to the existing clubhouse. Therefore, the Petitioners are seeking approval of the following:

> **Minor Planned Development Amendment to the Countryside Apartments Planned Development Ordinance #O-71-75 for the construction of an approximately 2,000 square foot addition to the existing clubhouse**

KEY ISSUES:

- The existing one-story building, approximately 6,100 square, contains offices, men's and women's showers, and a club room.
- The Petitioner would like complete a 2,000 square foot addition to the clubhouse for a new fitness center. The addition would be used for the approximately 1,200 Birchwood on Sterling residents.
- The site and architectural plans indicate that the exterior of the building will be updated to incorporate the proposed addition.

ALTERNATIVES:

1. Approve the Minor Amendment to Planned Development Ordinance #O-71-75.
2. Do not approve the Minor Amendment to Planned Development Ordinance #O-71-75.

RECOMMENDATION:

Staff recommends approval of the Minor Amendment to the Countryside Ordinance #O-71-75.

ACTION REQUIRED:

A motion to approve the Minor Planned Development Amendment to Planned Development Ordinance #O-71-75 to allow a clubhouse expansion at 975 N. Sterling Avenue.

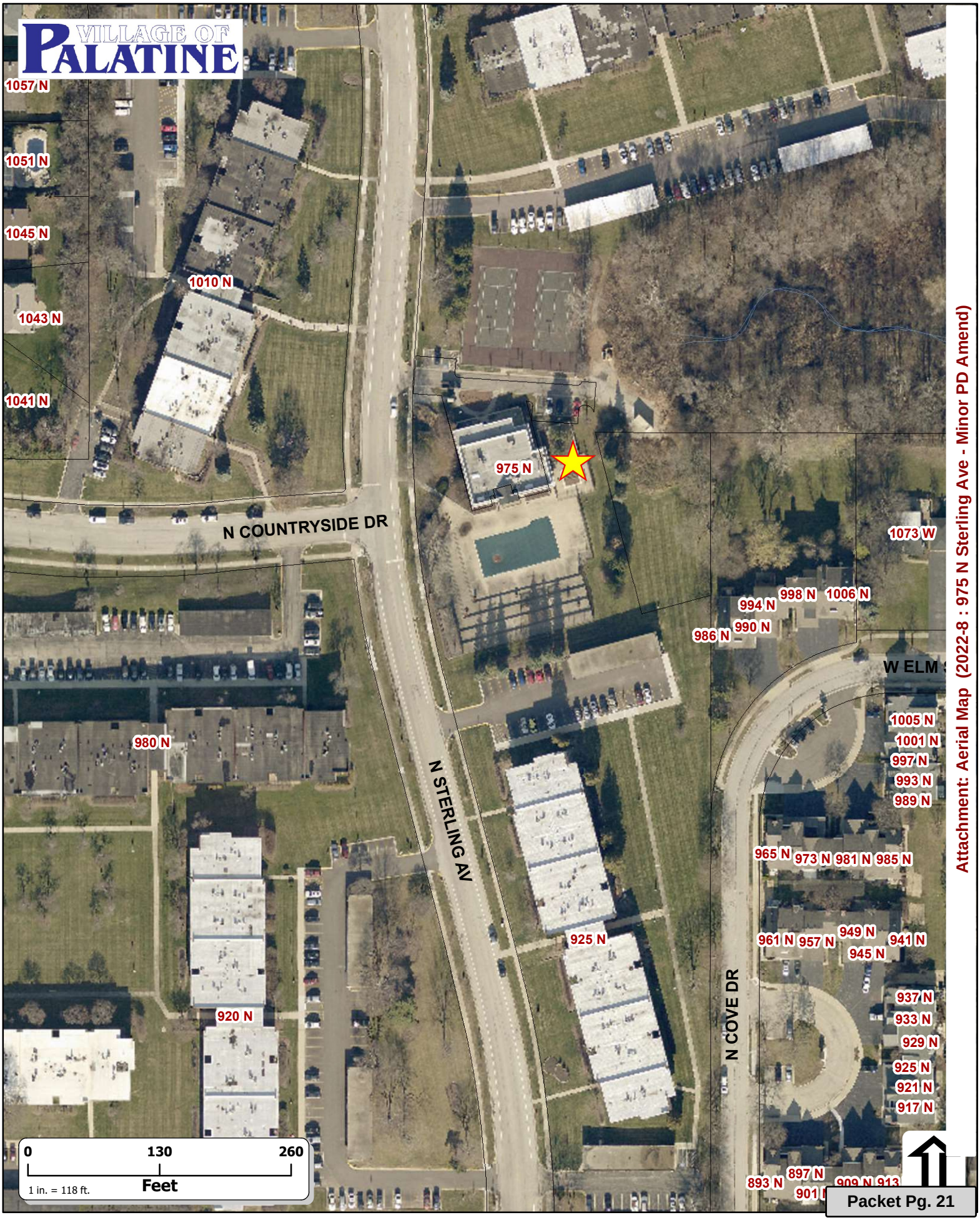
ATTACHMENTS:

- Aerial Map
- ORD Minor PD Amendment Countryside
- EXHIBIT - Summary of Proposed Changes
- EXHIBIT - Proposed Site Plan Changes

- EXHIBIT - Proposed Floor Plan Changes
- EXHIBIT - Proposed Elevation Changes
- Planned Development Ordinance #O-71-75

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

975 N. Sterling Ave.



Attachment: Aerial Map (2022-8 : 975 N Sterling Ave - Minor PD Amend)

ORDINANCE NO. _____

AN ORDINANCE GRANTING
A MINOR PLANNED DEVELOPMENT AMENDMENT TO ORDINANCE #O-71-75
FOR COUNTRYSIDE APARTMENTS PLANNED DEVELOPMENT

WHEREAS, pursuant to the Village Council review at the January 24, 2022 Village Council meeting, and in accordance with the applicable provisions of the Village Code, the Committee has reported their findings on a proposal for a Minor Planned Development Amendment to allow a site plan change to include a one-story 2,000 square foot fitness room addition to the existing clubhouse, pursuant to Section 13.07 (d) of the Village of Palatine Zoning Ordinance, as more fully described in the revisions overview and site and architectural plans attached hereto, on the following legally described property, as also identified on the attached Plat of Survey:

That part of Section 9, Township 42 North, Range 10, East of the Third Principal Meridian, described as follows: Beginning at the intersection of the North line. of Countryside Drive and the Easterly line of Sterling Avenue according to the Plat of Dedication thereof registered November 20, 1970 in Registrar's Office of Cook County as Document Number 2531680; thence Northerly 98.39 feet along a curve concave Easterly having a radius of 847.38 feet and whose tangent at the last described point forms an angle of 87 degrees, 37 minutes, 58 seconds to the left with an extension to the East of the North line of said Countryside Drive; thence North 04 degrees, 00 minutes East along a line tangent to the last described curve at the last described point for a distance of 140 feet; thence South 86 degrees, 00 minutes East for a distance of 200 feet; thence North 68 degrees, 32 minutes, 31 seconds East for a distance of 449.40 feet to a point in the West line of the East 362.35 feet of the Northwest 1/4 of the Southeast 1/4 of Section 9 that is 335 feet North of the South line of the aforesaid East 362.35 feet as measured

Attachment: ORD Minor PD Amendment Countryside (2022-8 : 975 N Sterling Ave - Minor PD Amend)

along the West line thereof; thence South along the West line of the aforesaid East 362.35 feet for 335 feet to the South line of the aforesaid East 362.35 feet; thence West along the South line of the Northwest 1/4 of the Southeast 1/4 of said Section 9 for 332.65 feet to the West line of the East 250 feet of the West 2/3 of the Southwest 1/4 of the Southeast 1/4 of said Section 9; thence South along the West line of the aforesaid East 250 feet for 160.32 feet to a Northeast corner of the property described by Document Number 2538737; thence Southwesterly along a Northerly line of the property described by said document for 277.43 feet to the Easterly line of Sterling Avenue as described by Document Number 2531680 aforesaid; thence Northerly along said Easterly line of Sterling .A venue for 181.38 feet to the place of beginning, excepting therefrom that part thereof described as follows: Beginning at the intersection of the North line of the Southwest 1/4 of the Southeast 1/4 of said Section 9, and the West line of the East 250 feet of the West 2/3 of the Southwest 1/4 of the Southeast 1/4 of said Section 9; thence South along the said West line of the aforesaid East 250 feet for 160.32 feet to a Northeast corner of the property described by Document 2538737; thence Southwesterly along a Northerly line of the property described by said document for 70 feet; thence Northwesterly along a line to a point in the aforesaid North line of the Southwest 1/4 of the Southeast 1/4 that is 114 feet West of the aforesaid point of beginning as measured along said North line of the Southwest 1/4 of the Southeast 1/4; thence East along the said North line of the Southwest ¼ of the Southeast 1/4 for 114 feet to the point of beginning, all in Cook County, Illinois

Commonly known as 975 N. Sterling Avenue (PIN# 02-09-402-099) and vacant lot to the north (PIN# 02-09-402-100).

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:

SECTION 1: That a Minor Planned Development Amendment to allow a site plan change to include a one-story 2,000 square foot fitness room addition to the existing

Attachment: ORD Minor PD Amendment Countryside (2022-8 : 975 N Sterling Ave - Minor PD Amend)

clubhouse, pursuant to Section 13.07 (d) of the Village of Palatine Zoning Ordinance, as more fully described in the revisions overview and site and architectural plans attached hereto is hereby granted, subject to the following conditions:

1. **The Minor Planned Development Amendment shall substantially conform to the revised site plan, floor plan and elevations submitted 1/13/22 and prepared by the architect, BSB Design, attached hereto except as such plans shall be revised to conform to Village Codes and Ordinances.**

SECTION 2: **This ordinance shall be in full force and effect upon passage and approval as provided by law.**

PASSED: This ____day of _____, 2022

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

APPROVED by me this _____day of _____, 2022

_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk

this _____day of _____, 2022

_____
Village Clerk

Attachment: ORD Minor PD Amendment Countryside (2022-8 : 975 N Sterling Ave - Minor PD Amend)

The Birchwood on Sterling apartment community houses 1200 residents across 719 units on the property. The current 500 square foot fitness room within the clubhouse does not provide adequate facilities for the volume of residents on site. Albion Residential, the property owner, requests permission to construct a new 2000 square foot fitness center addition to the existing clubhouse to provide sufficient space and equipment for a 24/7 fitness center program for our residents.

Attachment: EXHIBIT - Summary of Proposed Changes (2022-8 : 975 N Sterling Ave - Minor PD Amend)

GREMLEY & BIEDERMANN

A DIVISION OF
PLCS Corporation
LICENSE No. 184-005332
PROFESSIONAL LAND SURVEYORS

4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630
TELEPHONE: (773) 685-5102 FAX: (773) 286-4184 EMAIL: INFO@PLCS-SURVEY.COM

ALTA / NSPS Land Title Survey

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

Legend:

- Storm MH
- Storm CB
- Storm Inlet
- Storm Inlet
- San MH
- San Clean Out
- Water Valve Vault
- Water MH
- Water Buffalo Box
- Water Hand Hole
- Water Meter
- Water Fire Hydrant
- Telephone MH
- Telephone Vault
- Telephone Pedestal
- Public Telephone
- Combination Pedestal
- Utility Pole
- Electric Manhole
- Electric MH
- Electric Vault
- Electric Meter
- Electric Pad
- Electric Pedestal
- Electric Light Pole
- Electric Traffic Signal
- Electric Light Pole with Traffic Signal
- Electric Traffic Control Box
- Electric Traffic Vault
- Electric Ground Light
- Gas Buffalo Box
- Gas Hand Hole
- Gas Meter
- Gas Valve
- Gas MH
- Gas Vault
- Cable TV Pedestal
- Tree – Deciduous
- Tree – Evergreen
- Parking Meter
- Sign Post
- Mail Box
- Bumper Post
- Guy Anchor
- Soil Boring
- Unclassified Manhole
- Auto Sprinkler
- Hose Connection
- Fire Alarm
- Flag Pole

ASSUMED

STERLING AVENUE
DEDICATED FOR STREET AS PER DOCUMENT #2531680

POINT OF BEGINNING PARCEL 5 EXCEPTION
N86°21'33"W 28.83'
SET NOTCH AT CORNER
SET REBAR AT CORNER
N04°00'00"E 33.87'
S86°10'56"E 39.82'
13.91' S04°23'20"W
C25
C26
C27
C28
C29
C30
S86°09'58"E 116.50'
S86°09'58"E 14.23'
S04°14'08"W 29.07'
N84°42'22"W 2.43'
N03°24'53"E 14.00'
S02°34'15"W 13.95'
45.86' N86°11'27"W
SET CROSS NOTCH AT CORNER
SET REBAR AT CORNER
FOUND
2 PARKING SPACES
5 PARKING SPACES
ASPHALT PAVED TENNIS COURTS
CHAIN LINK FENCE
CONCRETE PAVEMENT
ASPHALT PAVEMENT
BRICK PAVEMENT
BRICK WALLS
OVERHANG
BUILDING CORNER ON LINE
METAL SIGN
CONCRETE WALK
CONCRETE APRON
DEPRESSED CURB
CONCRETE CURB
BROKEN ASPHALT
GATE
METAL FENCE
POOL DECK
PARCEL 5
117.81' N1°49'36"W
86.06' S15°00'27"E
17.87' S75°16'17"W
9.29' N15°00'27"W
3.59' S74°59'33"W
9.69' N14°59'23"W
9.34' S14°22'27"E
3.65' S75°00'24"W
3.34' N14°59'36"W
0.99' S75°29'15"W
6.71' S14°42'36"E
1.06' S74°47'03"W
20.65' S75°12'54"W
31.48' S75°02'40"W
Existing Building Approximately 6,100 SF (including overhangs and canopies)
PROPOSED ADDITION Approximately 2500 SF (including overhangs)

ORDERED BY: ALBION RESIDENTIAL LLC	CHECKED:	DRAWN: BB
ADDRESS: COUNTRYSIDE APARTMENTS		

GREMLEY & BIEDERMANN
A DIVISION OF PLCS, CORPORATION
LICENSE No. 184-005332
PROFESSIONAL LAND SURVEYORS
4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630
TELEPHONE: (773) 685-5102 FAX: (773) 286-4184 EMAIL: INFO@PLCS-SURVEY.COM

ORDER NO.	DATE: AUGUST 16, 2021	PAGE NO.
2021-29135-001	SCALE: 1 INCH = 10 FEET	5 OF 6

G:\CAD\2021\2021-28736\2021-29135-001.dwg

Note R. & M. denotes Record and Measured distances respectively.

Distances are marked in feet and decimal parts thereof. Compare all points BEFORE building by same and at once report any differences BEFORE damage is done.

For easements, building lines and other restrictions not shown on survey plat refer to your abstract, deed, contract, title policy and local building line regulations.

NO dimensions shall be assumed by scale measurement upon this plat.

Unless otherwise noted hereon the Bearing Basis, Elevation Datum and Coordinate Datum if used is ASSUMED.

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CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING
C25	4.09	111198.48	4.09	N03°58'03"E
C26	8.21	4.25	6.99	S40°59'58"E
C27	6.98	4.86	6.39	N52°22'39"E
C28	12.68	8.88	11.63	N55°23'37"W
C29	7.89	5.52	7.24	S49°57'17"W
C30	7.51	4.06	6.48	N38°08'05"W

Attachment: EXHIBIT - Proposed Site Plan Changes (2022-8 : 975 N Sterling Ave - Minor PD Amend)

PROPOSED NEW
FITNESS CENTER
APPROX., 1900 SQ FT
12'-0" CEILING

CUBBIES
~X2 ROWS HIGHS

STRETCHING

C.R.

POOL
EQUIPMENT
FLOOR EL = -2'-0"

POOL
FILTERS

DN 4

WOMEN'S

MEN'S

SKYLIGHT

Janitor
3'6"x2'6"

CORRIDOR

CORRIDOR

ALUMINUM FENCE

BAR/KITCHEN
8'-10" CEILING

REF.

MICRO.

RANGE

DW

ISLAND

ELEC. /
DATA &
FACP

SKYLIGHT

POOL TABLE

GAMING
8'-10" CEILING

SHUFFLEBOARD

SKYLIGHT

PING PONG

SHELVING

FILE/COPY

OFFICE 1

SERVICE MANAGER & ASSISTANT
PROPERTY MANAGER'S OFFICE

OFFICE 2

PROPERTY MANAGER'S
OFFICE

OFFICE 3

SALES MANAGER'S
OFFICE

BUILT IN
SALES
DESK

LOBBY
8'-10" CEILING

LOUNGE &
CO WORKING
8'-10" CEILING

SHELVING & TV

FIREPLACE

SHELVING & TV

FAAP

KNEE WALL

PATIO
APPROXIMATE SIZE AND LOCATION

PATIO
APPROXIMATE SIZE AND LOCATION

BRICK HALF WALL

BRICK HALF WALL

PROPOSED
TRANSFORMER
LOCATION

EXISTING
TRANSFORMER
LOCATION

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

ISSUE DATE:
REVISIONS

BIRCHWOOD ON STERLING - CLUBHOUSE ADDITION & RENOVATION

975 STERLING AVENUE, PALATINE, IL 60067

Attachment: EXHIBIT - Proposed Floor Plan Changes (2022-8 : 975 N Sterling Ave - Minor PD Amend)

BSB DESIGN
BSBDESIGN.COM

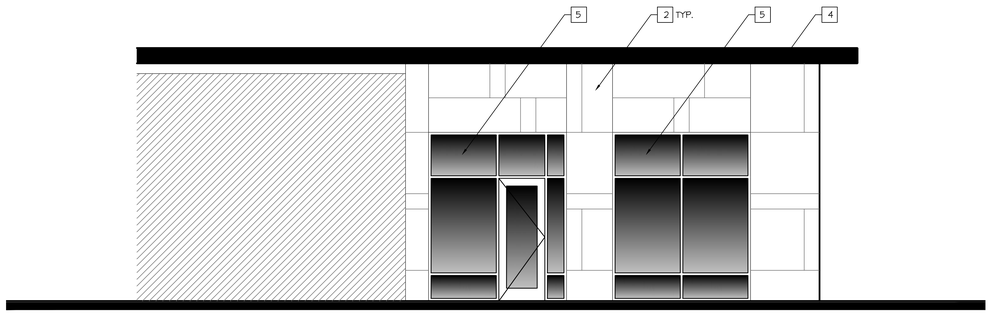
220 N. Smith Street, Suite 210
Palatine, IL 60067
(847) 705 - 2200

JOB NO: AM210451.00 PROJ MGR:
DRAWN: DR, MS CHECKED:

PROPOSED LAYOUT - CLUBHOUSE

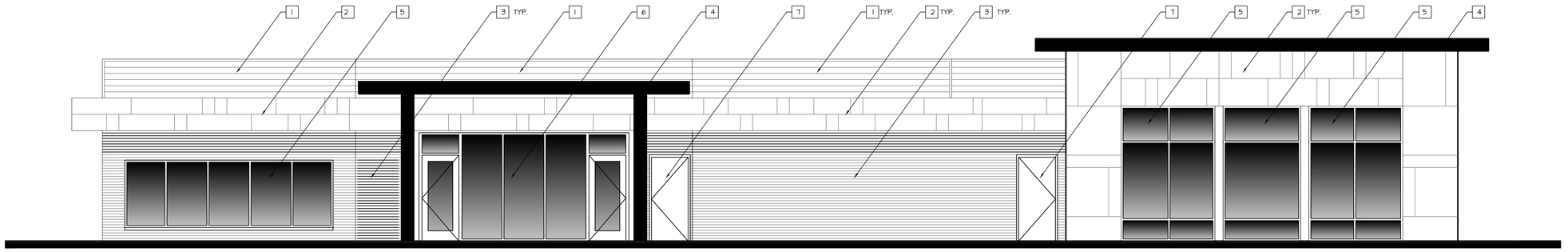
2021 11 18 SCHEMATIC DESIGN

SD1.0



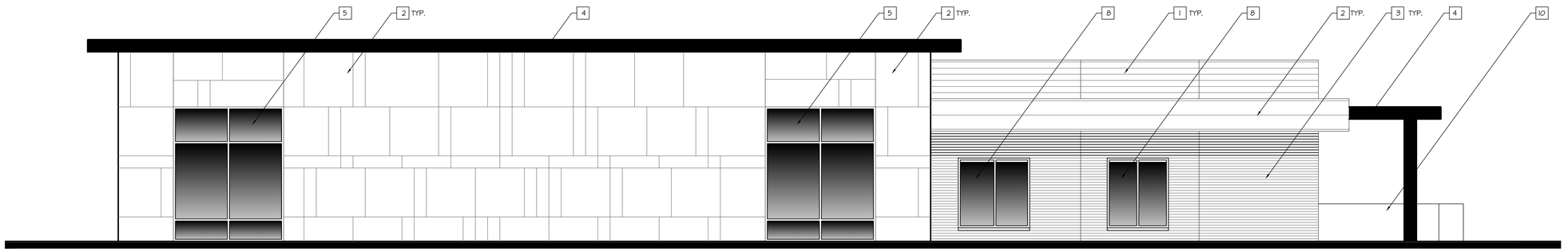
4 PARTIAL WEST ELEVATION

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



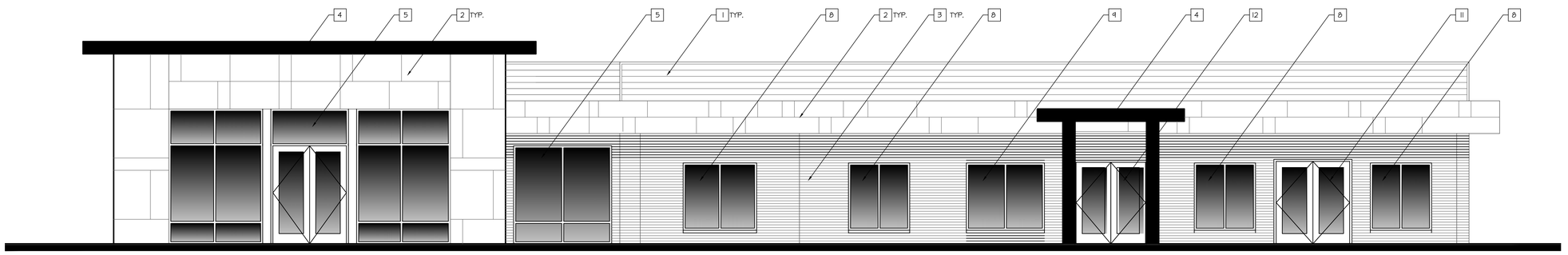
3 SOUTH ELEVATION

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



2 EAST ELEVATION

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



1 NORTH ELEVATION

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

ELEVATION NOTES

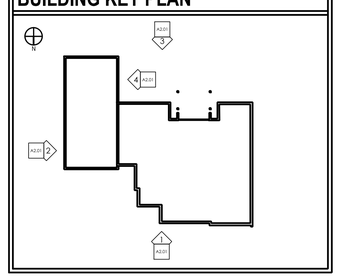
1. PROVIDE DRIP CAP FLASHING AT ALL WINDOW & DOOR HEADS.
2. REFER TO FLOOR PLANS & SCHEDULES FOR DOOR AND WINDOW SIZES AND LOCATIONS.
3. PROVIDE FLASHING AS REQUIRED TO PREVENT THE PENETRATION OF WATER INTO THE EXTERIOR SHELL OF THE BUILDING.
4. ACCESSIBLE ROUTES - ADJUST FINISHED GRADING & SLOPE WALKWAYS UP TO PORCH LANDINGS AT ALL EXTERIOR COMMON ENTRIES. COORDINATE REQUIREMENTS WITH CIVIL ENGINEERING DOCUMENTS.
5. SEE SPECIFICATIONS, GENERAL NOTES AND DETAILS FOR ADDITIONAL INFORMATION.
6. WINDOW SUPPLIER TO PROVIDE TEMPERED GLAZING AS REQUIRED PER SECTION 2406 OF THE 2015 IBC.
7. EXTERIOR MATERIALS, DETAILING, AND COLORS TO WRAP CORNER AT ALL BAY CONDITIONS AND TERMINATE AT THE INSIDE CORNER, UNLESS OTHERWISE NOTED.
8. CONTROL JOINTS SHOULD OCCUR AT INSIDE CORNER WHERE WALLS MEET AND WHERE SHOWN ON ELEVATIONS & BUILDING PLANS. EXTEND UP ENTIRE MASONRY VENEER FACE, UNLESS NOTED OTHERWISE.
9. SEAL ALL WALL PENETRATIONS WITH MEMBRANE FLASHING AT SURFACE OF EXTERIOR SHEATHING.
10. PROVIDE 3/8" JOINT SPACE WITH SEALANT INTERFACE BETWEEN DISSIMILAR EXTERIOR FINISHES.
11. GENERAL CONTRACTOR TO CONSOLIDATE AND ALIGN (VERTICALLY AND HORIZONTALLY) ALL DRYERS AND EXHAUST VENTS. COORDINATE WITH MEP, ARCHITECTURAL AND STRUCTURAL.
12. CONFIRM EXTERIOR SIGNAGE LOCATIONS WITH THE OWNER AND PROVIDE BLOCKING AND POWER AS REQUIRED. COORDINATE EXTERIOR FINISH INSTALLATION WITH SIGNAGE AS NECESSARY.

ELEVATION FINISH SCHEDULE

TAG	MATERIAL
1	FIBER CEMENT PANEL LINEAR SIDING - WOOD LOOK
2	COMPOSITE WALL PANEL - CONCRETE LOOK
3	EXISTING BRICK, TOOTH IN INFILL AS REQUIRED. REMOVE EXISTING SIDING TO EXPOSE BRICK AS REQUIRED - PAINT WHITE
4	PREFINISHED ENGINEERED METAL CANOPY - DEFERRED SUBMITTAL
5	ALUMINUM STOREFRONT - PREFINISHED BLACK FRAMING - SEE A7.03
6	EXISTING ALUMINUM STOREFRONT - PREFINISHED BLACK FRAMING
7	EXISTING HOLLOW METAL DOOR - PAINTED BLACK
8	ALUMINUM STOREFRONT WINDOW IN EXISTING OPENING - PREFINISHED BLACK FRAMING
9	ALUMINUM STOREFRONT WINDOW IN EXISTING OPENING - PREFINISHED BLACK FRAMING - INFILL BRICK AS REQUIRED
10	EXISTING BRICK KNEE WALL - PAINT WHITE
11	NEW STOREFRONT DOORS IN EXISTING OPENING - PREFINISHED BLACK FRAMING
12	NEW STOREFRONT DOORS IN ENLARGED OPENING - PREFINISHED BLACK FRAMING

NOTE: KEY NOTES INDICATE TYPICAL MATERIALS - REVIEW ELEVATIONS & DETAILS FOR ADDITIONAL INFORMATION.

BUILDING KEY PLAN



LICENSED ARCHITECT
EXP. 11/30/2022
JOE A. SAFIN
001-014146
STATE OF ILLINOIS

ISSUE DATE: 01-13-2022

REVISIONS

THESE PLANS ARE INTENDED FOR USE ONLY FOR THE SPECIFIC PROJECT AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT. ALL COPYRIGHTS AND OTHER PROPERTY RIGHTS ARE RESERVED BY THE ARCHITECT.

Albion Residential - Birchwood On Sterling

Clubhouse Addition & Revovation

975 Sterling Avenue
Palatine, Illinois 60067

BSB DESIGN
BSBDESIGN.COM

220 N. Smith Street Suite 210
Palatine, Illinois 60067
847.705.2200

JOB NO: MR210451.00 PROJ MGR: MPR
DRAWN: MDS, DCS, CL CHECKED: MPR

EXTERIOR ELEVATIONS

A2.01

Attachment: EXHIBIT - Proposed Elevation Changes (2022-8 : 975 N Sterling Ave - Minor PD Amend)

Streetscape & Front Elevation

Existing Club Modernization

Fitness Addition

Wellness Center

Birchwood on Sterling
Apartment Homes

ALBION RESIDENTIAL

Birchwood on Sterling
Apartment Homes

Club Renovation Concept

Birchwood on Sterling
Palatine, IL

BSB DESIGN
BSBDesign.com

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2021 BSB Design, Inc.

October 27, 2021 | AM210451.00

Attachment: EXHIBIT - Proposed Elevation Changes (2022-8 : 975 N Sterling Ave - Minor PD Amend)

Ordinance No. O-71-75

PLANNED DEVELOPMENT ORDINANCE

Countryside Property

O-71-75

WHEREAS, a Pre-Annexation Agreement dated July 14, 1969, was entered into by and among the Village of Palatine, K. K. & Co., an Illinois Limited Partnership, and the Board of Trustees, Young Men's Christian Association of Metropolitan Chicago on behalf of the Countryside YMCA, a non-profit corporation; and

WHEREAS, pursuant to such Pre-Annexation Agreement a portion of the property described on Exhibit M attached hereto and made a part hereof was duly annexed to the Village of Palatine, on February 10, 1975 and the balance of such property was so annexed on March 10, 1975; and

WHEREAS, upon the petitions of the owners of said property, hearings were held by the President and the Board of Trustees of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine in such case made and provided, and said President and Board of Trustees having made its findings; and

WHEREAS, the President and Board of Trustees of the Village of Palatine have found that the said property, which contains approximately 110 acres of contiguous land, is susceptible to planned development treatment;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF PALATINE, COUNTY OF COOK AND STATE OF ILLINOIS:

SECTION 1: A Planned Development hereby is granted and approved as a special use under and pursuant to Section 11.08 of the Zoning Ordinance of the Village of Palatine, as amended, for

PETITIONER'S EXHIBIT

8

Attachment: Planned Development Ordinance #O-71-75 (2022-8 : 975 N Sterling Ave - Minor PD Amend)

the real estate described on the Plat of Annexation attached hereto as Exhibit M and made a part hereof, subject, however, to all provisions, covenants, restrictions and conditions specified in this ordinance.

SECTION 2: Development of the aforesaid real estate is approved in accordance with the Plan of the Planned Development attached to this ordinance as Exhibit B and made a part hereof, the Parcel designations and legal descriptions attached to this ordinance as Exhibit A and made a part hereof, and the surveys attached to this ordinance as Exhibits C, D, E, F, G, H, I, J, K, and L and made a part hereof, and with all requirements of the aforesaid Section 11.08 of the Zoning Ordinance of the Village of Palatine.

SECTION 3: The special conditions and restrictions applicable to this Planned Development are as follows:

A. Those improvements on the property described in Exhibit A which have been completed pursuant to and in accordance with applicable sections and requirements of the Cook County Building Ordinance are approved as to specifications and manner of construction.

B. Those improvements on the property on which construction has begun under building permits issued by the Department of Building and Zoning of Cook County, to wit: the office building located on Lot 1 of Parcel 2, Exhibit A, the shopping mall located on Lot 3 of Parcel 2, Exhibit A, the condominiums located on Parcel 7, Exhibit A, and the condominium recreation facility located on Parcel 8, Exhibit A, shall continue to be constructed under such permits. Such construction shall be inspected by the said Department of Building and Zoning of Cook County, and said Department shall issue final Certificates of Occupancy for the improvements so constructed.

C. Those improvements being constructed, and inspected under Cook County permits shall be deemed approved by the Village of Palatine as to specifications and manner of construction upon the issuance of final approvals therefor by the appropriate Cook County authorities.

Attachment: Planned Development Ordinance #O-71-75 (2022-8 : 975 N Sterling Ave - Minor PD Amend)

D. Those improvements proposed for Parcel 9, Exhibit A shall be constructed solely pursuant to and in compliance with the applicable ordinances of the Village of Palatine, and the Village shall be solely responsible for the issuance of building permits, inspection of construction, issuance of certificates of occupancy, and such other matters as may relate to the construction of said improvements as proposed.

E. All licenses and permits required for the continued operation of the commercial businesses located on Parcel 2, Exhibit A, the recreation facilities located on Parcel 6 and Parcel 8, Exhibit A, and all of the residential units located on the property described in Exhibit A shall henceforth be issued pursuant to and in accordance with the ordinances of the Village of Palatine, as the same may be amended from time to time.

F. A special use to operate a restaurant on the premises commonly known as: 1232 W. Baldwin Road, Palatine, Illinois, is hereby approved and granted to the present occupant thereof, to wit: The French Quarter, Inc., an Illinois corporation.

SECTION 4: With respect to the development of Parcel 9, Exhibit A, additional special conditions and restrictions shall be applicable as follows:

A. Development of Parcel 9, Exhibit A shall be in accordance with the plan for such development as shown on Exhibit B attached hereto.

B. Such development shall be limited to not more than 128 condominium units, in four buildings of 32 units each.

C. No building in Parcel 9 shall be more than two (2) stories in height.

D. A minimum of 1.5 off-street parking spaces shall be provided in Parcel 9 for each individual dwelling unit.

E. Construction of the improvements on Parcel 9 shall be commenced no later than January 1, 1976 and completed no later than July 1, 1978.

SECTION 5: The changes and modifications in Zoning District Regulations which otherwise would have been applicable include the

Attachment: Planned Development Ordinance #O-71-75 (2022-8 : 975 N Sterling Ave - Minor PD Amend)

construction of the following described buildings and related uses on property which is zoned for an R-1 Single-Family Dwelling District:

Parcel No. Exhibit "A"	Use	Acres
1	YMCA Facility	9.70
2	Commercial - Shopping Mall and Restaurant - Nursery School - One Story Office - Two Story Office	 10.86 .48 .69 .55
3	Phase I - 240 apartments	21.11
4	Phase II - 240 apartments	18.67
5	Phase III - 240 apartments	17.65
6	Apartment recreation facility	4.58
7	Condominiums, Stage I - 128 Units	10.20
8	Condominium recreation area	1.92
9	Condominiums, Stage II - 128 Units	11.30

SECTION 6: That the following documents shall be attached to and form a part of this ordinance:

A. The reports and minutes of the President and Board of Trustees of the Village of Palatine hearings regarding this Planned Development.

B. A copy of the public notice of the hearings of said President and Board of Trustees.

C. The Pre-Annexation Agreement dated July 14, 1969, by and among the Village of Palatine, K. K. & Co., an Illinois limited Partnership, and the Board of Trustees, Young Men's Christian Association of Metropolitan Chicago on behalf of the Countryside YMCA, a non-profit corporation.

SECTION 7: The Zoning Map of the Village of Palatine is hereby amended to reflect this change.

Attachment: Planned Development Ordinance #O-71-75 (2022-8 : 975 N Sterling Ave - Minor PD Amend)

SECTION 8: That this Ordinance shall be in full force and effect from and after its passage, approval and publications as provided by law.

PASSED: This 13th day of October, 1975.

AYES: 6 NAYES: 0 ABSENT: 0 PASS: 0

APPROVED by me this 13th day of October, 1975.

Wendell E. Jones
President of the Village of Palatine

ATTESTED and FILED in the Office of the Village Clerk, this 13th day of October, 1975.

Diane Greenlees
Village Clerk

Attachment: Planned Development Ordinance #O-71-75 (2022-8 : 975 N Sterling Ave - Minor PD Amend)

EXHIBIT A

PARCEL 1. YMCA

That part of the Southeast 1/4 of the Southwest 1/4 of Section 9, Township 42 North, Range 10, East of the Third Principal Meridian bounded by a line described as follows: Commencing at the intersection of the North line of the Southeast 1/4 of the Southwest 1/4, aforesaid, with the center line of Park Avenue, extended, as laid out in PERCY WILSON'S FORESTVIEW HIGHLANDS, a subdivision in the Northeast 1/4 of said Southwest 1/4; thence South along the center line of Park Avenue as extended South, 946.2 feet to a point on the Northeasterly line of the Northwest Highway; thence Southeasterly along the Northeasterly line of said Highway, 320.0 feet; thence Northeasterly on a line drawn at right angles to the Northeasterly line of said Highway, 303.66 ft., thence North along a line drawn parallel with the center line of Park Avenue as extended South, 846.65 feet to a point on the North line of the Southeast 1/4 of the Southwest 1/4 of said Section 9; thence West along said North line 430.0 feet to the place of beginning, Cook County, Illinois;

See survey attached hereto as Exhibit C

PARCEL 2. COUNTRYSIDE COMMERCIAL PROPERTIES

Lots 1, 2 and 3 in Countryside Commercial Area being a subdivision of part of Section 9, Township 42 North, Range 10 East of the Third Principal Meridian in Cook County, Illinois, according to the Plat thereof filed March 8, 1972, as Document No. 2611595 in the office of the Registrar of Torrens Titles of Cook County, Illinois;

See surveys attached hereto as Exhibits D, E, and F

Attachment: Planned Development Ordinance #O-71-75 (2022-8 : 975 N Sterling Ave - Minor PD Amend)

EXHIBIT A

PARCEL 3. COUNTRYSIDE APARTMENTS (PHASE I)

That part of the South Half of Section 9 described as follows: Commencing at the intersection of the center line of Park Avenue extended, as laid out in Percy Wilson's Forest View Highlands, a Subdivision in the Northeast Quarter of the Southwest Quarter of said Section 9 and the Northeasterly line of Northwest Highway, said Northeasterly line of Northwest Highway being a line 83 feet Northeasterly of and parallel to the Northerly line of the Chicago and Northwestern Railroad (as measured at right angles thereto); thence Southeasterly along the Northeasterly line of said highway for 320.00 feet thence Northeasterly on a line drawn at right angles to the Northeasterly line of said highway 303.66 feet; thence North along a line drawn parallel with the center line of Park Avenue as extended South to a point in an extention to the West of the North line of the South 539.76 feet of the Southwest Quarter of the Southeast Quarter of Section 9 for a Place of Beginning, thence North along a continuation of the last described course for 786.06 feet to a point in the North line of the Southeast Quarter of the Southwest Quarter of said Section, thence East along the North line of said Southeast Quarter of the Southwest Quarter for 558.44 feet to the West line of the Southwest Quarter of said Section 9, thence Southwesterly along a line that forms an angle of 100° - 20' - 45" to the right of a prolongation of the last described course for 68.57 feet to a point of curve, thence Easterly along a curve concave to the North having a radius of 924.94 feet and whose tangent at the aforesaid P.C. forms an angle of 90° with the last described course for a distance of 169.11 feet to a point of tangent, thence Northeasterly along a line tangent to the above described curve at the last described point for a distance of 188.24 feet to a point on a curve whose radius is 847.38 feet concave to the East, thence Southeasterly along said curve whose tangent at the last described point forms an angle of 92° - 22'- 02" to the right with a prolongation of the last described course for 181.38 feet to a point of tangent thence Northeasterly along a line at right angles to a tangent of the last described curve at the last described point for a distance of 277.43 feet to a point in the West line of the East 250 feet of the West two-thirds of the Southwest Quarter of the Southeast Quarter of said Section 9, thence South along the West line of the Aforesaid East 250 feet for 623.12 feet to a point in the North line of the South 539.76 feet of the Southwest Quarter of the Southeast Quarter of Section 9, thence East along the North line of said South 539.76 feet and an extention thereof for a distance of 1,196.10 feet to the Place of Beginning, all in Township 42 North Range 10, East of the Third Principal Meridian in Cook County, Illinois (excepting therefrom that part thereof dedicated for public streets by Document No. 2531680, registered in the Registrar's Office on November 20, 1970.)

See survey attached hereto as Exhibit G

Attachment: Planned Development Ordinance #O-71-75 (2022-8 : 975 N Sterling Ave - Minor PD Amend)

EXHIBIT A

PARCEL 4. COUNTRYSIDE APARTMENTS (PHASE II)

That part of Section 9, Township 42 North, Range 10 East of the Third Principal Meridian described as follows: beginning at the intersection of the North line of Countryside Drive and the Easterly line of Sterling Avenue according to the Plat of Dedication thereof registered November 20, 1970 in the Registrar's office of Cook County as Document No. 2531680, thence Northerly 98.39 feet along a curve concave Easterly having a radius of 847.38 feet and whose tangent at the last described point forms an angle of 87° - 37' - 58" to the left with an extension to the East of the North line of said Countryside Drive, thence North 4°-00' East along a line tangent to the East described curve at the last described point for a distance of 140 feet, thence South 86°-00' East for a distance of 200 feet thence North 68°-32'-31" East for a distance of 449.40 feet to a point in the West line of the East 362.35 feet of the Northwest Quarter of the Southeast Quarter of Section 9 that is 335 feet North of the South line of the aforesaid East 362.35 feet as measured along the West line thereof, thence North along the West line of the aforesaid East 362.35 feet for a distance of 597.88 feet, thence Westerly for a distance of 974.92 feet more or less to a point in the West line of the Southeast quarter of said Section 9 that is 340 feet South of the center of said Section 9 as measured along the West line of the Southeast Quarter of Section 9, thence south along the West line of said Southeast Quarter for a distance of 984.96 feet to the Northwest corner of the Southwest quarter of the Southeast Quarter of Section 9, thence Southwesterly along a line that forms an angle of 100°-20'-45" to the right with a prolongation of the North line of the Southeast Quarter of the Southwest Quarter of Section 9 for a distance of 68.57 feet to a point of curve in the North line of Countryside Drive, thence easterly along the North line of Countryside Drive for a distance of 357.35 feet to the place of beginning, (except that part thereof dedicated for street purposes per plat of dedication recorded January 6, 1972 as Document No. 21768872 and filed Feb. 3, 1972 as Document No. LR-2606380, all in Cook County, Illinois.

See survey attached hereto as Exhibit H

Attachment: Planned Development Ordinance #O-71-75 (2022-8 : 975 N Sterling Ave - Minor PD Amend)

EXHIBIT A

PARCEL 5. COUNTRYSIDE APARTMENTS (PHASE III)

That part of Section 9, Township 42 North, Range 10 East of the Third Principal Meridian described as follows: Beginning at a point in the West line of the East 362.35 feet of the Northwest Quarter of the Southeast Quarter of said Section 9 that is 932.88 Feet North of the Southwest corner of the aforesaid East 362.35 feet as measured along the West line thereof; thence North along the West line of the aforesaid East 362.35 feet for 390 feet to a point in the North line of the Southeast Quarter of Section 9; thence North along the West line of the East 362.35 feet of the West half of the Northeast Quarter of said Section 9 for 260 feet, thence West at right angles to the last described course for a distance of 580 feet; thence North-westerly along a line that forms an angle of 77°-34'-42" to the right with a prolongation of the last described course for a distance of 465.69 feet; thence Westerly along a line for a distance of 294.49 feet, more or less, to a point in the West line of the Northeast Quarter of Section 9 that is 753.61 feet North of the center of said Section 9 as measured along the West line of the Northeast Quarter thereof; thence South along the North-South Quarter line of said section 9 for 1093.61 feet to a point in the West line of the South-East Quarter of Section 9 that is 340 feet South of the center of said Section 9; thence Easterly for 974.92 feet to the place of beginning, except that part thereof described as follows: Beginning at a point on the west line of the east 362.35 feet of the west half of the northeast quarter of said Section 9 that is 260 feet north of the south line of the northeast quarter of Section 9 as measured along the west line of the aforesaid east 362.35 feet; thence west at right angles to the west line of said east 362.35 feet for a distance of 580 feet; thence southeasterly along a line that forms an angle of 102°-25'-18" to the left with a prolongation of the last described course for a distance of 27.54 feet; thence easterly along a line that forms an angle of 76°-25'-12" to the left with a prolongation of the last described course for a distance of 158.16 feet; thence southeasterly along a line that forms an angle of 45° to the right with a prolongation of the last described course for 17 feet; thence easterly along a line that forms an angle of 45° to the left with a prolongation of the last described course for 313 feet; thence northeasterly along a line that forms an angle of 45° to the left with a prolongation of the last described course for 17 feet; thence easterly along a line that forms an angle of 45° to the right with a prolongation of the last described course for 79 feet to a point in the west line of the east 362.35 feet of the west half of the northeast quarter of Section 9; thence north along the west line of the aforesaid east 362.35 feet for a distance of 38.50 feet to the place of beginning, and except that part dedicated for street purposes per Plat of Dedication recorded November 9, 1972 as Document No.22114867, Book 911 of Plats, Pages 3 and 4, all in Cook County, Illinois.

See survey attached hereto as Exhibit I

Attachment: Planned Development Ordinance #O-71-75 (2022-8 : 975 N Sterling Ave - Minor PD Amend)

EXHIBIT A

PARCEL 6. COUNTRYSIDE APARTMENTS BATH AND TENNIS CLUB

That part of Section 9, Township 42 North, Range 10 East of the Third Principal Meridian described as follows: Beginning at the intersection of the North line of Countryside Drive and the easterly line of Sterling Avenue according to the Plat of Dedication thereof registered November 20, 1970 in the Registrar's Office of Cook County as Document No. 2531680, thence northerly 98.39 feet along a curve concave easterly having a radius of 847.38 feet and whose tangent at the last described point forms an angle of 87°-37'-58" to the left with an extension to the east of the north line of said Countryside Drive, thence north 4°-00' east along a line tangent to the last described curve at the last described point for a distance of 140 feet, thence south 86°-00' east for a distance of 200 feet, thence north 68°-32'-31" east for a distance of 449.40 feet to a point in the west line of the east 362.35 feet of the northwest quarter of the southeast quarter of section 9 that is 335 feet north of the south line of the aforesaid east 362.35 feet as measured along the west line thereof, thence south along the west line of the aforesaid east 362.35 feet for 335 feet to the south line of the aforesaid east 362.35 feet, thence west along the south line of the northwest quarter of the southeast quarter of said Section 9 for 332.65 feet to the west line of the east 250 feet of the west two-thirds of the southwest quarter of said Section 9, thence south along the west line of the aforesaid east 250 feet for 160.32 feet to a northeast corner of the property described by Document No. 2538737, thence southwesterly along a northerly line of the property described by said Document for 277.43 feet to the easterly line of Sterling Avenue as described by Document No. 2531680 aforesaid, thence northerly along said easterly line of Sterling Avenue for 181.38 feet to the place of beginning, except that part thereof described as follows: Beginning at the intersection of the North line of the Southwest quarter of the Southeast quarter of said Section 9, and the West line of the East 250 feet of the West two-thirds of the Southwest quarter of the Southeast quarter of said Section 9; thence South along the said West line of the aforesaid East 250 feet for 160.32 feet to a Northeast corner of the property described by Document No. 2538737; thence Southwesterly along a Northerly line of the property described by said Dcoument for 70 feet; thence Northwesterly along a line to a point in the aforesaid North line of the Southwest quarter of the Southeast quarter that is 114 feet west of the aforesaid point of beginning as measured along said North line of the Southwest quarter of the Southeast quarter; thence East along the said North line of the Southwest quarter of the Southeast quarter for 114 feet to the place of beginning, all in Cook County, Illinois.

See survey attached hereto as Exhibit J

Attachment: Planned Development Ordinance #O-71-75 (2022-8 : 975 N Sterling Ave - Minor PD Amend)

EXHIBIT A

PARCEL 7. COUNTRYSIDE CONDOMINIUMS, STAGE I

That part of the west half of the northeast quarter of Section 9, Township 42 north, range 10 east of the Third Principal Meridian described as follows: Commencing at the intersection of the south line of Dundee Road and the east line of Sterling Avenue, according to the plat of dedication for said streets, recorded November 9, 1972 as Document No. 22114867; thence southerly along the easterly line of the aforesaid Sterling Avenue for a distance of 639.74 feet for a place of beginning; thence southeasterly along a line that forms an angle of 104° to the left with a prolongation of the last described course for a distance of 210 feet; thence easterly along a line that forms an angle of 23° to the left with a prolongation of the last described course for a distance of 69 feet; thence northeasterly along a line that forms an angle of 37° to the left with a prolongation of the last described course for a distance of 123 feet; thence southeasterly 259.43 feet along a line that intersects the west line of the east 362.35 feet of the west half of the northeast quarter of said section 9 that is 862.05 feet north of the south line of the northeast quarter of section 9 as measured along the west line of the aforesaid east 362.35 feet; thence south along the west line of the aforesaid 362.35 feet for a distance of 602.05 feet to a point that is 260 feet north of the south line of the northeast quarter of section 9 as measured along the west line of the aforesaid east 362.35 feet; thence west at right angles to the west line of said east 362.35 feet for a distance of 580 feet; thence northwesterly along a line that forms an angle of 77°- 34'- 42" to the right with a prolongation of the last described course for a distance of 465.69 feet; thence westerly along a line that intersects the west line of the northeast quarter of section 9 at a point 753.61 feet north of the center of said section 9 for a distance of 23.51 feet, more or less, to a point in the easterly line of the aforesaid Sterling Avenue; thence northerly along the easterly line of Sterling Avenue for a distance of 234.57 feet to the place of beginning; and also that part of the west half of the northeast quarter of said section 9 described as follows: Beginning at a point on the west line of the east 362.35 feet of the west half of the northeast quarter of said section 9 that is 260 feet north of the south line of the northeast quarter of section 9 as measured along the west line of the aforesaid east 362.35 feet; thence west at right angles to the west line of said east 362.35 feet for a distance of 580 feet; thence southeasterly along a line that forms an angle of 102° - 25' -18" to the left with a prolongation of the last described course for a distance of 27.54 feet; thence easterly along a line that forms an angle of 76°- 25' -12" to the left with a prolongation of the last described course for a distance of 158.16 feet; thence southeasterly along a line that forms an angle of 45° to the right with a prolongation of the last described course for 17 feet; thence easterly along a line that forms an angle of 45° to the left with a prolongation of the last described course for 313 feet; thence northeasterly along a line that forms an angle of 45° to the left with a prolongation of the last described course for 17 feet; thence easterly along a line that forms an angle of 45° to the right with a prolongation of the last described course for 79 feet to a point in the west line of the east 362.35 feet of the west half of the northeast quarter of section 9; thence north along the west line of the aforesaid east 362.35 feet for a distance of 38.50 feet to the place of beginning, all in Cook County, Illinois.

See survey attached hereto as Exhibit K

Attachment: Planned Development Ordinance #O-71-75 (2022-8 : 975 N Sterling Ave - Minor PD Amend)

EXHIBIT A

PARCEL 8. COUNTRYSIDE CONDOMINIUMS RECREATION FACILITY

That part of the west half of the northeast quarter of section 9, Township 42 north, range 10 east of the Third Principal Meridian described as follows: Commencing at the intersection of the south line of Dundee Road and the east line of Sterling Avenue, according to the plat of dedication for said streets recorded November 9, 1972 as Document No. 22114867; thence southerly along the easterly line of the aforesaid Sterling Avenue for a distance of 639.74 feet for a place of beginning; thence southeasterly along a line that forms an angle of 104° to the left with a prolongation of the last described course for a distance of 210 feet; thence easterly along a line that forms an angle of 23° to the left with a prolongation of the last described course for a distance of 69 feet; thence northeasterly along a line that forms an angle of 37° to the left with a prolongation of the last described course for 123 feet; thence northwesterly along a line that forms an angle of 68° to the left with a prolongation of the last described course for a distance of 254 feet; thence northwesterly along a line that forms an angle of 64°- 41' - 09" to the left with a prolongation of the last described course for 127.12 feet, more or less, to a point in the easterly line of the aforesaid Sterling Avenue; thence southerly along the easterly line of Sterling Avenue for a distance of 312 feet to the place of beginning, all in Cook County, Illinois.

See survey attached hereto as Exhibit K

Attachment: Planned Development Ordinance #O-71-75 (2022-8 : 975 N Sterling Ave - Minor PD Amend)

EXHIBIT A

PARCEL 9. COUNTRYSIDE CONDOMINIUMS, STAGE II

That part of the West half of the Northeast Quarter of Section 9, Township 42 North, Range 10, East of the Third Principal Meridian, described as follows: Beginning at the intersection of the South Line of Dundee Road and the East Line of Sterling Avenue, according to the Plat of dedication for said streets, recorded November 9, 1972 as Document No. 22114867; thence Southerly along the Easterly line of the aforesaid Sterling Avenue for a distance of 639.74 feet; thence Southeasterly along a line that forms an angle of 104° to the left with a prolongation of the last described course for a distance of 210 feet; thence Easterly along a line that forms an angle of 23° to the left with a prolongation of the last described course for a distance of 69 feet; thence Northeasterly along a line that forms an angle of 37° to the left with a prolongation of the last described course for a distance of 123 feet; thence Southeasterly 259.43 feet along a line that intersects the West line of the East 362.35 feet of the West Half of the Northeast Quarter of said Section 9 that is 862.05 feet North of the South Line of the Northeast Quarter of Section 9 as measured along the West Line of the aforesaid East 362.35 feet; thence North along the West Line of the aforesaid East 362.35 feet for a distance of 712.50 feet to a point in the South Line of Dundee Road; thence Westerly along the South Line of Dundee Road for a distance of 435.15 feet to the place of Beginning. (Except therefrom that part of the West Half of the Northeast Quarter of Section 9, described as follows: Commencing at the intersection of the South Line of Dundee Road and the East Line of Sterling Avenue, according to the plat of dedication for said streets, recorded November 9, 1972 as Document No. 22114867; thence Southerly along the Easterly Line of the aforesaid Sterling Avenue for a distance of 639.74 feet for a place of beginning; thence Southeasterly along a line that forms an angle of 104° to the left with a prolongation of the last described course for a distance of 210 feet; thence easterly along a line that forms an angle of 23° to the Left with a prolongation of the last described course for a distance of 69 feet; thence Northeasterly along a line that forms an angle of 37° to the left with a prolongation of the last described course for 123 feet; thence northwesterly along a line that forms an angle of 68° to the left with a prolongation of the last described course for a distance of 254 feet; thence Northwesterly along a line that forms an angle of 64°-41'-09" to the left with a prolongation of the last described course for 127.12 feet, more or less, to a point in the easterly line of the aforesaid Sterling Avenue; thence southerly along the easterly line of Sterling Avenue for a distance of 312 feet to the place of beginning), all in Cook County, Illinois, together with that part of the West half of the Northeast Quarter of Section 9, Township 42 North, Range 10, East of the Third Principal Meridian, described as follows: Commencing at a point in the west line of the east 362.35 feet of the west half of the northeast quarter of said Section 9 that is 260 feet North of the south line of the northeast quarter of said Section 9; thence west at right angles to the west line of the aforesaid east 362.35 feet for 580 feet, thence northwesterly along a line that forms an angle of 77°-34'-42" to the right with a prolongation of the last described course for a distance of 465.69 feet; thence westerly along a line that intersects the west line of the northeast quarter of Section 9 at a point 753.61 feet North of the center of said Section 9 for a distance of 93.51 feet, more or less, to a point in the westerly line of Sterling Avenue, according to

Attachment: Planned Development Ordinance #O-71-75 (2022-8 : 975 N Sterling Ave - Minor PD Amend)

PARCEL 9. COUNTRYSIDE CONDOMINIUMS, STAGE II (Continued)

the plat thereof recorded November 9, 1972 as Document No. 22114867 for a place of beginning; thence continuing westerly along a continuation of the last described course for a distance of 200.98 feet to a point in the west line of the northeast quarter of said section 9; thence north along the west line of the northeast quarter of section 9 for a distance of 703.84 feet to a point in the south line of Dundee Road, according to the plat thereof recorded November 9, 1972 as Document No. 22114867; thence easterly along the south line of Dundee Road for a distance of 445.22 feet to a point in the westerly line of the aforesaid Sterling Avenue; thence southerly along the westerly line of Sterling Avenue for a distance of 856 feet to the place of beginning, all in Cook County, Illinois.

See survey attached hereto as Exhibit L

Attachment: Planned Development Ordinance #O-71-75 (2022-8 : 975 N Sterling Ave - Minor PD Amend)

PUBLIC NOTICE

NOTICE is hereby given that the President and Board of Trustees of the Village of Palatine, Cook County, Illinois will hold a public hearing at the request of L. F. Draper and Associates, by their attorney George K. Mc Cord, to consider granting a special use that would permit a Planned Unit Development on the following legally described property:

PARCEL ONE:
Lots 1, 2 and 3 in Countryside Commercial Area, being a subdivision of part of Section 9, Township 42 North, Range 10 East of the Third Principal Meridian in Cook County, Illinois according to the plat thereof filed March 8, 1972 as Document No. 2611595 in the Office of the Registrar of Torrens Titles of Cook County, Illinois.

PARCEL TWO:
Of that part of Section 9, Township 42 North, Range 10 East of the Third Principal Meridian described as follows: Beginning at the Northeast corner of Lot 2 in "Countryside Commercial Area", a subdivision in the South Half of said Section 9 (recorded as Doc. No. 2611595); thence north along the east line of said Lot 2, extended, to the south line of the Northwest Quarter of the Southeast Quarter of said Section 9; thence East along said south line to its intersection with a line 362 feet west of and parallel to the east line of the west Half of the East Half of said Section 9; thence North along said parallel line to the north right of way line of Dundee Road; thence West along said North right of way line to the West right of way line of Coolidge Avenue, extended; thence South along said west right of way line to the North right of way line of Poplar Street; thence West along said North right of way line to its intersection with a line 430 feet east of and parallel to the center line of Park Avenue; thence South along said parallel line to the north line of Lot 3 in "Countryside Commercial Area", extended; thence East along said extended north line to the point of beginning; all in Cook County, Illinois.

PARCEL THREE:
That part of the Southeast Quarter of the Southwest Quarter of Section 9, Township 42 North, Range 10 East of the Third Principal Meridian bounded by a line described as follows: Commencing at the intersection of the North line of the Southeast Quarter of the Southwest Quarter aforesaid with the center line of Park Avenue, extended, as laid out in PERCY WILSON'S FORESTVIEW HIGHLANDS, a subdivision in the Northeast Quarter of said Southwest Quarter; thence South along the center line of Park Avenue as extended South, 946.2 feet to a point on the Northeasterly line of the Northwest Highway; thence Southeasterly along the Northeasterly line of said Highway, 320.0 feet; thence Northeasterly on a line drawn at right angles to the Northeasterly line of said Highway, 303.66 feet; thence North along a line drawn parallel with the center line of Park Avenue as extended South, 846.65 feet to a point on the North line of the Southeast Quarter of the Southwest Quarter of said Section 9; thence West along said North line 430.0 feet to the place of beginning, Cook County, Illinois.

Petitioner is asking, among other things that a YMCA facility be approved for 9.70 acres; that a shopping mall, restaurant, nursery school, one-story office building and a two-story office building be approved for 12.58 acres; that 720 rental apartment units be approved for 57.43 acres; that an apartment recreation facility be approved for 4.58 acres; that 128 condominium units be approved for 10.20 acres; that a condominium recreation area be approved for 1.92 acres; and that 128 condominium units be approved 11.30 acres. The total project consists of 110 acres.

Attachment: Planned Development Ordinance #O-71-75 (2022-8 : 975 N Sterling Ave - Minor PD Amend)

PETITIONER is further asking that certain special uses now existing in the proposed PUD be approved by the Village Board and that applicable licenses be issued to all existing businesses.

The public hearing will be held on Monday, October 6, 1975 at 8:00 P.M. in the Slade Street Fire Station, 117 West Slade Street, Palatine, Illinois.

All persons desiring to be heard on the question will be heard at this time.

DATED: This 18th day of September, 1975.

by order of the President and Board
of Trustees of the Village of Palatine

Diane Greenlees, Village Clerk

Attachment: Planned Development Ordinance #O-71-75 (2022-8 : 975 N Sterling Ave - Minor PD Amend)

CERTIFICATE OF PUBLICATION

THE BARRINGTON PRESS, INC.

Barrington, Illinois

I, Barbara Kaiser

being duly sworn, do hereby certify that I am the authorized agent of THE BARRINGTON PRESS, INC., a Corporation organized and existing under and by virtue of the laws of the State of Illinois, and DO HEREBY CERTIFY that said corporation is the publisher of

Palatine Countryside

That said Palatine Countryside

is a secular newspaper and has been published weekly in the Village of Barrington, County of Lake and State of Illinois, continuously for more than one year prior to, on and since the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village, County, and State;

I further certify that Palatine Countryside is a newspaper as defined in 'an Act to revise the law in relation to notices" as amended by Act approved July 17, 1959—Ill. Revised Statutes, Chap. 100, Para. 1 & 5;

That a notice, of which the annexed printed slip is a true copy, was published 1 times in said Palatine Countryside namely once in each week for 1 ~~successive~~ weeks and that the first publication of said notice as aforesaid was made in said newspaper, dated and published on the 16th day of October, A.D. 19 75 and the last publication thereof was made in said newspaper and published on the 16th day of October A.D. 19 75.

Given under my hand this 20th day of October A.D. 19 75.

THE BARRINGTON PRESS, INC.

By Barbara Kaiser
Agent.

State of Illinois)
) ss.
County of Lake)

Barbara Kaiser being duly sworn deposes and says that the matters and things stated in the above and foregoing certificate are true in substance and fact.

Subscribed and sworn to before me this 20th day of October, A.D. 19 75.

Margaret B. Regen
Notary Public.

My Commission expires My Commission Expires Dec. 28, 1976

Form COP-IM-3-73

Attachment: Planned Development Ordinance #O-71-75 (2022-8 : 975 N Sterling Ave - Minor PD Amend)

Legal Notice Legal Notice Legal Notice Legal Notice

ORDINANCE NO. 0-71-75
PLANNED DEVELOPMENT ORDINANCE
Countryside Property

WHEREAS, a Pre-Annexation Agreement dated July 14, 1969, was entered into by and among the Village of Palatine, K. K. & Co., an Illinois Limited Partnership, and the Board of Trustees, Young Men's Christian Association of Metropolitan Chicago on behalf of the Countryside YMCA, a non-profit corporation; and

WHEREAS, pursuant to such Pre-Annexation Agreement a portion of the property described on Exhibit M. attached hereto and made a part hereof was duly annexed to the Village of Palatine, on February 10, 1975 and the balance of such property was so annexed on March 10, 1975; and

WHEREAS, upon the petitions of the owners of said property, hearings were held by the President and the Board of Trustees of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine in such case made and provided, and said President and Board of Trustees having made its findings; and

WHEREAS, the President and Board of Trustees of the Village of Palatine have found that the said property, which contains approximately 110 acres of contiguous land, is susceptible to planned development treatment;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF PALATINE, COUNTY OF COOK AND STATE OF ILLINOIS:

SECTION 1: A Planned Development hereby is granted and approved as a special use under and pursuant to Section 11.08 of the Zoning Ordinance of the Village of Palatine, as amended, for the real estate described on the Plat of Annexation attached hereto as Exhibit M and made a part hereof, subject, however, to all provisions, covenants, restrictions and conditions specified in this ordinance.

SECTION 2: Development of the aforesaid real estate is approved in accordance with the Plan of the Planned Development attached to this ordinance as Exhibit B and made a part hereof, the Parcel designations and legal descriptions attached to this ordinance as Exhibit A and made a part hereof, and the surveys attached to this ordinance as Exhibits C, D, E, F, G, H, I, J, K, and L and made a part hereof, and with all requirements of the aforesaid Section 11.08 of the Zoning Ordinance of the Village of Palatine.

SECTION 3: The special conditions and restrictions applicable to this Planned Development are as follows:

A. Those improvements on the property described in Exhibit A which have been completed pursuant to and in accordance with applicable sections and requirements of the Cook County Building Ordinance are approved as to specifications and manner of construction.

B. Those improvements on the property on which construction has begun under building permits issued by the Department of Building and Zoning of Cook County, to wit: the office building located on Lot 1 of Parcel 2, Exhibit A, the shopping mall located on Lot 3 of Parcel 2, Exhibit A, the condominiums located on Parcel 7, Exhibit A, and the condominium recreation facility located on Parcel 8, Exhibit A, shall continue to be constructed under such permits. Such construction shall be inspected by the said Department of Building and Zoning of Cook County, and said Department shall issue final Certificates of Occupancy for the improvements so constructed.

C. Those improvements being constructed, and inspected under Cook County permits shall be deemed approved by the Village of Palatine as to specifications and manner of construction upon the issuance of final approvals therefor by the appropriate Cook County authorities.

D. Those improvements proposed for Parcel 9, Exhibit A shall be constructed solely pursuant to and in compliance with the applicable ordinances of the Village of Palatine, and the Village shall be solely responsible for the issuance of building permits, inspection of construction, issuance of certificates of occupancy, and such other matters as may relate to the construction of said improvements as proposed.

E. All licenses and permits required for the continued operation of the commercial businesses located on Parcel 2, Exhibit A, the recreation facilities located on Parcel 6 and Parcel 8, Exhibit A, and all of the residential units located on the property described in Exhibit A shall henceforth be issued pursuant to and in accordance with the ordinances of the Village of Palatine, as the same may be amended from time to time.

F. A special use to operate a restaurant on the premises commonly known as: 1232 W. Baldwin Road, Palatine, Illinois, is hereby approved and granted to the present occupant thereof, to wit: The French Quarter, Inc., An Illinois corporation.

SECTION 4: With respect to the development of Parcel 9, Exhibit A, additional special conditions and restrictions shall be applicable as follows:

A. Development of Parcel 9, Exhibit A shall be in accordance with the plan for such development as shown on Exhibit B. attached hereto.

B. Such development shall be limited to not more than 128 condominium units, in four buildings of 32 units each.

C. No building in Parcel 9 shall be more than two (2) stories in height.

D. A minimum of 1.5 off-street parking spaces shall be provided in Parcel 9 for each individual dwelling unit.

E. Construction of the improvements on Parcel 9 shall be commenced no later than January 1, 1976 and completed no later than July 1, 1978.

SECTION 5: The changes and modifications in Zoning District Regulations which otherwise would have been applicable include the construction of the following described buildings and related uses on property which is zoned for an R-1 Single-Family Dwelling District:

Parcel No. Exhibit "A"	Use	Acres
1	YMCA Facility	9.70
2	Commercial	
	— Shopping Mall and Restaurant	10.86
	— Nursery School	.48
	— One Story Office	.69
	— Two Story Office	.55
3	Phase I — 240 apartments	21.11
4	Phase II — 240 apartments	18.67
5	Phase III — 240 apartments	17.65
6	Apartment recreation facility	4.58
7	Condominiums, Stage I— 128 Units	10.20
8	Condominium recreation area	1.92
9	Condominiums, Stage II — 128 Units	11.30

SECTION 6: That the following documents shall be attached to and form a part of this ordinance:

A. The reports and minutes of the President and Board of Trustees of the Village of Palatine hearings regarding this Planned Development.

B. A copy of the public notice of the hearings of said President and Board of Trustees.

C. The Pre-Annexation Agreement dated July 14, 1969, by and among the Village of Palatine, K. K. & Co., an Illinois limited Partnership, and the Board of Trustees, Young Men's Christian Association of Metropolitan Chicago on behalf of the Countryside YMCA, a non-profit Corporation.

SECTION 7: The Zoning Map of the Village of Palatine is hereby amended to reflect this change.

SECTION 8: That this Ordinance shall be in full force and effect from and after its passage, approval and publications as provided by law.

PASSED: This 13th day of October, 1975.
AYES: 6 NAYES: 0 ABSENT: 0 PASS: 0
APPROVED by me this 13th day of October, 1975.

s/ Wendell E. Jones
President of the Village of Palatine

ATTESTED and FILED in the Office of the Village Clerk, this 13th day of October, 1975.

s/ Diane Greenlees
Village Clerk

(Exhibits on view for public inspection at 54 South Brockway, Palatine, Illinois.)

PUBLISHED in the Palatine Countryside October 16, 1975.

42-1

Attachment: Planned Development Ordinance #O-71-75 (2022-8 : 975 N Sterling Ave - Minor PD Amend)

PUBLIC HEARING HELD BY THE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS, IN THE BOARD ROOM OF THE SLADE STREET FIRE STATION ON MONDAY, OCTOBER 6, 1975, TO CONSIDER GRANTING A SPECIAL USE TO PERMIT A PLANNED UNIT DEVELOPMENT ON PROPERTY COMMONLY KNOWN AS COUNTRYSIDE PUD.

ROLL CALL:
Present: President Wendell Jones, Trustees: Fred Zjaonc, Philip Stern, James Shaw, Richard Fonte, Robert Guss, and Bryan Coughlin.
Absent: None

Prior to the start of the public hearing, Mr. Glass stated that the Public Hearing was a legal requirement now that the property has been annexed to the Village. The PUD reflects what is there. Mr. Harwig stated that the Village had approved the project to the County and through a pre-annexation agreement.

President Jones asked if anyone wished to be heard on this matter. No one came forward.
President Jones asked if the Board had any questions regarding the reason for the PUD Public Hearing on the Countryside Property.

There is only one area that has not been built and that is area #9. Trustee Shaw asked if there was a timetable for Area #9. The time period shows that #9 must be begun by January 1, 1976 and must be completed by July 1, 1978.

Trustee Fonte, seconded by Trustee Stern, moved that the Public Hearing be closed. Voice vote - MOTION CARRIED. Time: 8:40 P.M.

Diane Greenlees

Diane Greenlees, Village Clerk

Attachment: Planned Development Ordinance #O-71-75 (2022-8 : 975 N Sterling Ave - Minor PD Amend)

Legal Notice

Legal Notice

VILLAGE OF PALATINE
PUBLIC NOTICE

NOTICE is hereby given that the President and Board of Trustees of the Village of Palatine, Cook County, Illinois will hold a public hearing at the request of L. F. Draper and Associates, by their attorney George K. Mc Cord, to consider granting a special use that would permit a Planned Unit Development on the following legally described property:

PARCEL ONE:
Lots 1, 2 and 3 in Countryside Commercial Area, being a subdivision of part of Section 9, Township 42 North, Range 10 East of the Third Principal Meridian in Cook County, Illinois according to the plat thereof filed March 8, 1972 as Document No. 2611595 in the Office of the Registrar of Torrens Titles of Cook County, Illinois.

PARCEL TWO:
Of that part of Section 9, Township 42 North, Range 10 East of the Third Principal Meridian described as follows: Beginning at the Northeast corner of Lot 2 in "Countryside Commercial Area", a subdivision in the South Half of said Section 9 (recorded as Doc. No. 2611595); thence north along the east line of said Lot 2, extended, to the south line of the Northwest Quarter of the Southeast Quarter of said Section 9; thence East along said south line to its intersection with a line 362 feet west of and parallel to the east line of the west Half of the East Half of said Section 9; thence North along said parallel line to the north right of way line of Dundee Road; thence West along said North right of way line to the West right of way line of Coolidge Avenue, extended; thence South along said west right of way line to the North right of way line of Poplar Street; thence West along said North right of way line to its intersection with a line 430 feet east of and parallel to the center line of Park Avenue; thence South along said parallel line to the north line of Lot 3 in "Countryside Commercial Area", extended; thence East along said extended north line to the point of beginning; all in Cook County, Illinois.

PARCEL THREE:
That part of the Southeast Quarter of the Southwest Quarter of Section 9, Township 42 North, Range 10 East of the Third Principal Meridian bounded by a line described as follows: Commencing at the intersection of the North line of the Southeast Quarter of the Southwest Quarter aforesaid with the center line of Park Avenue, extended, as laid out in PERCY WILSON'S FORESTVIEW HIGHLANDS, a subdivision in the Northeast Quarter of said Southwest Quarter; thence South along the center line of Park Avenue as extended South, 946.2 feet to a point on the Northeasterly line of the Northwest Highway; thence Southeasterly along the Northeasterly line of said Highway, 320.3 feet; thence Northeasterly on a line drawn at right angles to the Northeasterly line of said Highway, 303.66 feet; thence North along a line drawn parallel with the center line of Park Avenue as extended South, 846.65 feet to a point on the North line of the Southeast Quarter of the Southwest Quarter of said Section 9; thence West along said North line 430.0 feet to the place of beginning, Cook County, Illinois

Petitioner is asking, among other things that a YMCA facility be approved for 9.70 acres; that a shopping mall, restaurant, nursery school, one-story office building and a two-story office building be approved for 12.58 acres; that 720 rental apartment units be approved for 57.43 acres; that an apartment recreation facility be approved for 4.58 acres; that 128 condominium units be approved for 10.20 acres; that a condominium recreation area be approved for 1.92 acres; and that 128 condominium units be approved 11.30 acres. The total project consists of 110 acres.

PETITIONER is further asking that certain special uses now existing in the proposed PUD be approved by the Village Board and that applicable licenses be issued to all existing businesses.

The public hearing will be held on Monday, October 6, 1975 at 8:00 P.M. in the Slade Street Fire Station, 117 West Slade Street, Palatine, Illinois.

All persons desiring to be heard on the question will be heard at this time.

DATED: This 18th day of September, 1975.

by order of the President
and Board of Trustees of the
Village of Palatine
Diane Greenlees,
Village Clerk

PUBLISHED in the Palatine Countryside, September 18, 1975.

38-1

CERTIFICATE OF PUBLICATION

THE BARRINGTON PRESS, INC.

Barrington, Illinois

I, Barbara Kaiser

being duly sworn, do hereby certify that I am the authorized agent of THE BARRINGTON PRESS, INC., a Corporation organized and existing under and by virtue of the laws of the State of Illinois, and DO HEREBY CERTIFY that said corporation is the publisher of

Palatine Countryside

That said Palatine Countryside is a secular newspaper and has been published weekly in the Village of Barrington, County of Lake and State of Illinois, continuously for more than one year prior to, on and since the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village, County, and State;

I further certify that Palatine Countryside is a newspaper as defined in "an Act to revise the law in relation to notices" as amended by Act approved July 17, 1959--Ill. Revised Statutes, Chap. 100, Para. 1 & 5;

That a notice, of which the annexed printed slip is a true copy, was published 1 times in said Palatine Countryside namely once in each week for 1 ~~successive~~ weeks and that the first publication of said notice as aforesaid was made in said newspaper, dated and published on the 18th day of September, A.D. 19 75 and the last publication thereof was made in said newspaper and published on the 18th day of September A.D. 19 75.

Given under my hand this 22nd day of September A.D. 19 75.

THE BARRINGTON PRESS, INC.

By Barbara Kaiser
Agent.

State of Illinois)
) ss.
County of Lake)

Barbara Kaiser being duly sworn deposes and says that the matters and things stated in the above and foregoing certificate are true in substance and fact.

Subscribed and sworn to before me this 22nd day of September, A.D. 19 75.

Margaret B. Ruger
Notary Public.

My Commission expires My Commission Expires Dec. 28, 1976

Form COP-IM-3-73

Attachment: Planned Development Ordinance #O-71-75 (2022-8 : 975 N Sterling Ave - Minor PD Amend)

VILLAGE OF PALATINE

Fifty-four South Brockway • Palatine, Illinois 60067 • Cook County
358-7500

October 9, 1975

To: President and Board of Trustees

From: Anton H. Harwig, Village Manager

We have reviewed the PUD for Countryside and note that the ordinance does not provide for underlying zoning for regulatory purposes.

It is recommended that the motion to adopt the PUD for the Countryside property include the phraseology "for regulatory purposes, the commercial area falling on parcel 2 shall carry with it authorization for signs such as would be permitted in a B-1 zoning district; provided, however, that the sign presently constructed for Union Federal Savings & Loan Association shall be permitted to the extent that such sign complies with the sign requirements in a B-2 zoning district".

Under the provisions of Section 6A of the proposed ordinance, this inclusion in the minutes will provide guidelines for Administration on future requests for signs, etc.

vb

Attachment: Planned Development Ordinance #O-71-75 (2022-8 : 975 N Sterling Ave - Minor PD Amend)

VILLAGE OF PALATINE

Fifty-four South Brockway • Palatine, Illinois 60067 • Cook County
358-7500

August 13, 1975

To: Anton H. Harwig, Village Manager

From: Robert T. Rudd, Administrative Assistant

Re: Countryside Mall uses

Listed below are the various shops and stores currently located within the mall. In parentheses are descriptions of the uses.

Teacher's of London, Ltd. (cards, gifts)
Peter Daniel (men's clothing)
The French Quarter (various gift shops and restaurant)
Ski Peddler (sporting goods)
Terresphere (retail plant sales)
The House of European Arts (art objects)
Carlita's Imports (gift shop)
Universal Travel, Inc. (travel agency)
Bertie's of Countryside (women's clothing)
Hobby Hut (hobby shop)
Lady Madonna (maternity wear)
Countryside Beauty Shop (beauty salon)
Treasure Island (retail grocery)
Countryside Pharmacy (pharmacy)
Elegance Cleaners (clothes cleaners)
Cohen Jewelry (jewelry store)
Batches and Patches (bakery)

Greenhouse (restaurant)
Kid's Country Ltd. (day nursery)
One-story office building (attorney's Office, contractor's office)
Two-story office building

Attachment: Planned Development Ordinance #O-71-75 (2022-8 : 975 N Sterling Ave - Minor PD Amend)

ORDINANCE NO. 0-37-69

AN ORDINANCE AUTHORIZING THE EXECUTION OF AN ANNEXATION AGREEMENT

WHEREAS, it is in the best interests of the Village of Palatine that a certain Annexation Agreement, a copy of which is attached hereto and made part hereof, be entered into; and

WHEREAS, the owners of record of the land which is the subject of such agreement are ready, willing and able to enter into such agreement and to perform the obligations as required thereunder; and

WHEREAS, the statutory procedures provided in Division 15.1 of Article 11 of the Illinois Municipal Code, as amended, for the execution of said Annexation Agreement have been fully complied with;

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Palatine, Cook County, Illinois, as follows:

SECTION 1: The President is authorized and directed to execute, and the Clerk is directed to attest the Annexation Agreement, a copy of which is attached hereto and made a part hereof.

SECTION 2: This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

PASSED: This 14th day of July, 1969.

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

APPROVED by me this 14th day of July, 1969.

President of the Village of Palatine

ATTESTED and filed in the office of the Village Clerk this 14th day of July, 1969.

Village Clerk

Attachment: Planned Development Ordinance #O-71-75 (2022-8 : 975 N Sterling Ave - Minor PD Amend)

PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the corporate authorities of the Village of Palatine, Illinois will hold a public hearing on Monday, June 23, 1969 at 8 P M in the Board Room of the Village Hall, 54 South Brockway Street, Palatine, Illinois.

This public hearing shall be for the purpose of considering a proposed annexation agreement to be executed between the Corporate authorites of the Village of Palatine, L. F. Draper, Inc. and the Countryside YMCA, the owners of certain territory described below, pursuant to Division 15.1 of Article 11 of the Illinois Municipal Code, as amended.

The territory which is the subject of the proposed annexation agreement consists of approximately 110 acres and is legally described as:

PARCEL 1: The west 269 feet of the northwest quarter of the southeast quarter of Section 9, Township 42 North, Range 10 East of the Third Principal Meridian, and west 269 feet of that part lying south of the center line of Dundee Road of the West Half of the Northeast Quarter of Section 9, Township 42 North, Range 10 East of the Third Principal Meridian;

PARCEL 2: The East 269 feet of the west 538 feet of the Northwest Quarter of the Southeast Quarter and the East 269 feet of the West 538 feet of that part lying south of the center line of Dundee Road of the West Half of the Northeast Quarter of Section 9, Township 42 North, Range 10 East of the Third Principal Meridian;

PARCEL 3: The West two-thirds (except the East 250 feet thereof) of the Southwest Quarter of the Southeast Quarter of Section 9, Township 42 North, Range 10 East of the Third Principal Meridian;

PARCEL 4: That part of the Southeast Quarter of the Southwest Quarter of Section 9, Township 42 North, Range 10 East of the Third Principal Meridian described as follows: Beginning at the intersection of the north line of the Southeast Quarter of the said Southwest Quarter with the center line (extended) of Park Avenue as laid out in Percy Wilson's Forest View Highlands, (a subdivision in the Northeast Quarter of said Southwest Quarter) being a point in said North line distant East 316 feet more or less along said North line from the Northwest corner of the Southeast Quarter of said Southwest Quarter and running thence South along said centerline (extended) of Park Avenue 962.95 feet to the Northeasterly line of the Northwest Highway, thence Southeasterly along said Northeasterly line to the South line of said Southwest Quarter; thence East along said South line to the East line of said Southwest Quarter; thence North along said East line to the North line of the Southeast Quarter of said Southwest Quarter; thence West along said North line to the place of beginning, all in Cook County, Illinois.

PARCEL 5: Tract "C" and "D" according to a plat of survey made March 9, 1953 by Fred Oswald, a land surveyor. Said tract of land being 436 feet in width as measured east and west, and approximately 2943 feet in length as measured north and south, and being parts of the Southeast and Northeast Quarters of Section 9, Township 42 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois.

Attachment: Planned Development Ordinance #O-71-75 (2022-8 : 975 N Sterling Ave - Minor PD Amend)

The proposed agreement provides for:

A. The annexation of such territory when and if it becomes contiguous to the Village of Palatine.

B. The development plans would be submitted to the Village of Palatine for its approval, prior to presentation to the proper authorities of the County of Cook.

C. That the developer, L. F. Draper, agrees that all such development plans will be made to comply with all applicable ordinances of the Village of Palatine.

D. Developer, L. F. Draper agrees that the total development will be in substantial conformity with the Planned Development Ordinance of the Village of Palatine to the extent it is not in conformance with ordinances of the County of Cook.

E. The Village agrees to construct certain water and sewer facilities to serve the subject property; the cost of such construction to be paid by L. F. Draper.

F. The Village agrees to use its best efforts to recover for L. F. Draper a portion of the cost for the installation of these utilities, subject to a recapture agreement.

G. L. F. Draper agrees to bind successors in ownership to the terms of this agreement.

H. Other matters relating to the foregoing.

All persons present shall be given an opportunity to be heard.

By order of the President and Board of Trustees of the Village of Palatine, Illinois.

LOUISE A. JONES
Village Clerk

Attachment: Planned Development Ordinance #O-71-75 (2022-8 : 975 N Sterling Ave - Minor PD Amend)

EXHIBIT "A"

PARCEL 1:
THE WEST 269 FEET OF THE NORTH WEST QUARTER OF THE SOUTH EAST QUARTER OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND WEST 269 FEET OF THAT PART LYING SOUTH OF CENTER OF DUNDEE ROAD OF THE WEST HALF OF THE NORTH EAST QUARTER OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN,

PARCEL 2:
THE EAST 269 FEET OF THE WEST 538 FEET OF THE NORTH WEST QUARTER OF THE SOUTH EAST QUARTER AND THE EAST 269 FEET OF THE WEST 538 FEET OF THAT PART LYING SOUTH OF CENTER OF DUNDEE ROAD OF THE WEST HALF OF THE NORTH EAST QUARTER OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN,

PARCEL 3:
THE WEST TWO-THIRDS (EXCEPT THE EAST 250 FEET THEREOF) OF THE SOUTH WEST QUARTER OF THE SOUTH EAST QUARTER OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN,

PARCEL 4:
THAT PART OF THE SOUTH EAST QUARTER OF THE SOUTH WEST QUARTER OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH EAST QUARTER OF THE SAID SOUTH WEST QUARTER WITH THE CENTER LINE (EXTENDED) OF PARK AVENUE AS LAID OUT IN PERCY WILSON'S FOREST VIEW HIGHLANDS, (A SUBDIVISION IN THE NORTH EAST QUARTER OF SAID SOUTH WEST QUARTER) BEING A POINT IN SAID NORTH LINE DISTANT EAST 316 FEET MORE OR LESS ALONG SAID NORTH LINE FROM THE NORTH WEST CORNER OF THE SOUTH EAST QUARTER OF SAID SOUTH WEST QUARTER AND RUNNING THENCE SOUTH ALONG SAID CENTERLINE (EXTENDED) OF PARK AVENUE 962.95 FEET TO THE NORTH EASTERLY LINE OF THE NORTH WEST HIGHWAY, THENCE SOUTH EASTERLY ALONG SAID NORTH EASTERLY LINE TO THE SOUTH LINE OF SAID SOUTH WEST QUARTER; THENCE EAST ALONG SAID SOUTH LINE TO THE EAST LINE OF SAID SOUTH WEST QUARTER; THENCE NORTH ALONG SAID EAST LINE TO THE NORTH LINE OF THE SOUTH EAST QUARTER OF SAID SOUTH WEST QUARTER; THENCE WEST ALONG SAID NORTH LINE TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

TRACT "C" AND "D" ACCORDING TO A PLAT OF SURVEY MADE MARCH 9, 1953 BY FRED OSWALD, A LAND SURVEYOR. SAID TRACT OF LAND BEING 436 FEET IN WIDTH AS MEASURED EAST AND WEST AND APPROXIMATELY 2943 FEET IN LENGTH AS MEASURED NORTH AND SOUTH AND BEING PARTS OF THE SOUTH EAST AND NORTH EAST QUARTERS OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN.

FORM 84-01 7-68

Attachment: Planned Development Ordinance #O-71-75 (2022-8 : 975 N Sterling Ave - Minor PD Amend)

EXHIBIT B

That part of the Southeast ¼ of the Southwest ¼ of Section 9, Township 42 North, Range 10, East of the 3rd Principal Meridian bounded by a line described as follows: Commencing at the intersection of the North line of the Southeast ¼ of the Southwest ¼, aforesaid, with the center line of Park Avenue, extended, as laid out in PERCY WILSON'S FORESTVIEW HIGHLANDS, a subdivision in the Northeast ¼ of said Southwest ¼; thence South along the center line of Park Avenue as extended South, 946.02 feet to a point on the Northeasterly line of the Northwest Highway; thence Southeasterly along the Northeasterly line of said Highway, 320.0 feet; thence Northeasterly on a line drawn at right angles to the Northeasterly line of said Highway, 303.66 feet; thence North along a line drawn parallel with the center line of Park Avenue as extended South, 846.65 feet to a point on the North line of the Southeast ¼ of the Southwest ¼ of said Section 9; thence West along said North line 430.0 feet to the place of beginning, Cook County, Illinois.

Attachment: Planned Development Ordinance #O-71-75 (2022-8 : 975 N Sterling Ave - Minor PD Amend)

EXHIBIT D

ORDINANCE NO. O-43-69

AN ORDINANCE
PROVIDING FOR PRO-RATA REIMBURSEMENT
OF THE COST OF INSTALLATION OF A CERTAIN
PUBLIC SANITARY SEWER AND PUBLIC WATER
MAIN FROM PROPERTY OWNERS ABUTTING ON
SAID SEWER AND WATER MAIN

WHEREAS, the Village of Palatine has agreed, pursuant to the terms of a certain pre-annexation agreement with K. K. Company, Ltd., a limited partnership, (hereinafter called "the Contractor,") dated July 14, 1969, to recover for said partnership from the abutting owners the costs of installation of certain sanitary sewers and water mains, constructed or to be constructed by the Contractor over the property described as follows:

PARCEL 1: The West 269 feet of the Northwest Quarter of the Southeast Quarter of Section 9, Township 42 North, Range 10 East of the Third Principal Meridian, and west 269 feet of that part lying South of the center line of Dundee Road, of the West Half of the Northeast Quarter of Section 9, Township 42 North, Range 10 East of the Third Principal Meridian;

PARCEL 2: The east 269 Feet of the West 538 Feet of the Northwest Quarter of the Southeast Quarter and the East 269 feet of the West 538 feet of that part lying south of the center line of Dundee Road of the West Half of the Northeast Quarter of Section 9, Township 42 North, Range 10 East of the Third Principal Meridian;

PARCEL 3: The west two-thirds (except the East 250 feet thereof) of the Southwest Quarter of the Southeast Quarter of Section 9, Township 42 North, Range 10 East of the Third Principal Meridian;

PARCEL 4: That part of the Southeast Quarter of the Southwest Quarter of Section 9, Township 42 North, Range 10 East of the Third Principal Meridian, described as follows: Beginning at the intersection of the North line of the Southeast Quarter of the said Southwest Quarter with the center line (extended) of Park Avenue as laid out in Percy Wilson's Forest View Highlands , (a Subdivision in the Northeast Quarter of said Southwest Quarter) being a point in said North line distant East 316 feet more or less along said North line from the Northwest corner of the Southeast Quarter of said Southwest Quarter and running thence South along said center line (extended) of Park Avenue 962.95 feet to the Northeasterly line of the Northwest Highway, thence Southeasterly along said Northeasterly line to the South line of said Southwest Quarter; thence East along said South line to the East line of said Southwest Quarter; thence North along said East line to the North line of the Southeast Quarter of said Southwest Quarter; thence West along said North line to the place of beginning, all in Cook County, Illinois;

Attachment: Planned Development Ordinance #O-71-75 (2022-8 : 975 N Sterling Ave - Minor PD Amend)

PARCEL 5: Tract "C" and "D" according to a plat of survey made March 9, 1953 by Fred Oswald, a land surveyor. Said Tract of Land being 436 feet in width as measured east and West and approximately 2943 feet in length as measured North and South and being parts of the Southeast and Northeast Quarters of Section 9, Township 42 North, Range 10 East of the Third Principal Meridian.

PARCEL 6: That part of the Southeast Quarter of the Southwest Quarter of Section 9, Township 42 North, Range 10 East of the Third Principal Meridian bounded by a line described as follows: Commencing at the intersection of the North line of the Southwest Quarter, aforesaid, with the center line of Park Avenue (extended) as laid out in Percy Wilson's Forestview Highlands, a subdivision in the Northeast Quarter of said Southwest Quarter; thence South along the center line of Park Avenue as extended South, 946.02 feet to a point on the Northeasterly line of the Northwest Highway; thence Southeasterly along the Northeasterly line of said Highway, 320.0 feet; thence Northeasterly on a line drawn at right angles to the Northeasterly line of said Highway, 303.66 feet; thence North along a line drawn parallel with the center line of Park Avenue as extended South, 846.65 feet to a point on the North line of the Southeast Quarter of the Southwest Quarter of said Section 9; thence West along said North line 430.0 feet to the place of beginning, all in Cook County, Illinois.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Palatine, Cook County, Illinois:

SECTION 1: For purposes of this ordinance, "NON-CONTRIBUTING OWNER" shall mean any person or persons who paid no part of the construction cost of the sanitary sewer and water main to be installed by the Contractor and whose property benefits therefrom by abutting laterally upon any section of the public street or easement within which said sanitary sewer and water main are located at the time of their construction, including subsequent purchasers of such property with prior notice of this ordinance.

SECTION 2: Upon completion of the proposed sanitary sewer and water main by the Contractor, approval thereof by the Village Engineer of the Village of Palatine, the contractor may obtain reimbursement from any NON-CONTRIBUTING OWNER of a pro-rata share of the cost of said sanitary sewer and water main installation by first furnishing the Village with the following information in certified form:

Attachment: Planned Development Ordinance #O-71-75 (2022-8 : 975 N Sterling Ave - Minor PD Amend)

(a) Satisfactory evidence of the nature, extent, location and total cost of said sanitary sewer and water main; and

(b) The legal description of all parcels of land abutting laterally on said sanitary sewer and water main as they existed at the time of its construction, and, if the parcels have changed, as they exist at the time such information is furnished; and

(c) The recommended apportionment of the reported costs between parcels originally owned by Contractor and parcels of NON-CONTRIBUTING OWNERS at the time such recommendation is filed.

SECTION 3: As soon as the President and Board of Trustees of the Village of Palatine are satisfied that the total cost and the distribution thereof among the parcels described under Section 2 (b) above is reasonable and proper, the Village shall so certify in writing, and thereafter, whenever any NON-CONTRIBUTING OWNER applies to the Village for the right to tap into or make connection with said sanitary sewer or water main, the Director of Public Works shall certify to such applicant the amount due from him under this ordinance. The amount so certified shall be collected from applicant before issuing him any permit to tap into or make connection therewith. The amount so collected shall be remitted to Contractor to the extent required by this ordinance. The amounts to be collected from NON-CONTRIBUTING OWNERS under this paragraph shall be in addition to and exclusive of fees required and fixed by any other ordinance for inspection of, or permits for, connections with or taps into sewer lines or water mains.

SECTION 4: This ordinance shall be effective upon its passage and approval according to law.

Attachment: Planned Development Ordinance #O-71-75 (2022-8 : 975 N Sterling Ave - Minor PD Amend)

SECTION 5: The Village Clerk of the Village of Palatine hereof is authorized and directed to file with the Recorder of Deeds of Cook County, Illinois, a certified copy of this ordinance.

PASSED: This 11th day of August, 1969.

AYES: 4 NAYS: 0 ABSENT: 3 PASS: 0

APPROVED by me this 11th day of August, 1969.

President of the Village of Palatine

ATTESTED AND FILED by me this 11th day of August, 1969 and RECORDED WITH THE RECORDER OF DEEDS OF THE COUNTY OF COOK, STATE OF ILLINOIS, as Document No. _____ on this _____ day of _____, 1969.

Village Clerk

Attachment: Planned Development Ordinance #O-71-75 (2022-8 : 975 N Sterling Ave - Minor PD Amend)

VILLAGE OF Palatine DEPARTMENT OF PUBLIC WORKS

Director of Public Works
JAMES C. BENNETT

148 West Illinois Street • Palatine, Illinois 60067
Phone: 358-7544

June 24, 1969

EXHIBIT C

TO: BERT BRAUN, VILLAGE MANAGER

FROM: JAMES BENNETT, DIRECTOR OF PUBLIC WORKS

SUBJECT: COST OF WATER MAIN INSTALLATION

Pursuant to your instructions, the attached is an estimate of cost for approximately 7200 lineal feet of 12" C.I.W.M. and accessories; also, approximately 5500 lineal feet of 8" C.I.W.M. and accessories. There will be valves installed every 1000 feet and tees installed every 400 feet, "plus" or "minus", for future fire hydrants.

Attachment: Planned Development Ordinance #O-71-75 (2022-8 : 975 N Sterling Ave - Minor PD Amend)

ESTIMATE OF CONSTRUCTION COST

June 24, 1969

K & K and Y.M.C.A. PROJECT

Item	Description	Quantity	Unit Price	Total Cost
1.	12" C.I.W.M. Class 22	7200 L.F.	$ 8.75	$ 63,000.00
2.	8" C.I.W.M. Class 24	5500 L.F.	5.25	28,875.00
3.	12" Gate Valves & 60"dia. Vaults	8 Each	600.00	4,800.00
4.	8" Gate Valves & 48"dia. Vaults	5 Each	350.00	1,750.00
5.	12"x6" Tees & 6" Plugs	19 Each	90.26	1,714.94
6.	8"x6" Tees & 6" Plugs	14 Each	56.00	784.00
7.	Fire Hydrant & Auxiliary Valve	1 Each	375.00	375.00
8.	22" Steel Casing, Auger & Push	140 L.F.	55.00	7,700.00
9.	16" Steel Casing, Auger & Push	180 L.F.	45.00	8,100.00
10.	Trench Back Fill, Est.	C.Y.	2.50	1,500.00
				$118,598.94

Attachment: Planned Development Ordinance #O-71-75 (2022-8 : 975 N Sterling Ave - Minor PD Amend)

PRE-ANNEXATION AGREEMENT

THIS AGREEMENT, made and entered into this 14th day of July, 1969, by and among the VILLAGE OF PALATINE, a municipal corporation, Cook County, Illinois (hereinafter called the "Village"), K. K. and Co. XXX., a limited partnership, c/o L. F. DRAPER AND ASSOCIATES, INC., general partner, 119 East Palatine Road, Palatine, Illinois (hereinafter called "K. K.") and COUNTRYSIDE Y.M.C.A. (hereinafter called "Y.M.C.A.");

W I T N E S S E T H

WHEREAS, K. K. is the owner of fee simple title to Parcels 1, 2, 3 and 4 and is the holder of an option to purchase Tract "C" and "D" of the real estate described in Exhibit "A" attached hereto; and

WHEREAS, Y.M.C.A. is the holder of an option to purchase a portion of the aforesaid real estate from K. K. consisting of approximately ten (10) acres, exercisable on or before February 1, 1972; said option covering the real estate described in Exhibit "B" attached hereto; and

WHEREAS, the above described property is not now within the boundaries of the Village, is not contiguous thereto but is located within 3,700 feet of said Village boundaries at its nearest point; and

WHEREAS, K. K. and Y.M.C.A. are willing to annex to the Village as soon as practicable and are further willing and desirous of obtaining service from the Village's municipal water main and the Village's sanitary sewer upon the terms and conditions herein contained; and

Attachment: Planned Development Ordinance #O-71-75 (2022-8 : 975 N Sterling Ave - Minor PD Amend)

WHEREAS, the Village is willing to provide said service and effect such annexation upon the terms and conditions of this Agreement;

NOW THEREFORE, in consideration of the mutual covenants, agreements, undertakings and conditions herein contained and for other good and valuable considerations, the parties agree as follows:

1. At such time during the four-year period immediately following the date of this agreement, as the property hereinabove described is or has become contiguous to the Village, K. K. and Y.M.C.A. will petition to annex said property to the Village. In the event such contiguity does not occur during said four-year period, K. K. and Y.M.C.A. hereby agree when so requested by the Village to petition the Circuit Court of Cook County, Illinois, County Division for annexation of the aforesaid property to the Village pursuant to Ill. Rev. Stat. Ch. 24. Sec. 7-1-2, et seq., or such other annexation proceedings as shall be then available under the available statutes and the laws to effect the said annexation. K. K. and Y.M.C.A. will make every reasonable effort to bring about the annexation of their own properties in conformance with the spirit of this agreement. In the event, for any reason, the Y.M.C.A.'s option to purchase the hereinabove described property is not exercised, the annexation agreement provided herein shall be fully binding upon K. K. with respect to the entire parcel.

The provisions of this paragraph 1 shall be binding upon the successors and assigns of K. K. and Y.M.C.A. except as hereinafter provided and K. K. and Y.M.C.A. hereby agree to include within any deed or other instrument of conveyance of any lot or parcel within said property a covenant, in form satisfactory to the Village, requiring the compliance of such successor or assign with the provisions of this agreement, and shall provide the Village with

Attachment: Planned Development Ordinance #O-71-75 (2022-8 : 975 N Sterling Ave - Minor PD Amend)

evidence of each such conveyance. It is understood and agreed between the parties hereto that the agreement to annex contained herein shall be void in the event that the real estate described in Exhibit "A" attached hereto or any part thereof shall be annexed to another municipality. K. K. and the Y.M.C.A. further agree that they will take no affirmative action to initiate any such annexation and will in no way cooperate in procuring any such annexation.

It is further agreed and understood between the parties hereto that in the event the Village has approved the development contemplated herein and the same is then rejected for zoning or subdivision reasons by the proper corporate authorities of the County of Cook, and said zoning is not otherwise obtained then and in that event this agreement shall be void in its entirety.

2. In the development of K. K.'s property, or any portion thereof, K. K. shall submit to the Village for its approval all zoning and subdivision requests prior to their presentation to the proper authorities of the County of Cook, and K. K. agrees that all such developments will be made to comply with the applicable Village ordinances regulating zoning and subdivision and the decisions of the Village authorities regarding the same, except as the same may conflict with applicable County ordinances in which case the County ordinance shall control. K. K. agrees that the Planned Development, for which it will apply under the Cook County zoning ordinance, will be presented to the Village prior to its submission to the County of Cook for approval and that said Planned Development will be made to comply with the Planned Development of the Village, except as the same may conflict with applicable County Ordinances in which case the County Ordinances shall control.

Attachment: Planned Development Ordinance #O-71-75 (2022-8 : 975 N Sterling Ave - Minor PD Amend)

Nothing contained herein shall be construed as imposing upon the Village the duty or authority to inspect or otherwise be responsible for the construction of the improvements contemplated. Said duty, authority and responsibility shall remain with the proper authorities of Cook County. The Village may inspect however, upon notice, at reasonable times in order to ascertain whether or not the terms of this agreement are being performed for the sole purpose of determining its obligation under paragraph 5 hereof.

It is contemplated by the parties hereto that the real estate described in Exhibit "A" attached hereto shall be developed in the following manner:

1) Approximately ten (10) acres shall be developed as Countryside Y.M.C.A. ;

2) Approximately thirteen (13) acres shall be developed commercially as a shopping center;

3) Approximately 3/4 acre shall be developed as a gasoline service center;

4) The remaining acreage shall be developed as apartments but shall be limited so that the density thereof shall be approximately 12 such units per acre with no apartments therein to contain in excess of two bedrooms.

3. The following facilities shall be constructed by the Village after the execution of this agreement and after the approval of the Village and the granting of the zoning contemplated herein by Cook County:

(a) A 12" water main in Northwest Highway from the Village's elevated tank site at Smith Street south of Northwest Highway to the K. K. property.

(b) A sewer from the existing 10" sewer to be connected at Stephen Drive extending west along Colfax Street to Quentin Road, north on Quentin Road to Baldwin Road and west on Baldwin Road to the K. K. property.

Attachment: Planned Development Ordinance #O-71-75 (2022-8 : 975 N Sterling Ave - Minor PD Amend)

(c) A 10" water main from the end of the present Village water main on Colfax Street extending from Colfax Street to the K. K. property.

The aforesaid improvements shall be installed in accordance with the preliminary plans and specifications prepared by the Village. The sewer main improvements shall be constructed and installed pursuant to contract awarded by the Village to the lowest responsible bidder of the Village, in its opinion. K. K. shall pay the full costs incurred under and pursuant to such contract.

The aforesaid water improvements shall be constructed and installed by Village Personnel. The cost of such construction and installation shall be paid by K. K. and shall be computed in accordance with the cost factors and data set forth in Exhibit "C" attached hereto and made a part hereof.

Payments from K. K. shall be due and payable in the manner provided by the provision of the aforesaid contract, in the case of the sewer main, and pursuant to invoices submitted by the Village in the case of the water main. Approval of all work by the Village engineer shall constitute acceptance by the Village of the subject improvements for the purposes of this agreement.

4. The Village shall use its best efforts to recover for K. K. all or a portion of the cost of said installation pursuant to a certain recapture ordinance to be adopted by the Village, a copy of which is attached hereto as Exhibit "D" and made a part hereof.

5. This agreement creates no obligation on the part of the Village to annex the K. K. property or the Y.M.C.A. property unless or until K. K. and the Y.M.C.A. have complied with all the provisions hereof.

6. All of the undertakings, obligations, covenants and conditions contained in this Pre-Annexation Agreement created

Attachment: Planned Development Ordinance #O-71-75 (2022-8 : 975 N Sterling Ave - Minor PD Amend)

hereunder shall be binding for a period of four years from the date of execution hereof upon all the parties hereto, their respective heirs, administrators, executors, successors and assigns. K. K. and the Y.M.C.A. hereby agree that notice of the provisions of this agreement shall be given all purchasers, grantees, and others who acquire any interest in the property covered by this agreement and that the following covenant shall be included in any deed of conveyance or other document transferring an interest in the said property, to-wit:

"This conveyance is subject to the obligations terms and provisions of a certain pre-annexation agreement by and among the Village of Palatine, K. K. and Co. a limited partnership, and Countryside Y.M.C.A. dated July 14, 1969, requiring among other things, that the owners of the property hereby conveyed agree to petition for annexation of said property to the Village of Palatine in the manner and within the time set forth in said agreement and this shall be a covenant running with the land and shall be binding upon and inure to the benefit of all subsequent owners and parties holding an interest herein for the period provided therein."

7. Anything in this agreement to the contrary notwithstanding, the parties hereto agree as follows:

(a) All right, title and interest in the water main, sewer main and other facilities constructed and installed by virtue of this agreement shall be and remain exclusively in the Village.

(b) Nothing contained herein shall be construed as obligating the Village to permit connections to or supply water or sewer service to any property or properties, excepting the property described in Exhibit "A", through which or adjacent to which the aforesaid water and sewer facilities are constructed prior to annexation of such property or properties.

Attachment: Planned Development Ordinance #O-71-75 (2022-8 : 975 N Sterling Ave - Minor PD Amend)

(c) Nothing herein contained shall be construed as obligating the Village to furnish the water or sewer service contemplated herein to anyone unless and until the Village shall have approved the Planned Development herein described; nor shall the Village be obligated to continue the said service at any time hereafter should said Planned Development be amended, or in any other manner changed without prior approval of the Village, even if said amendment, or other change shall occur subsequent to the expiration of the term of this agreement.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals on the day and year first above written.

Village of Palatine, a municipal Corporation, Cook County, Illinois.

By _____
Village President

ATTEST: _____
Village Clerk

K. K. and Co. [illegible]., a limited partnership
L. F. Draper and Associates, Inc.
General Partner

By _____
President

ATTEST: _____
Secretary

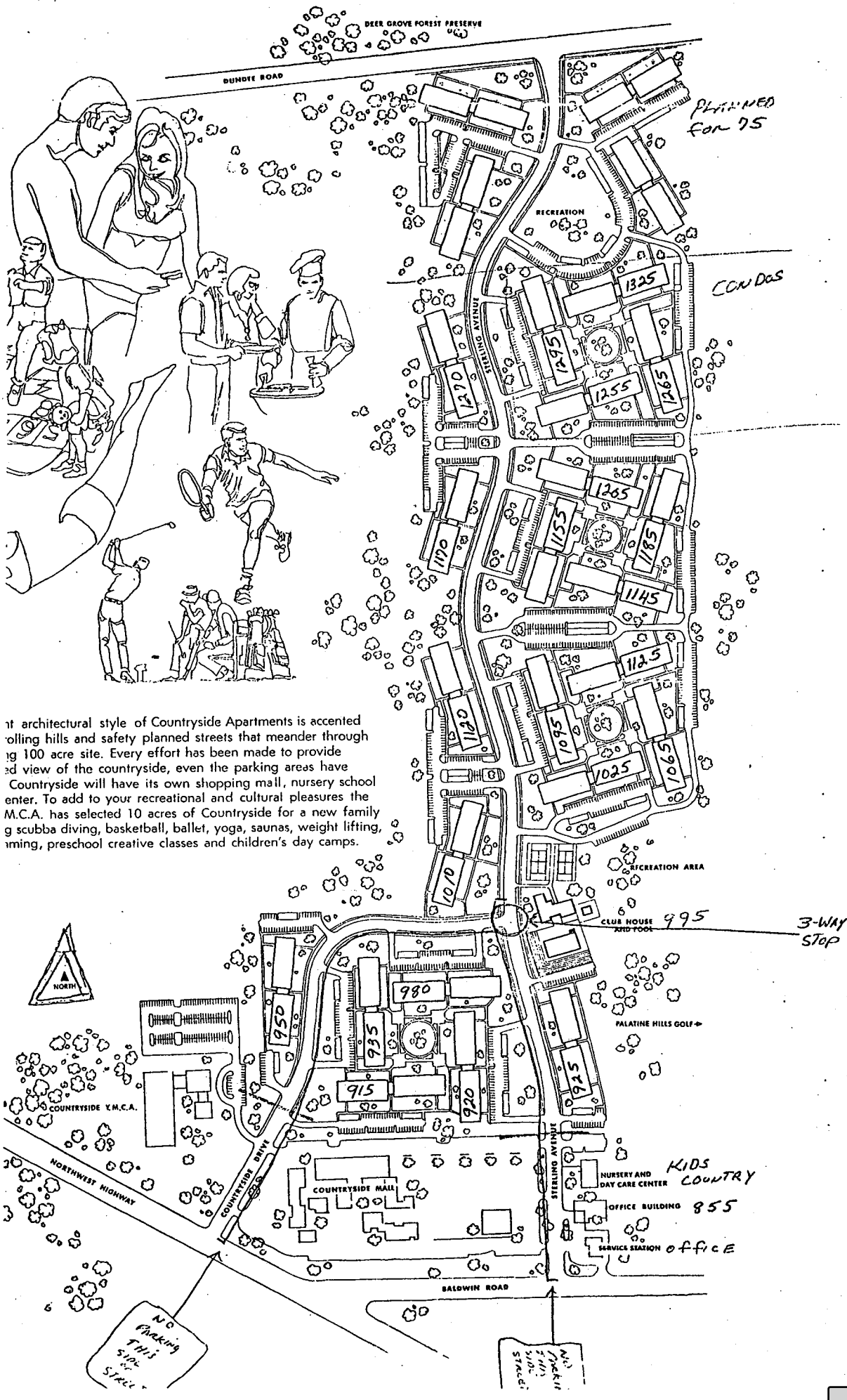
Board of Trustees, Young Men's Christian Association of Metropolitan Chicago

Countryside Y.M.C.A., a non-profit corporation

By _____
President

ATTEST: _____
Ass't Secretary

Attachment: Planned Development Ordinance #O-71-75 (2022-8 : 975 N Sterling Ave - Minor PD Amend)



ıt architectural style of Countryside Apartments is accented
·olling hills and safety planned streets that meander through
ıg 100 acre site. Every effort has been made to provide
ɜd view of the countryside, even the parking areas have
Countryside will have its own shopping mall, nursery school
enter. To add to your recreational and cultural pleasures the
M.C.A. has selected 10 acres of Countryside for a new family
g scubba diving, basketball, ballet, yoga, saunas, weight lifting,
ıming, preschool creative classes and children's day camps.

Attachment: Planned Development Ordinance #O-71-75 (2022-8 : 975 N Sterling Ave - Minor PD Amend)

Consider an Ordinance Granting a Special Use to Permit a Drive-Through at 1660 N. Rand Road

BACKGROUND:
The Petitioner is requesting approval for an existing drive-through to be reestablished, in conjunction with the operation of a smoothie business. Therefore, the Petitioner is requesting approval of the following:

Special Use to permit an existing drive-through to be used in conjunction with a smoothie business.

KEY ISSUES:

- The Subject Property, approximately 0.4 acres, is zoned B-2 General Business. This property was originally developed in unincorporated Cook County and annexed into the Village in 1997. A drive-through Checkers restaurant initially occupied the building. It was then used an insurance agency, with a drive-through, which closed in 2017.
- The previous uses utilized two separate drive-through lanes. The Petitioner is planning to only use the drive-through lane on the south side of the building. Concrete barriers have been constructed to block access to the other drive-through lane.
- The hours of operation are 7 AM - 9 PM (Monday - Friday), 8 AM - 9 PM (Saturday) and 10 AM - 8 PM (Sunday). Drive-through and take-out options are offered. The Petitioner estimates 120 cars per day for drive-through and 20 walk-in customers.
- The Petitioner received a building permit to renovate the property, which included utilizing an existing drive-through lane. As part of that process, Staff did not note the required Special Use for the drive-through. The legal non-conforming status for its use had expired, after the last use vacated the building. Once this was noted, Staff contacted the Petitioner, who immediately applied for the necessary approvals.

ALTERNATIVES:

1. Approve the Special Use to permit a drive-through.
2. Do not approve a Special Use to permit a drive-through.

RECOMMENDATION:

Public Hearing:	January 11, 2022
Residents testifying:	None.
Vote:	The Zoning Board of Appeals voted unanimously to recommend approval of the request and Staff concurs with this recommendation.

ACTION REQUIRED:
A motion to approve the ordinance granting a Special Use to permit a drive-through at 1660 N. Rand Road.

ATTACHMENTS:

- Aerial Map
- ORD SU 1660 N. Rand Road
- EXHIBIT - Site Plan
- EXHIBIT - Drive through Business Plan and Floor Plan
- 1660 N Rand Road - ZBA Materials
- DRAFT ZBA minutes - 1660 N. Rand Road

RESULT:	**MOTION CARRIED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Doug Myslinski, District 3 Councilman
SECONDER:	Tim Millar, District 1 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

1660 N Rand Road

Attachment: Aerial Map (2022-5 : 1660 N Rand Road - Smoothie King SU Drive Thru)

ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIAL USE TO PERMIT A DRIVE THROUGH AT 1660 N. RAND ROAD

WHEREAS, pursuant to a petition and public hearing on January 11, 2022, of which public notice was given as required by law, the Zoning Board of Appeals of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings, relative to a request for a Special Use to permit a drive-through (existing) to be used along with the underlying permitted use (Smoothie King) pursuant to Section 11.03 (d) (42) of the Village of Palatine Zoning Ordinance, on the following legally described property:

THE PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE SOUTH LINE OF SAID SECTION, 84.60 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION, THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID SECTION, A DISTANCE OF 178.00 FEET TO A POINT OF BEGINNING, THENCE CONTINUING NORTH ALONG SAID PARALLEL LINE 210.00 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID SECTION, 96.24 FEET TO THE SOUTHWESTERLY LINE OF RAND ROAD; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE OF RAND ROAD 100.00 FEET, THENCE SOUTHEASTERLY 209.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; EXCEPT THAT PART DESCRIBED AS FOLLOWS: COMMENCING A POINT IN THE SOUTH LINE OF SAID SECTION 84.60 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID SECTION, A DISTANCE OF 178.00 FEET TO A POINT OF BEGINNING; THENCE NORTHEASTERLY ON A COURSE FORMING A DEFLECTION ANGLE TO THE RIGHT WITH THE LAST DESCRIBED COURSE OF 50 DEGREES 14 MINUTES 13 SECONDS, A DISTANCE OF 67.50 FEET; THENCE WEST ON A COURSE FORMING A DEFLECTION ANGLE TO THE LEFT WITH THE LAST DESCRIBED COURSE OF 39 DEGREES 45 MINUTES 47 SECONDS, A DISTANCE OF 51.887 FEET TO A POINT IN SAID PARALLEL LINE, SAID POINT BEING 43.18 FEET NORTH (AS MEASURED ALONG SAID PARALLEL LINE) OF THE POINT OF BEGINNING; THENCE SOUTH 43.18 FEET ALONG SAID PARALLEL LINE TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

commonly known as 1660 N. Rand Road (02-01-301-008-0000).

Attachment: ORD SU 1660 N. Rand Road (2022-5 : 1660 N Rand Road - Smoothie King SU Drive Thru)

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

SECTION 1: A Special Use to permit a drive-through (existing) to be used along with the underlying permitted use (Smoothie King) pursuant to Section 11.03 (d) (42) of the Village of Palatine Zoning Ordinance, is hereby granted, subject to the following condition(s):

1. **The Special Use shall substantially conform to the business plan, site plan and floor plan submitted by the Petitioner submitted 12/21/2021, except as such plans may be changed to conform to Village Codes and Ordinances.**

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

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

PASSED: This _____day of _____, 2022

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

APPROVED by me this _____day of _____, 2022

_____
Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this
_____day of _____, 2022

_____
Village Clerk

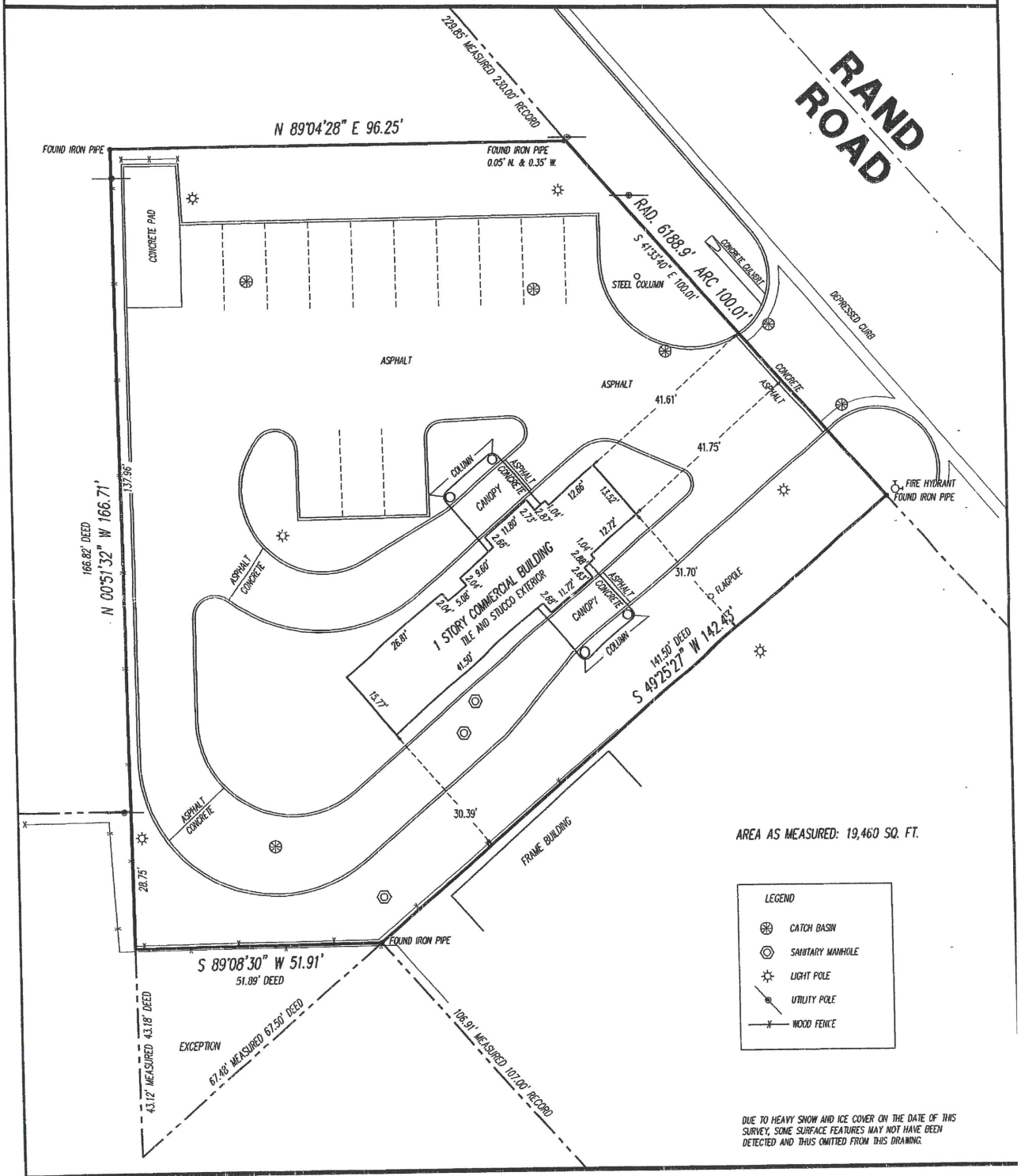
Attachment: ORD SU 1660 N. Rand Road (2022-5 : 1660 N Rand Road - Smoothie King SU Drive Thru)

PLAT OF SURVEY

THE PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE SOUTH LINE OF SAID SECTION, 84.60 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION, THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID SECTION, A DISTANCE OF 178.00 FEET TO A POINT OF BEGINNING; THENCE CONTINUING NORTH ALONG SAID PARALLEL LINE 210.00 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID SECTION, 96.24 FEET TO THE SOUTHWESTERLY LINE OF RAND ROAD; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE OF RAND ROAD 100.00 FEET, THENCE SOUTHEASTERLY 209.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; EXCEPT THAT PART DESCRIBED AS FOLLOWS: COMMENCING A POINT IN THE SOUTH LINE OF SAID SECTION 84.60 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID SECTION, A DISTANCE OF 178.00 FEET TO A POINT OF BEGINNING; THENCE NORTHEASTERLY ON A COURSE FORMING A DEFLECTION ANGLE TO THE RIGHT WITH THE LAST DESCRIBED COURSE OF 50 DEGREES 14 MINUTES 13 SECONDS, A DISTANCE OF 67.50 FEET; THENCE WEST ON A COURSE FORMING A DEFLECTION ANGLE TO THE LEFT WITH THE LAST DESCRIBED COURSE OF 39 DEGREES 45 MINUTES 47 SECONDS, A DISTANCE OF 51.887 FEET TO A POINT IN SAID PARALLEL LINE, SAID POINT BEING 43.18 FEET NORTH (AS MEASURED ALONG SAID PARALLEL LINE) OF THE POINT OF BEGINNING; THENCE SOUTH 43.18 FEET ALONG SAID PARALLEL LINE TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1660 RAND ROAD, PALATINE, ILLINOIS 60067

P.I.N. 02-01-301-008



DUE TO HEAVY SNOW AND ICE COVER ON THE DATE OF THIS SURVEY, SOME SURFACE FEATURES MAY NOT HAVE BEEN DETECTED AND THUS OMITTED FROM THIS DRAWING.

STATE OF ILLINOIS)
COUNTY OF McHENRY) S.S.

I, JAMES E. SCHROEDER, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. DIMENSION ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

James E Schroeder

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3287 JANUARY 20, 2010

JAMES E. SCHROEDER 3287 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS

LICENSE EXPIRES 11/30/2010

0 10 20 40
SCALE: 1" = 20'

SCHROEDER & ASSOCIATES
1000 OAK VALLEY DRIVE - CARY, ILLINOIS 60013
TEL. 847-639-1415 FAX 847-516-5747 CELL 847-650-1416

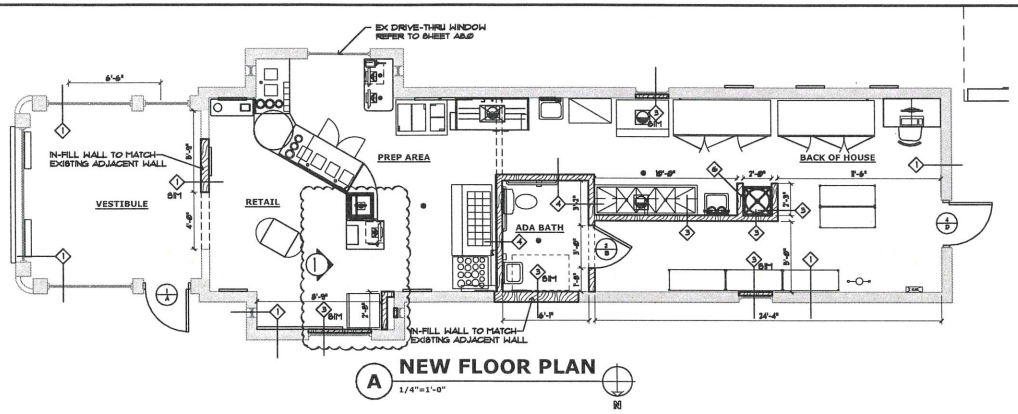
CLIENT: PROPERTY DYNAMICS LLC	FIELD WORK COMPLETED: 01/19/10
JOB NO. 1003	DATE: JANUARY 20, 2010

Attachment: EXHIBIT - Site Plan (2022-5 : 1660 N Rand Road - Smoothie King SU Drive Thru)

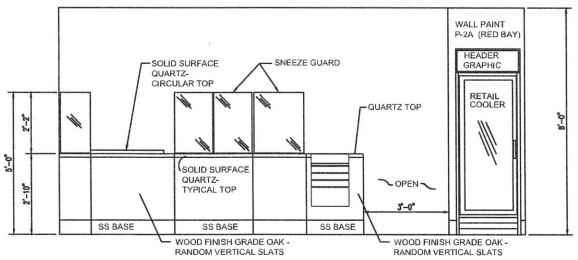
Smoothie King Business Plan
1660 N Rand Road
Palatine, IL

- Hours:
  - Mon-Fri 7am to 9pm
  - Sat 8am to 9pm
  - Sun 10am to 8pm
- Employees 10
- Drive thru 120 cars a day
- Walk-in 20 people a day

Attachment: EXHIBIT - Drive through Business Plan and Floor Plan (2022-5 : 1660 N Rand Road - Smoothie King SU Drive Thru)



A NEW FLOOR PLAN
1/4"=1'-0"



1 INTERIOR ELEVATION
1/2" = 1'-0"

LEGEND:
- EX EXTERIOR WALL TO REMAIN
- EX INTERIOR WALL TO REMAIN
- NEW FRAMED WALL
- EX WINDOW TO REMAIN
- NEW WINDOW
- EX DOOR TO REMAIN
- NEW DOOR

PERMIT NOTE:
ALTERATIONS AFFECTING PRIMARY FUNCTION AREAS. IN ADDITION TO THE REQUIREMENTS OF 2903, AN ALTERATION THAT AFFECTS OR COULD AFFECT THE USABILITY OF OR ACCESS TO AN AREA CONTAINING A PRIMARY FUNCTION SHALL BE MADE SO AS TO ENSURE THAT, TO THE MAXIMUM.

D.O.B. STAMP

REVISIONS/SUBMISSIONS	DATE
CLIENT REVIEW	3-22-21
PERMIT SUBMIT	3-31-21
PERMIT REVISIONS	6-15-21
CONSTRUCTION SET	7-30-21
CONSTRUCTION REVISION	11-21-21

RIZWAN HUSSAIN
LICENSED ARCHITECT
001-022520
STATE OF ILLINOIS
SEAL

Saday Design Studio
19 N. Ashby Way
Bensenville, Illinois 60106
phone: 847.894.3213
email: haron@sadaydesign.com
website: sadaydesign.com
DESIGNER

CONSTRUCTION NOTES
- DIMENSIONS ON FLOOR PLANS ARE FINISH WALL SURFACE TO FINISH WALL SURFACE.
- VERTICAL DIMENSIONS AND NUMERICAL ELEVATIONS ARE TO THE FINISH SURFACE.
- METAL STUD PARTITIONS SHALL HAVE REINFORCEMENT FOR ATTACHMENT OF WALL MOUNTED ITEMS AS REQUIRED, AND SHALL BE BRACED TO STRUCTURE ABOVE FOR HEAVY ITEMS AS REQUIRED FOR SUPPORT. IF WATER HEATER IS SCHEDULED TO BE INSTALLED OFF THE FLOOR, WALLS TO HAVE 16 GA. 2" STUD ON CENTER TO ACCOMMODATE THE WATER HEATER. PROVIDE 5/8" TYPE "X" GREEN BOARD AT WET LOCATIONS.
- DIMENSIONS MARKED "CLEAR" INDICATE A MINIMUM CLEARANCE THAT MUST BE MAINTAINED. ANY DISCREPANCIES MUST BE REPORTED TO SMOOTHIE KING BEFORE CONSTRUCTION BEGINS.
- CONTRACTOR TO PROVIDE DOORS, FRAMES, STOPS, MUTES, AND BUTTS THROUGHOUT FOR A COMPLETE INSTALLATION.
- INFORMATION CONTAINED IN THESE DOCUMENTS IS BASED ON EXISTING DOCUMENTS AND LISTED FIELD MEASUREMENTS AND THERE MAY BE REQUIRED ADJUSTMENTS AND/ OR MODIFICATIONS TO CONFORM TO EXISTING CONDITIONS. SMOOTHIE KING SHALL APPROVE ADJUSTMENTS IN ACCORDANCE WITH DESIGN INTENT. IN NO CASE SHALL SAID ADJUSTMENTS REDUCE THE QUALITY OF CONSTRUCTIONS OR REDUCE THE PROJECTS CONFORMANCE TO STATE AND LOCAL CODES AND ORDINANCES.
- IF EXISTING FIREPROOFING OR FIRE ASSEMBLIES ARE DAMAGED DURING CONSTRUCTIONS, THEY SHALL BE RESTORED TO CONFORM TO ORIGINAL FIRE PROTECTION REQUIREMENTS.
- VERIFY THAT CONSTRUCTION OF EXISTING WALLS, FLOORS AND OPENINGS WITHIN THE PROJECT SCOPE MEET THE FIRE PROTECTION RATING DESIGNATED ON THESE DRAWINGS. MAKE ANY REPAIRS OR MODIFICATIONS NECESSARY TO BRING SAID WALLS, FLOORS, DOORS, DUCT PENETRATIONS, ETC. UP TO DESIGNATED RATING.
- DO NOT SCALE DRAWINGS. IF DRAWINGS ARE IN QUESTIONS, OBTAIN CLARIFICATION FROM SMOOTHIE KING, DESIGN DEPT., PRIOR TO CONTINUING CONSTRUCTION.
- WORK SHALL COMPLY WITH THE A.D.A. REQUIREMENTS. CONSULT ARCHITECT IF MOUNTING HEIGHTS AND CLEARANCES ARE IN DOUBT.
- CONTRACTOR TO REMOVE OLD FLOORING, IF APPLICABLE. FLASH PATCH AREAS WHERE FLOOR IS NOT LEVEL OR TRUE.
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- MISCELLANEOUS HVAC AND PLUMBING WORK NOT SPECIFICALLY NOTED ON THE DRAWINGS SHALL COMPLY WITH THE APPLICABLE FEDERAL, STATE AND LOCAL CODES.
- IF APPLICABLE, CONTRACTOR TO CLEAN AND REPAIR ALL EXISTING PLUMBING FIXTURES AND TOILET ACCESSORIES TO A NEW APPEARANCE AND GOOD WORKING CONDITION. REPLACE PLUMBING FIXTURES AND/OR TOILET ACCESSORIES NOT MEETING CURRENT A.D.A. OR LOCAL CODE REQUIREMENTS WITH FIXTURES SCHEDULED ON THIS SHEET.
- ALL S/S/G.W.B. (MOISTURE RESISTANT IN RESTROOMS) IN THE LEASED PREMISES SHALL BE FURNISHED, INSTALLED, TAPE AND SPACKLED BY G.C.

PARTITION TYPES

MARK	DESCRIPTION
1	EXTERIOR WALL (G.C. RESPONSIBLE FOR INSULATION AND SHEETROCK 6" ABOVE CEILING IN ANY GIVEN ROOM
2	NEW 1-HR PARTITION TO BE CONSTRUCTED TO UNDERSIDE OF EXISTING ROOF DECK. U.N.O., SEE DETAIL 4.
3	1-HR PARTITION EXISTING SEE DETAIL 4.
4	NEW STANDARD INTERIOR WALL TO EXTEND 6" ABOVE LAY-IN CEILING W/O INSULATION. BRACE TO STRUCTURE ABOVE. REF TO DETAIL 4.
5	NEW STANDARD INTERIOR WALL TO EXTEND 6" ABOVE LAY IN CEILING WITH INSULATION. BRACE TO STRUCTURE ABOVE. REF TO DETAIL 4.
6	FURRED OUT 2 1/2" WALL TO EXTEND 6" ABOVE LAY IN CEILING. BRACE TO STRUCTURE ABOVE. REF TO DETAIL 4.
7	NEW STANDARD INTERIOR WALL TO EXTEND TO HOT WATER HEATER SHELF. REF TO DETAIL 5 ON SHEET A1.2.
8	EXISTING INTERIOR WALL TO REMAIN AND BE REPAIRED AS NECESSARY TO RECEIVE NEW FINISHES

*** WHERE PLUMBING IS SHOWN, CONTRACTOR TO ALLOW FOR SPECIAL WALL THICKNESS REQUIRED FOR SAME

DOOR SCHEDULE

MARK	PROVIDED BY	INSTALL BY	DOOR: SIZE (W x H x T)	DOOR: MATERIAL	FRAME: MATERIAL	FRAME: THRESHOLD	REMARKS
1	G.C.	G.C.	NEW DOOR 3'-0" X 7'-0"	TEMPERED GLASS, STORE FRONT	ALUM	ALUM	LOCATE NEW DOOR AS SHOWN ON PLAN. SEE DETAIL 1 FOR DOOR GRAPHICS
2	G.C.	G.C.	NEW 3'-0" X 7'-0"	SOLID CORE PLUSH OAK VENEER DOOR	HOLLOW METAL TO BE PAINTED		USED AT RESTROOM AND OFFICE
3	G.C.	G.C.	NEW-EASY SWING STANDARD 3' X 7' CONFIRM WALL CONSTRUCTION W/ G.C.	6D2868 MODEL ALUM.	HOLLOW METAL TO BE PAINTED GLOSS BY G.C.		THE CHASE DOOR COMES INSTALLED WITH 5"X 36" CLEAR ACRYLIC VISION PANEL, KICK AND PUSH PLATE BOTH SIDES AND HINGES-EXTERNAL TO JAMB, THE CHASE DOOR FRAME COMES IN 3 PIECES HOLLOW METAL KNOCK DOWN STYLE- SEE DETAIL 5 THIS SHEET. CONTACT ANN 513-683-2529
4	G.C.	G.C.	NEW DOOR 3'-0" X 7'-0"	HOLLOW CORE METAL TO BE PAINTED	HOLLOW METAL TO BE PAINTED	ALUM	REAR EXIT DOOR - EXTERIOR SIDE OF DOOR TO BE PAINTED TO MATCH EXTERIOR WALL FINISH.
5			EXISTING DOOR 3'-0" X 7'-0"	SOLID CORE PLUSH OAK VENEER DOOR	HOLLOW METAL TO BE PAINTED		EXISTING DOOR - REPLACE DOOR IF EXISTING DOOR IS NOT A SOLID CORE PLUSH OAK DOOR W/ OAK VANEER

HANDICAP ACCESSIBLE GUIDELINES 4.27.4 OPERATION CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBF (22.2 N).

HARDWARE SCHEDULE

MARK	PROVIDED BY	INSTALL BY	
A	ZEE	G.C.	CLOSER, MORTISED CYLINDER WITH INTERCHANGEABLE CORE COORDINATE WITH LOCKSET MECHANISM, OPERATE FROM OUTSIDE BY KEY AND INSIDE BY LATCH.
B	G.C.	G.C.	1-1/2 PAIR HINGES, MUTES, PRIVACY, CLOSER, AND FLOOR STOP, 8" TALL BY 32" WIDE BRUSHED METAL KICK PLATE (BOTH SIDES)
C	G.C.	G.C.	PAIR HINGES, PUSH AND KICK PLATES. HINGES: CHASE "DOUBLE ACTING" PLATES: PLEXIGLASS PUSH PLATE (ON BOTH SIDES)
D	G.C.	G.C.	3 PAIR HINGES, MUTES, LOCKSET, CLOSER AND FLOOR STOP. KEYED AS REQUIRED BY TENANT. PROVIDE HARDWARE WITH PANIC DEVICE AND OUTSIDE LEVER WHERE REQUIRED. PROVIDE PEEP HOLE. 24" TALL BY 32" WIDE BRUSHED METAL ARMOR PLATE - INSIDE OF DOOR
E	G.C.	G.C.	1-1/2 PAIR HINGES, MUTES, LOCKSET, AND FLOOR STOP.
F	ZEE	G.C.	EXISTING HARDWARE TO REMAIN AS IS

DOOR HARDWARE INFORMATION
- FLOOR STOP 436BDB
- EACH DOOR 3 HINGES CB1B4D 4-1/2 X 4-1/2 NRP-US32D
- EACH DOOR 3 MUTES
- EXTERIOR THRESHOLD, NATIONAL GUARD 894VV ALUMINUM OR EQUAL. WEATHERSTRIPPING, NATIONAL GUARD 1640 NSP
- PRIVACY SET-SARGENT 7U66/LL LL LEVER / US26D OR EQ.
- LOCKSET-SARGENT 10G05/ LL LEVER / US26D OR EQ.
- CLOSER AT EXTERIOR DOOR TO BE SARGENT 1460 SERIES 8245/LNL, LEVER US32D OR EQ. CLOSER AT INTERIOR DOOR TO BE SARGENT 1431 OR EQ.

LOCATION:
SMOOTHIE KING
1660 RAND RD.
PALATINE, IL
60074

SADAY DESIGN STUDIO
19 N. Ashby Way, Bensenville, IL 60106
p: 847.894.3213 e: haron@sadaydesign.com

DRAWING TITLE:
NEW FLOOR PLAN & NOTES

RIZ | ARCHITECTS

21-016
PROJECT:

CONSTRUCTION

A1.1 (a)
SHEET:

Attachment: EXHIBIT - Drive through Business Plan and Floor Plan (2022-5 : 1660 N Rand Road -

VILLAGE OF PALATINE

VILLAGE OF PALATINE
Zoning Board of Appeals

SCHEDULED 01/11/22 07:00 PM

CASE STAFF STATEMENT (ID # 7305)

1660 N. Rand Road

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Yanos Hagos, Smoothie King

CASE NUMBER: 21-105

ADDRESS: 1660 N Rand Road

PROPOSAL:

Special Use to permit a drive-thru (existing) to be used along with the underlying permitted use (Smoothie King) pursuant to Section 11.03 (d) (42) of the Village of Palatine Zoning Ordinance.

LOCATION:	1660 N Rand Road District 3 (Myslinski)	**CURRENT ZONING:**	B-2 General Business District

SURROUNDING CONDITIONS:

North:	R-1 Single Family Residential (Church)
South	B-2 General Business District
East:	B-2 General Business District
West:	B-2 General Business District

BACKGROUND:

The Petitioner is requesting to approve an existing drive-thru to be reestablished with a smoothie business. Therefore, the Petitioner is requesting:

Special Use to permit a drive-thru (existing) to be used along with the underlying permitted use (Smoothie King).

SITE ANALYSIS:

- The Subject Property is approximately 0.4 acres and is zoned B-2 General Business District. This property received its initial development approval from Cook County and was annexed into the Village in its current condition. A

Attachment: 1660 N Rand Road - ZBA Materials (2022-5 : 1660 N Rand Road - Smoothie King SU Drive Thru)

Checkers Restaurant occupied the building, which eventually closed. The building was then approved for an insurance agency with a drive-thru, which also closed in 2017.

- The previous uses included two separate drive-thru entrances, one to the north and one to the south. The Petitioner is requesting to use only the drive-thru to the south of the building. Concrete barriers have been constructed to restrict access to the drive-thru to the north.

- Hours of operation are 7 AM - 9 PM Monday - Friday, 8 AM - 9 PM Saturday and 10 AM - 8 PM on Sundays. Drive-thru and take-out are offered. The Petitioner estimates 120 cars per day for drive-thru and 20 people for walk-ins.

- The building is approximately 1,200 square feet. Per code, take-out only restaurants require 1/300 square feet parking spaces. Therefore, four parking spaces are required. The parking was approved as part of the building permit review. Eleven spaces are provided, including one handicap space.

- The Petitioner applied for and received a building permit to renovate the property, which included a drive-thru through on the building permit plans. As part of that process, Staff did not note the required Special Use review for the drive-through. The legal non-conforming status for its use expired, after the last user vacated the building. Once this was noted, Staff contacted the Petitioner, who immediately applied for relief.

DEPARTMENTAL REVIEWS:

Community Services	No Issues Identified
Engineering	No Issues Identified
Environmental Health	No Issues Identified
Fire Prevention	No Issues Identified
Public Works	N/A
Police	N/A

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

Attachment: 1660 N Rand Road - ZBA Materials (2022-5 : 1660 N Rand Road - Smoothie King SU Drive Thru)

other property in the neighborhood in which it is located. The Petitioners have attempted to address the required standards.

STAFF RECOMMENDATION:

The proposed re-use of the drive-through is an existing condition, on the Rand Road commercial corridor and is not adjacent to any residential homes. The business plan does not propose late hours and its use should not impact the surrounding properties. Notwithstanding the procedural omission for the drive-through, Staff believes the drive through use is appropriate for the location and will not have an impact on the surrounding property values or on the public health, safety and welfare. Therefore, Staff recommends approval of the Special Use for the drive-thru subject to the following condition:

1. The Special Use shall substantially conform to the business plan, site plan and floor plan submitted by the Petitioner submitted 12/21/2021, except as such plans may be changed to conform to Village Codes and Ordinances.

ATTACHMENTS:

- Aerial Map
- Application
- Plat of Survey
- Floor Plan
- Smoothie King Business Plan
- Public Notice

Attachment: 1660 N Rand Road - ZBA Materials (2022-5 : 1660 N Rand Road - Smoothie King SU Drive Thru)

1660 N Rand Road

Attachment: 1660 N Rand Road - ZBA Materials (2022-5 : 1660 N Rand Road - Smoothie King SU Drive Thru)

VILLAGE OF PALATINE

SPECIAL USE & VARIATION APPLICATION

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

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

date received

Background Information

PETITIONER(S) — **Business Name (if applicable)**
Yonas Hagos — RH Palatine Smoothie LLC

Subject Property Address
1660 N Rand Road

AUTHORIZED AGENT (if applicable) — **Business Name (if applicable)**

Address — City/State/Zip Code

Telephone	Fax	Email

Relationship to Petitioner (contractor, architect, etc.)

TYPE OF APPLICATION (check one)

■ Special Use □ Special Use Amendment □ Variation

Existing Zoning District	Existing Land Use	Proposed Land Use

Generally describe your request:

Approval to use an existing drive-thru for a smoothie business.

Attachment: 1660 N Rand Road - ZBA Materials (2022-5 : 1660 N Rand Road - Smoothie King SU Drive Thru)

VILLAGE OF PALATINE

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

The use of the existing drive-thru is a convenience for patrons.

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

This is an existing condition and will operate to protect the public health, safety and welfare.

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

The use of a drive-thru should not have any negative effects on the surrounding 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

N/A

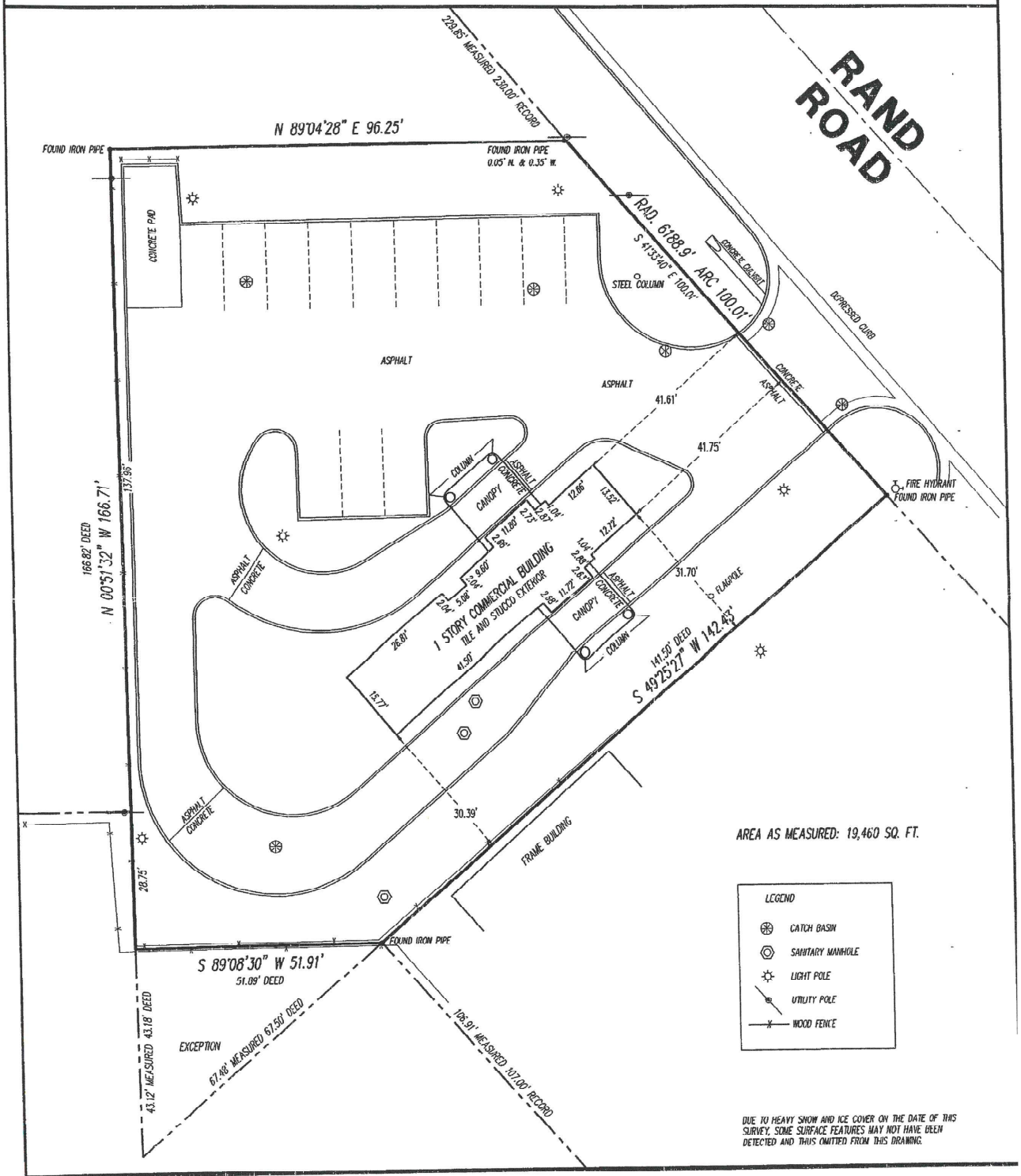
Attachment: 1660 N Rand Road - ZBA Materials (2022-5 : 1660 N Rand Road - Smoothie King SU Drive Thru)

PLAT OF SURVEY

THE PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE SOUTH LINE OF SAID SECTION, 84.60 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION, THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID SECTION, A DISTANCE OF 178.00 FEET TO A POINT OF BEGINNING; THENCE CONTINUING NORTH ALONG SAID PARALLEL LINE 210.00 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID SECTION, 96.24 FEET TO THE SOUTHWESTERLY LINE OF RAND ROAD; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE OF RAND ROAD 100.00 FEET, THENCE SOUTHEASTERLY 209.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; EXCEPT THAT PART DESCRIBED AS FOLLOWS: COMMENCING A POINT IN THE SOUTH LINE OF SAID SECTION 84.60 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID SECTION, A DISTANCE OF 178.00 FEET TO A POINT OF BEGINNING; THENCE NORTHEASTERLY ON A COURSE FORMING A DEFLECTION ANGLE TO THE RIGHT WITH THE LAST DESCRIBED COURSE OF 50 DEGREES 14 MINUTES 13 SECONDS, A DISTANCE OF 67.50 FEET; THENCE WEST ON A COURSE FORMING A DEFLECTION ANGLE TO THE LEFT WITH THE LAST DESCRIBED COURSE OF 39 DEGREES 45 MINUTES 47 SECONDS, A DISTANCE OF 31.067 FEET TO A POINT IN SAID PARALLEL LINE, SAID POINT BEING 43.18 FEET NORTH (AS MEASURED ALONG SAID PARALLEL LINE) OF THE POINT OF BEGINNING; THENCE SOUTH 43.18 FEET ALONG SAID PARALLEL LINE TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1660 RAND ROAD, PALATINE, ILLINOIS 60067

P.I.N. 02-01-301-008



STATE OF ILLINOIS)
COUNTY OF McHENRY) S.S.

I, JAMES E. SCHROEDER, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. DIMENSION ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

James E. Schroeder

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3287 JANUARY 20, 2010

JAMES E. SCHROEDER 3287 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS

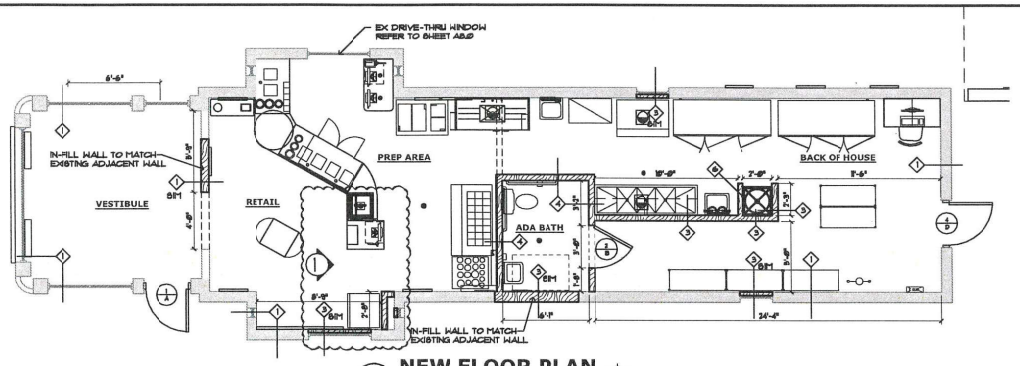
LICENSE EXPIRES 11/30/2010

0 10 20 40
SCALE: 1" = 20'

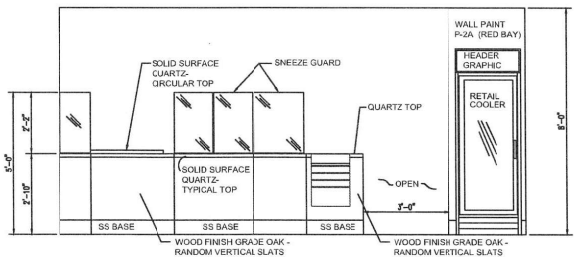
SCHROEDER & ASSOCIATES
1000 OAK VALLEY DRIVE - CARY, ILLINOIS 60013
TEL. 847-639-1415 FAX 847-516-5747 CELL 847-650-1416

CLIENT: PROPERTY DYNAMICS LLC	FIELD WORK COMPLETED: 01/19/10
JOB NO. 1003	DATE: JANUARY 20, 2010

Attachment: 1660 N Rand Road - ZBA Materials (2022-5 : 1660 N Rand Road - Smoothie King SU Drive Thru)



A NEW FLOOR PLAN
1/4"=1'-0"



1 INTERIOR ELEVATION
1/2" = 1'-0"

LEGEND:
- EX EXTERIOR WALL TO REMAIN
- EX INTERIOR WALL TO REMAIN
- NEW FRAMED WALL
- EX WINDOW TO REMAIN
- NEW WINDOW
- EX DOOR TO REMAIN
- NEW DOOR

PERMIT NOTE:
ALTERATIONS AFFECTING PRIMARY FUNCTION AREAS IN ADDITION TO THE REQUIREMENTS OF 2913, AN ALTERATION THAT AFFECTS OR COULD AFFECT THE USABILITY OF OR ACCESS TO AN AREA CONTAINING A PRIMARY FUNCTION SHALL BE MADE SO AS TO ENSURE THAT, TO THE MAXIMUM.

D.O.B. STAMP

REVISIONS/SUBMISSIONS	DATE
CLIENT REVIEW	3-22-21
PERMIT SUBMIT	3-31-21
PERMIT REVISIONS	6-15-21
CONSTRUCTION SET	7-30-21
CONSTRUCTION REVISION	11-21-21

LICENSED ARCHITECT
RIZWAN HUSSAIN
001-022620
STATE OF ILLINOIS
SEAL

Saday Design Studio
101 N. Ashley Way
Bensenville, Illinois 60106
phone: 847.894.3213
email: haron@sadaydesign.com
website: sadaydesign.com
DESIGNER

CONSTRUCTION NOTES
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4	NEW STANDARD INTERIOR WALL TO EXTEND 6" ABOVE LAY-IN CEILING W/O INSULATION. BRACE TO STRUCTURE ABOVE. REF TO DETAIL 4.
5	NEW STANDARD INTERIOR WALL TO EXTEND 6" ABOVE LAY IN CEILING WITH INSULATION. BRACE TO STRUCTURE ABOVE. REF TO DETAIL 4.
6	FURRED/FURRED OUT 2 1/2" WALL TO EXTEND 6" ABOVE LAY IN CEILING. BRACE TO STRUCTURE ABOVE. REF TO DETAIL 4.
7	NEW STANDARD INTERIOR WALL TO EXTEND TO HOT WATER HEATER SHELF. REF TO DETAIL 5 ON SHEET A1.0.
8	EXISTING INTERIOR WALL TO REMAIN AND BE REPAIRED AS NECESSARY TO RECEIVE NEW FINISHES

*** WHERE PLUMBING IS SHOWN, CONTRACTOR TO ALLOW FOR SPECIAL WALL THICKNESS REQUIRED FOR SAME

DOOR SCHEDULE

MARK	FURNISHED BY	INSTALLED BY	DOOR: SIZE (H x W x T)	DOOR: MATERIAL	FRAME: MATERIAL	FRAME: THRESHOLD	REMARKS
1	G.C.	G.C.	NEW DOOR 3'-0" X 7'-0"	TEMPERED GLASS, STORE FRONT	ALUM	ALUM	LOCATE NEW DOOR AS SHOWN ON PLAN. SEE DETAIL 1 FOR DOOR GRAPHICS
2	G.C.	G.C.	NEW 3'-0" X 7'-0"	SOLID CORE FLUSH OAK VENEER DOOR	HOLLOW METAL TO BE PAINTED		USED AT RESTROOM AND OFFICE
3	G.C.	G.C.	NEW-EASY SWING STANDARD 3' X 7' CONFIRM HALL CONSTRUCTION W/ G.C.	6D2868 MODEL ALUM.	HOLLOW METAL TO BE PAINTED GLOSS BY G.C		THE CHASE DOOR COMES INSTALLED WITH 5"X 36" CLEAR ACRYLIC VISION PANEL, KICK AND PUSH PLATE BOTH 6C26 AND HINGES-EXTERNAL TO JAMB. THE CHASE DOOR FRAME COMES IN 3 PIECES HOLLOW METAL KNOCK DOWN STYLE- SEE DETAIL 5 THIS SHEET. CONTACT ANN 513-623-2525
4	G.C.	G.C.	NEW DOOR 3'-0" X 7'-0"	HOLLOW CORE METAL TO BE PAINTED	HOLLOW METAL TO BE PAINTED	ALUM	REAR EXIT DOOR - EXTERIOR SIDE OF DOOR TO BE PAINTED TO MATCH EXTERIOR WALL FINISH.
5			EXISTING DOOR 3'-0" X 7'-0"	SOLID CORE FLUSH OAK VENEER DOOR	HOLLOW METAL TO BE PAINTED		EXISTING DOOR - REPLACE DOOR IF EXISTING DOOR IS NOT A SOLID CORE FLUSH OAK DOOR W/ OAK VANEER

HANDICAP ACCESSIBLE GUIDELINES 4.27.4 OPERATION CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBF (22.2 N).

HARDWARE SCHEDULE

MARK	FURNISHED BY	INSTALLED BY	
A	ZEE	G.C.	CLOSER, MORTISED CYLINDER WITH INTERCHANGEABLE CORE COORDINATE WITH LOCKSET MECHANISM, OPERATE FROM OUTSIDE BY KEY AND INSIDE BY LATCH.
B	G.C.	G.C.	1-1/2 PAIR HINGES, MUTES, PRIVACY, CLOSER, AND FLOOR STOP, 8" TALL BY 32" WIDE BRUSHED METAL KICK PLATE (BOTH SIDES)
C	G.C.	G.C.	3 PAIR HINGES, PUSH AND KICK PLATES. HINGES: CHASE "DOUBLE ACTING" PLATES: FLEXIGLASS PUSH PLATE (ON BOTH SIDES)
D	G.C.	G.C.	3 PAIR HINGES, MUTES, LOCKSET, CLOSER AND FLOOR STOP. KEYED AS REQUIRED BY TENANT. PROVIDE HARDWARE WITH PANIC DEVICE AND OUTSIDE LEVER WHERE REQUIRED. PROVIDE PEEP HOLE. 24" TALL BY 34" WIDE BRUSHED METAL ARMOR PLATE - INSIDE OF DOOR
E	G.C.	G.C.	1-1/2 PAIR HINGES, MUTES, LOCKSET, AND FLOOR STOP.
F	ZEE	G.C.	EXISTING HARDWARE TO REMAIN AS IS

DOOR HARDWARE INFORMATION
- FLOOR STOP 438BSB-D
- EACH DOOR 3 HINGES CB1568 4-1/2 X 4-1/2 NRP -US32D
- EACH DOOR 3 MUTES
- EXTERIOR THRESHOLD, NATIONAL GUARD 894VV ALUMINUM OR EQUAL. WEATHERSTRIPPING, NATIONAL GUARD 1640 NSP
- PRIVACY SET- SARGENT 7U66 LL LEVER / US26D OR EQ.
- LOCKSET- SARGENT 10G5V LL LEVER / US26D OR EQ.
- CLOSER AT EXTERIOR DOOR TO BE SARGENT 1460 SERIES 82-5-LNL, LEVER US26D OR EQ. CLOSER AT INTERIOR DOOR TO BE SARGENT 1431 OR EQ.

LOCATION:
SMOOTHIE KING
1660 RAND RD.
PALATINE, IL
60074

SADAY DESIGN STUDIO
101 N Ashley Way, Bensenville, IL 60106
p: 847.894.3213 e: haron@sadaydesign.com

DRAWING TITLE:
NEW FLOOR PLAN & NOTES

RIZ | ARCHITECTS

PROJECT:
21-016

CONSTRUCTION

SHEET:
A1.1 (a)

Smoothie King Business Plan
1660 N Rand Road
Palatine, IL

- Hours:
  - Mon-Fri 7am to 9pm
  - Sat 8am to 9pm
  - Sun 10am to 8pm

- Employees 10
- Drive thru 120 cars a day
- Walk-in 20 people a day

Attachment: 1660 N Rand Road - ZBA Materials (2022-5 : 1660 N Rand Road - Smoothie King SU Drive Thru)

PUBLIC NOTICE
A Public Hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, January 11, 2022 at 7 PM, in the Village Council Chambers at Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
Special Use to permit a drive-thru (existing) to be used along with the underlying permitted use (Smoothie King).
The property is commonly known as 1660 N. Rand Road (02-01-301-008-0000).
The business would utilize an existing drive-thru, associated with the existing business. Through a procedural Staff error, the Code required drive-thru Special Use relief was not noted during the building permit review and is now being subsequently processed.
The above petition has been filed by Yonas Hagos - Smoothie King and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
FILE #: 21-105
VILLAGE OF PALATINE
Jan Wood, Chair
Palatine Zoning Board of Appeals
DATED: This 27th day of December, 2021
Published in Daily Herald December 27, 2021 (4575406)

CERTIFICATE OF PUBLICATION
Paddock Publications, Inc.

Northwest Suburbs
Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publishe of the **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights and has been circulated daily in the Village(s) of: Arlington Heights, Barrington, Barrington Hills, Bartlett, Buffalo Gro Deer Park, Des Plaines, Elk Grove, Franklin Park, Glenview, Hanover Park, Hoffman Estates,Inverness, Melrose Park,Morton Gro Mt Prospect, Niles, Northbrook, Northfield, Northlake, Palatine, Park Ridge, Prospect Heights, River Grove, Rolling Meadows, Rosemont, Schaumburg,Schiller Park, South Barrington, Streamwoo Wheeling, Wilmette

County(ies) of Cook
and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is general circulation throughout said Village(s), County(ies) and State.

I further certify that the Northwest Suburbs DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notice as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a t copy, was published 12/27/2021
in said Northwest Suburbs DAILY HERALD.

IN WITNESS WHEREOF, the undersigned, the said PADDOCK PUBLICATIONS, Inc., has caused this certificate to be signed by, th authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Paula Bartz
Designee of the Publisher and Officer of the Daily Herald

Control # 4575406

Attachment: 1660 N Rand Road - ZBA Materials (2022-5 : 1660 N Rand Road - Smoothie King SU Drive Thru)

2. 1660 N. Rand Road **- Recommended to Approve**

Notice was published in the Daily Herald on December 27, 2021 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

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

Ms. Bremanis gave a brief staff statement:
The Petitioner applied for and received a building permit to renovate the property, which included a drive-thru on the building permit plans. As part of that process, Staff did not note the required Special Use review for the drive thru. The legal non-conforming status for its use expired, after the last user vacated the building. Once this was noted, Staff contacted the Petitioner, who immediately applied for relief.

Sworn in the petitioner: Faisal Raja 1660 N. Rand Road owner
Mr. Raja stated the building was vacated 2 years ago. He stated they did an extensive renovation for Smoothie King, which is a national franchise. He pointed out they had a double drive thru, but changed it to single drive thru. Mr. Raja stated the building permit process took 7 months to complete and when the occupancy stage occurred, they were notified that the drive thru required a special use. He explained they were not informed they needed a special use, but applied once notified. He pointed out they will be using the same stacking as previous ownership.

Mr. Luszczak asked about previous tenant.
Mr. Raja stated Checkers
Ms. Bremanis stated there was a Checkers when it was annexed into the Village and after that there was a drive thru insurance company.

Mr. Cavanaugh asked if Smoothie King is open now.
Mr. Raja answered yes.

Ms. Wood asked if they need the drive-thru for their customers.
Mr. Raja answered yes, especially with COVID. He explained customers are more comfortable with it being a safer and easier way to hand off purchases and they don't have to wear a mask.

Ms. Wood asked if there is seating inside.
Mr. Raja answered no. He explained there is a walk-in lobby but no seating.

Attachment: DRAFT ZBA minutes - 1660 N. Rand Road (2022-5 : 1660 N Rand Road - Smoothie King SU Drive Thru)

Mr. Luszczak clarified they will have one drive thru.
Mr. Raja answered yes.

Ms. Roth-Wurster asked about ordering location.
Mr. Raja refereed to slide to show location.

Ms. Roth-Wurster asked about surrounding properties and if there is any residential concerns.
Mr. Raja explained it is parking lots of strip center, cabinet business, and church.

Ms. Bremanis gave a brief overview of request stating their closing hours are 9 PM Monday-Saturday and 8 PM on Sunday and estimate approx. 120 drive thru customers and 20 walk-ins. She stated the building is approximately 1,200 square feet, with no seating and they are over parked. Ms. Bremanis stated Community Services, Engineering, Environmental Health and Fire Prevention have reviewed and had no concerns. She referred to the slide to show the drive-thru, floor plan, and existing conditions.

STAFF RECOMMENDATION:

The proposed re-use of the drive-through is an existing condition, on the Rand Road commercial corridor and is not adjacent to any residential homes. The business plan does not propose late hours and its use should not impact the surrounding properties. Notwithstanding the procedural omission for the drive thru, Staff believes the drive thru use is appropriate for the location and will not have an impact on the surrounding property values or on the public health, safety and welfare. Therefore, Staff recommends approval of the Special Use for the drive thru subject to the following condition:

1. The Special Use shall substantially conform to the business plan, site plan and floor plan submitted by the Petitioner submitted 12/21/2021, except as such plans may be changed to conform to Village Codes and Ordinances.

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

Mr. Cavanaugh made a motion to approve subject staff's conditions; seconded by Mr. Luszczak

DELIBERATIONS:
Mr. Cavanaugh agrees with staff recommendation as laid out.

Mr. Luszczak pointed out they had 2 drive thru and are going down to 1. He stated he doesn't see any issues. Ms. Wood stated it is great to see a restaurant go back in space and they are using existing drive thru. She stated the standards have been met.

Ms. Wood summarized that this request has met the standards and was unanimously approved by a vote of 7-0. This item will tentatively go to

Attachment: DRAFT ZBA minutes - 1660 N. Rand Road (2022-5 : 1660 N Rand Road - Smoothie King SU Drive Thru)

Village Council on January 24, 2022

RESULT:	**RECOMMENDED TO APPROVE [UNANIMOUS]**
MOVER:	Kevin Cavanaugh, Commissioner
SECONDER:	Jerry Luszczak, Commissioner
AYES:	Larson, Roth-Wurster, Wood, Luszczak, McGinn, Cavanaugh, Pirog

Attachment: DRAFT ZBA minutes - 1660 N. Rand Road (2022-5 : 1660 N Rand Road - Smoothie King SU Drive Thru)

IV. COMMUNICATIONS

V. ADJOURNMENT

1. Motion to Adjourn **- Motion Carried by Voice Vote**

RESULT:	**MOTION CARRIED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Jerry Luszczak, Commissioner
SECONDER:	Cindy Roth-Wurster, Commissioner
AYES:	Larson, Roth-Wurster, Wood, Luszczak, McGinn, Cavanaugh, Pirog

Attachment: DRAFT ZBA minutes - 1660 N. Rand Road (2022-5 : 1660 N Rand Road - Smoothie King SU Drive Thru)

Consider an Ordinance Granting a Special Use for a Fence to be Located in the Side Yard Abutting a Street and Abutting the Side Lot Line of an Adjacent Front Yard at 157 E. Wood Street

BACKGROUND:
The Petitioner is proposing to install a new, 4 foot, open-style fence in their side yard abutting the street yard along Oak Street. The fence will be set back 5 feet from the Oak Street property line, instead of the minimum required 20 feet. Therefore, the Petitioner is requesting approval of the following:

> **Special Use to permit a fence in the side yard abutting a street, where the side lot line of said yard abuts the side lot line of the front yard of an adjacent lot.**

KEY ISSUES:

- The lot is located at the southwest corner of Wood Street and Oak Street, and contains a single-family residence with related improvements.
- The proposed fence will be set back 5 feet from the side property line abutting Oak Street. Per Code, landscaping is not required, between the fence and property line, for an open-style 4-foot fence.
- As noted, the proposed fence abuts the 30-foot front yard of 114 N. Oak Street. There is an existing wood fence that runs east/west along the common property line to within 10 feet of the sidewalk. With the 4-foot tall open-style fence and proposed sections replacing the existing 6-foot fence, Staff does not identify any visibility or line of site concerns with the driveway of the 114 N. Oak Street property. That driveway is approximately 16 feet from the shared property line.

ALTERNATIVES:

1. Approve the Special Use for a fence in the side yard abutting a street yard.
2. Do not approve a Special Use foe a fence in the side yard abutting a street yard.

RECOMMENDATION:

Public Hearing:	January 11, 2022
Residents testifying:	None. Three support emails were presented representing the closest properties to the proposed fence.
Vote:	The Zoning Board of Appeals voted unanimously to recommend approval of the request and Staff recommends action at the discretion of the Council.

ACTION REQUIRED:
A motion to approve the ordinance granting a Special Use for a fence in the side yard abutting a street yard at 157 E. Wood Street.

ATTACHMENTS:

- Aerial Map
- ORD SU 157 E. Wood Street
- EXHIBIT - Site Plan
- EXHIBIT - Fence Elevation
- 157 W Wood Street - ZBA Materials
- DRAFT ZBA minutes - 157 E. Wood Street

RESULT:	**MOTION CARRIED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Brad Helms, District 6 Councilman
SECONDER:	Doug Myslinski, District 3 Councilman
AYES:	Schwantz, Millar, Lamerand, Myslinski, Solberg, Kozlowski, Helms

157 E. Wood Street

Attachment: Aerial Map (2022-6 : 157 E. Wood Street - SU Fence)

ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIAL USE TO PERMIT A FENCE IN THE SIDE YARD ABUTTING A STREET AT 157 E. WOOD STREET

WHEREAS, pursuant to a petition and public hearing on January 11, 2022, of which public notice was given as required by law, the Zoning Board of Appeals of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings, relative to a request for a Special Use to permit a fence to be located in the side yard abutting a street, where the side lot line of said side yard abutting a street abuts the side lot line of an adjacent front yard, pursuant to Section 6.03 (b) (6) (b) of the Village of Palatine Zoning Ordinance, on the following legally described property:

LOT 3 IN SCHUCHARDT'S RESUBDIVISION OF LOTS 1 TO 13, INCLUSIVE IN THE SUBDIVISION BY CHARLES H. PATTON OF LOT 6 IN BLOCK "S' OF ASSESSOR'S DIVISION OF PALATINE, IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 3, 1950 AS DOCUMENT NUMBER 14706527, AND REFILLED FOR CORRECTION OF DIMENSIONS ON SEPTEMBER 5, 1950 AS DOCUMENT NUMBER 1483737, IN COOK COUNTY, ILLINOIS.

ALSO KNOWN AS: 157 EAST WOOD STREET IN PALATINE, ILLINOIS. CONTAINING 9,570.00 SQUARE FEET OR 0.22 ACRES, MORE OR LESS.

commonly known as 157 E. Wood Street (02-14-325-028-0000).

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

Attachment: ORD SU 157 E. Wood Street (2022-6 : 157 E. Wood Street - SU Fence)

power that:

SECTION 1: A Special Use to permit a fence to be located to permit a fence to be located in the side yard abutting a street, where the side lot line of said side yard abutting a street abuts the side lot line of an adjacent lot, pursuant to Section 6.03 (b) (6) (b) of the Village of Palatine Zoning Ordinance, is hereby granted, subject to the following condition(s):

1. **The Special Use shall substantially conform to the site plan and elevation plan submitted by the Petitioner, Lindsay DeGrazia, except as said plans may be changed to conform to the Village Code of Ordinances.**

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

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

PASSED: This _____day of _____, 2022

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

APPROVED by me this _____day of _____, 2022

_____

Mayor of the Village of Palatine

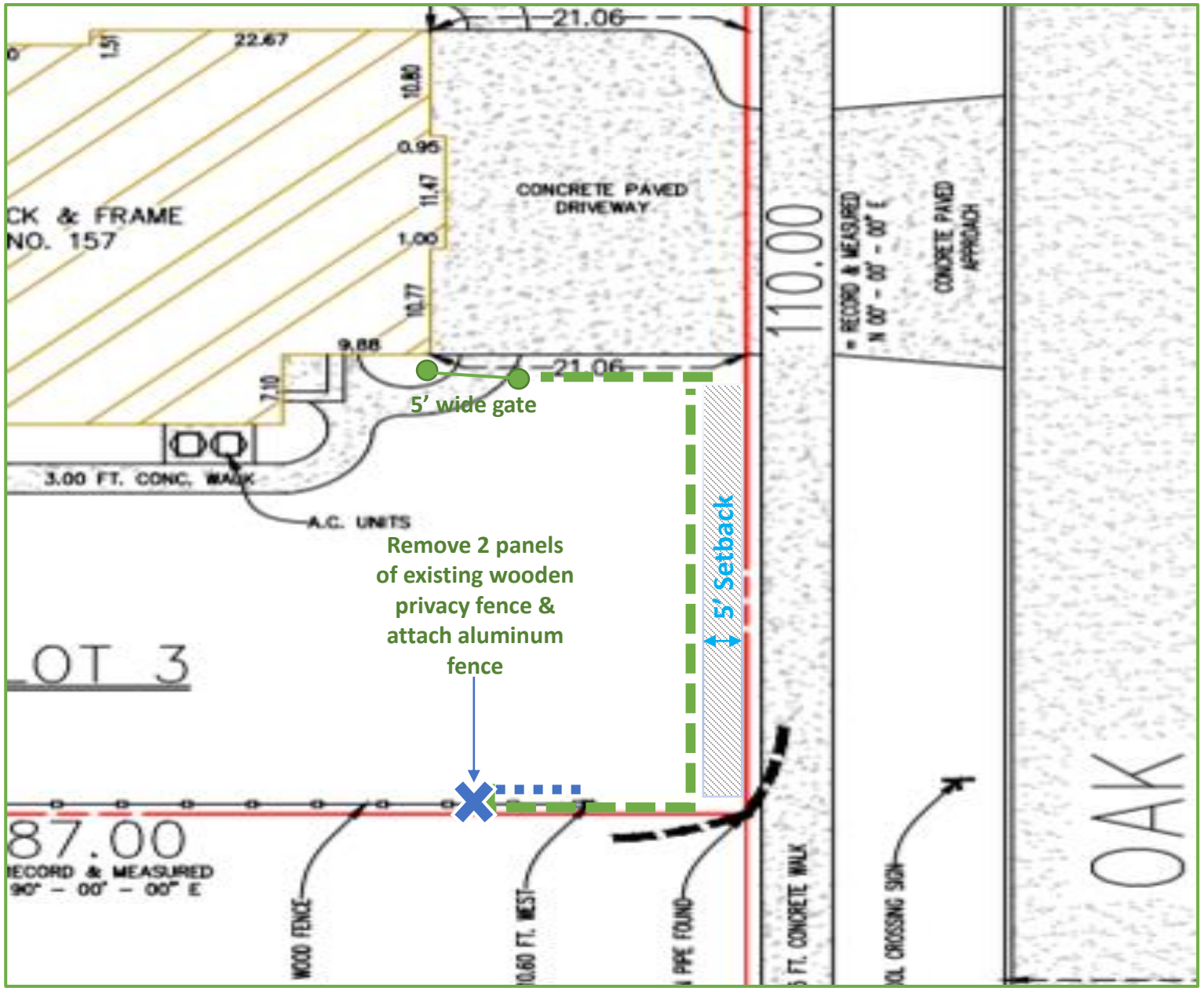
ATTESTED and FILED in the office of the Village Clerk this _____day of _____, 2022

_____

Village Clerk

Attachment: ORD SU 157 E. Wood Street (2022-6 : 157 E. Wood Street - SU Fence)

Proposed Fence Plans



Specifications:

- 4' high aluminum open-style fence along N. Oak Street side of our backyard
- Setback 5' from sidewalk along Oak St
- Remove 2 panels of existing wooden privacy fence to create more of a vista (approx. 16')

Attachment: EXHIBIT - Site Plan (2022-6 : 157 E. Wood Street - SU Fence)

157 E. Wood Street - Fence Proposal

Attachment: EXHIBIT - Fence Elevation (2022-6 : 157 E. Wood Street - SU Fence)

VILLAGE OF PALATINE

VILLAGE OF PALATINE
Zoning Board of Appeals

SCHEDULED 01/11/22 07:00 PM

CASE STAFF STATEMENT (ID # 7312)

157 E. Wood Street

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Lindsay DeGrazia

CASE NUMBER: 21-71

ADDRESS: 157 E. Wood Street

PROPOSAL:
Special Use to permit a fence in the side yard abutting a street, where the side lot line of said yard abuts the side lot line of the front yard of an adjacent lot, pursuant to Section 6.03 (b) (6) (b) of the Village of Palatine Zoning Ordinance.

LOCATION:	157 East Wood Street District 6 (Helms)	**CURRENT ZONING:**	R-2 Single-Family Residential

SURROUNDING CONDITIONS:

North:	R-2 Single-Family Residential (Village Hall)
South	R-2 Single-Family Residential
East:	R-2 Single-Family Residential (Gray M. Sanborn Elementary School)
West:	R-2 Single-Family Residential

BACKGROUND:

The Petitioner is proposing to install a new, four (4) foot, open-style iron fence in their side yard abutting the street. The fence will be set back five (5) feet from the side property line abutting N. Oak Street instead of the required twenty (20) feet. Therefore, the Petitioner is requesting:

> **Special Use to permit a fence in the side yard abutting a street, where the side lot line of said yard abuts the side lot line of the front yard of an adjacent lot**

SITE ANALYSIS:

- The lot is located at the southwest corner of E. Wood Street and N. Oak Street,

Attachment: 157 W Wood Street - ZBA Materials (2022-6 : 157 E. Wood Street - SU Fence)

across from the Sanborn School campus, and contains a single-family residence.

- The Petitioner is proposing to install a new, four (4) foot, fence in the side yard abutting the street, which is adjacent to the side lot line of a front yard of the neighboring property (114 N. Oak Street - directly south of the Subject Property). The new fence will ultimately tie into an existing wood fence located on the south property line of the owner's lot. As part of the proposed site plan, the Petitioner is proposing to remove two panels of this 6-foot solid fence and replace them with sections of the proposed 4-foot fence. This is proposed to ensure that the vista remains from that property. NOTE - The 114 N. Oak Street property owners submitted an email state of support for the requested Special Use. The portion of the proposed fence running parallel to N. Oak Street is approximately 45 feet long and extends to the driveway. It then transitions west and connects to the house, through a gate attached to the garage.
- The proposed fence will be setback five (5) feet from the side property line abutting N. Oak Street. Landscaping is not planned, nor does the Code require it between the fence and property line.
- As noted, the proposed fence also abuts the 30 foot front yard of 114 N. Oak Street. This home has an existing wood fence that runs east/west along the common property line to within ten (10) feet of the sidewalk. It appears that with the 4-foot tall open-style fence and proposed sections replacing the existing 6-foot fence, there will be little or no impact on the visibility from the driveway of the 114 property. That driveway is approximately 16 feet from the shared property line.

DEPARTMENTAL REVIEWS:

Community Services	No Issues Identified
Engineering	No Issues Identified
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.

Attachment: 157 W Wood Street - ZBA Materials (2022-6 : 157 E. Wood Street - SU Fence)

(5) With respect to front yard fencing and fencing in a rear yard/side yard abutting a street, he 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 install a 4-foot open style fence, approximately 5 feet off the lot line along N Oak Street. The Oak Street lot line is the required side yard abutting a street and also abuts the side lot line of the front yard of the adjacent lot to the south. Per Code, the required setback is 20 feet.

The proposed fence is an open-style and, at four feet is shorter that existing solid six-foot fence existing on the shared property line, approximately 10 feet from the Oak Street property line. And, the Petitioner is proposing to remove two 6-foot panels from the existing fence (shared property line on the south side of the lot) and replace with the 4-foot open style fence. Staff does not have any specific concerns about the line of sight impact to the property at 114 N. Oak Street.

Nevertheless, there are not many similarly placed fences in the immediate area of the Subject Property. While there are proximate areas, with existing non-conforming fences (setback), this is not the fencing characteristic, along Wood and Oak Streets.

Therefore, Staff recommends Action at the discretion of the Zoning Board of Appeals of the proposed Special Use. If the Special Use is approved Staff recommends the following condition:

1. The Special Use shall substantially conform to the site plan and elevation plan submitted by the Petitioner, Lindsay DeGrazia, except as said plans may be changed to conform to the Village Code of Ordinances.

ATTACHMENTS:

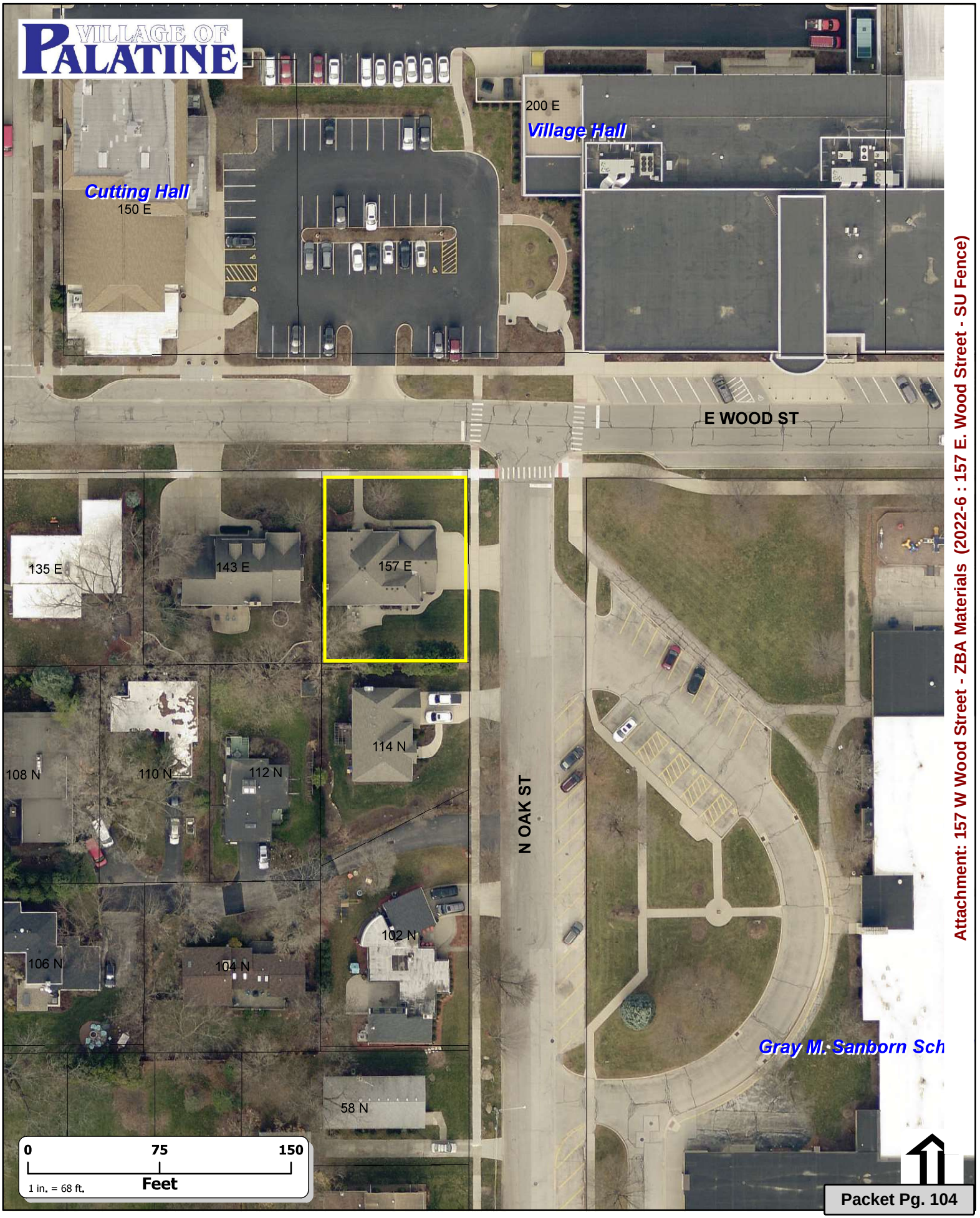
- Aerial Map
- Application

Attachment: 157 W Wood Street - ZBA Materials (2022-6 : 157 E. Wood Street - SU Fence)

- Petitioner Justification Letter
- Plat of Survey
- Site Plan
- Fence Elevation
- Letter of Support (1)
- Letter of Support (2)
- Letter of Support (3)
- Public Notice

Attachment: 157 W Wood Street - ZBA Materials (2022-6 : 157 E. Wood Street - SU Fence)

157 E. Wood Street



Attachment: 157 W Wood Street - ZBA Materials (2022-6 : 157 E. Wood Street - SU Fence)

VILLAGE OF PALATINE

[redacted]

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 # 21-71
	Filing Fee	Notification Deadline
	ZBA Public Hearing Date	Village Council Date

date received

Background Information

PETITIONER(S) — **Business Name (if applicable)**
Lindsay DeGrazia

Subject Property Address
157 E. Wood Street, Palatine IL 60067

AUTHORIZED AGENT (if applicable) — **Business Name (if applicable)**

Address — City/State/Zip Code
157 E. Wood Street, Palatine IL 60067

Telephone	Fax	Email
[redacted]		[redacted]

Relationship to Petitioner (contractor, architect, etc.)
Self

TYPE OF APPLICATION (check one)

■ Special Use □ Special Use Amendment □ Variation

Existing Zoning District	Existing Land Use	Proposed Land Use
R-2 Single Family	Residential Fence	Extend Residential Fence

Generally describe your request:

Given the high amount of automotive, school and pedestrian traffic along N. Oak Street and for the safety of our 2 young children (8 mos. & 2.5 year old), we would like to propose the erection of a new four (4) foot-tall simulated iron(open-style) fence in the side yard abutting the street (North Oak Street). It will run along the driveway and connect to our house, with a five (5) foot wide gate at the top of the driveway. It will also connect to the existing wood fence located along the south property line. The proposed fence will be approx. 55 feet long. The proposed fence would be setback five (5) feet from the side property line abutting Oak Street.

Attachment: 157 W Wood Street - ZBA Materials (2022-6 : 157 E. Wood Street - SU Fence)

VILLAGE OF PALATINE

[redacted] Special Use

Required Materials

- ■ Filing Fee of $ 188 pd 8/23/21
- ■ Application Form
- ■ Plat of Survey (must show all current improvements and be sealed by an Illinois certified surveyor)
- ■ Site Plan & Floor plan (dimension, location, and setbacks of all existing and proposed buildings) – **one 11x17 copy each, electronic version preferred**
- ■ Real Estate Interest Disclosure Form (see attached)
- ■ Proof of Ownership or Lease (e.g. Title Insurance Policy, Deed, or Purchase Contract)

Additional Materials (as required by the Village)

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

Petitioner Justification

The Petitioner is required to present specific evidence related to each of the following standards to justify the request (paraphrased from Section 14.05 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

Correct

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

Correct

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

Correct

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

Correct

Attachment: 157 W Wood Street - ZBA Materials (2022-6 : 157 E. Wood Street - SU Fence)

Ben Vyverberg
Director of Planning and Zoning
Village of Palatine
200 East Wood Street
Palatine, IL 60067

Ben,

Thank you for reviewing our Special Use case for our proposed fence modification at 157 E. Wood Street. As discussed, we would like to resubmit and request further review of our proposal based on the unique factors below.

Additionally, we have amended the requested fence's setback to 5' and plan on removing 2 panels (16') of the existing wood fence and replace it with the aluminum wrought iron fence. We believe that this will greatly improve the line of sight up N. Oak Street, which you previously emphasized as a priority.

On a personal note, we are a young professional family who recently relocated back to my hometown of Palatine after nearly 20 years in New York City and Chicago. We love the proximity to all the public facilities and schools; it is part of why we chose this neighborhood and residence. However, the automobile and pedestrian traffic is a serious safety concern for our toddlers, and in lieu of a fence, we are unable keep them as safe and secure as we need them to be. Additionally, the lot size of our property is small and narrow. Ideally, we would like to limit the fence setback, as it will considerably deduct the backyard space for our children to play in.

1. ***Safety Issues:***
   The fence is necessary to protect the safety of inhabitants at the property; specifically, the 3- and 1-year old children in the home. In speaking directly with the Palatine Police Department, they have confirmed that the corner of Wood St and Oak St are known for speeding and automobiles rolling the stop signs, both of which directly abut our property.
   - *Intensity of School Automobile Traffic*
     - From 8:30-8:45a and again at 3:20-3:35p, approximately 15 buses and 50 cars pull out from the school lot adjacent to our abutting side yard and drive down Oak Street
   - *Park District/Community Center/Village Hall Automobile Traffic*
     - Heavy auto traffic during employee work hours and after school programs
     - High volume of random pedestrians walking past the residence as they attend to needs at Village Hall/PPD

Attachment: 157 W Wood Street - ZBA Materials (2022-6 : 157 E. Wood Street - SU Fence)

- *Cutting Hall Automobile Traffic*
  - The full parking lot, which is directly across from our home, fills and empties rapidly when scheduled performances begin and commence (roughly 30-40 cars)
- *Ost Field and Community Park Automotive & Pedestrian Traffic*
  - Steady and heavy traffic after school and on weekends as a result of PAFA and baseball/softball tournaments
  - Both result in high volumes of pedestrian and auto traffic along Oak St, abutting the yard where our children play
- *Coyote and Fox Population*
  - Frequent sightings of large coyotes and foxes in our neighborhood
- *Homeless Population*
  - At times, there are 1-3 homeless people who occasionally occupy and sleep in the picnic shelter at Community Park and are seen walking along both Oak and Wood St in front of our residence. This is also a known issue with the Palatine Police Department

2. Unique Case:

- Given the public and high intensity uses mentioned above, which abut our property directly, we would like The Village to acknowledge the uniqueness of our situation relative to other residential properties in the area
- Below is a list of addresses in our immediate vicinity that have fences with an abutting side yard, and in most cases, their setback is less than 5' from the sidewalk

203 N. Benton Street	37 N. Hale Street
55 E. Wood Street	256 E. Colfax Street
156 N. Benton Street	223 N. Benton Street
125 E. Colfax Street	323 E. Colfax Street
60 E. Slade Street	238 N. Benton Street
322 E. Colfax Street	229 N. Brockway Street
238 N. Bothwell Street	

3. Vistas:

- *Neighbor Approval*
  - Many of our neighbors, with views of the proposed fence line and vista, have agreed to reach out to your office and express their consent for our proposed fence. They are equally as aware of the safety concerns and traffic issues referenced above

Attachment: 157 W Wood Street - ZBA Materials (2022-6 : 157 E. Wood Street - SU Fence)

- *Line of Sight*
  - We intend to put a 4-foot-tall black aluminum wrought iron fence along the property, which will not limit sight views for neighbors and pedestrians as it is see-through
  - In fact, we intend to remove 2 panels (~16') of the existing wooden privacy fence and replace it with the proposed aluminum fence. This will further enhance the line of sight up and down N. Oak Street.

Appreciate you reviewing our proposal. Please let us know if you have any questions or concerns.

Sincerely,

Lindsay R. DeGrazia
Homeowner, 157 E. Wood Street

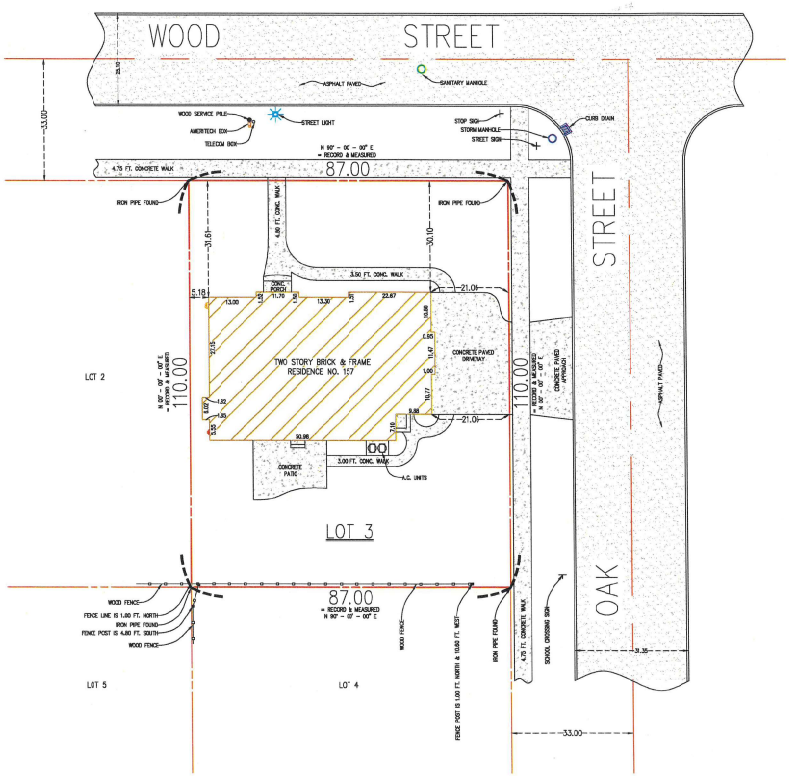
Attachment: 157 W Wood Street - ZBA Materials (2022-6 : 157 E. Wood Street - SU Fence)

PLAT OF SURVEY
MARCHESE SURVEYING, INC.
RESIDENTIAL - COMMERCIAL SURVEYS

714 Fairview Lane
Bartlett, Illinois 60103

Phone: (630) 830-1570
Fax: (630) 830-1844
E-Mail: marchesesurveying@gmail.com

NORTH



PROPERTY DESCRIPTION

LOT 3 IN SCHUCHARDT'S RESUBDIVISION OF LOTS 1 TO 13, INCLUSIVE, IN THE SUBDIVISION BY CHARLES H. PATTON OF LOT E IN BLOCK "S" OF ASSESSOR'S DIVISION OF PALATINE, IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 3, 1950 AS DOCUMENT NUMBER 14706522, AND REFILED FOR CORRECTION OF DIMENSIONS ON SEPTEMBER 5, 1950 AS DOCUMENT NUMBER 1483737, IN COOK COUNTY, ILLINOIS.

ALSO KNOWN AS: 157 EAST WOOD STREET IN PALATINE, ILLINOIS.
CONTAINING 9,570.00 SQUARE FEET OR 0.22 ACRES, MORE OR LESS.

SCALE: ONE INCH = FIFTEEN FEET

ORDER NO.: 21-19943

ORDERED BY: MR. DENNIS J.G. HENNESSY
ATTORNEY AT LAW

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON. REFER TO YOUR CONTRACT, DEED, TITLE INSURANCE POLICY AND ZONING ORDINANCE.

STATE OF ILLINOIS
S.S.
COUNTY OF DUPAGE

I, ROCCO J. MARCHESE, HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT DRAWN HEREON IS A CORRECT REPRESENTATION OF SAID SURVEY.
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY LINE SURVEY.

DATED AT BARTLETT, JUNE 20, 2021

X-X-X

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3039
MY LICENSE EXPIRES ON NOVEMBER 30, 2022

UNOFFICIAL
ELECTRONIC COPY
FOR OFFICE USE ONLY

3039 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS

NOT VALID UNLESS SEAL IS IN RED INK.

ANY REPRODUCTION OF THIS PLAT IS STRICTLY PROHIBITED WITHOUT WRITTEN CONSENT FROM MARCHESE SURVEYING, INC.

DRAWN BY: R.J.M.
CHECK BY: R.J.M.

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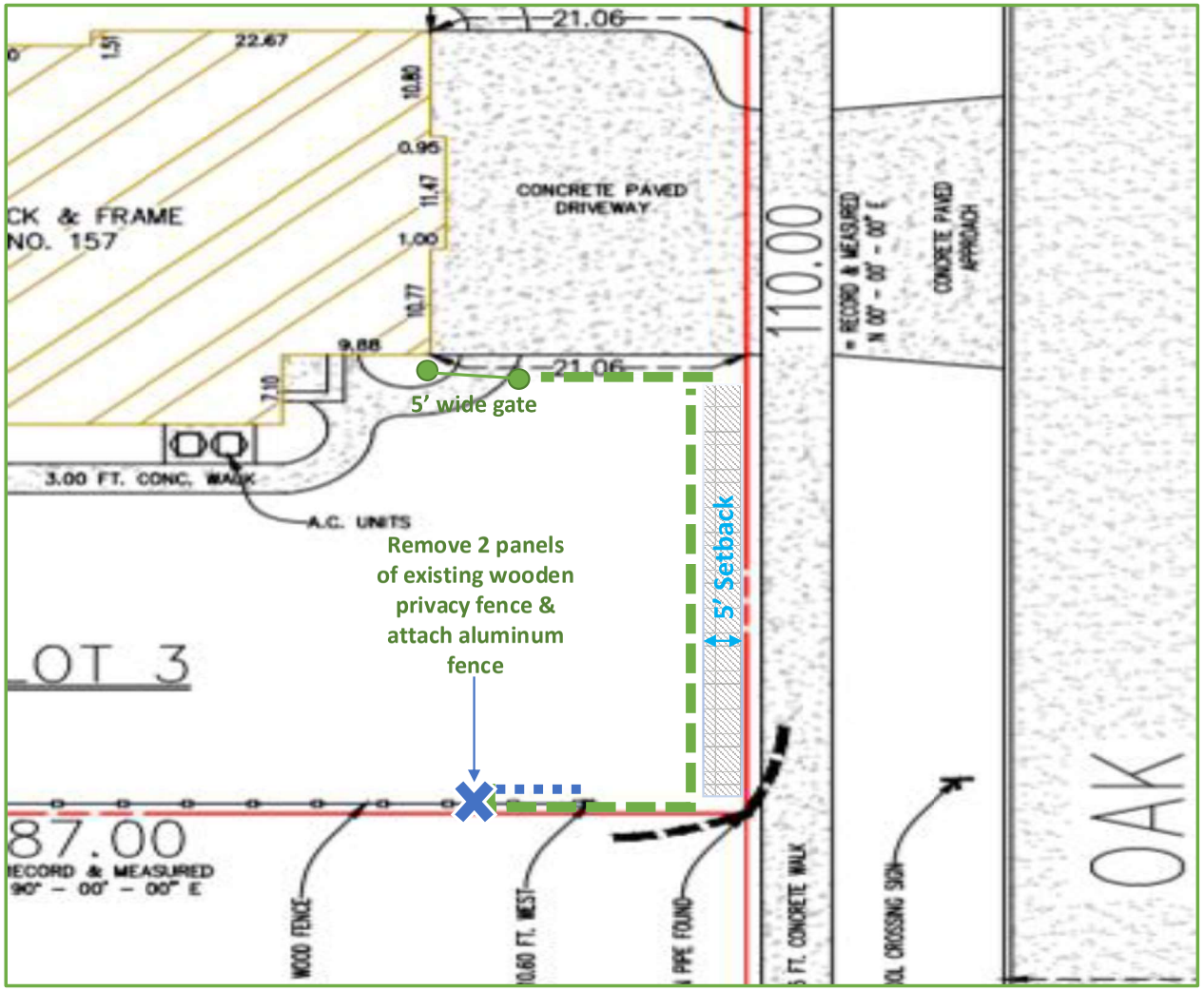
Attachment: Plat of Survey (157 E. Wood Street - SU Fence)

Attachment: 157 W Wood Street - ZBA Materials (2022-6 : 157 E. Wood Street - SU Fence)

Proposed Fence Plans



Specifications:

- 4' high aluminum open-style fence along N. Oak Street side of our backyard
- Setback 5' from sidewalk along Oak St
- Remove 2 panels of existing wooden privacy fence to create more of a vista (approx. 16')

Attachment: Site Plan (157 E. Wood Street - SU Fence)

Attachment: 157 W Wood Street - ZBA Materials (2022-6 : 157 E. Wood Street - SU Fence)

157 E. Wood Street - Fence Proposal

Lyn Bremanis

From: Derek Rowbotham < >
Sent: Wednesday, October 20, 2021 8:00 PM
To: Ben Vyverberg
Subject: Brian and Lindsey Gransee - 157 E Wood Street

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

Good Evening,

Brian and Lindsay Gransee at 157 E Wood Street have asked us to send an email confirming that we support there plans to install a fence along their property facing N Oak St. My wife, Reena and I, are there immediate number at 114 N Oak St. We **fully support** the need of the fence as we have children the same age and they need a safe place to play. The excessive speeds of vehicles along Wood and Oak street is a huge safety concern. That doesn't even count the number of vehicles that fail to stop at the intersection of Wood and Oak. It seems that traffic increases after 5pm as people are avoiding both Palatine Road and Northwest Highway. We have reached out to Palatine Police Department and asked for Patrol Cars to sit out here during that time as we need to further deter the amount of unsafe driving behavior. We would also ask that the Village of Palatine discuss the placement of signs along N Oak St indicating "Slow Children at Play" to ensure drivers adhere to the posted speed limit.

Thank you! We appreciate all your support in this matter.

Sincerely,

Derek and Reena Rowbotham
114 N Oak St

Attachment: 157 W Wood Street - ZBA Materials (2022-6 : 157 E. Wood Street - SU Fence)

Lyn Bremanis

From: Asha Urs < >
Sent: Tuesday, October 19, 2021 10:19 AM
To: Ben Vyverberg
Cc:
Subject: Neighbor fence

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

Hello Mr.Vyverberg,

This message is regarding the proposal for a fence on North Oak street. We are the residents of 143 E Wood street in Palatine. We are next door neighbors of 157 E Wood street. As you are aware, the residents of 157 E Wood Street have petitioned for a fence North Oak street of their backyard, to put in a 4' high black aluminum open-style fence. We completely support our neighbors in their efforts for a fence. We have direct views of the proposed fence and our vista and quality of sight will not be impacted by the fence. In fact, this will provide safety and this is a necessity for us, as well. This fence will keep small children safe from the traffic. The fence will also provide safety from animals such as coyotes from entering our backyard. We strongly support our neighbors in their efforts for the fence.
Please feel free to reach out to us if you have any questions or concerns.

Thanks.

Asha Urs and Ravi Urs

Attachment: 157 W Wood Street - ZBA Materials (2022-6 : 157 E. Wood Street - SU Fence)

Lyn Bremanis

From: Ann Ford < >
Sent: Tuesday, October 19, 2021 12:26 PM
To: Ben Vyverberg
Subject: Neighbor of 157 E. Wood St.

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

Hello,

My name is Ann Ford and my husband's name is Ryan Ford. We are the neighbors of 157 E. Wood Street. We live at 102 N. Oak Street. We are in favor of the Gransee Family putting a fence up on their property. Our vista and quality of sight would not be impacted in any way. It would also be safer for their children too. We have lived at our residence since 2009 and witness on a daily basis the heavy traffic on our street and at the corner of Oak and Wood. Lots of people don't stop at the stop sign or drive too fast. We are in favor of them putting a fence up.

Please feel free to contact me if you have any questions.

Thank you,

Ann and Ryan Ford
102 N. Oak St.

Attachment: 157 W Wood Street - ZBA Materials (2022-6 : 157 E. Wood Street - SU Fence)

PUBLIC NOTICE
A Public Hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, January 11, 2022 at 7 PM, in the Village Council Chambers at Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
Special Use to permit a fence in the side yard abutting a street where the side lot line of said yard abuts the side lot line of the front yard of an adjacent lot.
The property is commonly known as 157 E. Wood Street (02-14-325-028-0000).
The Petitioner is proposing to install a 4-foot open style fence to be located approximately 5 feet from the side yard abutting a street lot line along S. Oak Street.
The above petition has been filed by Lindsay DeGrazia and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
FILE #: 21-71
VILLAGE OF PALATINE
Jan Wood, Chair
Palatine Zoning Board of Appeals
DATED: This 27th day of December, 2021
Published in Daily Herald December 27, 2021 (4575405)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs
Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publishe of the **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights and has been circulated daily in the Village(s) of: Arlington Heights, Barrington, Barrington Hills, Bartlett, Buffalo Grc Deer Park, Des Plaines, Elk Grove, Franklin Park, Glenview, Hanover Park, Hoffman Estates,Inverness, Melrose Park,Morton Gro Mt Prospect, Niles, Northbrook, Northfield, Northlake, Palatine, Park Ridge, Prospect Heights, River Grove, Rolling Meadows, Rosemont, Schaumburg,Schiller Park, South Barrington, Streamwoo Wheeling, Wilmette

County(ies) of Cook
and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is general circulation throughout said Village(s), County(ies) and State.

I further certify that the Northwest Suburbs DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notic as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a copy, was published 12/27/2021
in said Northwest Suburbs DAILY HERALD.

IN WITNESS WHEREOF, the undersigned, the said PADDOCK PUBLICATIONS, Inc., has caused this certificate to be signed by, th authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Paula Raetz
Designee of the Publisher and Officer of the Daily Herald

Control # 4575405

Attachment: 157 W Wood Street - ZBA Materials (2022-6 : 157 E. Wood Street - SU Fence)

III. PUBLIC HEARING

1. 157 E. Wood Street **- Recommended to Approve**

Notice was published in the Daily Herald on December 27, 2021 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Aerial Map
2. Application
3. Petitioner Justification Letter
4. Plat of Survey
5. Site Plan
6. Fence Elevation
7. Letter of Support (1)
8. Letter of Support (2)
9. Letter of Support (3)
10. Public Notice

Sworn in staff: Ms. Lyn Bremanis and Mr. Alex Bradshaw

Sworn in the petitioner: Ms. Lyndsay Degrazia 157 E. Wood Street homeowner

Ms. Degrazia stated they recently purchased the home in June and have two toddlers. She stated they noticed early on there is an existing fence to the south and no fence line to the east to protect their children from heavy traffic. She spoke to standards of child safety. Ms. Degrazia explained they are looking to install an open face black aluminum fence 4 feet in height and 5 feet off the sidewalk. She stated the lots are narrow, so the 5 feet would allow less encroachment and more room to play. She stated the neighbors have agreed to allow the wood panels of the existing fence to be removed and replaced, with the same black aluminum material to make it aesthetically more pleasing. Ms. Degrazia spoke to the standards explaining the vistas will be improved removing the existing privacy fence and adding something more see-through. She stated the new fence will enhance the homes in the area by removing the current rotting fence and replacing with an iron fence that looks nice. Ms. Degrazia stated it will not detract from the overall appearance and neighbors are in support, pointing out the letters in the exhibit folder. She restated child safety is most important.

Mr. Pirog asked who owns the current wood fence.
Ms. Degrazia answered they do.

Mr. Pirog asked if it will be removed.
Ms. Degrazia explained they spoke to a fence contractor who suggested replacing the stakes, rather than replacing the fence. She stated they will need to determine costs.
Ms. Bremanis stated they will not need relief for any other part of the fence.

Attachment: DRAFT ZBA minutes - 157 E. Wood Street (2022-6 : 157 E. Wood Street - SU Fence)

Mr. Pirog asked why they want install the fence, with a 5-foot setback, since their yard is so big.
Ms. Degrazia stated the yard has a lot of pavement so does not feel big. She stated if they place the fence at the 20 feet, it will look strange and aesthetically too far back in to the lawn. She stated she does not think 5 feet would be hindering.

Ms. Roth-Wurster asked how far the current privacy fence is set back.
Ms. Degrazia stated approximately 11 feet.

Ms. Bremanis gave a brief overview referring to slides showing the location of neighbor's submitted letters of support. The location of the proposed fence on site plan and existing conditions slides were also presented.

Mr. Cavanaugh asked about required landscaping.
Ms. Bremanis explained there was a recent text amendment that allows 4-foot open style fencing, without landscaping.

STAFF RECOMMENDATION:

The Petitioner is proposing to install a 4-foot open style fence, approximately 5 feet off the N. Oak Street lot line. The Oak Street lot line is the required side yard abutting a street and also abuts the side lot line of the front yard of the adjacent lot to the south. Per Code, the required setback is 20 feet.

The proposed fence is an open-style and, at four feet, is shorter that existing solid six-foot fence existing on the shared property line, approximately 10 feet from the Oak Street property line. And, the Petitioner is proposing to remove two 6-foot panels from the existing fence (shared property line on the south side of the lot) and replace with the 4-foot open style fence. Staff does not have any specific concerns about the line of sight impact to the property at 114 N. Oak Street, as the driveway is set back approximately 16 feet from the fence.

Nevertheless, there are not many similarly placed fences in the immediate area of the Subject Property. While there are proximate areas, with existing non-conforming fences (setback), this is not the fencing characteristic, along Wood and Oak Streets.

Therefore, Staff recommends Action at the discretion of the Zoning Board of Appeals of the proposed Special Use. If the Special Use is approved Staff recommends the following condition:

1. The Special Use shall substantially conform to the site plan and elevation plan submitted by the Petitioner, Lindsay DeGrazia, except as said plans may be changed to conform to the Village Code of Ordinances.

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

Attachment: DRAFT ZBA minutes - 157 E. Wood Street (2022-6 : 157 E. Wood Street - SU Fence)

Mr. Luszczak made a motion to approve subject staff's conditions; seconded by Mr. Cavanaugh

DELIBERATIONS:

Mr. Luszczak stated it is a great idea with the open fence allowing visibility. He stated the safety of children is important.

Mr. Cavanaugh stated he has been through the area in the morning and agrees with concerns of rolling through stop signs. He stated the safety of kids is a real concern.

Ms. Wood pointed out the setback relief is a big request. She stated fences do affect aesthetic value but the open style 4-foot fences makes sense.

Ms. Roth-Wurster agreed with Ms. Wood. She stated they made a wise choice on fence style and thinks it meets the standards.

Ms. Wood summarized that this request has met the standards and was unanimously approved by a vote of 7-0. This item will tentatively go to Village Council on January 24, 2022

RESULT:	**RECOMMENDED TO APPROVE [UNANIMOUS]**
MOVER:	Jerry Luszczak, Commissioner
SECONDER:	Kevin Cavanaugh, Commissioner
AYES:	Larson, Roth-Wurster, Wood, Luszczak, McGinn, Cavanaugh, Pirog

Attachment: DRAFT ZBA minutes - 157 E. Wood Street (2022-6 : 157 E. Wood Street - SU Fence)

Consider an Ordinance Approving Planned Development Amendment for the Park Place Shopping Center Planned Development (#O-132-85) to Permit a New Multi-tenant Building and a Special Use for a Restaurant and Drive-Through at 1101 E. Dundee Road

BACKGROUND:
The Petitioner intends to demolish the former Famous Dave's restaurant and construct a new 6,600 square foot multi-tenant building, with a drive-through Wendy's on the eastern side of the building. Therefore, the Petitioner is seeking approval of the following:

Planned Development Amendment to the Park Place Shopping Center Planned Development to Allow for the Construction of a New Multi-Tenant Building; and

A Special Use for a Restaurant, with Drive-Through, as a Tenant within the Multi-Tenant Building

KEY ISSUES:

- The Petitioner intends to demolish the former Famous Dave's building (vacant since 2011) and construct a new multi-tenant building, with a Wendy's restaurant and drive-through on the eastern side of the building.
- As a condition of review, the Village continues its required cross-access along Rand and Dundee Roads. In this instance, the cross access agreement would be with Einstein's bagels and allow full vehicular movement both entering and exiting the subject property. Ultimately, this benefits both properties, with the IDOT barrier median installation on Dundee Road. The Petitioners have drafted a proposed agreement for Village review and execution.
- IDOT and the Village have been working to install a new stoplight control on Dundee Road at the Park Place entrance to Walmart and the Sonic/Chase Bank. This work is anticipated to be complete by the end of March 2022.
- The proposed elevations include both brick and EIFS, with metal capping components on the elevations. The façade facing Dundee Road includes varying building heights along the cornice, as a transition.

ALTERNATIVES:

1. Approve the motion for a Planned Development Amendment and a Special Use for a Restaurant, with drive-through.

2. Do not approve the motion for a Planned Development Amendment and a Special Use for a Restaurant, with drive-through.

RECOMMENDATION:

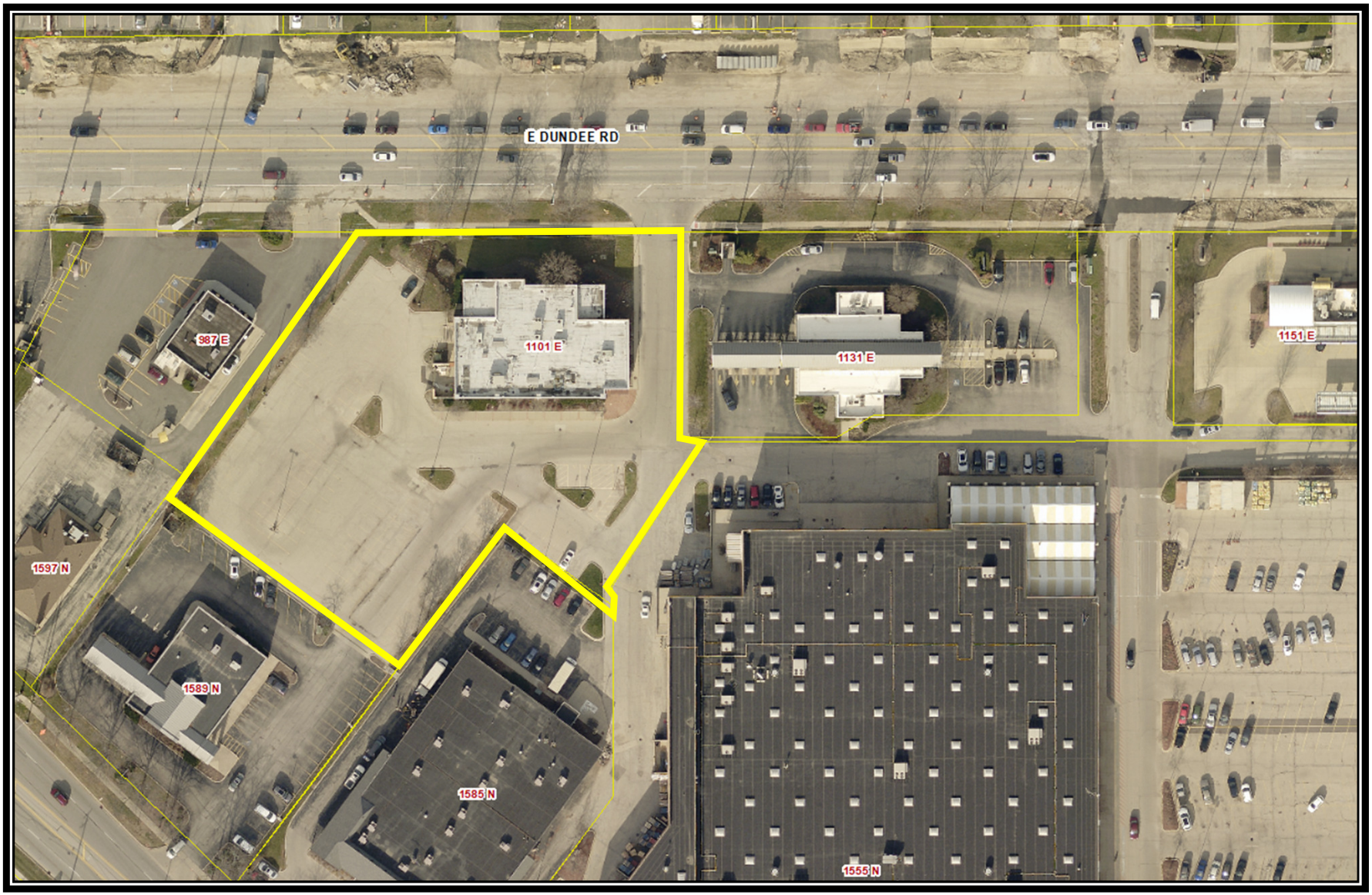
Public Hearing:	January 18, 2022
Residents testifying:	None
Vote:	The Plan Commission voted unanimously to recommend approval of the Planned Development Amendment to the Park Place Shopping Center Planned Development and a Special Use for a Restaurant, with drive-through at 1101 E. Dundee Road. Staff concurs with this recommendation.

ACTION REQUIRED:
A motion to approve the Preliminary Planned Development and Special Use for a Restaurant, with Drive-Through, at 1101 E. Dundee Road.

ATTACHMENTS:

- Aerial Map
- ORD - Park Place Planned Development Amedment and Special Use - 1101 E. Dundee Road
- EXHIBIT - Legal description
- EXHIBIT - PDA and Special Use ENG-ARCH plans
- EXHIBIT - Project narrative
- EXHIBIT - Cross access agreement and exhibit
- January 18 Plan Commission materials
- DRAFT - January 18th Plan Commission minutes - 1101 E. Dundee Road

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



Attachment: Aerial Map (2022-7 : 1101 E. Dundee Road - PD Amendment & Spcial Use for a

Attachment: ORD - Park Place Planned Development Amedment and Special Use - 1101 E. Dundee Road (2022-7 : 1101 E. Dundee Road - PD

ORDINANCE NO. _____

AN ORDINANCE GRANTING A PLANNED DEVELOPMENT AMENDMENT AND A SPECIAL USE FOR A RESTAURANT, WITH DRIVE-THROUGH AT 1101 E. DUNDEE ROAD

WHEREAS, pursuant to a petition and public hearing on January 18, 2022, of which public notice was given as required by law, the Plan Commission of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings relative to a request for Planned Development Amendment to Park Place Shopping Center Planned Development #O-132-85 to Allow for the Construction of a New Multi-Tenant Building and a Special Use to permit a restaurant, with drive-through, on the following legally described property:

SEE ATTACHED LEGAL DESCRIPTION: Commonly known as 1101 E. Dundee Road – Park Place Shopping Center (PIN# 02-12-101-048).

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:

SECTION 1: Planned Development Amendment to Park Place Shopping Center Planned Development #O-132-85 and a Special Use to permit a restaurant, is hereby granted, subject to the following condition(s):

1. **The Planned Development Amendment and Special Use shall substantially conform to the site plan and elevations prepared by MRV Architects, dated 12/08/2021 and engineering plans by Northwestern Engineering Consultants, dated 12/08/21, and the attached business plan and narrative, except as such plans may be changed to conform to Village Codes and Ordinances.**

2. **The signage shall be revised in a manner acceptable to the Director of Planning and Zoning and in compliance with the Park Place Planned Development Ordinance requirements.**

3. **Parking lot lighting shall be revised in a manner acceptable to the Village Engineer.**

4. **IDOT and MWRD permits are required.**

5. **A cross access agreement with the property owner at 987 E. Dundee Road (Einstein's), shall be revised and executed in a manner acceptable to the Village Attorney.**

6. **The final traffic directional sign plan within the subject property shall be submitted in a manner acceptable to the Village Engineer and Director of Planning and Zoning.**

7. **The Special Use shall be granted to Hamra Chicago LLC.**

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

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

PASSED: This _____day of _____, 2022

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

APPROVED by me this _____day of _____, 2022

_____

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this

_____day of _____, 2022

_____

Village Clerk

Attachment: ORD - Park Place Planned Development Amedment and Special Use - 1101 E. Dundee Road (2022-7 : 1101 E. Dundee Road - PD

EXHIBIT - 1101 E. Dundee Road - Legal description
02-12-101-048-0000

LEGAL DESCRIPTION

THAT PART OF LOT 1 IN THE RESUBDIVISION OF LOT 2 IN PARK PLACE/WAL–MART SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF RECORDED MARCH 29, 2010 AS DOCUMENT NUMBER 1008822049, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

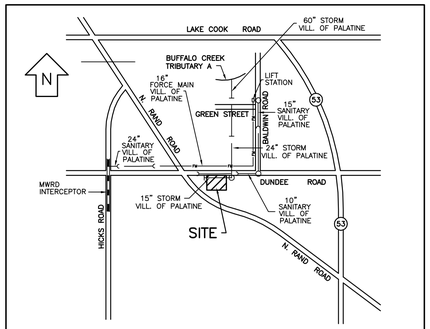
COMMENCING AT THE MOST WESTERLY CORNER THEREOF, SAID CORNER ALSO BEING THE MOST SOUTHERLY CORNER OF FREMD 1ST ADDITION RECORDED AS DOCUMENT NUMBER 16928705, SAID CORNER ALSO BEING A POINT ON THE NORTHEASTERLY LINE OF THE RAND ROAD (U.S. ROUTE 12) RIGHT–OF–WAY; THENCE NORTH 36 DEGREES 54 MINUTES 11 SECONDS EAST, ALONG A NORTHWESTERLY LINE OF SAID LOT 1, A DISTANCE OF 167.72 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 53 DEGREES 05 MINUTES 49 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 198.96 FEET TO A SOUTHEASTERLY LINE OF SAID LOT 1, SAID LINE BEING A COMMON LINE WITH LOT 4 IN PARK PLACE/WAL–MART SUBDIVISION, RECORDED AS DOCUMENT NUMBER 0312103000; THENCE NORTH 37 DEGREES 01 MINUTES 06 SECONDS EAST, ALONG SAID COMMON LINE, 123.76 FEET, TO A COMMON CORNER THEREOF; THENCE SOUTH 53 DEGREES 18 MINUTES 00 SECONDS EAST, ALONG A COMMON LINE THEREOF, 94.40 FEET, TO A COMMON CORNER THEREOF, SAID CORNER ALSO BEING ON A COMMON LINE WITH LOT 1 IN SAID PARK PLACE/WAL–MART SUBDIVISION; THENCE NORTH 00 DEGREES 11 MINUTES 22 SECONDS WEST, ALONG SAID COMMON LINE, 14.52 FEET TO A COMMON CORNER THEREOF; THENCE NORTH 32 DEGREES 34 MINUTES 57 SECONDS EAST, ALONG A COMMON LINE THEREOF, 120.77 FEET, TO A COMMON CORNER THEREOF; THENCE NORTH 38 DEGREES 46 MINUTES 09 SECONDS WEST, 7.44 FEET TO A CORNER OF LOT 1 IN SAID RESUBDIVISION, SAID CORNER ALSO BEING A COMMON CORNER OF LOT 3 IN SAID PARK PLACE/WAL–MART SUBDIVISION; THENCE NORTH 00 DEGREES 07 MINUTES 39 SECONDS WEST, ALONG A COMMON LINE THEREOF, 145.00 FEET, TO A COMMON CORNER THEREOF, SAID CORNER ALSO BEING A POINT ON THE SOUTHERLY LINE OF THE DUNDEE ROAD (STATE ROUTE 68) RIGHT–OF–WAY; THENCE SOUTH 89 DEGREES 52 MINUTES 21 SECONDS WEST, ALONG SAID SOUTHERLY LINE, 227.00 FEET TO A COMMON CORNER OF SAID FREMD 1ST ADDITION AND SAID RESUBDIVISION; THENCE SOUTH 36 DEGREES 54 MINUTES 11 SECONDS WEST, ALONG A COMMON LINE THEREOF, 237.00 FEET, TO A POINT OF BEGINNING.

CONTAINING 75,972 SQUARE FEET (1.744 ACRES), MORE OR LESS.

Attachment: EXHIBIT - Legal description (2022-7 : 1101 E. Dundee Road - PD Amendment & Spcial Use for a Restautant/Drive-Thru)

WENDY'S RESTAURANT PUD AMENDMENT

PARK PLACE SHOPPING CENTER
1101 E. DUNDEE ROAD
PALATINE, ILLINOIS



MWRD LOCATION MAP
N.T.S.

LEGEND

EXISTING		PROPOSED
620.12	WALK GRADE	W=631.75
624.21	CURB GRADE	C=630.62
619.94	GUTTER GRADE	G=630.39
618.82	PAVEMENT GRADE	P=631.25
619.75	GRADE	632.51
639	CONTOUR	634
	CONCRETE CURB	
	CONC. CURB TO BE REMOVED	
	RETAINING WALL	
	SANITARY SEWER	
	COMBINED SEWER	
	STORM SEWER	
W 12"	WATERMAIN	W 2"
-X-X-X-X-	METAL FENCE	XX XX XX XX
	GUARD RAIL	
	DITCH FLOWLINE	
	MANHOLE	
	CATCH BASIN	
	INLET BASIN	
	VALVE VAULT	
	VALVE BOX	
	LIGHT POLE	
	WOOD POLE	
	FIRE HYDRANT	
	DIRECTION OF DRAINAGE	
	CONCRETE WALK/PAVEMENT	
	SILT FENCE	S
	TREE	
	PROPERTY LINE	
E	UNDERGROUND ELECTRIC	E
G	GAS MAIN	G
T	UNDERGROUND TELEPHONE	
OH	OVERHEAD WIRES	
	OVERLAND FLOW ROUTE	
	WOOD FENCE	

GENERAL DEVELOPMENT NOTES

1. All work shall be performed in a manner so as not to unreasonably impair or interfere with the use, occupancy or enjoyment of, or with any business conducted on, any adjacent property.
2. At all times during the performance of any Work all areas other than the construction site proper and the staging area shall be kept free from any loose dirt, debris, equipment or construction materials relating to the work.
3. Upon completion of the Work, Constructing Party shall promptly restore the area to as good or better condition than exist before the use of the area commenced. Restoration shall include, without limitation, clearing the areas of all loose dirt, debris, equipment and construction materials, the repair or replacement of paving, striping and landscaping, and the repair or replacement of any and all damaged areas or improvements.

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

To the best of our knowledge and belief the drainage of surface waters will not be changed by the construction of such subdivision or any part thereof or that if such surface water drainage will change, adequate provision has been made for the collection and diversion of such surface waters into public areas or drains which the subdivider has a right to use, and that surface waters will not be deposited on the property of adjoining land owners in such concentrations as may cause damage to the adjoining property because of the construction of the subdivision.

Dated at Palatine, Illinois this 8TH Day of DECEMBER, A.D., 20 21

Daniel M. Havlir Design Engineer
Illinois Professional Engineer No. 062-039375

GENERAL NOTES AND SPECIFICATIONS

1. All roadway and pavement construction shall comply with the requirements of the Illinois Department of Transportation "Standard Specifications for Road and Bridge Construction", latest edition, except as may be modified by the project plans and specifications.
2. All underground construction shall comply with the requirements of the "Standard Specifications for Water and Sewer Main Construction in Illinois", Illinois Municipal League, latest edition, except as may be modified by project plans and specifications.
3. Water mains shall be protected in accordance with the requirements of the Illinois EPA. Where a sewer crosses a water main, a minimum vertical separation of 18" shall be provided between the top of the sewer pipe and the bottom of the water main pipe. Where this 18" vertical separation is not provided or when the water main crosses below the sewer, the sewer shall be constructed to water main standards for a minimum of 10 feet on each side of the water main unless otherwise noted on the drawings. If the water main crosses beneath the sewer, 18" vertical separation shall be provided in all cases. Minimum water main cover is 5.5 feet. Minimum horizontal separation of 10' between sewer and water main is required.
4. All sewer and water main trenches under or within 2 feet of existing or proposed curbs or roadway pavement shall be backfilled with compacted porous granular backfill (IDOT gradation CA-6).
5. Commonwealth Edison, A.T. & T. Telephone, NICOR Gas and other utility company facilities are not necessarily shown on the drawings and must be located in the field prior to construction. Call J.U.L.I.E. (1-800-892-0123) at least 48 hours prior to the start of construction.
6. Any pavement or other improvements disturbed by contractor's operations shall be replaced in kind at no additional cost.
7. Valve vault, catch basin, and manhole covers and rings shall be set in workmanlike manner in mastic bed.
8. All elevations shown are NAVD 88 datum.
9. The Village of Palatine Building, Engineering, and Public Works Departments shall be notified at least two working days prior to the start of construction.
10. All structures shall be clean at time of final acceptance by the Village at no additional cost.
11. All work to meet all State and local codes and requirements.
12. Water and sewer locations are shown on the drawing from the best available information and must be located in the field by the contractor prior to construction. Any discrepancy that the contractor may find with the plan shall be immediately reported to the engineer and the Village for resolution prior to proceeding with construction.
13. Valve vault lids shall be stamped "Water",storm manhole covers shall be stamped "Storm", and sanitary manhole covers shall be stamped "Sanitary".
14. PVC sanitary sewer pipe to be PVC SDR 26 pipe meeting the requirements of ASTM D 3034 with flexible elastomeric joints per ASTM D3212 unless otherwise noted on the drawings.
15. D.I. sewer pipe to be cement-lined ductile iron, Class 52 conforming to ANSI specification A21.51 with push-on rubber gasket joints, ANSI A21.11.
16. All sanitary sewer construction (and storm sewer construction in combined sewer areas), requires stone bedding with stone 1/4 inch to 1 inch in size, with minimum bedding thickness equal 1/4 the outside diameter of the sewer pipe, but not less than four (4) inches nor more than eight (8) inches. Material shall be IDOT gradation CA-11 or CA-13 and shall be extended at least 12 inches above the top of the pipe when PVC pipe is used. Ductile iron does require stone bedding. If a concrete cradle or encasement is provided, bedding can be eliminated.
17. All floor drains shall be connected to the sanitary sewer system. All downspouts and footing drains shall discharge into the storm sewer system.
18. A non-shear mission coupling shall be used for the connection of sewer pipe of dissimilar materials.
19. Concrete thrust blocks to prevent movement of water main under pressure shall be placed at all tees, valves, and bends of 11 1/4° and greater. Meg-a-lugs are an acceptable alternative to concrete thrust blocks.
20. PVC Storm sewer pipe shall be PVC SDR 26 pipe meeting the requirements of ASTM D 3034 with flexible elastomeric joints per ASTM D 3212, except as noted.
21. Concrete and reinforced concrete storm sewer to be type and class noted on the drawing with rubber gasket joints conforming to ASTM C-443.
22. Water service lines (2 1/2" and smaller) shall be copper water tube, type K, soft temper, for underground service conforming to ASTM B-88 and B251 and also conforming to all Village of Palatine requirements. Water mains and service lines larger than 2 1/2" shall be cement-lined ductile iron, Class 52, conforming to ANSI specification A21.51 with push-on rubber gasket joints. All fittings to be cement lined. Sterilization and pressure testing in accordance with the local governing authority's requirements is included.
23. The contractor(s) shall indemnify the owner, Northwestern Engineering Consultants, P.C. and the municipality, their agents, etc. from all liability involved with the construction, installation and testing of the work on this project. The contractor(s) is (are) solely responsible for jobsite safety.
24. All concrete used shall be I.D.O.T. Class SI, except for concrete pavement which shall be Class PV.
25. When connecting to an existing sewer main by other than an existing wye, tee, or an existing manhole, one of the following methods shall be used:
    A. Using a circular coring machine, core drill an opening into the existing pipe and install a saddle or prefabricated tee.
    B. Remove an entire section of pipe (breaking only the top of one bell) and replace with a wye or tee branch section.
    C. With pipe cutter, neatly and accurately cut out desired length of pipe for insertion of proper fitting, using a non-shear mission coupling to hold it firmly in place.
26. All existing field drainage tile encountered or damaged during construction are to be restored to their original condition, properly rerouted, and/or connected to the storm sewer system. The contractor shall keep a record of all locations of field drainage tile encountered, and shall notify the Village Engineer wherever encountering a drainage tile.
27. The contractor is responsible for maintaining a clean construction area and shall remove debris resulting from his operations. Open trenches or other construction hazards shall be protected with barricades at the end of each day's operations.
28. The contractor shall be responsible for compliance with all of the requirements of the Occupational Safety and Health Act including those requirements for open cut trenches and sheeting and bracing as required. At no time will the engineer or any of his employees be held liable, either directly or as third party participants to any litigation concerned with the construction project.
29. All existing buildings, foundations, utilities, landscaping, fences, and other improvements on adjacent properties shall be protected at all times during construction. The contractor is responsible to provide and install any materials, equipment, and/or manpower necessary to accomplish this.
30. In order to prevent damage due to settlement, structural support shall be provided for the upper pipe at all water main/sewer crossings in accordance with standard drawings 19, 20, 21, 22, and/or 23 (whichever is applicable to the particular situation) as shown in the "Standard Specifications for Water and Sewer Main Construction in Illinois", 2014 edition.
31. The sanitary sewer shall be tested in accordance with the specifications in the "Standard Specifications for Water and Sewer Main Construction in Illinois", and all Village of Palatine and MWRD requirements including deflection testing and air testing. All sanitary manholes shall be tested for leakage in accordance with ASTM C1244-02 (vacuum test).
32. All construction and traffic control within the highway rights-of-way shall comply with all Illinois Department of Transportation and Village requirements. Pavement, curb, concrete walk or any other improvements disturbed by contractor's operations shall be replaced in kind. All signage, traffic control devices, etc. shall comply with the Manual of Uniform Traffic Control Devices (MUTCD), latest adopted edition.
33. All excess excavated material shall become the property of the contractor and shall be removed from the site and legally disposed of by him. The contractor shall have a meeting with the developer prior to the start of earthwork operations to discuss his schedule and plan for the earthwork operations. The contractor shall comply with all the current requirements of the State of Illinois EPA Clean Construction and Demolition Debris (CCDD) Requirements.
34. The contractor and its employees are responsible to comply with all the requirements of the IDOT "Confined Space Entry Policy" as published by IDOT, latest edition, insofar as it relates to entry into manholes, sewers, pipes, lift stations, vaults, wet wells, tanks, and other confined spaces that may be involved with this project.
35. Any damage to perimeter street curbs and/or pavement caused by the contractor's activity shall be repaired by the contractor.
36. The MWRD Local Sewer Section Field Office (708) 588-4055 must be notified at least two working days prior to the start of construction.
37. Subgrade preparation for all pavements and other improvements shown on the drawings shall include topsoil stripping and removal of any underlying unstable/deleterious material. Fill placement under all paved areas shall be compacted to 95% Modified Proctor density and shall comply with all the recommendations of the soils engineer.
38. All work shall comply with the IEPA "Standard Specifications for Soil Erosion and Sediment Control" current edition. The contractor shall take whatever steps are necessary to control erosion on the site. Erosion control features shall be constructed concurrently with other work on the site. The contractor shall take sufficient precaution to prevent pollution of streams, lakes and reservoirs with fuels, oils, bitumens, calcium chloride or other harmful materials. He shall conduct and schedule his operations so as to avoid or minimize siltation of streams, lakes and reservoirs. Hauling will not be allowed when the work site is too wet to maintain acceptable conditions on adjacent streets. Adjacent streets and driveways shall be manually or mechanically swept periodically as may be required to maintain clean conditions.
39. All streetlighting material and construction shall comply with the State of Illinois "Standard Specifications for Road and Bridge Construction" latest edition, "American Standard Practice for Roadway Lighting" current edition, the National Electric Code, current edition, and the current Village of Palatine standards.
40. All sanitary manholes, (and storm manholes in combined sewer areas), shall have a minimum inside diameter of 48 inches, and shall be cast in place or precast reinforced concrete. Flexible connections conforming to ASTM C-923 are required at all manhole pipe connections. See manhole details, sheet C-6.
41. Drainage from upstream properties shall not be blocked at any time in any manner by any of the proposed construction work shown on these drawings.
42. The design engineer shall not be responsible for the means, methods, procedures, techniques, or sequences of construction not specified herein, nor for the safety on the job site, nor shall the design engineer be responsible for the contractor's failure to carry out the work in accordance with the contract documents.
43. All abandoned sewers/force mains shall be plugged at both ends with a minimum of two (2) feet long non-shrink concrete/mortar plugs.
44. Except for foundation/footing drains provided to protect buildings, and for underdrains serving green infrastructure, drain tiles/field tiles/ underdrains/perforated pipes are not allowed to be connected to or tributary to combined sewers, sanitary sewers, or storm sewers tributary to combined sewers in combined sewer areas. Construction of new facilities of this type is prohibited; and all existing drain tiles and perforated pipes other than those serving green infrastructure, encountered within the project area shall be plugged or removed, and shall not be connected to combined sewers, sanitary sewers, or storm sewers tributary to combined sewers.
45. All work shall conform to NRCS Standards as described in the current edition of the Illinois Urban Manual.
46. The contractor is advised that the site contains areas of trees and brush. He shall make his own investigation and shall include the cost of tree and brush removal in his total price bid. Any trees whose trunk is located on both sides of any Wendy's property line shall remain and be protected, unless written permission is obtained from the adjoining property owner to remove said trees.

SPECIAL NOTE

Prior to the commencement of construction, the contractor shall meet with the construction representative of the developerl to discuss the construction schedule for the project. The existing shipping center shall remain in full operation and open to employees and customers at all times during the course of this project. Work shall be scheduled and performed so as not to interrupt the operation of the shipping center. The contractor shall provide and maintain barricades, warning devices, flag men, etc. as required to insure safe passage for vehicular and pedestrian traffic to and from the shipping center. The contractor shall so conduct and stage his work such that there is always an adequate parking area available. The existing parking areas and walkways shall remain free from mud, dirt, debris and contractor's stored materials at all times during construction, except for those areas shown on the plans as being removed and replaced. Saw cutting, removal and replacement of pavement shall be conducted so as to minimize inconvenience to vehicles and pedestrians, and shall allow safe access to entrances at all times. The contractor shall use only rubber tired equipment on and over those areas of existing pavement to remain, and shall remove and replace in kind any sections of existing pavement shown to remain that are damaged by his operations at no additional cost.

SPECIAL NOTE:

THE CONTRACTOR SHALL AT ALL TIMES CONDUCT HIS WORK IN A MANNER AS TO MINIMIZE HAZARDS TO VEHICULAR AND PEDESTRIAN TRAFFIC. TRAFFIC CONTROLS AND WORK SITE PROTECTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 6 (TRAFFIC CONTROLS FOR HIGHWAY CONSTRUCTION AND MAINTENANCE OPERATIONS) OF THE ILLINOIS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS. ALL SIGNS, BARRICADES, FLAGGERS, ETC. REQUIRED FOR TRAFFIC CONTROL SHALL BE FURNISHED BY THE CONTRACTOR. ALL WORK IN THE ROADWAY RIGHTS OF WAY SHALL COMPLY WITH ALL IDOT AND VILLAGE OF PALATINE STANDARDS AND REQUIREMENTS.

ARCHITECT
MR. MARIO VALENTINI
MRV ARCHITECTS, INC.
5105 TOLLVIEW DRIVE, SUITE 197
ROLLING MEADOWS, IL 60008
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DEVELOPER
MR. BEN KAPLAN
HAMRA ENTERPRISES
1855 S. INGRAM MILL ROAD
SPRINGFIELD, MO 65804
617-418-9039

OPERATES 24 HOURS 365 DAYS

CALL JULIE 1-800-892-0123
WITH THE FOLLOWING:
COUNTY COOK
CITY-TOWNSHIP PALATINE
SEC. & 1/4 SEC. NO.# NW1/4 12-42-10
48 HOURS BEFORE YOU DIG
EXCLUDING SAT., SUN. & HOLIDAYS

INDEX OF DRAWINGS

C-1 TITLE SHEET
C-2 SITE PLAN
C-3 GRADING AND DRAINAGE PLAN
C-4 UTILITY PLAN
C-5 STORM WATER POLLUTION PREVENTION PLAN
C-6 DETAILS
C-7 DEMOLITION PLAN
C-8 MWRD NOTES
C-9 IDOT HIGHWAY STANDARDS

BENCHMARKS:

B.M. NO. 2 = 723.82 (NAVD 88 DATUM)=NORTHWEST UPPER FLANGE BOLT, UNDER THE "RA" IN TRAVERSE, ON A FIRE HYDRANT LOCATED APPROXIMATELY 58 FEET WEST AND 7 FEET SOUTH OF THE NORTHWEST PROPERTY CORNER OF THE WENDY'S PARCEL.

B.M. NO. 2 = 727.93 (NAVD 88 DATUM)=NORTHWEST UPPER FLANGE BOLT ON A FIRE HYDRANT LOCATED APPROXIMATELY 21 FEET NORTH AND AND 7 FEET WEST OF THE SOUTHEAST PROPERTY CORNER OF THE WENDY'S PARCEL.

REVISIONS

NO.	DATE	DESCRIPTION
1	12-8-21	REVISED PER SITE PLAN CHANGES

DANIEL M. HAVLIR JR. 062-039375 LICENSED PROFESSIONAL ENGINEER OF ILLINOIS

Daniel M. Havlir
12-8-21
LIC. EXP. 11-30-23

PREPARED BY
NORTHWESTERN ENGINEERING CONSULTANTS, P.C.
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002695
LICENSE EXPIRES APRIL 30, 2023
675 N. NORTH COURT
PALATINE, ILLINOIS 60067
(847) 520-8410
MAY 28, 2021

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NOTE "A":
SAW CUT ALONG EDGE OF PAVEMENT TO REMAIN TO PROVIDE A CLEAN JOINT BETWEEN EXISTING AND NEW PAVEMENT.

NOTE "B":
EXISTING BARRIER CONCRETE CURB TO REMAIN.

NOTE "C":
SAW CUT AND REMOVE EXISTING CONCRETE CURB AND GUTTER ALONG DEVELOPMENT PARCEL LINE AS NOTED ON DEMOLITION PLAN.

NOTE "D":
CONSTRUCT NEW HANDICAP RAMP IN ACCORDANCE WITH ALL VILLAGE, STATE AND ADA REQUIREMENTS (TYPICAL). RAMP SHALL HAVE TRUNCATED DOME DETECTABLE WARNING SURFACE IN RED COLOR. (SEE DETAIL).

NOTE "E":
PROPOSED HANDICAPPED PARKING STALL WITH PAINTED SYMBOL AND POLE SIGN MEETING ALL STATE OF ILLINOIS AND ADA REQUIREMENTS.

NOTE "F":
PROPOSED MONUMENT SIGN. SEE ARCHITECTURAL DRAWINGS.

NOTE "G":
PROPOSED TRASH ENCLOSURE. SEE ARCHITECTURAL DRAWINGS FOR DETAILS AND DIMENSIONS.

NOTE "H":
WHERE CONCRETE WALK OR PAVEMENT IS ADJACENT TO FOUNDATION WALL, INSTALL COMPRESSIBLE FILLER (3/4" MAXIMUM) BETWEEN PAVEMENT AND FOUNDATION WALL. CUT BACK AND PROVIDE SEALANT AT BUILDING WALL.

NOTE "J":
PROPOSED PAINTED TRAFFIC ARROW (TYP.). ARROW DESIGN SHALL COMPLY WITH THE TENANT STANDARDS FOR WENDY'S FOR THOSE ARROWS ON THE WENDY'S PARCEL.

NOTE "K":
PROPOSED SPEAKER POST AND CANOPY. SEE ARCHITECTURAL DRAWINGS.

NOTE "L":
PROPOSED MENU BOARD. SEE ARCHITECTURAL DRAWINGS.

NOTE "M":
PROPOSED DIRECTIONAL SIGN. SEE ARCHITECTURAL DRAWINGS.

NOTE "N":
PROPOSED PIPE BOLLARD.

NOTE "P":
PROPOSED CONCRETE PARKING LOT CURB.

NOTE "Q":
CONCRETE PAVEMENT FOR DRIVE-THRU LANE SHALL BE MINIMUM OF 3,500 P.S.I. AIR ENTRAINED CONCRETE, 8" THICK, 6 BAG MIX WITH 6"x6"-W4xW4 W.W.F. ON 6" COMPACTED CA-6 CRUSHED STONE BASE ON COMPACTED SUBGRADE (TYP.). SURFACE TO RECEIVE BROOM FINISH AND ONE SEAL COAT.

NOTE "R":
EXISTING LIGHT POLE TO REMAIN.

NOTE "S":
PROPOSED ASPHALT PAVEMENT. SEE DETAIL, SHEET C-6.

NOTE "T":
CONCRETE PAVEMENT FOR TRASH ENCLOSURE AND APRON SHALL BE MINIMUM OF 3,500 P.S.I. AIR ENTRAINED CONCRETE, 8" THICK, 6 BAG MIX WITH 6"x6"-W4xW4 W.W.F. ON 6" COMPACTED CA-6 CRUSHED STONE BASE ON COMPACTED SUBGRADE (TYP.). SURFACE TO RECEIVE BROOM FINISH AND ONE SEAL COAT.

NOTE "U":
PROPOSED LIGHT POLE (TYP.). SEE ARCHITECTURAL DRAWINGS.

NOTE "V":
PROPOSED CONCRETE PARKING LOT CURB TO BE INSTALLED ADJACENT TO EXISTING PAVEMENT. SEE DETAIL, SHEET C-6.

NOTE "W":
PROPOSED PERIMETER TYPE CONCRETE SIDEWALK. SEE DETAIL, SHEET C-6.

NOTE "Y":
PROPOSED 6" WHITE PAINTED LINE.

NOTE "Z":
RESTORE DISTURBED AREAS IN RIGHT OF WAY WITH 4" TOPSOIL (MIN.) AND IDOT CLASS 1A SALT TOLERANT SEEDING.

NOTE "AA":
PROPOSED LANDSCAPED AREA. SEE LANDSCAPING DRAWINGS.

NOTE "BB":
PROPOSED CLEARANCE BAR. SEE ARCHITECTURAL DRAWINGS.

NOTE "CC":
PROPOSED PAVEMENT STRIPING, 4" WIDE LINES @45°, 3' O.C.

NOTE "DD":
DEPRESS A 3' LONG SECTION OF CURB AND PROVIDE A 3' WIDE CONCRETE WALK SECTION IN THE ISLAND TO PROVIDE FOR DRAINAGE. SEE PROPOSED GRADES ON SHEET C-3.

NOTE "EE":
PROPOSED CONCRETE PAD FOR ELECTRICAL TRANSFORMER. SEE ELECTRICAL DRAWINGS.

NOTE "FF":
PROPOSED PAVEMENT STRIPING (TYP.).

NOTE "GG":
PROPOSED CONCRETE SIDEWALK.

NOTE "HH":
PROPOSED ADA ACCESS RAMP WITH METAL HANDRAILS ON EACH SIDE OF RAMP SECTION. SEE SHEET C-3 FOR GRADING OF RAMP. SEE ARCHITECTURAL DRAWINGS FOR HANDRAIL DETAILS. HANDRAILS SHALL EXTEND 12" PAST THE TOP AND BOTTOM OF THE 20' LONG RAMP SECTION.

NOTE "JJ":
PROPOSED AREA OF PERMEABLE PAVERS-SEE DETAIL, SHEET C-6. CONTRACTOR SHALL USE PERMEABLE PAVER UNITS WHICH ARE DESIGNED TO SUPPORT FIRE TRUCK APPARATUS.

NOTE "KK":
PROPOSED FLUSH CONCRETE CURB TO SEPARATE PERMEABLE PAVERS FROM STANDARD ASPHALT PAVEMENT. SEE DETAIL, SHEET C-6.

NOTE "LL":
PROPOSED 24" X 24" R3-1 AND 24" X 18" HR3-1P NO RIGHT TURN SIGNS MOUNTED ON A METAL POST.

NOTE "MM":
PROPOSED STANDARD PAINTED TRAFFIC ARROW (TYP.). SEE DETAIL, SHEET C-6.

NOTE "NN":
PROPOSED 12" X 18" "PERMEABLE PAVEMENT AREA" SIGN, MOUNTED ON METAL POST. SEE DETAIL, SHEET C-6.

NOTE "PP":
END CURB AT PROPERTY LINE. THE HEIGHT OF CURB SHALL SLOPE FROM 6" TO 0" IN THE LAST 3' OF CURB.

NOTE "QQ":
PROPOSED 24" WIDE WHITE PAINTED STOP BAR.

THE RECEIVER OF ELECTRONIC DATA TRANSMISSION BY USE, THEREOF, UNDERSTANDS AND AGREES AS FOLLOWS:
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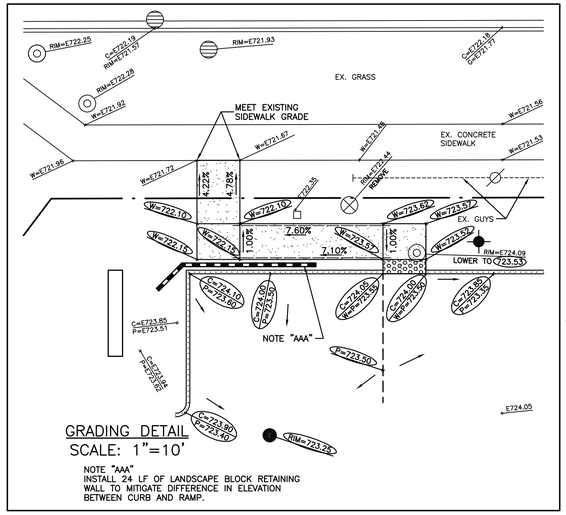
GRADING NOTES
1. ACCESSIBLE PARKING SPACES AND THEIR ADJOINING ACCESS AISLES SHALL NOT EXCEED 2.0% SLOPE IN ANY DIRECTION.
2. ACCESSIBLE PEDESTRIAN ROUTES SHALL NOT EXCEED 2.0% CROSS SLOPE OR 5.0% RUNNING SLOPE, EXCEPT FOR CURB RAMPS WHICH SHALL NOT HAVE A RUNNING SLOPE GREATER THAN 8.33%.
3. ALL GRASS/LANDSCAPED AREAS SHALL BE UNIFORMLY GRADED TO DRAIN WITH POSITIVE DRAINAGE.
4. MAXIMUM CROSS SLOPE FOR ANY NEW PUBLIC SIDEWALK IS 2.0%,

BENCHMARKS:
B.M. NO. 1 = 723.82 (NAVD 88 DATUM)=NORTHWEST UPPER FLANGE BOLT, UNDER THE "RA" IN TRAVERSE, ON A FIRE HYDRANT LOCATED APPROXIMATELY 58 FEET WEST AND 7 FEET SOUTH OF THE NORTHWEST PROPERTY CORNER OF THE WENDY'S PARCEL.

B.M. NO. 2 = 727.93 (NAVD 88 DATUM)=NORTHWEST UPPER FLANGE BOLT ON A FIRE HYDRANT LOCATED APPROXIMATELY 21 FEET NORTH AND AND 7 FEET WEST OF THE SOUTHEAST PROPERTY CORNER OF THE WENDY'S PARCEL.



GRADING DETAIL
SCALE: 1"=10'

NOTE "AAA"
INSTALL 24 LF OF LANDSCAPE BLOCK RETAINING WALL TO MITIGATE DIFFERENCE IN ELEVATION BETWEEN CURB AND RAMP.

SPECIAL NOTE:
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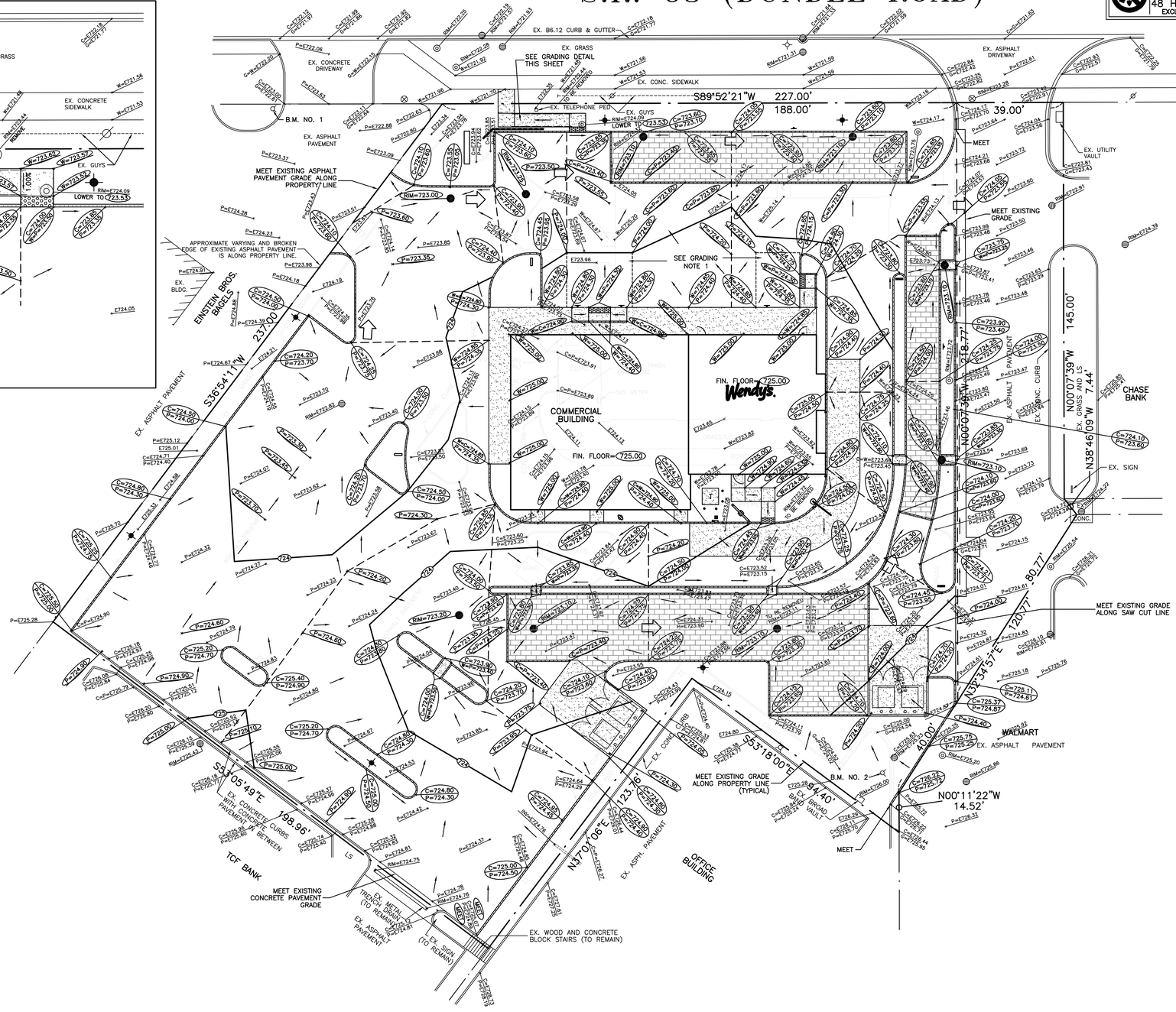
SCALE: 1"=20'
20 0 20 40 60

EX. ASPHALT PAVEMENT

S.R. 68 (DUNDEE ROAD)



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GRADING AND DRAINAGE PLAN
WENDY'S RESTAURANT PUD AMENDMENT
1101 E. DUNDEE ROAD
PALATINE, ILLINOIS

REVISIONS

NO.	DATE	DESCRIPTION
1	12-8-21	REVISED PER SITE PLAN CHANGES

DRAWN BY: KRL
CHECKED BY: DMH
DATE: 5-28-21
SCALE: 1"=20'

DRAWING NO. C-3

JOB NO. 19-08

Attachment: EXHIBIT - PDA and Special Use ENG-ARCH plans (2022-7 : 1101 E. Dundee Road - PD Amendment & Special Use for a Restaurant/Drive-Thru)

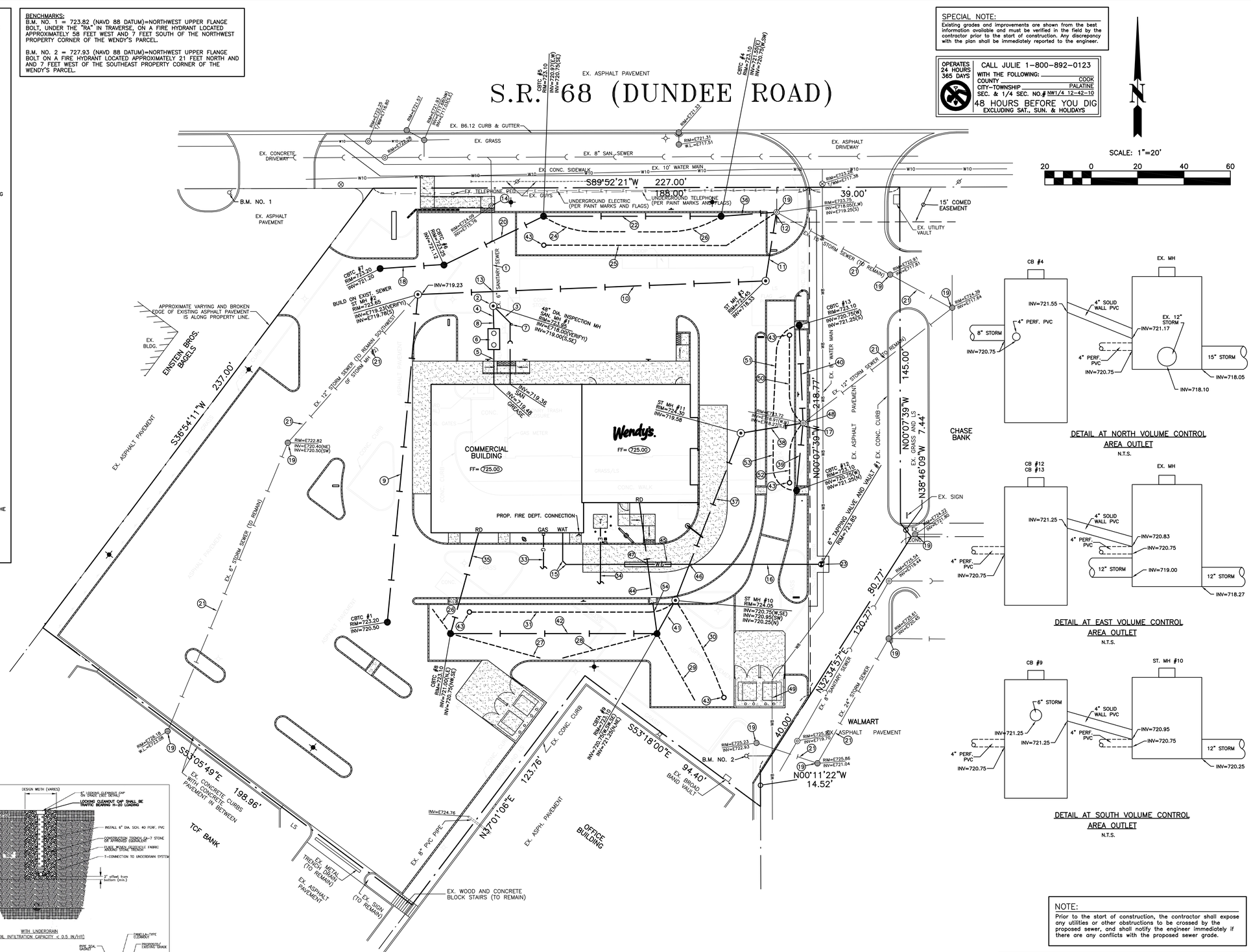
UTILITY NOTES

1. EXISTING 6" SANITARY SEWER TO REMAIN. CONTRACTOR SHALL INSPECT SEWER IN THE PRESENCE OF VILLAGE AND MWRD INSPECTORS AND CLEAN AS NECESSARY TO VERIFY SANITARY SEWER IS IN GOOD AND OPERATING CONDITION.
2. CONSTRUCT NEW SANITARY MANHOLE ON EXISTING 6" SANITARY SEWER.
3. 36 LF 6" PVC SAN. SEWER SDR 26 S=1.00%
4. 9 LF 6" PVC SAN. SEWER SDR 26 S=2.00%
5. 15 LF 6" PVC SAN. SEWER SDR 26 S=2.00%
6. PROPOSED 1000 GALLON GREASE TRAP, SEE DETAIL, SHEET C-6. RIM(N)=724.10; RIM(S)=724.20; INV=719.18
7. EXTERIOR CLEAN OUT. SEE DETAIL, SHEET C-6.
8. PORTION OF EXISTING 6" SAN. SEWER SOUTH OF NEW SANITARY MANHOLE #1 SHALL BE REMOVED. SEE DEMOLITION PLAN.
9. 143 LF 12" RCP C76 CLIV STORM SEWER S=0.50%
10. 150 LF 12" RCP C76 CLIV STORM SEWER S=0.60%
11. 30 LF 12" RCP C76 CLIV STORM SEWER S=0.77%
12. MAKE WATERTIGHT CONNECTIONS (3) TO EXISTING MANHOLE. PROP. INV(S)=718.10, PROP. INV(SW)=720.75, PROP. INV(W)=721.17
13. INV ST.=719.04, TOP SAN=718.25 (VERIFY!)
14. EXISTING SANITARY MANHOLE SHALL BE RECONSTRUCTED AS REQUIRED TO LOWER RIM ELEVATION FROM 724.09 TO 723.53.
15. 6"-45° DUCTILE IRON CL 52 BEND.
16. 126 LF 6" DUCT. IRON CL 52 WATER SERVICE.
17. MAKE WATERTIGHT CONNECTIONS TO EXISTING STORM STRUCTURE. PROP. INV(W)= 719.00. PROP. INV(N,S)=720.83, PROP. INV(NW,SW)=720.75. RECONSTRUCT EXISTING MANHOLE STRUCTURE AS NECESSARY TO MAKE CONNECTIONS.
18. 28 LF 8" PVC SDR 26 STORM SEWER S=0.30%.
19. EXISTING STORM STRUCTURE TO REMAIN.
20. 50 LF 8" PVC SDR 26 STORM SEWER S=0.30%
21. EXISTING STORM SEWER TO REMAIN.
22. 74 LF 8" PVC SDR 26 STORM SEWER S=0.30%
23. MAKE PRESSURE CONNECTION TO EXISTING 8" WATER MAIN IN ACCORDANCE WITH ALL VILLAGE OF PALATINE REQUIREMENTS. CONTRACTOR SHALL VERIFY SIZE OF EXISTING WATER MAIN PRIOR TO ORDERING PARTS FOR CONNECTION.
24. 37 LF 4" PERFORATED PVC SDR 26 UNDERDRAIN WITH CAP AT END S=0.00%
25. 104 LF 4" PERFORATED PVC SDR 26 UNDERDRAIN WITH CAP AT END S=0.00%
26. 37 LF 4" PERFORATED PVC SDR 26 UNDERDRAIN WITH CAP AT END S=0.00%
27. 40 LF 4" PERFORATED PVC SDR 26 UNDERDRAIN WITH CAP AT END S=0.00%
28. 42 LF 4" PERFORATED PVC SDR 26 UNDERDRAIN WITH CAP AT END S=0.00%
29. 35 LF 4" PERFORATED PVC SDR 26 UNDERDRAIN WITH CAP AT END S=0.00%
30. 46 LF 4" PERFORATED PVC SDR 26 UNDERDRAIN WITH CAP AT END S=0.00%
31. 90 LF 4" PERFORATED PVC SDR 26 UNDERDRAIN WITH CAP AT END S=0.00%
32. PLUG EXISTING SEWER WITH 2' LONG NON-SHRINK CONCRETE OR MORTAR PLUG.
33. GAS SERVICE SIZED AND ROUTED BY NICOR.
34. ELECTRIC SERVICE SIZED AND ROUTED BY COM ED.
35. 45 LF 6" PVC SDR 26 STORM SEWER S=1.00%
36. 24 LF 4" PVC SDR 26 STORM SEWER S=1.58%.
37. 78 LF 12" RCP C76 CLIV STORM SEWER S=0.86%.
38. 26 LF 12" RCP C76 CLIV STORM SEWER S=2.23%.
39. 30 LF 4" PVC SDR 26 STORM SEWER S=1.40%.
40. 42 LF 4" PVC SDR 26 STORM SEWER S=1.00%.
41. 16 LF 4" PVC SDR 26 STORM SEWER S=1.88%
42. 90 LF 8" PVC SDR 26 STORM SEWER S=0.28%
43. PROPOSED OBSERVATION WELL AT END OF UNDERDRAIN. SEE DETAIL, THIS SHEET.
44. 57 LF 6" PVC STORM SEWER SDR 26 S=1.00%.
45. INSTALL 20 LF STEEL CASING PIPE ON NEW 6" WATER MAIN. CASING PIPE SHALL BE CENTERED ON THE STORM SEWER CROSSING.
46. INV. ST.=720.10. TOP WM.=718.00.
47. INV. ST.=721.55. TOP WM.=718.00.
48. EXISTING STRUCTURE TO BE ADJUSTED. RIM=E723.72. RAISE TO 724.15 USING PRECAST CONCRETE ADJUSTING RINGS.
49. THE EXACT LOCATION OF EXISTING 6" WATER MAIN AT THIS LOCATION IS UNKNOWN. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL EXPOSE AND LOCATE THE EXISTING WATER MAIN IN THE VICINITY OF THE PROPOSED TRASH ENCLOSURE, AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY CONFLICT WITH THE PROPOSED TRASH ENCLOSURE.
50. 51 LF 4" PERFORATED PVC SDR 26 UNDERDRAIN WITH CAP AT END S=0.00%
51. 47 LF 4" PERFORATED PVC SDR 26 UNDERDRAIN WITH CAP AT END S=0.00%
52. 27 LF 4" PERFORATED PVC SDR 26 UNDERDRAIN WITH CAP AT END S=0.00%
53. 25 LF 4" PERFORATED PVC SDR 26 UNDERDRAIN WITH CAP AT END S=0.00%
54. INV. 6" ST.=721.35. TOP 4" ST=721.08.

BENCHMARKS:

B.M. NO. 1 = 723.82 (NAVD 88 DATUM)=NORTHWEST UPPER FLANGE BOLT, UNDER THE "RA" IN TRAVERSE, ON A FIRE HYDRANT LOCATED APPROXIMATELY 58 FEET WEST AND 7 FEET SOUTH OF THE NORTHWEST PROPERTY CORNER OF THE WENDY'S PARCEL.

B.M. NO. 2 = 727.93 (NAVD 88 DATUM)=NORTHWEST UPPER FLANGE BOLT ON A FIRE HYDRANT LOCATED APPROXIMATELY 21 FEET NORTH AND AND 7 FEET WEST OF THE SOUTHEAST PROPERTY CORNER OF THE WENDY'S PARCEL.



SPECIAL NOTE:
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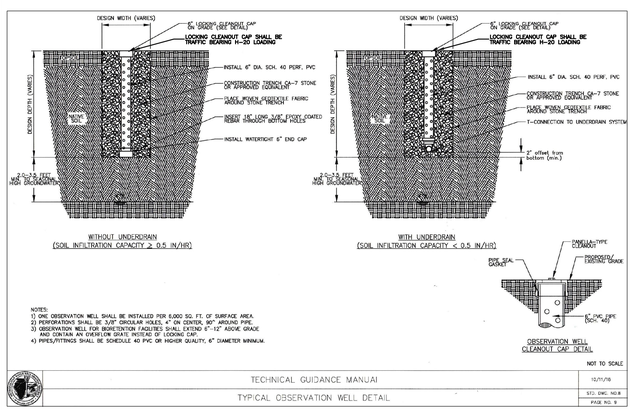
SCALE: 1"=20'
20 0 20 40 60



NOTE:
Prior to the start of construction, the contractor shall expose any utilities or other obstructions to be crossed by the proposed sewer, and shall notify the engineer immediately if there are any conflicts with the proposed sewer grade.

SPECIAL NOTE
The locations of existing underground utilities, such as water mains, sewers, gas lines, electric lines, telephone lines, etc., as shown on the plans have been determined from the best available information and is given for the convenience of the contractor. However, the engineer and owner do not assume responsibility for the accuracy of the locations shown. It shall be the contractor's responsibility to contact all utility companies and their facilities shall be located prior to any work.

GENERAL NOTES
1. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF EACH BUILDING UTILITY SERVICE LINE FROM THE PLUMBING AND/OR MECHANICAL DRAWINGS AND SHALL COORDINATE UTILITY SERVICE LINE LOCATION WITH SAME.
2. CONTRACTOR SHALL COORDINATE ALL WORK WITH UTILITY COMPANIES (SEWER, WATER, ELECTRIC, GAS, TELEPHONE, ETC.)
3. ANY EXISTING SEWER, WATER OR OTHER UTILITY LINES OR STRUCTURES (MANHOLES, ETC.) UNDER OR WITHIN 10' OF THE PROPOSED BUILDING OR TRASH ENCLOSURE SHALL BE REMOVED. PLUG ENDS OF REMAINING UTILITY LINES. BACKFILL TRENCHES WITH SELECTED GRANULAR BACKFILL COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY IN 8" LIFTS.

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UTILITY PLAN
WENDY'S RESTAURANT PUD AMENDMENT
1101 E. DUNDEE ROAD
PALATINE, ILLINOIS

NO.	DATE	REVISIONS DESCRIPTION
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DRAWN BY: KRL
CHECKED BY: DMH
DATE: 5-28-21
SCALE: 1"=20'

DRAWING NO. C-4

JOB NO. 19-08

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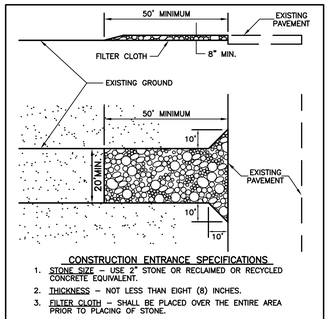
Attachment: EXHIBIT - PDA and Special Use ENG-ARCH plans (2022-7 : 1101 E. Dundee Road - PD Amendment & Special Use for a Restaurant/Drive-Thru)

STORM WATER POLLUTION PREVENTION PLAN GENERAL NOTES

This Storm Water Pollution Prevention Plan has been prepared in compliance with the requirements of the Village of Palatine and the State of Illinois. The work to be done is stripping, stockpiling and grading of the project site shown in detail on the contract drawings. The following notes and requirements shall apply to work performed on this project:

1. Soil Erosion and sediment control features shall be constructed prior to the commencement of upland disturbance.
2. Hauling will not be allowed when the work site is too wet to maintain acceptable conditions on adjacent streets.
3. Adjacent streets will be manually or mechanically swept periodically as may be required, minimum at end of each working day or as directed by Village Inspector. Village streets are to be kept free from mud and debris.
4. Each catch basin will be installed with a sump as indicated on the drawings. The rims will be set at final grade. A temporary 1 foot deep sump shall be excavated in a 10 foot diameter area around the structure to act as a silt trap. Both sumps will be inspected after each rain and cleaned as required.
5. Soil stockpile areas shall be designated and surrounded by a geotextile fabric silt fence to intercept sediment-laden runoff from the stockpile. The fence shall be continuously maintained and sediment shall be removed to restore planned capacity as required.
6. If the stockpiles will not be used for construction activity for a period of more than 14 days, they shall be protected with temporary vegetative cover.
7. No material from construction site shall be discharged to the storm sewer.
8. The contractor shall take whatever other steps are deemed necessary by the Village Inspector to prevent erosion from taking place during the course of the construction project.
9. The contractor shall comply with all requirements of this plan and shall include the cost of such compliance in the total price bid for his contract.
10. All temporary and permanent erosion control measures must be maintained and repaired as needed. Erosion control features shall be inspected every 7 days or after 1/2" of rainfall. The general contractor will be responsible for inspection and repair during construction. The owner will be responsible if erosion control is required after the contractor has completed the project.
11. All work shall conform to NRCS Standards as described in the current edition of the Illinois Urban Manual.
12. Install filter fabric erosion control filtration system in the new storm structures (and in the existing structures impacted by this project) to prevent eroded material from entering the storm sewer system during the construction project.
13. Watering shall be used as required to control dust on the project. A water truck shall be kept on the site at all times during mass earthwork construction, if required by the Village.
14. The name, address and telephone number of the individual in responsible charge of erosion control measures during the construction project shall be given to the Village Public Works Department prior to the start of construction.
15. Disturbed areas shall be protected with seeding according to the "Typical Soil Protection Chart" on this sheet.
16. All erosion control measures and inspections shall be documented on site in the site superintendent's log book.
17. A copy of the approved Storm Water Pollution Prevention Plan shall be maintained on the site at all times.
18. All wash water (concrete trucks, vehicle cleaning, equipment cleaning, etc.) shall be detained and properly treated or disposed of.
19. Rubbish, trash, garbage, litter, or other such materials shall be deposited into sealed containers. Materials shall be prevented from leaving the premises through the action of wind or stormwater discharge into drainage ditches or waters of the State.
20. All Contractors and Subcontractors involved with storm water pollution prevention shall obtain a copy of the storm water pollution prevention plan and the State of Illinois National Pollution Discharge Elimination General Permit (NPDES Permit) and become familiar with their contents.
21. The Contractor shall implement best management practices as required by the SWPPP. Additional best management practices shall be implemented as dictated by conditions at no additional cost to the owner throughout all phases of construction.
22. Best management practices (BMP'S) and controls shall conform to federal, state, or local requirements or manual of practice. As applicable Contractor shall implement additional controls as directed by permitting agency or owner.
23. All temporary erosion and sediment control items are to be removed within thirty (30) days of the site's final stabilization by the contractor.
24. All construction activities within the boundaries of the project as well as all construction activities involved in making any connections to utilities outside the boundaries of the project shall comply with the requirements of this plan. This Storm Water Pollution Prevention Plan shall cover all such activities.
25. Refer to the Landscape Plan for locations and specifications of sodding, seeding and other permanent ground cover.



CONSTRUCTION ENTRANCE SPECIFICATIONS

1. STONE SIZE – USE 2" STONE OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. THICKNESS – NOT LESS THAN EIGHT (8) INCHES.
3. FILTER CLOTH – SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
4. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAYS MUST BE REMOVED IMMEDIATELY.
5. WASHING – WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
6. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE
(TEMPORARY)
N.T.S.

BENCHMARKS:
B.M. NO. 1 = 723.82 (NAVD 88 DATUM)=NORTHWEST UPPER FLANGE BOLT, UNDER THE "RA" IN TRAVERSE, ON A FIRE HYDRANT LOCATED APPROXIMATELY 58 FEET WEST AND 7 FEET SOUTH OF THE NORTHWEST PROPERTY CORNER OF THE WENDY'S PARCEL.

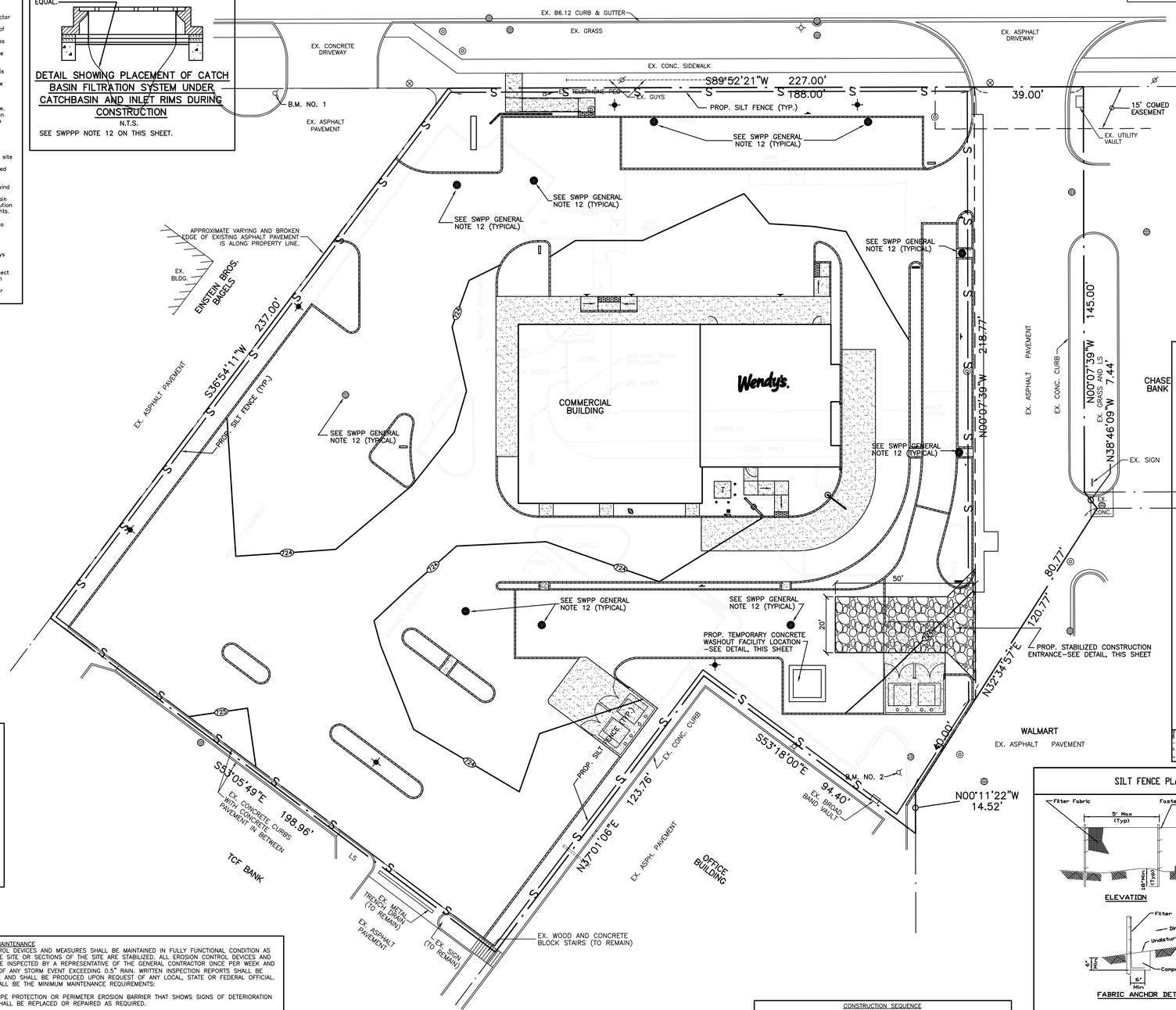
B.M. NO. 2 = 727.93 (NAVD 88 DATUM)=NORTHWEST UPPER FLANGE BOLT ON A FIRE HYDRANT LOCATED APPROXIMATELY 21 FEET NORTH AND AND 7 FEET WEST OF THE SOUTHEAST PROPERTY CORNER OF THE WENDY'S PARCEL.

DURING CONSTRUCTION, ALL INLETS AND CATCH BASINS SHALL BE EQUIPPED WITH A CATCH BASIN FILTRATION SYSTEM, CATCH ALL MANUFACTURED BY MARATHON MATERIALS, INC (1-800-983-9493) FLOGARD + PLUS MANUFACTURED BY HANCOR (1-888-367-7473) OR EQUAL.

DETAIL SHOWING PLACEMENT OF CATCH BASIN FILTRATION SYSTEM UNDER CATCHBASIN AND INLET RIMS DURING CONSTRUCTION
N.T.S.
SEE SWPPP NOTE 12 ON THIS SHEET.

SPECIAL NOTE:
Existing grades and improvements are shown from the best information available and must be verified in the field by the contractor prior to the start of construction. Any discrepancy with the plan shall be immediately reported to the engineer.

OPERATES 24 HOURS 365 DAYS
CALL JULIE 1-800-892-0123
WITH THE FOLLOWING:
COUNTY COOK
CITY-TOWNSHIP PALATINE
SEC. & 1/4 SEC. NO.# NW1/4 12-42-10
48 HOURS BEFORE YOU DIG
EXCLUDING SAT., SUN. & HOLIDAYS



TYPICAL SOIL PROTECTION CHART

Stabilization Type:	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Permanent Seeding			A-	-	-	-	-	XXX	XXX	X-	-	-
Dormant Seeding	B-	-	-	-	-	-	-	-	-	-	-	-
Temporary Seeding			C-	-	-	-	-	XXX	XXX	X-	-	-
Sodding			E-XXX	-	-	-	-	-	-	-	-	-
Mulching	F-	-	-	-	-	-	-	-	-	-	-	-

A= Kentucky Bluegrass @ 90 lbs/ac. Mixed with Perennial Ryegrass @ 30 lbs/ac.
B= Kentucky Bluegrass @ 135 lbs/ac. Mixed with Perennial Ryegrass @ 45 lbs/ac.
C= Spring Oats @ 1100lbs/ac.
D= Wheat or Cereal Rye @150 lbs/ac.
E= Sod
F= Straw Mulch @ 2 tons/ac.
XXX= Irrigation needed

Irrigation should be provided as necessary to throughly establish growth.

NOTES:
1. Maintaining temporary concrete washout facilities shall include removing and disposing of hardend concrete and/or slurry and returning the facilities to a functional condition.
2. Facility shall be cleaned or reconstructed in a new area once washout becomes two-thirds full.
3. Each straw bale is to be staked in place using (2) 2"x2"x4' wooden stakes.

TEMPORARY CONCRETE WASHOUT FACILITY – STRAW BALE

NOTES:
1. Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
2. Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1 or 2, Class I with equivalent opening size of at least 30 for nonwoven and 50 for woven.
3. Fence posts shall be either standard steel post or wood post with a minimun cross-sectional area of 3.0 sq. in.

NOTES:
1. Place the end post of the second fence inside the end post of the first fence.
2. Rotate both posts at least 180 degrees in a clockwise direction to create a tight seal with the fabric material.
3. Drive both posts a minimum of 18 inches into the ground and bury the flap.

INSPECTIONS AND MAINTENANCE
ALL EROSION CONTROL DEVICES AND MEASURES SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION AS REQUIRED UNTIL THE SITE OR SECTIONS OF THE SITE ARE STABILIZED. ALL EROSION CONTROL DEVICES AND MEASURES SHALL BE INSPECTED BY A REPRESENTATIVE OF THE GENERAL CONTRACTOR ONCE PER WEEK AND WITHIN 24 HOURS OF ANY STORM EVENT EXCEEDING 0.5" RAIN. WRITTEN INSPECTION REPORTS SHALL BE MAINTAINED ON SITE AND SHALL BE PRODUCED UPON REQUEST OF ANY LOCAL, STATE OR FEDERAL OFFICIAL. THE FOLLOWING SHALL BE THE MINIMUM MAINTENANCE REQUIREMENTS:

1. ANY INLET OR PIPE PROTECTION OR PERIMETER EROSION BARRIER THAT SHOWS SIGNS OF DETERIORATION OR UNDERMINING SHALL BE REPLACED OR REPAIRED AS REQUIRED.

2. CATCH BASINS SHALL BE INSPECTED AND CLEANED PERIODICALLY.

3. ANY SEEDED AREAS THAT SHOW SIGNS OF GULLIES OR EROSION SHALL BE REGRADED, RESEEDED, WATERED AND FERTILIZED AS REQUIRED TO MAINTAIN A COVER THAT IS ADEQUATE TO PREVENT EROSION.

4. SEDIMENT SHALL BE REMOVED FROM PERIMETER EROSION BARRIER WHEN SILT REACHES ONE HALF THE HEIGHT OF THE FENCE.

5. THE CONSTRUCTION ENTRANCE SHALL BE MAINTAINED TO PREVENT TRACKING OF MUD ONTO THE RIGHT OF WAY OR PUBLIC PARKING LOTS. TOP DRESSING SHALL BE INSTALLED AS REQUIRED ON THE CONSTRUCTION ENTRANCE AT NO ADDITIONAL COST TO THE OWNER.

6. ANY MUD OR DEBRIS TRACKED ONTO A PUBLIC ROAD OR PARKING LOT SHALL BE REMOVED BY THE CONTRACTOR TO THE SATISFACTION OF THE JURISDICTIONAL BODY CONTROLLING THE ROAD OR PARKING LOT. THIS WORK SHALL BE PERFORMED AT NO ADDITIONAL COST TO THE OWNER.

Owner Certification Statement: "I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Owner

Contractor Certification Statement: "I certify under penalty of law that I understand the terms and conditions of the general National Pollutant Discharge Elimination System (NPDES) General Permit No. ILR-10 that authorizes the storm water discharges associated with activity from the construction site identified as part of this certification."

Contractor

CONSTRUCTION SEQUENCE

1. INSTALL CATCH BASIN FILTRATION SYSTEM IN EXISTING CB'S TO REMAIN ON THE SITE.
2. SAW CUT AND REMOVE CURBS AND PAVEMENT AS REQUIRED TO INSTALL SILT FENCE AND STABILIZED CONSTRUCTION ENTRANCE.
3. INSTALL SILT FENCE AT LOCATIONS AS INDICATED ON THE PLANS.
4. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
5. PERFORM SITE DEMOLITION AS NOTED ON DEMOLITION PLAN (IF APPLICABLE).
6. STRIP EXISTING TOPSOIL AND STOCKPILE/STABILIZE.
7. CUT AND FILL SITE TO PLAN SUB-GRADE.
8. BEGIN BUILDING CONSTRUCTION.
9. CONSTRUCT UNDERGROUND IMPROVEMENTS, I.E. SANITARY SEWER, WATERMAIN AND STORM SEWER**, ETC.
10. CONSTRUCT PAVEMENT IMPROVEMENTS PER PLAN.
11. COMPLETE CONSTRUCTION OF SITE WITH PERMANENT STABILIZATION.
12. REMOVE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES.

** INSTALL INLET PROTECTION FOR DRAINAGE STRUCTURES WHEN CONSTRUCTED.

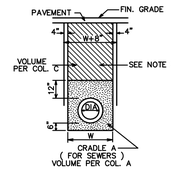
REFERENCE		STANDARD DWG. NO.
Project		IL-620
Designed	Date	SHEET 1 OF 2
Checked	Date	DATE 11-20-03
Approved	Date	

NRCS Natural Resources Conservation Service

REFERENCE		STANDARD DWG. NO.
Project		IL-630(W)
Designed	Date	SHEET 2 OF 2
Checked	Date	DATE 1-29-99
Approved	Date	

NRCS Natural Resources Conservation Service

THE RECEIVER OF ELECTRONIC DATA TRANSMISSION BY USE THEREOF UNDERSTANDS AND AGREES AS FOLLOWS:
PORTIONS OR ALL OF THE FINAL ENGINEERING DRAWINGS FOR THIS PROJECT MAY BE TRANSMITTED TO THE CLIENT AS ELECTRONIC CADD FILES. THE ENGINEER MAKES NO WARRANTIES, EITHER EXPRESSED OR IMPLIED, REGARDING THE ELECTRONIC CADD FILES, INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. THE CLIENT AGREES THAT ALL USE OF THE ELECTRONIC CADD FILES SHALL BE AT THE CLIENT'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO THE ENGINEER. THE CLIENT AGREES TO INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM. THE CLIENT AGREES THAT THE ELECTRONIC CADD FILES WILL NOT BE USED BY THE CLIENT OR ANYONE ELSE AUTHORIZED BY THE CLIENT FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT FOR WHICH THE ELECTRONIC CADD FILES HAVE BEEN PREPARED. IN THE EVENT THE CLIENT OR ANYONE AUTHORIZED BY THE CLIENT MODIFIES ANY OF THE ELECTRONIC CADD FILES, THE CLIENT AGREES TO REMOVE THE ENGINEER'S NAME AND SEAL FROM THE MODIFIED DOCUMENTS AND ELECTRONIC FILES. THE SIGNED OR SEALED HARD-COPY CONSTRUCTION DOCUMENTS SHALL CONTROL IN THE EVENT OF ANY DISCREPANCY WITH THE ELECTRONIC CADD FILES. THE ENGINEER DOES NOT WARRANT THE ACCURACY OF LONG TERM STABILITY OF THE CADD FILES DUE TO DATA STORAGE OR FORMAT CONVERSION PROBLEMS, OR ALTERATIONS TO THE CADD FILES BY OTHERS. THE CADD FILES ARE NOT GUARANTEED ACCURATE AND SHALL NOT BE RELIED ON OR TRANSFERRED TO ANY OTHER PARTY WITHOUT WRITTEN PERMISSION OF NORTHWESTERN ENGINEERING CONSULTANTS. IF THE RECEIVER OF ELECTRONIC CADD FILES FAILS TO EXECUTE THIS AGREEMENT, USE OF THE ELECTRONIC CADD FILES SHALL BE AT THE RECEIVER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO THE ENGINEER. THE RECEIVER AGREES TO INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM. CONSULTANT SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHT THEREIN. THE ELECTRONIC CADD FILES ARE NOT TO BE USED BY THE CLIENT OR ANY OTHER PERSON OR ENTITY FOR ANY RIGHTS OR PURPOSES FOR WHICH THE CADD FILES WERE NOT PREPARED OR ADAPTED, WITHOUT THE ENGINEER'S PRIOR WRITTEN CONSENT. ANY SUCH USE OR REUSE, OR ANY MODIFICATION OF THE CADD FILES, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO THE ENGINEER. ANY AND ALL CLAIMS AGAINST THE ENGINEER ARISING FROM SUCH USE OR REUSE, OR FROM ANY MODIFICATION OF THE CADD FILES BY ANYONE OTHER THAN THE ENGINEER, SHALL BE WAIVED BY THE CLIENT. THE CLIENT



TRENCH DETAIL AND BACKFILL QUANTITIES

N.T.S.

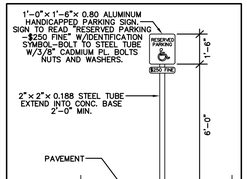
COND. DIA.	MAX TRENCH WIDTH AT TOP OF (WALL (W+8")	PAYMENT QUANTITY/FT. OF COND. COL. A CRADLE C.Y./FT.	COL. C GRANULAR BACKFILL C.Y./FT.OF DEPTH	COL. D GRANULAR BACKFILL OVER PIPE C.Y./FT.
6"	3'-2"	0.24	0.117	
8"	3'-2"	0.26	0.117	
10"	3'-2"	0.28	0.117	
12"	3'-4"	0.30	0.12	
15"	3'-6"	0.33	0.13	
18"	3'-10"	0.37	0.14	
21"	4'-4"	0.46	0.16	
24"	4'-8"	0.51	0.17	
27"	4'-11"	0.55	0.18	
30"	5'-3"	0.62	0.19	
36"	6'-4"	0.82	0.23	

NOTES:

1.) ALL SEWER CONSTRUCTION REQUIRES STONE BEDDING, 1/4" TO 1" IN SIZE. THIS BEDDING SHALL BE INSTALLED ACCORDING TO THE CRADLE DIMENSIONS SHOWN ABOVE. (I.D.O.T. GRADATION 'CA-11' OR CA-13).

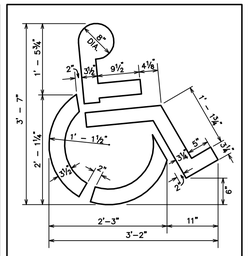
2.)SELECTED GRANULAR BACKFILL SHALL BE USED WHENEVER A TRENCH CROSSES ANOTHER UTILITY'S OR UNDER, OR WITHIN 10' OF EXISTING OR PROPOSED PAVEMENT, MATERIAL FOR THE S.G.B. SHALL BE GRAVEL, SAND OR CRUSHED STONE, GRADATION FA-6 AS SPECIFIED IN STATE OF ILLINOIS "STANDARD SPECIFICATIONS".

3.) S.G.B. SHALL BE COMPACTED IN ACCORDANCE WITH REQUIREMENTS OF "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS" LATEST EDITION.



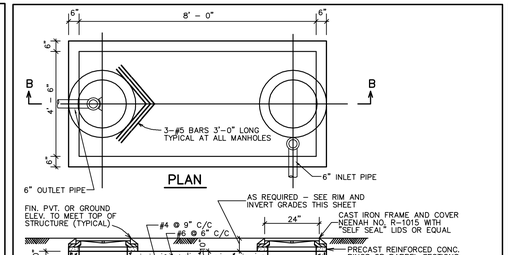
HANDICAPPED PARKING SIGN

N.T.S.



HANDICAP SYMBOL DETAIL

N.T.S.



GREASE TRAP NOTES :
1. GREASE TRAP IS OF CONCRETE FABRICATION.
2. GREASE TRAP LID SHALL BE CONSTRUCTED OF REIN. CONC. AND SHALL BE TRAFFIC BEARING (H-20 LOADING)
3. CAPACITY AND CONSTRUCTION OF GREASE TRAP SHALL COMPLY WITH ALL LOCAL CODES AND AUTHORITIES.
4. THE WATERTIGHT RESILIENT CONNECTOR (ASTM C923) SHALL BE PROVIDED FOR CORED OPENINGS BETWEEN GREASE TRAP AND SEWER PIPES.

NOTE :
SEE PLAN FOR EXACT LOCATIONS OF INLET AND OUTLET PIPES.

OPERATIONS AND MAINTENANCE PRACTICES FOR STORM WATER MANAGEMENT SYSTEM

OPERATIONS AND MAINTENANCE

1. The owner is responsible for all O&M practices.
2. O&M Plan procedures and practices must be reviewed and assessed annually.
3. Access routes including roadways and sidewalks shall be inspected annually and maintained as needed.
4. Drainage structures and flow restrictors must be inspected and cleaned semi-annually.
5. Volume control BMP's shall be inspected semi-annually and after significant rainfall events exceeding 1.5 inches.
6. The Owner shall keep on updated log book documenting the performance of the required O&M activities for perpetuity. Log books must be produced upon the request of the City or MWRD inspector.
7. Vegetation shall be maintained on a regular basis.
8. Pest control measures shall be implemented to address insects and rodents.
9. Signage and fencing shall be installed and maintained where necessary to protect property and the public.
10. Underground vaults must include design measures to facilitate cleaning and maintenance. Confined space safety procedures must be followed.

Activity Schedule (Parking lot detention)

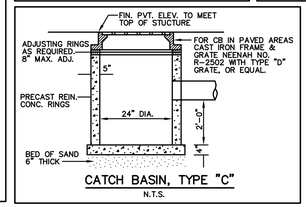
As needed	• Remove trash and debris
Monthly	• Inspect outlet control structure for clogging and after every storm greater than 1 inch. • Inspect and clean catch basins.
4 times per year	• Inspect storage area to ensure that encroachments or renovations do not reduce available storage.

Activity Schedule for Permeable Pavers

As needed	• Do not use sand during the winter months • Keep landscaped areas well-maintained and prevent soil from being transported onto the pavement. • Monitor regularly to ensure that the paving surface drains properly after storms. • Ensure that surface is free of sediment. • Remove vegetation established in gravel spaces in pavement
Twice per year	• Broom, blow, rotary brush or sweep entire surface (alternate--vacuum entire surface) • Replenish joint aggregate material after cleaning. • Clean out inlet structures within or draining to the subsurface bedding beneath surface
Once per year	• Inspect surface for signs of deterioration or settling. • Vacuum or power wash the entire surface and refill joint aggregate material

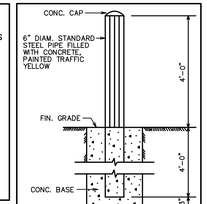
Implementation Schedule

The O&M activities required under this plan will commence immediately upon the completion of the construction project. New employees shall be trained in the monitoring procedures required by the O&M Plan.



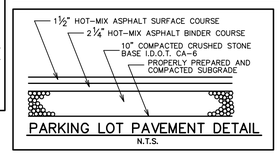
CATCH BASIN, TYPE "C"

N.T.S.



PIPE BOLLARD

N.T.S.



PARKING LOT PAVEMENT DETAIL

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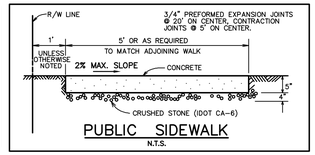
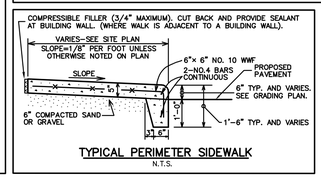


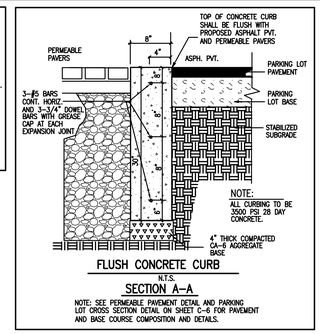
PUBLIC SIDEWALK

N.T.S.



TYPICAL PERIMETER SIDEWALK

N.T.S.

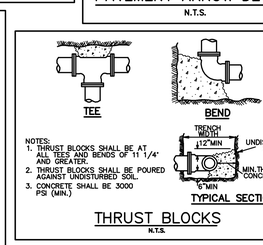


FLUSH CONCRETE CURB

N.T.S.

SECTION A-A

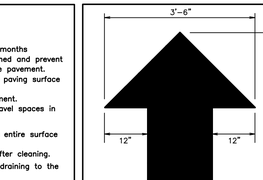
NOTE: SEE PERMEABLE PAVEMENT DETAIL AND PARKING LOT CROSS SECTION DETAIL ON SHEET C-6 FOR PAVEMENT AND BASE COURSE COMPOSITION AND DETAILS.



THRUST BLOCKS

N.T.S.

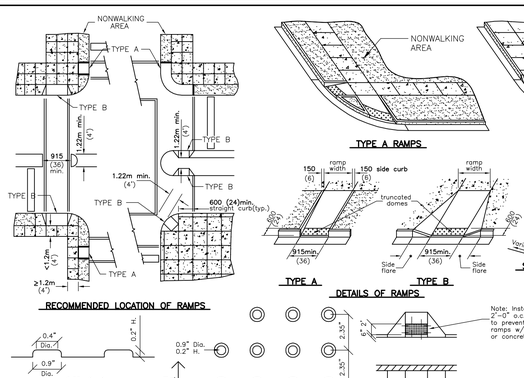
TYPICAL SECTION



NOTE :
PAVEMENT MARKINGS TO BE PAINTED YELLOW.

PAVEMENT ARROW DETAIL

N.T.S.



SIDEWALK RAMPS ACCESSIBLE TO THE DISABLED

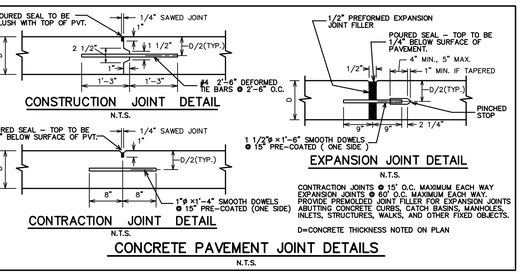
GENERAL NOTES

All ramps shall have 24" deep x 48" wide cast in place truncated dome detectable warning system by ADA Solutions, Inc., part #24480PAV2, or equal, in brick red color, install panels in accordance with all manufacturer's recommendations.

The maximum slope of the side flare for Type B ramps shall be 1:10; however, if the width of the landing area between the top of the ramp and an obstruction is less than 1.2 m (4'-0") then the maximum slope shall be 1:12.

All slope ratios are expressed as units of vertical displacement to units of horizontal displacement (V:H).

All dimensions are in millimeters (inches) unless otherwise shown.

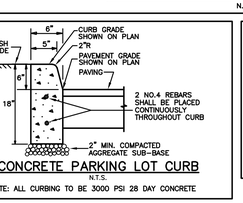


CONTRACTION JOINTS @ 15' O.C. MAXIMUM EACH WAY
EXPANSION JOINTS @ 60' O.C. MAXIMUM EACH WAY.
PROVIDE PREMOLDED JOINT FILLER FOR EXPANSION JOINTS ABUTTING CONCRETE CURBS, CATCH BASINS, MANHOLES, INLETS, STRUCTURES, WALKS, AND OTHER FIXED OBJECTS.

D=CONCRETE THICKNESS NOTED ON PLAN

CONCRETE PAVEMENT JOINT DETAILS

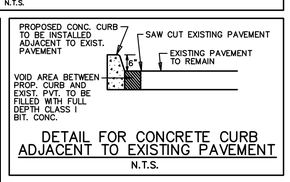
N.T.S.



CONCRETE PARKING LOT CURB

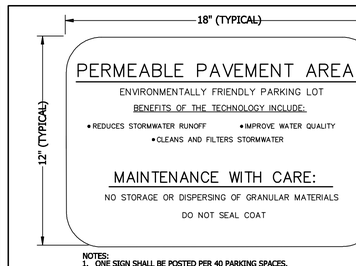
N.T.S.

NOTE: ALL CURBING TO BE 3000 PSI 28 DAY CONCRETE



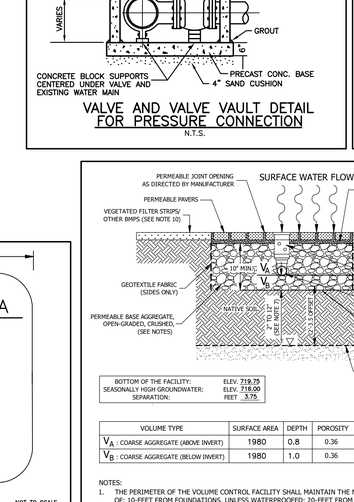
DETAIL FOR CONCRETE CURB ADJACENT TO EXISTING PAVEMENT

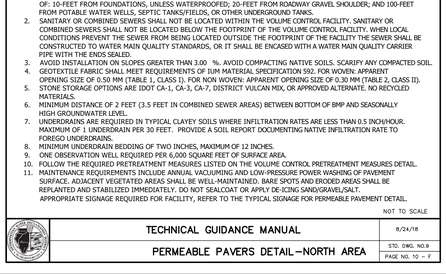
N.T.S.



NOTES:
1. ONE SIGN SHALL BE POSTED PER 40 PARKING SPACES.

NOT TO SCALE	
TECHNICAL GUIDANCE MANUAL	8/24/18
TYPICAL SIGNAGE FOR PERMEABLE PAVEMENT AREA	STD. DWG. NO.13 PAGE NO. 14



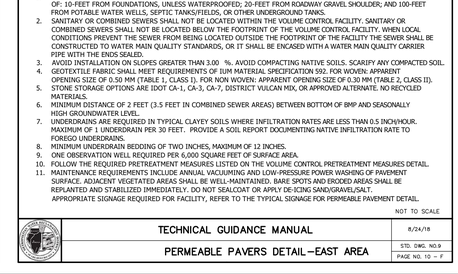


BOTTOM OF THE FACILITY:	ELEV. 719.75	
SEASONALLY HIGH GROUNDWATER:	ELEV. 716.00	
SEPARATION:	FEET 3.75	

VOLUME TYPE	SURFACE AREA	DEPTH	POROSITY	STORAGE VOLUME	VOLUME PROVIDED
V_A : COARSE AGGREGATE (ABOVE INVERT)	1980	0.8	0.36	0.50 X 0.36 X V_A	285
V_B : COARSE AGGREGATE (BELOW INVERT)	1980	1.0	0.36	0.36 X V_B	713
				TOTAL	998

NOTES:
1. THE PERIMETER OF THE VOLUME CONTROL FACILITY SHALL MAINTAIN THE MINIMUM HORIZONTAL SEPARATION DISTANCE OF: 10-FEET FROM FOUNDATIONS, UNLESS WATERPROOFED; 20-FEET FROM ROADWAY GRAVEL SHOULDERS; AND 100-FEET FROM POTABLE WATER WELLS, SEPTIC TANKS/FIELDS, OR OTHER UNDERGROUND TANKS.
2. SANITARY OR COMBINED SEWERS SHALL NOT BE LOCATED WITHIN THE VOLUME CONTROL FACILITY. SANITARY OR COMBINED SEWERS SHALL NOT BE LOCATED BELOW THE FOOTPRINT OF THE VOLUME CONTROL FACILITY. WHEN LOCAL CONDITIONS PREVENT THE SEWER FROM BEING LOCATED OUTSIDE THE FOOTPRINT OF THE FACILITY THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN QUALITY STANDARDS, OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.
3. AVOID INSTALLATION ON SLOPES GREATER THAN 3.00 %. AVOID COMPACTING NATIVE SOILS. SCARIFY ANY COMPACTED SOIL.
4. GEOTEXTILE FABRIC SHALL MEET REQUIREMENTS OF IUM MATERIAL SPECIFICATION 592. FOR WOVEN: APPARENT OPENING SIZE OF 0.50 MM (TABLE 1, CLASS I). FOR NON WOVEN: APPARENT OPENING SIZE OF 0.30 MM (TABLE 2, CLASS II).
5. STONE STORAGE OPTIONS ARE IDOT CA-1, CA-3, CA-7, DISTRICT VULCAN MIX, OR APPROVED ALTERNATE. NO RECYCLED MATERIALS.
6. MINIMUM DISTANCE OF 2 FEET (3.5 FEET IN COMBINED SEWER AREAS) BETWEEN BOTTOM OF BMP AND SEASONALLY HIGH GROUNDWATER LEVEL.
7. UNDERDRAINS ARE REQUIRED IN TYPICAL CLAYEY SOILS WHERE INFILTRATION RATES ARE LESS THAN 0.5 INCH/HOUR. MAXIMUM OF 1 UNDERDRAIN PER 30 FEET. PROVIDE A SOIL REPORT DOCUMENTING NATIVE INFILTRATION RATE TO FOREGO UNDERDRAINS.
8. MINIMUM UNDERDRAIN BEDDING OF TWO INCHES, MAXIMUM OF 12 INCHES.
9. ONE OBSERVATION WELL REQUIRED PER 6,000 SQUARE FEET OF SURFACE AREA.
10. FOLLOW THE REQUIRED PRETREATMENT MEASURES LISTED ON THE VOLUME CONTROL PRETREATMENT MEASURES DETAIL.
11. MAINTENANCE REQUIREMENTS INCLUDE ANNUAL VACUUMING AND LOW-PRESSURE POWER WASHING OF PAVEMENT SURFACE. ADJACENT VEGETATED AREAS SHALL BE WELL-MAINTAINED. BARE SPOTS AND ERODED AREAS SHALL BE REPLANTED AND STABILIZED IMMEDIATELY. DO NOT SEALCOAT OR APPLY DE-ICING SAND/GRAVEL/SALT. APPROPRIATE SIGNAGE REQUIRED FOR FACILITY, REFER TO THE TYPICAL SIGNAGE FOR PERMEABLE PAVEMENT DETAIL.

NOT TO SCALE	
TECHNICAL GUIDANCE MANUAL	8/24/18
PERMEABLE PAVERS DETAIL--NORTH AREA	STD. DWG. NO.9 PAGE NO. 10 -- F

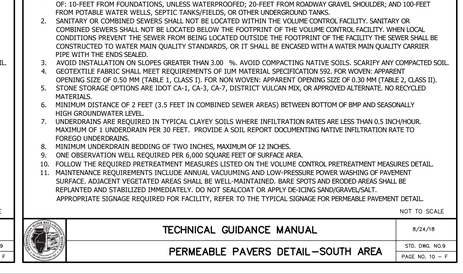


BOTTOM OF THE FACILITY:	ELEV. 720.25	
SEASONALLY HIGH GROUNDWATER:	ELEV. 716.00	
SEPARATION:	FEET 4.25	

VOLUME TYPE	SURFACE AREA	DEPTH	POROSITY	STORAGE VOLUME	VOLUME PROVIDED
V_A : COARSE AGGREGATE (ABOVE INVERT)	1226	0.5	0.36	0.50 X 0.36 X V_A	110
V_B : COARSE AGGREGATE (BELOW INVERT)	1226	0.5	0.36	0.36 X V_B	221
				TOTAL	331

NOTES:
1. THE PERIMETER OF THE VOLUME CONTROL FACILITY SHALL MAINTAIN THE MINIMUM HORIZONTAL SEPARATION DISTANCE OF: 10-FEET FROM FOUNDATIONS, UNLESS WATERPROOFED; 20-FEET FROM ROADWAY GRAVEL SHOULDERS; AND 100-FEET FROM POTABLE WATER WELLS, SEPTIC TANKS/FIELDS, OR OTHER UNDERGROUND TANKS.
2. SANITARY OR COMBINED SEWERS SHALL NOT BE LOCATED WITHIN THE VOLUME CONTROL FACILITY. SANITARY OR COMBINED SEWERS SHALL NOT BE LOCATED BELOW THE FOOTPRINT OF THE VOLUME CONTROL FACILITY. WHEN LOCAL CONDITIONS PREVENT THE SEWER FROM BEING LOCATED OUTSIDE THE FOOTPRINT OF THE FACILITY THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN QUALITY STANDARDS, OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.
3. AVOID INSTALLATION ON SLOPES GREATER THAN 3.00 %. AVOID COMPACTING NATIVE SOILS. SCARIFY ANY COMPACTED SOIL.
4. GEOTEXTILE FABRIC SHALL MEET REQUIREMENTS OF IUM MATERIAL SPECIFICATION 592. FOR WOVEN: APPARENT OPENING SIZE OF 0.50 MM (TABLE 1, CLASS I). FOR NON WOVEN: APPARENT OPENING SIZE OF 0.30 MM (TABLE 2, CLASS II).
5. STONE STORAGE OPTIONS ARE IDOT CA-1, CA-3, CA-7, DISTRICT VULCAN MIX, OR APPROVED ALTERNATE. NO RECYCLED MATERIALS.
6. MINIMUM DISTANCE OF 2 FEET (3.5 FEET IN COMBINED SEWER AREAS) BETWEEN BOTTOM OF BMP AND SEASONALLY HIGH GROUNDWATER LEVEL.
7. UNDERDRAINS ARE REQUIRED IN TYPICAL CLAYEY SOILS WHERE INFILTRATION RATES ARE LESS THAN 0.5 INCH/HOUR. MAXIMUM OF 1 UNDERDRAIN PER 30 FEET. PROVIDE A SOIL REPORT DOCUMENTING NATIVE INFILTRATION RATE TO FOREGO UNDERDRAINS.
8. MINIMUM UNDERDRAIN BEDDING OF TWO INCHES, MAXIMUM OF 12 INCHES.
9. ONE OBSERVATION WELL REQUIRED PER 6,000 SQUARE FEET OF SURFACE AREA.
10. FOLLOW THE REQUIRED PRETREATMENT MEASURES LISTED ON THE VOLUME CONTROL PRETREATMENT MEASURES DETAIL.
11. MAINTENANCE REQUIREMENTS INCLUDE ANNUAL VACUUMING AND LOW-PRESSURE POWER WASHING OF PAVEMENT SURFACE. ADJACENT VEGETATED AREAS SHALL BE WELL-MAINTAINED. BARE SPOTS AND ERODED AREAS SHALL BE REPLANTED AND STABILIZED IMMEDIATELY. DO NOT SEALCOAT OR APPLY DE-ICING SAND/GRAVEL/SALT. APPROPRIATE SIGNAGE REQUIRED FOR FACILITY, REFER TO THE TYPICAL SIGNAGE FOR PERMEABLE PAVEMENT DETAIL.

NOT TO SCALE	
TECHNICAL GUIDANCE MANUAL	8/24/18
PERMEABLE PAVERS DETAIL--EAST AREA	STD. DWG. NO.9 PAGE NO. 10 -- F



BOTTOM OF THE FACILITY:	ELEV. 720.08	
SEASONALLY HIGH GROUNDWATER:	ELEV. 716.00	
SEPARATION:	FEET 4.08	

VOLUME TYPE	SURFACE AREA	DEPTH	POROSITY	STORAGE VOLUME	VOLUME PROVIDED
V_A : COARSE AGGREGATE (ABOVE INVERT)	3938	0.50	0.36	0.50 X 0.36 X V_A	354
V_B : COARSE AGGREGATE (BELOW INVERT)	3938	0.67	0.36	0.36 X V_B	950
				TOTAL	1304

NOTES:
1. THE PERIMETER OF THE VOLUME CONTROL FACILITY SHALL MAINTAIN THE MINIMUM HORIZONTAL SEPARATION DISTANCE OF: 10-FEET FROM FOUNDATIONS, UNLESS WATERPROOFED; 20-FEET FROM ROADWAY GRAVEL SHOULDERS; AND 100-FEET FROM POTABLE WATER WELLS, SEPTIC TANKS/FIELDS, OR OTHER UNDERGROUND TANKS.
2. SANITARY OR COMBINED SEWERS SHALL NOT BE LOCATED WITHIN THE VOLUME CONTROL FACILITY. SANITARY OR COMBINED SEWERS SHALL NOT BE LOCATED BELOW THE FOOTPRINT OF THE VOLUME CONTROL FACILITY. WHEN LOCAL CONDITIONS PREVENT THE SEWER FROM BEING LOCATED OUTSIDE THE FOOTPRINT OF THE FACILITY THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN QUALITY STANDARDS, OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.
3. AVOID INSTALLATION ON SLOPES GREATER THAN 3.00 %. AVOID COMPACTING NATIVE SOILS. SCARIFY ANY COMPACTED SOIL.
4. GEOTEXTILE FABRIC SHALL MEET REQUIREMENTS OF IUM MATERIAL SPECIFICATION 592. FOR WOVEN: APPARENT OPENING SIZE OF 0.50 MM (TABLE 1, CLASS I). FOR NON WOVEN: APPARENT OPENING SIZE OF 0.30 MM (TABLE 2, CLASS II).
5. STONE STORAGE OPTIONS ARE IDOT CA-1, CA-3, CA-7,

SPECIAL DEMOLITION NOTES

1. All utility companies are to be contacted to permit marking their facilities before any work is done on the site.
2. The contractor shall be fully responsible for the demolition of existing on site facilities above and underground. All buildings, foundations, pavements, driveways, walks, fences, signs, storage tanks, septic tanks, light poles and other structures existing on the site are to be removed and disposed of off-site by the contractor, excepting that which is noted on the drawings to remain or is approved for re-use in the new construction. The contractor is responsible for the removal from the site of all demolished materials, the filling of all depressions caused by demolition, and the grading of these areas so as not to be objectionable to view. The contractor shall observe all required safety precautions in the performance of his work. The contractor shall comply with any recommendations in the Soils Report for the site for the removal of existing facilities.
3. Contractor is to verify that all existing utility service lines have been shut off or disconnected at their respective main lines before beginning structure and pavement removal on the site.
4. All existing buildings, foundations, utilities, landscaping and other improvements on adjacent properties shall be protected at all times during demolition and construction work. The contractor is responsible to provide and install any materials, equipment, and/or manpower necessary to accomplish this.
5. The owner shall be provided with copies of all demolition permits and utility information prior to the commencement of the work.
6. Any excavations caused by the removal of existing underground improvements shall be backfilled with compacted structural fill material in accordance with the soils engineer's requirements.
7. The contractor may at his option remove and stockpile existing stone base course material on the site. Stockpiled material approved by the soils engineer may be reused as part of the structural fill material required on the site. The balance of the material shall be removed from the site and legally disposed of by the contractor.
8. The existing water service for the site shall be disconnected at the main and removed in accordance with Village requirements. Any existing sewer or water service under or within 10 feet of the proposed building shall be removed. Each end of the removed section shall be plugged, and the trench shall be backfilled with compacted structural fill material.
9. The contractor shall meet with utility company representatives prior to commencing demolition work to review if there are any utility lines on the site serving other properties. If there are utility lines serving other properties, these lines shall remain in place and be carefully protected from damage during the demolition and construction work.
10. The contractor is advised that the site contains some trees and landscaping. The contractor shall make his own investigation and shall include the cost of the tree, tree stump, and landscaping removal in his demolition work as required. Any trees whose trunk is located on both sides of any property line shall remain and be protected, unless written permission is obtained from the adjoining property owner to remove said trees.

SEE SHEET C-4 FOR SPECIFIC INFORMATION RELATIVE TO EXISTING STORM AND SANITARY SEWER, CATCH BASIN AND WATER SERVICE STRUCTURES AND LINES THAT WILL REMAIN.

SPECIAL NOTE:
Existing grades and improvements are shown from the best information available and must be verified in the field by the contractor prior to the start of construction. Any discrepancy with the plan shall be immediately reported to the engineer.

OPERATES 24 HOURS 365 DAYS
CALL JULIE 1-800-892-0123
WITH THE FOLLOWING:
COUNTY COOK
CITY-TOWNSHIP PALATINE
SEC. & 1/4 SEC. NO.# NW1/4 12-42-10
48 HOURS BEFORE YOU DIG
EXCLUDING SAT., SUN. & HOLIDAYS

N

SCALE: 1"=20'
20 0 20 40 60

EXISTING PEDESTAL TO REMAIN
EXISTING VALVE VAULT TO BE REMOVED
EXISTING MANHOLES TO REMAIN
EXISTING CONCRETE CURB AND GUTTER TO REMAIN
EXISTING WATER SERVICE TO BE REMOVED
EXISTING UTILITY VAULT TO REMAIN
EXISTING CATCH BASIN TO REMAIN
REMOVE
EXISTING SHOPPING CENTER ENTRANCE DRIVEWAY TO REMAIN
EXISTING STORM SEWER TO REMAIN
EXISTING CONCRETE CURB AND GUTTER TO BE REMOVED
EXISTING SANITARY SEWER NORTH OF NEW SAN MH#1 TO REMAIN
LOCATION OF NEW STORM MH #2
LOCATION OF NEW SAN MH #1
EXISTING MANHOLE TO REMAIN
EXISTING STORM SEWER TO REMAIN
EXISTING SHOPPING CENTER ENTRANCE DRIVEWAY TO REMAIN
EXISTING SANITARY SEWER SOUTH OF NEW SAN MH#1 TO BE REMOVED
EXISTING MANHOLE TO BE REMOVED
DEVELOPMENT PARCEL LINE
EXISTING CURB TO BE REMOVED
EXISTING PAVEMENT TO REMAIN
SAW CUT LINE
EXISTING CATCH BASINS TO BE REMOVED
REMOVE EX. ONSITE IMPROVEMENTS EXCEPT AS NOTED (SEE SPECIAL DEMOLITION NOTES)
EXISTING WATER MAIN TO REMAIN
SAW CUT LINE
EXISTING CONC. CURB ALONG SOUTHWESTERLY PROPERTY LINE TO REMAIN
EXISTING CATCH BASIN TO REMAIN
EXISTING CURB TO BE REMOVED
EXISTING UTILITY VAULT TO REMAIN
EXISTING FIRE HYDRANT TO REMAIN
EXISTING STORM SEWER TO REMAIN
EXISTING CONC. CURB TO REMAIN
EXISTING STAIRS TO REMAIN

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CIVIL ENGINEERS SITE PLANNERS LAND SURVEYORS
NORTHWESTERN ENGINEERING CONSULTANTS, P.C.
675 N. NORTH COURT PALATINE, ILLINOIS 60067 (847) 520-8410
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002695 EXP. 4-30-23

DEMOLITION PLAN
WENDY'S RESTAURANT PUD AMENDMENT
1101 E. DUNDEE ROAD
PALATINE, ILLINOIS

NO.	DATE	DESCRIPTION
1	12-8-21	REVISED PER SITE PLAN CHANGES

REVISIONS

DRAWN BY: KRL
CHECKED BY: DMH
DATE: 5-28-21
SCALE: 1"=20'

DRAWING NO. C-7

JOB NO. 19-08

Attachment: EXHIBIT - PDA and Special Use ENG-ARCH plans (2022-7 : 1101 E. Dundee Road - PD Amendment & Spcial Use for a Restaurant/Drive-Thru)

A. REFERENCED SPECIFICATIONS

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING, EXCEPT AS MODIFIED HEREIN OR ON THE PLANS:
   * STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION), BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT SS) FOR ALL IMPROVEMENTS EXCEPT SANITARY SEWER AND WATER MAIN CONSTRUCTION;
   * STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION (SSWS) FOR SANITARY SEWER AND WATER MAIN CONSTRUCTION;
   * VILLAGE OF PALATINE MUNICIPAL CODE;
   * THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO (MWRD) WATERSHED MANAGEMENT ORDINANCE AND TECHNICAL GUIDANCE MANUAL;
   * IN CASE OF CONFLICT BETWEEN THE APPLICABLE ORDINANCES NOTED, THE MORE STRINGENT SHALL TAKE PRECEDENCE AND SHALL CONTROL ALL CONSTRUCTION.

B. NOTIFICATIONS

1. THE MWRD LOCAL SEWER SYSTEMS SECTION FIELD OFFICE MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK (CALL 708-588-4055).

2. THE VILLAGE OF PALATINE ENGINEERING DEPARTMENT AND PUBLIC MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO EACH PHASE OF WORK. CONTRACTOR SHALL DETERMINE ITEMS REQUIRING INSPECTION PRIOR TO START OF CONSTRUCTION OR EACH WORK PHASE.

3. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION FOR THE EXACT LOCATIONS OF UTILITIES AND FOR THEIR PROTECTION DURING CONSTRUCTION. IF EXISTING UTILITIES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, IMMEDIATELY NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED. CALL J.U.L.I.E. AT 1-800-892-0123.

C. GENERAL NOTES

1. ALL ELEVATIONS SHOWN ON PLANS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). CONVERSION FACTOR IS _____ FT.

2. MWRD, THE MUNICIPALITY AND THE OWNER OR OWNER'S REPRESENTATIVE SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION IMPROVEMENTS.

3. THE CONTRACTOR(S) SHALL INDEMNIFY THE OWNER, ENGINEER, MUNICIPALITY, MWRD, AND THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, OR TESTING OF THIS WORK ON THE PROJECT.

4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS AS APPROVED BY MWRD AND THE MUNICIPALITY UNLESS CHANGES ARE APPROVED BY MWRD, THE MUNICIPALITY, OR AUTHORIZED AGENT. THE CONSTRUCTION DETAILS, AS PRESENTED ON THE PLANS, MUST BE FOLLOWED. PROPER CONSTRUCTION TECHNIQUES MUST BE FOLLOWED ON THE IMPROVEMENTS INDICATED ON THE PLANS.

5. THE LOCATION OF VARIOUS UNDERGROUND UTILITIES WHICH ARE SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND REPRESENT THE BEST KNOWLEDGE OF THE ENGINEER. VERIFY LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING THE CONSTRUCTION OPERATIONS.

6. ANY EXISTING PAVEMENT, SIDEWALK, DRIVEWAY, ETC., DAMAGED DURING CONSTRUCTION OPERATIONS AND NOT CALLED FOR TO BE REMOVED SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.

7. MATERIAL AND COMPACTION TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPALITY, MWRD, AND OWNER.

8. THE UNDERGROUND CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS TO NOTIFY ALL INSPECTION AGENCIES.

9. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS DISTURBED DURING CONSTRUCTION SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO FINAL INSPECTION.

10. RECORD DRAWINGS SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER AS SOON AS UNDERGROUND IMPROVEMENTS ARE COMPLETED. FINAL PAYMENTS TO THE CONTRACTOR SHALL BE HELD UNTIL THEY ARE RECEIVED. ANY CHANGES IN LENGTH, LOCATION OR ALIGNMENT SHALL BE SHOWN IN RED. ALL WYES OR BENDS SHALL BE LOCATED FROM THE DOWNSTREAM MANHOLE. ALL VALVES, B-BOXES, TEES OR BENDS SHALL BE TIED TO A FIRE HYDRANT.

D. SANITARY SEWER

1. THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT ANY POLLUTED WATER, SUCH AS GROUND AND SURFACE WATER, FROM ENTERING THE EXISTING SANITARY SEWERS.

2. A WATER-TIGHT PLUG SHALL BE INSTALLED IN THE DOWNSTREAM SEWER PIPE AT THE POINT OF SEWER CONNECTION PRIOR TO COMMENCING ANY SEWER CONSTRUCTION. THE PLUG SHALL REMAIN IN PLACE UNTIL REMOVAL IS AUTHORIZED BY THE MUNICIPALITY AND/OR MWRD AFTER THE SEWERS HAVE BEEN TESTED AND ACCEPTED.

3. DISCHARGING ANY UNPOLLUTED WATER INTO THE SANITARY SEWER SYSTEM FOR THE PURPOSE OF SEWER FLUSHING OF LINES FOR THE DEFLECTION TEST SHALL BE PROHIBITED WITHOUT PRIOR APPROVAL FROM THE MUNICIPALITY OR MWRD.

4. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS (LATEST EDITION).

5. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER SYSTEM.

6. ALL DOWNSPOUTS AND FOOTING DRAINS SHALL DISCHARGE TO THE STORM SEWER SYSTEM.

7. ALL SANITARY SEWER PIPE MATERIALS AND JOINTS (AND STORM SEWER PIPE MATERIALS AND JOINTS IN A COMBINED SEWER AREA) SHALL CONFORM TO THE FOLLOWING:

PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
VITRIFIED CLAY PIPE	ASTM C-700	ASTM C-425
REINFORCED CONCRETE SEWER PIPE	ASTM C-76	ASTM C-443
CAST IRON SOIL PIPE	ASTM A-74	ASTM C-564
DUCTILE IRON PIPE	ANSI A21.51	ANSI A21.11
POLYVINYL CHLORIDE (PVC) PIPE		
6-INCH TO 15-INCH DIAMETER SDR 26	ASTM D-3034	ASTM D-3212
18-INCH TO 27-INCH DIAMETER F/DY=46	ASTM F-679	ASTM D-3212
HIGH DENSITY POLYETHYLENE (HDPE)	ASTM D-3350 ASTM D-3035	ASTM D-3261,F-2620 (HEAT FUSION) ASTM D-3212,F-477 (GASKETED)
WATER MAIN QUALITY PVC		
4-INCH TO 36-INCH	ASTM D-2241	ASTM D-3139
4-INCH TO 12-INCH	AWWA C900	ASTM D-3139
14-INCH TO 48-INCH	AWWA C905	ASTM D-3139

THE FOLLOWING MATERIALS ARE ALLOWED ON A QUALIFIED BASIS SUBJECT TO DISTRICT REVIEW AND APPROVAL PRIOR TO PERMIT ISSUANCE. A SPECIAL CONDITION WILL BE ADDED TO THE PERMIT WHEN THE PIPE MATERIAL BELOW IS USED FOR SEWER CONSTRUCTION OR A CONNECTION IS MADE.

PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
POLYPROPYLENE (PP) PIPE		
12-INCH TO 24-INCH DOUBLE WALL	ASTM F-2736	D-3212, F-477
30-INCH TO 60-INCH TRIPLE WALL	ASTM F-2764	D3212, F-477

8. ALL SANITARY SEWER CONSTRUCTION (AND STORM SEWER CONSTRUCTION IN COMBINED SEWER AREAS), REQUIRES STONE BEDDING WITH STONE ¼ " TO 1" IN SIZE, WITH MINIMUM BEDDING THICKNESS EQUAL TO ¼ THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NOT LESS THAN FOUR (4) INCHES NOR MORE THAN EIGHT (8) INCHES. MATERIAL SHALL BE CA-7, CA-11 OR CA-13 AND SHALL BE EXTENDED AT LEAST 12" ABOVE THE TOP OF THE PIPE WHEN USING PVC.

9. NON-SHEAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPES OF DISSIMILAR PIPE MATERIALS.

10. ALL MANHOLES SHALL BE PROVIDED WITH BOLTED, WATERTIGHT COVERS. SANITARY LIDS SHALL BE CONSTRUCTED WITH A CONCEALED PICKHOLE AND WATERTIGHT GASKET WITH THE WORD "SANITARY" CAST INTO THE LID.

11. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED:
    a) A CIRCULAR SAW-CUT OF SEWER MAIN BY PROPER TOOLS ("SHEWER-TAP" MACHINE OR SIMILAR) AND PROPER INSTALLATION OF HUBWYE SADDLE OR HUB-TEE SADDLE.
    b) REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION.
    c) WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING "BAND SEAL" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE.

12. WHENEVER A SANITARY/COMBINED SEWER CROSSES UNDER A WATERMAIN, THE MINIMUM VERTICAL DISTANCE FROM THE TOP OF THE SEWER TO THE BOTTOM OF THE WATERMAIN SHALL BE 18 INCHES. FURTHERMORE, A MINIMUM HORIZONTAL DISTANCE OF 10 FEET BETWEEN SANITARY/COMBINED SEWERS AND WATERMAINS SHALL BE MAINTAINED UNLESS: THE SEWER IS LAID IN A SEPARATE TRENCH, KEEPING A MINIMUM 18" VERTICAL SEPARATION; OR THE SEWER IS LAID IN THE SAME TRENCH WITH THE WATERMAIN LOCATED AT THE OPPOSITE SIDE ON A BENCH OF UNDISTURBED EARTH, KEEPING A MINIMUM 18" VERTICAL SEPARATION. IF EITHER THE VERTICAL OR HORIZONTAL DISTANCES DESCRIBED CANNOT BE MAINTAINED, OR THE SEWER CROSSES ABOVE THE WATER MAIN, THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN STANDARDS OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.

13. ALL EXISTING SEPTIC SYSTEMS SHALL BE ABANDONED. ABANDONED TANKS SHALL BE FILLED WITH GRANULAR MATERIAL OR REMOVED.

14. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES, AND SHALL BE CAST IN PLACE OR PRE-CAST REINFORCED CONCRETE.

15. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE PRECAST "RUBBER BOOTS" THAT CONFORM TO ASTM C-923 FOR ALL PIPE CONNECTIONS. PRECAST SECTIONS SHALL CONSIST OF MODIFIED GROOVE TONGUE AND RUBBER GASKET TYPE JOINTS.

16. ALL ABANDONED SANITARY SEWERS SHALL BE PLUGGED AT BOTH ENDS WITH AT LEAST 2 FEET LONG NON-SHRINK CONCRETE OR MORTAR PLUG.

17. EXCEPT FOR FOUNDATION/FOOTING DRAINS PROVIDED TO PROTECT BUILDINGS, OR PERFORATED PIPES ASSOCIATED WITH VOLUME CONTROL FACILITIES, DRAIN TILES/FIELD TILES/UNDERDRAINS/PERFORATED PIPES ARE NOT ALLOWED TO BE CONNECTED TO OR TRIBUTARY TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS IN COMBINED SEWER AREAS. CONSTRUCTION OF NEW FACILITIES OF THIS TYPE IS PROHIBITED; AND ALL EXISTING DRAIN TILES AND PERFORATED PIPES ENCOUNTERED WITHIN THE PROJECT AREA SHALL BE PLUGGED OR REMOVED, AND SHALL NOT BE CONNECTED TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS.

18. A BACKFLOW PREVENTER IS REQUIRED FOR ALL DETENTION BASINS TRIBUTARY TO COMBINED SEWERS. REQUIRED BACKFLOW PREVENTERS SHALL BE INSPECTED AND EXERCISED ANNUALLY BY THE PROPERTY OWNER TO ENSURE PROPER OPERATION, AND ANY NECESSARY MAINTENANCES SHALL BE PERFORMED TO ENSURE FUNCTIONALITY. IN THE EVENT OF A SEWER SURCHARGE INTO AN OPEN DETENTION BASIN TRIBUTARY TO COMBINED SEWERS, THE PERMITTEE SHALL ENSURE THAT CLEAN UP AND WASH OUT OF SEWAGE TAKES PLACE WITHIN 48 HOURS OF THE STORM EVENT.

E. EROSION AND SEDIMENT CONTROL

1. THE CONTRACTOR SHALL INSTALL THE EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.

2. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL PRIOR TO HYDROLOGIC DISTURBANCE OF THE SITE.

3. ALL DESIGN CRITERIA, SPECIFICATIONS, AND INSTALLATION OF EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL.

4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.

5. INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED, AT A MINIMUM:
    a) UPON COMPLETION OF INITIAL EROSION AND SEDIMENT CONTROL MEASURES, PRIOR TO ANY SOIL DISTURBANCE.
    b) ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION.

6. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. IF STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE CO-PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.

7. A STABILIZED MAT OF CRUSHED STONE MEETING THE STANDARDS OF THE ILLINOIS URBAN MANUAL SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE. SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.

8. CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL AND SHALL BE INSTALLED PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITIES INVOLVING CONCRETE.

9. MORTAR WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ADDITION TO CONCRETE WASHOUT FACILITIES FOR ANY BRICK AND MORTAR BUILDING ENVELOPE CONSTRUCTION ACTIVITIES.

10. TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN. VOLUME CONTROL FACILITIES SHALL NOT BE USED AS TEMPORARY SEDIMENT BASINS.

12. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) DAYS.

13. ALL FLOOD PROTECTION AREAS AND VOLUME CONTROL FACILITIES SHALL, AT A MINIMUM, BE PROTECTED WITH A DOUBLE-ROW OF SILT FENCE (OR EQUIVALENT).

14. VOLUME CONTROL FACILITIES SHALL NOT BE CONSTRUCTED UNTIL ALL OF THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.

15. SOIL STOCKPILES SHALL, AT A MINIMUM, BE PROTECTED WITH PERIMETER SEDIMENT CONTROLS. SOIL STOCKPILES SHALL NOT BE PLACED IN FLOOD PROTECTION AREAS OR THEIR BUFFERS.

16. EARTHEN EMBANKMENT SIDE SLOPES SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL BLANKET.

17. STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY APPROPRIATE SEDIMENT CONTROL MEASURES.

18. THE CONTRACTOR SHALL EITHER REMOVE OR REPLACE ANY EXISTING DRAIN TILES AND INCORPORATE THEM INTO THE DRAINAGE PLAN FOR THE DEVELOPMENT. DRAIN TILES CANNOT BE TRIBUTARY TO A SANITARY OR COMBINED SEWER. DRAIN TILES ALLOWED IN COMBINED SEWER AREA FOR GREEN INFRASTRUCTURE PRACTICES.

19. IF DEWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DEWATERING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS. THE SITE INSPECTOR MUST BE PRESENT AT THE COMMENCEMENT OF DEWATERING ACTIVITIES.

20. THE CONTRCTOR SHALL BE RESPONSIBLE FOR TRENCH DEWATERING AND EXCAVATION FOR THE INSTALLATION OF SANITARY SEWERS, STORM SEWERS, WATERMAINS AS WELL AS THEIR SERVICES AND OTHER APPURTENANCES. ANY TRENCH DEWATERING, WHICH CONTAINS SEDIMENT SHALL PASS THROUGH A SEDIMENT SETTLING POND OR EQUALLY EFFECTIVE SEDIMENT CONTROL DEVICE. ALTERNATIVES MAY INCLUDE DEWATERING INTO A SUMP PIT, FILTER BAG OR EXISTING VEGETATED UPSLOPE AREA. SEDIMENT LADEN WATERS SHALL NOT BE DISCHARGE TO WATERWAYS, FLOOD PROTECTION AREAS OR THE COMBINED SEWER SYSTEM.

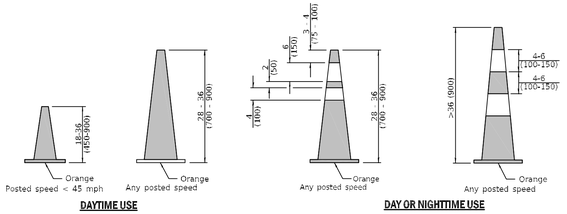
21. ALL PERMANENT EROSION CONTROL PRACTICES SHALL BE INITIATED WITHIN SEVEN (7) DAYS FOLLOWING THE COMPLETION OF SOIL DISTURBING ACTIVITIES.

22. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS NEEDED ON A YEAR-ROUND BASIS DURING CONSTRUCTION AND ANY PERIODS OF CONSTRUCTION SHUTDOWN UNTIL PERMANENT STABILIZATION IS ACHIEVED.

23. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER PERMANENT SITE STABILIZATION.

24. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER, SITE INSPECTOR, OR MWRD.

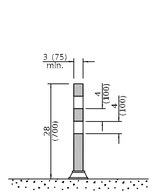
THE RECEIVER OF ELECTRONIC DATA TRANSMISSION BY USE, RUBBER, ANDERSIGNS, AND AGREES AS FOLLOWS:
ALL OF THE DIGITAL ENGINEERING DRAWING OR DATA PROJECT MAY BE TRANSMITTED TO THE CLIENT AS ELECTRONIC CAD FILES. THE ENGINEER MAKES NO WARRANTIES, EITHER EXPRESSED OR IMPLIED, REGARDING THE FUNCTIONS OF



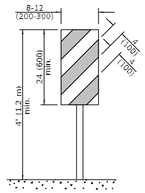
DAYTIME USE

CONES

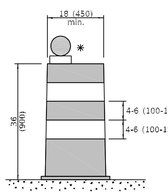
DAY OR NIGHTTIME USE



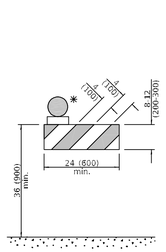
TUBULAR MARKER



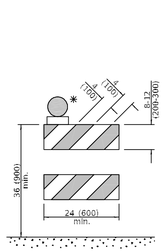
VERTICAL PANEL
POST MOUNTED



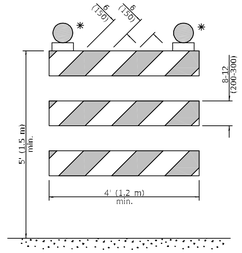
DRUM



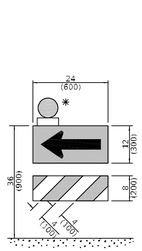
TYPE I BARRICADE



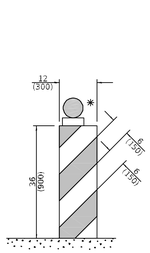
TYPE II BARRICADE



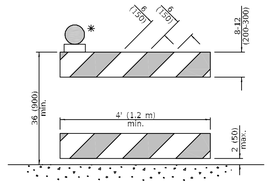
TYPE III BARRICADE



DIRECTION INDICATOR BARRICADE



VERTICAL BARRICADE



DETECTABLE PEDESTRIAN CHANNELIZING BARRICADE

✳ Warning lights (if required)

GENERAL NOTES

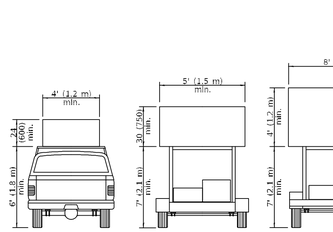
All heights shown shall be measured above the pavement surface.

All dimensions are in inches (millimeters) unless otherwise shown.

DATE	REVISIONS
1-1-19	Revised cone usage and added cones >36" (900 m) height.
1-1-18	Revised END WORK ZONE SPEED LIMIT sign from orange to white background.

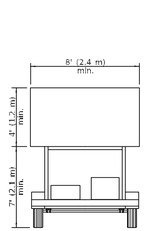
TRAFFIC CONTROL DEVICES
(Sheet 1 of 3)
STANDARD 701901-08

Illinois Department of Transportation
APPROVED January 1, 2019 — BUREAU OF SAFETY PROG. AND ENGINEERING
APPROVED January 1, 2019 — BUREAU OF DESIGN AND ENVIRONMENT
BDE 801 (1-1-19)



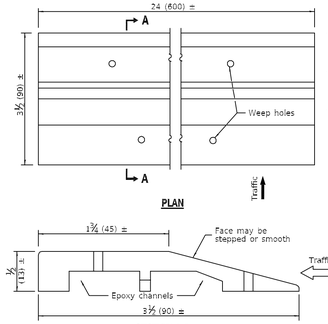
TYPE A ROOF MOUNTED

TYPE B ROOF OR TRAILER MOUNTED

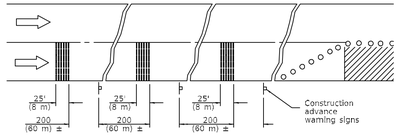


TYPE C TRAILER MOUNTED

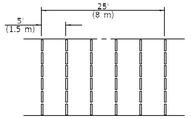
ARROW BOARDS



PLAN

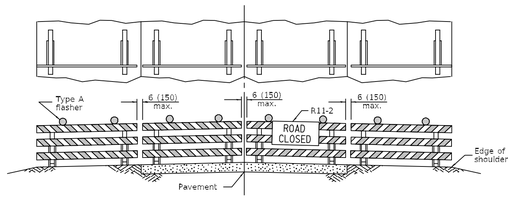


SECTION A-A



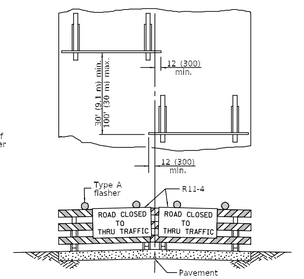
TYPICAL INSTALLATION

TEMPORARY RUMBLE STRIPS



ROAD CLOSED TO ALL TRAFFIC

Reflectorized striping may be omitted on the back side of the barricades. If a Type III barricade with an attached sign panel which meets NCHRP 350 is not available, the sign may be mounted on an NCHRP 350 temporary sign support directly in front of the barricade.



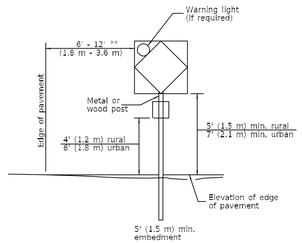
ROAD CLOSED TO THRU TRAFFIC

Reflectorized striping shall appear on both sides of the barricades. If a Type III barricade with an attached sign panel which meets NCHRP 350 is not available, the signs may be mounted on NCHRP 350 temporary sign supports directly in front of the barricade.

TYPICAL APPLICATIONS OF TYPE III BARRICADES CLOSING A ROAD

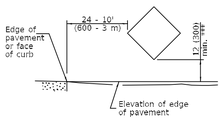
TRAFFIC CONTROL DEVICES
(Sheet 3 of 3)
STANDARD 701901-08

Illinois Department of Transportation
PASSED April 1, 2016 — ENGINEER OF SAFETY ENGINEERING
APPROVED April 1, 2016 — BUREAU OF DESIGN AND ENVIRONMENT
BDE 801 (1-1-19)



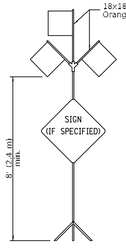
POST MOUNTED SIGNS

** When curb or paved shoulder are present this dimension shall be 24 (600) to the face of curb or 6' (1.8 m) to the outside edge of the paved shoulder.

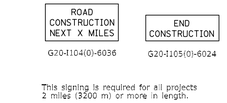


SIGNS ON TEMPORARY SUPPORTS

*** When work operations exceed four days, this dimension shall be 5' (1.5 m) min. If located behind other devices, the height shall be sufficient to be seen completely above the devices.



HIGH LEVEL WARNING DEVICE



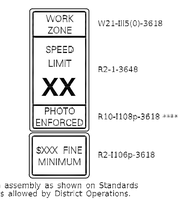
This signing is required for all projects 2 miles (3200 m) or more in length.

ROAD CONSTRUCTION NEXT X MILES sign shall be placed 500' (150 m) in advance of project limits.

END CONSTRUCTION sign shall be erected at the end of the job unless another job is within 2 miles (3200 m).

Dual sign displays shall be utilized on multi-lane highways.

WORK LIMIT SIGNING



Sign assembly as shown on Standards or as allowed by District Operations.

This sign shall be used when the above sign assembly is used.

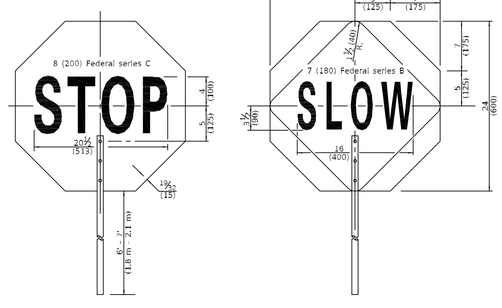
HIGHWAY CONSTRUCTION SPEED ZONE SIGNS

**** R10-1108p shall only be used along roadways under the jurisdiction of the State.

W12-1103-4848

WIDTH RESTRICTION SIGN

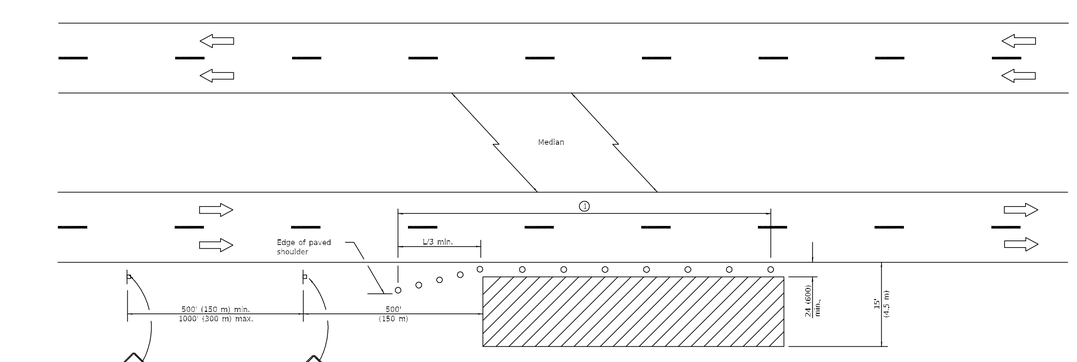
XX'-XX' width and X miles are variable.



FLAGGER TRAFFIC CONTROL SIGN

TRAFFIC CONTROL DEVICES
(Sheet 2 of 3)
STANDARD 701901-08

Illinois Department of Transportation
APPROVED January 1, 2019 — BUREAU OF SAFETY PROG. AND ENGINEERING
APPROVED January 1, 2019 — BUREAU OF DESIGN AND ENVIRONMENT
BDE 801 (1-1-19)



TYPICAL APPLICATIONS

Utility operations
Culvert extensions
Slope changes
Guardrail installation and maintenance
Delineator installation
Landscaping operations
Shoulder repair
Sign installation and maintenance

SYMBOLS

Work area
Sign
Cone, drum or barricade

① When the work operation exceeds one hour, cones, drums or barricades shall be placed at 25' (8 m) centers for L/3 distance, and at 50' (15 m) centers through the remainder of the work area.

GENERAL NOTES

This Standard is used where any vehicles, equipment, workers or their activities will encroach in the area 15' (4.5 m) to 24 (600) from the edge of pavement.

Calculate L as follows:

SPEED LIMIT	FORMULAS English	(Metric)
40 mph (70 km/h) or less:	$L=\frac{WS^2}{60}$	$L=\frac{WS^2}{150}$
45 mph (80 km/h) or greater:	L=(W)(S)	L=0.65(W)(S)

W = Width of offset in feet (meters).

S = Normal posted speed mph (km/h).

All dimensions are in inches (millimeters) unless otherwise shown.

DATE	REVISIONS
4-1-16	Corrected typo in title.
1-1-14	Revised workers sign
	number to agree with
	current MUTCD.

OFF-RD OPERATIONS, MULTILANE, 15' (4.5 m) TO 24" (600 mm) FROM PAVEMENT EDGE
STANDARD 701101-05

THE ACCURACY OF ELECTRONIC DATA TRANSMITTED BY ANY ELECTRONIC ENGINEERING AND GRAPHIC FILES, THE ENGINEER MAKES NO WARRANTIES, EITHER EXPRESSED OR IMPLIED, REGARDING THE PORTIONS OF ANY ELECTRONIC ENGINEERING DRAWING FOR THIS PROJECT MADE BY THE ENGINEER AS A RESULT OF THE CONVERSION OF THE CADD FILES FOR USE ON ANY ELECTRONIC DATA PROCESSING SYSTEM. THE ENGINEER DOES NOT WARRANT THE ACCURACY OR LONG TERM STABILITY OF THE CADD FILES DUE TO DATA IMPROVEMENTS AT LOCATIONS IN THE CADD FILES THAT HAVE BEEN PREPARED FOR THE SOLE PURPOSE OF PREPARING A SET OF 24 INCH (DGN) 20 FEET PAPER DRAWINGS. DIFFERENCES MAY EXIST BETWEEN THE CONTRACT PLANS AND THE CADD FILES DUE TO PLOTTING SCALE CHANGES, PLOTTING OFFSETS, AND/OR PLOTTING ROTATIONS. IN THE EVENT OF A DISCREPANCY BETWEEN THE CONTRACT DOCUMENTS AND ELECTRONIC FILES, THE SIGNED OR SEALED HARD-COPY CONTRACT DOCUMENTS SHALL GOVERN. THE ENGINEER DOES NOT WARRANT THE ACCURACY OR LONG TERM STABILITY OF THE CADD FILES DUE TO DATA CONVERSION OR MODIFICATIONS MADE TO THE CADD FILES BY ANY OTHER PARTY. THE ENGINEER DOES NOT WARRANT THAT THE CADD FILES ARE COMPATIBLE WITH ANY PARTICULAR ELECTRONIC DATA PROCESSING SYSTEM. THE CADD FILES ARE NOT GUARANTEED ACCURATE AND SHALL NOT BE MODIFIED OR TRANSFERRED TO ANY OTHER PARTY WITHOUT WRITTEN PERMISSION OF NORTHWESTERN ENGINEERING CONSULTANTS, P.C. THE RECEIVER BY ACCEPTANCE OF THIS CADD FILE AGREES TO INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM ANY AND ALL CLAIMS, LIABILITIES, EXPENSES, LOSSES, AND ATTORNEY'S FEES ARISING OUT OF THE UNAUTHORIZED MODIFICATION OR ANY USE OF THESE MATERIALS. THE RECEIVER SHALL MAKE NO CLAIM NOR INITIATE ANY ACTION AGAINST NORTHWESTERN ENGINEERING CONSULTANTS, P.C. AND SHALL REQUIRE A SIMILAR AGREEMENT BY ANY SUBSEQUENT USERS WITH RESPECT TO ANY DEFECTS WHICH MAY EXIST IN THE DATA. NORTHWESTERN ENGINEERING CONSULTANTS, P.C. SHALL REMAIN THE OWNERSHIP, COPYRIGHT AND OTHER INTELLECTUAL PROPERTY INTERESTS IN THIS DATA.

IDOT STANDARDS
WENDY'S RESTAURANT PUD AMENDMENT
1101 E. DUNDEE ROAD
PALATINE, ILLINOIS

NO.	DESCRIPTION	DATE
	REVISIONS	

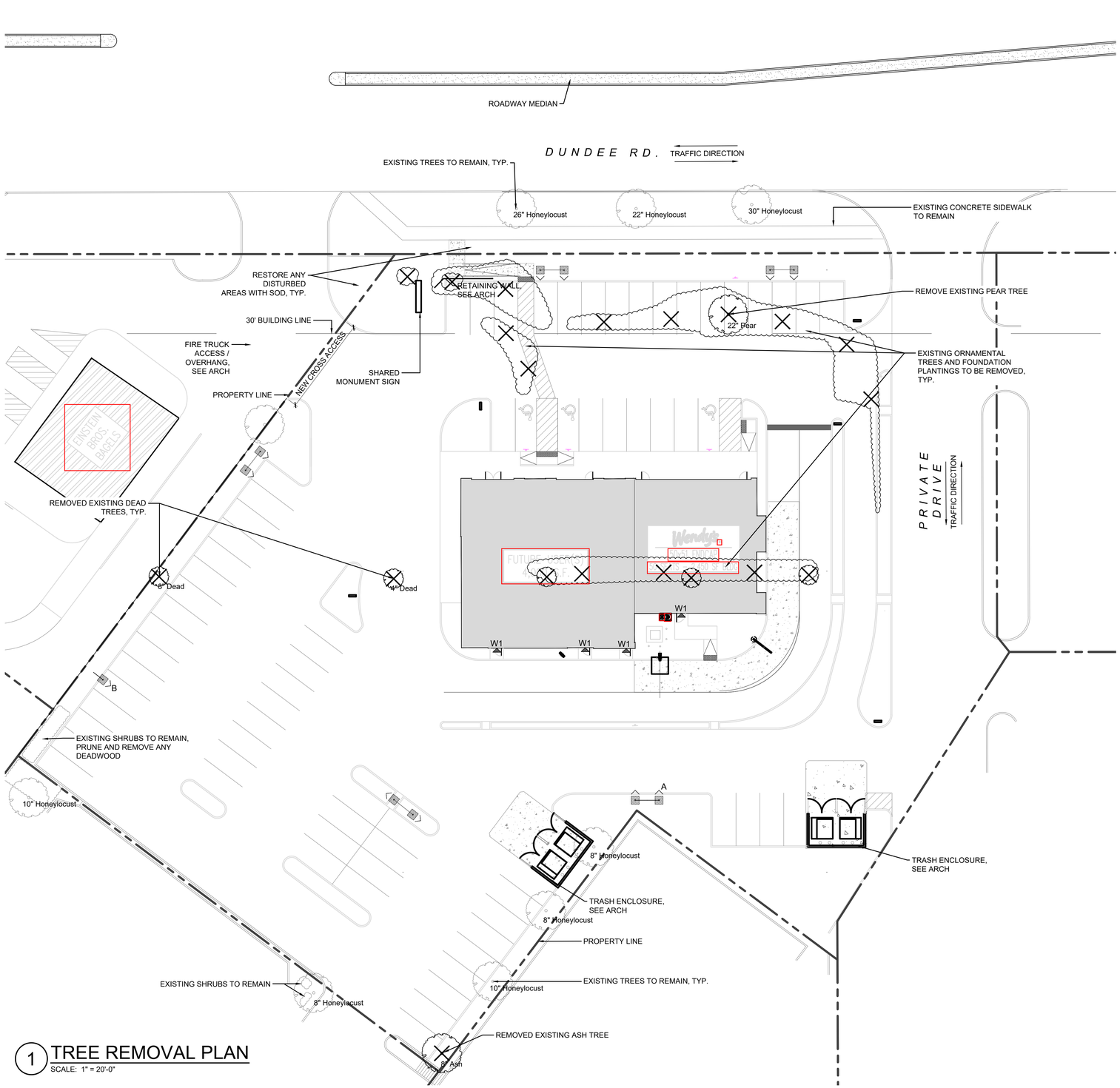
DRAWN BY: KRL
CHECKED BY: DMH
DATE: 5-28-21
SCALE: N.T.S.

DRAWING NO.
C-9

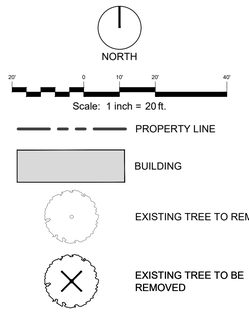
JOB NO.
19-08

CIVIL ENGINEERS SITE PLANNERS LAND SURVEYORS
NORTHWESTERN ENGINEERING CONSULTANTS, P.C.
675 N. NORTH COURT PALATINE, ILLINOIS 60067 (847) 520-8410
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002695 EXPIRES 4-30-23

Attachment: EXHIBIT - PDA and Special Use ENG-ARCH plans (2022-7 : 1101 E. Dundee Road - PD Amendment & Special Use for a Restaurant/Drive-Thru)



1 TREE REMOVAL PLAN
SCALE: 1" = 20'-0"



NOTE:
REMOVALS SHOWN ON SITE DEVELOPMENT PLAN FOR REFERENCE.

MRV ARCHITECTS, INC.
5105 TOLLVIEW DR., SUITE 197
ROLLING MEADOWS, IL 60008
TEL: 224-318-2140
MRV ARCHITECTS, INC. 2019

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SITE NUMBER:	
BASE MDL:	SMART 55 - 2.0
ASSET TYPE:	COMP./FRAN
CLASSIFICATION:	NEW
OWNER:	
BASE VERSION:	2019
UPGRADE CLASSIFICATION:	NEW BUILD
PROJECT YEAR:	2019
FURNITURE PACKAGE:	2019
DRAWING RELEASE	SPRING 2019

Wendy's
1101 E. DUNDEE ROAD
PALATINE, ILLINOIS

PROJECT TYPE: NEW BUILD
SMART 55 - 2.0

REV.	DATE	DESCRIPTION
1	5.25.21	ZONING COMMENTS
2	12.8.21	ZONING COMMENTS

TERRA ENGINEERING LTD.
225 W Ohio Street - Suite 400; Chicago, IL 60654
(T) 312-467-0123 | (F) 312-467-0220

ISSUE DATE: 07.31.19
PROJECT NUMBER: 18048
DRAWN BY: AH / CM
CHECKED BY: KG

SEAL

LICENSED LANDSCAPE ARCHITECT
KEVEN GRAHAM
157.000150
State of Illinois

SHEET NAME
TREE REMOVAL PLAN

SHEET NUMBER
L0.0

#157-000150
exp. 8/31/21
Keven Graham FASLA, PLA
TERRA Engineering Ltd.
225 W. Ohio Street, Fourth Floor
Chicago, Illinois 60610
ph: 312.467.0123

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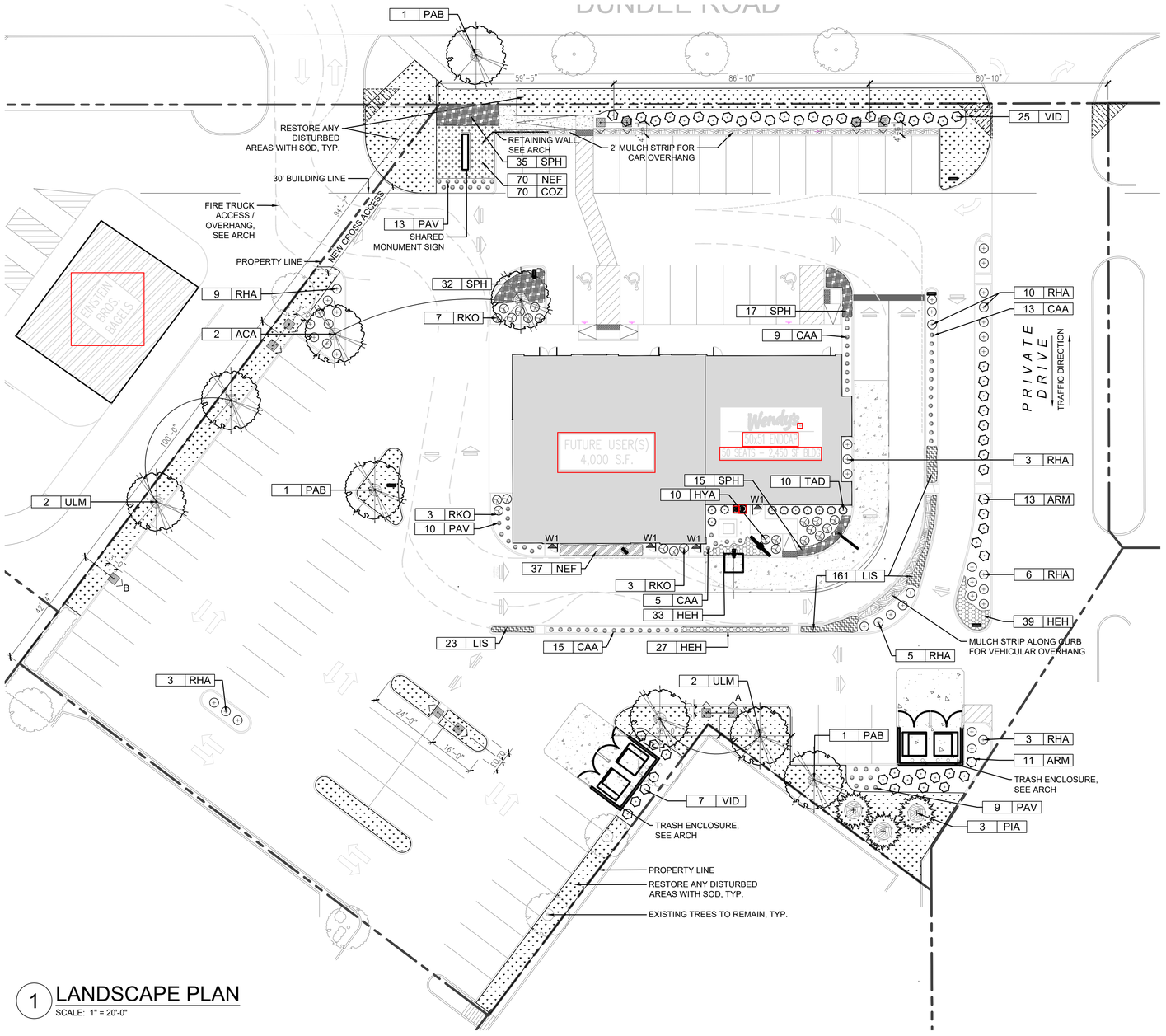

1 LANDSCAPE PLAN
SCALE: 1" = 20'-0"

NORTH

20' 0 10' 20' 40'
Scale: 1 inch = 20 ft.

PROPERTY LINE
BUILDING
SHADE TREE
EVERGREEN TREE
DECIDUOUS SHRUBS
ORNAMENTAL GRASSES
LAWN SOD
PERENNIAL / GROUNDCOVER AREAS
MULCH, 3" DEPTH
12' X 12' SIGHT TRIANGLE
LIGHT FIXTURE

Plant Schedule

Wendy's - 1101 E. Dundee Rd. Palatine, IL

Qty.	Key	Botanical name	Common name	Min. Size	Notes
		SHADE TREES			
2	ACA	Acer x freemanii "Autumn Blaze"	Autumn Blaze Maple	2.5" B&B	Central Leader
3	PAB	Platanus x acerifolia 'Bloodgood'	Bloodgood London Plane Tree	2.5" B&B	Central Leader
4	ULM	Ulmus x 'Morton'	Morton Hybrid Elm	2.5" B&B	Central Leader
		EVERGREEN TREES			
3	PIA	Picea abies	Norway Spruce	8' Ht. B&B	
		DECIDUOUS SHRUBS			
24	ARM	Aronia melanocarpa	Black Chokeberry	30" B&B	4.5' O.C.
10	HYA	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	#5 Cont.	4' O.C.
39	RHA	Rhus aromatica 'Gro-low'	Gro-Low Sumac	#5 Cont.	5' O.C.
13	RKO	Rosa 'Knockout'	Knock Out Rose	#5 Cont.	4' O.C.
32	VID	Viburnum dentatum 'Blue Muffin'	Blue Muffin Arrowwood Viburnum	36" B&B	5' O.C.
		EVERGREEN SHRUBS			
10	TAD	Taxus media 'Densiformis'	Dense Yew	24" B&B	4' O.C.
		PERENNIALS AND GRASSES			
42	CAA	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Grass	#1 Cont.	3' O.C.
70	COZ	Coreopsis 'Zagreb'	Zagreb Coreopsis	#1 Cont.	18" O.C.
99	HEH	Hemerocallis 'Happy Returns'	Happy Returns Daylily	#1 Cont.	18" O.C.
184	LIS	Liriope spicata	Lilly turf	3" pot	12" O.C.
107	NEF	Nepeta faassenii 'Walker's Low'	Walker's Low Catmint	#1 Cont.	18" O.C.
32	PAV	Panicum virgatum 'Northwind'	Switch Grass	#1 Cont.	3' O.C.
99	SPH	Sporobolus heterolepis	Prairie Dropseed	#1 Cont.	2' O.C.

Palatine Landscape Requirements

Wendy's - 1101 E. Dundee Rd. Palatine, IL	
Zoning	PUD
Right of Way Landscape	
Requirement - (1) Street tree per 40 LF of frontage	
Dundee Road - 188' requires 4.7 street trees	
	(3) existing trees to remain, (1) proposed
Site Landscape	
Parking Lot	
Requirement: (1) shade tree for every 10 parking stalls. 71 parking stalls / 10 = **7.1 trees**	
	Proposed: (8) parking lot trees. (3) existing trees. 11 **total trees.**

TERRA ENGINEERING LTD.
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LICENSED LANDSCAPE ARCHITECT
KEVEN GRAHAM
157.000150
State of Illinois

#157-000150
exp. 8/31/21

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SITE NUMBER:	
BASE MDL:	SMART 55 - 2.0
ASSET TYPE:	COMP./FRAN
CLASSIFICATION:	NEW
OWNER:	
BASE VERSION:	2019
UPGRADE CLASSIFICATION:	NEW BUILD
PROJECT YEAR:	2019
FURNITURE PACKAGE:	2019
DRAWING RELEASE	SPRING 2019

Wendy's®
1101 E. DUNDEE ROAD
PALATINE, ILLINOIS

PROJECT TYPE: NEW BUILD
SMART 55 - 2.0

REV.	DATE	DESCRIPTION
1	5.25.21	ZONING COMMENTS
2	12.8.21	ZONING COMMENTS

ISSUE DATE: 07.31.19
PROJECT NUMBER: 18048
DRAWN BY: AH / CM
CHECKED BY: KG

SEAL

SHEET NAME
LANDSCAPE PLAN

SHEET NUMBER
L1.0

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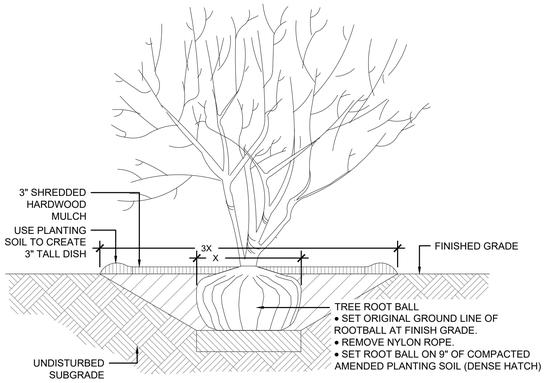
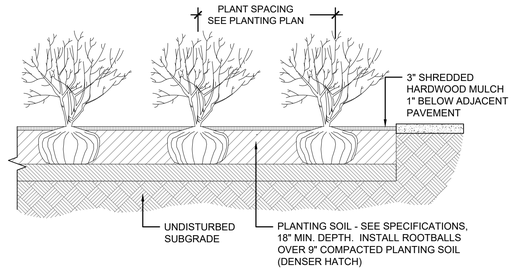
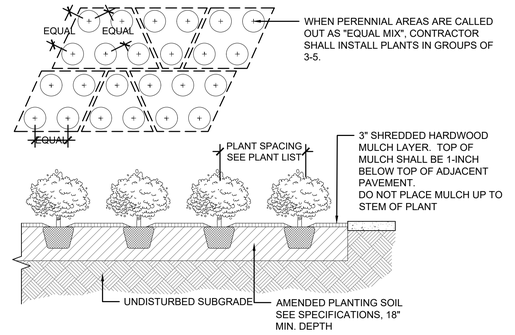


1 SHADE/ORNAMENTAL TREE PLANTING DETAIL
SCALE: NTS



2 SHRUB PLANTING DETAIL
SCALE: NTS



3 GROUNDCOVER / PERENNIAL PLANTING DETAIL
SCALE: NTS

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LICENSED LANDSCAPE ARCHITECT
KEVEN GRAHAM
157.000150
State of Illinois

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SITE NUMBER:	
BASE MDL:	SMART 55 - 2.0
ASSET TYPE:	COMP./FRAN
CLASSIFICATION:	NEW
OWNER:	
BASE VERSION:	2019
UPGRADE CLASSIFICATION:	NEW BUILD
PROJECT YEAR:	2019
FURNITURE PACKAGE:	2019
DRAWING RELEASE	SPRING 2019

Wendy's

1101 E. DUNDEE ROAD
PALATINE, ILLINOIS

PROJECT TYPE: NEW BUILD
SMART 55 - 2.0

REV.	DATE	DESCRIPTION
1	5.25.21	ZONING COMMENTS
2	12.8.21	ZONING COMMENTS

ISSUE DATE: 07.31.19
PROJECT NUMBER: 18048
DRAWN BY: AH / CM
CHECKED BY: KG

SEAL

SHEET NAME
LANDSCAPE DETAILS

SHEET NUMBER
L2.0

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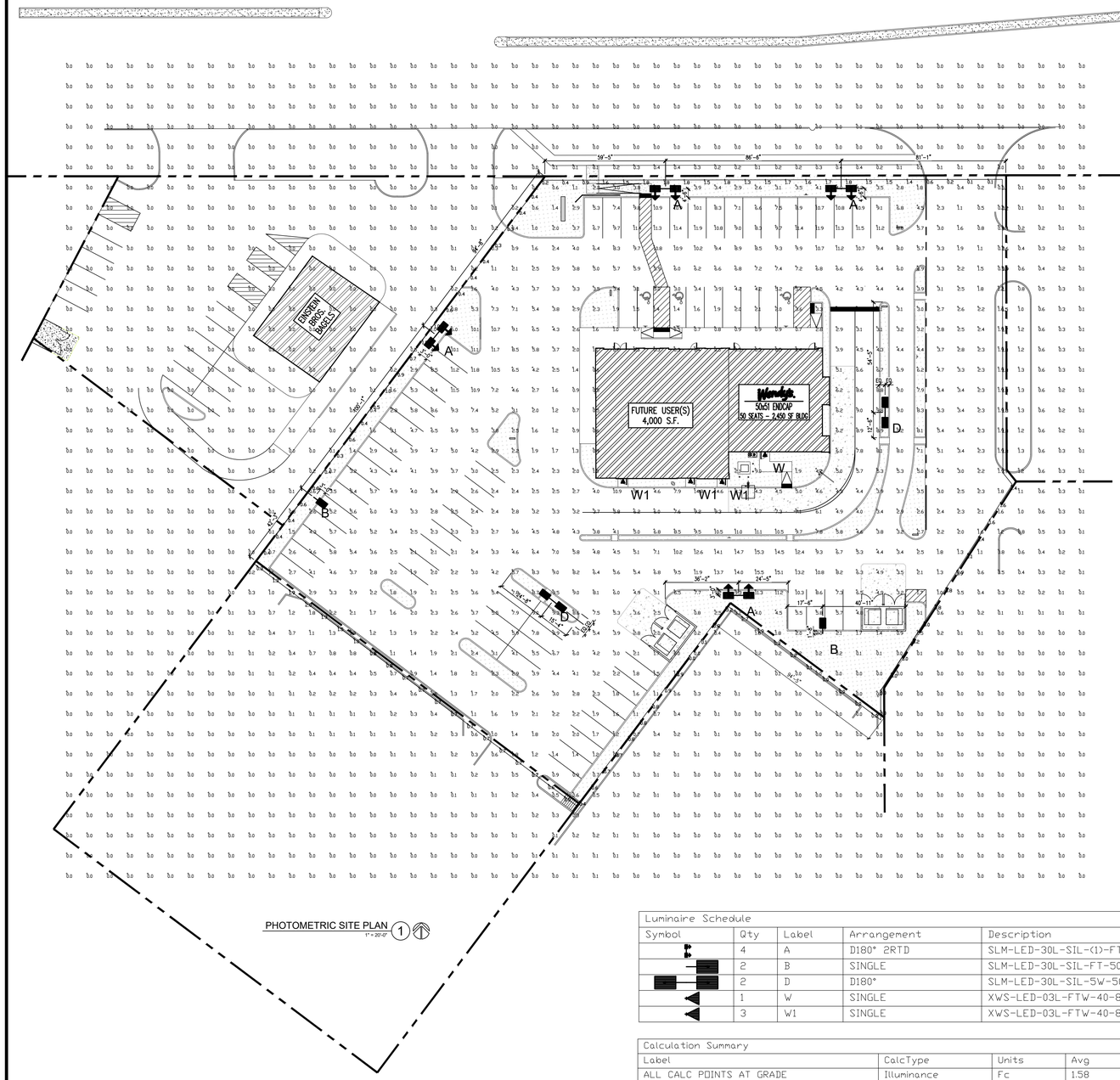
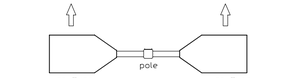


PHOTOMETRIC SITE PLAN (1)
1" = 20'-0"



EXAMPLE

For 2080 Forward Throw installations specify left rotated optics (FT-L) and/or right rotated optics (FT-R) side mounting. Orientation is based on standing at the pole and looking out at the area to be illuminated.

Top View
Fixture Type A

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	LLD	UDF	LLF	Arr. Lum. Lumens	Arr. Watts
	4	A	D180° 2RTD	SLM-LED-30L-SIL-(1)-FT-IL-L;(1)-FT-IL-R-50-70CRI-D180 ON 24' POLE + 2' BASE	1.000	1.000	1.000	40054	464
	2	B	SINGLE	SLM-LED-30L-SIL-FT-50-70CRI-IL-SINGLE ON 24' POLE + 2' BASE	1.000	1.000	1.000	20027	232
	2	D	D180°	SLM-LED-30L-SIL-5W-50-70CRI-D180 ON 24' POLE+2' BASE	1.000	1.000	1.000	62474	464
	1	W	SINGLE	XWS-LED-03L-FTW-40-80CRI MTD @ 7'-2''	1.000	1.000	1.000	3759	26
	3	W1	SINGLE	XWS-LED-03L-FTW-40-80CRI MTD @ 8'-3''	1.000	1.000	1.000	3759	26

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALC POINTS AT GRADE	Illuminance	Fc	1.58	15.5	0.0	N.A.	N.A.
PROPRTY LINE TAKEN @ GRADE	Illuminance	Fc	0.89	3.2	0.0	N.A.	N.A.
OTHER LOT PARKING & DRIVES	Illuminance	Fc	3.83	11.8	0.7	5.47	16.86
WENDY'S PARKING & DRIVES	Illuminance	Fc	6.83	15.5	0.5	13.66	31.00

he information provided, all dimensions and luminaire locations
esent recommended positions. The engineer and/or architect must
he applicability of the layout to existing or future field conditions.

plan represents illumination levels calculated from laboratory data
r controlled conditions in accordance with The Illuminating Engineering
) approved methods. Actual performance of any manufacturer's luminaires
ue to changes in electrical voltage, tolerance in lamps/LED's and other
d conditions. Calculations do not include obstructions such as buildings,
scaping, or any other architectural elements unless noted. Fixture nomenclature
not include mounting hardware or poles. This drawing is for photometric
urposes only and should not be used as a construction document or as a final
or ordering product.

Total Project Wa
Total Watts = 33

LIGHTING PROPO
WENDY'S
1101 E DUNDEE RD
PALATINE, IL
BY:AHK
DATE:7/2
SCALE: 1"=30'

MRV
ARCHITECTS, INC.
5105 TOLLVIEW DR., SUITE 197
ROLLING MEADOWS, IL 60008
TEL: 224-318-2140
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SITE NUMBER:	12983
BASE MDL:	SMART 55 - 2.0
ASSET TYPE:	COMP./FRAN
CLASSIFICATION:	NEW
OWNER:	
BASE VERSION:	2021
UPGRADE CLASSIFICATION:	END CAP
PROJECT YEAR:	2021
FURNITURE PACKAGE:	2021
DRAWING RELEASE	SUMMER 2021

Wendy's

PUD AMENDMENT
1101 E. DUNDEE ROAD
PALATINE, ILLINOIS

PROJECT TYPE: END CAP
SMART 55 - 2.0

REV.	DATE	DESCRIPTION
1	06-02-21	SPECIAL USE PERMIT SUBMISSION
2	12-06-21	SPECIAL USE PERMIT RE-SUBMISSION

ISSUE DATE: 03-19-21
PROJECT NUMBER: 21074
DRAWN BY: EVC
CHECKED BY: MRV
SEAL

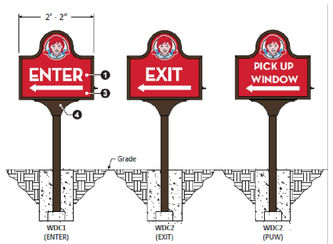
SHEET NAME
PHOTMETRIC PLAN

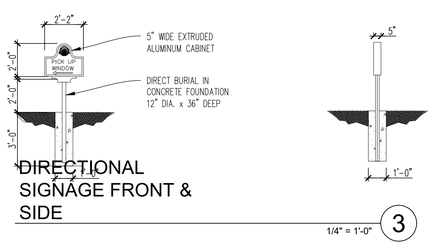
SHEET NUMBER
PH1.1

Attachment: EXHIBIT - PDA and Special Use ENG-ARCH plans (2022-7 : 1101 E. Dundee Road - PD Amendment & Spcial Use for a Restaurant/Drive-Thru)

SITE PLAN NOTES

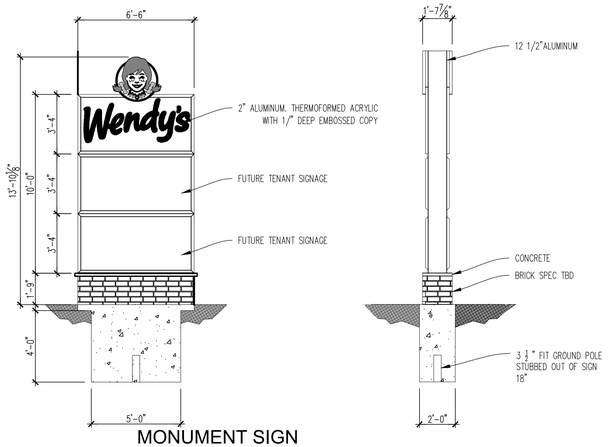
1. NEW LIGHT POLE. SEE PHOTOMETRIC PLAN AND 7/AS2.1 FOR DETAILS.
2. 6' x 6' CONCRETE PAD AND BOLLARDS FOR TRANSFORMER
3. 6" DIA. METAL PIPE BOLLARD FILLED W/ CONCRETE COVERED WITH BOLLARD SLEEVE. INSTALL BOLLARD 1" CLEAR OF WALL FINISHES, REFER TO DETAIL 3/AS2.1.
4. CLEARANCE BAR. DEE DETAIL 4/AS3.1.
5. OCD WITH CANOPY. SEE DETAILS AS3.1.
6. MENU BOARD. SEE DETAILS AS3.1.
7. GREASE RECOVERY SYSTEM. SEE PLUMBING DRAWINGS.
8. PAVEMENT MARKER. SIMILAR TO 2/AS2.1 (WITHOUT TEXT)
9. PAVEMENT MARKER. SEE DETAIL 2/AS2.1.
10. TRASH ENCLOSURE. SEE SHEET AS4.1..
11. CT CABINET.
12. SIDEWALKS TO MAINTAIN MINIMUM 5'-0" WIDTH WITH NO OBSTRUCTIONS.
13. ADA COMPLIANCY SIGN TO SET ON THE CENTERLINE OF EACH STALL AND NO FARTHER THAN 5'-0" FROM PAVEMENT. SEE DETAIL 9/AS2.1.
14. MONUMENT SIGN.
15. PRE-SELL MENU BOARD.
16. ADA COMPLIANT RAMP. SEE DETAIL 5/AS2.1.
17. ACCESSIBLE ROUTE STRIPING.
18. REMOVE EXISTING SIDEWALK.
19. LANDSCAPE AREA.
20. DIRECTIONAL SIGN.





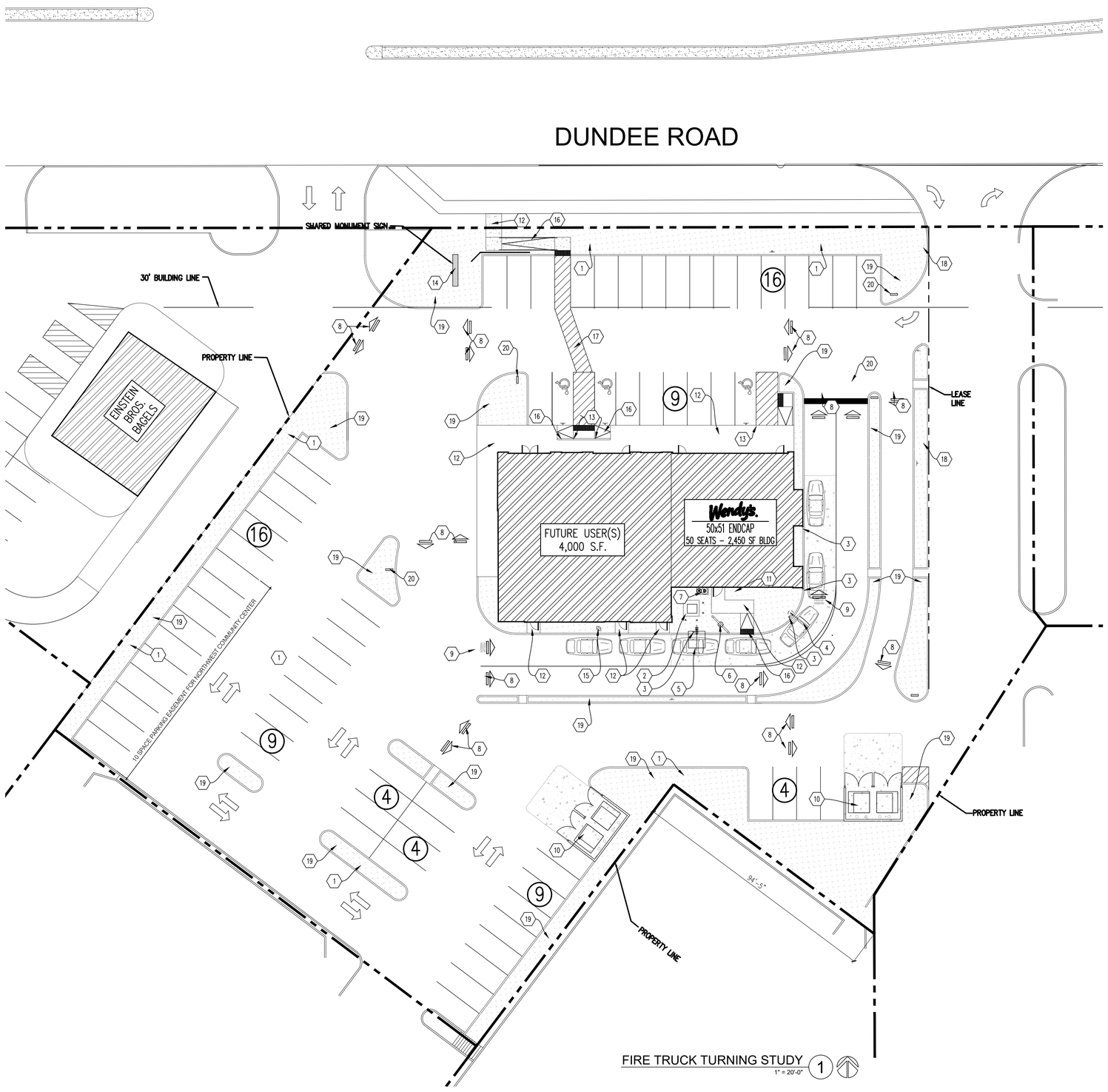
DIRECTIONAL SIGNAGE FRONT & SIDE

1/4" = 1'-0" 3



MONUMENT SIGN FRONT & SIDE

1/4" = 1'-0" 2



FIRE TRUCK TURNING STUDY

1" = 20'-0" 1

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SITE NUMBER:	12983
BASE MDL:	SMART 55 - 2.0
ASSET TYPE:	COMP./FRAN
CLASSIFICATION:	NEW
OWNER:	
BASE VERSION:	2021
UPGRADE CLASSIFICATION:	END CAP
PROJECT YEAR:	2021
FURNITURE PACKAGE:	2021
DRAWING RELEASE	SUMMER 2021

Wendy's

PUD AMENDMENT
1101 E. DUNDEE ROAD
PALATINE, ILLINOIS

PROJECT TYPE: END CAP
SMART 55 - 2.0

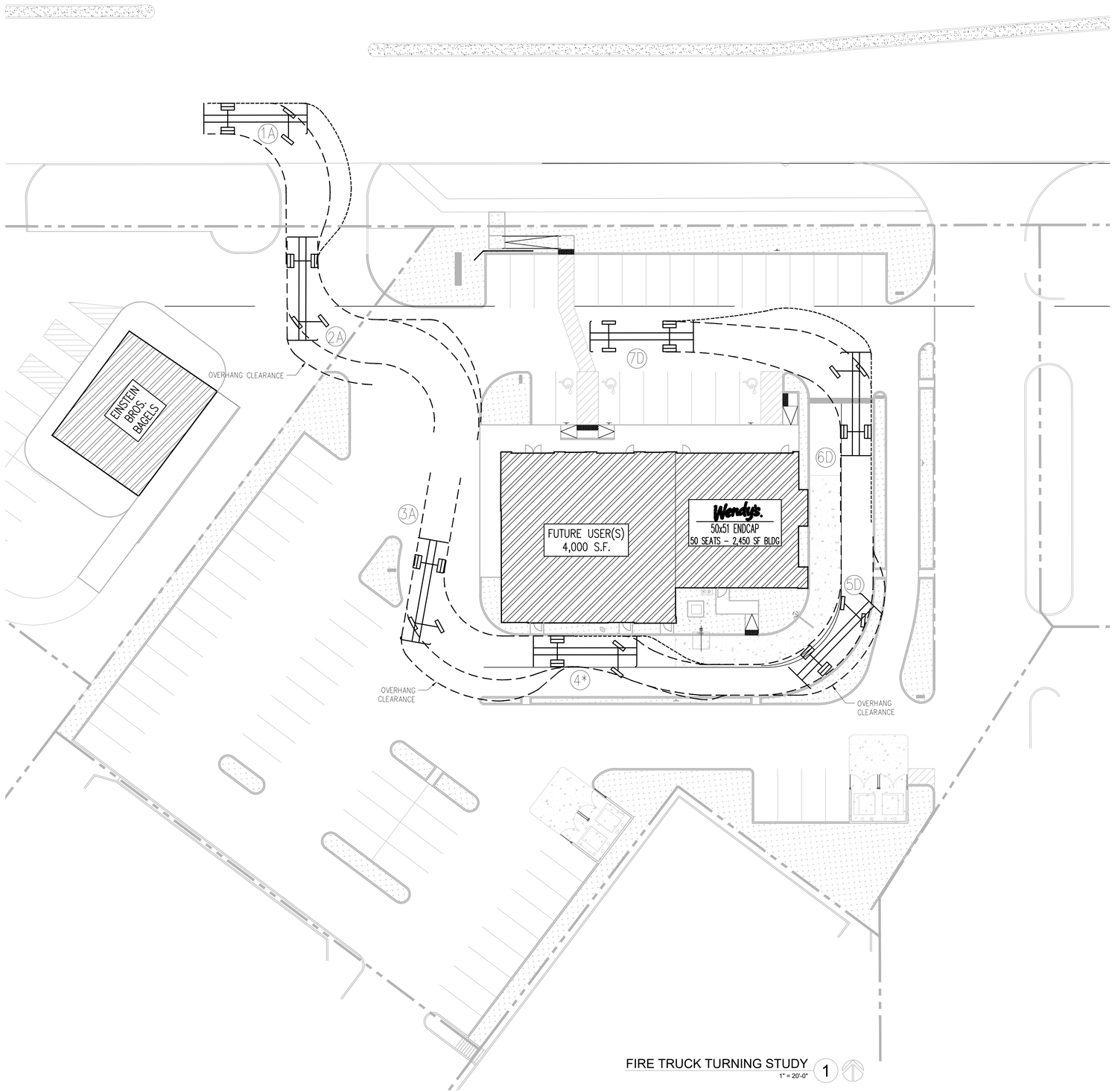
REV.	DATE	DESCRIPTION
1	06-02-21	SPECIAL USE PERMIT SUBMISSION
2	12-06-21	SPECIAL USE PERMIT RE-SUBMISSION

ISSUE DATE: 03-19-21
PROJECT NUMBER: 21074
DRAWN BY: EVC
CHECKED BY: MRV
SEAL

SHEET NAME
ARCHITECTURAL SITE PLAN & SIGNAGE DETAILS

SHEET NUMBER
AS1.1

Attachment: EXHIBIT - PDA and Special Use ENG-ARCH plans (2022-7 : 1101 E. Dundee Road - PD Amendment & Spcial Use for a Restaurant/Drive-Thru)



FIRE TRUCK TURNING STUDY 1
1" = 20'-0"

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DRAWING RELEASE	SUMMER 2021

Wendy's.

PUD AMENDMENT
1101 E. DUNDEE ROAD
PALATINE, ILLINOIS

PROJECT TYPE: END CAP
SMART 55 - 2.0

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CHECKED BY: MRV
SEAL

SHEET NAME
FIRE TRUCK TURNING STUDY

SHEET NUMBER
AS1.2

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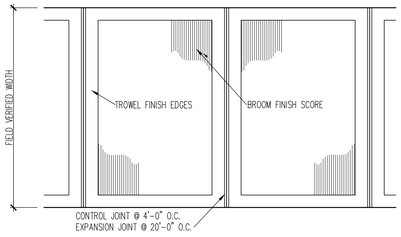
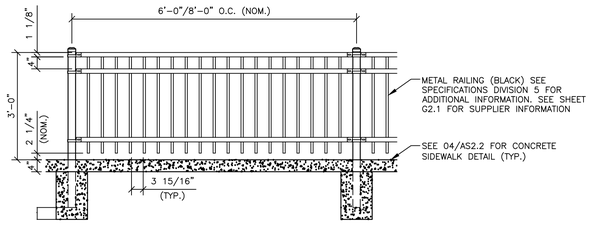
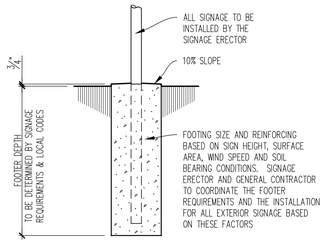


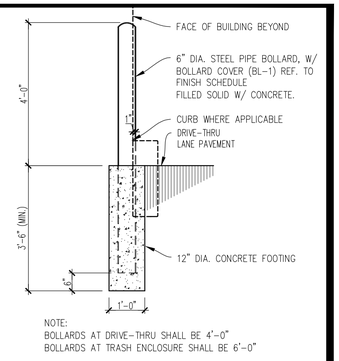
SIDEWALK FINISH DETAIL 11
1/2" = 1'-0"



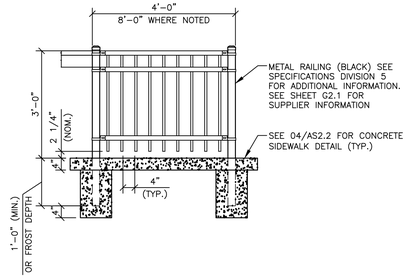
PATIO RAILIING DETAIL 9
1/2" = 1'-0"



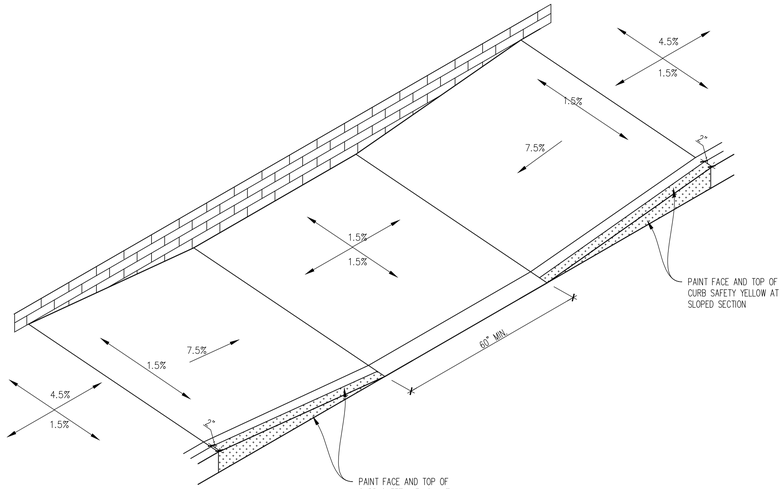
SIGN BASE DETAIL 6
1/2" = 1'-0"



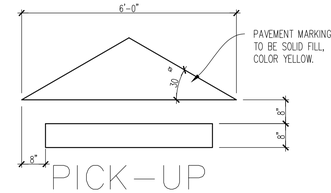
6" BOLLARD DETAIL 3
1/2" = 1'-0"



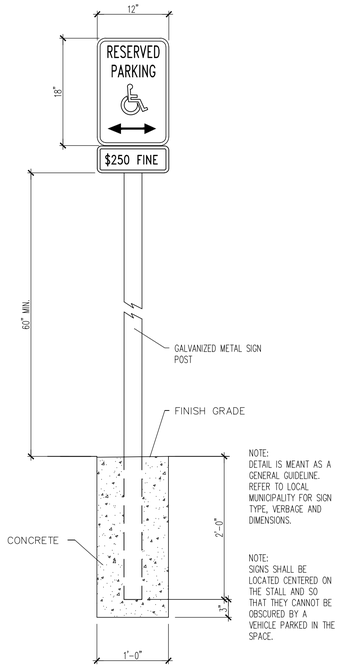
SAFETY RAILIING DETAIL 8
1/2" = 1'-0"



SIDEWALK RAMP DETAIL 5
N.T.S.



PAVEMENT MARKER DETAIL 2
1/2" = 1'-0"



ACCESSIBLE SIGN 10
N.T.S.

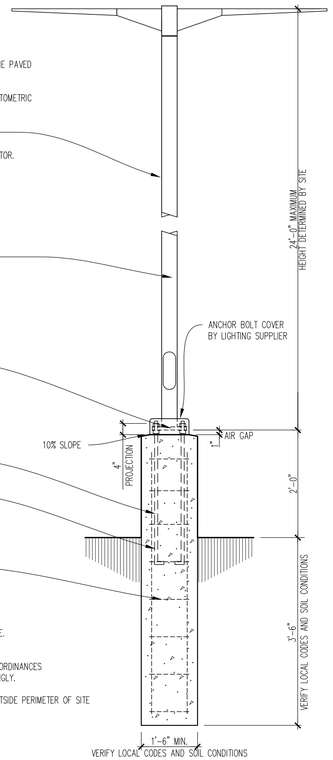
EXTERIOR PARKING LOT LIGHTING NOTES

1. REFER TO SITE LIGHTING SUPPLIERS
2. PARKING LOT TO HAVE AN AVERAGE OF 4 – 6 FOOTCANDLES IN THE PAVED AREA UNLESS LOCAL CODES REQUIRE LESS
3. CONSULT WITH THE PARKING LOT LIGHT SUPPLIERS TO HAVE A PHOTOMETRIC SITE PLAN PREPARED
4. LIGHT POLE: 24'-0" HIGH, 4" DIAMETER

LIGHT POLE TO BE FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR. POLE AND LUMINAIRE TO BE FURNISHED BY THE SAME MANUFACTURER

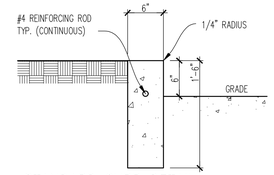
POLE HEIGHT – 24'-0"
POLE DIAMETER – 4"
POLE TYPE – STEEL SQUARE
POLE FINISH – BRONZE
BOLT SIZE – 11" BOLT CIRCLE
ANCHOR BOLTS – 1"x36" W/ DOUBLE NUT AND WASHERS

FOR PROPER INSTALLATION OF SITE LIGHTING ALWAYS USE DOUBLE NUTS AND WASHERS. THIS ASSEMBLY WILL PREVENT MOISTURE BUILD-UP IN THE POLE BY ALLOWING AIR TO CIRCULATE THROUGH THE INSIDE OF POLE. BASES MOUNTED DIRECTLY TO CONCRETE CAN CAUSE A MOISTURE BUILD-UP, AND DETERIORATION OF THE POLE'S STABILITY

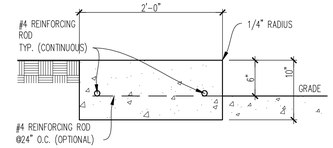


EXTERIOR POLE LIGHT DETAIL 7
3/4" = 1'-0"

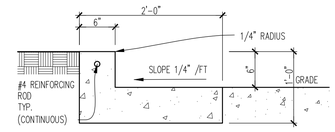
NOTE: ALL CONCRETE CURBS TO HAVE EXPANSION JOINTS OR SAW CUTS NOT MORE THAN 20'-0" APART



STANDARD CURB DETAIL



ALTERNATE CURB DETAIL 1



ALTERNATE CURB & GUTTER DETAIL 2

CONCRETE CURB DETAIL 1
1" = 1'-0"

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DRAWING RELEASE	SUMMER 2021

Wendy's

PUD AMENDMENT
1101 E. DUNDEE ROAD
PALATINE, ILLINOIS

PROJECT TYPE: END CAP SMART 55 - 2.0

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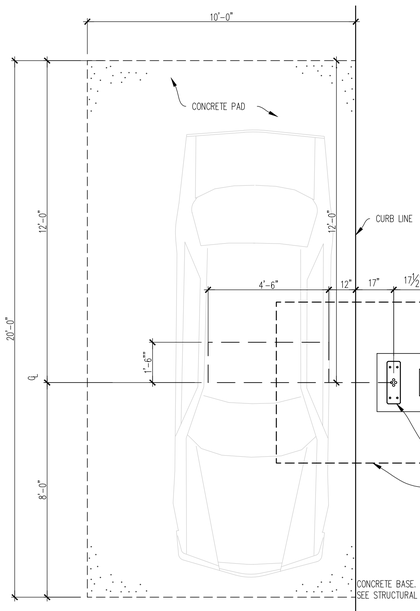
CHECKED BY: MRV
SEAL

SHEET NAME
SITE DETAILS

SHEET NUMBER
AS2.1

Attachment: EXHIBIT - PDA and Special Use ENG-ARCH plans (2022-7 : 1101 E. Dundee Road - PD Amendment & Spcial Use for a Restaurant/Drive-Thru)



OPTIONAL CONCRETE SLAB SPEC

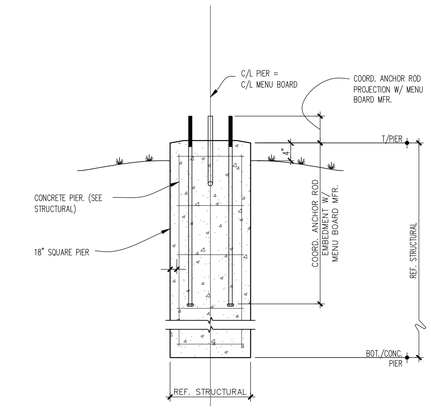
1. CONCRETE SLAB TO BE A MINIMUM OF 5" THICK – VERIFY SLAB REQUIREMENTS WITH GEOTECHNICAL REPORT.
2. CONCRETE SEALER: "SCOFIELD" CEMENTONE CLEAR SEALER. APPLY PER MANUFACTURER'S RECOMMENDATIONS.
3. OPTIONAL: CONCRETE COLOR HARDENER: "SCOFIELD" LITHOCHROME, A33 "CLASSIC GREY" APPLY PER MANUFACTURER'S RECOMMENDATIONS.

DETECTOR LOOP NOTES:

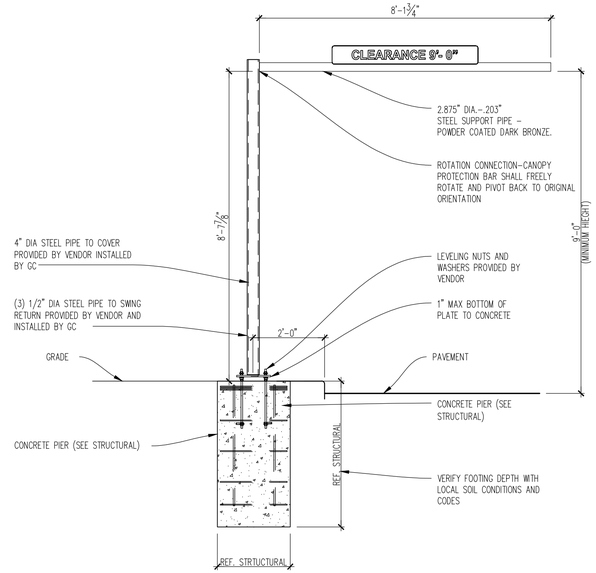
1. LOOP SHOULD BEGIN 12' TO 18' OUT FROM CURB.
2. INSTALL LOOP TO BE 2" BELOW TOP OF PAVEMENT
3. THE FORWARD EDGE OF THE LOOP SHOULD BE LINED UP WITH CENTERLINE OF THE D/T WINDOW OR SPEAKER PEDESTAL
4. A 3' AREA FROM THE LOOP MUST BE KEPT CLEAR OF METAL, INCLUDING REBAR, REINFORCING MESH, OTHER ELECTRICAL CABLES OR CONDUIT.
5. SEE DETECTOR LOOP MANUFACTURER'S INSTALLATION INSTRUCTION FOR ADDITIONAL INFORMATION

NOTE: SEE A6.1 RESPONSIBILITY SCHEDULE FOR ADDITIONAL INFORMATION

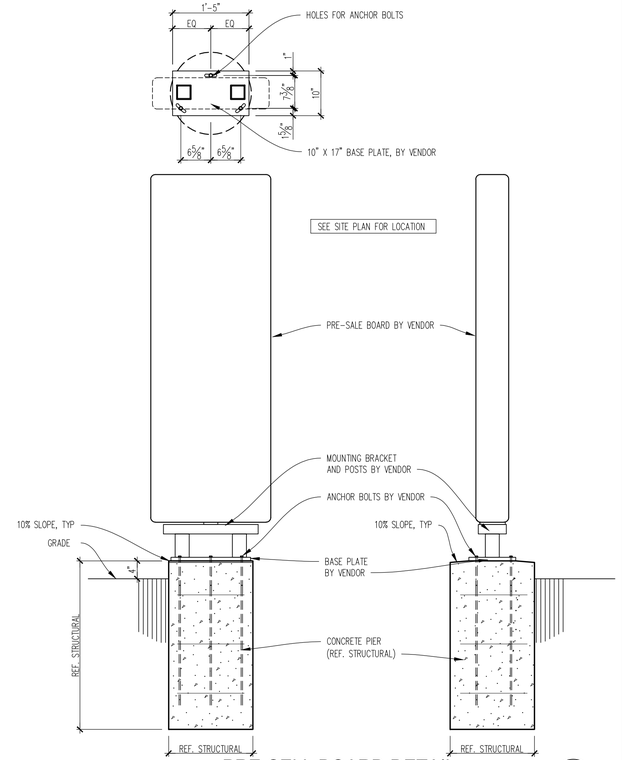
PARTIAL PLAN VIEW 7
3/8" = 1'-0"



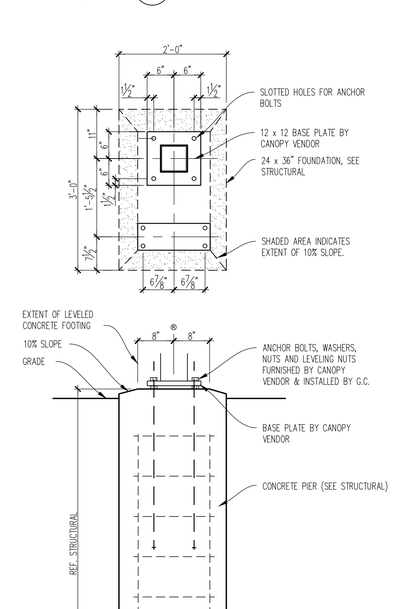
MENU BOARD FOUNDATION DETAIL 6
3/4" = 1'-0"



CANOPY PROTECTION BAR 4
1/2" = 1'-0"

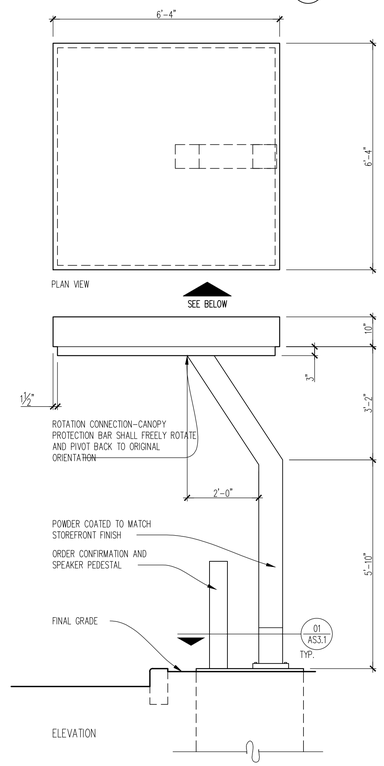


PRE-SELL BOARD DETAIL 2
3/4" = 1'-0"

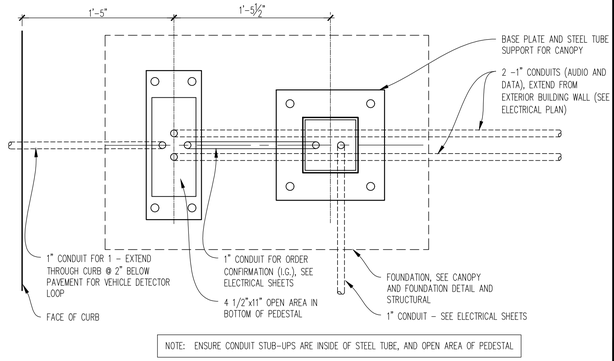


NOTE: SEE A6.1 RESPONSIBILITY SCHEDULE FOR ADDITIONAL INFORMATION

CANOPY FOOTING SECTION 5
3/4" = 1'-0"



ORDER STATION CANOPY 3
1/2" = 1'-0"



NOTE: ENSURE CONDUIT STUB-UPS ARE INSIDE OF STEEL TUBE, AND OPEN AREA OF PEDESTAL

CANOPY FOOTING DETAIL 1
1 1/2" = 1'-0"

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DRAWING RELEASE	SUMMER 2021

Wendy's

PUD AMENDMENT
1101 E. DUNDEE ROAD
PALATINE, ILLINOIS

PROJECT TYPE: END CAP
SMART 55 - 2.0

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ISSUE DATE: 03-19-21
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DRAWN BY: EVC
CHECKED BY: MRV
SEAL

SHEET NAME
SINGLE LANE DRIVE-THRU ORDER STATION DETAILS

SHEET NUMBER
AS3.1

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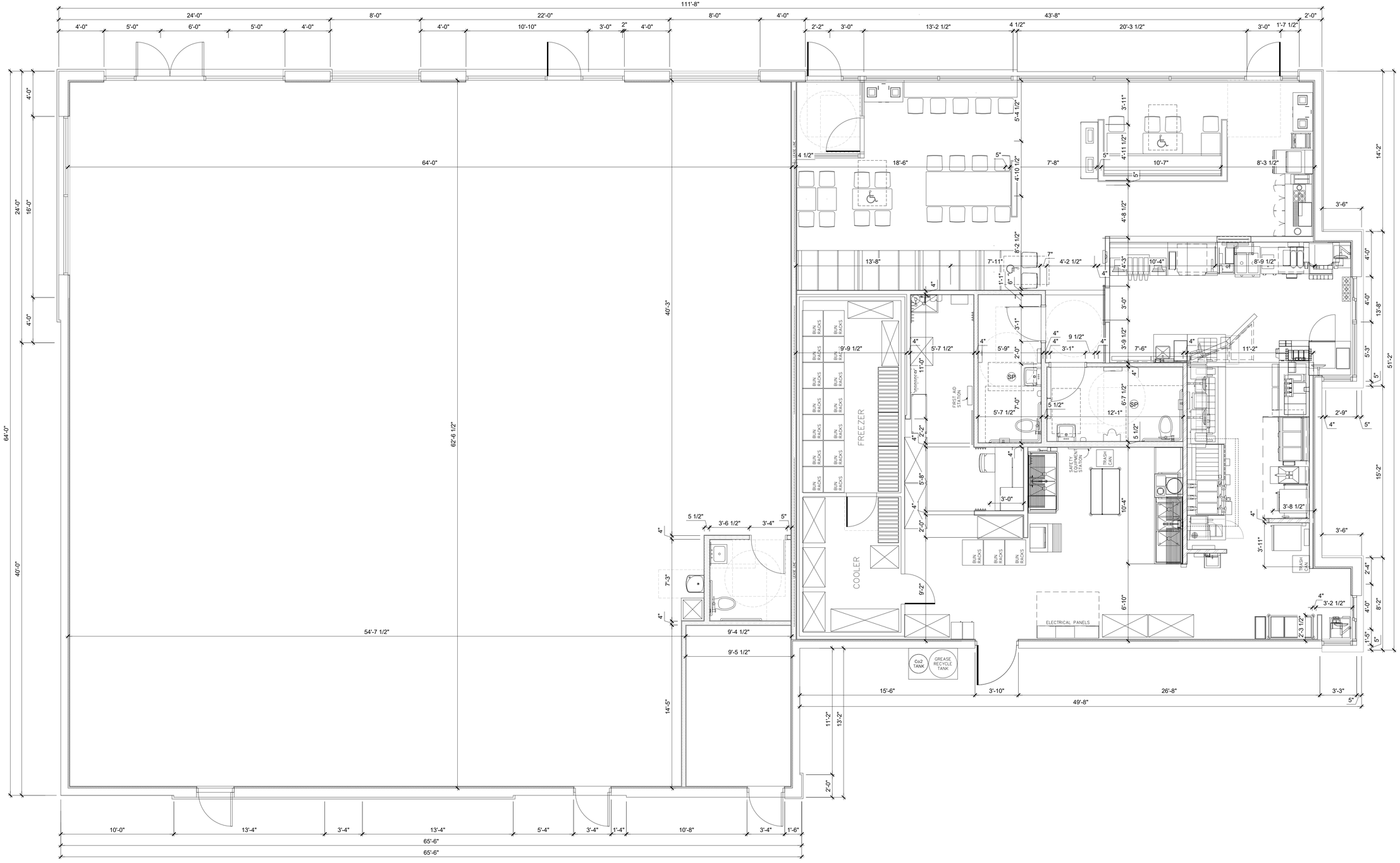

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SEAL

SHEET NAME
FLOOR PLAN

SHEET NUMBER
PLAN

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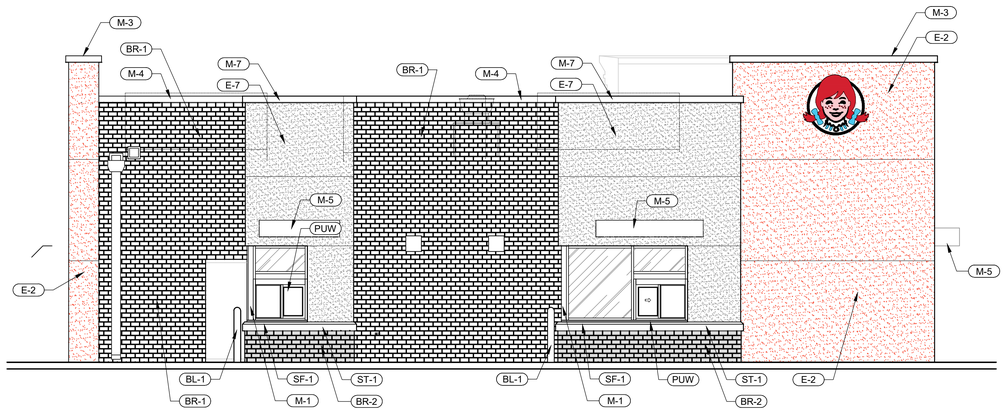

EAST ELEVATION
3/16" = 1'-0" 1

NORTH ELEVATION
3/16" = 1'-0" 2

EXTERIOR FINISH SCHEDULE

SF-1	STOREFRONT -"DARK BRONZE"
PUW	PICK-UP WINDOW TO MATCH STOREFRONT
M-1	PARAPET CAP/ BRAKE METAL - "DARK BRONZE"
M-3	EXCEPTIONAL METALS - "BRIGHT RED"
M-4	EXCEPTIONAL METALS - PAINTED TO MATCH BRICK BELOW
M-5	BRAKE METAL - "CLEAR ANNODIZED"
M-7	EXCEPTIONAL METALS - "CUSTOM DARK GREY"
M-8	EXCEPTIONAL METALS - PAINTED TO MATCH CORNICE
E-2	EIFS - "WENDY'S RED"
E-7	EIFS - "DARK GREY"
E-8	EIFS - "TAN"
BL-1	BOLLARD SLEEVE - "YELLOW"
PEX-1	PAINT - DARK BRONZE (SEE PAINT SCHEDULE)
PEX-3	PRE-FINISHED DARK BRONZE SIGN CABINETS (SEE PAINT SCHEDULE)
PEX-10	PAINT / POWDER COAT- BLACK (SEE PAINT SCHEDULE)
PEX-12	PAINT- DARK GREY (SEE PAINT SCHEDULE)
BR-1	THRU-WALL - INTERSTATE (7 5/8"H x 3 5/8"D x15 5/8"L) "BRONZESTONE"
BR-2	THRU-WALL - INTERSTATE (7 5/8"H x 3 5/8"D x15 5/8"L) "WALNUT"
ST-1	CAST STONE SILL- SHOULDICE DESIGNER STONE "824" WATER TABLE, "CRYSTAL WHITE - LS"

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SHEET NAME
EXTERIOR ELEVATIONS

SHEET NUMBER
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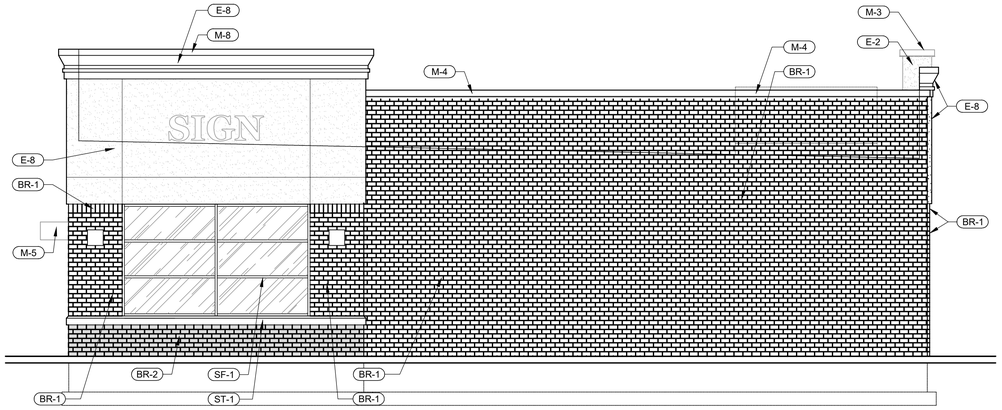
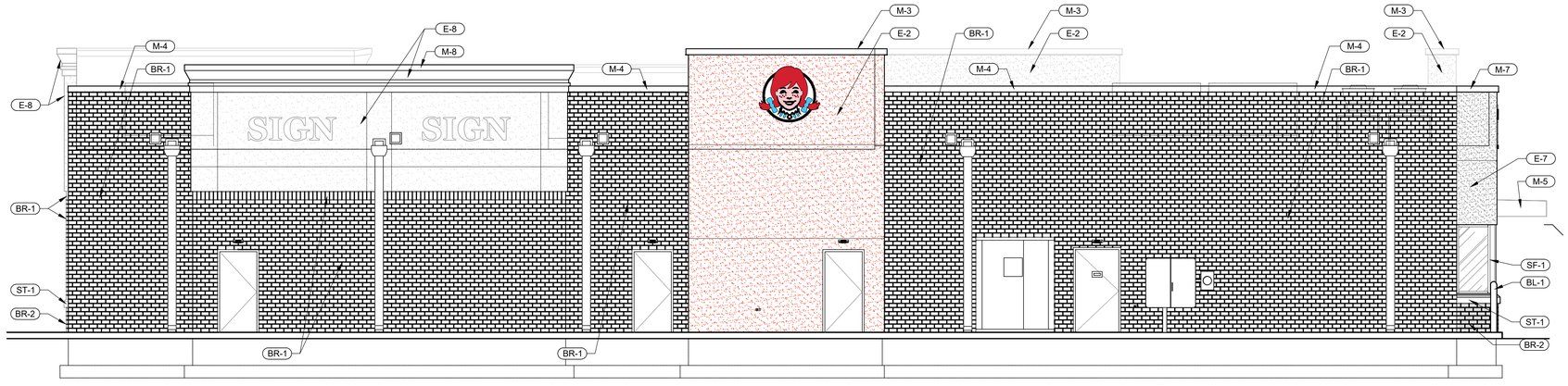


WEST ELEVATION 1
3/16" = 1'-0"



SOUTH ELEVATION 2
3/16" = 1'-0"

EXTERIOR FINISH SCHEDULE

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PUW	PICK-UP WINDOW TO MATCH STOREFRONT
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5105 TOLLVIEW DR., SUITE 197
ROLLING MEADOWS, IL 60008
TEL: 224-318-2140
MRV ARCHITECTS, INC. 2021
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SITE NUMBER:	12983
BASE MDL:	SMART 55 - 2.0
ASSET TYPE:	COMP./FRAN
CLASSIFICATION:	NEW
OWNER:	
BASE VERSION:	2021
UPGRADE CLASSIFICATION:	END CAP
PROJECT YEAR:	2021
FURNITURE PACKAGE:	2021
DRAWING RELEASE	SUMMER 2021

Wendy's

PUD AMENDMENT
1101 E. DUNDEE ROAD
PALATINE, ILLINOIS

PROJECT TYPE: END CAP
SMART 55 - 2.0

REV.	DATE	DESCRIPTION
1	06-02-21	SPECIAL USE PERMIT SUBMISSION
2	12-06-21	SPECIAL USE PERMIT RE-SUBMISSION

ISSUE DATE: 03-19-21
PROJECT NUMBER: 21074
DRAWN BY: EVC
CHECKED BY: MRV

SEAL

SHEET NAME
EXTERIOR ELEVATIONS

SHEET NUMBER
A2.2

Attachment: EXHIBIT - PDA and Special Use ENG-ARCH plans (2022-7 : 1101 E. Dundee Road - PD Amendment & Spcial Use for a Restaurant/Drive-Thru)

SOUTH ELEVATION (BOH ENTRANCE) 1
3/16" = 1'-0"

EAST ELEVATION (DRIVE-THRU) 2
3/16" = 1'-0"

WEST ELEVATION 3
3/16" = 1'-0"

NORTH ELEVATION (MAIN ENTRANCE) 4
3/16" = 1'-0"

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Wendy's

PUD AMENDMENT
1101 E. DUNDEE ROAD
PALATINE, ILLINOIS

PROJECT TYPE: END CAP
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SHEET NAME
COLOR ELEVATIONS

SHEET NUMBER
CE1.1

Attachment: EXHIBIT - PDA and Special Use ENG-ARCH plans (2022-7 : 1101 E. Dundee Road - PD Amendment & Spcial Use for a Restautant/Drive-Thru)

MRV ARCHITECTS, INC.
5105 Tollview Dr., Suite 197, Rolling Meadows, IL 60008 Ph. (224) 318-2140

July 19, 2021

Multi-Tenant Building:
Wendy's / Tenant Space(s)
1101 E. Dundee Rd
Palatine, IL 60074

Project Narrative Letter

Hamra Enterprises is proposing to demolish and redevelop the commercial property of that part of Lot 1 in the re-subdivision of Lot 2 located in the Park Place/Wal-Mart subdivision. The address of the subject property is 1101 E. Dundee Road, Palatine, IL. The property is currently zoned P – Planned Urban Development. The site currently has a vacant restaurant building that Hamra Enterprises proposes to demolish and construct a state-of-the-art Wendy's fast-food restaurant with drive thru window. In addition, the building will have additional tenant spaces for a multi-tenant building.

The total building will be an approximate 6,618 sq. ft. Approximately 2,450 sq. ft. will be a Wendy's fast-food restaurant with approximately 40 interior seats. The remainder of the building will be a one / two-tenant commercial building, with the future tenant's TBD. Current standard business operations for this Wendy's restaurants include providing consumers with operational hours from 10am to 1am. The dining room will most likely close at or before 11:00 pm. With more than enough customer service, this location will engaging roughly 40-50 employees in total. Wendy's is all about serving up fresh food, even if it means going the extra mile.

The future tenant spaces will begin to be advertised once the development is underway, so there are currently no proposed tenants for the adjacent spaces.

The site is designed in a manner to provide adequate parking and safe vehicle and pedestrian traffic flow. We are not asking for any parking variances. The site will meet or exceed the Village's requirements for landscaping and appropriate site lighting. The cross access agreements with the neighboring parcels will allow for minimal to no congestion and safe circulation patterns. The development will work without any additional aprons on to Dundee Rd., and the owners have agreed to a cross access option to the West neighboring parcel.

We look forward to accelerating the development process to begin construction as soon as possible.

Attachment: EXHIBIT - Project narrative (2022-7 : 1101 E. Dundee Road - PD Amendment & Spcial Use for a Restautant/Drive-Thru)

menu

All Menus | Food Near Me | Cuisine | Nutrition | Food Channel

Search for KFC menu?

Wendy's Prices

1 **View PDF - Start Here** View PDF Files Instantly With ViewPDF. Open Your PDF Files Now! Vi

2 **Cater Hand-Crafted Sandwiches - Soups & Our Famous Sweet Tea** Catering Han Spuds & Our

3 **Free Download - View PDF** Download Free Version of Media Converter App to Convert Files

Wendy's Menu

Wendy's Nutrition

Burger

Hours of Operation

Mon: 09:00 am - 02:00 pm

Tue: 09:00 am - 02:00 pm

Wed: 09:00 am - 02:00 pm

Thu: 09:00 am - 02:00 pm

Fri: 09:00 am - 02:00 pm

Sat: 09:00 am - 02:00 pm

Sun: 09:00 am - 02:00 pm

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Restaurant Menu

Hot 'n Juicy Cheeseburgers

Combo Includes A Drink and Choice of a Side

Dave's Hot 'n Juicy 1/4 lb. Single with Cheese	$4.19	Dave's Hot 'n Juicy 1/4 lb. Single with Cheese - Combo	$6.19
Dave's Hot 'n Juicy 1/2 lb.. Double with Cheese	$5.19	Dave's Hot 'n Juicy 1/2 lb.. Double with Cheese - Combo	$7.19
Dave's Hot 'n Juicy 3/4 lb. Triple with Cheese	$6.09	Dave's Hot 'n Juicy 3/4 lb. Triple with Cheese - Combo	$8.09
Baconator	$6.09	Baconator - Combo	$8.09
Son of Baconator	$4.69	Son of Baconator - Combo	$6.69
Gouda Bacon Cheeseburger (Limited Time)	$4.99	Gouda Bacon Cheeseburger - Combo (Limited Time)	$6.99
Upgrade to Medium Combo	$0.60	Upgrade to Large Combo	$1.10

Tender Juicy Chicken

Combo Includes A Drink and Choice of a Side

Spicy Chicken	$4.69	Spicy Chicken - Combo	$6.69
Homestyle Chicken	$4.69	Homestyle Chicken - Combo	$6.69

Hot Menus

Applebee's Menu
Arby's Menu
Carl's Jr. Menu
Chick-fil-A Menu
Domino's Pizza Menu
Dunkin' Donuts Menu
Hardee's Menu
Jack in the Box Menu
KFC Menu
Little Caesars Pizza Menu
McDonald's Menu
Papa Murphy's Menu
Popeyes Louisiana Kitchen Menu
Qdoba Menu
Starbucks Coffee Menu
Subway Menu
Waffle House Menu
Wendy's Menu
Whataburger Menu
Zaxby's Menu

Attachment: EXHIBIT - Project narrative (2022-7 : 1101 E. Dundee Road - PD Amendment & Spcial Use for a Restaurant/Drive-Thru)

Asiago Ranch Chicken Club	$5.49	Asiago Ranch Chicken Club - Combo	$7.49
Ultimate Chicken Grill	$4.69	Ultimate Chicken Grill - Combo	$6.69
10 Pc. Chicken Nuggets - Combo	$5.99	Upgrade to Medium Combo	$0.60
Upgrade to Large Combo	$1.10		

Fresh Salads

Apple Pecan Chicken Half	$4.69	Apple Pecan Chicken Full	$6.69
Asian Cashew Chicken Half	$4.69	Asian Cashew Chicken Full	$6.69
BBQ Ranch Chicken Half	$4.69	BBQ Ranch Chicken Full	$6.69
Spicy Chicken Caesar Half	$4.69	Spicy Chicken Caesar Full	$6.69

Right Price Right Size Menu

Jr. Cheeseburger Deluxe	$1.89	Jr. Bacon Cheeseburger	$1.99
Double Stack	$2.09	6 Pc. Regular or Spicy Chicken Nuggets	$1.79
Chicken Go Wrap (Spicy or Grilled)	$1.79	Caesar or Garden Side Salad	$1.49
Chili Small	$2.09	Jr. Cheeseburger	$0.99
Crispy Chicken Sandwich	$0.99	4 Pc. Regular or Spicy Chicken Nuggets	$0.99
Value Natural-Cut Fries	$0.99	Value Soft Drink	$0.99
Small Frosty	$0.99		

Hot Stuffed Baked Potatoes

Bacon & Cheese Baked Potato	$2.89	Broccoli & Cheese Baked Potato	$2.89

Sides

Natural-Cut Fries Small	$1.69	Natural-Cut Fries Medium	$1.99
Natural-Cut Fries Large	$2.19	Cheese Fries	$2.19
Bacon Fondue Fries (Limited Time)	$1.99	Sour Cream & Chives Baked Potato	$2.79
Rich & Meaty Chili Small	$2.09	Rich & Meaty Chili Large	$2.79
Caesar Side Salad	$1.49	Garden Side Salad	$1.49

4 for $4 Meal

Meal (Limited Time) 4 Pc.	$4.00

Drinks

Soft Drink or Freshly Brewed Iced Tea Small	$1.69	Soft Drink or Freshly Brewed Iced Tea Medium	$1.89
Soft Drink or Freshly Brewed Iced Tea Large	$2.19	Nestle Bottled Water	$1.59
Trumoo Milk 1% Low-Fat (White or	$1.29		

Attachment: EXHIBIT - Project narrative (2022-7 : 1101 E. Dundee Road - PD Amendment & Spcial Use for a Restautant/Drive-Thru)

Chocolate)

Redhead Roasters

Hot Coffee (Regular or Decaf) Regular	$0.99	Hot Coffee (Regular or Decaf) Large	$1.49
Iced Coffee (Vanilla, Caramel, Mocha, or Skinny Vanilla) Small	$1.79	Iced Coffee (Vanilla, Caramel, Mocha, or Skinny Vanilla) Medium	$2.49
Premium Hot Tea Regular	$0.99		

Fresh-Baked Favorites

Espresso Chip Bar	$1.39	Oatmeal Bar	$1.39
Sugar Cookie	$1.39	Chocolate Chunk Cookie	$1.39
Double Chocolate Chip Cookie	$1.39		

Thick, Rich Frosty

Classic Frosty (Chocolate or Vanilla) Small	$0.99	Classic Frosty (Chocolate or Vanilla) Medium	$1.99
Classic Frosty (Chocolate or Vanilla) Large	$2.29		

Signature Beverages

All-Natural Lemonade Small	$1.99	All-Natural Lemonade Medium	$2.29
All-Natural Lemonade Large	$2.69	Strawberry Lemonade Small	$2.29
Strawberry Lemonade Medium	$2.69	Strawberry Lemonade Large	$3.19
Honest Tropical Green Tea Small	$1.99	Honest Tropical Green Tea Medium	$2.29
Honest Tropical Green Tea Large	$2.69		

Kid's Meal

Comes with a Side and Drink

Cheeseburger	$3.69	Grilled Chicken Wrap	$3.79
4 Pc. Chicken Nuggets	$3.69	Hamburger	$3.39

*** DISCLAIMER:** Information shown on the website may not cover recent changes. For current price and menu information, please contact the restaurant directly.

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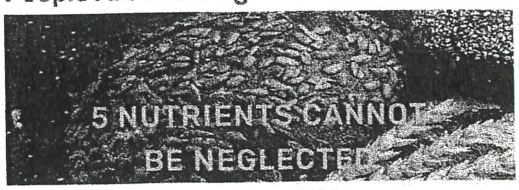
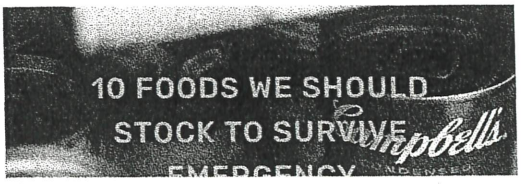




Attachment: EXHIBIT - Project narrative (2022-7 : 1101 E. Dundee Road - PD Amendment & Spcial Use for a Restautant/Drive-Thru)

THIS DOCUMENT
WAS PREPARED BY
AND AFTER RECORDING
RETURN TO:

Krista Kron, Esq.
c/o Hamra Enterprises
1855 S. Ingram Mill Road, Suite 100
Springfield, MO 65804

Attachment: EXHIBIT - Cross access agreement and exhibit (2022-7 : 1101 E. Dundee Road - PD Amendment & Spcial Use for a

ACCESS EASEMENT AGREEMENT

THIS ACCESS EASEMENT AGREEMENT (this "Agreement") is made as of the ___ day of _____, 2021, by and between HAMRA GATEWAY, LLC, a Missouri limited liability company ("Hamra"), and DON-A-BAR, LLC, an Illinois limited liability company ("Don-A-Bar").

R E C I T A L S:

This Agreement is entered into upon the basis of the following facts, understandings and intentions of the parties hereto:

A. Hamra is the owner of the parcel of land situated in Cook County, Illinois, being more particularly described on Exhibit A attached hereto, and which is identified as the "Hamra Tract" on the site plan (the "Site Plan") attached hereto as Exhibit C.

B. Don-A-Bar is the owner of the parcel of land situated immediately adjacent to the Hamra Tract, being more particularly described on Exhibit B attached hereto, and which is identified as the "Don-A-Bar Tract" on the Site Plan.

C. Governmental approval has been or will be obtained for a curb cut (the "Curb Cut") from the Hamra Tract to the Don-A-Bar Tract, at the location designated on the Site Plan.

D. The Hamra Tract and the Don-A-Bar Tract are sometimes hereinafter collectively referred to as "Tracts" and individually as a "Tract". Hamra and Don-A-Bar, and their respective successors and assigns who become owners of a Tract, are sometimes hereinafter referred to collectively as "Parties" and individually as a "Party".

E. The Parties desire to create reciprocal easements for vehicular and pedestrian ingress and egress for the benefit of their respective Tracts.

NOW, THEREFORE, in consideration of the above Recitals and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree and covenant as follows:

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed as of the day and year first above written.

HAMRA GATEWAY, LLC, a Missouri limited liability company

By: _____
Name: Michael K. Hamra
Its: President and CEO

DON-A-BAR, LLC, an Illinois limited liability company

By: _____
Name: _____
Its: _____

Attachment: EXHIBIT - Cross access agreement and exhibit (2022-7 : 1101 E. Dundee Road - PD Amendment & Spcial Use for a

ACKNOWLEDGMENTS

STATE OF_____)
) SS.
COUNTY OF _____)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MICHAEL K. HAMRA, the President and CEO of HAMRA GATEWAY, LLC, a Missouri limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such President and CEO, appeared before me this day in person and acknowledged that he signed and delivered said instrument as such President and CEO of said limited liability company, as his own free and voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this __ day of _____, 2021.

_____
NOTARY PUBLIC

My Commission Expires:

_____

STATE OF_____)
) SS.
COUNTY OF _____)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that _____ , the _____ of DON-A-BAR, LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such_____ , appeared before me this day in person and acknowledged that he/she signed and delivered said instrument as such _____ of said limited liability company, as his/her own free and voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth.

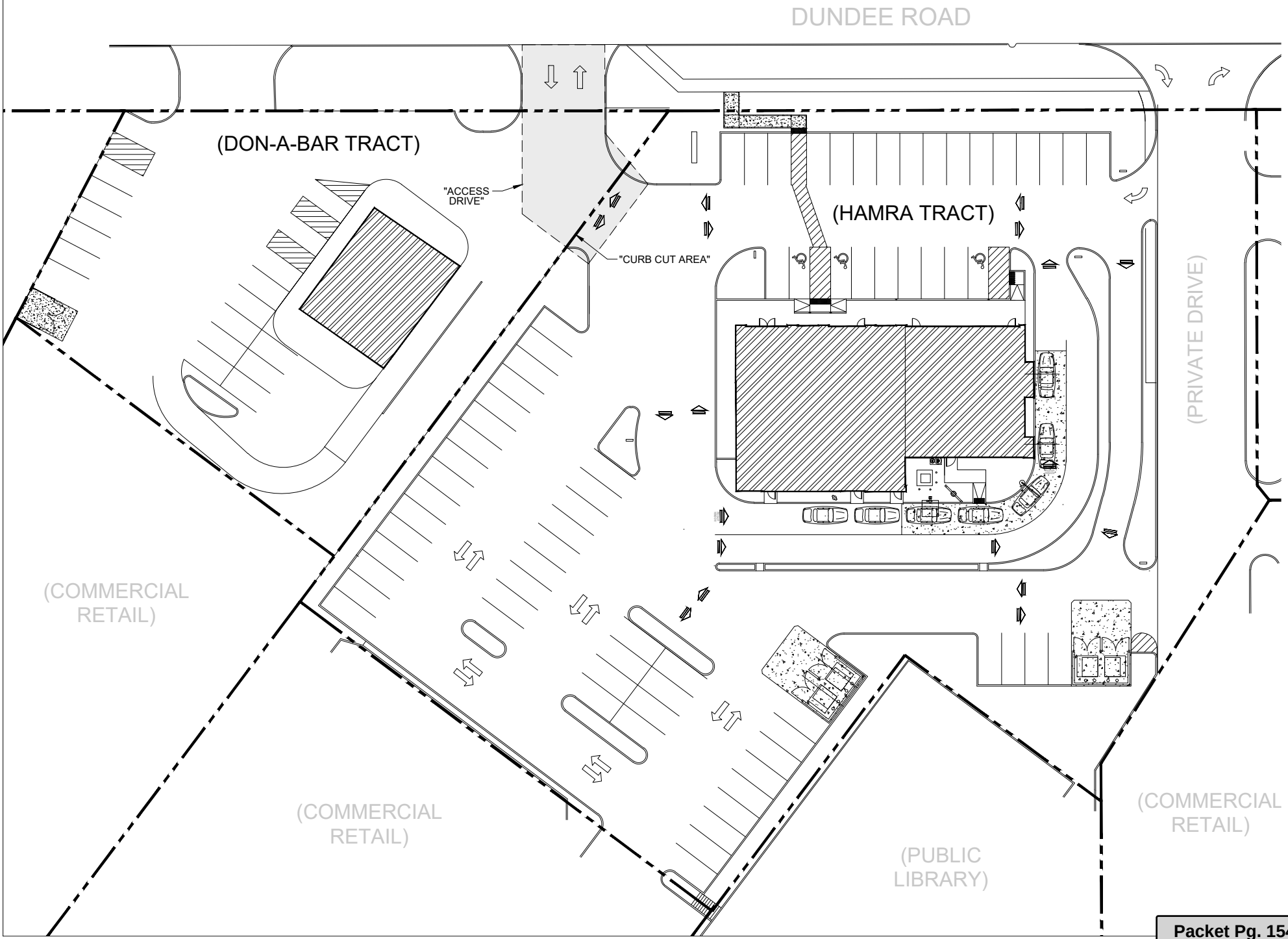
GIVEN under my hand and Notarial Seal this __ day of _____, 2021.

_____
NOTARY PUBLIC

My Commission Expires:

Attachment: EXHIBIT - Cross access agreement and exhibit (2022-7 : 1101 E. Dundee Road - PD Amendment & Spcial Use for a

"EXHIBIT C"



Attachment: EXHIBIT - Cross access agreement and exhibit (2022-7 : 1101 E. Dundee Road - PD

VILLAGE OF PALATINE

VILLAGE OF PALATINE
Plan Commission

SCHEDULED 01/18/22 07:00 PM

CASE STAFF STATEMENT (ID # 7308)

1101 E. Dundee Road - Planned Development Amendment to the Park Place Shopping Center Planned Development to allow for the construction of a new multi-tenant building; and 2. A Special Use to permit a restaurant, with drive-through, as a tenant in the new building.

CASE NUMBER: 19-73 - with a 2021 Resubmission

PETITIONER: Chase Grubb - Hamra Chicago LLC

LOCATION: 1101 E. Dundee Road - Park Place Shopping Center (former location of the Famous Dave's restaurant). This is an outlot parcel in Park Place Shopping Center, along Rand and Dundee Road corridors. The existing building has been closed and vacant, since 2011.

PROPOSAL: The Petitioner intends to demolish the existing restaurant and develop a new multi-tenant building, anchored by a drive-thru Wendy's restaurant on the eastern endcap.

SUBJECT ZONING AND LAND USE: Park Place Shopping Center is zoned Planned Development and was annexed into the Village in 1985. In addition to the Dundee Road and Rand Road outlots, Park Place has an existing multi-tenant building fronting on Dundee Road. As the Plan Commission will recall, a new 80,000 square foot U-Haul storage facility, along the interior in-line building, was approved in 2020 and is working under an active building permit.

SURROUNDING ZONING AND LAND USES:

North:	Planned Development; B2 - general business
South:	Planned Development; B-2 - general business
East:	Planned Development; B-2 - general business

Attachment: January 18 Plan Commission materials (2022-7 : 1101 E. Dundee Road - PD Amendment & Spcial Use for a Restautant/Drive-Thru)

West:	Planned Development; B-5 - highway business; B-2 - general business

COMPREHENSIVE PLAN:

The Subject Property is located within two of the largest commercial corridors in the Village and the Future Land Use Guide recommends continued business uses.

BACKGROUND:

The Petitioner intends to demolish the existing vacant former Famous Dave's restaurant and construct a new 6,600 square foot multi-tenant building, with a Wendy's restaurant and drive through on the eastern side of the building. Therefore, the Petitioner is seeking approval of the following:

Planned Development Amendment to the Park Place Shopping Center Planned Development to allow for the construction of a new multi-tenant building; and

A Special Use for a restaurant, with drive through, as a tenant within the multi-tenant building

ANALYSIS:

- Park Place Shopping Center is approximately 34 acres and was annexed into the Village in 1985. The first phase of construction was completed in Cook County, with the remaining development being completed within the Village of Palatine. In addition to the inline center on the east side of the property, Park Place includes multiple outlots along Dundee and Rand Roads. The Subject Property is the location of the former Famous Dave's restaurant, which has been closed and vacant, since 2011.

- Park Place is unique in that the Planned Development has not only a specific use list, unto the planned development, but also follows the Cook County C-4 district and the Village's B-1 and B-2 use lists. These requirements date to the annexation agreement and partial development in Cook County.

- The Petitioner intends to demolish the existing building and construct a new multi-tenant building, with a Wendy's restaurant and drive through to be located on the eastern side of the building. This outlot is located in between Einstein's bagels (west - 987 E. Dundee Road) and Chase Bank (east - 1131 E. Dundee

Attachment: January 18 Plan Commission materials (2022-7 : 1101 E. Dundee Road - PD Amendment & Spcial Use for a Restautant/Drive-Thru)

Road).

- The following summarizes the required and provided parking, drive through and access within the site and center for the new building:

	Square Footage	Number of Seats	Required Number of Parking Spaces
Wendy's	2,450	50	17
Retail	4,000	N/A	13
Required Number of Parking Spaces			30
Total Number of Parking Spaces			70

  - The drive through provides a minimum of 8 stacking spaces and includes a dedicated escape lane. The escape lane is 11 feet wide, which is 1 foot narrower than the minimum required 12 feet. Given that the escape lane runs the length of the drive through and is separated from the other drive aisles and parking, through curbing, Staff does not have any specific concerns about the dimensions of the escape lane.

  - The drive through wraps around the south side of the building and exits into a 2-way drive aisle heading west. Vehicles could then either access east bound Dundee Road, through the Einstein's bagel property, or connect to a full access point to the east on Dundee Road, south through the property. IDOT and the Village have been working to install a new stoplight control on Dundee Road at the Park Place entrance to Walmart and the Sonic/Chase Bank. This work is anticipated to be complete by the end of March 2022.

  - As a proposed condition of review, the Village is requiring a cross-access agreement with the Einstein's property to allow full vehicular turning and movement both entering and exiting the subject property. Ultimately, this will benefit both properties, particularly given the IDOT barrier median installation on Dundee Road. The Petitioners are in agreement with this requirement and have drafted a proposed agreement for Village review and execution.

Attachment: January 18 Plan Commission materials (2022-7 : 1101 E. Dundee Road - PD Amendment & Spcial Use for a Restautant/Drive-Thru)

- Utilities exist both onsite and within the surrounding area. Per the Utility Plan, the existing water service will be disconnected and a new service is proposed. Also, portions of the existing sanitary and storm will be abandoned and new services are proposed. An IDOT permit will be required to access the sanitary sewer connection.
- Due to the size of the property (1.75-acres), an MWRD permit is required, with volume control and a detention evaluation requirement. Permeable pavers are proposed in various sections of the parking lot and areas to assist with stormwater management within the site.
- A new sidewalk is proposed at the northwest corner of the subject property. This sidewalk will connect to the existing sidewalk parallel to Dundee Road and will be ADA accessible.
- The proposed elevations include both brick and EIFS, with metal capping components on the elevations and frieze. The façade facing Dundee Road includes varying building heights along the cornice, as a transition.
- Landscaping within the site includes a variety of shade trees, an evergreen tree, and both deciduous and evergreen shrubs. A total of eight new trees will be installed in the parking lot and in the Dundee Road right of way. There are also a variety of perennials and grasses planned for this development.

RECOMMENDATION:

The proposed building continues the outlot redevelopment along the Park Place Dundee Road frontage. Panda Express and Sonic are examples of recent redevelopments, in this area. Drive through uses are common along Rand and Dundee Roads. The proposed restaurant and drive through comply with the parking and stacking requirements. Although the existing property is angular, the location of the drive through and proposed traffic patterns will function within the surrounding properties and median along Dundee Road. As noted, the cross access agreement will provide a benefit to the subject and surrounding properties. The proposed new multi-tenant building conforms the underlying Planned Development requirements and adheres to the zoning bulk standards. Therefore, Staff recommends approval of the Planned Development Amendment and Special Use, pursuant to the following conditions:

1. **The Planned Development Amendment and Special Use shall substantially conform to the site plan and elevations prepared by MRV Architects, dated 12/08/2021 and engineering plans by Northwestern Engineering**

Attachment: January 18 Plan Commission materials (2022-7 : 1101 E. Dundee Road - PD Amendment & Spcial Use for a Restautant/Drive-Thru)

Consultants, dated 12/08/21, and business plan, except as such plans may be changed to conform to Village Codes and Ordinances

2. **The signage shall be revised in a manner acceptable to the Director of Planning and Zoning and in compliance with the Park Place Planned Development Ordinance requirements.**

3. **Parking lot lighting shall be revised in a manner acceptable to the Village Engineer.**

4. **IDOT and MWRD permits are required.**

5. **A cross access agreement with the property owner at 987 E. Dundee Road (Einstein's), shall be revised and executed in a manner acceptable to the Village Attorney.**

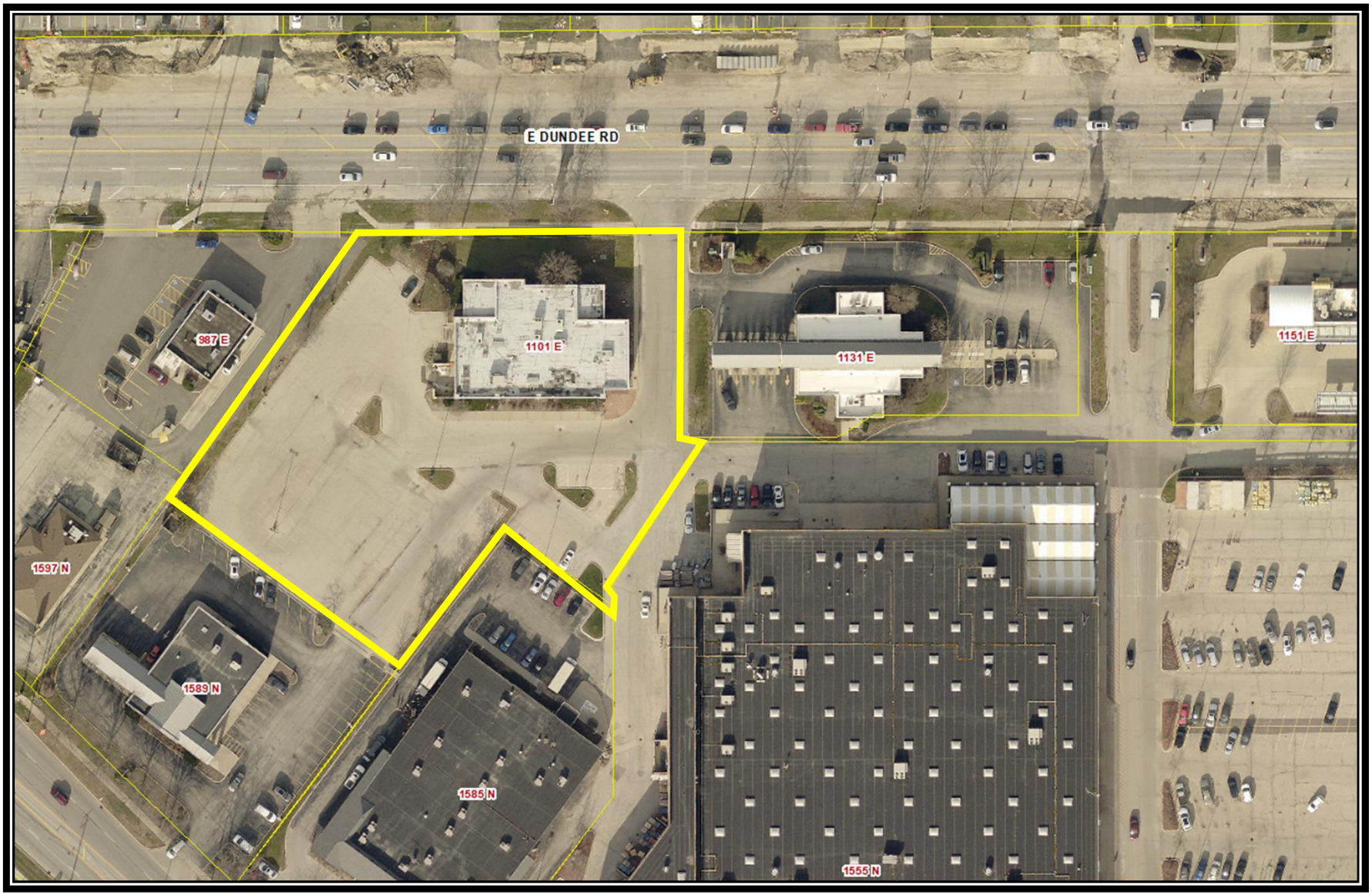
6. **The final traffic directional sign plan within the subject property shall be submitted in a manner acceptable to the Village Engineer and Director of Planning and Zoning.**

7. **The Special Use shall be granted to Hamra Chicago LLC.**

ATTACHMENTS:

- Aerial Map
- Planned Development Amendment application
- Project Narrative and menu
- Special Use application
- 120821_Wnedy's multi-tenant building -ARCH/ENG plans
- Cross Access Easement - Exhibit C
- Front and Signature Pages - Palatine - Access Easement Agreement
- Plat of Survey
- Park Place Planned Development
- Public Notice - 1101 E. Dundee Road

Attachment: January 18 Plan Commission materials (2022-7 : 1101 E. Dundee Road - PD Amendment & Spcial Use for a Restautant/Drive-Thru)



Attachment: Aerial Map (1101 E. Dundee Road - Wendy's - PDA and SU - restaurant - drive through)

VILLAGE OF PALATINE

PLANNED DEVELOPMENT AMENDMENT

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) Kelsi Hall	**Business Name (If applicable)** Hamra Chicago LLC
Address 1855 S. Ingram Mill Road	City/State/Zip Code Springfield, MO 65804-2110
Telephone 417-708-9621	Fax 417-886-8550
Email khall@teamhamra.com	
Subject Property Address 1101 E. Dundee Road	
AUTHORIZED AGENT (if applicable) Mario Valentini	**Business Name (if applicable)** MRV Architects, Inc.
Address 5105 Tollview Drive, Ste. 197	City/State/Zip Code Rolling Meadows, IL 60008
Telephone 224-318-2104	Fax
Email mariov@mrvarch.com	

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

Kelsi L. Hall — Signature

8/16/21 — Date

Attachment: January 18 Plan Commission materials (2022-7 : 1101 E. Dundee Road - PD Amendment & Spcial Use for a Restautant/Drive-Thru)

Attachment: January 18 Plan Commission materials (2022-7 : 1101 E. Dundee Road - PD Amendment & Spcial Use for a Restautant/Drive-Thru)

VILLAGE OF PALATINE

PLANNED DEVELOPMENT AMENDMENT

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

RECEIVED
AUG 23 2021
PLANNING & ZONING DEPARTMENT
Date received

PLEASE TYPE OR PRINT IN INK:

1. Name of Petitioner(s): Hamra Chicago LLC

2. Authorized Agent of Petitioner (if different):
   Name: Mario Valentini
   Address: 5105 Tollview Drive, Ste. 197, Rolling Meadows, IL 60008
   Telephone No. 224-318-2140 Business No. _____
   Relationship to Petitioner: Architect

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

4. Address of the property for which this application is being filed:
   1101 E. Dundee Road, Palatine, IL

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

6. The proposed use(s) on the property, if this petition is approved is (are): Fast Food Restaurant

7. Current zoning of property: P- Planned Unit Development

8. Briefly describe the approved Planned Development plan. Discuss any changes being proposed which are different from the approved plan, if any.

This will be a scrape and rebuild of an existing vacant restaurant site. The new development will consist of a new restaurant with a drive-thru and available tenant spaces to leeese.

9. Attach a list of the Conditions of Final Approval. Describe on a separate sheet how the Conditions of Final Approval are being proposed to be amended. A status of all Conditions of Final Approval must be submitted before this item will be scheduled for a public hearing.

There are no Conditions of the Final Approval.

10. 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.

A copy of the checklist is attached.

11. 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.

Date: 8/16/21

Signature

SUBSCRIBED AND SWORN to before me this 16th day of August 2021.

Notary Public

LORI A. JOHNSON
Notary Public – Notary Seal
Webster County – State of Missouri
Commission Number 13530255
My Commission Expires Sep 24, 2021

Attachment: January 18 Plan Commission materials (2022-7 : 1101 E. Dundee Road - PD Amendment & Spcial Use for a Restautant/Drive-Thru)

VILLAGE OF PALATINE

Real Estate Interest Disclosure Form

Name of Disclosing Party (individual, business, etc.)	Hamra Chicago LLC
Relationship to Petitioner (check one)	☒ Petitioner ☐ Legal Entity holding an Interest (i.e. realtor, attorney, etc.) ☐ Legal Entity Holding a Right of Control (i.e. landlord, etc.)
Address of Disclosing Party	1855 S. Ingram Mill
City/State/Zip Code	Springfield, MO 65804-2110
Telephone	417-708-9621
Fax	417-886-8550
Email	khall@teamhamra.com
Address of Subject Property	1101 E. Dundee Road
City/State/Zip Code	Palatine, IL
Legal Description of Subject Property (see plat of survey or title)	That part of lot 1 in the resubdivision of lot 2 in park place Walmart subdivision, being a subdivision of part of the northwest quarter of section 12, township 42 north, range 10, east of the third

List All Persons Deriving an Interest in Subject Property (i.e. owner, lessee, etc.)

Name	Address	Legal Interest
Hamra Chicago LLC	1855 S. Ingram Mill Road, Springfield, MO 65804-2110	Leasee
NARE	1901 N. Roselle Road, Suite 650, Schaumburg, IL 60195	Owner

I affirm that there are no other persons deriving any interest from or through me or from or through any other person or entities above set forth in the property which is the subject of the contract or application for which I am filing this disclosure notice whom I have not disclosed.

I understand that if there are any changes in the interest disclosed in this disclosure notice during the terms of the subject contract or before the Village has taken final action on the matter for which this disclosure notice is filed, I shall file a subsequent disclosure notice disclosing such changes.

Kelli L. Hall — Signature

8/16/21 — Date

SUBSCRIBED AND SWORN TO before me this 16th day of August 2021

Lori A Johnson — Notary Public Signature

LORI A. JOHNSON
Notary Public – Notary Seal
Webster County – State of Missouri
Commission Number 13530255
My Commission Expires Sep 24, 2021

Project Planner	Zoning Case #

Attachment: January 18 Plan Commission materials (2022-7 : 1101 E. Dundee Road - PD Amendment & Spcial Use for a Restautant/Drive-Thru)

MRV ARCHITECTS, INC.
5105 Tollview Dr., Suite 197, Rolling Meadows, IL 60008 Ph. (224) 318-2140

July 19, 2021

Multi-Tenant Building:
Wendy's / Tenant Space(s)
1101 E. Dundee Rd
Palatine, IL 60074

Project Narrative Letter

Hamra Enterprises is proposing to demolish and redevelop the commercial property of that part of Lot 1 in the re-subdivision of Lot 2 located in the Park Place/Wal-Mart subdivision. The address of the subject property is 1101 E. Dundee Road, Palatine, IL. The property is currently zoned P – Planned Urban Development. The site currently has a vacant restaurant building that Hamra Enterprises proposes to demolish and construct a state-of-the-art Wendy's fast-food restaurant with drive thru window. In addition, the building will have additional tenant spaces for a multi-tenant building.

The total building will be an approximate 6,618 sq. ft. Approximately 2,450 sq. ft. will be a Wendy's fast-food restaurant with approximately 40 interior seats. The remainder of the building will be a one / two-tenant commercial building, with the future tenant's TBD. Current standard business operations for this Wendy's restaurants include providing consumers with operational hours from 10am to 1am. The dining room will most likely close at or before 11:00 pm. With more than enough customer service, this location will engaging roughly 40-50 employees in total. Wendy's is all about serving up fresh food, even if it means going the extra mile.

The future tenant spaces will begin to be advertised once the development is underway, so there are currently no proposed tenants for the adjacent spaces.

The site is designed in a manner to provide adequate parking and safe vehicle and pedestrian traffic flow. We are not asking for any parking variances. The site will meet or exceed the Village's requirements for landscaping and appropriate site lighting. The cross access agreements with the neighboring parcels will allow for minimal to no congestion and safe circulation patterns. The development will work without any additional aprons on to Dundee Rd., and the owners have agreed to a cross access option to the West neighboring parcel.

We look forward to accelerating the development process to begin construction as soon as possible.

Attachment: January 18 Plan Commission materials (2022-7 : 1101 E. Dundee Road - PD Amendment & Spcial Use for a Restautant/Drive-Thru)

Wendy's Prices

1 **View PDF - Start Here** View PDF Files Instantly With ViewPDF. Open Your PDF Files Now! Vi

2 **Cater Hand-Crafted Sandwiches - Soups & Our Famous Sweet Tea** Catering Han Spuds & Our

3 **Free Download - View PDF** Download Free Version of Media Converter App to Convert Files

Wendy's Menu

Wendy's Nutrition

Burger

Hours of Operation

Mon:	09:00 am - 02:00 pm	**Tue:**	09:00 am - 02:00 pm
Wed:	09:00 am - 02:00 pm	**Thu:**	09:00 am - 02:00 pm
Fri:	09:00 am - 02:00 pm	**Sat:**	09:00 am - 02:00 pm
Sun:	09:00 am - 02:00 pm		

1 **View PDF - Start Here** View PDF Files Instantly With ViewPDF. Open Your PDF Files

2 **Download PDF - Printable PDF (Free)** Download Here yourpdf.online

3 **Download PDF - [Free]** Download Here doctopdfpro.com

Restaurant Menu

Hot 'n Juicy Cheeseburgers

Combo Includes A Drink and Choice of a Side

Dave's Hot 'n Juicy 1/4 lb. Single with Cheese	$4.19	Dave's Hot 'n Juicy 1/4 lb. Single with Cheese - Combo	$6.19
Dave's Hot 'n Juicy 1/2 lb.. Double with Cheese	$5.19	Dave's Hot 'n Juicy 1/2 lb.. Double with Cheese - Combo	$7.19
Dave's Hot 'n Juicy 3/4 lb. Triple with Cheese	$6.09	Dave's Hot 'n Juicy 3/4 lb. Triple with Cheese - Combo	$8.09
Baconator	$6.09	Baconator - Combo	$8.09
Son of Baconator	$4.69	Son of Baconator - Combo	$6.69
Gouda Bacon Cheeseburger (Limited Time)	$4.99	Gouda Bacon Cheeseburger - Combo (Limited Time)	$6.99
Upgrade to Medium Combo	$0.60	Upgrade to Large Combo	$1.10

Tender Juicy Chicken

Combo Includes A Drink and Choice of a Side

Spicy Chicken	$4.69	Spicy Chicken - Combo	$6.69
Homestyle Chicken	$4.69	Homestyle Chicken - Combo	$6.69

Hot Menus

Applebee's Menu
Arby's Menu
Carl's Jr. Menu
Chick-fil-A Menu
Domino's Pizza Menu
Dunkin' Donuts Menu
Hardee's Menu
Jack in the Box Menu
KFC Menu
Little Caesars Pizza Menu
McDonald's Menu
Papa Murphy's Menu
Popeyes Louisiana Kitchen Menu
Qdoba Menu
Starbucks Coffee Menu
Subway Menu
Waffle House Menu
Wendy's Menu
Whataburger Menu
Zaxby's Menu

Attachment: January 18 Plan Commission materials (2022-7 : 1101 E. Dundee Road - PD Amendment & Spcial Use for a Restaurant/Drive-Thru)

Asiago Ranch Chicken Club	$5.49	Asiago Ranch Chicken Club - Combo	$7.49
Ultimate Chicken Grill	$4.69	Ultimate Chicken Grill - Combo	$6.69
10 Pc. Chicken Nuggets - Combo	$5.99	Upgrade to Medium Combo	$0.60
Upgrade to Large Combo	$1.10		

Fresh Salads

Apple Pecan Chicken Half	$4.69	Apple Pecan Chicken Full	$6.69
Asian Cashew Chicken Half	$4.69	Asian Cashew Chicken Full	$6.69
BBQ Ranch Chicken Half	$4.69	BBQ Ranch Chicken Full	$6.69
Spicy Chicken Caesar Half	$4.69	Spicy Chicken Caesar Full	$6.69

Right Price Right Size Menu

Jr. Cheeseburger Deluxe	$1.89	Jr. Bacon Cheeseburger	$1.99
Double Stack	$2.09	6 Pc. Regular or Spicy Chicken Nuggets	$1.79
Chicken Go Wrap (Spicy or Grilled)	$1.79	Caesar or Garden Side Salad	$1.49
Chili Small	$2.09	Jr. Cheeseburger	$0.99
Crispy Chicken Sandwich	$0.99	4 Pc. Regular or Spicy Chicken Nuggets	$0.99
Value Natural-Cut Fries	$0.99	Value Soft Drink	$0.99
Small Frosty	$0.99		

Hot Stuffed Baked Potatoes

Bacon & Cheese Baked Potato	$2.89	Broccoli & Cheese Baked Potato	$2.89

Sides

Natural-Cut Fries Small	$1.69	Natural-Cut Fries Medium	$1.99
Natural-Cut Fries Large	$2.19	Cheese Fries	$2.19
Bacon Fondue Fries (Limited Time)	$1.99	Sour Cream & Chives Baked Potato	$2.79
Rich & Meaty Chili Small	$2.09	Rich & Meaty Chili Large	$2.79
Caesar Side Salad	$1.49	Garden Side Salad	$1.49

4 for $4 Meal

Meal (Limited Time) 4 Pc.	$4.00

Drinks

Soft Drink or Freshly Brewed Iced Tea Small	$1.69	Soft Drink or Freshly Brewed Iced Tea Medium	$1.89
Soft Drink or Freshly Brewed Iced Tea Large	$2.19	Nestle Bottled Water	$1.59
Trumoo Milk 1% Low-Fat (White or	$1.29		

Attachment: January 18 Plan Commission materials (2022-7 : 1101 E. Dundee Road - PD Amendment & Spcial Use for a Restautant/Drive-Thru)

Chocolate)

Redhead Roasters

Hot Coffee (Regular or Decaf) Regular	$0.99	Hot Coffee (Regular or Decaf) Large	$1.49
Iced Coffee (Vanilla, Caramel, Mocha, or Skinny Vanilla) Small	$1.79	Iced Coffee (Vanilla, Caramel, Mocha, or Skinny Vanilla) Medium	$2.49
Premium Hot Tea Regular	$0.99		

Fresh-Baked Favorites

Espresso Chip Bar	$1.39	Oatmeal Bar	$1.39
Sugar Cookie	$1.39	Chocolate Chunk Cookie	$1.39
Double Chocolate Chip Cookie	$1.39		

Thick, Rich Frosty

Classic Frosty (Chocolate or Vanilla) Small	$0.99	Classic Frosty (Chocolate or Vanilla) Medium	$1.99
Classic Frosty (Chocolate or Vanilla) Large	$2.29		

Signature Beverages

All-Natural Lemonade Small	$1.99	All-Natural Lemonade Medium	$2.29
All-Natural Lemonade Large	$2.69	Strawberry Lemonade Small	$2.29
Strawberry Lemonade Medium	$2.69	Strawberry Lemonade Large	$3.19
Honest Tropical Green Tea Small	$1.99	Honest Tropical Green Tea Medium	$2.29
Honest Tropical Green Tea Large	$2.69		

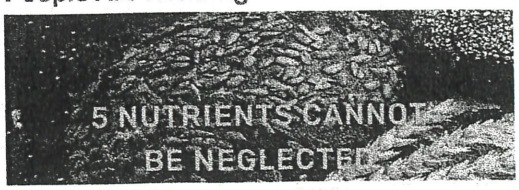
Kid's Meal

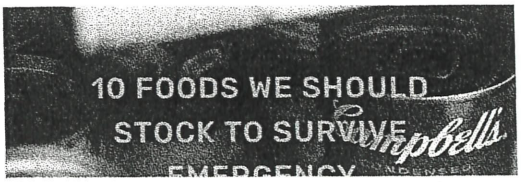
Comes with a Side and Drink

Cheeseburger	$3.69	Grilled Chicken Wrap	$3.79
4 Pc. Chicken Nuggets	$3.69	Hamburger	$3.39

*** DISCLAIMER:** Information shown on the website may not cover recent changes. For current price and menu information, please contact the restaurant directly.

People Are Reading





Attachment: January 18 Plan Commission materials (2022-7 : 1101 E. Dundee Road - PD Amendment & Spcial Use for a Restautant/Drive-Thru)

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

CONTACT INFORMATION WORKSHEET

PETITIONER(S)	Business Name (If applicable)
Chase Grubb	Hamra Chicago LLC
Address	City/State/Zip Code
1855 S. Ingram Mill Road, Springfield, MO 65804	
Telephone	Fax
417-708-9621	
Email	
CGrubb@TeamHamra.com	
Subject Property Address	
1101 E. Dundee Road	
AUTHORIZED AGENT (if applicable)	**Business Name (if applicable)**
Mario Valentini	MRV Architects, Inc.
Address	City/State/Zip Code
5105 Tollview Drive, Ste. 197, Rolling Meadows, IL 60008	
Telephone	Fax
224-318-2104	
Email	
mariov@mrvarch.com	

Attachment: January 18 Plan Commission materials (2022-7 : 1101 E. Dundee Road - PD Amendment & Spcial Use for a Restautant/Drive-Thru)

Attachment: January 18 Plan Commission materials (2022-7 : 1101 E. Dundee Road - PD Amendment & Spcial Use for a Restautant/Drive-Thru)

VILLAGE OF PALATINE

SPECIAL USE & VARIATION APPLICATION

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

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

RECEIVED
OCT 30 2019
PLANNING & ZONING
DEPARTMENT
date received

Background Information

PETITIONER(S)
Chase Grubb

Business Name (if applicable)
Hamra Chicago LLC

Subject Property Address
1101 E. Dundee Road

AUTHORIZED AGENT (if applicable)
Mario Valentini

Business Name (if applicable)
MRV Architects, Inc.

Address
5105 Tollview Drive, Ste. 197, Rolling Meadows, IL 60008

City/State/Zip Code

Telephone	Fax	Email
224-318-2140		mariov@mrvarch.com

Relationship to Petitioner (contractor, architect, etc.)
architect

TYPE OF APPLICATION (check one)

■ Special Use □ Special Use Amendment □ Variation

Existing Zoning District	Existing Land Use	Proposed Land Use
P - Planned Urban Development	vacant restaurant	multi tenant building with fast food restaurant

Generally describe your request:

This will be a scrape and rebuild of an existing vacant restaurant site.
The new development will consist of multi tenant building.
End cap tenant to be Wendy's fast food restaurant with a drive-thru.

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 10/19/19 Date

Attachment: January 18 Plan Commission materials (2022-7 : 1101 E. Dundee Road - PD Amendment & Spcial Use for a Restautant/Drive-Thru)

VILLAGE OF PALATINE

SPECIAL USE

Required Materials

- ☐ Filing Fee of $ 898
- ■ 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

The use of a restaurant with a drive-thru is fitting for the location. It is common to local uses in the area.

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

Site design and traffic patterns, building location, and interior design are all intended to ensure safe operating and protection to the public.

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

The proposed use is within the permitting use of the existing shopping center.

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

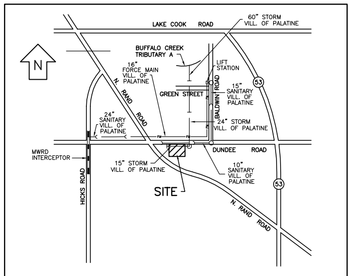
N/A

Attachment: January 18 Plan Commission materials (2022-7 : 1101 E. Dundee Road - PD Amendment & Spcial Use for a Restautant/Drive-Thru)

Attachment: 120821_Wnedy's multi-tenant building -ARCH/ENG plans (1101 E. Dundee Road - Wendy's - PDA and SU - restaurant - drive through)

WENDY'S RESTAURANT PUD AMENDMENT

PARK PLACE SHOPPING CENTER
1101 E. DUNDEE ROAD
PALATINE, ILLINOIS



MWRD LOCATION MAP
N.T.S.

LEGEND

EXISTING		PROPOSED
620.12	WALK GRADE	W=631.75
624.21	CURB GRADE	C=630.62
619.94	GUTTER GRADE	G=630.39
618.82	PAVEMENT GRADE	P=631.25
619.75	GRADE	632.51
639	CONTOUR	639
	CONCRETE CURB	
	CONC. CURB TO BE REMOVED	
	RETAINING WALL	
	SANITARY SEWER	
	COMBINED SEWER	
	STORM SEWER	
W12"	WATERMAIN	W2"
	METAL FENCE	
	GUARD RAIL	
	DITCH FLOWLINE	
	MANHOLE	
	CATCH BASIN	
	INLET BASIN	
	VALVE VAULT	
	VALVE BOX	
	LIGHT POLE	
	WOOD POLE	
	FIRE HYDRANT	
	DIRECTION OF DRAINAGE	
	CONCRETE WALK/PAVEMENT	
	SILT FENCE	S
	TREE	
	PROPERTY LINE	
E	UNDERGROUND ELECTRIC	E
G	GAS MAIN	G
T	UNDERGROUND TELEPHONE	
OH	OVERHEAD WIRES	
	OVERLAND FLOW ROUTE	
	WOOD FENCE	

GENERAL DEVELOPMENT NOTES

1. All work shall be performed in a manner so as not to unreasonably impair or interfere with the use, occupancy or enjoyment of, or with any business conducted on, any adjacent property.
2. At all times during the performance of any Work all areas other than the construction site proper and the staging area shall be kept free from any loose dirt, debris, equipment or construction materials relating to the work.
3. Upon completion of the Work, Constructing Party shall promptly restore the area to as good or better condition than existed before the use of the area commenced. Restoration shall include, without limitation, clearing the areas of all loose dirt, debris, equipment and construction materials, the repair or replacement of paving, striping and landscaping, and the repair or replacement of any and all damaged areas or improvements.

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

To the best of our knowledge and belief the drainage of surface waters will not be changed by the construction of such subdivision or any part thereof or that if such surface water drainage will change, adequate provision has been made for the collection and diversion of such surface waters into public areas or drains which the subdivider has a right to use, and that surface waters will not be deposited on the property of adjoining land owners in such concentrations as may cause damage to the adjoining property because of the construction of the subdivision.

Dated at Palatine, Illinois this 8TH Day of DECEMBER, A.D., 20 21

Daniel M. Havlir Design Engineer
Illinois Professional Engineer No. 062-039375

GENERAL NOTES AND SPECIFICATIONS

1. All roadway and pavement construction shall comply with the requirements of the Illinois Department of Transportation "Standard Specifications for Road and Bridge Construction", latest edition, except as may be modified by the project plans and specifications.
2. All underground construction shall comply with the requirements of the "Standard Specifications for Water and Sewer Main Construction in Illinois", Illinois Municipal League, latest edition, except as may be modified by project plans and specifications.
3. Water mains shall be protected in accordance with the requirements of the Illinois EPA. Where a sewer crosses a water main, a minimum vertical separation of 18" shall be provided between the top of the sewer pipe and the bottom of the water main pipe. Where this 18" vertical separation is not provided or when the water main crosses below the sewer, the sewer shall be constructed to water main standards for a minimum of 10 feet on each side of the water main unless otherwise noted on the drawings. If the water main crosses beneath the sewer, 18" vertical separation shall be provided in all cases. Minimum water main cover is 5.5 feet. Minimum horizontal separation of 10' between sewer and water main is required.
4. All sewer and water main trenches under or within 2 feet of existing or proposed curbs or roadway pavement shall be backfilled with compacted porous granular backfill (IDOT gradation CA-6).
5. Commonwealth Edison, A.T. & T. Telephone, NICOR Gas and other utility company facilities are not necessarily shown on the drawings and must be located in the field prior to construction. Call J.U.L.I.E. (1-800-892-0123) at least 48 hours prior to the start of construction.
6. Any pavement or other improvements disturbed by contractor's operations shall be replaced in kind at no additional cost.
7. Valve vault, catch basin, and manhole covers and rings shall be set in workmanlike manner in mastic bed.
8. All elevations shown are NAVD 88 datum.
9. The Village of Palatine Building, Engineering, and Public Works Departments shall be notified at least two working days prior to the start of construction.
10. All structures shall be clean at time of final acceptance by the Village at no additional cost.
11. All work to meet all State and local codes and requirements.
12. Water and sewer locations are shown on the drawing from the best available information and must be located in the field by the contractor prior to construction. Any discrepancy that the contractor may find with the plan shall be immediately reported to the engineer and the Village for resolution prior to proceeding with construction.
13. Valve vault lids shall be stamped "Water",storm manhole covers shall be stamped "Storm", and sanitary manhole covers shall be stamped "Sanitary".
14. PVC sanitary sewer pipe to be PVC SDR 26 pipe meeting the requirements of ASTM D 3034 with flexible elastomeric joints per ASTM D3212 unless otherwise noted on the drawings.
15. D.I. sewer pipe to be cement-lined ductile iron, Class 52 conforming to ANSI specification A21.51 with push-on rubber gasket joints, ANSI A21.11.
16. All sanitary sewer construction (and storm sewer construction in combined sewer areas), requires stone bedding with stone 1/4 inch to 1 inch in size, with minimum bedding thickness equal 1/4 the outside diameter of the sewer pipe, but not less than four (4) inches nor more than eight (8) inches. Material shall be IDOT gradation CA-11 or CA-13 and shall be extended at least 12 inches above the top of the pipe when PVC pipe is used. Ductile iron does require stone bedding. If a concrete cradle or encasement is provided, bedding can be eliminated.
17. All floor drains shall be connected to the sanitary sewer system. All downspouts and footing drains shall discharge into the storm sewer system.
18. A non-shear mission coupling shall be used for the connection of sewer pipe of dissimilar materials.
19. Concrete thrust blocks to prevent movement of water main under pressure shall be placed at all tees, valves, and bends of 11 1/4' and greater. Meg-a-lugs are an acceptable alternative to concrete thrust blocks.
20. PVC Storm sewer pipe shall be PVC SDR 26 pipe meeting the requirements of ASTM D 3034 with flexible elastomeric joints per ASTM D 3212, except as noted.
21. Concrete and reinforced concrete storm sewer to be type and class noted on the drawing with rubber gasket joints conforming to ASTM C-443.
22. Water service lines (2 1/2" and smaller) shall be copper water tube, type K, soft temper, for underground service conforming to ASTM B-88 and B251 and also conforming to all Village of Palatine requirements. Water mains and service lines larger than 2 1/2" shall be cement-lined ductile iron, Class 52, conforming to ANSI specification A21.51 with push-on rubber gasket joints. All fittings to be cement lined. Sterilization and pressure testing in accordance with the local governing authority's requirements is included.
23. The contractor(s) shall indemnify the owner, Northwestern Engineering Consultants, P.C. and the municipality, their agents, etc. from all liability involved with the construction, installation and testing of the work on this project. The contractor(s) is (are) solely responsible for jobsite safety.
24. All concrete used shall be I.D.O.T. Class SI, except for concrete pavement which shall be Class PV.
25. When connecting to an existing sewer main by other than an existing wye, tee, or an existing manhole, one of the following methods shall be used:
    A. Using a circular coring machine, core drill an opening into the existing pipe and install a saddle or prefabricated tee.
    B. Remove an entire section of pipe (breaking only the top of one bell) and replace with a wye or tee branch section.
    C. With pipe cutter, neatly and accurately cut out desired length of pipe for insertion of proper fitting, using a non-shear mission coupling to hold it firmly in place.
26. All existing field drainage tile encountered or damaged during construction are to be restored to their original condition, properly rerouted, and/or connected to the storm sewer system. The contractor shall keep a record of all locations of field drainage tile encountered, and shall notify the Village Engineer wherever encountering a drainage tile.
27. The contractor is responsible for maintaining a clean construction area and shall remove debris resulting from his operations. Open trenches or other construction hazards shall be protected with barricades at the end of each day's operations.
28. The contractor shall be responsible for compliance with all of the requirements of the Occupational Safety and Health Act including those requirements for open cut trenches and sheeting and bracing as required. At no time will the engineer or any of his employees be held liable, either directly or as third party participants to any litigation concerned with the construction project.
29. All existing buildings, foundations, utilities, landscaping, fences, and other improvements on adjacent properties shall be protected at all times during construction. The contractor is responsible to provide and install any materials, equipment, and/or manpower necessary to accomplish this.
30. In order to prevent damage due to settlement, structural support shall be provided for the upper pipe at all water main/sewer crossings in accordance with standard drawings 19, 20, 21, 22, and/or 23 (whichever is applicable to the particular situation) as shown in the "Standard Specifications for Water and Sewer Main Construction in Illinois", 2014 edition.
31. The sanitary sewer shall be tested in accordance with the specifications in the "Standard Specifications for Water and Sewer Main Construction in Illinois", and all Village of Palatine and MWRD requirements including deflection testing and air testing. All sanitary manholes shall be tested for leakage in accordance with ASTM C1244-02 (vacuum test).
32. All construction and traffic control within the highway rights-of-way shall comply with all Illinois Department of Transportation and Village requirements. Pavement, curb, concrete walk or any other improvements disturbed by contractor's operations shall be replaced in kind. All signage, traffic control devices, etc. shall comply with the Manual of Uniform Traffic Control Devices (MUTCD), latest adopted edition.
33. All excess excavated material shall become the property of the contractor and shall be removed from the site and legally disposed of by him. The contractor shall have a meeting with the developer prior to the start of earthwork operations to discuss his schedule and plan for the earthwork operations. The contractor shall comply with all the current requirements of the State of Illinois EPA Clean Construction and Demolition Debris (CCDD) Requirements.
34. The contractor and its employees are responsible to comply with all the requirements of the IDOT "Confined Space Entry Policy" as published by IDOT, latest edition, insofar as it relates to entry into manholes, sewers, pipes, lift stations, vaults, wet wells, tanks, and other confined spaces that may be involved with this project.
35. Any damage to perimeter street curbs and/or pavement caused by the contractor's activity shall be repaired by the contractor.
36. The MWRD Local Sewer Section Field Office (708) 588-4055 must be notified at least two working days prior to the start of construction.
37. Subgrade preparation for all pavements and other improvements shown on the drawings shall include topsoil stripping and removal of any underlying unstable/deleterious material. Fill placement under all paved areas shall be compacted to 95% Modified Proctor density and shall comply with all the recommendations of the soils engineer.
38. All work shall comply with the IEPA "Standard Specifications for Soil Erosion and Sediment Control" current edition. The contractor shall take whatever steps are necessary to control erosion on the site. Erosion control features shall be constructed concurrently with other work on the site. The contractor shall take sufficient precaution to prevent pollution of streams, lakes and reservoirs with fuels, oils, bitumens, calcium chloride or other harmful materials. He shall conduct and schedule his operations so as to avoid or minimize siltation of streams, lakes and reservoirs. Hauling will not be allowed when the work site is too wet to maintain acceptable conditions on adjacent streets. Adjacent streets and driveways shall be manually or mechanically swept periodically as may be required to maintain clean conditions.
39. All streetlighting material and construction shall comply with the State of Illinois "Standard Specifications for Road and Bridge Construction" latest edition, "American Standard Practice for Roadway Lighting" current edition, the National Electric Code, current edition, and the current Village of Palatine standards.
40. All sanitary manholes, (and storm manholes in combined sewer areas), shall have a minimum inside diameter of 48 inches, and shall be cast in place or precast reinforced concrete. Flexible connections conforming to ASTM C-923 are required at all manhole pipe connections. See manhole details, sheet C-6.
41. Drainage from upstream properties shall not be blocked at any time in any manner by any of the proposed construction work shown on these drawings.
42. The design engineer shall not be responsible for the means, methods, procedures, techniques, or sequences of construction not specified herein, nor for the safety on the job site, nor shall the design engineer be responsible for the contractor's failure to carry out the work in accordance with the contract documents.
43. All abandoned sewers/force mains shall be plugged at both ends with a minimum of two (2) feet long non-shrink concrete/mortar plugs.
44. Except for foundation/footing drains provided to protect buildings, and for underdrains serving green infrastructure, drain tiles/field tiles/ underdrains/perforated pipes are not allowed to be connected to or tributary to combined sewers, sanitary sewers, or storm sewers tributary to combined sewers in combined sewer areas. Construction of new facilities of this type is prohibited; and all existing drain tiles and perforated pipes other than those serving green infrastructure, encountered within the project area shall be plugged or removed, and shall not be connected to combined sewers, sanitary sewers, or storm sewers tributary to combined sewers.
45. All work shall conform to NRCS Standards as described in the current edition of the Illinois Urban Manual.
46. The contractor is advised that the site contains areas of trees and brush. He shall make his own investigation and shall include the cost of tree and brush removal in his total price bid. Any trees whose trunk is located on both sides of any Wendy's property line shall remain and be protected, unless written permission is obtained from the adjoining property owner to remove said trees.

SPECIAL NOTE

Prior to the commencement of construction, the contractor shall meet with the construction representative of the developerl to discuss the construction schedule for the project. The existing shipping center shall remain in full operation and open to employees and customers at all times during the course of this project. Work shall be scheduled and performed so as not to interrupt the operation of the shipping center. The contractor shall provide and maintain barricades, warning devices, flag men, etc. as required to insure safe passage for vehicular and pedestrian traffic to and from the shipping center. The contractor shall so conduct and stage his work such that there is always an adequate parking area available. The existing parking areas and walkways shall remain free from mud, dirt, debris and contractor's stored materials at all times during construction, except for those areas shown on the plans as being removed and replaced. Saw cutting, removal and replacement of pavement shall be conducted so as to minimize inconvenience to vehicles and pedestrians, and shall allow safe access to entrances at all times. The contractor shall use only rubber tired equipment on and over those areas of existing pavement to remain, and shall remove and replace in kind any sections of existing pavement shown to remain that are damaged by his operations at no additional cost.

SPECIAL NOTE:
THE CONTRACTOR SHALL AT ALL TIMES CONDUCT HIS WORK IN A MANNER AS TO MINIMIZE HAZARDS TO VEHICULAR AND PEDESTRIAN TRAFFIC. TRAFFIC CONTROLS AND WORK SITE PROTECTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 6 (TRAFFIC CONTROLS FOR HIGHWAY CONSTRUCTION AND MAINTENANCE OPERATIONS) OF THE ILLINOIS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS. ALL SIGNS, BARRICADES, FLAGGERS, ETC. REQUIRED FOR TRAFFIC CONTROL SHALL BE FURNISHED BY THE CONTRACTOR. ALL WORK IN THE ROADWAY RIGHTS OF WAY SHALL COMPLY WITH ALL IDOT AND VILLAGE OF PALATINE STANDARDS AND REQUIREMENTS.

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5105 TOLLVIEW DRIVE, SUITE 197
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DEVELOPER
MR. BEN KAPLAN
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1855 S. INGRAM MILL ROAD
SPRINGFIELD, MO 65804
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INDEX OF DRAWINGS

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C-7 DEMOLITION PLAN
C-8 MWRD NOTES
C-9 IDOT HIGHWAY STANDARDS

BENCHMARKS:
B.M. NO. 2 = 723.82 (NAVD 88 DATUM)=NORTHWEST UPPER FLANGE BOLT, UNDER THE "RA" IN TRAVERSE, ON A FIRE HYDRANT LOCATED APPROXIMATELY 58 FEET WEST AND 7 FEET SOUTH OF THE NORTHWEST PROPERTY CORNER OF THE WENDY'S PARCEL.

B.M. NO. 2 = 727.93 (NAVD 88 DATUM)=NORTHWEST UPPER FLANGE BOLT ON A FIRE HYDRANT LOCATED APPROXIMATELY 21 FEET NORTH AND AND 7 FEET WEST OF THE SOUTHEAST PROPERTY CORNER OF THE WENDY'S PARCEL.

REVISIONS

NO.	DATE	DESCRIPTION
1	12-8-21	REVISED PER SITE PLAN CHANGES

DANIEL M. HAVLIR, JR. 0062-039375 LICENSED PROFESSIONAL ENGINEER OF ILLINOIS
12-8-21
LIC. EXP. 11-30-23

PREPARED BY
NORTHWESTERN ENGINEERING CONSULTANTS, P.C.
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002695
LICENSE EXPIRES APRIL 30, 2023
675 N. NORTH COURT
PALATINE, ILLINOIS 60067
(847) 520-8410
MAY 28, 2021

Attachment: January 18 Plan Commission materials (2022-7 : 1101 E. Dundee Road - PD Amendment & Spcial Use for a Restautant/Drive-Thru)

NOTE "A":
SAW CUT ALONG EDGE OF PAVEMENT TO REMAIN TO PROVIDE A CLEAN JOINT BETWEEN EXISTING AND NEW PAVEMENT.

NOTE "B":
EXISTING BARRIER CONCRETE CURB TO REMAIN.

NOTE "C":
SAW CUT AND REMOVE EXISTING CONCRETE CURB AND GUTTER ALONG DEVELOPMENT PARCEL LINE AS NOTED ON DEMOLITION PLAN.

NOTE "D":
CONSTRUCT NEW HANDICAP RAMP IN ACCORDANCE WITH ALL VILLAGE, STATE AND ADA REQUIREMENTS (TYPICAL). RAMP SHALL HAVE TRUNCATED DOME DETECTABLE WARNING SURFACE IN RED COLOR. (SEE DETAIL).

NOTE "E":
PROPOSED HANDICAPPED PARKING STALL WITH PAINTED SYMBOL AND POLE SIGN MEETING ALL STATE OF ILLINOIS AND ADA REQUIREMENTS.

NOTE "F":
PROPOSED MONUMENT SIGN. SEE ARCHITECTURAL DRAWINGS.

NOTE "G":
PROPOSED TRASH ENCLOSURE. SEE ARCHITECTURAL DRAWINGS FOR DETAILS AND DIMENSIONS.

NOTE "H":
WHERE CONCRETE WALK OR PAVEMENT IS ADJACENT TO FOUNDATION WALL, INSTALL COMPRESSIBLE FILLER (3/4" MAXIMUM) BETWEEN PAVEMENT AND FOUNDATION WALL. CUT BACK AND PROVIDE SEALANT AT BUILDING WALL.

NOTE "I":
PROPOSED PAINTED TRAFFIC ARROW (TYP.). ARROW DESIGN SHALL COMPLY WITH THE TENANT STANDARDS FOR WENDY'S FOR THOSE ARROWS ON THE WENDY'S PARCEL.

NOTE "K":
PROPOSED SPEAKER POST AND CANOPY. SEE ARCHITECTURAL DRAWINGS.

NOTE "L":
PROPOSED MENU BOARD. SEE ARCHITECTURAL DRAWINGS.

NOTE "M":
PROPOSED DIRECTIONAL SIGN. SEE ARCHITECTURAL DRAWINGS.

NOTE "N":
PROPOSED PIPE BOLLARD.

NOTE "O":
PROPOSED CONCRETE PARKING LOT CURB.

NOTE "P":
CONCRETE PAVEMENT FOR DRIVE-THRU LANE SHALL BE MINIMUM OF 3,500 P.S.I. AIR ENTRAINED CONCRETE, 8" THICK, 6 BAG MIX WITH 6"x6"-W4xW4 W.W.F. ON 6" COMPACTED CA-6 CRUSHED STONE BASE ON COMPACTED SUBGRADE (TYP.). SURFACE TO RECEIVE BROOM FINISH AND ONE SEAL COAT.

NOTE "Q":
EXISTING LIGHT POLE TO REMAIN.

NOTE "R":
PROPOSED ASPHALT PAVEMENT. SEE DETAIL, SHEET C-6.

NOTE "S":
CONCRETE PAVEMENT FOR TRASH ENCLOSURE AND APRON SHALL BE MINIMUM OF 3,500 P.S.I. AIR ENTRAINED CONCRETE, 8" THICK, 6 BAG MIX WITH 6"x6"-W4xW4 W.W.F. ON 6" COMPACTED CA-6 CRUSHED STONE BASE ON COMPACTED SUBGRADE (TYP.). SURFACE TO RECEIVE BROOM FINISH AND ONE SEAL COAT.

NOTE "T":
PROPOSED LIGHT POLE (TYP.). SEE ARCHITECTURAL DRAWINGS.

NOTE "U":
PROPOSED CONCRETE PARKING LOT CURB TO BE INSTALLED ADJACENT TO EXISTING PAVEMENT. SEE DETAIL, SHEET C-6.

NOTE "V":
PROPOSED PERIMETER TYPE CONCRETE SIDEWALK. SEE DETAIL, SHEET C-6.

NOTE "W":
PROPOSED 6" WHITE PAINTED LINE.

NOTE "Y":
RESTORE DISTURBED AREAS IN RIGHT OF WAY WITH 4" TOPSOIL (MIN.) AND IDOT CLASS 1A SALT TOLERANT SEEDING.

NOTE "Z":
PROPOSED LANDSCAPED AREA. SEE LANDSCAPING DRAWINGS.

NOTE "AA":
PROPOSED CLEARANCE BAR. SEE ARCHITECTURAL DRAWINGS.

NOTE "BB":
PROPOSED PAVEMENT STRIPING, 4" WIDE LINES @45°, 3' O.C.

NOTE "CC":
DEPRESS A 3' LONG SECTION OF CURB AND PROVIDE A 3' WIDE CONCRETE WALK SECTION IN THE ISLAND TO PROVIDE FOR DRAINAGE. SEE PROPOSED GRADES ON SHEET C-3.

NOTE "DD":
PROPOSED CONCRETE PAD FOR ELECTRICAL TRANSFORMER. SEE ELECTRICAL DRAWINGS.

NOTE "EE":
PROPOSED PAVEMENT STRIPING (TYP.).

NOTE "FF":
PROPOSED CONCRETE SIDEWALK.

NOTE "GG":
PROPOSED ADA ACCESS RAMP WITH METAL HANDRAILS ON EACH SIDE OF RAMP SECTION. SEE SHEET C-3 FOR GRADING OF RAMP. SEE ARCHITECTURAL DRAWINGS FOR HANDRAIL DETAILS. HANDRAILS SHALL EXTEND 12" PAST THE TOP AND BOTTOM OF THE 20' LONG RAMP SECTION.

NOTE "HH":
PROPOSED AREA OF PERMEABLE PAVERS--SEE DETAIL, SHEET C-6. CONTRACTOR SHALL USE PERMEABLE PAVER UNITS WHICH ARE DESIGNED TO SUPPORT FIRE TRUCK APPARATUS.

NOTE "II":
PROPOSED FLUSH CONCRETE CURB TO SEPARATE PERMEABLE PAVERS FROM STANDARD ASPHALT PAVEMENT. SEE DETAIL, SHEET C-6.

NOTE "JJ":
PROPOSED 24" X 24" R3-1 AND 24" X 18" HR3-1P NO RIGHT TURN SIGNS MOUNTED ON A METAL POST.

NOTE "MM":
PROPOSED STANDARD PAINTED TRAFFIC ARROW (TYP.). SEE DETAIL, SHEET C-6.

NOTE "NN":
PROPOSED 12" X 18" "PERMEABLE PAVEMENT AREA" SIGN, MOUNTED ON METAL POST. SEE DETAIL, SHEET C-6.

NOTE "PP":
END CURB AT PROPERTY LINE. THE HEIGHT OF CURB SHALL SLOPE FROM 6" TO 0" IN THE LAST 3' OF CURB.

NOTE "QQ":
PROPOSED 24" WIDE WHITE PAINTED STOP BAR.

SPECIAL NOTE:
Existing grades and improvements are shown from the best information available and must be verified in the field by the contractor prior to the start of construction. Any discrepancy with the plan shall be immediately reported to the engineer.

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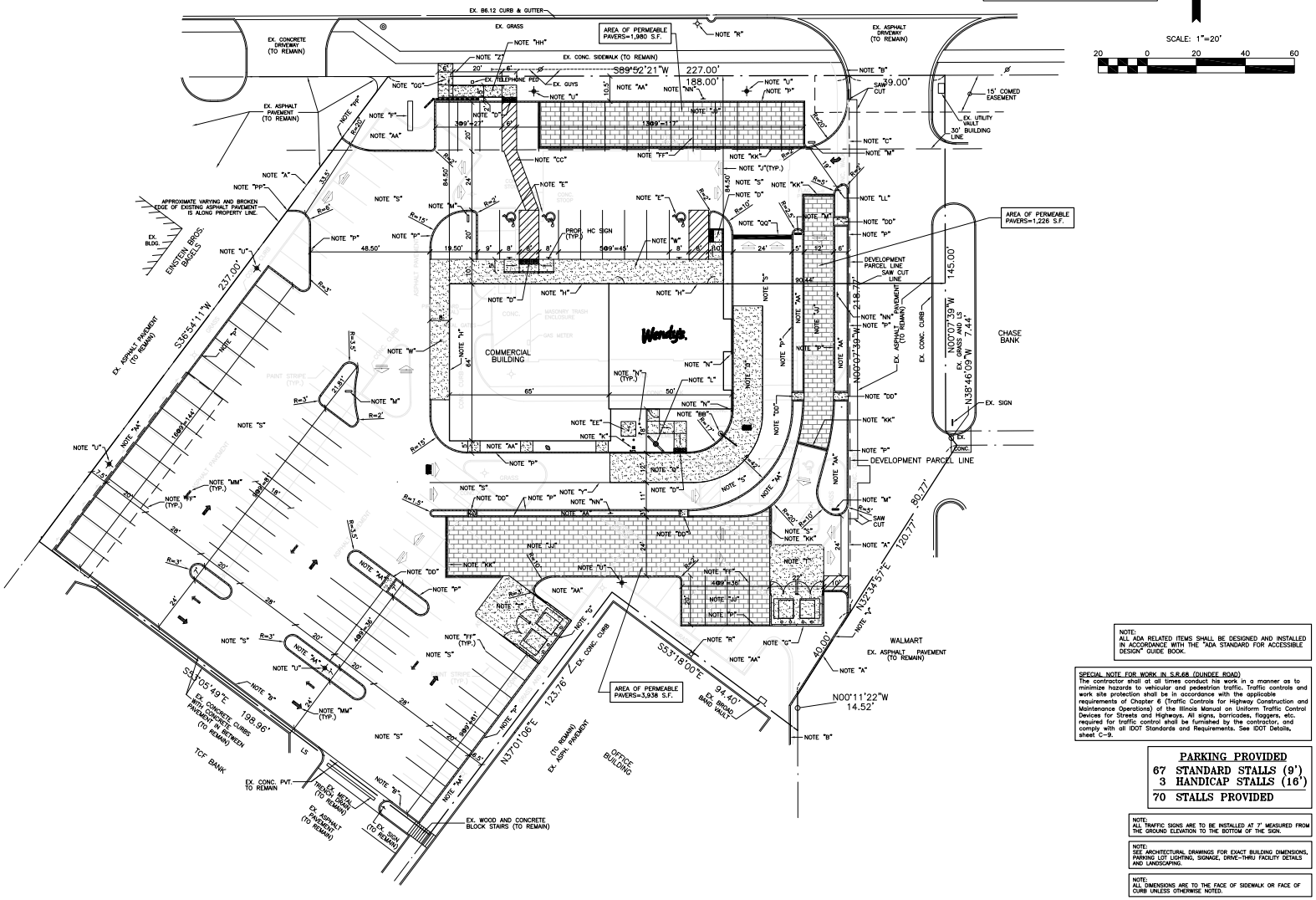
EX. ASPHALT PAVEMENT

S.R. 68 (DUNDEE ROAD)



NOTE:
ALL ADA RELATED ITEMS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE "ADA STANDARD FOR ACCESSIBLE DESIGN" QUICK BOOK.

SPECIAL NOTE FOR WORK IN S.R.68 (DUNDEE ROAD)
The contractor shall at all times conduct his work in a manner as to minimize hazards to vehicular and pedestrian traffic. Traffic controls and work site protection shall be in accordance with the applicable requirements of Chapter 6 (Traffic Controls for Highway Construction and Maintenance Operations) of the Illinois Manual on Uniform Traffic Control Devices for Streets and Highways. All signs, barricades, flaggers, etc. required for traffic control shall be furnished by the contractor, and comply with all IDOT Standards and Requirements. See IDOT Details, sheet C-9.

PARKING PROVIDED
67 STANDARD STALLS (9')
3 HANDICAP STALLS (16')
70 STALLS PROVIDED

NOTE:
ALL TRAFFIC SIGNS ARE TO BE INSTALLED AT 7' MEASURED FROM THE GROUND ELEVATION TO THE BOTTOM OF THE SIGN.

NOTE:
SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS, PARKING LOT LIGHTING, SIGNAGE, DRIVE-THRU FACILITY DETAILS AND LANDSCAPING.

NOTE:
ALL DIMENSIONS ARE TO THE FACE OF SIDEWALK OR FACE OF CURB UNLESS OTHERWISE NOTED.

PAVEMENT MARKING (STRIPING) FOR PARKING LOTS
A. After paving operations are completed, or when directed by the General Contractor, marking as designated on the drawings may proceed. Marking shall consist of 4" wide lines configured as indicated on drawings, in "Traffic Yellow" color. Traffic paint shall be manufactured by Sherwin Williams, or approved equal. Apply in strict conformance with manufacturer's instructions.
B. Paint striping work shall include painting of international handicap symbol at designated parking for handicapped, as indicated on drawings.
C. Protect area against traffic for at least 48 hours after application of striping.

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ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002695 EXP. 4-30-23

SITE PLAN
WENDY'S RESTAURANT PUD AMENDMENT
1101 E. DUNDEE ROAD
PALATINE, ILLINOIS

REVISIONS		
NO.	DATE	DESCRIPTION
1	12-9-21	REVISED PER SITE PLAN CHANGES

DRAWN BY: KRL
CHECKED BY: DMH
DATE: 5-28-21
SCALE: 1"=20'

DRAWING NO. C-2

JOB NO. 19-

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Attachment: 120821_Wendy's multi-tenant building -ARCHENG plans (1101 E. Dundee Road - Wendy's - PDA and SU - restaurant - drive through)

GRADING NOTES
1. ACCESSIBLE PARKING SPACES AND THEIR ADJOINING ACCESS AISLES SHALL NOT EXCEED 2.0% SLOPE IN ANY DIRECTION.
2. ACCESSIBLE PEDESTRIAN ROUTES SHALL NOT EXCEED 2.0% CROSS SLOPE OR 5.0% RUNNING SLOPE, EXCEPT FOR CURB RAMPS WHICH SHALL NOT HAVE A RUNNING SLOPE GREATER THAN 8.33%.
3. ALL GRASS/LANDSCAPED AREAS SHALL BE UNIFORMLY GRADED TO DRAIN WITH POSITIVE DRAINAGE.
4. MAXIMUM CROSS SLOPE FOR ANY NEW PUBLIC SIDEWALK IS 2.0%.

BENCHMARKS:
B.M. NO. 1 = 723.82 (NAVD 88 DATUM)=NORTHWEST UPPER FLANGE BOLT, UNDER THE "RA" IN TRAVERSE, ON A FIRE HYDRANT LOCATED APPROXIMATELY 58 FEET WEST AND 7 FEET SOUTH OF THE NORTHWEST PROPERTY CORNER OF THE WENDY'S PARCEL.

B.M. NO. 2 = 727.93 (NAVD 88 DATUM)=NORTHWEST UPPER FLANGE BOLT ON A FIRE HYDRANT LOCATED APPROXIMATELY 21 FEET NORTH AND AND 7 FEET WEST OF THE SOUTHEAST PROPERTY CORNER OF THE WENDY'S PARCEL.

SPECIAL NOTE:
Existing grades and improvements are shown from the best information available and must be verified in the field by the contractor prior to the start of construction. Any discrepancy with the plan shall be immediately reported to the engineer.

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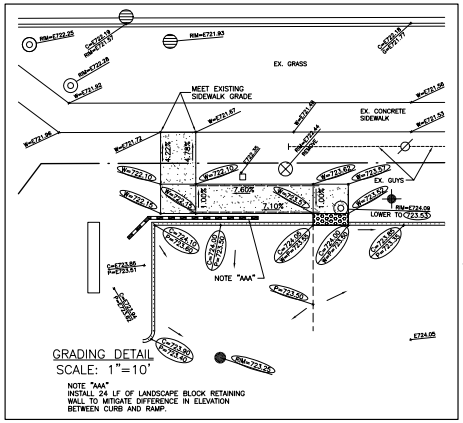
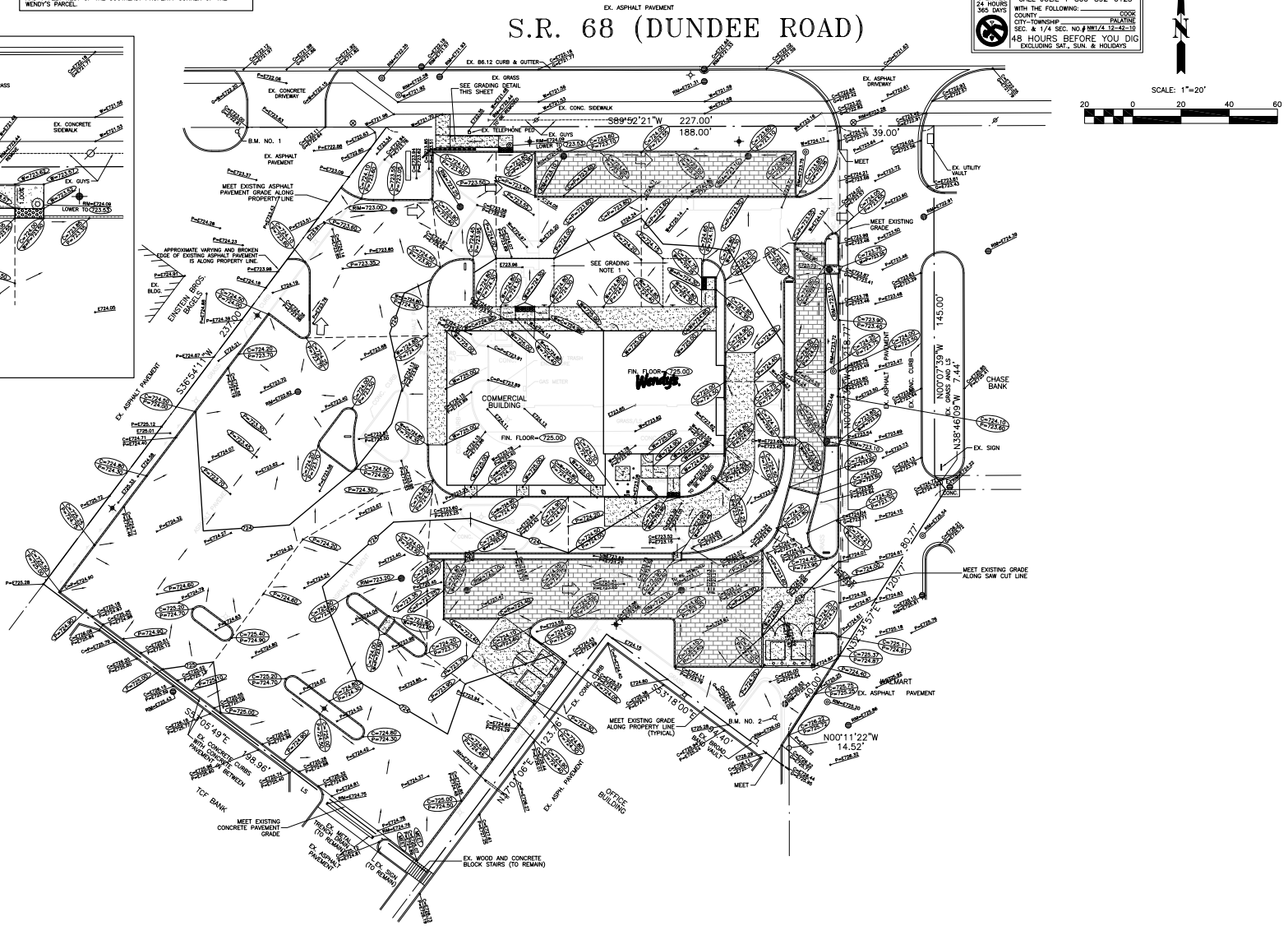


GRADING DETAIL
SCALE: 1"=10'

NOTE "AAA"
INSTALL 24 LF OF LANDSCAPE BLOCK RETAINING WALL TO MITIGATE DIFFERENCE IN ELEVATION BETWEEN CURB AND RAMP.

S.R. 68 (DUNDEE ROAD)



SCALE: 1"=20'
20 0 20 40 60

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GRADING AND DRAINAGE PLAN
WENDY'S RESTAURANT PUD AMENDMENT
1101 E. DUNDEE ROAD
PALATINE, ILLINOIS

NO.	DATE	REVISIONS DESCRIPTION
1	12-9-21	REVISED PER SITE PLAN CHANGES

DRAWN BY: KRL
CHECKED BY: DMH
DATE: 5-28-21
SCALE: 1"=20'

DRAWING NO. C-3

JOB NO. 19-

THE PLANS, SPECIFICATIONS AND ALL OTHER DOCUMENTS PREPARED BY THE ENGINEER FOR THIS PROJECT ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ENGINEER WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THE PLANS, SPECIFICATIONS AND ALL OTHER DOCUMENTS PREPARED BY THE ENGINEER FOR THIS PROJECT ARE NOT TO BE USED BY THE OWNER OR ANY OTHER PERSON OR ENTITY FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY WERE PREPARED AND ANY SUCH UNAUTHORIZED USE IS AT THE OWNER'S OR USER'S SOLE RISK AND WITHOUT LIABILITY TO THE ENGINEER. THE OWNER AND ENGINEER AGREE THAT ALL PLANS, SPECIFICATIONS AND ALL OTHER DOCUMENTS PREPARED BY THE ENGINEER FOR THIS PROJECT, AUTHORIZED OR UNAUTHORIZED, MAY NOT BE USED IN ANY WAY BY ANY PERSON OR ENTITY IN THE PREPARATION OF ANY APPLICATION FOR ANY PERMIT, APPROVAL OR OTHER ACTION BY ANY GOVERNMENTAL BODY OR AGENCY WITH JURISDICTION OVER THE PROJECT WITHOUT THE PRIOR WRITTEN CONSENT OF THE ENGINEER. ANY SUCH UNAUTHORIZED USE IS AT THE OWNER'S OR USER'S SOLE RISK AND WITHOUT LIABILITY TO THE ENGINEER.

Attachment: 120821_Wendy's multi-tenant building -ARCHENG plans (1101 E. Dundee Road - Wendy's - PDA and SU - restaurant - drive through)

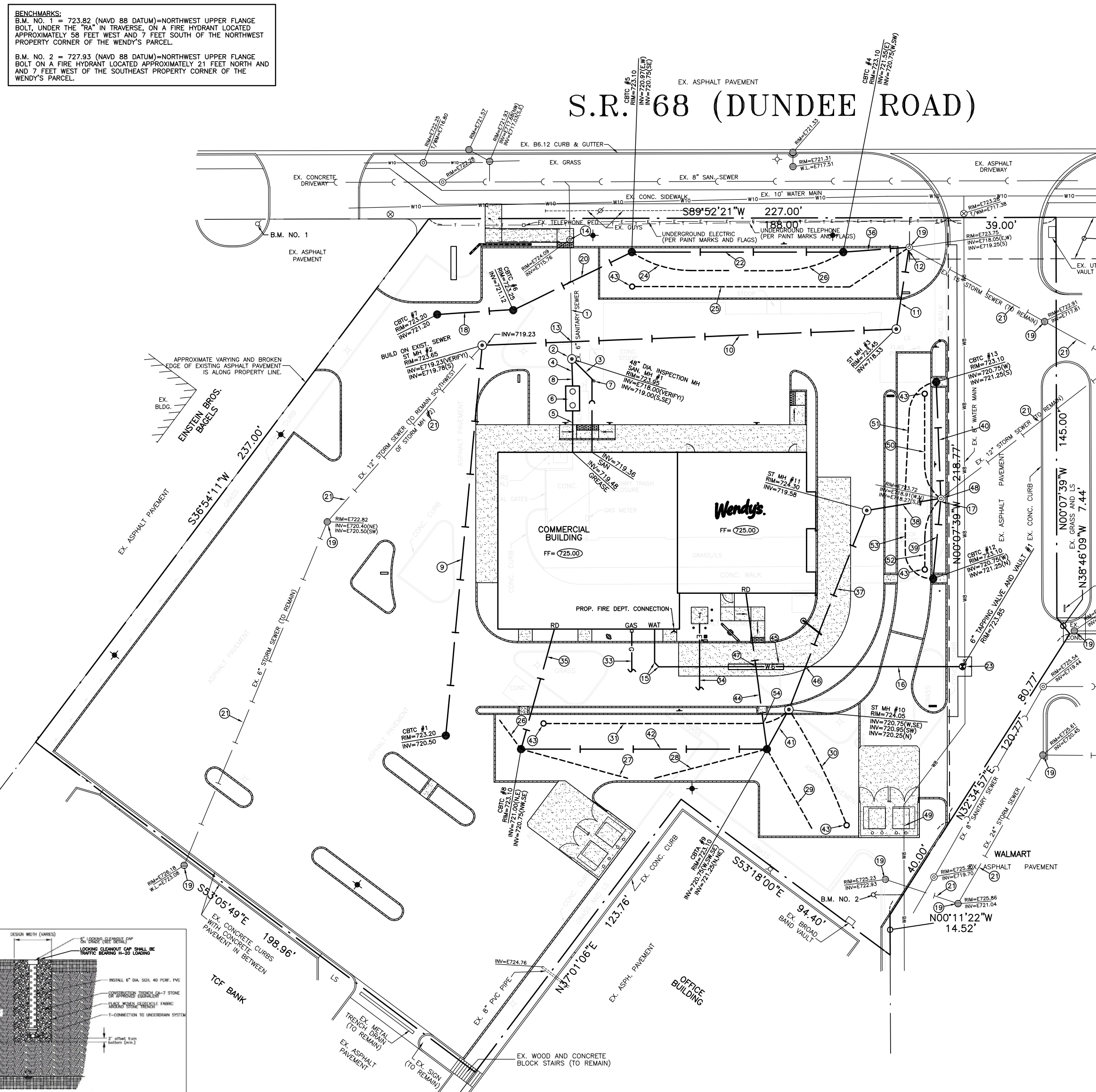
UTILITY NOTES

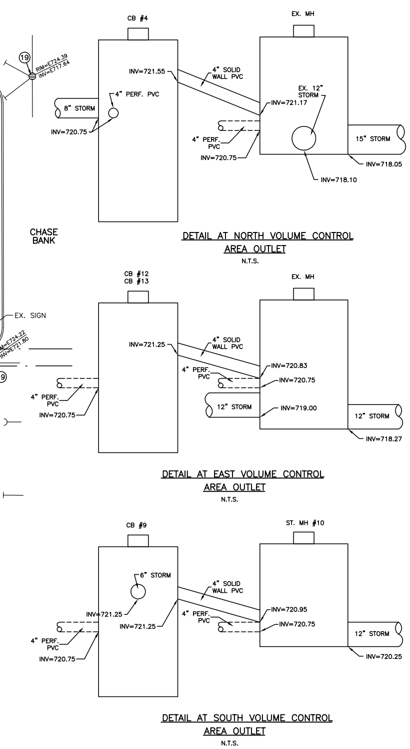
1. EXISTING 6" SANITARY SEWER TO REMAIN. CONTRACTOR SHALL INSPECT SEWER IN THE PRESENCE OF VILLAGE AND MWRD INSPECTORS AND CLEAN AS NECESSARY TO VERIFY SANITARY SEWER IS IN GOOD AND OPERATING CONDITION.
2. CONSTRUCT NEW SANITARY MANHOLE ON EXISTING 6" SANITARY SEWER.
3. 36 LF 6" PVC SAN. SEWER SDR 26 S=1.00%
4. 9 LF 6" PVC SAN. SEWER SDR 26 S=2.00%
5. 15 LF 6" PVC SAN. SEWER SDR 26 S=2.00%
6. PROPOSED 1000 GALLON GREASE TRAP. SEE DETAIL, SHEET C-6. RIM(N)=724.10; RIM(S)=724.20; INV=719.18
7. EXTERIOR CLEAN OUT. SEE DETAIL, SHEET C-6.
8. PORTION OF EXISTING 6" SAN. SEWER SOUTH OF NEW SANITARY MANHOLE #1 SHALL BE REMOVED. SEE DEMOLITION PLAN.
9. 143 LF 12" RCP C76 CLIV STORM SEWER S=0.50%
10. 150 LF 12" RCP C76 CLIV STORM SEWER S=0.60%
11. 30 LF 12" RCP C76 CLIV STORM SEWER S=0.77%
12. MAKE WATERTIGHT CONNECTIONS (3) TO EXISTING MANHOLE. PROP. INV(S)=718.10, PROP. INV(SW)=720.75, PROP. INV(W)=721.17
13. INV ST.=719.04, TOP SAN=718.25 (VERIFY!)
14. EXISTING SANITARY MANHOLE SHALL BE RECONSTRUCTED AS REQUIRED TO LOWER RIM ELEVATION FROM 724.09 TO 723.53.
15. 6"-45° DUCTILE IRON CL 52 BEND.
16. 126 LF 6" DUCT. IRON CL 52 WATER SERVICE.
17. MAKE WATERTIGHT CONNECTIONS TO EXISTING STORM STRUCTURE. PROP. INV(W)= 719.00. PROP. INV(N,S)=720.83, PROP. INV(NW,SW)=720.75. RECONSTRUCT EXISTING MANHOLE STRUCTURE AS NECESSARY TO MAKE CONNECTIONS.
18. 28 LF 8" PVC SDR 26 STORM SEWER S=0.30%.
19. EXISTING STORM STRUCTURE TO REMAIN.
20. 50 LF 8" PVC SDR 26 STORM SEWER S=0.30%
21. EXISTING STORM SEWER TO REMAIN.
22. 74 LF 8" PVC SDR 26 STORM SEWER S=0.30%
23. MAKE PRESSURE CONNECTION TO EXISTING 8" WATER MAIN IN ACCORDANCE WITH ALL VILLAGE OF PALATINE REQUIREMENTS. CONTRACTOR SHALL VERIFY SIZE OF EXISTING WATER MAIN PRIOR TO ORDERING PARTS FOR CONNECTION.
24. 37 LF 4" PERFORATED PVC SDR 26 UNDERDRAIN WITH CAP AT END S=0.00%
25. 104 LF 4" PERFORATED PVC SDR 26 UNDERDRAIN WITH CAP AT END S=0.00%
26. 37 LF 4" PERFORATED PVC SDR 26 UNDERDRAIN WITH CAP AT END S=0.00%
27. 40 LF 4" PERFORATED PVC SDR 26 UNDERDRAIN WITH CAP AT END S=0.00%
28. 42 LF 4" PERFORATED PVC SDR 26 UNDERDRAIN WITH CAP AT END S=0.00%
29. 35 LF 4" PERFORATED PVC SDR 26 UNDERDRAIN WITH CAP AT END S=0.00%
30. 46 LF 4" PERFORATED PVC SDR 26 UNDERDRAIN WITH CAP AT END S=0.00%
31. 90 LF 4" PERFORATED PVC SDR 26 UNDERDRAIN WITH CAP AT END S=0.00%
32. PLUG EXISTING SEWER WITH 2' LONG NON-SHRINK CONCRETE OR MORTAR PLUG.
33. GAS SERVICE SIZED AND ROUTED BY NICOR.
34. ELECTRIC SERVICE SIZED AND ROUTED BY COM ED.
35. 45 LF 6" PVC SDR 26 STORM SEWER S=1.00%
36. 24 LF 4" PVC SDR 26 STORM SEWER S=1.58%.
37. 78 LF 12" RCP C76 CLIV STORM SEWER S=0.86%.
38. 26 LF 12" RCP C76 CLIV STORM SEWER S=2.23%.
39. 30 LF 4" PVC SDR 26 STORM SEWER S=1.40%.
40. 42 LF 4" PVC SDR 26 STORM SEWER S=1.00%.
41. 16 LF 4" PVC SDR 26 STORM SEWER S=1.88%
42. 90 LF 8" PVC SDR 26 STORM SEWER S=0.28%
43. PROPOSED OBSERVATION WELL AT END OF UNDERDRAIN. SEE DETAIL, THIS SHEET.
44. 57 LF 6" PVC STORM SEWER SDR 26 S=1.00%.
45. INSTALL 20 LF STEEL CASING PIPE ON NEW 6" WATER MAIN. CASING PIPE SHALL BE CENTERED ON THE STORM SEWER CROSSING.
46. INV. ST.=720.10. TOP WM.=718.00.
47. INV. ST.=721.55. TOP WM.=718.00.
48. EXISTING STRUCTURE TO BE ADJUSTED. RIM=E723.72. RAISE TO 724.15 USING PRECAST CONCRETE ADJUSTING RINGS.
49. THE EXACT LOCATION OF EXISTING 8" WATER MAIN AT THIS LOCATION IS UNKNOWN. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL EXPOSE AND LOCATE THE EXISTING WATER MAIN IN THE VICINITY OF THE PROPOSED TRASH ENCLOSURE, AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY CONFLICT WITH THE PROPOSED TRASH ENCLOSURE.
50. 51 LF 4" PERFORATED PVC SDR 26 UNDERDRAIN WITH CAP AT END S=0.00%
51. 47 LF 4" PERFORATED PVC SDR 26 UNDERDRAIN WITH CAP AT END S=0.00%
52. 27 LF 4" PERFORATED PVC SDR 26 UNDERDRAIN WITH CAP AT END S=0.00%
53. 25 LF 4" PERFORATED PVC SDR 26 UNDERDRAIN WITH CAP AT END S=0.00%
54. INV. 6" ST.=721.35. TOP 4" ST=721.08.

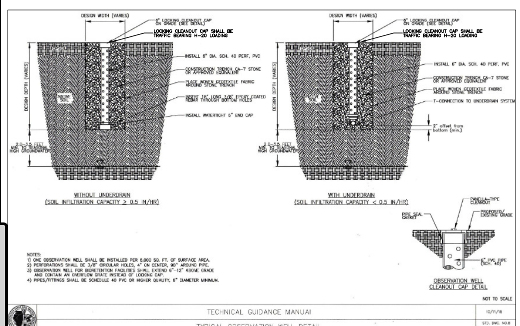
BENCHMARKS:

B.M. NO. 1 = 723.82 (NAVD 88 DATUM)=NORTHWEST UPPER FLANGE BOLT, UNDER THE "RA" IN TRAVERSE, ON A FIRE HYDRANT LOCATED APPROXIMATELY 58 FEET WEST AND 7 FEET SOUTH OF THE NORTHWEST PROPERTY CORNER OF THE WENDY'S PARCEL.

B.M. NO. 2 = 727.93 (NAVD 88 DATUM)=NORTHWEST UPPER FLANGE BOLT ON A FIRE HYDRANT LOCATED APPROXIMATELY 21 FEET NORTH AND AND 7 FEET WEST OF THE SOUTHEAST PROPERTY CORNER OF THE WENDY'S PARCEL.







SPECIAL NOTE:

Existing grades and improvements are shown from the best information available and must be verified in the field by the contractor prior to the start of construction. Any discrepancy with the plan shall be immediately reported to the engineer.

OPERATES 24 HOURS 365 DAYS

CALL JULIE 1-800-892-0123
WITH THE FOLLOWING:
COUNTY COOK
CITY-TOWNSHIP PALATINE
SEC. & 1/4 SEC. NO. NW1/4 12-42-10
48 HOURS BEFORE YOU DIG
EXCLUDING SAT., SUN. & HOLIDAYS

NOTE:

Prior to the start of construction, the contractor shall expose any utilities or other obstructions to be crossed by the proposed sewer, and shall notify the engineer immediately if there are any conflicts with the proposed sewer grade.

GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF EACH BUILDING UTILITY SERVICE LINE FROM THE PLUMBING AND/OR MECHANICAL DRAWINGS AND SHALL COORDINATE UTILITY SERVICE LINE LOCATION WITH SAME.
2. CONTRACTOR SHALL COORDINATE ALL WORK WITH UTILITY COMPANIES (SEWER, WATER, ELECTRIC, GAS, TELEPHONE, ETC.)
3. ANY EXISTING SEWER, WATER OR OTHER UTILITY LINES OR STRUCTURES (MANHOLES, ETC.) UNDER OR WITHIN 10' OF THE PROPOSED BUILDING OR TRASH ENCLOSURE SHALL BE REMOVED. PLUG ENDS OF REMAINING UTILITY LINES. BACKFILL TRENCHES WITH SELECTED GRANULAR BACKFILL COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY IN 8" LIFTS.

SPECIAL NOTE

The locations of existing underground utilities, such as water mains, sewers, gas lines, electric lines, telephone lines, etc., as shown on the plans have been determined from the best available information and is given for the convenience of the contractor. However, the engineer and owner do not assume responsibility for the accuracy of the locations shown. It shall be the contractor's responsibility to contact all utility companies and their facilities shall be located prior to any work.

CIVIL ENGINEERS SITE PLANNERS LAND SURVEYORS
NORTHWESTERN ENGINEERING CONSULTANTS, P.C.
675 N. NORTH COURT PALATINE, ILLINOIS 60067 (847) 520-8410
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002695 EXP. 4-30-23

UTILITY PLAN
WENDY'S RESTAURANT PUD AMENDMENT
1101 E. DUNDEE ROAD
PALATINE, ILLINOIS

REVISIONS

NO.	DATE	DESCRIPTION
1	12-8-21	REVISED PER SITE PLAN CHANGES

DRAWN BY: KRL
CHECKED BY: DMH
DATE: 5-28-21
SCALE: 1"=20'
DRAWING NO. C-4
JOB NO. 19-

THE RECEIVER OF ELECTRONIC DATA TRANSMISSION BY USE THEREOF UNDERSTANDS AND AGREES AS FOLLOWS: PORTIONS OR ALL OF THE CIVIL ENGINEERING DRAWINGS FOR THIS PROJECT MAY BE TRANSMITTED TO THE CLIENT AS ELECTRONIC CADD FILES. THE ENGINEER MAKES NO WARRANTIES, EITHER EXPRESSED OR IMPLIED, REGARDING THE SUITABILITY OF THE ELECTRONIC DRAWING DATA FILES FOR ANY PURPOSE. DIMENSIONS OF ALL IMPROVEMENTS SHOWN ON THE HARD-COPY DRAWINGS TRANSMITTED TO THE CLIENT SHALL GOVERN OVER THE LOCATION OF THE IMPROVEMENTS AS LOCATED IN THE CADD FILES. THE CADD FILES HAVE BEEN PREPARED FOR THE SOLE PURPOSE OF PREPARING A SET OF 1 INCH EQUALS 20 FEET PAPER DRAWINGS. DIFFERENCES MAY EXIST BETWEEN THE ELECTRONIC FILES DELIVERED AND THE PRINTED HARD-COPY CONSTRUCTION DOCUMENTS. IN THE EVENT OF A CONFLICT BETWEEN THE SIGNED CONSTRUCTION DOCUMENTS AND THE ELECTRONIC FILES, THE SIGNED OR SEALED HARD-COPY CONSTRUCTION DOCUMENTS SHALL GOVERN. THE ENGINEER DOES NOT WARRANT THE ACCURACY OR LONG TERM STABILITY OF THE CADD FILES DUE TO DATA TRANSLATION, INCOMPATIBILITY WITH RECEIVING SYSTEMS, HARDWARE OR SOFTWARE OR WITH REGARDS TO ANY Y2K RELATED PROBLEMS. INFORMATION IN THIS ELECTRONIC DATA FILE IS NOT TO BE MODIFIED OR TRANSFERRED TO ANY OTHER PARTY WITHOUT WRITTEN PERMISSION OF NORTHWESTERN ENGINEERING CONSULTANTS, P.C. THE RECEIVER BY ACCEPTANCE OF THIS CADD FILE AGREES TO DEFEND, INDEMNIFY, AND HOLD NORTHWESTERN ENGINEERING CONSULTANTS, P.C., ITS OFFICERS, EMPLOYEES AND SUBCONSULTANTS HARMLESS FROM ALL CLAIMS, LOSSES, EXPENSES ARISING FROM UNAUTHORIZED MODIFICATION OR ANY USE OF THESE MATERIALS. THE RECEIVER SHALL MAKE NO CLAIM NOR INITIATE ANY ACTION IN LAW OR EQUITY AGAINST NORTHWESTERN ENGINEERING CONSULTANTS, P.C. AND SUBCONSULTANTS WITH RESPECT TO ANY DEFECT ERROR OR OMISSION IN THE DATA. NORTHWESTERN ENGINEERING CONSULTANTS, P.C. ALONE RETAINS ALL OWNERSHIP, COPYRIGHT IN THIS DATA.

STORM WATER POLLUTION PREVENTION PLAN GENERAL NOTES

This Storm Water Pollution Prevention Plan has been prepared in compliance with the requirements of the Village of Palatine and the State of Illinois. The work to be done is stripping, stockpiling and grading of the project site shown in detail on the contract drawings. The following notes and requirements shall apply to work performed on this project:

1. Soil Erosion and sediment control features shall be constructed prior to the commencement of upland disturbance.
2. Hauling will not be allowed when the work site is too wet to maintain acceptable conditions on adjacent streets.
3. Adjacent streets will be manually or mechanically swept periodically as may be required, minimum at end of each working day or as directed by Village Inspector. Village streets are to be kept free from mud and debris.
4. Each catch basin will be installed with a sump as indicated on the drawings. The rims will be set at final grade. A temporary 1 foot deep sump shall be excavated in a 10 foot diameter area around the structure to act as a silt trap. Both sumps will be inspected after each rain and cleaned as required.
5. Soil stockpile areas shall be designated and surrounded by a geotextile fabric silt fence to intercept sediment-laden runoff from the stockpile. The fence shall be continuously maintained and sediment shall be removed to restore planned capacity as required.
6. If the stockpiles will not be used for construction activity for a period of more than 14 days, thay shall be protected with temporary vegetative cover.
7. No material from construction site shall be discharged to the storm sewer.
8. The contractor shall take whatever other steps are deemed necessary by the Village Inspector to prevent erosion from taking place during the course of the construction project.
9. The contractor shall comply with all requirements of this plan and shall include the cost of such compliance in the total price bid for his contract.
10. All temporary and permanent erosion control measures must be maintained and repaired as needed. Erosion control features shall be inspected every 7 days or after 1/2" of rainfall. The general contractor will be responsible for inspection and repair during construction. The owner will be responsible if erosion control is required after the contractor has completed the project.
11. All work shall conform to NRCS Standards as described in the current edition of the Illinois Urban Manual.
12. Install filter fabric erosion control filtration system in the new storm structures (and in the existing structures impacted by this project) to prevent eroded material from entering the storm sewer system during the construction project.
13. Watering shall be used as required to control dust on the project. A water truck shall be kept on the site at all times during mass earthwork construction, if required by the Village.
14. The name, address and telephone number of the individual in responsible charge of erosion control measures during the construction project shall be given to the Village Public Works Department prior to the start of construction.
15. Disturbed areas shall be protected with seeding according to the "Typical Soil Protection Chart" on this sheet.
16. All erosion control measures and inspections shall be documented on site in the site superintendent's log book.
17. A copy of the approved Storm Water Pollution Prevention Plan shall be maintained on the site at all times.
18. All wash water (concrete trucks, vehicle cleaning, equipment cleaning, etc.) shall be detained and properly treated or disposed of.
19. Rubbish, trash, garbage, litter, or other such materials shall be deposited into sealed containers. Materials shall be prevented from leaving the premises through the action of wind or stormwater discharge into drainage ditches or waters of the State.
20. All Contractors and Subcontractors involved with storm water pollution prevention shall obtain a copy of the storm water pollution prevention plan and the State of Illinois National Pollution Discharge Elimination General Permit (NPDES Permit) and become familiar with their contents.
21. The Contractor shall implement best management practices as required by the SWPPP. Additional best management practices shall be implemented as dictated by conditions at no additional cost to the owner throughout all phases of construction.
22. Best management practices (BMP'S) and controls shall conform to federal, state, or local requirements or manual of practice. As applicable Contractor shall implement additional controls as directed by permitting agency or owner.
23. All temporary erosion and sediment control items are to be removed within thirty (30) days of the site's final stabilization by the contractor.
24. All construction activities within the boundaries of the project as well as all construction activities involved in making any connections to utilities outside the boundaries of the project shall comply with the requirements of this plan. This Storm Water Pollution Prevention Plan shall cover all such activities.
25. Refer to the Landscape Plan for locations and specifications of sodding, seeding and other permanent ground cover.

BENCHMARKS:

B.M. NO. 1 = 723.82 (NAVD 88 DATUM)=NORTHWEST UPPER FLANGE BOLT, UNDER THE "RA" IN TRAVERSE, ON A FIRE HYDRANT LOCATED APPROXIMATELY 58 FEET WEST AND 7 FEET SOUTH OF THE NORTHWEST PROPERTY CORNER OF THE WENDY'S PARCEL.

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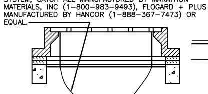
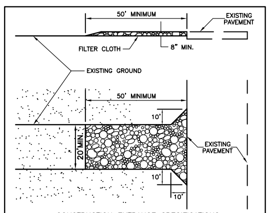
DURING CONSTRUCTION, ALL INLETS AND CATCH BASINS SHALL BE EQUIPPED WITH A CATCH BASIN FILTRATION SYSTEM, CATCH ALL MANUFACTURED BY MARATHON MATERIALS, INC (1-800-983-9493), FLOGARD + PLUS MANUFACTURED BY HANCOR (1-888-367-7473) OR EQUAL.



DETAIL SHOWING PLACEMENT OF CATCH BASIN FILTRATION SYSTEM UNDER CATCHBASIN AND INLET RIMS DURING CONSTRUCTION

N.T.S.

SEE SWPPP NOTE 12 ON THIS SHEET.



CONSTRUCTION ENTRANCE SPECIFICATIONS

1. STONE SIZE – USE 2" STONE OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. THICKNESS – NOT LESS THAN EIGHT (8) INCHES.
3. FILTER CLOTH – SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
4. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAYS MUST BE REMOVED IMMEDIATELY.
5. WASHING – WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
6. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE
(TEMPORARY)
N.T.S.

TYPICAL SOIL PROTECTION CHART

Stabilization Type:	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Permanent Seeding			A---	----	----	XXX	XXX	X---	----			
Dormant Seeding	B---	----										
Temporary Seeding			C---	----	----	XXX	XXX	X---	----			
Sodding			E-XXX-	----	----	----	----	----	----	----	----	
Mulching	F---	----	----	----	----	----	----	----	----	----	----	----

A= Kentucky Bluegrass @ 90 lbs/ac. Mixed with Perennial Ryegrass @ 30 lbs/ac.
B= Kentucky Bluegrass @ 135 lbs/ac. Mixed with Perennial Ryegrass @ 45 lbs/ac.
C= Spring Oats @ 100lbs/ac.
D= Wheat or Cereal Rye @150 lbs/ac.
E= Sod
F= Straw Mulch @ 2 tons/ac.
XXX= Irrigation needed

Irrigation should be provided as necessary to throughly establish growth.

INSPECTIONS AND MAINTENANCE

ALL EROSION CONTROL DEVICES AND MEASURES SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION AS REQUIRED UNTIL THE SITE OR SECTIONS OF THE SITE ARE STABILIZED. ALL EROSION CONTROL DEVICES AND MEASURES SHALL BE INSPECTED BY A REPRESENTATIVE OF THE GENERAL CONTRACTOR ONCE PER WEEK AND WITHIN 24 HOURS OF ANY STORM EVENT EXCEEDING 0.5" RAIN. WRITTEN INSPECTION REPORTS SHALL BE MAINTAINED ON SITE AND SHALL BE PRODUCED UPON REQUEST OF ANY LOCAL, STATE OR FEDERAL OFFICIAL. THE FOLLOWING SHALL BE THE MINIMUM MAINTENANCE REQUIREMENTS:

1. ANY INLET OR PIPE PROTECTION OR PERIMETER EROSION BARRIER THAT SHOWS SIGNS OF DETERIORATION OR UNDERMINING SHALL BE REPLACED OR REPAIRED AS REQUIRED.
2. CATCH BASINS SHALL BE INSPECTED AND CLEANED PERIODICALLY.
3. ANY SEEDED AREAS THAT SHOW SIGNS OF GULLIES OR EROSION SHALL BE REGRADED, RESEEDED, WATERED AND FERTILIZED AS REQUIRED TO MAINTAIN A COVER THAT IS ADEQUATE TO PREVENT EROSION.
4. SEDIMENT SHALL BE REMOVED FROM PERIMETER EROSION BARRIER WHEN SILT REACHES ONE HALF THE HEIGHT OF THE FENCE.
5. THE CONSTRUCTION ENTRANCE SHALL BE MAINTAINED TO PREVENT TRACKING OF MUD ONTO THE RIGHT OF WAY OR PUBLIC PARKING LOTS. TOP DRESSING SHALL BE INSTALLED AS REQUIRED ON THE CONSTRUCTION ENTRANCE AT NO ADDITIONAL COST TO THE OWNER.
6. ANY MUD OR DEBRIS TRACKED ONTO A PUBLIC ROAD OR PARKING LOT SHALL BE REMOVED BY THE CONTRACTOR TO THE SATISFACTION OF THE JURISDICTIONAL BODY CONTROLLING THE ROAD OR PARKING LOT. THIS WORK SHALL BE PERFORMED AT NO ADDITIONAL COST TO THE OWNER.

Owner Certification Statement: "I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Owner

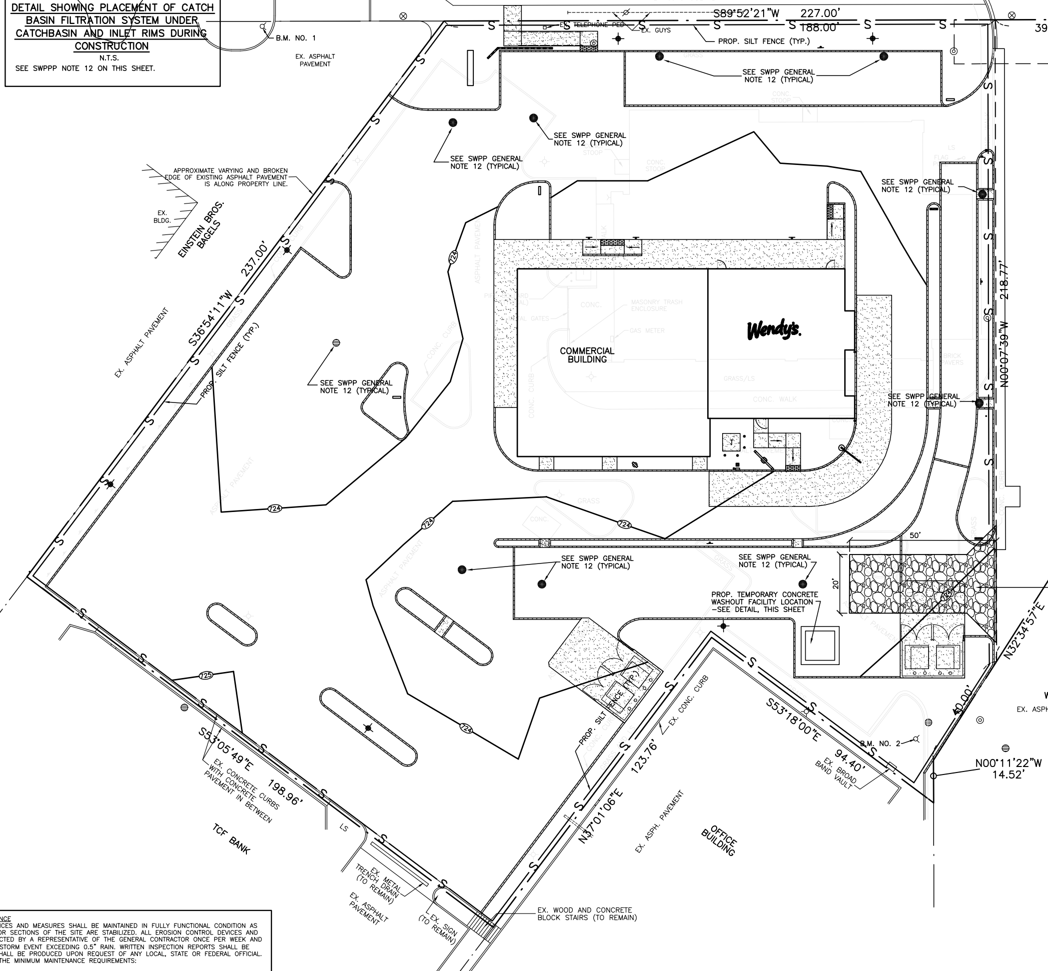
Contractor Certification Statement: "I certify under penalty of law that I understand the terms and conditions of the general National Pollutant Discharge Elimination System (NPDDES) General Permit No. ILR-10 that authorizes the storm water discharges associated with activity from the construction site identified as part of this certification."

Contractor

CONSTRUCTION SEQUENCE

1. INSTALL CATCH BASIN FILTRATION SYSTEM IN EXISTING CB'S TO REMAIN ON THE SITE.
2. SAW CUT AND REMOVE CURBS AND PAVEMENT AS REQUIRED TO INSTALL SILT FENCE AND STABILIZED CONSTRUCTION ENTRANCE.
3. INSTALL SILT FENCE AT LOCATIONS AS INDICATED ON THE PLANS.
4. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
5. PERFORM SITE DEMOLITION AS NOTED ON DEMOLITION PLAN (IF APPLICABLE).
6. STRIP EXISTING TOPSOIL AND STOCKPILE/STABILIZE.
7. CUT AND FILL SITE TO PLAN SUB-GRADE.
8. BEGIN BUILDING CONSTRUCTION.
9. CONSTRUCT UNDERGROUND IMPROVEMENTS, I.E. SANITARY SEWER, WATERMAIN AND STORM SEWER**, ETC.
10. CONSTRUCT PAVEMENT IMPROVEMENTS PER PLAN.
11. COMPLETE CONSTRUCTION OF SITE WITH PERMANENT STABILIZATION.
12. REMOVE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES.

** INSTALL INLET PROTECTION FOR DRAINAGE STRUCTURES WHEN CONSTRUCTED.



SPECIAL NOTE:
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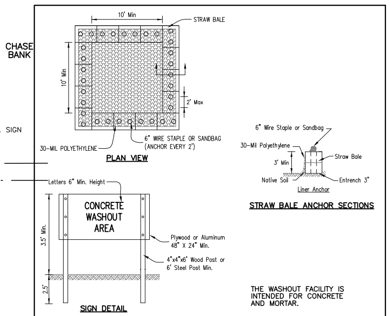
OPERATES 24 HOURS 365 DAYS

CALL JULIE 1-800-892-0123
WITH THE FOLLOWING:
COUNTY: COOK
CITY-TOWNSHIP: PALATINE
SEC. & 1/4 SEC. NO. NW1/4 12-42-10
48 HOURS BEFORE YOU DIG
EXCLUDING SAT., SUN. & HOLIDAYS

N

SCALE: 1"=20'
20 0 20 40 60



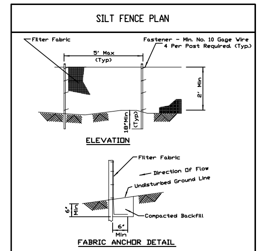
NOTES:

1. Maintaining temporary concrete washout facilities shall include removing and disposing of hardend concrete and/or slurry and returning the facilities to a functional condition.
2. Facility shall be cleaned or reconstructed in a new area once washout becomes two-thirds full.
3. Each straw bale is to be staked in place using (2) 2"x2"x4' wooden stakes.

THE WASHOUT FACILITY IS INTENDED FOR CONCRETE AND MORTAR.

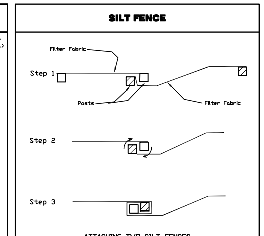
TEMPORARY CONCRETE WASHOUT FACILITY – STRAW BALE

File No. IUM-654SB | Sheet 1 of 3 | Designed | Drawn B. JOHNSON | Checked | Approved | Date 6/08



NOTES:
1. Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
2. Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1 or 2, Class I with equivalent opening size of at least 30 for nonwoven and 50 for woven.
3. Fence posts shall be either standard steel post or wood post with a minimum cross-sectional area of 3.0 sq. in.

NRCS Natural Resources Conservation Service — STANDARD DWG. NO. IL-620, SHEET 1 OF 2, DATE 11-20-01



NOTES:
1. Place the end post of the second fence inside the end post of the first fence.
2. Rotate both posts at least 180 degrees in a clockwise direction to create a tight seal with the fabric material.
3. Drive both posts a minimum of 18 inches into the ground and bury the flap.

NRCS Natural Resources Conservation Service — STANDARD DWG. NO. IL-620(W), SHEET 2 OF 2, DATE 1-29-99

NO.	DATE	DESCRIPTION
1	12-8-21	REVISED PER SITE PLAN CHANGES

REVISIONS

DRAWN BY: KRL
CHECKED BY: DMH
DATE: 5-28-21
SCALE: 1"=20'

DRAWING NO. C-5

JOB NO. 19-

STORM WATER POLLUTION PREVENTION PLAN
WENDY'S RESTAURANT PUD AMENDMENT
1101 E. DUNDEE ROAD
PALATINE, ILLINOIS

CIVIL ENGINEERS SITE PLANNERS LAND SURVEYORS
NORTHWESTERN ENGINEERING CONSULTANTS, P.C.
675 N. NORTH COURT PALATINE, ILLINOIS 60067 (847) 520-8410
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002695 EXP. 4-30-23

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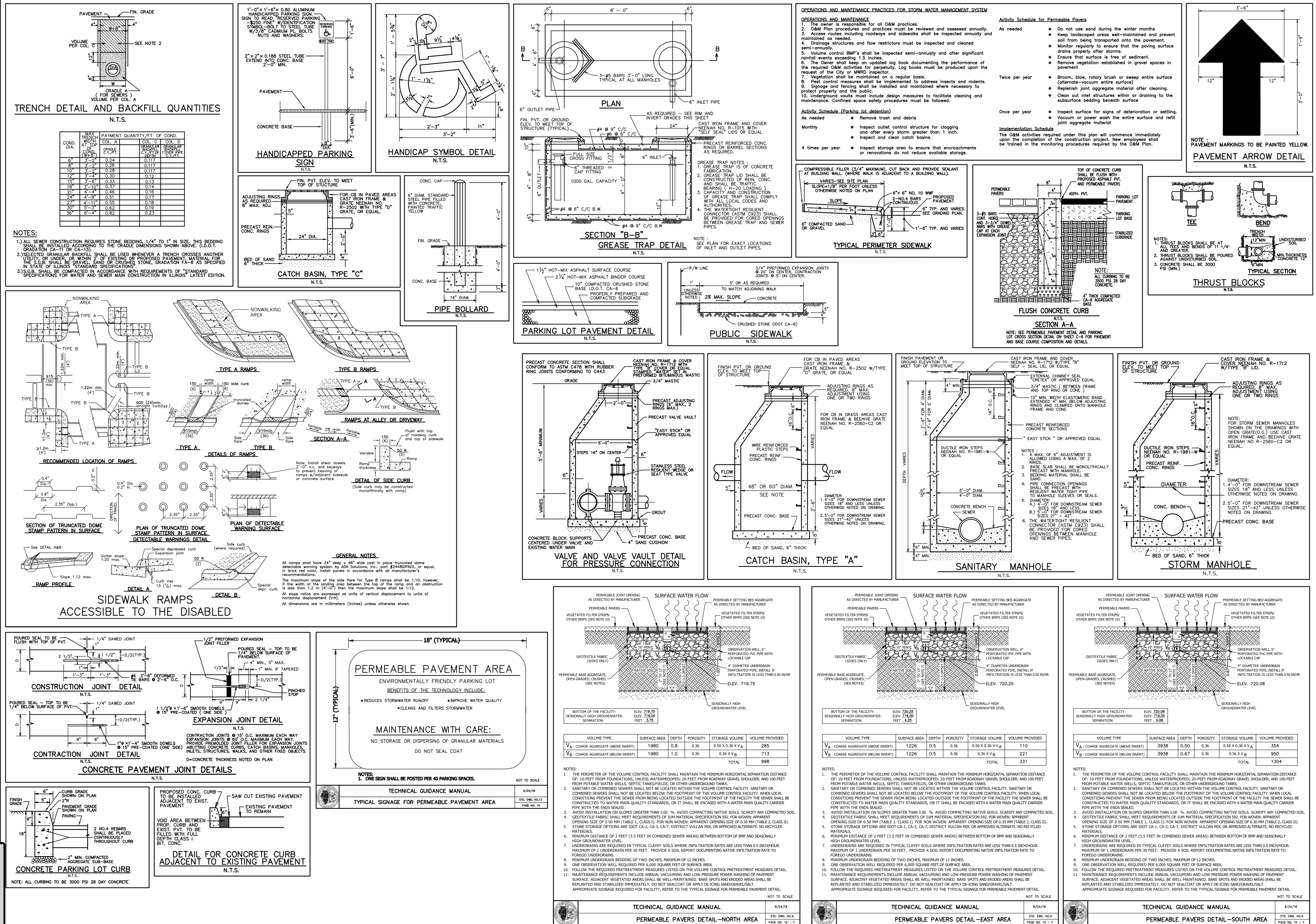
Attachment: 120821_Wendy's multi-tenant building -ARCH/ENG plans (1101 E. Dundee Road - Wendy's - PDA and SU - restaurant - drive through)



COND. DIA.	MAX. TRENCH WIDTH AT TOP OF COND. (W+8")	PAYMENT QUANTITY/FT. OF COND. COL. A CRADLE C.Y./FT.	COL. C GRANULAR BACKFILL C.Y./FT.OF DEPTH	COL. D GRANULAR BACKFILL 1'OVER PIPE C.Y./FT.
6"	3'-2"	0.24	0.117	
8"	3'-2"	0.26	0.117	
10"	3'-2"	0.28	0.117	
12"	3'-4"	0.30	0.12	
15"	3'-6"	0.33	0.13	
18"	3'-10"	0.37	0.14	
21"	4'-4"	0.46	0.16	
24"	4'-8"	0.51	0.17	
27"	4'-11"	0.55	0.18	
30"	5'-3"	0.62	0.19	
36"	6'-4"	0.82	0.23	

OPERATIONS AND MAINTENANCE PRACTICES FOR STORM WATER MANAGEMENT SYSTEM

OPERATIONS AND MAINTENANCE
1. The owner is responsible for all O&M practices.
2. O&M Plan procedures and practices must be reviewed and assessed annually.
3. Access routes including roadways and sidewalks shall be inspected annually and maintained as needed.
4. Drainage structures and flow restrictors must be inspected and cleaned semi-annually.
5. Volume control BMP's shall be inspected semi-annually and after significant rainfall events exceeding 1.5 inches.
6. The Owner shall keep an updated log book documenting the performance of the required O&M activities for perpetuity. Log books must be produced upon the request of the City or MWRD inspector.
7. Vegetation shall be maintained on a regular basis.
8. Pest control measures shall be implemented to address insects and rodents.
9. Signage and fencing shall be installed and maintained where necessary to protect property and the public.
10. Underground vaults must include design measures to facilitate cleaning and maintenance. Confined space safety procedures must be followed.

Activity Schedule (Parking lot detention)
- As needed: Remove trash and debris
- Monthly: Inspect outlet control structure for clogging and after every storm greater than 1 inch. Inspect and clean catch basins.
- 4 times per year: Inspect storage area to ensure that encroachments or renovations do not reduce available storage.

Activity Schedule for Permeable Pavers
- As needed:
  - Do not use sand during the winter months
  - Keep landscaped areas well-maintained and prevent soil from being transported onto the pavement.
  - Monitor regularly to ensure that the paving surface drains properly after storms.
  - Ensure that surface is free of sediment.
  - Remove vegetation established in gravel spaces in pavement
- Twice per year:
  - Broom, blow, rotary brush or sweep entire surface (alternate-vacuum entire surface)
  - Replenish joint aggregate material after cleaning.
  - Clean out inlet structures within or draining to the subsurface bedding beneath surface
- Once per year:
  - Inspect surface for signs of deterioration or settling.
  - Vacuum or power wash the entire surface and refill joint aggregate material

Implementation Schedule
The O&M activities required under this plan will commence immediately upon the completion of the construction project. New employees shall be trained in the monitoring procedures required by the O&M Plan.

VOLUME TYPE (NORTH AREA)	SURFACE AREA	DEPTH	POROSITY	STORAGE VOLUME	VOLUME PROVIDED
V_A : COARSE AGGREGATE (ABOVE INVERT)	1980	0.8	0.36	0.50 X 0.36 X V_A	285
V_B : COARSE AGGREGATE (BELOW INVERT)	1980	1.0	0.36	0.36 X V_B	713
				TOTAL	998

VOLUME TYPE (EAST AREA)	SURFACE AREA	DEPTH	POROSITY	STORAGE VOLUME	VOLUME PROVIDED
V_A : COARSE AGGREGATE (ABOVE INVERT)	1226	0.5	0.36	0.50 X 0.36 X V_A	110
V_B : COARSE AGGREGATE (BELOW INVERT)	1226	0.5	0.36	0.36 X V_B	221
				TOTAL	331

VOLUME TYPE (SOUTH AREA)	SURFACE AREA	DEPTH	POROSITY	STORAGE VOLUME	VOLUME PROVIDED
V_A : COARSE AGGREGATE (ABOVE INVERT)	3938	0.50	0.36	0.50 X 0.36 X V_A	354
V_B : COARSE AGGREGATE (BELOW INVERT)	3938	0.67	0.36	0.36 X V_B	950
				TOTAL	1304

CIVIL ENGINEERS SITE PLANNERS LAND SURVEYORS

NORTHWESTERN ENGINEERING CONSULTANTS, P.C.

675 N. NORTH COURT PALATINE, ILLINOIS 60089 (847) 520-8410

ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002695 EXPIRES 4-30-23

DETAILS
WENDY'S RESTAURANT PUD AMENDMENT
1101 E. DUNDEE ROAD
PALATINE, ILLINOIS

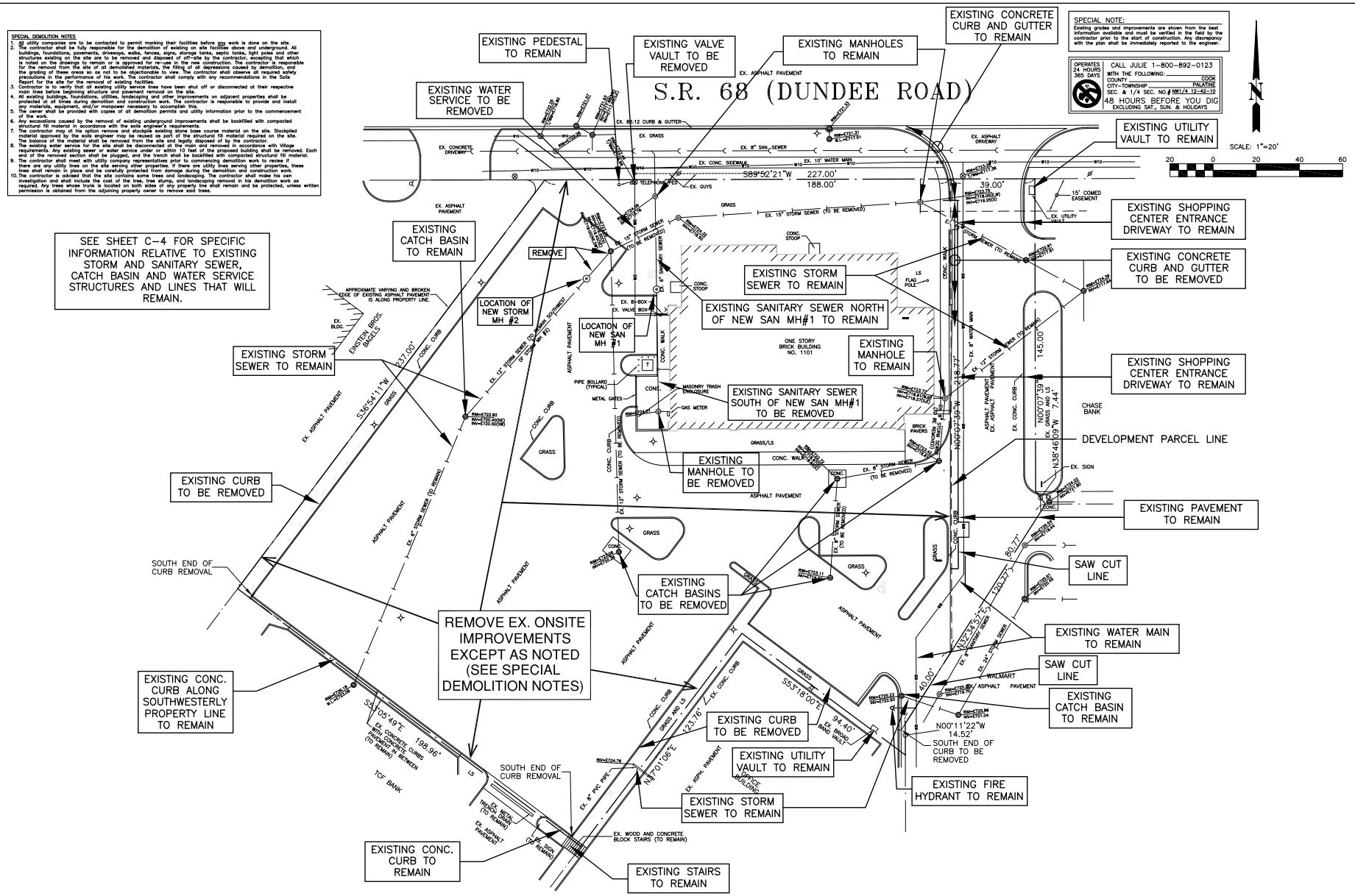
REVISIONS

NO.	DATE	DESCRIPTION
1	12-8-21	REVISED PER SITE PLAN CHANGES

DRAWN BY: KRL
CHECKED BY: DMH
DATE: 5-28-21
SCALE: N.T.S.
DRAWING NO. C-6
JOB NO. 19-

6.B.1.g

Attachment: January 18 Plan Commission materials (2022-7 : 1101 E. Dundee Road - PD Amendment & Spcial Use for a Restaurant/Drive-Thru)



Attachment: 120821_Wendy's multi-tenant building -ARCHENG plans (1101 E. Dundee Road - Wendy's - PDA and SU - restaurant - drive through)

Attachment: 120821_Wendy's multi-tenant building -ARCH/ENG plans (1101 E. Dundee Road - Wendy's - PDA and SU - restaurant - drive through)

A. REFERENCED SPECIFICATIONS

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING, EXCEPT AS MODIFIED HEREIN OR ON THE PLANS:
   * STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION), BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT SS) FOR ALL IMPROVEMENTS EXCEPT SANITARY SEWER AND WATER MAIN CONSTRUCTION;
   * STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION (SSWS) FOR SANITARY SEWER AND WATER MAIN CONSTRUCTION;
   * VILLAGE OF __PALATINE__ MUNICIPAL CODE;
   * THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO (MWRD) WATERSHED MANAGEMENT ORDINANCE AND TECHNICAL GUIDANCE MANUAL;
   * IN CASE OF CONFLICT BETWEEN THE APPLICABLE ORDINANCES NOTED, THE MORE STRINGENT SHALL TAKE PRECEDENCE AND SHALL CONTROL ALL CONSTRUCTION.

B. NOTIFICATIONS

1. THE MWRD LOCAL SEWER SYSTEMS SECTION FIELD OFFICE MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK (CALL 708-588-4055).
2. THE VILLAGE OF __PALATINE__ ENGINEERING DEPARTMENT AND PUBLIC MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO EACH PHASE OF WORK. CONTRACTOR SHALL DETERMINE ITEMS REQUIRING INSPECTION PRIOR TO START OF CONSTRUCTION OR EACH WORK PHASE.
3. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION FOR THE EXACT LOCATIONS OF UTILITIES AND FOR THEIR PROTECTION DURING CONSTRUCTION. IF EXISTING UTILITIES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, IMMEDIATELY NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED. CALL J.U.L.I.E. AT 1-800-892-0123.

C. GENERAL NOTES

1. ALL ELEVATIONS SHOWN ON PLANS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). CONVERSION FACTOR IS _________ FT.
2. MWRD, THE MUNICIPALITY AND THE OWNER OR OWNER'S REPRESENTATIVE SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION IMPROVEMENTS.
3. THE CONTRACTOR(S) SHALL INDEMNIFY THE OWNER, ENGINEER, MUNICIPALITY, MWRD, AND THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, OR TESTING OF THIS WORK ON THE PROJECT.
4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS AS APPROVED BY MWRD AND THE MUNICIPALITY UNLESS CHANGES ARE APPROVED BY MWRD, THE MUNICIPALITY, OR AUTHORIZED AGENT. THE CONSTRUCTION DETAILS, AS PRESENTED ON THE PLANS, MUST BE FOLLOWED. PROPER CONSTRUCTION TECHNIQUES MUST BE FOLLOWED ON THE IMPROVEMENTS INDICATED ON THE PLANS.
5. THE LOCATION OF VARIOUS UNDERGROUND UTILITIES WHICH ARE SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND REPRESENT THE BEST KNOWLEDGE OF THE ENGINEER. VERIFY LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING THE CONSTRUCTION OPERATIONS.
6. ANY EXISTING PAVEMENT, SIDEWALK, DRIVEWAY, ETC., DAMAGED DURING CONSTRUCTION OPERATIONS AND NOT CALLED FOR TO BE REMOVED SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
7. MATERIAL AND COMPACTION TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPALITY, MWRD, AND OWNER.
8. THE UNDERGROUND CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS TO NOTIFY ALL INSPECTION AGENCIES.
9. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS DISTURBED DURING CONSTRUCTION SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO FINAL INSPECTION.
10. RECORD DRAWINGS SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER AS SOON AS UNDERGROUND IMPROVEMENTS ARE COMPLETED. FINAL PAYMENTS TO THE CONTRACTOR SHALL BE HELD UNTIL THEY ARE RECEIVED. ANY CHANGES IN LENGTH, LOCATION OR ALIGNMENT SHALL BE SHOWN IN RED. ALL WYES OR BENDS SHALL BE LOCATED FROM THE DOWNSTREAM MANHOLE. ALL VALVES, B-BOXES, TEES OR BENDS SHALL BE TIED TO A FIRE HYDRANT.

D. SANITARY SEWER

1. THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT ANY POLLUTED WATER, SUCH AS GROUND AND SURFACE WATER, FROM ENTERING THE EXISTING SANITARY SEWERS.
2. A WATER-TIGHT PLUG SHALL BE INSTALLED IN THE DOWNSTREAM SEWER PIPE AT THE POINT OF SEWER CONNECTION PRIOR TO COMMENCING ANY SEWER CONSTRUCTION. THE PLUG SHALL REMAIN IN PLACE UNTIL REMOVAL IS AUTHORIZED BY THE MUNICIPALITY AND/OR MWRD AFTER THE SEWERS HAVE BEEN TESTED AND ACCEPTED.
3. DISCHARGING ANY UNPOLLUTED WATER INTO THE SANITARY SEWER SYSTEM FOR THE PURPOSE OF SEWER FLUSHING OF LINES FOR THE DEFLECTION TEST SHALL BE PROHIBITED WITHOUT PRIOR APPROVAL FROM THE MUNICIPALITY OR MWRD.
4. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS (LATEST EDITION).
5. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER SYSTEM.
6. ALL DOWNSPOUTS AND FOOTING DRAINS SHALL DISCHARGE TO THE STORM SEWER SYSTEM.
7. ALL SANITARY SEWER PIPE MATERIALS AND JOINTS (AND STORM SEWER PIPE MATERIALS AND JOINTS IN A COMBINED SEWER AREA) SHALL CONFORM TO THE FOLLOWING:

PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
VITRIFIED CLAY PIPE	ASTM C-700	ASTM C-425
REINFORCED CONCRETE SEWER PIPE	ASTM C-76	ASTM C-443
CAST IRON SOIL PIPE	ASTM A-74	ASTM C-564
DUCTILE IRON PIPE	ANSI A21.51	ANSI A21.11
POLYVINYL CHLORIDE (PVC) PIPE		
6-INCH TO 15-INCH DIAMETER SDR 26	ASTM D-3034	ASTM D-3212
18-INCH TO 27-INCH DIAMETER F/DY=46	ASTM F-679	ASTM D-3212
HIGH DENSITY POLYETHYLENE (HDPE)	ASTM D-3350	ASTM D-3261,F-2620 (HEAT FUSION)
	ASTM D-3035	ASTM D-3212,F-477 (GASKETED)
WATER MAIN QUALITY PVC		
4-INCH TO 36-INCH	ASTM D-2241	ASTM D-3139
4-INCH TO 12-INCH	AWWA C900	ASTM D-3139
14-INCH TO 48-INCH	AWWA C905	ASTM D-3139

THE FOLLOWING MATERIALS ARE ALLOWED ON A QUALIFIED BASIS SUBJECT TO DISTRICT REVIEW AND APPROVAL PRIOR TO PERMIT ISSUANCE. A SPECIAL CONDITION WILL BE ADDED TO THE PERMIT WHEN THE PIPE MATERIAL BELOW IS USED FOR SEWER CONSTRUCTION OR A CONNECTION IS MADE.

PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
POLYPROPYLENE (PP) PIPE		
12-INCH TO 24-INCH DOUBLE WALL	ASTM F-2736	D-3212, F-477
30-INCH TO 60-INCH TRIPLE WALL	ASTM F-2764	D3212, F-477

8. ALL SANITARY SEWER CONSTRUCTION (AND STORM SEWER CONSTRUCTION IN COMBINED SEWER AREAS), REQUIRES STONE BEDDING WITH STONE ¼ " TO 1" IN SIZE, WITH MINIMUM BEDDING THICKNESS EQUAL TO ¼ THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NOT LESS THAN FOUR (4) INCHES NOR MORE THAN EIGHT (8) INCHES. MATERIAL SHALL BE CA-7, CA-11 OR CA-13 AND SHALL BE EXTENDED AT LEAST 12" ABOVE THE TOP OF THE PIPE WHEN USING PVC.
9. NON-SHEAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPES OF DISSIMILAR PIPE MATERIALS.
10. ALL MANHOLES SHALL BE PROVIDED WITH BOLTED, WATERTIGHT COVERS. SANITARY LIDS SHALL BE CONSTRUCTED WITH A CONCEALED PICKHOLE AND WATERTIGHT GASKET WITH THE WORD "SANITARY" CAST INTO THE LID.
11. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED:
    a) A CIRCULAR SAW-CUT OF SEWER MAIN BY PROPER TOOLS ("SHEWER-TAP" MACHINE OR SIMILAR) AND PROPER INSTALLATION OF HUBWYE SADDLE OR HUB-TEE SADDLE.
    b) REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION.
    c) WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING "BAND SEAL" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE.
12. WHENEVER A SANITARY/COMBINED SEWER CROSSES UNDER A WATERMAIN, THE MINIMUM VERTICAL DISTANCE FROM THE TOP OF THE SEWER TO THE BOTTOM OF THE WATERMAIN SHALL BE 18 INCHES. FURTHERMORE, A MINIMUM HORIZONTAL DISTANCE OF 10 FEET BETWEEN SANITARY/COMBINED SEWERS AND WATERMAINS SHALL BE MAINTAINED UNLESS: THE SEWER IS LAID IN A SEPARATE TRENCH, KEEPING A MINIMUM 18" VERTICAL SEPARATION; OR THE SEWER IS LAID IN THE SAME TRENCH WITH THE WATERMAIN LOCATED AT THE OPPOSITE SIDE ON A BENCH OF UNDISTURBED EARTH, KEEPING A MINIMUM 18" VERTICAL SEPARATION. IF EITHER THE VERTICAL OR HORIZONTAL DISTANCES DESCRIBED CANNOT BE MAINTAINED, OR THE SEWER CROSSES ABOVE THE WATER MAIN, THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN STANDARDS OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.
13. ALL EXISTING SEPTIC SYSTEMS SHALL BE ABANDONED. ABANDONED TANKS SHALL BE FILLED WITH GRANULAR MATERIAL OR REMOVED.
14. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES, AND SHALL BE CAST IN PLACE OR PRE-CAST REINFORCED CONCRETE.
15. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE PRECAST "RUBBER BOOTS" THAT CONFORM TO ASTM C-923 FOR ALL PIPE CONNECTIONS. PRECAST SECTIONS SHALL CONSIST OF MODIFIED GROOVE TONGUE AND RUBBER GASKET TYPE JOINTS.
16. ALL ABANDONED SANITARY SEWERS SHALL BE PLUGGED AT BOTH ENDS WITH AT LEAST 2 FEET LONG NON-SHRINK CONCRETE OR MORTAR PLUG.
17. EXCEPT FOR FOUNDATION/FOOTING DRAINS PROVIDED TO PROTECT BUILDINGS, OR PERFORATED PIPES ASSOCIATED WITH VOLUME CONTROL FACILITIES, DRAIN TILES/FIELD TILES/UNDERDRAINS/PERFORATED PIPES ARE NOT ALLOWED TO BE CONNECTED TO OR TRIBUTARY TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS IN COMBINED SEWER AREAS. CONSTRUCTION OF NEW FACILITIES OF THIS TYPE IS PROHIBITED; AND ALL EXISTING DRAIN TILES AND PERFORATED PIPES ENCOUNTERED WITHIN THE PROJECT AREA SHALL BE PLUGGED OR REMOVED, AND SHALL NOT BE CONNECTED TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS.
18. A BACKFLOW PREVENTER IS REQUIRED FOR ALL DETENTION BASINS TRIBUTARY TO COMBINED SEWERS. REQUIRED BACKFLOW PREVENTERS SHALL BE INSPECTED AND EXERCISED ANNUALLY BY THE PROPERTY OWNER TO ENSURE PROPER OPERATION, AND ANY NECESSARY MAINTENANCES SHALL BE PERFORMED TO ENSURE FUNCTIONALITY. IN THE EVENT OF A SEWER SURCHARGE INTO AN OPEN DETENTION BASIN TRIBUTARY TO COMBINED SEWERS, THE PERMITTEE SHALL ENSURE THAT CLEAN UP AND WASH OUT OF SEWAGE TAKES PLACE WITHIN 48 HOURS OF THE STORM EVENT.

E. EROSION AND SEDIMENT CONTROL

1. THE CONTRACTOR SHALL INSTALL THE EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.
2. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL PRIOR TO HYDROLOGIC DISTURBANCE OF THE SITE.
3. ALL DESIGN CRITERIA, SPECIFICATIONS, AND INSTALLATION OF EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL.
4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
5. INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED, AT A MINIMUM:
   a) UPON COMPLETION OF INITIAL EROSION AND SEDIMENT CONTROL MEASURES, PRIOR TO ANY SOIL DISTURBANCE.
   b) ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION.
6. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. IF STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE CO-PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.
7. A STABILIZED MAT OF CRUSHED STONE MEETING THE STANDARDS OF THE ILLINOIS URBAN MANUAL SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE. SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.
8. CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL AND SHALL BE INSTALLED PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITIES INVOLVING CONCRETE.
9. MORTAR WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ADDITION TO CONCRETE WASHOUT FACILITIES FOR ANY BRICK AND MORTAR BUILDING ENVELOPE CONSTRUCTION ACTIVITIES.
10. TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN. VOLUME CONTROL FACILITIES SHALL NOT BE USED AS TEMPORARY SEDIMENT BASINS.
12. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) DAYS.
13. ALL FLOOD PROTECTION AREAS AND VOLUME CONTROL FACILITIES SHALL, AT A MINIMUM, BE PROTECTED WITH A DOUBLE-ROW OF SILT FENCE (OR EQUIVALENT).
14. VOLUME CONTROL FACILITIES SHALL NOT BE CONSTRUCTED UNTIL ALL OF THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
15. SOIL STOCKPILES SHALL, AT A MINIMUM, BE PROTECTED WITH PERIMETER SEDIMENT CONTROLS. SOIL STOCKPILES SHALL NOT BE PLACED IN FLOOD PROTECTION AREAS OR THEIR BUFFERS.
16. EARTHEN EMBANKMENT SIDE SLOPES SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL BLANKET.
17. STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY APPROPRIATE SEDIMENT CONTROL MEASURES.
18. THE CONTRACTOR SHALL EITHER REMOVE OR REPLACE ANY EXISTING DRAIN TILES AND INCORPORATE THEM INTO THE DRAINAGE PLAN FOR THE DEVELOPMENT. DRAIN TILES CANNOT BE TRIBUTARY TO A SANITARY OR COMBINED SEWER. DRAIN TILES ALLOWED IN COMBINED SEWER AREA FOR GREEN INFRASTRUCTURE PRACTICES.
19. IF DEWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DEWATERING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS. THE SITE INSPECTOR MUST BE PRESENT AT THE COMMENCEMENT OF DEWATERING ACTIVITIES.
20. THE CONTRCTOR SHALL BE RESPONSIBLE FOR TRENCH DEWATERING AND EXCAVATION FOR THE INSTALLATION OF SANITARY SEWERS, STORM SEWERS, WATERMAINS AS WELL AS THEIR SERVICES AND OTHER APPURTENANCES. ANY TRENCH DEWATERING, WHICH CONTAINS SEDIMENT SHALL PASS THROUGH A SEDIMENT SETTLING POND OR EQUALLY EFFECTIVE SEDIMENT CONTROL DEVICE. ALTERNATIVES MAY INCLUDE DEWATERING INTO A SUMP PIT, FILTER BAG OR EXISTING VEGETATED UPSLOPE AREA. SEDIMENT LADEN WATERS SHALL NOT BE DISCHARGE TO WATERWAYS, FLOOD PROTECTION AREAS OR THE COMBINED SEWER SYSTEM.
21. ALL PERMANENT EROSION CONTROL PRACTICES SHALL BE INITIATED WITHIN SEVEN (7) DAYS FOLLOWING THE COMPLETION OF SOIL DISTURBING ACTIVITIES.
22. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS NEEDED ON A YEAR-ROUND BASIS DURING CONSTRUCTION AND ANY PERIODS OF CONSTRUCTION SHUTDOWN UNTIL PERMANENT STABILIZATION IS ACHIEVED.
23. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER PERMANENT SITE STABILIZATION.
24. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER, SITE INSPECTOR, OR MWRD.

TECHNICAL GUIDANCE MANUAL

MWRD GENERAL NOTES

7/12/16

STD. DWG. NO.18

PAGE NO. 19

CIVIL ENGINEERS SITE PLANNERS LAND SURVEYORS
NORTHWESTERN ENGINEERING CONSULTANTS, P.C.
675 N. NORTH COURT PALATINE, ILLINOIS 60067 (847) 520-8410
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002695 EXP. 04-30-23

MWRD NOTES
WENDY'S RESTAURANT PUD AMENDMENT
1101 E. DUNDEE ROAD
PALATINE, ILLINOIS

NO.	DATE	DESCRIPTION

REVISIONS

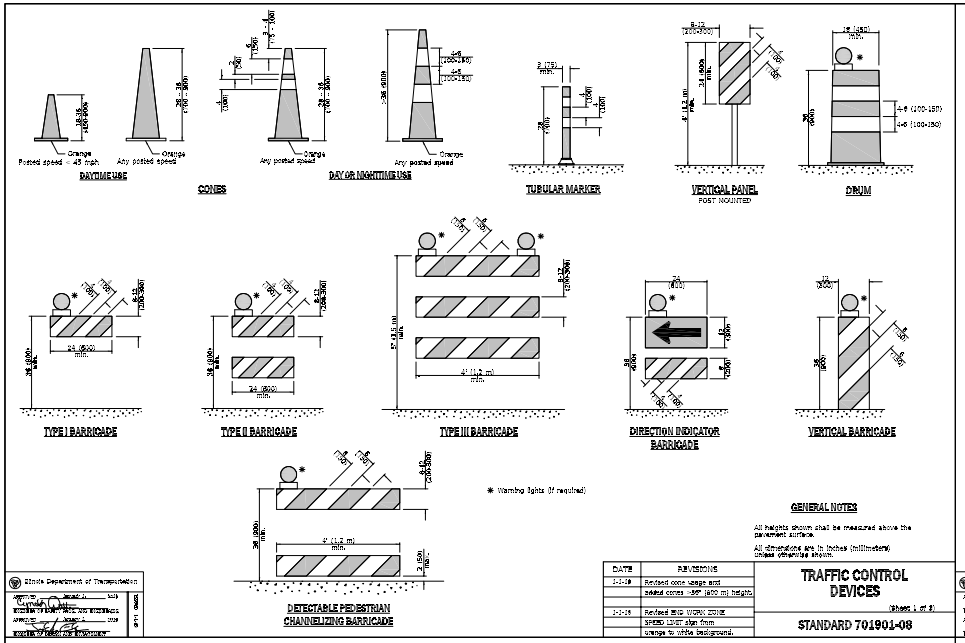
DRAWN BY: KRL
CHECKED BY: DMH
DATE: 5-28-21
SCALE: N.T.S.

DRAWING NO. C-8

JOB NO. 19-

THE RECEIVER OF ELECTRONIC DATA TRANSMISSION BY USE THEREOF UNDERSTANDS AND AGREES AS FOLLOWS: PORTIONS OR ALL OF THE CIVIL ENGINEERING DRAWINGS FOR THIS PROJECT MAY BE TRANSMITTED TO THE CLIENT AS ELECTRONIC CADD FILES. THE ENGINEER MAKES NO WARRANTIES, EITHER EXPRESSED OR IMPLIED, REGARDING THE SUITABILITY OF THE ELECTRONIC DRAWING DATA FILES FOR ANY PURPOSE. DIMENSIONS OF ALL IMPROVEMENTS SHOWN ON THE HARD-COPY DRAWINGS TRANSMITTED TO THE CLIENT SHALL GOVERN OVER THE LOCATION OF THE IMPROVEMENTS AS LOCATED IN THE CADD FILES. THE CADD FILES HAVE BEEN PREPARED FOR THE SOLE PURPOSE OF PREPARING A SET OF 1 INCH EQUALS 20 FEET PAPER DRAWINGS. DIFFERENCES MAY EXIST BETWEEN THE ELECTRONIC FILES DELIVERED AND THE PRINTED [illegible] OR SEALED HARD-COPY CONSTRUCTION DOCUMENTS SHALL GOVERN. THE ENGINEER DOES NOT WARRANT THE ACCURACY OR LONG TERM STABILITY OF THE CADD FILES DUE TO DATA [illegible] NSLATION, INCOMPATIBILITY WITH RECEIVING SYSTEMS, HARDWARE OR SOFTWARE OR WITH REGARDS TO ANY Y2K RELATED PROBLEMS. INFORMATION IN THIS ELECTRONIC DATA FILE IS [illegible] MODIFIED OR TRANSFERRED TO ANY OTHER PARTY WITHOUT WRITTEN PERMISSION OF NORTHWESTERN ENGINEERING CONSULTANTS, P.C. THE RECEIVER BY ACCEPTANCE OF THIS CADD [illegible] EFEND, INDEMNIFY, AND HOLD NORTHWESTERN ENGINEERING CONSULTANTS, P.C., ITS OFFICERS, EMPLOYEES AND SUBCONSULTANTS HARMLESS FROM ALL CLAIMS, LOSSES, EXPENSES [illegible] AUTHORIZED MODIFICATION OR ANY USE OF THESE MATERIALS. THE RECEIVER SHALL MAKE NO CLAIM NOR INITIATE ANY ACTION IN LAW OR EQUITY AGAINST NORTHWESTERN ENGINEERING [illegible] AND SUBCONSULTANTS WITH RESPECT TO ANY DEFECT ERROR OR OMISSION IN THE DATA. NORTHWESTERN ENGINEERING CONSULTANTS, P.C. ALONE RETAINS ALL OWNERSHIP, COPYRIGHT IN THIS DATA.

Attachment: January 18 Plan Commission materials (2022-7 : 1101 E. Dundee Road - PD Amendment & Spcial Use for a Restautant/Drive-Thru)



GENERAL NOTES

All heights shown shall be measured above the pavement surface.

All dimensions are in inches (millimeters) unless otherwise shown.

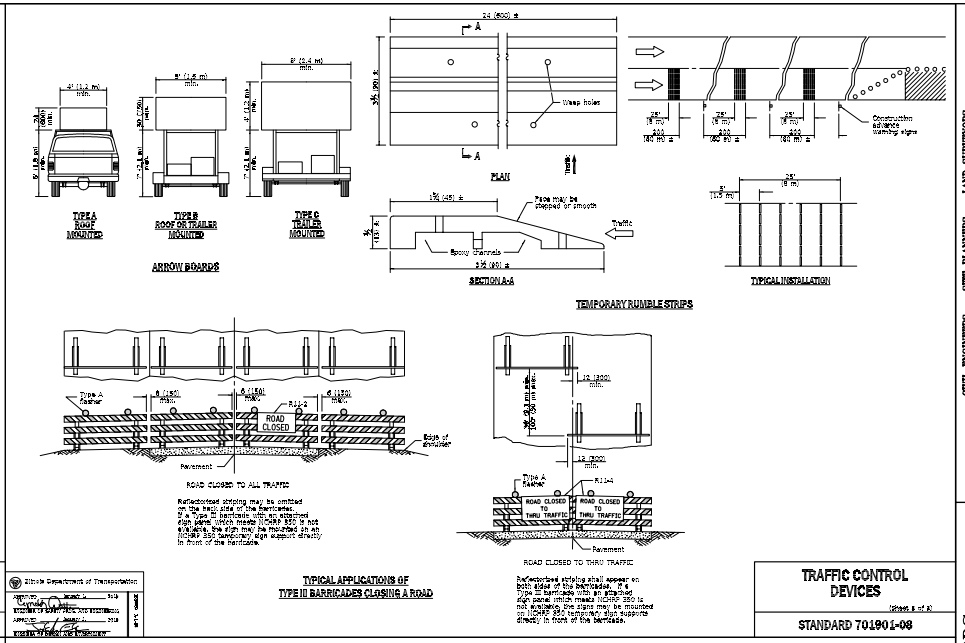
DATE	REVISIONS
1-1-09	Revised cone usage and added cones .90m (900 mm) height.
1-1-16	Revised END WORK ZONE SPEED LIMIT sign from orange to white background.

Illinois Department of Transportation

TRAFFIC CONTROL DEVICES

(Sheet 1 of 3)

STANDARD 701901-08



Reflectorized striping may be omitted on the high side of the barricades. For Type III barricade with an attached sign panel, which means (ROAD CLOSED is not available), the sign may be mounted on Type 3SS temporary sign supports directly in front of the barricades.

Reflectorized striping shall appear on both sides of the barricades. For Type III barricade with an attached sign panel which means (ROAD CLOSED TO THRU TRAFFIC is not available), the signs may be mounted on Type 3SS temporary sign supports directly in front of the barricades.

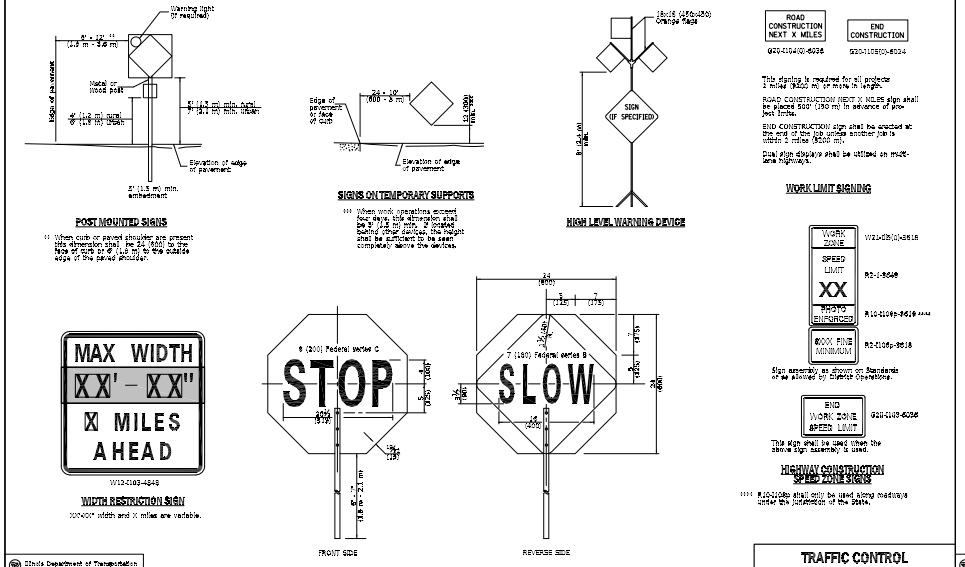
TYPICAL APPLICATIONS OF TYPE III BARRICADES CLOSING A ROAD

Illinois Department of Transportation

TRAFFIC CONTROL DEVICES

(Sheet 2 of 3)

STANDARD 701901-08

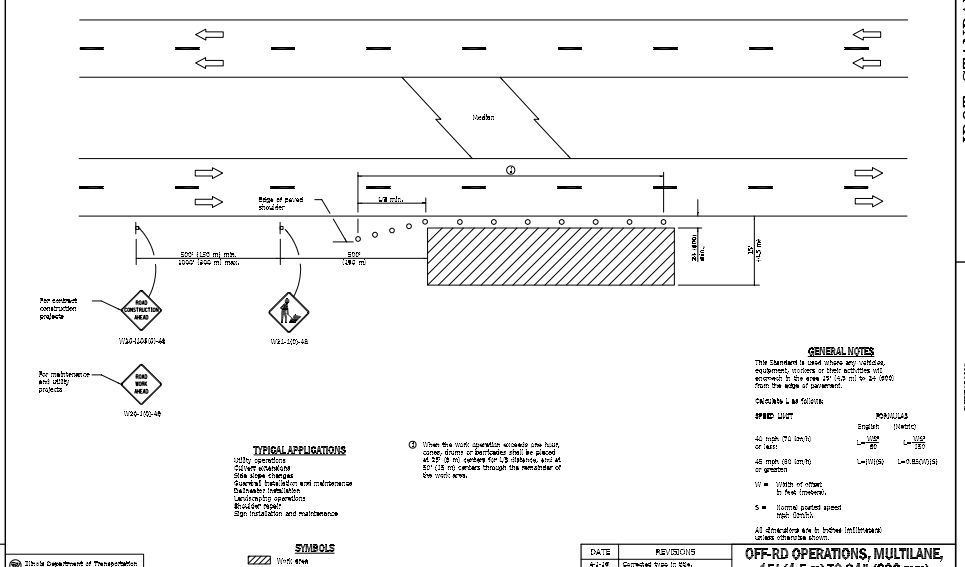


Illinois Department of Transportation

TRAFFIC CONTROL DEVICES

(Sheet 3 of 3)

STANDARD 701901-08



GENERAL NOTES

This Standard is used where any vehicles, equipment, workers or their activities will encroach in the area 24' (4.9 m) to 24' (600) from the edge of pavement.

Calculate L as follows:

SPEED LIMIT — FORMULAS (English) (Metric)

40 mph (70 km/h) or less: L=WS²/60 L=WS²/150

45 mph (80 km/h) or greater: L=WS(S) L=0.6SWS(S)

W = Width of offset in feet (meters).

S = Normal posted speed mph (km/h).

All dimensions are in inches (millimeters) unless otherwise shown.

DATE	REVISIONS
4-1-16	Corrected typo in title.
1-1-16	Revised workers sign number to agree with current edition.

Illinois Department of Transportation

OFF-RD OPERATIONS, MULTILANE, 15' (4.5 m) TO 24" (600 mm) FROM PAVEMENT EDGE

STANDARD 701101-08

CIVIL ENGINEERS SITE PLANNERS LAND SURVEYORS
NORTHWESTERN ENGINEERING CONSULTANTS, P.C.
675 N. NORTH COURT PALATINE, ILLINOIS 60067 (847) 520-6410
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002895 EXPIRES 4-30-23

IDOT STANDARDS
WENDY'S RESTAURANT PUD AMENDMENT
1101 E. DUNDEE ROAD
PALATINE, ILLINOIS

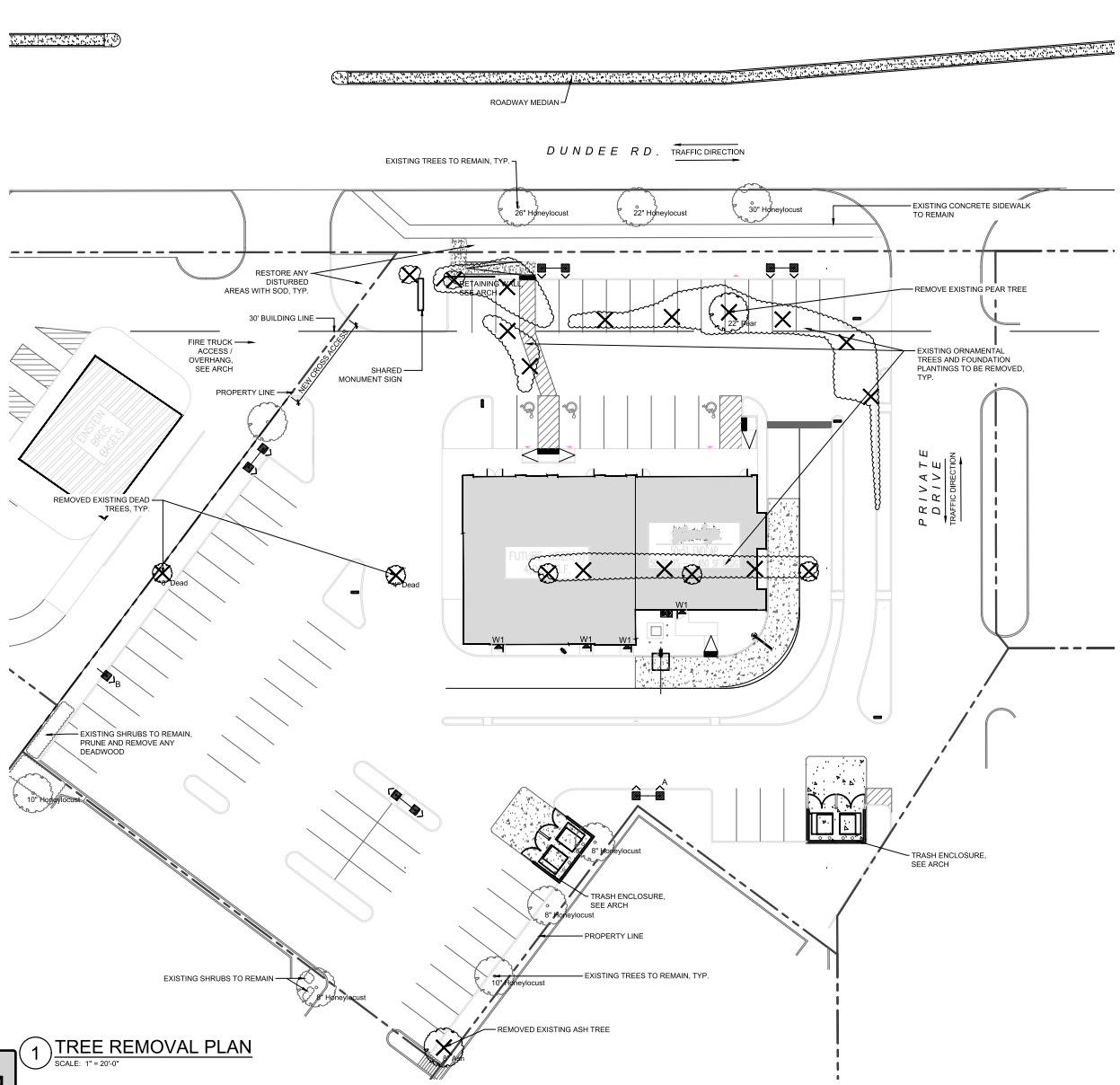
NO.	DESCRIPTION	DATE
	REVISIONS	

DRAWN BY: KRL
CHECKED BY: DMH
DATE: 5-26-21
SCALE: N.T.S.

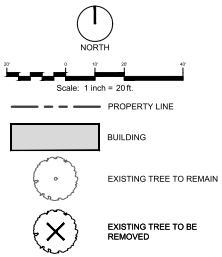
DRAWING NO. C-9

JOB NO. 19

Attachment: 120821_Wendy's multi-tenant building -ARCHENG plans (1101 E. Dundee Road - Wendy's - PDA and SU - restaurant - drive through)



1 TREE REMOVAL PLAN
SCALE: 1" = 20'-0"



NOTE:
REMOVALS SHOWN ON SITE DEVELOPMENT PLAN FOR REFERENCE.

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(T) 312-467-0123 | (F) 312-467-0220

LICENSED LANDSCAPE ARCHITECT
KEVEN GRAHAM
157.000150
State of Illinois

#157-000150
exp. 8/31/21

Keven Graham FASLA, PLA
TERRA Engineering Ltd.
225 W. Ohio Street, Fourth Floor
Chicago, Illinois 60610
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5105 TOLLVIEW DR., SUITE 197
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SITE NUMBER:	
BASE MDL:	SMART 55 - 2.0
ASSET TYPE:	COMP./FRAN
CLASSIFICATION:	NEW
OWNER:	
BASE VERSION:	2019
UPGRADE CLASSIFICATION:	NEW BUILD
PROJECT YEAR:	2019
FURNITURE PACKAGE:	2019
DRAWING RELEASE	SPRING 2019

Wendy's

1101 E. DUNDEE ROAD
PALATINE, ILLINOIS

PROJECT TYPE: NEW BUILD
SMART 55 - 2.0

REV.	DATE	DESCRIPTION
1	5.25.21	ZONING COMMENTS
2	12.8.21	ZONING COMMENTS

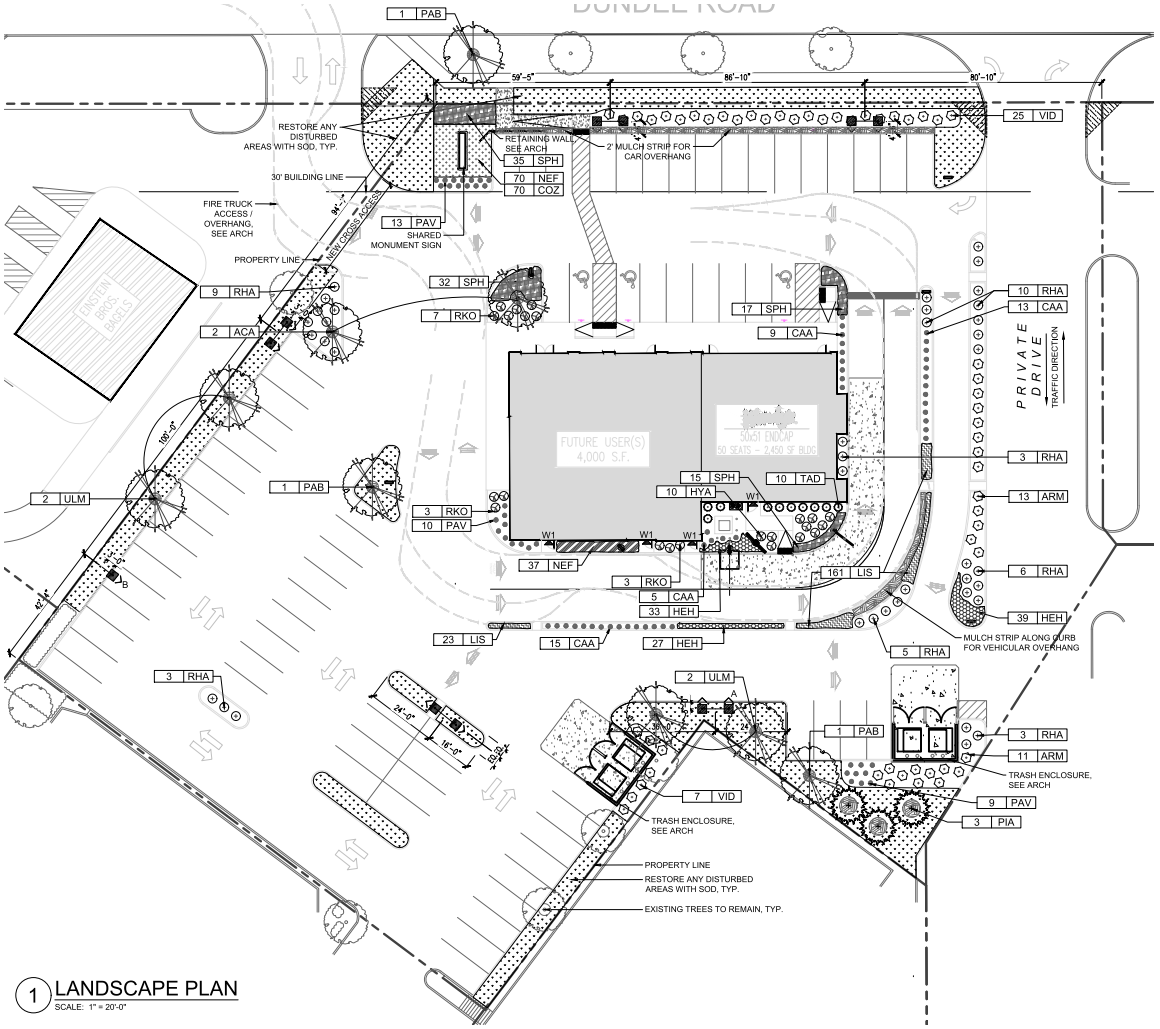
ISSUE DATE: 07.31.19
PROJECT NUMBER: 18048
DRAWN BY: AH / CM
CHECKED BY: KG

SEAL

SHEET NAME
TREE REMOVAL PLAN

SHEET NUMBER
L0.0

Attachment: 120821_Wendy's multi-tenant building -ARCHENG plans (1101 E. Dundee Road - Wendy's - PDA and SU - restaurant - drive through)



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

NORTH

Scale: 1 inch = 20 ft.

PROPERTY LINE

BUILDING

SHADE TREE

EVERGREEN TREE

DECIDUOUS SHRUBS

ORNAMENTAL GRASSES

LAWN SOD

PERENNIAL / GROUNDCOVER AREAS

MULCH, 3" DEPTH

12' X 12' SIGHT TRIANGLE

LIGHT FIXTURE

Plant Schedule

Wendy's - 1101 E. Dundee Rd. Palatine, IL

Qty.	Key	Botanical name	Common name	Min. Size	Notes
		SHADE TREES			
2	ACA	Acer x freemanii "Autumn Blaze"	Autumn Blaze Maple	2.5" B&B	Central Leader
3	PAB	Platanus x acerifolia 'Bloodgood'	Bloodgood London Plane Tree	2.5" B&B	Central Leader
4	ULM	Ulmus x 'Morton'	Morton Hybrid Elm	2.5" B&B	Central Leader
		EVERGREEN TREES			
3	PIA	Picea abies	Norway Spruce	8' Ht. B&B	
		DECIDUOUS SHRUBS			
24	ARM	Aronia melanocarpa	Black Chokeberry	30" B&B	4.5' O.C.
10	HYA	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	#5 Cont.	4' O.C.
39	RHA	Rhus aromatica 'Gro-low'	Gro-Low Sumac	#5 Cont.	5' O.C.
13	RKO	Rosa 'Knockout'	Knock Out Rose	#5 Cont.	4' O.C.
32	VID	Viburnum dentatum 'Blue Muffin'	Blue Muffin Arrowwood Viburnum	36" B&B	5' O.C.
		EVERGREEN SHRUBS			
10	TAD	Taxus media 'Densiformis'	Dense Yew	24" B&B	4' O.C.
		PERENNIALS AND GRASSES			
42	CAA	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Grass	#1 Cont.	3' O.C.
70	COZ	Coreopsis 'Zagreb'	Zagreb Coreopsis	#1 Cont.	18" O.C.
99	HEH	Hemerocallis 'Happy Returns'	Happy Returns Daylily	#1 Cont.	18" O.C.
184	LIS	Liriope spicata	Lilly turf	3" pot	12" O.C.
107	NEF	Nepeta faassenii 'Walker's Low'	Walker's Low Catmint	#1 Cont.	18" O.C.
32	PAV	Panicum virgatum 'Northwind'	Switch Grass	#1 Cont.	3' O.C.
99	SPH	Sporobolus heterolepis	Prairie Dropseed	#1 Cont.	2' O.C.

Palatine Landscape Requirements

Wendy's - 1101 E. Dundee Rd. Palatine, IL

Zoning: PUD

Right of Way Landscape

Requirement - (1) Street tree per 40 LF of frontage

Dundee Road - 188' requires 4.7 street trees

(3) existing trees to remain, (1) proposed

Site Landscape

Parking Lot

Requirement: (1) shade tree for every 10 parking stalls. 71 parking stalls / 10 = **7.1 trees**

Proposed: (8) parking lot trees. (3) existing trees. 11 **total trees.**

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PROJECT YEAR:	2019
FURNITURE PACKAGE:	2019
DRAWING RELEASE	SPRING 2019

Wendy's

1101 E. DUNDEE ROAD
PALATINE, ILLINOIS

PROJECT TYPE: NEW BUILD
SMART 55 - 2.0

REV.	DATE	DESCRIPTION
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2	12.8.21	ZONING COMMENTS

ISSUE DATE: 07.31.19
PROJECT NUMBER: 18048
DRAWN BY: AH / CM
CHECKED BY: KG

SEAL

SHEET NAME
LANDSCAPE PLAN

SHEET NUMBER
L1.0

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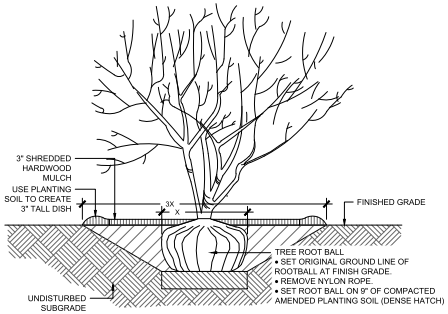
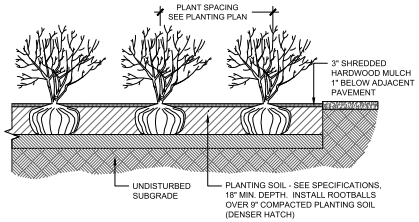
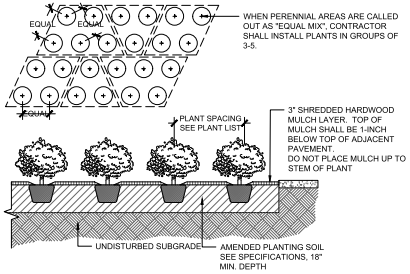


1 SHADE/ORNAMENTAL TREE PLANTING DETAIL
SCALE: NTS



2 SHRUB PLANTING DETAIL
SCALE: NTS



3 GROUNDCOVER / PERENNIAL PLANTING DETAIL
SCALE: NTS

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OWNER:	
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FURNITURE PACKAGE:	2019
DRAWING RELEASE	SPRING 2019

Wendy's
1101 E. DUNDEE ROAD
PALATINE, ILLINOIS

PROJECT TYPE: NEW BUILD
SMART 55 - 2.0

REV.	DATE	DESCRIPTION
1	5.25.21	ZONING COMMENTS
2	12.8.21	ZONING COMMENTS

ISSUE DATE: 07.31.19
PROJECT NUMBER: 18048
DRAWN BY: AH / CM
CHECKED BY: KG
SEAL

SHEET NAME
LANDSCAPE DETAILS

SHEET NUMBER
L2.0

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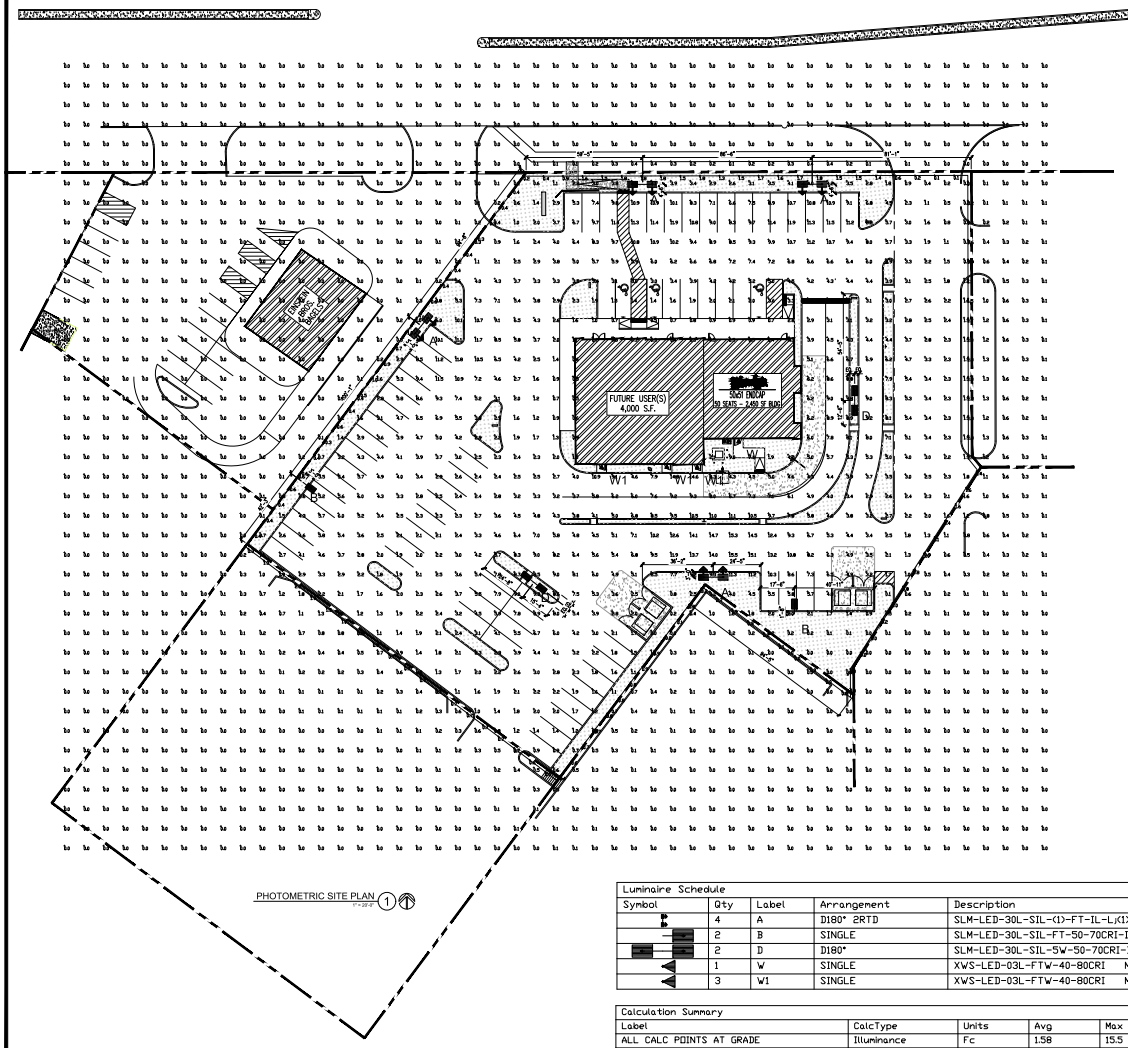
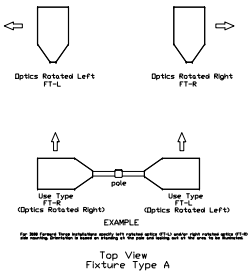


PHOTOMETRIC SITE PLAN 1



Top View
Fixture Type A

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	LLD	UDF	LLF	Arr. Lum. Lumens	Arr. Watts
	4	A	D180° 2RTD	SLM-LED-30L-SIL-(1)-FT-IL-L(X1)-FT-IL-R-50-70CRI-D180 ON 24' POLE + 2' BASE	1.000	1.000	1.000	40054	464
	2	B	SINGLE	SLM-LED-30L-SIL-FT-50-70CRI-IL-SINGLE ON 24' POLE + 2' BASE	1.000	1.000	1.000	20027	232
	2	D	D180°	SLM-LED-30L-SIL-5W-50-70CRI-D180 ON 24' POLE+2' BASE	1.000	1.000	1.000	62474	464
	1	W	SINGLE	XWS-LED-03L-FTW-40-80CRI MTD @ 7'-2"	1.000	1.000	1.000	3759	26
	3	W1	SINGLE	XWS-LED-03L-FTW-40-80CRI MTD @ 8'-3"	1.000	1.000	1.000	3759	26

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALC POINTS AT GRADE	Illuminance	Fc	1.58	15.5	0.0	N.A.	N.A.
PROPRTY LINE TAKEN @ GRADE	Illuminance	Fc	0.89	3.2	0.0	N.A.	N.A.
OTHER LOT PARKING & DRIVES	Illuminance	Fc	3.83	11.8	0.7	5.47	16.86
WENDY'S PARKING & DRIVES	Illuminance	Fc	6.83	15.5	0.5	13.66	31.00

n provided, all dimensions and luminaire locations
ended positions. The engineer and/or architect must
y of the layout to existing or future field conditions.

ents illumination levels calculated from laboratory data
conditions in accordance with The Illuminating Engineering
ethods. Actual performance of any manufacturer's luminaires
e in electrical voltage, tolerance in lamps/LED's and other
Calculations do not include obstructions such as buildings,
y other architectural elements unless noted. Fixture nomenclature
mounting hardware or poles. This drawing is for photometric
and should not be used as a construction document or as a final
roduct.

Total Project Wa
Total Watts = 33

LIGHTING PROPE
WENDY'S
1101 E DUNDEE RD
PALATINE, IL
BY:MK DATE7/9

SCALE: 1"=30'

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SITE NUMBER:	12983
BASE MDL:	SMART 55 - 2.0
ASSET TYPE:	COMP./FRAN
CLASSIFICATION:	NEW
OWNER:	
BASE VERSION:	2021
UPGRADE CLASSIFICATION:	
	END CAP
PROJECT YEAR:	2021
FURNITURE PACKAGE:	2021
DRAWING RELEASE	SUMMER 2021

Wendy's

PUD AMENDMENT
1101 E. DUNDEE ROAD
PALATINE, ILLINOIS

PROJECT TYPE: END CAP
SMART 55 - 2.0

REV.	DATE	DESCRIPTION
1	04-02-21	SPECIAL USE PERMIT SUBMISSION
2	12-06-21	SPECIAL USE PERMIT RE-SUBMISSION

ISSUE DATE: 03-17-21
PROJECT NUMBER: 21074
DRAWN BY: EVC
CHECKED BY: MRV
SEAL

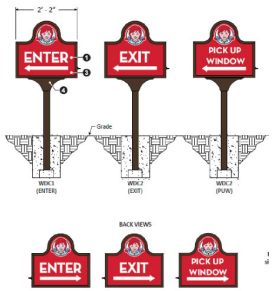
SHEET NAME
PHOTOMETRIC PLAN

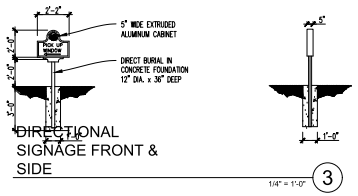
SHEET NUMBER
PH1.1

Attachment: 120921_Wendy's multi-tenant building -ARCHENG plans (1101 E. Dundee Road - Wendy's - PDA and SU - restaurant - drive through)

SITE PLAN NOTES

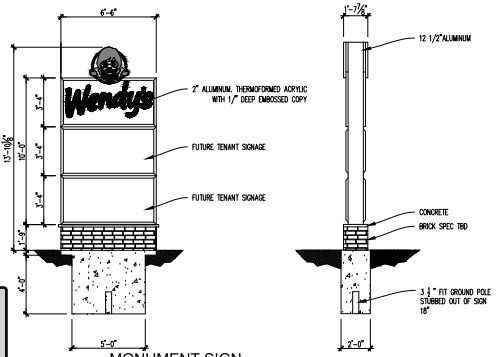
1. NEW LIGHT POLE. SEE PHOTOMETRIC PLAN AND 7/AS2.1 FOR DETAILS.
2. 6' x 6' CONCRETE PAD AND BOLLARDS FOR TRANSFORMER
3. 6" DIA. METAL PIPE BOLLARD FILLED W/ CONCRETE COVERED WITH BOLLARD SLEEVE. INSTALL BOLLARD 1" CLEAR OF WALL FINISHES, REFER TO DETAIL 3/AS2.1.
4. CLEARANCE BAR. DEE DETAIL 4/AS3.1.
5. DCD WITH CANOPY. SEE DETAILS AS3.1.
6. MENU BOARD. SEE DETAILS AS3.1.
7. GREASE RECOVERY SYSTEM. SEE PLUMBING DRAWINGS.
8. PAVEMENT MARKER; SIMILAR TO 2/AS2.1 (WITHOUT TEXT)
9. PAVEMENT MARKER; SEE DETAIL 2/AS2.1.
10. TRASH ENCLOSURE. SEE SHEET AS4.1..
11. CT CABINET.
12. SIDEWALKS TO MAINTAIN MINIMUM 5'-0" WIDTH WITH NO OBSTRUCTIONS.
13. ADA COMPLIANCY SIGN TO SET ON THE CENTERLINE OF EACH STALL AND NO FARTHER THAN 5'-0" FROM PAVEMENT. SEE DETAIL 9/AS2.1.
14. MONUMENT SIGN.
15. PRE-SELL MENU BOARD.
16. ADA COMPLIANT RAMP. SEE DETAIL 5/AS2.1.
17. ACCESSIBLE ROUTE STRIPING.
18. REMOVE EXISTING SIDEWALK.
19. LANDSCAPE AREA.
20. DIRECTIONAL SIGN.





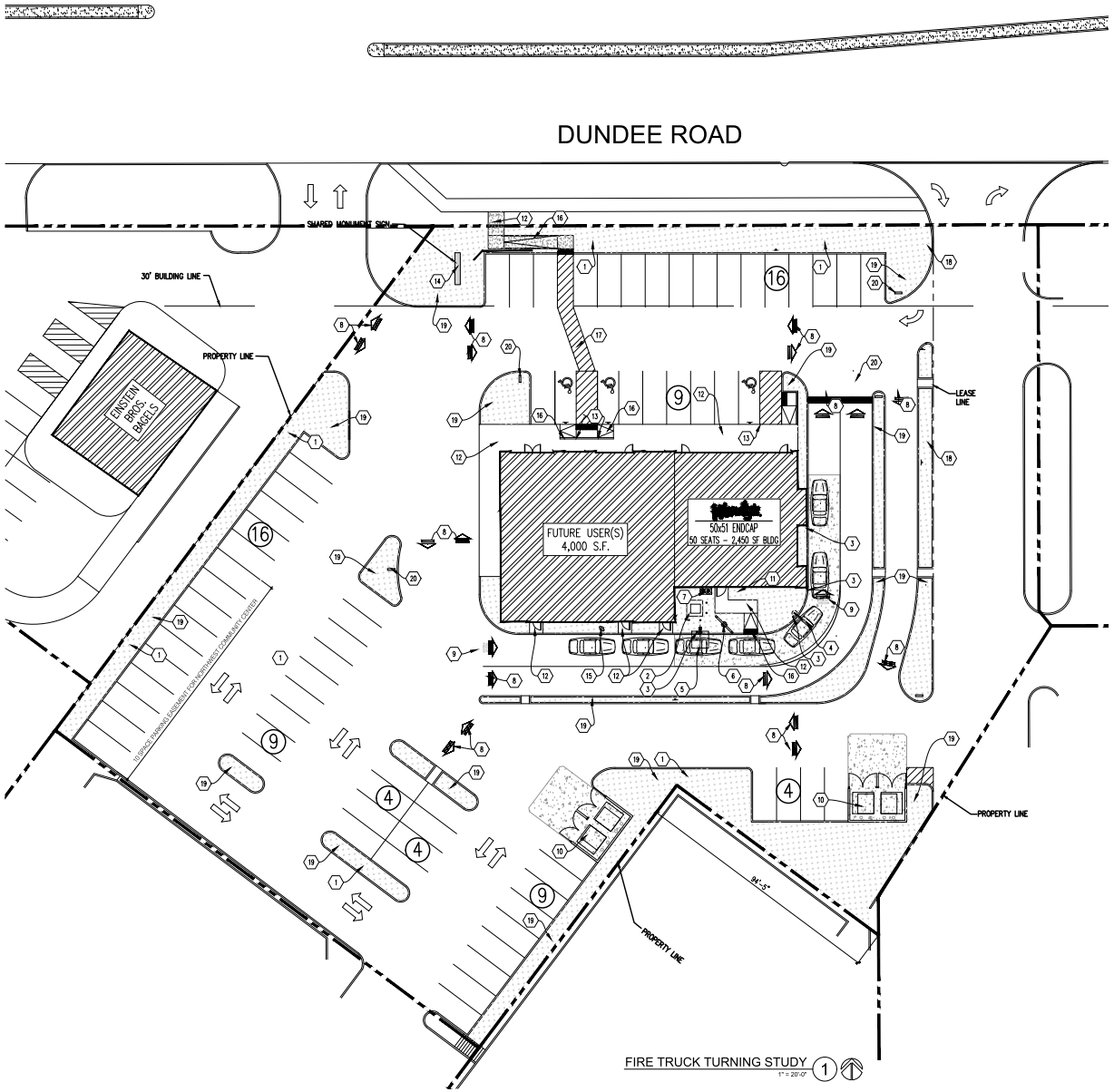
DIRECTIONAL SIGNAGE FRONT & SIDE

1/4" = 1'-0" (3)



MONUMENT SIGN FRONT & SIDE

1/4" = 1'-0" (2)



FIRE TRUCK TURNING STUDY (1)

1" = 20'-0"

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DRAWING RELEASE	SUMMER 2021

Wendy's

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PALATINE, ILLINOIS

PROJECT TYPE: END CAP
SMART 55 - 2.0

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ISSUE DATE: 03-17-21
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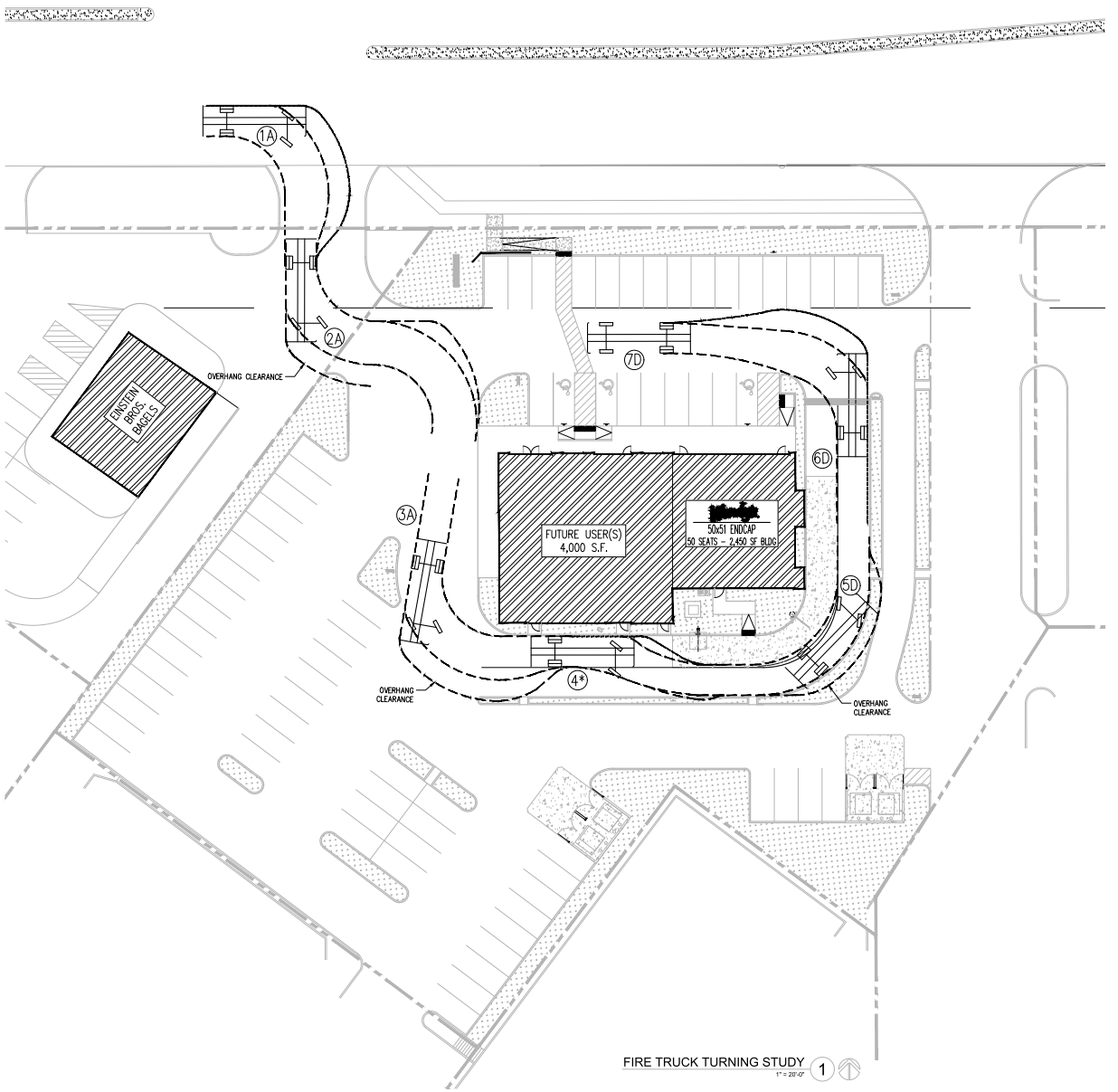
DRAWN BY: EVC
CHECKED BY: MRV
SEAL

SHEET NAME
ARCHITECTURAL SITE PLAN & SIGNAGE DETAILS

SHEET NUMBER
AS1.1

Attachment: 120921_Wendy's multi-tenant building -ARCHENG plans (1101 E. Dundee Road - Wendy's - PDA and SU - restaurant - drive through)

Attachment: January 18 Plan Commission materials (2022-7 : 1101 E. Dundee Road - PD Amendment & Spcial Use for a Restautant/Drive-Thru)



FIRE TRUCK TURNING STUDY (1)
1" = 20'-0"

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SHEET NAME
FIRE TRUCK TURNING STUDY

SHEET NUMBER
AS1.2

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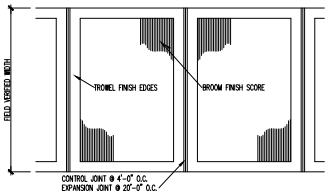
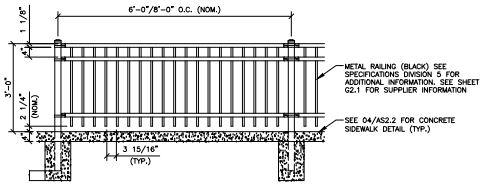
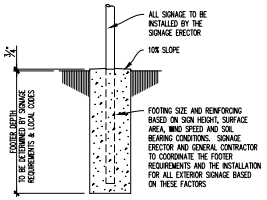


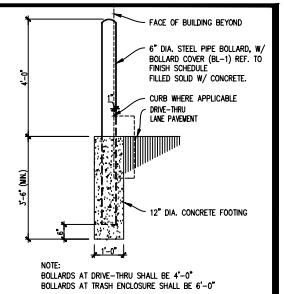
SIDEWALK FINISH DETAIL 11
1/2" = 1'-0"



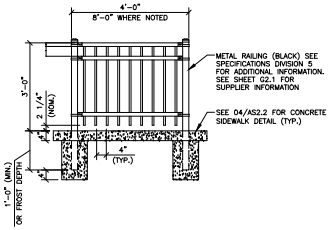
PATIO RAILIING DETAIL 9
1/2" = 1'-0"



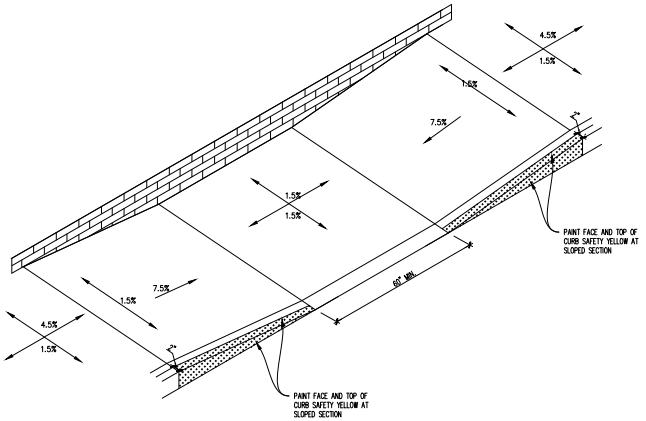
SIGN BASE DETAIL 6
1/2" = 1'-0"



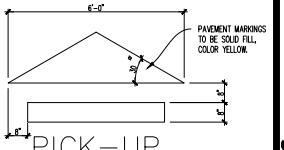
6" BOLLARD DETAIL 3
1/2" = 1'-0"



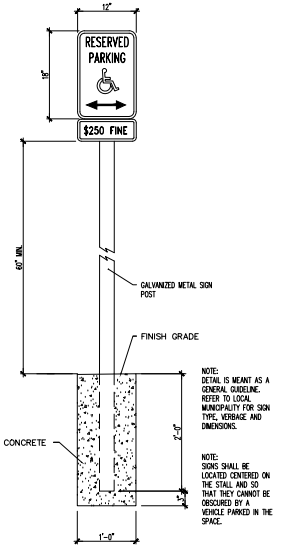
SAFETY RAILIING DETAIL 8
1/2" = 1'-0"



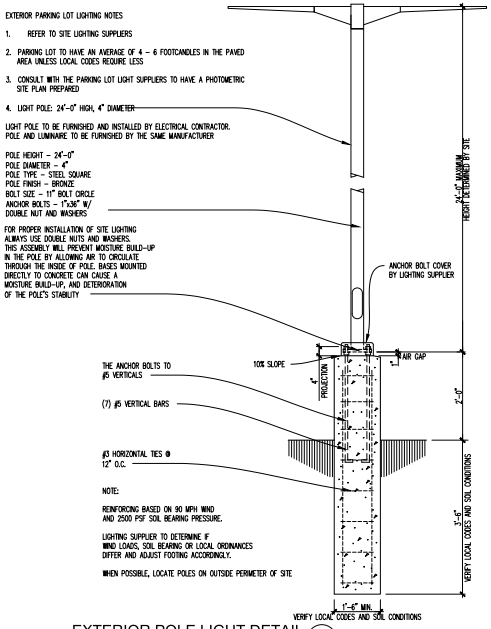
SIDEWALK RAMP DETAIL 5
N.T.S.



PAVEMENT MARKER DETAIL 2
1/2" = 1'-0"

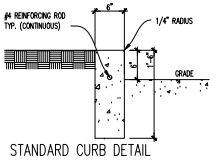


ACCESSIBLE SIGN 10
N.T.S.

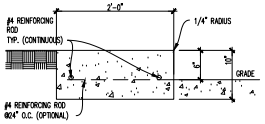


EXTERIOR POLE LIGHT DETAIL 7
3/4" = 1'-0"

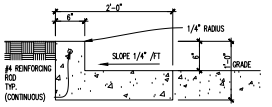
NOTE: ALL CONCRETE CURBS TO HAVE EXPANSION JOINTS OR SAW CUTS NOT MORE THAN 20'-0" APART



STANDARD CURB DETAIL



ALTERNATE CURB DETAIL 1



ALTERNATE CURB & GUTTER DETAIL 2

CONCRETE CURB DETAIL 1
1" = 1'-0"

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SITE NUMBER:	12983
BASE MDL:	SMART 55 - 2.0
ASSET TYPE:	COMP./FRAN
CLASSIFICATION:	NEW
OWNER:	
BASE VERSION:	2021
UPGRADE CLASSIFICATION:	END CAP
PROJECT YEAR:	2021
FURNITURE PACKAGE:	2021
DRAWING RELEASE	SUMMER 2021

Wendy's

PUD AMENDMENT
1101 E. DUNDEE ROAD
PALATINE, ILLINOIS

PROJECT TYPE: END CAP
SMART 55 - 2.0

REV.	DATE	DESCRIPTION
1	04-02-21	SPECIAL USE PERMIT SUBMISSION
2	12-06-21	SPECIAL USE PERMIT RE-SUBMISSION

ISSUE DATE: 03-19-21
PROJECT NUMBER: 21074
DRAWN BY: EVC
CHECKED BY: MRV
SEAL

SHEET NAME
SITE DETAILS

SHEET NUMBER
AS2.1

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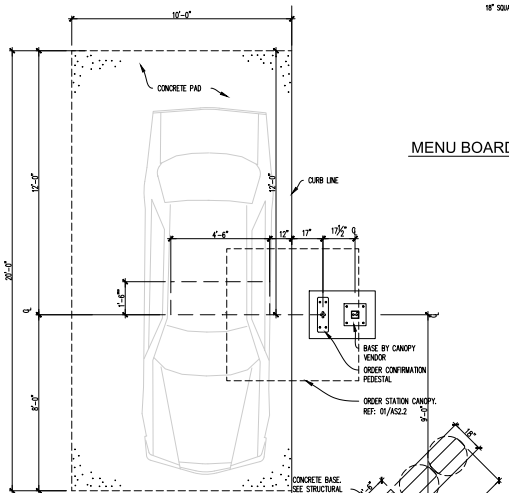
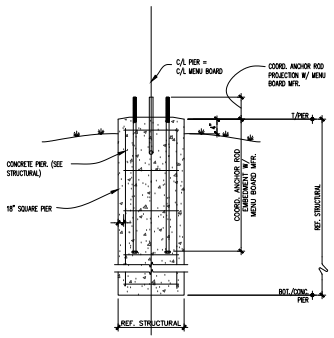
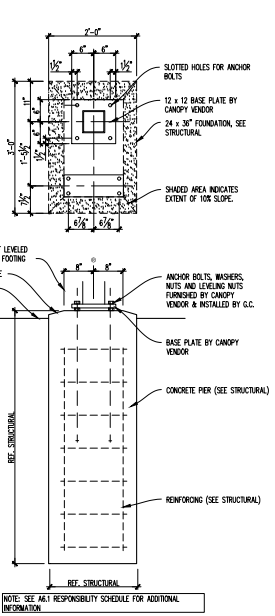


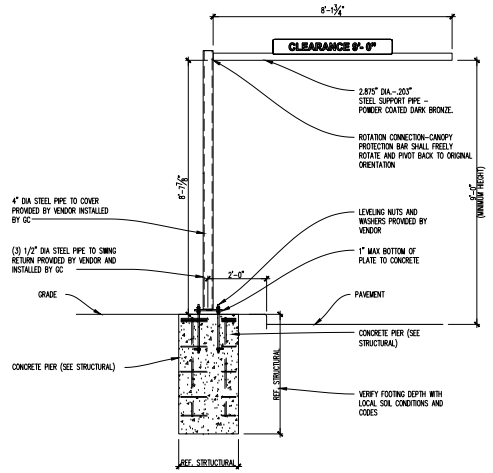
PARTIAL PLAN VIEW 7
3/8" = 1'-0"



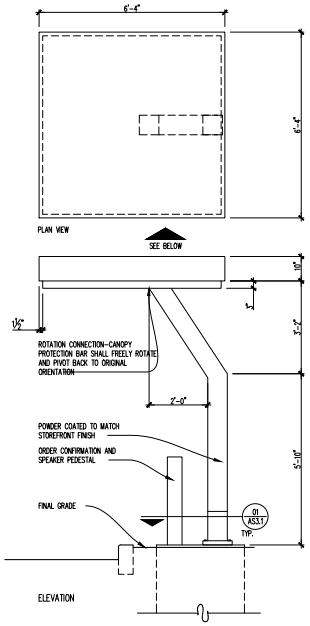
MENU BOARD FOUNDATION DETAIL 6
3/4" = 1'-0"



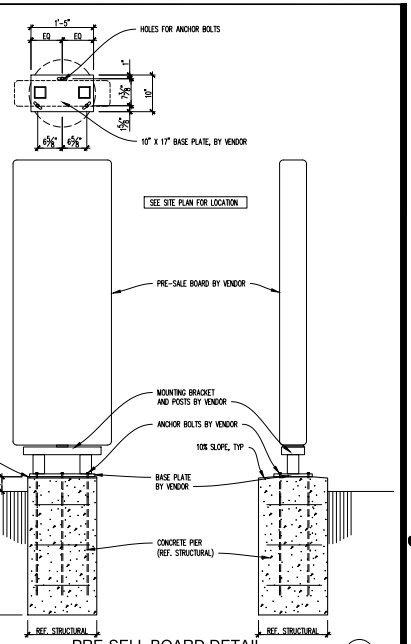
CANOPY FOOTING SECTION 5
3/4" = 1'-0"



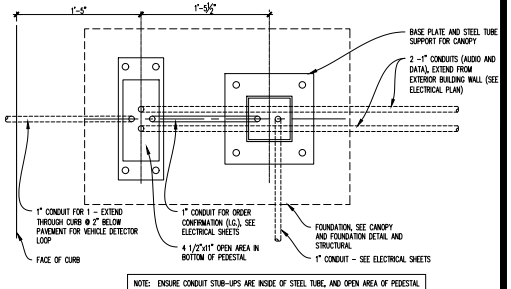
CANOPY PROTECTION BAR 4
1/2" = 1'-0"



ORDER STATION CANOPY 3
1/2" = 1'-0"



PRE-SELL BOARD DETAIL 2
3/4" = 1'-0"



CANOPY FOOTING DETAIL 1
1 1/2" = 1'-0"

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FURNITURE PACKAGE:	2021
DRAWING RELEASE	SUMMER 2021

Wendy's

PUD AMENDMENT
1101 E. DUNDEE ROAD
PALATINE, ILLINOIS

PROJECT TYPE: END CAP
SMART 55 - 2.0

REV.	DATE	DESCRIPTION
1	06-02-21	SPECIAL USE PERMIT SUBMISSION
2	12-06-21	SPECIAL USE PERMIT RE-SUBMISSION

ISSUE DATE: 03-19-21
PROJECT NUMBER: 21074
DRAWN BY: EVC
CHECKED BY: MRV
SEAL

SHEET NAME
SINGLE LANE DRIVE-THRU ORDER STATION DETAILS

SHEET NUMBER
AS3.1

Attachment: 120921_Wendy's multi-tenant building -ARCHENG plans (1101 E. Dundee Road - Wendy's - PDA and SU - restaurant - drive through)

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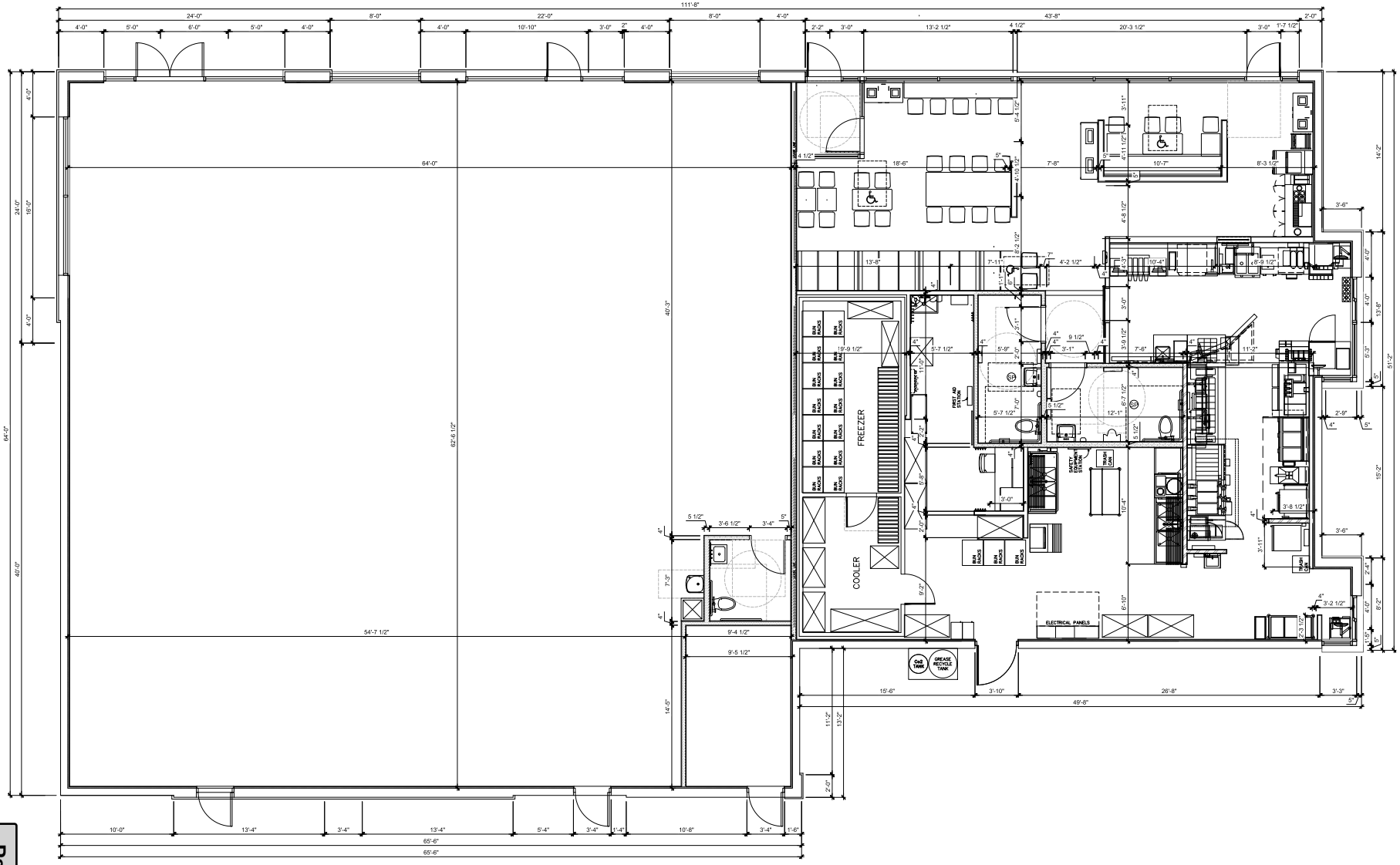

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DRAWING RELEASE	SUMMER 2021

Wendy's

PUD AMENDMENT
1101 E. DUNDEE ROAD
PALATINE, ILLINOIS

PROJECT TYPE: END CAP
SMART 55 - 2.0

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ISSUE DATE: 03-19-21
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SEAL

SHEET NAME
FLOOR PLAN

SHEET NUMBER
PLAN

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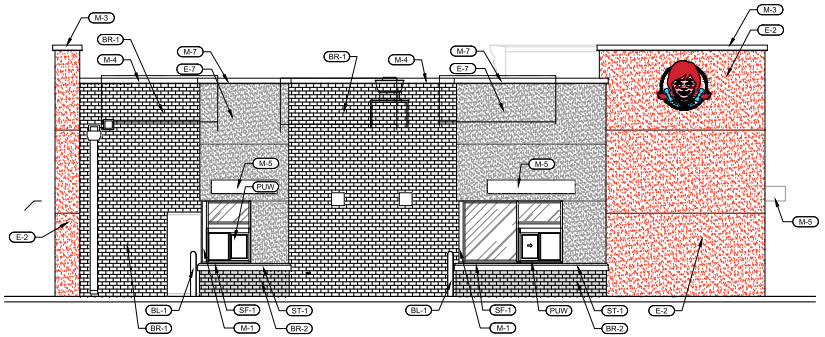
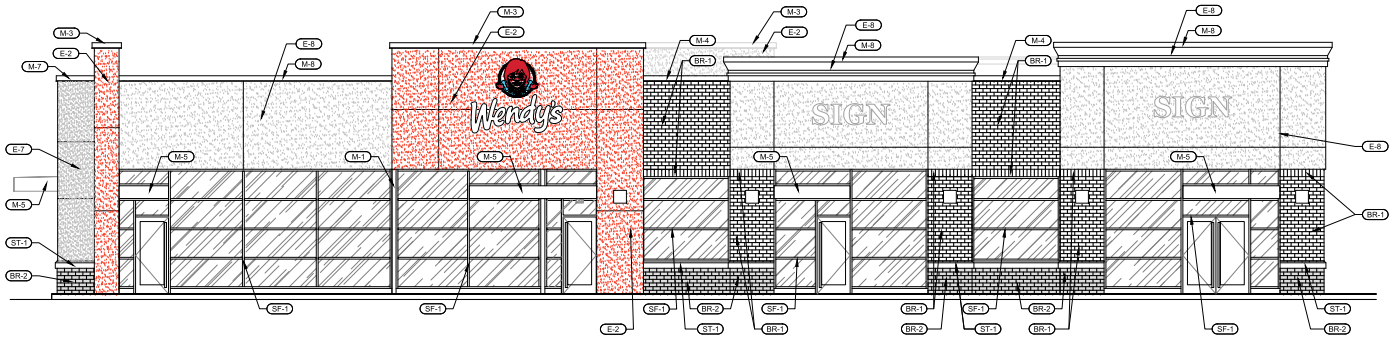
EXTERIOR FINISH SCHEDULE	
SF-1	STOREFRONT -"DARK BRONZE"
PUW	PICK-UP WINDOW TO MATCH STOREFRONT
M-1	PARAPET CAP/ BRAKE METAL - "DARK BRONZE"
M-3	EXCEPTIONAL METALS - "BRIGHT RED"
M-4	EXCEPTIONAL METALS - PAINTED TO MATCH BRICK BELOW
M-5	BRAKE METAL - "CLEAR ANNODIZED"
M-7	EXCEPTIONAL METALS - "CUSTOM DARK GREY"
M-8	EXCEPTIONAL METALS - PAINTED TO MATCH CORNICE
E-2	EIFS - "WENDY'S RED"
E-7	EIFS - "DARK GREY"
E-8	EIFS - "TAN"
BL-1	BOLLARD SLEEVE - "YELLOW"
PEX-1	PAINT - DARK BRONZE (SEE PAINT SCHEDULE)
PEX-3	PRE-FINISHED DARK BRONZE SIGN CABINETS (SEE PAINT SCHEDULE)
PEX-10	PAINT / POWDER COAT- BLACK (SEE PAINT SCHEDULE)
PEX-12	PAINT- DARK GREY (SEE PAINT SCHEDULE)
BR-1	THRU-WALL - INTERSTATE (7 5/8"H x 3 5/8"D x15 5/8"L) "BRONZESTONE"
BR-2	THRU-WALL - INTERSTATE (7 5/8"H x 3 5/8"D x15 5/8"L) "WALNUT"
ST-1	CAST STONE SILL- SHOULDICE DESIGNER STONE "924" WATER TABLE, "CRYSTAL WHITE - LS"



EAST ELEVATION
3/16" = 1'-0" (1)



NORTH ELEVATION
3/16" = 1'-0" (2)

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BASE VERSION:	2021
UPGRADE CLASSIFICATION:	END CAP
PROJECT YEAR:	2021
FURNITURE PACKAGE:	2021
DRAWING RELEASE	SUMMER 2021

Wendy's
PUD AMENDMENT
1101 E. DUNDEE ROAD
PALATINE, ILLINOIS

PROJECT TYPE: END CAP
SMART 55 - 2.0

REV.	DATE	DESCRIPTION
1	04-02-21	SPECIAL USE PERMIT SUBMISSION
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ISSUE DATE: 03-19-21
PROJECT NUMBER: 21074
DRAWN BY: EVC
CHECKED BY: MRV
SEAL

SHEET NAME
EXTERIOR ELEVATIONS

SHEET NUMBER
A2.1

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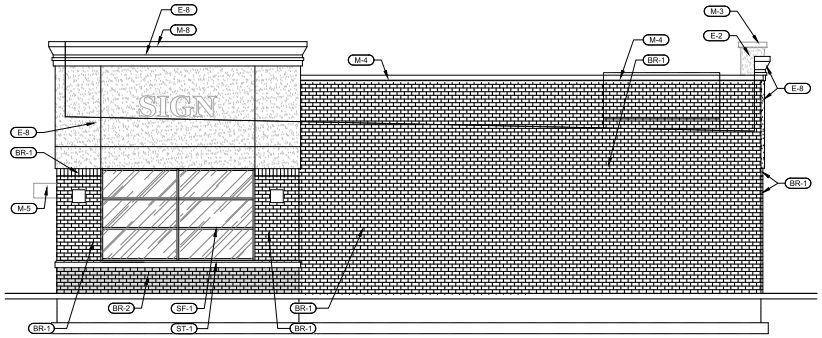
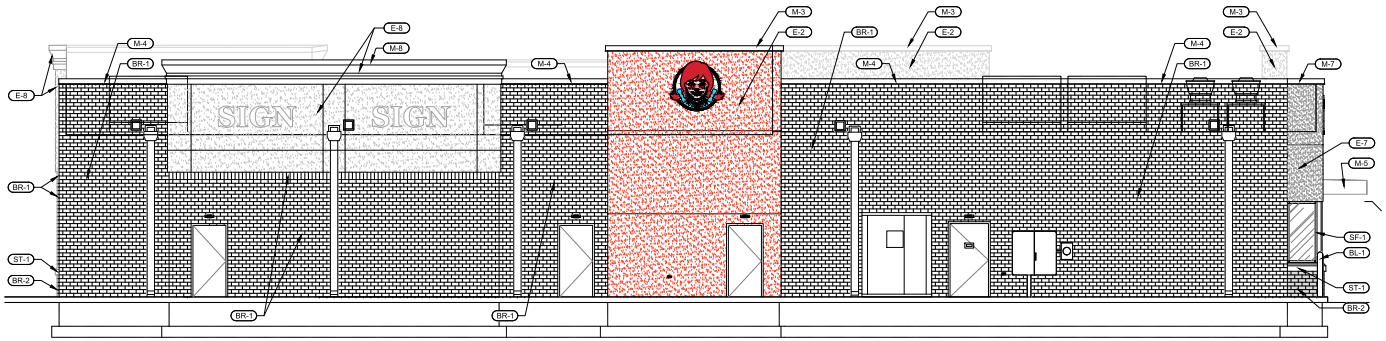


WEST ELEVATION 1
3/16" = 1'-0"



SOUTH ELEVATION 2
3/16" = 1'-0"

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CLASSIFICATION:	NEW
OWNER:	
BASE VERSION:	2021
UPGRADE CLASSIFICATION:	END CAP
PROJECT YEAR:	2021
FURNITURE PACKAGE:	2021
DRAWING RELEASE	SUMMER 2021

Wendy's

PUD AMENDMENT
1101 E. DUNDEE ROAD
PALATINE, ILLINOIS

PROJECT TYPE: END CAP
SMART 55 - 2.0

REV.	DATE	DESCRIPTION
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ISSUE DATE: 03-19-21
PROJECT NUMBER: 21074
DRAWN BY: EVC
CHECKED BY: MRV
SEAL

SHEET NAME
EXTERIOR ELEVATIONS

SHEET NUMBER
A2.2

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SOUTH ELEVATION (BOH ENTRANCE) 1
3/16" = 1'-0"

EAST ELEVATION (DRIVE-THRU) 2
3/16" = 1'-0"

WEST ELEVATION 3
3/16" = 1'-0"

NORTH ELEVATION (MAIN ENTRANCE) 4
3/16" = 1'-0"

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PROJECT YEAR:	2021
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DRAWING RELEASE	SUMMER 2021

Wendy's

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1101 E. DUNDEE ROAD
PALATINE, ILLINOIS

PROJECT TYPE: END CAP
SMART 55 - 2.0

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ISSUE DATE: 03-19-21
PROJECT NUMBER: 21074
DRAWN BY: EVC
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SEAL

SHEET NAME
COLOR ELEVATIONS

SHEET NUMBER
CE1.1

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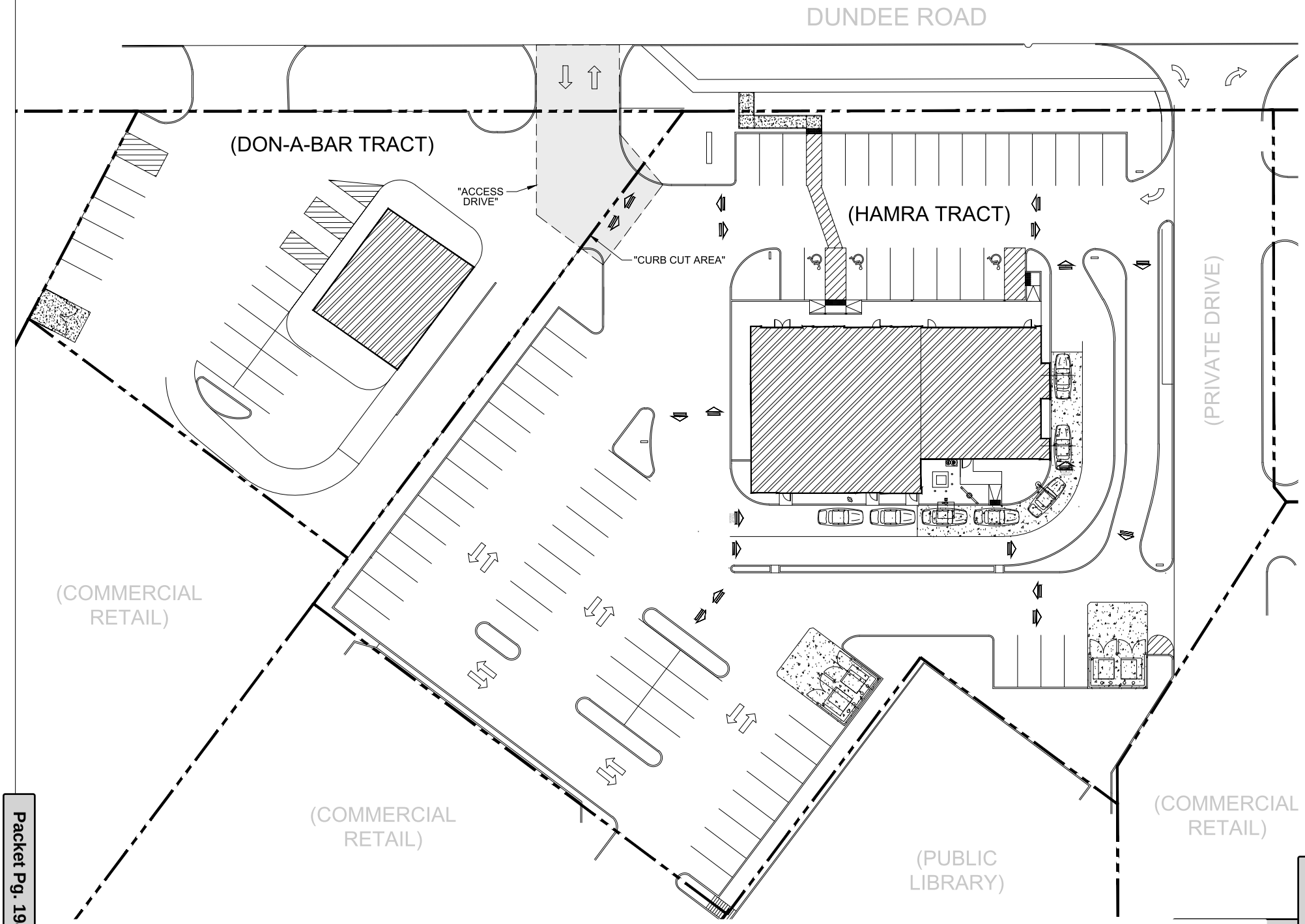
"EXHIBIT C"



Attachment: Cross Access Easement - Exhibit C (1101 E. Dundee Road - Wendy's - PDA and SU - 6.B.1.g

Attachment: January 18 Plan Commission materials (2022-7 : 1101 E. Dundee Road - PD Amendment & Spcial Use for a Restautant/Drive-Thru)

Attachment: January 18 Plan Commission materials (2022-7 : 1101 E. Dundee Road - PD Amendment & Spcial Use for a Restautant/Drive-Thru)

THIS DOCUMENT
WAS PREPARED BY
AND AFTER RECORDING
RETURN TO:

Krista Kron, Esq.
c/o Hamra Enterprises
1855 S. Ingram Mill Road, Suite 100
Springfield, MO 65804

ACCESS EASEMENT AGREEMENT

THIS ACCESS EASEMENT AGREEMENT (this "Agreement") is made as of the ___ day of _____, 2021, by and between HAMRA GATEWAY, LLC, a Missouri limited liability company ("Hamra"), and DON-A-BAR, LLC, an Illinois limited liability company ("Don-A-Bar").

R E C I T A L S:

This Agreement is entered into upon the basis of the following facts, understandings and intentions of the parties hereto:

A. Hamra is the owner of the parcel of land situated in Cook County, Illinois, being more particularly described on Exhibit A attached hereto, and which is identified as the "Hamra Tract" on the site plan (the "Site Plan") attached hereto as Exhibit C.

B. Don-A-Bar is the owner of the parcel of land situated immediately adjacent to the Hamra Tract, being more particularly described on Exhibit B attached hereto, and which is identified as the "Don-A-Bar Tract" on the Site Plan.

C. Governmental approval has been or will be obtained for a curb cut (the "Curb Cut") from the Hamra Tract to the Don-A-Bar Tract, at the location designated on the Site Plan.

D. The Hamra Tract and the Don-A-Bar Tract are sometimes hereinafter collectively referred to as "Tracts" and individually as a "Tract". Hamra and Don-A-Bar, and their respective successors and assigns who become owners of a Tract, are sometimes hereinafter referred to collectively as "Parties" and individually as a "Party".

E. The Parties desire to create reciprocal easements for vehicular and pedestrian ingress and egress for the benefit of their respective Tracts.

NOW, THEREFORE, in consideration of the above Recitals and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree and covenant as follows:

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed as of the day and year first above written.

HAMRA GATEWAY, LLC, a Missouri limited liability company

By: _____
Name: Michael K. Hamra
Its: President and CEO

DON-A-BAR, LLC, an Illinois limited liability company

By: _____
Name: _____
Its: _____

Attachment: January 18 Plan Commission materials (2022-7 : 1101 E. Dundee Road - PD Amendment & Spcial Use for a Restautant/Drive-Thru)

Attachment: January 18 Plan Commission materials (2022-7 : 1101 E. Dundee Road - PD Amendment & Spcial Use for a Restautant/Drive-Thru)

ACKNOWLEDGMENTS

STATE OF_____)
) SS.
COUNTY OF _____)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MICHAEL K. HAMRA, the President and CEO of HAMRA GATEWAY, LLC, a Missouri limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such President and CEO, appeared before me this day in person and acknowledged that he signed and delivered said instrument as such President and CEO of said limited liability company, as his own free and voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this __ day of _____, 2021.

_____
NOTARY PUBLIC

My Commission Expires:

_____

STATE OF_____)
) SS.
COUNTY OF _____)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that _____ , the _____ of DON-A-BAR, LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such_____ , appeared before me this day in person and acknowledged that he/she signed and delivered said instrument as such _____ of said limited liability company, as his/her own free and voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth.

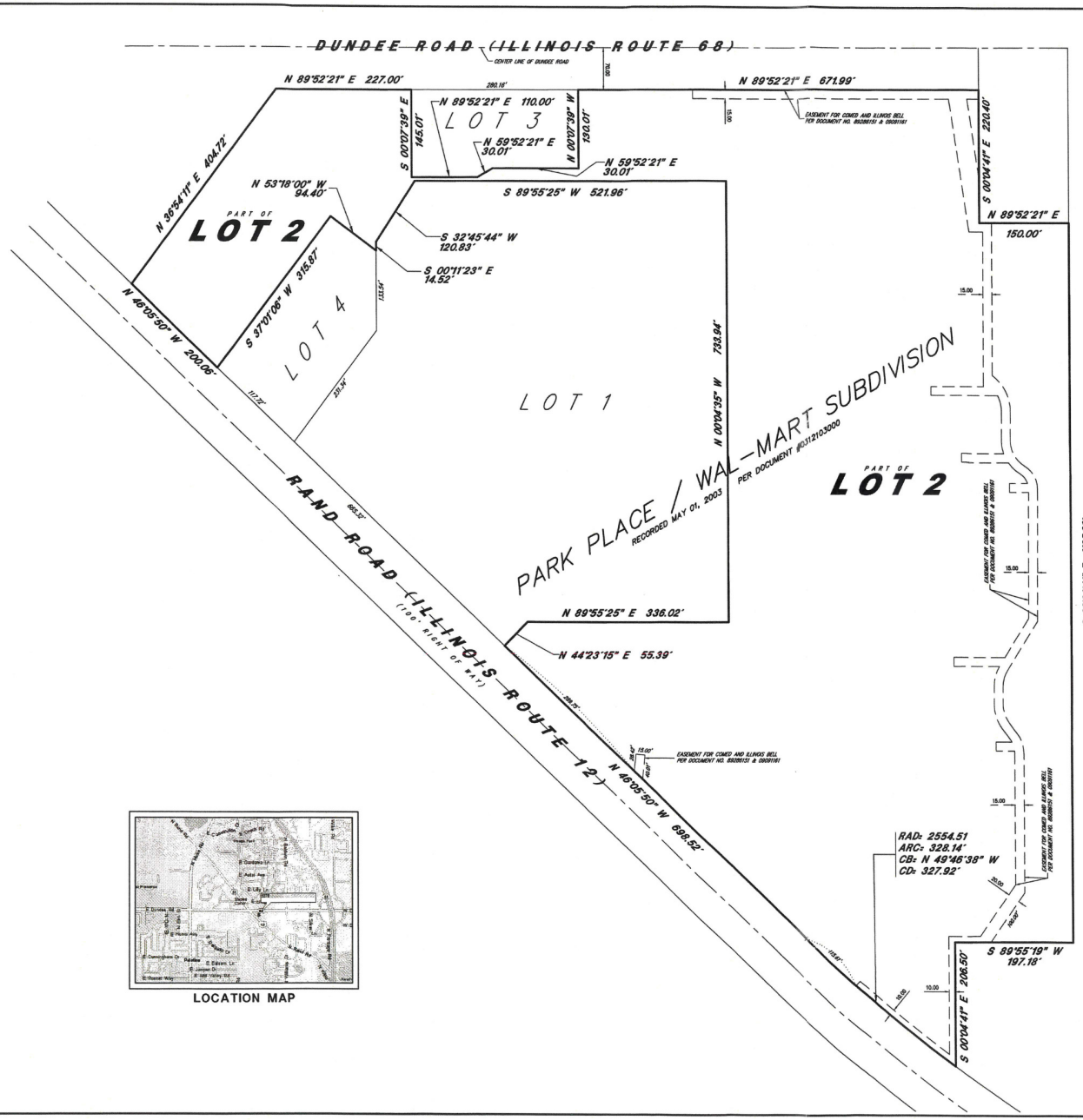
GIVEN under my hand and Notarial Seal this __ day of _____, 2021.

_____
NOTARY PUBLIC

My Commission Expires:

PLAT OF SURVEY

LOT 2 IN THE FINAL PLAT OF PARK PLACE / WAL-MART SUBDIVISION BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 1, 2003 PER DOCUMENT NUMBER 0312103000, IN COOK COUNTY, ILLINOIS.



LOCATION MAP

NOTES:

1. ONSITE BENCHMARK ⊕ – RIM OF SANITARY MANHOLE #11 LOCATED WEST-SIDE OF WEST PARKING LOT AS SHOWN ELEVATION=727.20
2. OFFSITE BENCHMARK ⊕ – PK NAIL IN ASPHALT OF LYNDA DRIVE, 32 FEET NORTH OF EX. EDGE OF CONCRETE APRON AND 2.3 FEET WEST OF EAST EDGE OF PAVEMENT. ELEVATION=745.05
3. PERMANENT INDEX NUMBER: 02-12-101-031
4. THE LOCATION OF UNDERGROUND UTILITIES WAS DETERMINED BY FIELD OBSERVATION AND VISIBLE MARKINGS ONLY.
6. FIELD WORK COMPLETED: 12-14-05
7. SURVEY PREPARED WITHOUT THE AID OF A TITLE REPORT, REFER TO A CURRENT TITLE REPORT, DEED AND LOCAL CODES FOR ANY EASEMENT, BUILDING SETBACKS AND OTHER LOCAL RESTRICTIONS NOT SHOWN HEREON.
8. ACCORDING TO OUR INTERPOLATION OF THE FLOOD INSURANCE RATE MAP THIS SITE IS LISTED AS BEING IN A ZONE X, DESCRIBED AS AN AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN PER F.E.M.A. PANEL NO. 17031C0044 F DATED NOVEMBER 6, 2000.
9. SEE SHEET S-2 FOR TOPOGRAPHY AND IMPROVEMENTS

NORTH

SCALE: 1" = 80'

BEARINGS ARE FOR ANGULAR REFERENCE ONLY AND ARE NOT RELATED TO TRUE OR MAGNETIC NORTH

LEGEND

PROPERTY LINE
CENTER LINE
EASEMENT LINE
BUILDING SETBACK
MEASURED DATA
RECORD DATA
CALCULATED DATA
IRON PIN (SURVEYOR'S CAP) (SIZE & MATERIAL)
CONCRETE
EVERGREEN TREE, STANDARD TREE & SHRUB
TYPICAL SIGN
MONITOR WELL
GAS VALVE
GAS METER
FLARED END SECTION
CLOSED MANHOLE
OPEN GRATE MANHOLE
BEEHIVE GRATE MANHOLE
GUTTER FRAME
VALVE VAULT
FIRE HYDRANT
B-BOX / SERVICE VALVE
POST LIGHT, GROUND LIGHT
AREA LIGHT
STREET LIGHT
TRAFFIC SIGNAL
POLE ARM SIGNAL
HANDHOLE (electric/traffic)
TELEPHONE VAULT
ELECTRIC METER
PEDESTAL(telecom/electric/cable)
UTILITY POLE
GUARDRAIL
GUY WIRE ANCHOR
773 CONTOUR LINE
TREE LINE / HEDGE LINE
EDGE GRAVEL/STONE
FENCE LINE
STORM SEWER
SANITARY SEWER
COMBO SEWER
WATER SERVICE LINE
WATERMAIN
OHE OVERHEAD ELEC. LINE
OHT OVERHEAD TELECO LINE
GAS LINE
UGT U.G. TELECO LINE
UGE U.G. ELECTRIC LINE
UTILITY MARKINGS (WATER, GAS, ELEC, ETC.)

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

WE W-T LAND SURVEYING, INC. DO HEREBY DECLARE THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY.

GIVEN UNDER OUR HAND AND SEAL THIS 27th DAY OF DECEMBER A.D. 2005 AT SCHAUMBURG, ILLINOIS.

W-T LAND SURVEYING, INC. ILLINOIS

PROFESSIONAL DESIGN CORPORATION NO. 184-001108

REVISIONS	DATE	BY

W-T LAND SURVEYING, INC.
LAND SURVEYORS & CONSULTING ENGINEERS
39 EAST SCULLY DRIVE
SCHAUMBURG, ILLINOIS 60193
ph. (847)895-3640 fax. (847)895-9985

PANDA EXPRESS PALATINE
DUNDEE ROAD & RAND ROAD
PALATINE, ILLINOIS

PLAT OF SURVEY

DATE : 12-22-05
SCALE : 1"=20'
DRAWN : KCB
FIELD WORK : DAM
CHECK : FIM
JOB : S05345
SHEET S-1 REVISION
OF

Attachment: Plat of Survey (1101 E. Dundee Road - Wendy's - PDA and SU - restaurant - drive through)

Attachment: January 18 Plan Commission materials (2022-7 : 1101 E. Dundee Road - PD Amendment & Spcial Use for a Restautant/Drive-Thru)

ORDINANCE NO. O-132-85

PARK PLACE FASHION CENTER

AN ORDINANCE
REZONING CERTAIN PROPERTY
FROM R-1 TO P PLANNED DEVELOPMENT DISTRICT
BUILDERS SQUARE

WHEREAS, pursuant to a public hearing on November 4, 1985, continued to November 25, 1985 and December 9, 1985, the Planning, Building and Zoning Committee of the Village of Palatine, in accordance with the applicable provisions of the Village Code, has reported its findings to the President and Board of Trustees on the petition of the owner of the following legally described property:

(See Exhibit "A" attached hereto for legal description)

(hereinafter called "the subject property")

asking for rezoning from the existing R-1 to P and approval of a Planned Development.

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 its home rule power:

SECTION 1: That the Zoning Ordinance of the Village of Palatine, as amended, is hereby further amended by classifying as P, the subject property, and approving the Planned Development with the following provisions:

A. The uses permitted under this planned development ordinance shall include drive-in banks, drive-through restaurants, the "permitted uses" contained in the Village's B-1 Shopping Center District (Section 6.02) in the Village's B-2 General Service District (Section 6.03), and in the Cook County C-4 General Commercial District (Section 5.43) attached as Exhibit "C".

B. The bulk standards and site and structure requirements of the development shall be those contained in

Attachment: January 18 Plan Commission materials (2022-7 : 1101 E. Dundee Road - PD Amendment & Spcial Use for a Restautant/Drive-Thru)

or referenced in the Cook County Zoning Ordinance (Section 5.48 and 12.83) attached as Exhibit "C". This provision shall not be construed to permit advertising signs (outdoor billboards) as permitted under Section 12.83(10) of the Cook County Zoning Ordinance without Village approval.

C. The Development Plan attached as Exhibit B shall be approved and constitute the final planned development plan as that term is construed in the Village's Planned Development Zoning Ordinance and, except as otherwise provided herein, the Subject Property shall be developed in accordance with said Plan.

D. Inasmuch as the Village Board has determined in connection with the public hearings on the zoning and annexation of the said property that changes in the Development Plan which conform to those standards described below are reasonable and benefit the public health, safety and general welfare, any changes and revisions in the final planned development plan shall be approved by the Village Board as a matter of right without the requirements of notice and a public hearing provided that conditions 1) and 2) below are met:

1. That the use or uses proposed are included within the list of permitted uses referenced in subparagraph A; and

2. That the change is consistent with the standards referenced in subparagraph B above.

E. Any other changes may be approved by the Village Board pursuant to the procedures established under the Zoning Ordinance.

F. PHASING AND COMPLETION SCHEDULE

The subject property shall be developed in accordance with the following phasing plan and completion schedule.

PHASE	IDENTIFICATION OF DEVELOP.	COMPLETION DATE
I	Builders Square	Spring, 1987
II	In-Line Space	Fall, 1988
III	Five (5) of Eight (8) Outlots	Fall, 1991
IV	Additional Outlots, Expansion, Other Improvements	Fall, 1995

Attachment: January 18 Plan Commission materials (2022-7 : 1101 E. Dundee Road - PD Amendment & Spcial Use for a Restautant/Drive-Thru)

SECTION 2: That the report of the Planning Building & Zoning Committee reporting on this hearing, the public notice, and petition asking for a rezoning be attached hereto and become a part of this ordinance.

SECTION 3: That the Zoning Map of the Village of Palatine is hereby amended to reflect this change.

SECTION 4: That this ordinance shall be in full force and effect from and after December 23, 1985.

PASSED: This 9th day of December, 1985

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

APPROVED by me this 9th day of December, 1985

President of the Village of Palatine PRO-TEM

ATTESTED and FILED in the office of the Village Clerk this 9th day of December, 1985

Village Clerk

Attachment: January 18 Plan Commission materials (2022-7 : 1101 E. Dundee Road - PD Amendment & Spcial Use for a Restautant/Drive-Thru)

SPECIAL PROVISIONS

s in the C-3 General Service District shall conform to requirements of Section 5.39 set forth hereinafter:

KING AND LOADING REQUIREMENTS.

All uses shall conform to the applicable requirements for Off-Street Parking and Loading set forth in Article 11.

SIGN REQUIREMENTS.

All uses shall conform to the applicable requirements for Signs set forth in Article 12.

TRUCKS.

The parking of trucks as an accessory use, when used in the conduct of a permitted business listed in the C-3 District, shall be limited to vehicles of not over one and one-half (1½) tons capacity when located within one hundred and fifty (150) feet of a Residence District boundary line.

SEWER AND WATER.

All dwellings and uses requiring sanitary facilities shall be served by either a municipal sewer and water system, a private community sewer and water system, or a private individual sewage disposal system and water supply system approved by the Cook County Health Department. Lodging houses and multiple-family dwellings must be served by either a municipal or a private community sewer system, and not by a private individual sewage disposal system.

5 USINESS REQUIREMENTS.

a. Business and residential uses are not allowed on the same floor of the same building.

b. Business uses are not allowed above the second floor in buildings containing residential dwelling units. A mezzanine may be provided by a business establishment as an intermediate, fractional story between the floor and ceiling of the first story.

c. All business establishments shall be retail or service establishments dealing directly with consumers. All goods produced on the premises shall be sold at retail on the premises where produced.

d. Establishments of the "drive-in" type offering goods or services directly to customers waiting in parked motor vehicles are not permitted, except in the case of automobile service stations, and drive-in dry cleaners (with special use permit approval).

e. All activities involving the production, processing, or cleaning, servicing, testing, or repair of materials, goods, or products shall conform with the performance standards established for the I-1 Restricted Industral District, provided that performance standards shall in every case be applied at the boundaries of the zoning lot on which such activities take place.

5.4 C-4 GENERAL COMMERCIAL DISTRICT

DESCRIPTION OF DISTRICT

The C-4 General Commercial District is intended to provide sites to be used as primary shopping areas. Structures located in this district vary from freestanding buildings to larger, neighborhood or community shopping centers. Diverse commercial activities, including business, service, and office uses, are permitted in this district. Normally this district is located at the convergence of primary

5.42. USE, LOT, AND BULK REGULATIONS

Use, lot and bulk regulations applying specifically to the C-4 General Commercial District are set forth in Sections 5.43 through 5.49 which follow. Also applying to the C District are regulations set forth in other Articles of t Ordinance as follows:

Article 8 – General Provisions
Article 9 – Planned Unit Development
Article 10 – Non-Conforming Buildings, Structures and Uses
Article 11 – Off-Street Parking and Loading
Article 12 – Signs
Article 13 – Administration and Enforcement
Article 14 – Rules and Definitions

5.43 PERMITTED USES

Permitted Uses of land or buildings, as hereinafter lis shall be permitted in accord with the conditions speci Unless otherwise specifically set forth, wherever a mitted use is named as a major category, it shall deemed to include only those itemized uses listed u the said major category. No building or zoning lot sha devoted to any use other than a use permitted herein and no building or structure shall be erected, alt enlarged, or occupied, except as a permitted use be after, in the zoning district in which such buildin zoning lot shall be located, unless otherwise specifi allowed by this Ordinance.

Uses lawfully established on the effective date of comprehensive amendment, and rendered non-confor by the provisions thereof, shall be subject to the re tions of Article 10.

The following uses are permitted in the C-4 Di

1. RETAIL BUSINESS USES.

a. Antique shops.
b. Appliance stores.
c. Art galleries.
d. Art supply stores.
e. Auction rooms.
f. Bakeries, in which the manufacture of is limited to goods retailed on the pre only.
g. Bars and cocktail lounges, including liv tertainment and dancing.
h. Bicycle sales and repair shops.
i. Book and stationery stores.
j. Business machine sales and service.
k. Camera and photographic supply stores
l. Candy and confectionery stores.
m. Carpet and rug stores.
n. Catering establishments.
o. China and glassware stores.
p. Coin, philatelic, stamp, and numismatic stores.
q. Dairy products stores.
r. Delicatessens.
s. Department stores.
t. Drapery stores.
u. Drug stores and pharmacies.
v. Dry goods stores.
w. Electrical and household appliance store
x. Florist shops and conse

Attachment: January 18 Plan Commission materials (2022-7 : 1101 E. Dundee Road - PD Amendment & Spcial Use for a Restautant/Drive-Thru)

y. Food stores, grocery stores, meat markets, fish markets.
z. Frozen food stores, including locker rental in conjunction therewith.
aa. Furniture stores, including upholstering when conducted as part of the retail operations and secondary to the principal use.
bb. Furrier shops, including the incidental storage and conditioning of furs.
cc. Garden supply and seed stores.
dd. Gift shops.
ee. Greenhouses and nurseries; retail sales.
ff. Haberdasheries.
gg. Hardware stores.
hh. Hearing aid stores.
ii. Hobby shops.
jj. Ice and milk sales.
kk. Ice cream stores.
ll. Jewelry stores.
mm. Leather goods and luggage stores.
nn. Linoleum and tile stores.
oo. Millinery shops.
pp. Musical instrument sales and repair.
qq. Newsstands.
rr. Notions stores.
ss. Office supply stores.
tt. Optician sales; retail.
uu. Orthopedic and medical appliance stores, but not including the assembly or manufacture of such articles.
vv. Orthopedic brace and limb fitting and assembly.
ww. Package liquor stores.
xx. Paint and wallpaper stores.
yy. Pet stores.
zz. Picture framing; when conducted for on-premises retail trade.
aaa. Phonograph record, tape, and sheet music stores.
bbb. Radio and television sales.
ccc. Restaurants, including live entertainment, dancing, and/or the serving of alcoholic beverages.
ddd. Roadside stands, commercial.
eee. School supply stores.
fff. Second-hand stores.
ggg. Shoe stores.
hhh. Sporting goods stores.
iii. Taverns.
jjj. Taxidermists.
kkk. Tobacco shops.
lll. Toy stores.
mmm. Trading stamp stores.
nnn. Wearing apparel shops.

2. SERVICE USES.

a. Artists' studios.
b. Automobie repair garages; not including body repair, painting, or engine rebuilding.
c. Automobile service stations, for the retail sale and dispensing of fuel, lubricants, coolants, tires, batteries, minor accessories, and supplies, including installation and minor services chassis and gear lubrication and not more than four (4) vehicles only if enclosed in a building.
d. Banks; not including drive-in facilities.
e. Barber shops.
f. Beauty parlors.
g. Blueprinting and photostating establis
h. Clothes-pressing establishments.
i. Clothing rental agencies.
j. Currency exchanges.
k. Dry cleaners and laundries, but not a plant serving more than one (1) retai
l. Dry cleaners and laundries; launderett service only.
m. Financial institutions.
n. Fix-it shops; for general minor repair
o. Funeral parlors and undertaking establi
p. Interior decorating studios, including stering and making of draperies, slip and other similar articles, when cond part of the retail operations and seco the principal use.
q. Investment companies
r. Loan companies.
s. Locksmith shops.
t. News syndicates.
u. Newspaper distribution agencies.
v. Parking lots, open and other than for the storage of private passenger biles, and subject to the provisions ll.
w. Photographic studios.
x. Radio service and repair shops.
y. Recording studios.
z. Savings and loans; not including drive facilities.
aa. Shoe, clothing, and hat repair stores.
bb. Tailor and dress-making shops.
cc. Telegraph offices.
dd. Television service and repair shops.
ee. Ticket agencies; amusement.
ff. Travel agencies and bureaus and tran ticket offices.

3. OFFICE USES.

a. Accounting, auditing, and bookkeepin
b. Animal hospitals; for care and tre domestic pets and animals only.
c. Architect's offices.
d. Attorney and law offices.
e. Chambers of commerce.
f. Chiropodist's offices.
g. Chiropractor's offices.
h. Dental clinics.
i. Dental laboratories.
j. Dentist's offices.
k. Detective agencies.
l. Doctor's, surgeon's, and/or physicia
m. Employment agencies.
n. Engineer's offices.
o. Insurance agencies.
p. Labor unions and orga

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q. Land surveyor's offices.
r. Landscape architectural services.
s. Medical clinics.
t. Medical laboratories.
u. Merchant's associations.
v. Newspaper offices.
w. Offices, business and professional; miscellaneous.
x. Optician's offices.
y. Osteopath's offices.
z. Political organization offices.
aa. Real estate offices.
bb. Secretarial services.
cc. Security and commodity brokers.
dd. Veterinary clinics; for care and treatment of domestic pets and animals only.

4. RESIDENTIAL USES.

a. Hotels and/or motels.

5. RECREATION AND SOCIAL FACILITIES.

a. Billiard and pool halls.
b. Bowling alleys.
c. Clubs, private (non-profit).
d. Dance halls.
e. Gymnasiums, commercial.
f. Health clubs.
g. Indoor skating rinks.
h. Lodges and fraternal organizations.
i. Swim clubs, swimming pools and buildings for indoor pools.
j. Tennis clubs, tennis courts and buildings for indoor tennis.
k. Theaters, indoor.

6. PUBLIC AND GOVERNMENTAL LAND AND BUILDINGS.

a. Historical buildings and landmarks preserved for the public.
b. Public libraries.
c. Public office buildings.

7. PUBLIC UTILITY AND SERVICE USES.

a. Essential services – gas regulator stations, telephone exchanges, electric substations.
b. Post offices.
c. Post office substations.

8. EDUCATIONAL INSTITUTIONS.

a. Business colleges and commercial schools.
b. Dance schools and studios.
c. Music schools.
d. Trade schools.
e. Vocational schools.

9. RELIGIOUS INSTITUTIONS.

a. Religious reading rooms.

10. AGRICULTURAL LAND AND BUILDINGS.

a. Agricultural uses.

11. MISCELLANEOUS.

a. Philanthropic and eleemosynary institutions.
b. Radio and television studios, stations, and transmitting receiving towers.

5.44 SPECIAL USES

Special Uses, as hereinafter listed, may be allowed subject to the issuance of special use permits in accordance with the provisions of Article 13. Unless otherwise specifically set forth, wherever a special use is named as a major category, it shall be deemed to include only those items uses listed under the said major category.

The following special uses are permitted in the District:

1. Similar and compatible uses to those allowed as "permitted uses" in this district.

2. RETAIL BUSINESS USES.

a. automobile vehicle sales.
b. Building material supplies, sales, and service
c. Catalog stores.
d. Farm supply stores.
e. Mail order houses.
f. Pawn shops.

3. SERVICE USES.

a. Bank, drive-in facilities.
b. Dry Cleaners, drive-in.
c. Garages and parking lots; commercial.
d. Savings and loans, drive-in facilities.
e. Signs, as regulated by Section 5.49-2 hereafter.
f. Water softener service.

4. RESIDENTIAL USES.

a. Residence of the proprietor of a commercial

5. RECREATION AND SOCIAL FACILITIES.

a. Community center buildings, clubhouses, recreation buildings, swim clubs, swimming pools, indoor pools, tennis clubs, tennis courts, buildings for indoor tennis, non-commercial

6. PUBLIC AND GOVERNMENTAL LAND AND BUILDINGS.

a. Parks and playgrounds.

7. HEALTH, MEDICAL, AND CARE INSTITUTI

a. Nursery schools, children's day schools, nurseries, child care centers, and day centers, provided at least one hundred and square feet of outdoor play area is provide each child that is cared for.

8. PUBLIC UTILITY AND SERVICE USES.

a. Bus terminals, bus turnarounds (off-street) bus lots.
b. Fire stations.
c. Garages and parking lots; public.
d. Police stations.
e. Railroad passenger stations.
f. Railroad rights-of-way, but not including road yards and shops other than for pass purposes.
g. Telephone transmission equipment buil and micro wave relay towers.
h. Waterworks, reservoirs, pumping stations, and filtration plants.

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9. AGRICULTURAL USES.
   a. Greenhouses; wholesale.
   b. Nurseries; wholesale.
10. PLANNED UNIT DEVELOPMENTS.
11. UNIQUE USES, as regulated by Article 8, Section 8.10-7.
12. MISCELLANEOUS.
   a. Convention halls and centers.
   b. Exhibition halls and meeting halls.
   c. Heliports; public, commercial and private.

5.45 TEMPORARY USES

Upon application to and issuance by the Department of Building and Zoning of a permit therefor, the following uses may be operated as Temporary Uses:

1. TEMPORARY BUILDINGS OR YARDS for construction materials and/or equipment, both incidental and necessary to construction in the zoning district. The permit shall specify the location of the building or yard and the area of permitted operation. Each such permit shall be valid for a period of not more than six (6) calendar months and shall not be renewed for more than four (4) successive periods at the same location. There shall not be undue interference with the use and enjoyment of neighboring property.
2. TEMPORARY REAL ESTATE OFFICE, both incidental and necessary for the sale or rental of real property in the development in which such office is located. The permit shall specify the location of the office. Each such permit shall be valid for a period of not more than two (2) years and shall not be renewed for more than three (3) successive periods at the same location.
3. REAL ESTATE DEVELOPMENT SIGN, advertising the sale or rental of real property in the development on which the sign is located, not to exceed one hundred (100) square feet for each face. The permit shall specify the location of the sign. Each such permit shall be valid for a period of not more than two (2) years and shall not be renewed for more than three (3) successive periods at the same location.
4. BAZAAR AND/OR DANCE; provided, however, that the permit shall be valid for a period of not more than seven (7) days; and provided, further, that a period of at least ninety (90) days shall intervene between the termination of one permit and the issuance of another permit for the same location.
5. CHRISTMAS TREE SALES; each such permit shall be valid for a period of not more than sixty (60) days.
6. PARKING LOT designated for a special event; provided, however, that the permit shall be valid only for the duration of the designated special event.
7. TEMPORARY MOBILE SIGN.

5.46 ACCESSORY USES

Accessory Uses, buildings or other structures customarily incidental to and commonly associated with a Principal or Conditional Permitted Use (Permitted or Special Use) may be permitted; provided they are operated and maintained under the same ownership and on the same lot as the permitted use, do not include structures or structural features inconsistent with the permitted use, and do not involve the conduct of trade or industry.

Accessory uses may include the following as well as uses similar to the following:

1. AGRICULTURAL BUILDINGS AND STRUCTURES
2. FALLOUT SHELTERS, as regulated by Article Section 8.74.
3. GARAGES, CARPORTS, OR OTHER PARKI SPACES. Truck parking shall be limited to vehi of not over one and one-half (1½) tons capacity w located within one hundred and fifty (150) feet Residence District boundary line.
4. GARDENING.
5. ROADSIDE STANDS, for the display and sale agricultural products on zoning lots where the pri pal use is agriculture.
6. SEWAGE DISPOSAL UNITS, INDIVIDUAL, regulated by Article 8, Section 8.10-3.
7. SIGNS, as regulated by Section 5.49, hereafter.
8. TOOL HOUSES, SHEDS, and other similar buildi for the storage of supplies and equipment.
9. VENDING MACHINES.
10. WATER RETENTION AND DETENTION ARE
11. WATER SYSTEMS, INDIVIDUAL, as regulate Article 8, Section 8.10-3.

5.47 PROHIBTED USES

All uses not expressly authorized in Sections 5.43, 5.45, and 5.46 are expressly prohibited. The followi well as uses similar to the following illustrate prohi uses:

1. AUTOMOBILE RACE TRACKS, RACEWAYS, SPEEDWAYS.
2. DRIVE-IN RESTAURANTS.
3. JUNK YARDS.
4. LAND FILL, DUMP.

5.48 SITE AND STRUCTURE PROVISIONS

Uses in the C-4 General Commercial District sha form to the requirements of Section 5.48 set forth after:

1. MINIMUM LOT AREA.

   A minimum lot area is not required, except t
   a. Hotels and/or motels shall have not le five hundred (500) square feet of lot per suite.
   b. A minimum lot area of five (5) acres is for agricultural buildings and structures.

2. MINIMUM LOT WIDTH.

   A minimum lot width is not required.

3. FRONT YARD.

   All structures shall be set back from the line at least thirty (30) feet.

   Agricultural buildings and structures shal back from the front lot line at least one hund feet.

4. INTERIOR SIDE YARD (adjacent to a zon

   An interior side yard is not required.

5. CORNER SIDE YARD (adjacent to a stre

   All structures shall be set in from the sid adjacent to the street right-of-way a distan less than thirty (30) feet.

Attachment: January 18 Plan Commission materials (2022-7 : 1101 E. Dundee Road - PD Amendment & Spcial Use for a Restautant/Drive-Thru)

6. REAR YARD.

A rear yard is not required, except for residential uses located above the first floor. Such yard shall be not less than thirty (30) feet in depth and shall begin at a level no higher than the level of the finished floor of the lowest residential unit.

7. TRANSITIONAL YARD.

The minimum transitional yard requirements for all structures other than agricultural buildings and structures shall be not less than those specified below.

a. Where a side lot line coincides with a side or rear lot line in an adjacent Residence District, a yard shall be provided along such side lot line. Such yard shall be equal in dimension to the minimum side yard which would be required under this Ordinance for a residential use on the adjacent residential lot.

b. Where a rear lot line coincides with a side lot line in an adjacent Residence District, a yard shall be provided along such rear lot line. Such yard shall be equal in dimension to the minimum side yard which would be required under this Ordinance for a residential use on the adjacent residential lot.

c. Where a rear lot line coincides with a rear lot line in an adjacent Residence District, a yard shall be provided along such rear lot line. Such yard shall be not less than twenty (20) feet in depth.

d. Where the extension of a front or side lot line coincides with the front lot line of an adjacent lot located in a Residence District, a yard equal in depth to the minimum front yard required by this Ordinance on such adjacent residential lot shall be provided along such front or side lot line for a distance of at least twenty (20) feet—including the width of any intervening alley—from such residential lot.

Agricultural buildings and structures shall provide a transitional yard of not less than fifty (50) feet in depth along all lot lines that coincide with a lot line in an adjacent Residence District.

8. FLOOR AREA RATIO.

The maximum floor area ratio shall be 1.2.

9. MINIMUM SIZE OF DWELLING.

Every structure occupied in whole or in part for residential purposes shall contain at least five hundred (500) square feet of livable floor area, exclusive of basement or garage space.

5.49 SPECIAL PROVISIONS

Uses in the C-4 General Commercial District shall conform to the requirements of Section 5.49 set forth hereinafter:

1. PARKING AND LOADING REQUIREMENTS.

All uses shall conform to the applicable requirements for Off-Street Parking and Loading set forth in Article 11.

2. SIGN REQUIREMENTS.

All uses shall conform to the applicable requirements for Signs set forth in Article 12.

The parking of trucks as an accessory
in the conduct of a permitted business listed in
C-4 District, shall be limited to vehicles of not
one and one-half (1½) tons capacity when
within one hundred and fifty (150) feet of a R
District boundary line.

4. SEWER AND WATER.

All dwellings and uses requiring sanitary
shall be served by either a municipal se
water system, a private community sewer sy
system, or a private individual sewage disp
tem and water supply system approved by t
County Health Department. Multiple-family d
must be served by either a municipal or a
community sewer system, and not by a priv
vidual sewage disposal system.

5. BUSINESS REQUIREMENTS.

a. Business and residential uses are not all
the same floor of the same building, ot
those located in a transient hotel or mot

b. Business uses are not allowed above th
floor in buildings containing residential
units, other than those located in a transi
or motel. A mezzanine may be provided b
ness establishment as an intermediate,
story between the floor and ceiling of
story.

c. All business establishments shall be
service establishments dealing directly
sumers. All goods produced on the prem
be sold at retail on the premises where

d. Establishments of the "drive-in" type
goods or services directly to customers w
parked motor vehicles are not permitted,
the case of automobile service stations (p
and drive-in dry cleaners, banks, and sa
loans (special).

e. All activities involving the production, p
or cleaning, servicing, testing, or repair
rials, goods, or products shall conform
performance standards established for
Restricted Industrial District, provided
formance standards shall in every case b
at the boundaries of the zoning lot on w
activities take place.

5.5 C-5 COMMERCIAL TRANSITION DI

5.51 DESCRIPTION OF DISTRICT

The C-5 Commercial Transition District is cha
by residential structures suitable for use as s
nesses or offices. Typically, the C-5 District is
primary and secondary thoroughfares where sin
structures are being, or should be, converte
intensity commercial uses, while remaining
with the contiguous single-family neighborh
permitted in this district are new structures
architecturally blend in with neighboring
buildings. The uses permitted are characterized
volume of traffic and limited outdoor advertis
to protect the abutting and surrounding resid
tricts. This district is normally small in size
serves as a buffer between residential and c
areas.

Attachment: January 18 Plan Commission materials (2022-7 : 1101 E. Dundee Road - PD Amendment & Spcial Use for a Restautant/Drive-Thru)

1. Non-illuminated, Non-flashing, Non-indirectly Illuminated Accessory Signs

   a. Nameplates and Identification Signs, subject to the following:

      (1) For one and two-family dwellings, there shall be not more than one (1) nameplate, not exceeding one (1) square foot in area for each dwelling unit indicating the name or address of the occupant or a permitted occupation.

      (2) For multiple-family dwellings up to ten (10) dwelling units, for apartment hotels and for buildings other than dwellings, a single identification sign not exceeding nine (9) square feet for buildings containing up to twenty-five (25) dwelling units, and one hundred (100) square feet for buildings containing over twenty-five (25) dwelling units may be displayed. Only the name and address of the building and the name of the management thereof may be contained on the sign.

      (3) For non-residential buildings, a single identification sign, not exceeding thirty-two (32) square feet in area and indicating only the name and address of the building may be displayed. On corner lots two (2) such signs may be displayed.

      (4) In connection with the construction or remodelling of a building, there shall be permitted one (1) sign not exceeding one hundred (100) square feet in area; on corner lots two (2) such signs, one (1) facing each street, shall be permitted. Said signs shall be removed within two (2) weeks after completion of the structure indicated.

      (5) Height: No sign shall project higher than one (1) story or fifteen (15) feet above curb level, whichever is lower.

      (6) Projection: No sign shall project beyond the property line into the public way.

   b. For Sale and To Rent Signs, subject to the following:

      (1) Area and Number: There shall be not more than one (1) such sign per zoning lot, except that on a corner lot two (2) signs, one (1) facing each street shall be permitted. No sign shall exceed thirty-two (32) square feet in area nor be closer than eight (8) feet to any other zoning lot.

      (2) Projection: No sign shall project beyond the property line into the public way.

      (3) Height: No sign shall project higher than one (1) story or fifteen (15) feet above the established average grade, whichever is lower.

   c. Signs Accessory to Parking Area, subject to the following:

      (1) Area and Number: Signs designating parking area entrances or exits are limited to one (1) sign for each such exit or entrance and to a maximum size of two (2) square feet each. One (1) sign per parking area, designating the conditions of use or identity of such parking area and limited to a maximum size of nine (9) square feet, shall be permitted. On a corner lot two (2) such signs, one (1) facing each street, shall be permitted.

      (2) Projection: No sign shall project beyond the property line into the public way.

      (3) Height: No sign shall project higher than seven (7) feet above the established average grade of the parking area.

2. Illuminated, Indirectly Illuminated, Non-flashing Signs.

   a. Church Bulletins, subject to the following:

      (1) Area and Number: There shall be not more than one (1) sign per zoning lot, except that on a corner lot two (2) signs, one (1) facing each street, shall be permitted. No sign shall exceed thirty-two (32) square feet in area nor be closer than eight (8) feet to any other zoning lot.

      (2) Projection: No sign shall project beyond the property line into the public way.

      (3) Height: No sign shall project higher than one (1) story or ten (10) feet above the established average grade.

   b. Nameplates, or Identification Signs for any non-residential public or quasi-public use, subject to the following:

      (1) Area and Number: There shall be not more than one (1) sign per zoning lot, except that on a corner lot two (2) signs, one (1) facing each street, shall be permitted. No sign shall exceed thirty-two (32) square feet in area nor be closer than eight (8) feet to any other zoning lot.

      (2) Projection: No sign shall project beyond the property line into the public way.

      (3) Height: No sign shall project higher than one (1) story or ten (10) feet above the established average grade.

12.83 COMMERCIAL DISTRICTS

In all commercial districts, the following signs are permitted, subject to the requirements set forth hereinafter:

1. Signs and Nameplates permitted in the residential districts.

2. Signs on Marquees, Canopies, and Awnings.

   Restrictions imposed hereinafter on the projection of signs across property lines into the public way shall not apply to signs located on marquees or canopies provided that any sign located on a marquee or canopy shall be affixed flat to the surface thereof, and further, no sign shall extend vertically or horizontally beyond the limits of said marquee or canopy, except that individual freestanding letters may project to a height not exceeding thirty-six (36) inches above same.

   Restrictions imposed herein on the projection of signs across property lines into the public way shall not apply to signs located on awnings, provided that any sign located on an awning shall be affixed flat to the surface thereof, shall be non-illuminated and non-flashing, and shall indicate only the name and address of the establishment on the premises. Further, no such sign shall extend vertically or horizontally beyond the limits of said awning.

3. Nameplates

   Signs relating only to the name and use of buildings or premises upon which they are placed.

4. Signs on Standards

   Signs, clocks or other advertising devices erected upon standards or separate supports shall be so as to be entirely within the property

Attachment: January 18 Plan Commission materials (2022-7 : 1101 E. Dundee Road - PD Amendment & Spcial Use for a Restautant/Drive-Thru)

premises upon which it is located, and no part of the sign or standard shall have a total height greater than thirty (30) feet above the level of the street upon which the sign faces, or above the adjoining ground level if such ground level is above the street level, nor shall the surface of any such sign exceed an area of two hundred (200) square feet.

5. Shopping Center Signs

For an integrated planned business development in single ownership and management, or under unified control, one (1) additional sign may be erected not exceeding three hundred fifty (350) square feet in area advertising only the name and the location of the integrated shopping center. Such sign shall be placed so as to be entirely within the property lines of the premises upon which it is located, and the bottom edge of such sign shall be at least eight (8) feet above the level of the ground, and the overall height shall not exceed thirty-five (35) feet above curb level or above the adjoining ground level if such ground level is above the street level.

6. Wall Signs

No sign shall be painted, pasted or similarly posted directly on the surface of any wall. Nor shall any sign be permitted to be placed on any wall, fence or standard facing the side of any adjoining lot located in a residential district.

7. Illuminated and Indirectly Illuminated Signs

In any Zoning District no illuminated or indirectly illuminated sign shall be of the flashing or intermittent type, except that advertising devices denoting the time, temperature and other similar information shall not be considered a flashing sign for the purposes of this Ordinance.

Illuminated signs shall be shaded so as not to shine on adjacent residential properties.

8. Traffic Signs

Traffic or directional signs designating entrances, exits and conditions of use of parking facilities accessory to the main use of the premises may be maintained, provided they are located within the property lines of the subject lot.

9. On-premises Signs

On-premises Signs are subject to the following:

a. Area: The gross area of a sign or signs on the front or rear wall of any principal building shall not exceed twenty (20) per cent of the area of the front face (including doors and windows) of the principal building. The gross area of a sign or signs on a side wall (including doors and windows) of the principal building shall not exceed ten (10) per cent of the area of said side wall.

b. Location: The sign or signs may front on the front, side or rear walls or wall of the principal building.

c. Projection: Signs suspended from any building shall not project more than four (4) feet beyond the front of the building and the bottom of such signs shall not be less than ten (10) feet above the finished grade of the sidewalk or ground elevation and shall not exceed thirty (30) feet in height. Its location and arrangement shall be subject to approval by the Department of Building and Zoning. No sign except those suspended from buildings shall be erected or placed between the street line and the building line.

d. Height: No sign shall project higher than forty (40) feet above curb level or above the adjoining ground level, and in no case shall a sign project higher than four (4) feet above the roof line.

e. Illumination: Signs shall be shaded whenever necessary to avoid casting bright light upon property located in any residential district.

f. Setback: All freestanding signs used for purposes of identification shall be set back fifteen (15) feet from the property line.

10. Advertising Signs

Advertising signs (outdoor billboards) which advertise products, business or public service activities not related to the occupancy and use of the premises are subject to the following:

a. Area: No individual sign shall exceed fifteen (15) feet in vertical measurement nor twenty-five (25) feet in total length, or be more than three hundred and seventy-five (375) square feet in area

b. Location: No advertising sign shall be erected or the front of any building and no more than one (1) advertising sign structure shall be permitted to be erected on a business lot having fifty (50) feet of frontage or less and no more than one (1) additional structure shall be permitted for an additional one hundred (100) linear feet of lot frontage, or major fraction thereof.

c. Number: No advertising sign structure shall contain over two (2) signs per facing.

d. Height: No advertising sign shall project higher than forty (40) feet above curb level or four (4) feet above the roof or parapet line of the nearest building, whichever is higher.

e. Illumination: Illuminated and indirectly illuminated signs shall be shielded whenever necessary to avoid casting bright light upon property located in any residential district.

f. Setback: All advertising signs shall be required to set back from the street line a distance of the minimum setback requirement of the district or to the established building line, whichever is the greater.

11. Signs Accessory to Automobile Service Stations

The following signs accessory to automobile service stations are permitted:

a. Racks for the orderly display of cans of engine oil for convenience in dispensing said oil may be located on or at the ends of pump islands (limit of two (2) to each island).

b. Two (2) open portable tire racks (not more than seven (7) feet in height, including signs, and six (6) feet in length) on casters for the purpose of displaying new tire casings, shall be permitted for each gasoline or tire service station.

c. Items for sale on the premises may be openly displayed within ten (10) feet of the principal building. Products may be displayed under group island canopies or between pumps within the area of the pump island base.

d. A sign may be painted on the inside and outside front door face of the closed tire rack, but shall not be painted on the sides or rear.

12.84 INDUSTRIAL DISTRICTS

In all industrial districts, the following signs are permitted, subject to the requirements set forth hereinafter

1. All identification, business and advertising signs permitted in the business districts.

Attachment: January 18 Plan Commission materials (2022-7 : 1101 E. Dundee Road - PD Amendment & Spcial Use for a Restautant/Drive-Thru)

Attachment: DRAFT - January 18th Plan Commission minutes - 1101 E. Dundee Road (2022-7 : 1101 E. Dundee Road - PD Amendment & Spcial

III. PUBLIC HEARING

IV. CASE STAFF STATEMENTS

1. 1101 E. Dundee Road - Planned Development Amendment to the Park Place Shopping Center Planned Development to allow for the Construction of a New Multi-Tenant Building; and 2. A Special Use to Permit a Restaurant, with Drive-Through, as a Tenant in the New Building. **- Recommended to Approve**

   Chairman Dwyer read the notice of public hearing that was published in the Daily Herald on January 3rd, 2022 and mailed to the owners of the surrounding properties.

   The following petitioner's exhibits were introduced:

1. Project Narrative & Menu
2. Planned Development Amendment
3. Special Use & Variation Application
4. Plat of Survey
5. Cross Access Easement
6. Public Notice
7. Park Place Planned Development

Sworn in Petitioner: Mr. Mario Valentini - MRV Architects on behalf of petitioner Kelsi Hall (Hamra Chicago LLC)

Mr. Valentini explains that the request is proposing to construct a new, approximately 4,000 square foot multi-tenant building with an additional 2,450 square foot restaurant and drive-through on the end cap of the new building. The existing building on the property will be demolished once the utilities have been disconnected. Mr. Valentini presents a site plan, a building grading plan showing the intended landscaping and notes that all trash enclosures would be located in the back of the building. He states that the new building materials would coincide with surrounding storefront establishments. A tentative floor plan is presented and he states that floor plans would be finalized once tenants have been established. Mr. Valentini provides further information regarding the construction for the Wendys restaurant and drive thru construction requirements. He also provides information on the parking and access points. He states that Hamra Chicago LLC worked out a cross access agreement with Einstein Bagels which would allow another access point onto Dundee Road. Vehicles could either access east bound Dundee Road through Einstein's property or connect to a full access point to the east and presents drawings for the proposed cross access at Einstein Bagels.

He states that the existing water service will be disconnected and a new service is proposed. Portions of the existing sanitary and storm will be abandoned and new services are proposed. They intend to reuse as much of the existing utilities as possible. He also states that the photometric plan would exceed what the

Village would normally allow.

Mr. Kolososki asks if the signage would be illuminated?
Mr. Valentini states that the signs would be as per the village ordinance.
Mr. Kolososki asks if there will be mechanical equipment on the roof of the new building.
Mr. Valentini states that there would be.
Mr. Kolososki asks if there is any way to eliminate some of the parking spots in lieu of additional landscaping
Mr. Valentini states that final parking would be based on tenant confirmation and there is no intention at this time to eliminate any of the parking.

Sworn in staff - Mr. Ben Vyverberg

Mr. Vyverberg provides a summary of the proposed project.

STAFF RECOMMENDATION:
RECOMMENDATION:
The proposed building continues the outlot redevelopment along the Park Place Dundee Road frontage. Panda Express and Sonic are examples of recent redevelopments, in this area. Drive through uses are common along Rand and Dundee Roads. The proposed restaurant and drive through comply with the parking and stacking requirements. Although the existing property is angular, the location of the drive through and proposed traffic patterns will function within the surrounding properties and median along Dundee Road. As noted, the cross access agreement will provide a benefit to the subject and surrounding properties. The proposed new multi-tenant building conforms the underlying Planned Development requirements and adheres to the zoning bulk standards. Therefore, Staff recommends approval of the Planned Development Amendment and Special Use, pursuant to the following conditions:

1. **The Planned Development Amendment and Special Use shall substantially conform to the site plan and elevations prepared by MRV Architects, dated 12/08/2021 and engineering plans by Northwestern Engineering Consultants, dated 12/08/21, and business plan, except as such plans may be changed to conform to Village Codes and Ordinances**
2. **The signage shall be revised in a manner acceptable to the Director of Planning and Zoning and in compliance with the Park Place Planned Development Ordinance requirements.**
3. **Parking lot lighting shall be revised in a manner acceptable to the Village**

Attachment: DRAFT - January 18th Plan Commission minutes - 1101 E. Dundee Road (2022-7 : 1101 E. Dundee Road - PD Amendment & Spcial

Engineer.

4. **IDOT and MWRD permits are required.**
5. **A cross access agreement with the property owner at 987 E. Dundee Road (Einstein's), shall be revised and executed in a manner acceptable to the Village Attorney.**
6. **The final traffic directional sign plan within the subject property shall be submitted in a manner acceptable to the Village Engineer and Director of Planning and Zoning.**
7. **The Special Use shall be granted to Hamra Chicago LLC.**

Commissioner Dwyer made a motion to close the public hearing.

DISCUSSION:

Mr. Bettenhausen made a motion to accept case #19-73 - 2nd by Mr. Kolososki; Unanimously approved.

Chairman Dwyer summarized that this request has met the standards and was unanimously approved by a vote of 4-0. This item will tentatively go to the Village Council on Monday, January 24th, 2022.

Communications:
Mr. Vyverberg states that Village Council did not recommend approval of the Quentin Road apartments.
There will be no meeting on 2/1/2022

RESULT:	**RECOMMENDED TO APPROVE [UNANIMOUS]**
MOVER:	Rodney Bettenhausen, Plan Commissioner
SECONDER:	Robert Kolososki, Plan Commissioner
AYES:	Dwyer, Williams, Bettenhausen, Kolososki
ABSENT:	Noonan, Friedman, Fedota

Attachment: DRAFT - January 18th Plan Commission minutes - 1101 E. Dundee Road (2022-7 : 1101 E. Dundee Road - PD Amendment & Spcial

Consider a Motion Authorizing the Village Manager to Execute a Relocation Reimbursement and Foundation Demolition/Site Restoration Agreement Related to the Property at 301 W. Johnson Street

BACKGROUND:
Following the closure of the Kinsch Nursery at 301 W. Johnson Street, the Kinsch Floral Market relocated (to a tenant space at 48 W. Palatine Road) and the property owner commenced demolition of the former Kinsch Nursery site. While the majority of demolition has been completed, there were portions of the former building's foundation that required removal and site restoration has not yet been completed. The property and floral market owners are requesting that previously approved, but not utilized, Facade Improvement funds be redirected towards the reimbursement of costs related to completion of the demolition and site restoration as well as the relocation of the Kinsch Floral Market.

KEY ISSUES:

- On March 17, 2014, the Village Council approved an application for the Village's Downtown TIF District Façade Improvement Program regarding the former Kinsch Nursery property. Based on the proposed scope of façade improvements and the size of the building, the property was eligible for the Façade Improvement Program's maximum funding amount of $50,000. Despite the approved funding amount, the property owner only received reimbursement funding of $1,800 due to the limited façade improvements that were ultimately completed.

- On August 9, 2021, the Village Council authorized the Village Manager to execute a Foundation Demolition and Site Restoration Agreement regarding the Property. The Foundation Demolition and Site Restoration Agreement was never executed, nor were any of the conditions met, thus the Foundation Demolition and Site Restoration Agreement is now null and void.

- The property owner and floral market owner are now requesting the previously approved, but unspent, Façade Improvement Program funding be redirected to reimburse the Land Owner for a portion of the foundation demolition and site restoration costs and the Market Owner for a portion of their relocation costs.

- The Village's total reimbursement of costs related to the foundation demolition/site restoration shall not exceed $32,200. The Land Owner must repay the Village the total amount of reimbursement upon the sale of the property.

- The Village's total liability for the reimbursement of TIF eligible relocation expenses shall not exceed $16,000. Any payment related to the relocation expenses shall not be paid until the foundation demolition/site restoration work is complete.

- The proposed agreement, see attached draft, includes conditions related to the timing of completing the remaining building demolition and site restoration, the process for seeking reimbursement, and other related issues.

ALTERNATIVES:

1. Authorize the Village Manager to execute the agreement.
2. Refer back to Staff with Comments.

RECOMMENDATION:
Staff recommends action at the Village Council's discretion.

ACTION REQUIRED:
A motion authorizing the Village Manager to execute the Relocation Reimbursement and Foundation Demolition/Site Restoration Agreement related to the property at 301 W. Johnson Street.

ATTACHMENTS:

- Kinsch Site Map
- Kinsch Demo & Restoration Agreement - Jan 24 2022 VC Meeting

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

Attachment: Kinsch Site Map (Kinsch - Demo Reimbursement Agreement 2nd Request)

RELOCATION REIMBURSEMENT AND FOUNDATION DEMOLITION/SITE RESTORATION AGREEMENT RELATED TO THE PROPERTY LOCATED AT 301 W. JOHNSON STREET

This RELOCATION REIMBURSEMENT AND FOUNDATION DEMOLITION/SITE RESTORATION AGREEMENT (this "Agreement"), is made and entered into as of the _____ day of January, 2022 by and between the VILLAGE OF PALATINE, ILLINOIS, an Illinois municipal home rule corporation, located in Cook County, Illinois (the "Village"), Land Trust No. 35606 (the "Land Owner"), and Kinsch Floral Market (the "Market Owner") related to the property located at 301 W. Johnson Street (the "Property"). The Village, the Land Owner, and the Market Owner are sometimes referred to individually as a "Party" and collectively as the "Parties".

R E C I T A L S

WHEREAS, the Village is a home rule unit of government in accordance with Article VII, Section 6 of the Constitution of the State of Illinois; and

WHEREAS, the Village is authorized, under the provisions of the Tax Increment Allocation Redevelopment Act 65 ILCS 5/74.4-1 *et seq*., as amended ("the Act") to finance redevelopment in accordance with the conditions and requirements set forth in the Act; and

WHEREAS, to stimulate and induce redevelopment in the Village, pursuant to the Act, the Village adopted the necessary ordinances, after giving all notices required and after conducting the public hearings required by law, and created the Village of Palatine Downtown TIF District.

WHEREAS, the Village has the authority, pursuant to the laws of the State of Illinois, to promote the health, safety and welfare of the Village and its inhabitants, to prevent the presence of blight, to encourage private development in order to enhance the local tax base, to increase additional tax revenues realized by the Village, foster increased economic

Attachment: Kinsch Demo & Restoration Agreement - Jan 24 2022 VC Meeting [Revision 1] (Kinsch - Demo Reimbursement Agreement 2nd

activity within the Village, to increase employment opportunities within the Village, and to enter into contractual agreements with third parties for the purpose of achieving the aforesaid purposes, and otherwise be in the best interests of the Village; and

WHEREAS, on March 17, 2014, the Village Council approved an application for the Village's Downtown TIF District Façade Improvement Program regarding the Property. Based on the proposed scope of façade improvements and the size of the building, the Property was eligible for the Façade Improvement Program's maximum funding amount of Fifty Thousand Dollars ($50,000). Despite the approved funding amount, the Land Owner only received funding of Eighteen Hundred Dollars ($1,800) for the limited façade improvements that were ultimately completed. Due to these circumstances, the Land Owner is now requesting the previously approved Façade Improvement Program funding be redirected to reimburse the Land Owner for the foundation demolition and site restoration and the Market Owner for their relocation.

WHEREAS, on August 9, 2021, the Village Council authorized the Village Manager to execute a Foundation Demolition and Site Restoration Agreement regarding the Property. The Foundation Demolition and Site Restoration Agreement was never executed, nor were any of the conditions met, thus the Foundation Demolition and Site Restoration Agreement is now null and void. The Land Owner and Market Owner are now requesting another Foundation Demolition and Site Restoration Agreement be approved to reimburse the Land Owner for a portion of the foundation demolition and site restoration expenses and reimburse the Market Owner for a portion of their relocation expenses.

WHEREAS, this Agreement has been submitted to the corporate authorities of the Village for consideration and review. The corporate authorities have taken all actions required to be taken prior to the execution of this Agreement in order to make the same

Attachment: Kinsch Demo & Restoration Agreement - Jan 24 2022 VC Meeting [Revision 1] (Kinsch - Demo Reimbursement Agreement 2nd

binding upon the Village according to the terms hereof and any and all actions of the corporate authorities of the Village precedent to the execution of this Agreement have been undertaken and performed in the manner required by law; and

WHEREAS, this Agreement has been submitted to the Land Owner and Market Owner for consideration and review, and the Land Owner and Market Owner have taken all actions required to be taken prior to the execution of this Agreement in order to make the same binding upon the Land Owner and Market Owner to the terms hereof, and any and all actions of the Land Owner and Market Owner precedent to the execution of this Agreement have been undertaken and performed in the manner required by law.

NOW THEREFORE, in consideration of the foregoing and of the mutual covenants and agreements herein contained, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties wish to enter into this Agreement as provided herein below and do hereby agree as follows:

ARTICLE ONE

INCORPORATION OF RECITALS

The findings, representations and agreements set forth in the above Recitals, and the Recitals included within this Agreement, are material to this Agreement and are hereby incorporated into and made a part of this Agreement as though fully set out in this Article One, and constitute findings, representations and agreements of the Village, Land Owner, and Market Owner according to the tenor and import of the statements in such Recitals.

ARTICLE TWO

FOUNDATION DEMOLITION AND SITE RESTORATION

The Village acknowledges that the Land Owner must complete certain activities at the Property that will involve demolition and removal of the remaining building foundations

Attachment: Kinsch Demo & Restoration Agreement - Jan 24 2022 VC Meeting [Revision 1] (Kinsch - Demo Reimbursement Agreement 2nd

and restoration of the disturbed areas (the "Work"). The Village agrees to reimburse the Land Owner the costs associated with the Work, subject to the limitations set forth in this Agreement. Such reimbursement shall be in accordance with the following terms:

A. The Village's total liability for the reimbursement of the Work shall not exceed Thirty Two Thousand Two Hundred Dollars ($32,200). Any costs to complete the Work in excess of Thirty Two Thousand Two Hundred Dollars ($32,200) shall be at the sole cost of the Land Owner.

B. The Land Owner shall submit the contract and any related specifications for the Work to the Village Manager. Any costs incurred by the Land Owner related to the Work that are not included in the contract shall not be subject to the terms of this Agreement.

C. The Land Owner shall document all specific costs and payments incurred to complete the Work including all necessary lien waivers. This documentation shall be submitted as part of the Land Owner's request for reimbursement for the Work, subject to the terms of this Agreement. All of the Work, except for final grading and seeding, shall be completed by no later than February 15, 2022.

D. The Village's reimbursement for the Work shall not occur until the Land Owner has successfully completed the Work as evidenced by the Land Owner passing the Village's demolition and site restoration inspections and the Village approves the documents submitted seeking reimbursement. The Village shall reimburse the Land Owner within thirty (30) days of inspection approval.

E. The Village's agreement to reimburse the Land Owner for the Work, subject to the terms and conditions within this Agreement, shall be nullified if the Land Owner

Attachment: Kinsch Demo & Restoration Agreement - Jan 24 2022 VC Meeting [Revision 1] (Kinsch - Demo Reimbursement Agreement 2nd

does not complete all of the Work, except for final grading and seeding, by February 15, 2022.

F. The Land Owner agrees to repay the Village the total amount of reimbursement paid by the Village to the Land Owner, up to the maximum amount of Thirty Two Thousand Two Hundred Dollars ($32,200), upon the sale of the Property. The Land Owner acknowledges the Village's right to file a lien on the Property following completion of the Work and reimbursement by the Village to ensure repayment to the Village upon the sale of the Property.

ARTICLE THREE

KINSCH FLORAL MARKET RELOCATION EXPENSES

The Village acknowledges that the Market Owner has incurred expenses in conjunction with their relocation of the Kinsch Floral Market to 48 W. Palatine Road, Palatine, IL (the "Relocation Expenses"). The Village agrees to reimburse the Market Owner for a portion of the Relocation Expenses, subject to the limitations set forth in this Agreement. Such reimbursement shall be in accordance with the following terms:

A. The Village's total liability for the reimbursement of the TIF eligible Relocation Expenses shall not exceed Sixteen Thousand Dollars ($16,000). Any Relocation Costs, or other costs related to their relocation from 301 W. Johnson Street to 48 W. Palatine Road, are at the sole cost of the Market Owner.

B. The Market Owner shall submit any requested documents, receipts, invoices, plans, etc. to the Village Manager evidencing full payment of the Relocation Expenses.

Attachment: Kinsch Demo & Restoration Agreement - Jan 24 2022 VC Meeting [Revision 1] (Kinsch - Demo Reimbursement Agreement 2nd

C. The Village shall not make any payment to the Market Owner until the Land Owner has completed the Work at 301 W. Johnson Street as outlined in Article Two of this Agreement.

ARTICLE FOUR

MISCELLANEOUS PROVISIONS

4.1 **Time of the Essence**. Time is of the essence of this Agreement.

4.2 **Counterparts**. This Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same Agreement.

4.3 **Recordation of Agreement**. The Parties agree to record this Agreement in the appropriate land or governmental records.

4.4 **Severability**. If any provision of this Agreement, or any section, article, sentence, clause, phrase or word, or the application thereof, in any circumstance, is held to be invalid, the remainder of this Agreement shall be construed as if such invalid part were never included herein, and this Agreement shall be and remain valid and enforceable to the fullest extent permitted by law.

4.5 **No Joint Venture, Agency or Partnership Created**. Nothing in this Agreement, or any actions of the Parties to this Agreement, shall be construed by the Parties or any third person to create the relationship of a partnership, agency or joint venture between or among such parties.

4.6 **No Personal Liability of Officials of Village or Land Owner**. No covenant or agreement contained in this Agreement shall be deemed to be the covenant or agreement of the Mayor, Village Council member, Village Manager, any official, officer, partner, member, director, agent, employee or attorney of the Land Owner, in his or her individual capacity, and no official, officer, partner, member, director, agent, employee or attorney of

Attachment: Kinsch Demo & Restoration Agreement - Jan 24 2022 VC Meeting [Revision 1] (Kinsch - Demo Reimbursement Agreement 2nd

the Village or Land Owner shall be liable personally under this Agreement or be subject to any personal liability or accountability by reason of or in connection with or arising out of the execution, delivery and performance of this Agreement, or any failure in that connection.

4.7 Municipal Limitations. All municipal commitments are limited to the extent required by law.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed on or as of the day and year first above written.

VILLAGE OF PALATINE, an Illinois municipal corporation

By:_____
Its: Village Manager

ATTEST:

By:_____
Its: Village Clerk

LAND OWNER:
Land Trust No. 35606
By:_____
Name:_____
Its:_____

MARKET OWNER:
Kinsch Floral Market
By:_____
Name:_____
Its:_____

Attachment: Kinsch Demo & Restoration Agreement - Jan 24 2022 VC Meeting [Revision 1] (Kinsch - Demo Reimbursement Agreement 2nd

Attachment: Kinsch Demo & Restoration Agreement - Jan 24 2022 VC Meeting [Revision 1] (Kinsch - Demo Reimbursement Agreement 2nd

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

I, _____, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that _____, _____ of Land Owner, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act as said ____ _____ and as the free and voluntary act of saidlimited liability company for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this _____ day of _____, 2022.

_____
Notary Public

My commission expires _____.

Consider a Motion to Approve 2022 Warrant #2

Village of Palatine
Warrant approval

_____
Village Clerk

_____
Mayor

Warrant # 2 having been approved by the Village Council on 01/24/2022 authorizes the Treasurer to deposit funds from the accounts indicated below:

		Check/ACH Disbursements	Electronic (EFT/W-T) Disbursements	Manual Checks	UB Refunds Processed	Fund Expense
General Fund	100	214,267.95	31,644.85	-	-	245,912.80
Motor Fuel Tax Fund	205	9,455.00	-	-	-	9,455.00
Federal Equitable Sharing Fund	221	2,568.00	-	-	-	2,568.00
Rand Corridor TIF Fund	234	105,901.94	-	-	-	105,901.94
CDBG - CV	255	11,623.50	-	-	-	11,623.50
Capital Equipment Fund	401	17,319.80	-	-	-	17,319.80
Water Fund	605	463,982.12	2,151.01	-	-	466,133.13
Sewer Fund	610	2,607.80	7.52	-	-	2,615.32
Refuse Fund	615	-	252,109.33	-	6.64	252,115.97
Parking Fund	620	13,154.42	731.09	-	-	13,885.51
Liability Insurance Fund	702	564,367.95	-	-	-	564,367.95
Fleet Services Fund	710	32,976.29	421.62	-	-	33,397.91
Total Report		**1,438,224.77**	**287,065.42**	**-**	**6.64**	**1,725,296.83**

ATTACHMENTS:

- Warrant #2

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

VILLAGE OF PALATINE

Warrant #2

Invoice Due Date Range 12/01/21 - 02/08/22
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
Vendor **4853 - Advance Auto Parts**									
2376-1047806	Parts - STOCK	Open		12/13/2021	01/12/2022	12/31/2021			43.
2376-1050766	Parts - E-202	Open		12/29/2021	01/28/2022	12/16/2021			28.
			Vendor **4853 - Advance Auto Parts** Totals			Invoices	2		$71.
Vendor **1759 - Air One Equipment, Inc.**									
176394P	Helmets	Open		12/28/2021	01/27/2022	12/31/2021			2,850.
			Vendor **1759 - Air One Equipment, Inc.** Totals			Invoices	1		$2,850.
Vendor **2611 - Al Warren Oil Co**									
W1442831	Motor Fuel	Open		12/27/2021	01/26/2022	12/31/2021			17,962.
			Vendor **2611 - Al Warren Oil Co** Totals			Invoices	1		$17,962.
Vendor **3060 - Allegra Print & Imaging**									
97847	#10 Window Envelopes	Open		01/11/2022	01/25/2022	01/12/2022			205.
97723	Cards	Open		01/05/2022	02/04/2022	01/04/2022			171.
			Vendor **3060 - Allegra Print & Imaging** Totals			Invoices	2		$377.
Vendor **1730 - Andres Medical Billing**									
253895	Billing Charges - December	Open		01/19/2022	02/03/2022	12/31/2021			9,332.
			Vendor **1730 - Andres Medical Billing** Totals			Invoices	1		$9,332.
Vendor **3669 - Aquafix, Inc**									
39063	Sewer Grease Treatment	Open		12/23/2021	01/22/2022	12/31/2021			682.
			Vendor **3669 - Aquafix, Inc** Totals			Invoices	1		$682.
Vendor **5021 - Arlington Heights Ford LLC**									
40580H	Parts - T-387	Open		12/29/2021	01/28/2022	12/16/2021			114.
40581H	Parts - T-387	Open		12/30/2021	01/29/2022	12/16/2021			96.
			Vendor **5021 - Arlington Heights Ford LLC** Totals			Invoices	2		$210.
Vendor **1443 - Arlington Power Equipment**									
103841	Gasket, Fuel Cap, Fuel Tank & Ignition Coil Assy	Open		01/07/2022	02/06/2022	01/18/2022			60.
103726	Parts - PT-999	Open		01/06/2022	02/05/2022	01/13/2022			553.
			Vendor **1443 - Arlington Power Equipment** Totals			Invoices	2		$614.
Vendor **4455 - AutoZone Stores LLC**									
2567341029	Credit Memo	Open		11/08/2021	02/06/2022	12/31/2021			(66.5
2567373346	Parts - STOCK	Open		01/07/2022	02/06/2022	01/13/2022			68.
			Vendor **4455 - AutoZone Stores LLC** Totals			Invoices	2		$2.
Vendor **5156 - Bartlett Fire Protection District**									
21-1228-01	New Hire Testing Expenses	Open		12/28/2021	01/27/2022	12/30/2021			330.

Attachment: Warrant #2 (2022-2 : 2022 Warrant # 2)

VILLAGE OF PALATINE

Warrant #2

Invoice Due Date Range 12/01/21 - 02/08/2
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
		Vendor **5156 - Bartlett Fire Protection District** Totals				Invoices	1		$330.
Vendor **1101 - Beverly Materials LLC**									
273408	Wash Stone-WMB Restoration Repair	Open		12/31/2021	01/30/2022	12/28/2021			1,361.
273498	Wash Stone-WMB Restoration Repair	Open		01/08/2022	02/07/2022	01/18/2022			174.
		Vendor **1101 - Beverly Materials LLC** Totals				Invoices	2		$1,536.
Vendor **1722 - BLA, Inc**									
21603-3	Dundee/Park Place Traffic Signal Installation Const. Engineering	Open		12/31/2021	01/30/2022	12/31/2021			4,025.
21604-4	2021 Rohlwing Road Improvements Construction Engineering DPW2115	Open		12/31/2021	01/30/2022	12/31/2021			9,455.
		Vendor **1722 - BLA, Inc** Totals				Invoices	2		$13,480.
Vendor **2856 - Blackburn Manufacturing Company**									
0665045-IN	Locate Flags	Open		12/28/2021	01/28/2022	12/31/2021			325.
		Vendor **2856 - Blackburn Manufacturing Company** Totals				Invoices	1		$325.
Vendor **1857 - Brian Edward Landscaping Inc**									
24491	2021 Bridgeview and Peregrine Lakes Snow and Ice Control	Open		01/03/2022	02/02/2022	12/31/2021			880.
24491A	2022 Bridgeview West and Peregrine Lakes Snow and Ice Control	Open		01/03/2022	02/02/2022	01/14/2022			720.
24492	2021 Snow and Ice Control-Police HQ	Open		01/03/2022	02/02/2022	12/31/2021			448.
24492A	2022 Snow and Ice Control-Police HQ	Open		01/03/2022	02/02/2022	01/14/2022			297.
24493	2022 Snow and Ice Control-Arterial Sidewalks	Open		01/03/2022	02/02/2022	01/14/2022			1,260.
24494	2021 Snow and Ice Control-Parking Deck and Train Station	Open		01/03/2022	02/02/2022	12/31/2021			3,238.
24494A	2022 Snow and Ice Control-Parking Deck and Train Station	Open		01/03/2022	02/02/2022	01/14/2022			1,386.
24495	2021 Snow and Ice Control-Downtown Palatine	Open		01/03/2022	02/02/2022	12/31/2021			8,592.
24495A	2022 Snow and Ice Control-Downtown Palatine	Open		01/03/2022	02/02/2022	01/14/2022			6,548.
		Vendor **1857 - Brian Edward Landscaping Inc** Totals				Invoices	9		$23,371.
Vendor **1278 - Buck Bros Inc**									
324933	Parts - PT-420	Open		01/03/2022	02/02/2022	01/13/2022			24.
		Vendor **1278 - Buck Bros Inc** Totals				Invoices	1		$24.

Attachment: Warrant #2 (2022-2 : 2022 Warrant # 2)

VILLAGE OF PALATINE

Warrant #2

Invoice Due Date Range 12/01/21 - 02/08/22
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
Vendor **4139 - Cambium Networks Limited**									
CBGB03963	Repair of Radio - May	Open		12/31/2021	12/31/2021	12/31/2021			850.
CBGB04514	Repair of Radios	Open		12/31/2021	12/31/2021	12/31/2021			850.
			Vendor **4139 - Cambium Networks Limited** Totals			Invoices	2		$1,700.
Vendor **3725 - Cambridge Computer Services Inc**									
80161	Vranger Renewal	Open		01/06/2022	02/05/2022	01/04/2022			1,657.
			Vendor **3725 - Cambridge Computer Services Inc** Totals			Invoices	1		$1,657.
Vendor **2453 - CDS Office Technologies**									
INV1425855	Copier Usage	Open		12/29/2021	01/28/2022	12/31/2021			555.
			Vendor **2453 - CDS Office Technologies** Totals			Invoices	1		$555.
Vendor **3050 - Cintas #22**									
4106348984	Uniform Cleaning	Open		12/30/2021	01/29/2022	12/20/2021			182.
4107045498	Uniform Cleaning	Open		01/07/2022	02/06/2022	01/06/2022			265.
			Vendor **3050 - Cintas #22** Totals			Invoices	2		$447.
Vendor **1762 - City Of Rolling Meadows**									
20220008	Station Operation and Maintenance	Open		12/30/2021	01/29/2022	12/31/2021			875.
			Vendor **1762 - City Of Rolling Meadows** Totals			Invoices	1		$875.
Vendor **4568 - CivicPlus**									
219544	CivicPlus Annual Maintenance	Open		01/01/2022	01/31/2022	01/04/2022			7,280.
			Vendor **4568 - CivicPlus** Totals			Invoices	1		$7,280.
Vendor **4199 - Clark Baird Smith LLP**									
14832	2021 Legal Expenses (December 2021 - Clark Baird Smith LLP)	Open		12/31/2021	01/18/2022	12/31/2021			8,977.
			Vendor **4199 - Clark Baird Smith LLP** Totals			Invoices	1		$8,977.
Vendor **3033 - Comcast Cable**									
FD83 01-22 A	Backup Internet Connections	Open		12/24/2021	01/21/2022	01/04/2022			84.
PW 01-22 A	Backup Internet Connections	Open		12/24/2021	01/21/2022	01/04/2022			6.
CC 01-22 A	Backup Internet Connections	Open		12/25/2021	01/22/2022	01/04/2022			59.
PW 01-21 A A	Backup Internet Connections	Open		01/02/2022	01/30/2022	01/07/2022			273.
			Vendor **3033 - Comcast Cable** Totals			Invoices	4		$424.
Vendor **4690 - Concept Plumbing, Inc**									
5908A	2021 Roselle Road Water Main Improvements DPW-2025	Open		01/03/2022	02/02/2022	12/31/2021			259,785.
			Vendor **4690 - Concept Plumbing, Inc** Totals			Invoices	1		$259,785.
Vendor **3810 - Conrad Polygraph Inc**									

Attachment: Warrant #2 (2022-2 : 2022 Warrant # 2)

VILLAGE OF PALATINE

Warrant #2

Invoice Due Date Range 12/01/21 - 02/08/22
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
4767	2021 Services Other (Conrad Polygraph - Fire Dept. 3 new hires)	Open		01/02/2022	01/12/2022	12/31/2021			480.
			Vendor **3810 - Conrad Polygraph Inc** Totals			Invoices	1		$480.
Vendor **2741 - Conserv FS**									
65129997	Ice Melt	Open		12/29/2021	01/28/2022	12/31/2021			736.
			Vendor **2741 - Conserv FS** Totals			Invoices	1		$736.
Vendor **3706 - Constellation NewEnergy Inc**									
61052577701	Electricity-0 N. Smith St/King George Ct RT/23 Street Lighting	Open		11/15/2021	12/31/2021	12/31/2021			5,665.
61239941901	Electricity-1199 W. Northwest Highway Countryside Pump Station	Open		12/10/2021	01/25/2022	12/31/2021			1,963.
61239942201	Electricity-884 E. Lilly Lane Rose and Lilly Lift Station	Open		12/10/2021	01/25/2022	12/31/2021			257.
61240038401	Electricity-700 N. North Court RT/25 Street Lighting	Open		12/10/2021	01/25/2022	12/31/2021			68.
61253390201	Electricity-0 W. Rohlwing Road RT/25 Street Lighting	Open		12/13/2021	01/28/2022	12/31/2021			163.
61263332501	Electricity-2399 N. Dee Lane Deer Park Booster Station	Open		12/14/2021	01/29/2022	12/31/2021			165.
61263401801	Electricity-975 N. Sterling Avenue RT/25 Street Lighting	Open		12/14/2021	01/29/2022	12/31/2021			123.
61263403101	Electricity-0 Haleyshill Court Dunhaven Woods Lift Station	Open		12/14/2021	01/29/2022	12/31/2021			128.
61263338601	Electricity-1501 N. Hicks Road Hicks and Dundee Pump Station	Open		12/15/2021	01/30/2022	12/31/2021			352.
61281009801	Electricity-803 W. Panorama Drive Deer Grove Lift Station	Open		12/15/2021	01/30/2022	12/31/2021			134.
61281016901	Electricity-1381 N. Rohlwing Road North Supply Pump Station	Open		12/15/2021	01/30/2022	12/31/2021			3,169.
61281064101	Electricity-137 W. Wood Street Unit 2 Train Station	Open		12/15/2021	01/30/2022	12/31/2021			295.
61281065501	Electricity-137 W. Wood Street Unit 1 Parking Lot Lights	Open		12/15/2021	01/30/2022	12/31/2021			513.
61281067301	Electricity-137 W. Wood Street Unit 3 Conscious Cup	Open		12/15/2021	01/30/2022	12/31/2021			218.
61281070901	Electricity-550 N. Smith Street Well 7 Pump Station	Open		12/15/2021	01/30/2022	12/31/2021			358.
61281073001	Electricity-Heron Drive Well 10 Pump Station	Open		12/15/2021	01/30/2022	12/31/2021			5,100.
61281082701	Electricity-429 N. Hicks Road Holiday Lighting	Open		12/15/2021	01/30/2022	12/31/2021			20.
61281096001	Electricity-1484 N. Oak Street Pepper Tree Lift Station	Open		12/15/2021	01/30/2022	12/31/2021			241.

Attachment: Warrant #2 (2022-2 : 2022 Warrant # 2)

VILLAGE OF PALATINE

Warrant #2

Invoice Due Date Range 12/01/21 - 02/08/22
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
61281103401	Electricity-1465 E. Evergreen Drive Randville Lift Station	Open		12/15/2021	01/30/2022	12/31/2021			906.
61281111201	Electricity-251 W. Colfax Street Parking Deck	Open		12/15/2021	01/30/2022	12/31/2021			3,043.
61281126801	Electricity-1 N. Plum Grove Road Rotary Plaza Sign	Open		12/15/2021	01/30/2022	12/31/2021			47.
61281136001	Electricity-150 W. Wilson Street Clu Building	Open		12/15/2021	01/30/2022	12/31/2021			428.
61281137701	Electricity-0 N. Hicks Pl./1 W. Northwest Hwy. Holiday Lighting	Open		12/15/2021	01/30/2022	12/31/2021			67.
61293675401	Electricity-50 N. Brockway Street Parking Lot Lighting	Open		12/16/2021	01/31/2022	12/31/2021			63.
61293683801	Electricity-47 W. Slade Street RT/25 Street Lighting	Open		12/16/2021	01/31/2022	12/31/2021			135.
61293713401	Electricity-560 S. Hale Street Storm Water Pump Station	Open		12/16/2021	01/31/2022	12/31/2021			62.
61293719701	Electricity-519 S. Consumers Ave Arlington Crest Lift Station	Open		12/16/2021	01/31/2022	12/31/2021			122.
61293728901	Electricity-0 Kenilworth and Elizabeth Winston Tank	Open		12/16/2021	01/31/2022	12/31/2021			39.
61293733901	Electricity-1830 N. Baldwin Road Kasuba Lift Station	Open		12/16/2021	01/31/2022	12/31/2021			1,197.
61293734401	Electricity-0 N. Smith Street Union Pacific Box	Open		12/16/2021	01/31/2022	12/31/2021			175.
61293761101	Electricity-0 Benton and Wilmette Wilmette Lift Station	Open		12/16/2021	01/31/2022	12/31/2021			66.
61293768101	Electricity-Palatine and Oak Street Lighting	Open		12/16/2021	01/31/2022	12/31/2021			100.
61293789201	Electricity-Palatine and Bothwell Street Lighting	Open		12/16/2021	01/31/2022	12/31/2021			248.
61293798501	Electricity-0 N. Smith St/1 N. Cherrywood Dr. Street Lighting	Open		12/16/2021	01/31/2022	12/31/2021			6,484.
61293812601	Electricity-251 W. Colfax Street RT/25 Parking Lot Lighting	Open		12/16/2021	01/31/2022	12/31/2021			25.
61307736801	Electricity-0 Harper Well 6	Open		12/17/2021	02/01/2022	12/31/2021			445.
61307786701	Electricity-2175 N. Coach Road Long Grove Well 15	Open		12/17/2021	02/01/2022	12/31/2021			46.
61307827101	Electricity-1100 W. Illinois Avenue Well 5	Open		12/17/2021	02/01/2022	12/31/2021			829.
61307860001	Electricity-826 W. Exner Court Pond Aerator	Open		12/17/2021	02/01/2022	12/31/2021			46.
61307863601	Electricity-149 W. Michigan Avenue South Supply Pump Station	Open		12/17/2021	02/01/2022	12/31/2021			3,924.
61307882901	Electricity-1525-35 S. Roselle Road Shires Lift Station	Open		12/17/2021	02/01/2022	12/31/2021			377.

Attachment: Warrant #2 (2022-2 : 2022 Warrant # 2)

VILLAGE OF PALATINE

Warrant #2

Invoice Due Date Range 12/01/21 - 02/08/2
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
61308020101	Electricity-1279 W. Palatine Road Entrance Sign	Open		12/17/2021	02/01/2022	12/31/2021			5.
61263331101	Electricity-2175 N. Coach Road Long Grove Pump Station	Open		12/20/2021	02/04/2022	12/31/2021			131.
61318931201	Electricity-914 W. Lukas Avenue Square D Lift Station	Open		12/20/2021	02/04/2022	12/31/2021			99.
61293805801	Electricity-0 N. Smith St/King George Ct RT/23 Street Lighting	Open		12/21/2021	02/05/2022	12/31/2021			5,734.
		Vendor **3706 - Constellation NewEnergy Inc** Totals				Invoices	45		$43,800.
Vendor **2981 - Continental Weather Service**									
194204	Monthly Weather Forecasting-January 2022	Open		01/01/2022	01/31/2022	01/14/2022			150.
		Vendor **2981 - Continental Weather Service** Totals				Invoices	1		$150.
Vendor **3091 - Cook County Treasurer Electrical & Maintenance**									
2021-4	Traffic Signal Maintenance-10/1/2021-12/31/2021	Open		01/03/2022	02/02/2022	12/31/2021			1,671.
		Vendor **3091 - Cook County Treasurer Electrical & Maintenance** Totals				Invoices	1		$1,671.
Vendor **4821 - Custom Data Processing, Inc**									
110792	Maintenance Renewal - CDP 1/1/22 - 12/31/22	Open		01/01/2022	01/31/2022	01/05/2022			9,900.
		Vendor **4821 - Custom Data Processing, Inc** Totals				Invoices	1		$9,900.
Vendor **1929 - Delta Sonic Car Wash Systems**									
10447837	Car Wash	Open		12/31/2021	01/30/2022	12/31/2021			90.
		Vendor **1929 - Delta Sonic Car Wash Systems** Totals				Invoices	1		$90.
Vendor **3811 - Dive Right In Scuba Inc**									
180475	Dive Suit Repair	Open		12/28/2021	01/27/2022	12/28/2021			443.
		Vendor **3811 - Dive Right In Scuba Inc** Totals				Invoices	1		$443.
Vendor **2012 - DLT Solutions LLC**									
5019671A	Autocad Subscription	Open		01/04/2022	02/04/2022	01/04/2022			4,147.
		Vendor **2012 - DLT Solutions LLC** Totals				Invoices	1		$4,147.
Vendor **2057 - Doje's Forensic Supplies**									
22268	CST Unit Supplies	Open		12/28/2021	01/27/2022	12/31/2021			164.
		Vendor **2057 - Doje's Forensic Supplies** Totals				Invoices	1		$164.
Vendor **1728 - Doland Engineering, LLC**									
21-9798	December 11-31, 2021 Engineering Plan Review Services	Open		12/31/2021	01/30/2022	12/22/2021			150.

Attachment: Warrant #2 (2022-2 : 2022 Warrant # 2)

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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
21-9811	December 11-31, 2021 Site Development Permit Inspection Services	Open		12/31/2021	01/30/2022	12/31/2021			1,349.
21-9800	Palatine&Winston WM Replacement Ph. 2 Const. Engineering DPW2124	Open		12/14/2021	01/13/2022	12/31/2021			1,285.
			Vendor **1728 - Doland Engineering, LLC** Totals			Invoices	3		$2,784.
Vendor **2829 - EFI-Solutions**									
2	Water System Interconnect-Booster Station Procurement DPW-2153	Open		12/06/2021	01/05/2022	12/31/2021			36,471.
			Vendor **2829 - EFI-Solutions** Totals			Invoices	1		$36,471.
Vendor **2786 - EJ Equipment Inc**									
P05678	Saw Parts	Open		12/30/2021	01/29/2022	12/31/2021			393.
P33264	Parts - T-254	Open		12/13/2021	01/12/2022	12/31/2021			559.
P33353	Parts - T-254	Open		12/16/2021	01/15/2022	12/31/2021			406.
			Vendor **2786 - EJ Equipment Inc** Totals			Invoices	3		$1,359.
Vendor **2922 - ESRI Inc**									
94165865	ESRI Maintenance	Open		12/23/2021	01/05/2022	01/04/2022			5,500.
			Vendor **2922 - ESRI Inc** Totals			Invoices	1		$5,500.
Vendor **5073 - FulLife Safety LLC**									
66428	Calibration & Certification Gas-Pro W316892/01 016	Open		01/06/2022	02/05/2022	01/18/2022			77.
			Vendor **5073 - FulLife Safety LLC** Totals			Invoices	1		$77.
Vendor **5119 - GIS Consortium**									
659	GIS Consortium Fee	Open		12/30/2021	12/30/2021	12/30/2021			20,000.
			Vendor **5119 - GIS Consortium** Totals			Invoices	1		$20,000.
Vendor **1234 - Golf Rose Animal Hospital**									
333323	K-9 Prescription - Hondo (Contreras)	Open		12/28/2021	01/27/2022	12/31/2021			257.
			Vendor **1234 - Golf Rose Animal Hospital** Totals			Invoices	1		$257.
Vendor **2281 - Grainger**									
9164875453	Sectional Drain Cleaning Machine	Open		12/30/2021	01/29/2022	12/31/2021			3,603.
			Vendor **2281 - Grainger** Totals			Invoices	1		$3,603.
Vendor **4753 - Granicus Llc**									
147392	Civic Streaming & Agenda & Minutes Renewal	Open		01/01/2022	01/31/2022	01/04/2022			1,540.
			Vendor **4753 - Granicus Llc** Totals			Invoices	1		$1,540.00

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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
Vendor **1638 - H & H Electric Co.**									
38037	Ground Fault Repair-649 N. Clark Dr.	Open		10/31/2021	01/15/2022	12/31/2021			5,125.
38079	Ground Fault Repair- Cady Drive and Babcock Drive	Open		12/31/2021	01/30/2022	12/31/2021			9,773.
38080	Ground Fault Repair-Bel Aire Terrace and Bon Aire Drive	Open		12/31/2021	01/30/2022	12/31/2021			9,626.
			Vendor **1638 - H & H Electric Co.** Totals			Invoices	3		$24,526.
Vendor **3116 - Bryan C Haupt**									
PWTRBH01102022	Tool Reimbursement	Open		01/10/2022	01/24/2022	01/06/2022			152.
PWTRBH01122022	Tool Reimbursement	Open		01/12/2022	01/26/2022	01/06/2022			399.
			Vendor **3116 - Bryan C Haupt** Totals			Invoices	2		$551.
Vendor **3037 - IACE**									
AS IACE 2022	2022 IACE Membership - Austin Schramer	Open		01/17/2022	01/17/2022	01/18/2022			40.
DG 2022 IACE	IACE 2022 Membership Renewals - D Gartner	Open		01/17/2022	01/17/2022	01/18/2022			40.
			Vendor **3037 - IACE** Totals			Invoices	2		$80.
Vendor **3913 - IL State Police - Office of Finance**									
2022-00000034	ISP Sex Offender Registration Fund	Open		01/01/2022	01/24/2022	12/31/2021			600.
			Vendor **3913 - IL State Police - Office of Finance** Totals			Invoices	1		$600.
Vendor **3914 - Illinois Office of the Attorney General**									
2022-00000035	Sex Offender Awareness, Training & Education Fund	Open		01/01/2022	01/24/2022	12/31/2021			600.
			Vendor **3914 - Illinois Office of the Attorney General** Totals			Invoices	1		$600.
Vendor **4723 - Industrial Systems Ltd**									
23640	Liquid Deicing Chemicals	Open		01/07/2022	02/06/2022	01/14/2022			3,741.
			Vendor **4723 - Industrial Systems Ltd** Totals			Invoices	1		$3,741.
Vendor **4951 - Interstate Batteries of North Chicago**									
31142191	Parts - STOCK	Open		12/30/2021	01/29/2022	12/31/2021			650.
			Vendor **4951 - Interstate Batteries of North Chicago** Totals			Invoices	1		$650.
Vendor **4165 - J.M.L. Overhead Door Inc**									
3276	Station Overhead Door Maintenance	Open		12/23/2021	01/22/2022	12/31/2021			2,200.
			Vendor **4165 - J.M.L. Overhead Door Inc** Totals			Invoices	1		$2,200.
Vendor **3117 - Christopher J Jancek**									
PWTRCJ01172022	Tool Reimbursement	Open		01/17/2022	01/24/2022	01/06/2022			625.00

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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
			Vendor **3117 - Christopher J Jancek** Totals			Invoices	1		$625.
Vendor **3631 - Johnson Controls Security Solutions LLC**									
36747806	Alarm Monitoring 148 W. Illinois Ave-1/1/22-3/31/22	Open		12/11/2021	01/10/2022	01/20/2022			404.
36859426	Alarm Monitoring 137 W. Wood St.-2/1/22-4/30/22	Open		01/02/2022	02/01/2022	01/20/2022			175.
			Vendor **3631 - Johnson Controls Security Solutions LLC** Totals			Invoices	2		$579.
Vendor **1635 - Joseph D. Foreman & Company**									
330428	664S Valve Box	Open		12/30/2021	01/29/2022	12/28/2021			675.
			Vendor **1635 - Joseph D. Foreman & Company** Totals			Invoices	1		$675.
Vendor **1129 - Journeys The Road Home**									
2021-00001124	CDBG-CV Journeys	Open		12/31/2021	12/31/2021	12/31/2021			11,623.
			Vendor **1129 - Journeys The Road Home** Totals			Invoices	1		$11,623.
Vendor **3754 - KC's Car Wash Llc**									
PWVMKC01032021	Car Wash	Open		01/03/2022	02/02/2022	12/31/2021			144.
			Vendor **3754 - KC's Car Wash Llc** Totals			Invoices	1		$144.
Vendor **3137 - Robert L King**									
PWCDLBK01112022	CDL Renewal Reimbursement	Open		01/11/2022	01/18/2022	01/06/2022			60.
			Vendor **3137 - Robert L King** Totals			Invoices	1		$60.
Vendor **5137 - Lakeshore Recycling Systems**									
V9-34922	Waste Disposal	Open		12/15/2021	01/14/2022	12/31/2021			194.
V9-34943	Waste Disposal	Open		12/31/2021	01/30/2022	12/31/2021			437.
			Vendor **5137 - Lakeshore Recycling Systems** Totals			Invoices	2		$632.
Vendor **1854 - Leach Enterprises, Inc.**									
1032858	Parts - STOCK	Open		12/29/2021	01/28/2022	12/27/2021			207.
			Vendor **1854 - Leach Enterprises, Inc.** Totals			Invoices	1		$207.
Vendor **4345 - Liftoff Llc**									
6120add16	Office 365 Renewal	Open		12/31/2021	01/31/2022	12/31/2021			180.
			Vendor **4345 - Liftoff Llc** Totals			Invoices	1		$180.
Vendor **2995 - M & B Landscaping Co.**									
PD-312	December 2021 Parking Deck Snow & Ice Control Services	Open		01/02/2022	02/01/2022	12/31/2021			1,750.
PD-313	2022 Parking Deck Snow & Ice Control Services	Open		01/06/2022	02/05/2022	01/18/2022			2,357.
			Vendor **2995 - M & B Landscaping Co.** Totals			Invoices	2		$4,107.
Vendor **5160 - John Madrigal**									

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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
2022-00000010	Clothing	Open		01/06/2022	01/06/2022	12/31/2021			134.
			Vendor **5160 - John Madrigal** Totals			Invoices	1		$134.
Vendor **5066 - Marco Technologies LLC**									
459037768	Copier Maintenance Agreement	Open		11/26/2021	12/28/2021	12/27/2021			1,945.
461540825	Copier Maintenance Agreement	Open		12/29/2021	01/23/2022	01/07/2022			2,016.
			Vendor **5066 - Marco Technologies LLC** Totals			Invoices	2		$3,962.
Vendor **4780 - Marsh USA, Inc**									
349586900688	2022 Risk Renewal	Open		01/10/2022	01/10/2022	01/10/2022			27,875.
349587953793	2022 Risk Renewal	Open		01/10/2022	01/10/2022	01/10/2022			536,492.
			Vendor **4780 - Marsh USA, Inc** Totals			Invoices	2		$564,367.
Vendor **1709 - Master Hitch**									
65819	Parts - T-387	Open		12/30/2021	01/29/2022	12/27/2021			23.
			Vendor **1709 - Master Hitch** Totals			Invoices	1		$23.
Vendor **2756 - Mc Master Carr Supply Co.**									
70341100	Sign Materials	Open		12/22/2021	01/21/2022	12/31/2021			340.
70462131	Sign Materials	Open		12/28/2021	01/27/2022	12/31/2021			53.
70711765	Credit Memo	Open		01/05/2022	01/21/2022	01/14/2022			(82.2
69575779	Parts - M-999 & PT-999	Open		12/08/2021	01/07/2022	12/31/2021			104.
69968274	Parts - T-389	Open		12/15/2021	02/04/2022	12/31/2021			73.
69972084	Parts - T-454	Open		12/15/2021	01/14/2022	12/31/2021			159.
70711763	Credit Memo	Open		01/05/2022	02/04/2022	01/13/2022			(39.1
			Vendor **2756 - Mc Master Carr Supply Co.** Totals			Invoices	7		$609.
Vendor **4945 - Michael A Meehan**									
PWBRMM01142022	Boot Reimbursement	Open		01/14/2022	01/28/2022	01/06/2022			142.
			Vendor **4945 - Michael A Meehan** Totals			Invoices	1		$142.
Vendor **4600 - Meridian IT Inc**									
505334	Reporting and Support Services: Commvault Licenses	Open		01/01/2022	02/01/2022	01/04/2022			619.
506910	Reporting and Support Services: Commvault Licenses	Open		01/06/2022	02/06/2022	01/07/2022			102.
			Vendor **4600 - Meridian IT Inc** Totals			Invoices	2		$721.
Vendor **2737 - Mes Inc/Global**									
1544402	SCBA Parts	Open		12/27/2021	01/26/2022	12/27/2021			1,835.
			Vendor **2737 - Mes Inc/Global** Totals			Invoices	1		$1,835.
Vendor **4489 - Midwest Paving Equipment Inc**									
2190	Parts - E-202	Open		12/29/2021	01/28/2022	12/31/2021			620.

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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
		Vendor **4489 - Midwest Paving Equipment Inc** Totals				Invoices	1		$620.
Vendor **1856 - Monroe Truck Equipment**									
5467875	Parts - STOCK	Open		01/04/2022	02/03/2022	01/13/2022			666.
		Vendor **1856 - Monroe Truck Equipment** Totals				Invoices	1		$666.
Vendor **1405 - MPC Communications & Lighting Inc**									
21-1362	Parts - T-499	Open		12/27/2021	01/26/2022	12/27/2021			84.
		Vendor **1405 - MPC Communications & Lighting Inc** Totals				Invoices	1		$84.
Vendor **2789 - Municipal Clerks Of Illinois**									
2022 MCI D.Sadik	2022 MCI Renewal Annual Membership - D. Sadik	Open		01/03/2022	02/03/2022	01/10/2022			85.
2022 MCI M.Duer	2022 MCI Renewal Annual Membership - M. Duer	Open		01/03/2022	02/03/2022	01/10/2022			85.
		Vendor **2789 - Municipal Clerks Of Illinois** Totals				Invoices	2		$170.
Vendor **5099 - NAPA Auto Parts**									
355533	Parts - T-447	Open		12/29/2021	01/28/2022	12/27/2021			4.
355535	Parts - T-447	Open		12/29/2021	01/28/2022	12/27/2021			1.
		Vendor **5099 - NAPA Auto Parts** Totals				Invoices	2		$5.
Vendor **2176 - Neenah Foundry Co.**									
440714	Grate, Frame and Rubber Ring	Open		01/06/2022	02/05/2022	01/18/2022			1,698.
		Vendor **2176 - Neenah Foundry Co.** Totals				Invoices	1		$1,698.
Vendor **2616 - Nicor Gas**									
33367400000-1221	Natural Gas-987 E. Palatine Rd Station 83	Open		12/16/2021	02/01/2022	12/31/2021			468.
49923400003-1221	Natural Gas-148 W. Illinois Ave Combined Service Facility	Open		12/16/2021	02/01/2022	12/31/2021			5,127.
77309667044-1221	Natural Gas-220 W. Illinois Ave Station 84	Open		12/16/2021	02/01/2022	12/31/2021			551.
93126652572-1221	Natural Gas-150 W. Wilson Street Clu Building	Open		12/16/2021	02/01/2022	12/31/2021			846.
95576400006-1221	Natural Gas-200 W. Illinois Ave Fire Storage Garage	Open		12/16/2021	02/01/2022	12/31/2021			119.
37917400006-1221	Natural Gas-914 W. Lukas Avenue Square D Lift Station	Open		12/17/2021	02/01/2022	12/31/2021			52.
55424779829-1221	Natural Gas-1545-47 Shires Court Lift Station	Open		12/20/2021	02/04/2022	12/31/2021			52.
		Vendor **2616 - Nicor Gas** Totals				Invoices	7		$7,219.
Vendor **5161 - Noregon Systems LLC**									
INV00113151	Allison DOC Premium Retail Subscription Renewal	Open		01/05/2022	02/04/2022	01/13/2022			450.

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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
			Vendor **5161 - Noregon Systems LLC** Totals			Invoices	1		$450.
Vendor **3002 - Northwest Community Hospital-OEHS**									
25784	Physicals/DOT Screening	Open		12/02/2021	01/01/2022	12/31/2021			405.
			Vendor **3002 - Northwest Community Hospital-OEHS** Totals			Invoices	1		$405.
Vendor **4832 - NSPE**									
959845	NSPE & ISPE Professional Membership Dues - Grabowski 2022	Open		01/01/2022	01/31/2022	01/06/2022			299.
			Vendor **4832 - NSPE** Totals			Invoices	1		$299.
Vendor **2753 - Office Depot Inc**									
20662730	Office supplies - general / address labels	Open		12/31/2021	01/30/2022	12/31/2021			41.
			Vendor **2753 - Office Depot Inc** Totals			Invoices	1		$41.
Vendor **2824 - Office Of The Il State Treasurer**									
2022-00000033	Sex Offender Management Board	Open		01/01/2022	01/24/2022	12/31/2021			100.
			Vendor **2824 - Office Of The Il State Treasurer** Totals			Invoices	1		$100.
Vendor **1214 - On Time Embroidery Inc.**									
96258	Clothing	Open		12/29/2021	01/28/2022	12/30/2021			87.
96259	Clothing	Open		12/29/2021	01/28/2022	12/30/2021			341.
96260	Clothing	Open		12/29/2021	01/28/2022	12/30/2021			210.
			Vendor **1214 - On Time Embroidery Inc.** Totals			Invoices	3		$638.
Vendor **5085 - Orbis Solutions Inc**									
5572314	Wireless Replacement project	Open		12/07/2021	01/07/2022	12/27/2021			17,319.
			Vendor **5085 - Orbis Solutions Inc** Totals			Invoices	1		$17,319.
Vendor **5151 - Pace Analytical Services, LLC**									
I9495176	Water Sample Testing	Open		12/30/2021	01/29/2022	12/28/2021			1,876.
			Vendor **5151 - Pace Analytical Services, LLC** Totals			Invoices	1		$1,876.
Vendor **2572 - Paddock Publications, Inc**									
203873	Legal Notices	Open		01/01/2022	02/01/2022	12/31/2021			183.
			Vendor **2572 - Paddock Publications, Inc** Totals			Invoices	1		$183.
Vendor **2346 - Palatine Township Road District**									
22.001	December 2021 Snow and Ice Control	Open		01/05/2022	01/31/2022	12/31/2021			4,330.
			Vendor **2346 - Palatine Township Road District** Totals			Invoices	1		$4,330.
Vendor **4834 - Palumbo Management LLC**									
S-INV007137	Water Main Break Spoils	Open		12/28/2021	01/27/2022	12/28/2021			750.

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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
		Vendor **4834 - Palumbo Management LLC** Totals				Invoices	1		$750.
Vendor **1784 - Parent Petroleum**									
1477257	Operating Supplies Lubricants & Additives	Open		01/05/2022	02/04/2022	01/13/2022			2,576.
		Vendor **1784 - Parent Petroleum** Totals				Invoices	1		$2,576.
Vendor **1455 - Patnick Construction, Inc.**									
4	2021 Harvard Dr. and Arlene Ave. Water Main Replacement DPW-2121	Open		12/31/2021	01/30/2022	12/31/2021			67,658.
		Vendor **1455 - Patnick Construction, Inc.** Totals				Invoices	1		$67,658.
Vendor **5149 - Peerless Network, Inc.**									
478173	Landline Phone Service	Open		12/15/2021	01/01/2022	12/29/2021			1,611.
		Vendor **5149 - Peerless Network, Inc.** Totals				Invoices	1		$1,611.
Vendor **5166 - Periwinkle Florist**									
062045/1	Bereavement Arrangement - Fiscus	Open		04/10/2021	12/31/2021	12/31/2021			93.
		Vendor **5166 - Periwinkle Florist** Totals				Invoices	1		$93.
Vendor **1605 - R.A. Adams Enterprises**									
J013658	T-499 Lift Gate	Open		12/27/2021	01/26/2022	12/31/2021			3,961.
		Vendor **1605 - R.A. Adams Enterprises** Totals				Invoices	1		$3,961.
Vendor **5091 - R.W. Dunteman Company**									
212902	Dundee Road and Park Place Traffic Signal Installation DPW-2132	Open		12/30/2021	01/29/2022	12/31/2021			101,876.
		Vendor **5091 - R.W. Dunteman Company** Totals				Invoices	1		$101,876.
Vendor **1597 - Regional Truck Equipment Co**									
229683	Parts - T-319	Open		11/29/2021	12/31/2021	12/31/2021			856.
		Vendor **1597 - Regional Truck Equipment Co** Totals				Invoices	1		$856.
Vendor **4019 - Rush Truck Centers**									
3026040917	Parts - STOCK	Open		12/23/2021	01/22/2022	12/31/2021			365.
3026064189	Parts - STOCK	Open		12/29/2021	01/28/2022	12/31/2021			277.
3026163629	Parts - T-450	Open		01/06/2022	02/05/2022	01/13/2022			1,045.
		Vendor **4019 - Rush Truck Centers** Totals				Invoices	3		$1,687.
Vendor **2673 - Schain Banks Kenny & Schwartz**									
December 2021	Legal Services December 2021	Open		01/11/2022	01/24/2022	12/31/2021			25,593.
		Vendor **2673 - Schain Banks Kenny & Schwartz** Totals				Invoices	1		$25,593.

Attachment: Warrant #2 (2022-2 : 2022 Warrant # 2)

VILLAGE OF PALATINE

Warrant #2

Invoice Due Date Range 12/01/21 - 02/08/22
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
Vendor **4087 - Service Components Inc.**									
101111	Parts - STOCK	Open		12/28/2021	01/27/2022	12/27/2021			200.
			Vendor **4087 - Service Components Inc.** Totals			Invoices	1		$200.
Vendor **1609 - Sherwin-Williams**									
9106-4	Road Striping Paint	Open		12/29/2021	01/28/2022	12/31/2021			5,987.
9452-8	Credit Memo	Open		12/29/2021	01/28/2022	12/31/2021			(2,993.5
			Vendor **1609 - Sherwin-Williams** Totals			Invoices	2		$2,993.
Vendor **3989 - Sirchie Fingerprint Laboratories**									
0525773-IN	CST Unit Supplies	Open		12/29/2021	01/28/2022	12/31/2021			199.
			Vendor **3989 - Sirchie Fingerprint Laboratories** Totals			Invoices	1		$199.
Vendor **5153 - Specter Instruments, LLC DBA WIN-911 Software**									
73560	WIN-911 Software License Upgrade	Open		12/30/2021	01/29/2022	12/31/2021			2,100.
			Vendor **5153 - Specter Instruments, LLC DBA WIN-911 Software** Totals			Invoices	1		$2,100.
Vendor **5082 - State Graphics**									
69978	Business Cards-Deputy Village Mgr	Open		01/10/2022	02/07/2022	01/10/2022			65.
			Vendor **5082 - State Graphics** Totals			Invoices	1		$65.
Vendor **4966 - T-Mobile**									
965537055-1221	CS Telematics Program Monthly Service Fee-December	Open		12/29/2021	01/21/2022	12/31/2021			255.
			Vendor **4966 - T-Mobile** Totals			Invoices	1		$255.
Vendor **2545 - Terrace Supply Co**									
70520469	Oxygen	Open		01/07/2022	02/06/2022	01/04/2022			185.
01031492	Parts - M-999	Open		12/31/2021	01/30/2022	12/31/2021			23.
			Vendor **2545 - Terrace Supply Co** Totals			Invoices	2		$209.
Vendor **1199 - Thompson Elevator Inspection Service Inc**									
21-3230	1100 Randville Dr / 1 elevator plan review	Open		12/27/2021	01/26/2022	12/31/2021			75.
21-3286	1100 Randville Dr / R&R mod permit insp	Open		12/29/2021	01/28/2022	12/31/2021			75.
			Vendor **1199 - Thompson Elevator Inspection Service Inc** Totals			Invoices	2		$150.
Vendor **4058 - TransUnion Risk and Alternative Data Solutions Inc**									
71751-Dec-21	Online Investigative Search Engine (Dec)	Open		12/31/2021	01/30/2022	12/31/2021			192.
			Vendor **4058 - TransUnion Risk and Alternative Data Solutions Inc** Totals			Invoices	1		$192.
Vendor **1674 - Ultimate Plumbing Supply**									

Attachment: Warrant #2 (2022-2 : 2022 Warrant # 2)

VILLAGE OF PALATINE

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Invoice Due Date Range 12/01/21 - 02/08/22
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Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
S1019163	Meter Supplies	Open		12/06/2021	01/05/2022	12/31/2021			28.
			Vendor **1674 - Ultimate Plumbing Supply** Totals			Invoices	1		$28.
Vendor **4797 - Ultra Cleaning, Inc.**									
1138	Cleaning Services for CSF and Police HQ-December 2021	Open		12/31/2021	01/30/2022	12/29/2021			3,800.
			Vendor **4797 - Ultra Cleaning, Inc.** Totals			Invoices	1		$3,800.
Vendor **3157 - UniFirst Corporation**									
061 1422777	Shop Rags/Carpets	Open		12/27/2021	01/26/2022	12/20/2021			46.
061 1424481	Shop Rags/Carpets	Open		01/03/2022	02/02/2022	01/06/2022			46.
			Vendor **3157 - UniFirst Corporation** Totals			Invoices	2		$93.
Vendor **2276 - USA Blue Book**									
827626	Sample Pouches	Open		12/22/2021	01/21/2022	12/31/2021			402.
			Vendor **2276 - USA Blue Book** Totals			Invoices	1		$402.
Vendor **3156 - Utility Service Co, Inc**									
551124	North Supply 1 East Reservoir Water Tank Maintenance Semi-Annual	Open		01/01/2022	01/31/2022	01/10/2022			12,500.
551201	Winston Tank Water Tank Maintenance Semi-Annual Fee	Open		01/01/2022	01/31/2022	01/10/2022			12,500.
551202	North Supply 2 West Reservoir Water Tank Maintenance Semi-Annual	Open		01/01/2022	01/31/2022	01/10/2022			12,500.
551255	Countryside Standpipe Water Tank Maintenance Semi-Annual Fee	Open		01/01/2022	01/31/2022	01/10/2022			12,500.
551453	Countryside Ground Storage Water Tank Maintenance SemiAnnual Fee	Open		01/01/2022	01/31/2022	01/10/2022			12,500.
			Vendor **3156 - Utility Service Co, Inc** Totals			Invoices	5		$62,500.
Vendor **5122 - Velan Solutions Velan Solutions, LLC**									
335	Police Peer Support Network System	Open		01/01/2022	01/31/2022	01/05/2022			2,568.
			Vendor **5122 - Velan Solutions Velan Solutions, LLC** Totals			Invoices	1		$2,568.
Vendor **3709 - Verizon Wireless**									
9894997821	Cellular Usage	Open		12/12/2021	01/07/2022	12/31/2021			2,063.
9896269082	Cellular Usage	Open		01/01/2022	01/24/2022	12/31/2021			4,689.
			Vendor **3709 - Verizon Wireless** Totals			Invoices	2		$6,752.
Vendor **2258 - Wickstrom Ford Lincoln Mercury**									
831761	Repairs & Maintenance - T-446	Open		11/17/2021	12/31/2021	12/31/2021			28.

Attachment: Warrant #2 (2022-2 : 2022 Warrant # 2)

VILLAGE OF PALATINE

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Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
836296	Repairs & Maintenance - T-455	Open		12/28/2021	01/27/2022	12/31/2021			3,044.
		Vendor **2258 - Wickstrom Ford Lincoln Mercury** Totals				Invoices	2		$3,072.
Vendor **Charlene & Gerald Ewell**									
RP19-00308	RP19-308/275 W Doral Ct - Property Sold	Open		01/18/2022	01/18/2022	01/18/2022			83.
		Vendor **Charlene & Gerald Ewell** Totals				Invoices	1		$83.
Vendor **Everardo Garcia**									
2022-00000037	Ticket # P1211-000099 Paid Twice	Open		01/13/2022	01/24/2022	01/14/2022			50.
		Vendor **Everardo Garcia** Totals				Invoices	1		$50.
Vendor **Christine Ludwig**									
2022-00000036	Ticket # P1211-000061 Paid Twice	Open		01/13/2022	01/24/2022	01/14/2022			50.
		Vendor **Christine Ludwig** Totals				Invoices	1		$50.
Vendor **Lee Woodman**									
VS #23825	Refund - Duplicate Purchase	Open		01/11/2022	01/11/2022	01/11/2022			50.
		Vendor **Lee Woodman** Totals				Invoices	1		$50.
		Grand Totals				Invoices	223		$1,438,224.

Attachment: Warrant #2 (2022-2 : 2022 Warrant # 2)

VILLAGE OF PALATINE

Warrant #2 EFT #1

Payment Date Range 01/10/22 - 01/10/2
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Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
Vendor **4466 - JP Morgan Chase Bank Commercial Card**									
DKS-122721-1	Jewel Osco	Paid by EFT #5572		12/27/2021	01/10/2022	12/31/2021		01/10/2022	124.
DKS-122721-2	Crains Chic Subscript	Paid by EFT #5573		12/27/2021	01/10/2022	12/31/2021		01/10/2022	238.
DKS-122721-3	KinschFloralMarket	Paid by EFT #5574		12/27/2021	01/10/2022	12/31/2021		01/10/2022	123.
DKS-122721-4	Pizza Bella	Paid by EFT #5575		12/27/2021	01/10/2022	12/31/2021		01/10/2022	1,680.
RTO-122721-1	Granite City Schaumbur	Paid by EFT #5581		12/27/2021	01/10/2022	12/31/2021		01/10/2022	72.
RTO-122721-2	LPC 609 S State	Paid by EFT #5582		12/27/2021	01/10/2022	12/31/2021		01/10/2022	17.
FIN-122721-1	Groot Industries	Paid by EFT #5593		12/27/2021	01/10/2022	12/31/2021		01/10/2022	252,109.
FIN-122721-2	Federal Express	Paid by EFT #5594		12/27/2021	01/10/2022	12/31/2021		01/10/2022	39.
PDM-122721-1	Daily Herald	Paid by EFT #5595		12/27/2021	01/10/2022	12/31/2021		01/10/2022	99.
PJ-122721-1	National Safety Council	Paid by EFT #5476		12/27/2021	01/10/2022	12/31/2021		01/10/2022	39.
BDK-122721-1	Microsoft	Paid by EFT #5539		12/27/2021	01/10/2022	12/31/2021		01/10/2022	58.
LAS-122721-1	Survey Monk	Paid by EFT #5577		12/27/2021	01/10/2022	12/31/2021		01/10/2022	384.
LAS-122721-2	Google	Paid by EFT #5579		12/27/2021	01/10/2022	12/31/2021		01/10/2022	30.
LAS-122721-3	Deltec Tap Gateway	Paid by EFT #5580		12/27/2021	01/10/2022	12/31/2021		01/10/2022	30.
LAS-122721-4	Ebay	Paid by EFT #5578		12/27/2021	01/10/2022	12/31/2021		01/10/2022	10.
DLG-122721-1	Duluth Trading Co	Paid by EFT #5500		12/27/2021	01/10/2022	12/31/2021		01/10/2022	138.
DLG-122721-2	Amazon.com*E08UY0BN3	Paid by EFT #5501		12/27/2021	01/10/2022	12/31/2021		01/10/2022	38.
DLG-122721-3	Thermoworks Inc	Paid by EFT #5502		12/27/2021	01/10/2022	12/31/2021		01/10/2022	93.
DLG-122721-4	Amzn Mktp us *WF70U6JL3	Paid by EFT #5503		12/27/2021	01/10/2022	12/31/2021		01/10/2022	73.
DLG-122721-5	Amzn Mket US *Amzn.com/bill	Paid by EFT #5504		12/27/2021	01/10/2022	12/31/2021		01/10/2022	(6.9
DLG-122721-6	Duluth Trading Hoffman Estates	Paid by EFT #5505		12/27/2021	01/10/2022	12/31/2021		01/10/2022	(138.0
DLG-122721-7	AMZN MKTP US*Y75JV5NV3	Paid by EFT #5506		12/27/2021	01/10/2022	12/31/2021		01/10/2022	15.
BMB-122721-1	Customsigns.Com	Paid by EFT #5551		12/27/2021	01/10/2022	12/31/2021		01/10/2022	89.
BMB-122721-2	Zazzle	Paid by EFT #5552		12/27/2021	01/10/2022	12/31/2021		01/10/2022	25.
PAC-122721-1	Amazon Marketplace	Paid by EFT #5486		12/27/2021	01/10/2022	12/31/2021		01/10/2022	375.
PAC-122721-10	Ray O'Herron Co	Paid by EFT #5495		12/27/2021	01/10/2022	12/31/2021		01/10/2022	1,480.
PAC-122721-11	Ray O'Herron Co	Paid by EFT #5496		12/27/2021	01/10/2022	12/31/2021		01/10/2022	1,458.
PAC-122721-12	Ray O'Herron Co	Paid by EFT #5497		12/27/2021	01/10/2022	12/31/2021		01/10/2022	1,456.
PAC-122721-2	Bob Barker Company	Paid by EFT #5487		12/27/2021	01/10/2022	12/31/2021		01/10/2022	136.
PAC-122721-3	Ray O'Herron Co	Paid by EFT #5488		12/27/2021	01/10/2022	12/31/2021		01/10/2022	1,468.
PAC-122721-4	Ray O'Herron Co	Paid by EFT #5489		12/27/2021	01/10/2022	12/31/2021		01/10/2022	1,486.
PAC-122721-5	Ray O'Herron Co	Paid by EFT #5490		12/27/2021	01/10/2022	12/31/2021		01/10/2022	1,474.
PAC-122721-6	Amazon.Com	Paid by EFT #5491		12/27/2021	01/10/2022	12/31/2021		01/10/2022	243.
PAC-122721-7	The Home Depot	Paid by EFT #5492		12/27/2021	01/10/2022	12/31/2021		01/10/2022	135.
PAC-122721-8	Amazon Marketplace	Paid by EFT #5493		12/27/2021	01/10/2022	12/31/2021		01/10/2022	69.
PAC-122721-9	Vistaprint	Paid by EFT #5494		12/27/2021	01/10/2022	12/31/2021		01/10/2022	163.
WEN-122721-1	Transunion Shareable	Paid by EFT #5569		12/27/2021	01/10/2022	12/31/2021		01/10/2022	60.
ARL-122721-1	FIRESMARTPROMOS.COM	Paid by EFT #5565		12/27/2021	01/10/2022	12/31/2021		01/10/2022	760.
ARL-122721-2	PROMOTIONS NOW	Paid by EFT #5566		12/27/2021	01/10/2022	12/31/2021		01/10/2022	776.
JBS-122721-1	Home Depot	Paid by EFT #5521		12/27/2021	01/10/2022	12/31/2021		01/10/2022	29.
JJA-122721-1	NFPA NATL FIRE PROTECT	Paid by EFT #5485		12/27/2021	01/10/2022	12/31/2021		01/10/2022	552.65

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VILLAGE OF PALATINE

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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
JJA-122721-2	HYDRO FLOW PRODUCTS	Paid by EFT #5484		12/27/2021	01/10/2022	12/31/2021		01/10/2022	2,164.
MON-122721-1	TRANSUNION	Paid by EFT #5498		12/27/2021	01/10/2022	12/31/2021		01/10/2022	60.
MON-122721-2	Home Depot	Paid by EFT #5499		12/27/2021	01/10/2022	12/31/2021		01/10/2022	24.
NLB-122721-1	ILLINOIS FIRE CHIEFS	Paid by EFT #5522		12/27/2021	01/10/2022	12/31/2021		01/10/2022	1,000.
PMG-122721-1	Wal-Mart	Paid by EFT #5567		12/27/2021	01/10/2022	12/31/2021		01/10/2022	232.
PMG-122721-2	Wal-Mart	Paid by EFT #5568		12/27/2021	01/10/2022	12/31/2021		01/10/2022	454.
SAM-122721-1	Home Depot	Paid by EFT #5576		12/27/2021	01/10/2022	12/31/2021		01/10/2022	44.
SEM-122721-1	Tyco Integrated Security	Paid by EFT #5540		12/27/2021	01/10/2022	12/31/2021		01/10/2022	90.
SEM-122721-10	Home Depot	Paid by EFT #5549		12/27/2021	01/10/2022	12/31/2021		01/10/2022	26.
SEM-122721-11	Amazon.com	Paid by EFT #5550		12/27/2021	01/10/2022	12/31/2021		01/10/2022	99.
SEM-122721-2	Tyco Integrated Security	Paid by EFT #5541		12/27/2021	01/10/2022	12/31/2021		01/10/2022	101.
SEM-122721-3	Amazon.com	Paid by EFT #5542		12/27/2021	01/10/2022	12/31/2021		01/10/2022	152.
SEM-122721-4	Amazon.com	Paid by EFT #5543		12/27/2021	01/10/2022	12/31/2021		01/10/2022	42.
SEM-122721-5	Amazon.com	Paid by EFT #5544		12/27/2021	01/10/2022	12/31/2021		01/10/2022	659.
SEM-122721-6	Amazon.com	Paid by EFT #5545		12/27/2021	01/10/2022	12/31/2021		01/10/2022	27.
SEM-122721-7	Amazon.com	Paid by EFT #5546		12/27/2021	01/10/2022	12/31/2021		01/10/2022	99.
SEM-122721-8	Amazon.com	Paid by EFT #5547		12/27/2021	01/10/2022	12/31/2021		01/10/2022	194.
SEM-122721-9	Lands End Business	Paid by EFT #5548		12/27/2021	01/10/2022	12/31/2021		01/10/2022	765.
AJB-122721-1	Menards	Paid by EFT #5529		12/27/2021	01/10/2022	12/31/2021		01/10/2022	159.
AJB-122721-10	Zip's Truck Equipment	Paid by EFT #5538		12/27/2021	01/10/2022	12/31/2021		01/10/2022	174.
AJB-122721-2	Sam's Club	Paid by EFT #5530		12/27/2021	01/10/2022	12/31/2021		01/10/2022	279.
AJB-122721-3	TreeStuff.com	Paid by EFT #5531		12/27/2021	01/10/2022	12/31/2021		01/10/2022	963.
AJB-122721-4	Jewel-Osco	Paid by EFT #5532		12/27/2021	01/10/2022	12/31/2021		01/10/2022	10.
AJB-122721-5	TreeStuff.com	Paid by EFT #5533		12/27/2021	01/10/2022	12/31/2021		01/10/2022	980.
AJB-122721-6	OrderSafety.com	Paid by EFT #5537		12/27/2021	01/10/2022	12/31/2021		01/10/2022	315.
AJB-122721-7	Einstein Bros. Bagels	Paid by EFT #5534		12/27/2021	01/10/2022	12/31/2021		01/10/2022	74.
AJB-122721-8	Einstein Bros. Bagels	Paid by EFT #5535		12/27/2021	01/10/2022	12/31/2021		01/10/2022	81.
AJB-122721-9	Zip's Truck Equipment	Paid by EFT #5536		12/27/2021	01/10/2022	12/31/2021		01/10/2022	132.
DVN-122721-1	The Home Depot #1927	Paid by EFT #5554		12/27/2021	01/10/2022	12/31/2021		01/10/2022	109.
DVN-122721-2	SAI Subscription	Paid by EFT #5555		12/27/2021	01/10/2022	12/31/2021		01/10/2022	59.
DVN-122721-3	David O'Connell Tools	Paid by EFT #5556		12/27/2021	01/10/2022	12/31/2021		01/10/2022	164.
DVN-122721-4	The Assembly American Bar & Cafe	Paid by EFT #5557		12/27/2021	01/10/2022	12/31/2021		01/10/2022	43.
DVN-122721-5	Arlington Power Equipment	Paid by EFT #5558		12/27/2021	01/10/2022	12/31/2021		01/10/2022	90.
EDK-122721-1	Hobby-Lobby #0205	Paid by EFT #5479		12/27/2021	01/10/2022	12/31/2021		01/10/2022	105.
JRK-122721-1	Paypal Sohars RCPW	Paid by EFT #5561		12/27/2021	01/10/2022	12/31/2021		01/10/2022	103.
JRK-122721-2	Grainger	Paid by EFT #5562		12/27/2021	01/10/2022	12/31/2021		01/10/2022	6.
JRK-122721-3	Tsurumi (America), Inc.	Paid by EFT #5564		12/27/2021	01/10/2022	12/31/2021		01/10/2022	27.
JRK-122721-4	Grainger	Paid by EFT #5560		12/27/2021	01/10/2022	12/31/2021		01/10/2022	48.
JRK-122721-5	Grainger	Paid by EFT #5559		12/27/2021	01/10/2022	12/31/2021		01/10/2022	36.
JRK-122721-6	Grainger	Paid by EFT #5563		12/27/2021	01/10/2022	12/31/2021		01/10/2022	17.
JRM-122721-1	TEquipment	Paid by EFT #5523		12/27/2021	01/10/2022	12/31/2021		01/10/2022	408..

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Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
KML-122721-1	American Public Works	Paid by EFT #5507		12/27/2021	01/10/2022	12/31/2021		01/10/2022	325.
KML-122721-10	Amazon.com	Paid by EFT #5518		12/27/2021	01/10/2022	12/31/2021		01/10/2022	895.
KML-122721-11	Amazon Marketplace	Paid by EFT #5519		12/27/2021	01/10/2022	12/31/2021		01/10/2022	35.
KML-122721-12	Amazon Marketplace	Paid by EFT #5514		12/27/2021	01/10/2022	12/31/2021		01/10/2022	98.
KML-122721-13	Amazon.com	Paid by EFT #5520		12/27/2021	01/10/2022	12/31/2021		01/10/2022	112.
KML-122721-14	JJ Twig's Pizza	Paid by EFT #5513		12/27/2021	01/10/2022	12/31/2021		01/10/2022	685.
KML-122721-2	Amazon Marketplace	Paid by EFT #5508		12/27/2021	01/10/2022	12/31/2021		01/10/2022	65.
KML-122721-3	Amazon Marketplace	Paid by EFT #5509		12/27/2021	01/10/2022	12/31/2021		01/10/2022	56.
KML-122721-4	Amazon Marketplace	Paid by EFT #5515		12/27/2021	01/10/2022	12/31/2021		01/10/2022	25.
KML-122721-5	Amazon Marketplace	Paid by EFT #5516		12/27/2021	01/10/2022	12/31/2021		01/10/2022	40.
KML-122721-6	Jewel-Osco	Paid by EFT #5510		12/27/2021	01/10/2022	12/31/2021		01/10/2022	42.
KML-122721-7	Jewel-Osco	Paid by EFT #5511		12/27/2021	01/10/2022	12/31/2021		01/10/2022	77.
KML-122721-8	Warehouse Direct	Paid by EFT #5512		12/27/2021	01/10/2022	12/31/2021		01/10/2022	295.
KML-122721-9	Amazon Marketplace	Paid by EFT #5517		12/27/2021	01/10/2022	12/31/2021		01/10/2022	45.
MG-122721-1	Home Depot	Paid by EFT #5570		12/27/2021	01/10/2022	12/31/2021		01/10/2022	37.
MG-122721-2	Home Depot	Paid by EFT #5571		12/27/2021	01/10/2022	12/31/2021		01/10/2022	50.
MKD-122721-1	Grainger	Paid by EFT #5480		12/27/2021	01/10/2022	12/31/2021		01/10/2022	50.
MKD-122721-2	SupplyHouse.com	Paid by EFT #5481		12/27/2021	01/10/2022	12/31/2021		01/10/2022	264.
MKD-122721-3	Grainger	Paid by EFT #5482		12/27/2021	01/10/2022	12/31/2021		01/10/2022	240.
MKD-122721-4	Grainger	Paid by EFT #5483		12/27/2021	01/10/2022	12/31/2021		01/10/2022	343.
SAD-122721-1	Mutual Ace Hardware	Paid by EFT #5477		12/27/2021	01/10/2022	12/31/2021		01/10/2022	71.
SAD-122721-2	The Home Depot #1927	Paid by EFT #5478		12/27/2021	01/10/2022	12/31/2021		01/10/2022	320.
SC-122721-1	Menards	Paid by EFT #5553		12/27/2021	01/10/2022	12/31/2021		01/10/2022	13.
SLW-122721-1	The Home Depot #1927	Paid by EFT #5583		12/27/2021	01/10/2022	12/31/2021		01/10/2022	173.
SLW-122721-10	The Home Depot #1927	Paid by EFT #5592		12/27/2021	01/10/2022	12/31/2021		01/10/2022	29.
SLW-122721-2	The Home Depot #1927	Paid by EFT #5584		12/27/2021	01/10/2022	12/31/2021		01/10/2022	24.
SLW-122721-3	The Home Depot #1927	Paid by EFT #5585		12/27/2021	01/10/2022	12/31/2021		01/10/2022	179.
SLW-122721-4	The Home Depot #1927	Paid by EFT #5586		12/27/2021	01/10/2022	12/31/2021		01/10/2022	107.
SLW-122721-5	The Home Depot #1927	Paid by EFT #5587		12/27/2021	01/10/2022	12/31/2021		01/10/2022	(8.9
SLW-122721-6	The Home Depot #1927	Paid by EFT #5588		12/27/2021	01/10/2022	12/31/2021		01/10/2022	11.
SLW-122721-7	The Home Depot #1927	Paid by EFT #5589		12/27/2021	01/10/2022	12/31/2021		01/10/2022	64.
SLW-122721-8	The Home Depot #1927	Paid by EFT #5590		12/27/2021	01/10/2022	12/31/2021		01/10/2022	(99.0
SLW-122721-9	Menards	Paid by EFT #5591		12/27/2021	01/10/2022	12/31/2021		01/10/2022	195.
WES-122721-1	Menards	Paid by EFT #5524		12/27/2021	01/10/2022	12/31/2021		01/10/2022	390.
WES-122721-2	Menards	Paid by EFT #5525		12/27/2021	01/10/2022	12/31/2021		01/10/2022	119.
WES-122721-3	Mutual Ace Hardware	Paid by EFT #5526		12/27/2021	01/10/2022	12/31/2021		01/10/2022	66.
WES-122721-4	The Home Depot #1927	Paid by EFT #5527		12/27/2021	01/10/2022	12/31/2021		01/10/2022	117.
WES-122721-5	Menards	Paid by EFT #5528		12/27/2021	01/10/2022	12/31/2021		01/10/2022	343.
	Vendor **4466 - JP Morgan Chase Bank Commercial Card** Totals					Invoices	120		$284,065.
				Grand Totals		Invoices	120		$284,065.

Attachment: Warrant #2 (2022-2 : 2022 Warrant # 2)

VILLAGE OF PALATINE

Warrant #2 EFT #2

Payment Date Range 01/18/22 - 01/18/2
Report By Vendor - Invoi
Summary Listi

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amou
Vendor **2048 - Quadient Finance USA, Inc**									
2022-00000042	Village Wide Postage for Postage Machine	Paid by EFT #5596		01/13/2022	01/18/2022	01/18/2022		01/18/2022	3,000.
			Vendor **2048 - Quadient Finance USA, Inc** Totals			Invoices	1		$3,000.
				Grand Totals		Invoices	1		$3,000.

Attachment: Warrant #2 (2022-2 : 2022 Warrant # 2)

Village of Palatine

Payment Batch Register

Bank Account: AP - Accounts Payable ZBA

Batch Date: 01/07/2022

Type	Date	Number	Source	Payee Name	EFT Bank/Account	Transaction Amount
Bank Account: AP - Accounts Payable ZBA						
Check	01/07/2022	258872	Utility Management Refund	ROKITA , WIESLAW		6.64

Account Type	Account Number	Transaction Date	Transaction Type
Residential - Single Family	463835001-001	01/04/2022	Refund

AP Accounts Payable ZBA Totals:		Transactions: 1	$6.64
Checks:	1	$6.64	

Attachment: Warrant #2 (2022-2 : 2022 Warrant # 2)

Consider an Ordinance Granting a Minor Amendment to the Previously Approved Planned Development Ordinance (O-71-75) for an Addition to the Existing Clubhouse at 975 N. Sterling Avenue

BACKGROUND:

The subject site is located within the Countryside Property Planned Development. It is currently improved with an existing 6,100 square foot clubhouse. Albion Residential proposes to construct a 2,000 square foot addition to the existing clubhouse. Therefore, the Petitioners are seeking approval of the following:

> **Minor Planned Development Amendment to the Countryside Apartments Planned Development Ordinance #O-71-75 for the construction of an approximately 2,000 square foot addition to the existing clubhouse**

KEY ISSUES:

- The existing one-story building, approximately 6,100 square, contains offices, men's and women's showers, and a club room.
- The Petitioner would like complete a 2,000 square foot addition to the clubhouse for a new fitness center. The addition would be used for the approximately 1,200 Birchwood on Sterling residents.
- The site and architectural plans indicate that the exterior of the building will be updated to incorporate the proposed addition.

ALTERNATIVES:

1. Approve the Minor Amendment to Planned Development Ordinance #O-71-75.
2. Do not approve the Minor Amendment to Planned Development Ordinance #O-71-75.

RECOMMENDATION:
Staff recommends approval of the Minor Amendment to the Countryside Ordinance #O-71-75.

ACTION REQUIRED:
A motion to approve the Minor Planned Development Amendment to Planned Development Ordinance #O-71-75 to allow a clubhouse expansion at 975 N. Sterling Avenue.

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

Consider an Ordinance Granting a Special Use to Permit a Drive-Through at 1660 N. Rand Road

BACKGROUND:
The Petitioner is requesting approval for an existing drive-through to be reestablished, in conjunction with the operation of a smoothie business. Therefore, the Petitioner is requesting approval of the following:

Special Use to permit an existing drive-through to be used in conjunction with a smoothie business.

KEY ISSUES:

- The Subject Property, approximately 0.4 acres, is zoned B-2 General Business. This property was originally developed in unincorporated Cook County and annexed into the Village in 1997. A drive-through Checkers restaurant initially occupied the building. It was then used an insurance agency, with a drive-through, which closed in 2017.
- The previous uses utilized two separate drive-through lanes. The Petitioner is planning to only use the drive-through lane on the south side of the building. Concrete barriers have been constructed to block access to the other drive-through lane.
- The hours of operation are 7 AM - 9 PM (Monday - Friday), 8 AM - 9 PM (Saturday) and 10 AM - 8 PM (Sunday). Drive-through and take-out options are offered. The Petitioner estimates 120 cars per day for drive-through and 20 walk-in customers.
- The Petitioner received a building permit to renovate the property, which included utilizing an existing drive-through lane. As part of that process, Staff did not note the required Special Use for the drive-through. The legal non-conforming status for its use had expired, after the last use vacated the building. Once this was noted, Staff contacted the Petitioner, who immediately applied for the necessary approvals.

ALTERNATIVES:

1. Approve the Special Use to permit a drive-through.
2. Do not approve a Special Use to permit a drive-through.

RECOMMENDATION:

Public Hearing:	January 11, 2022
Residents testifying:	None.
Vote:	The Zoning Board of Appeals voted unanimously to recommend approval of the request and Staff concurs with this recommendation.

ACTION REQUIRED:
A motion to approve the ordinance granting a Special Use to permit a drive-through at 1660 N. Rand Road.

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

Consider an Ordinance Granting a Special Use for a Fence to be Located in the Side Yard Abutting a Street and Abutting the Side Lot Line of an Adjacent Front Yard at 157 E. Wood Street

BACKGROUND:
The Petitioner is proposing to install a new, 4 foot, open-style fence in their side yard abutting the street yard along Oak Street. The fence will be set back 5 feet from the Oak Street property line, instead of the minimum required 20 feet. Therefore, the Petitioner is requesting approval of the following:

> **Special Use to permit a fence in the side yard abutting a street, where the side lot line of said yard abuts the side lot line of the front yard of an adjacent lot.**

KEY ISSUES:

- The lot is located at the southwest corner of Wood Street and Oak Street, and contains a single-family residence with related improvements.
- The proposed fence will be set back 5 feet from the side property line abutting Oak Street. Per Code, landscaping is not required, between the fence and property line, for an open-style 4-foot fence.
- As noted, the proposed fence abuts the 30-foot front yard of 114 N. Oak Street. There is an existing wood fence that runs east/west along the common property line to within 10 feet of the sidewalk. With the 4-foot tall open-style fence and proposed sections replacing the existing 6-foot fence, Staff does not identify any visibility or line of site concerns with the driveway of the 114 N. Oak Street property. That driveway is approximately 16 feet from the shared property line.

ALTERNATIVES:

1. Approve the Special Use for a fence in the side yard abutting a street yard.
2. Do not approve a Special Use foe a fence in the side yard abutting a street yard.

RECOMMENDATION:

Public Hearing:	January 11, 2022
Residents testifying:	None. Three support emails were presented representing the closest properties to the proposed fence.
Vote:	The Zoning Board of Appeals voted unanimously to recommend approval of the request and Staff recommends action at the discretion of the Council.

ACTION REQUIRED:
A motion to approve the ordinance granting a Special Use for a fence in the side yard abutting a street yard at 157 E. Wood Street.

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

Consider an Ordinance Approving Planned Development Amendment for the Park Place Shopping Center Planned Development (#O-132-85) to Permit a New Multi-tenant Building and a Special Use for a Restaurant and Drive-Through at 1101 E. Dundee Road

BACKGROUND:
The Petitioner intends to demolish the former Famous Dave's restaurant and construct a new 6,600 square foot multi-tenant building, with a drive-through Wendy's on the eastern side of the building. Therefore, the Petitioner is seeking approval of the following:

Planned Development Amendment to the Park Place Shopping Center Planned Development to Allow for the Construction of a New Multi-Tenant Building; and

A Special Use for a Restaurant, with Drive-Through, as a Tenant within the Multi-Tenant Building

KEY ISSUES:

- The Petitioner intends to demolish the former Famous Dave's building (vacant since 2011) and construct a new multi-tenant building, with a Wendy's restaurant and drive-through on the eastern side of the building.
- As a condition of review, the Village continues its required cross-access along Rand and Dundee Roads. In this instance, the cross access agreement would be with Einstein's bagels and allow full vehicular movement both entering and exiting the subject property. Ultimately, this benefits both properties, with the IDOT barrier median installation on Dundee Road. The Petitioners have drafted a proposed agreement for Village review and execution.
- IDOT and the Village have been working to install a new stoplight control on Dundee Road at the Park Place entrance to Walmart and the Sonic/Chase Bank. This work is anticipated to be complete by the end of March 2022.
- The proposed elevations include both brick and EIFS, with metal capping components on the elevations. The façade facing Dundee Road includes varying building heights along the cornice, as a transition.

ALTERNATIVES:

1. Approve the motion for a Planned Development Amendment and a Special Use for a Restaurant, with drive-through.

2. Do not approve the motion for a Planned Development Amendment and a Special Use for a Restaurant, with drive-through.

RECOMMENDATION:

Public Hearing:	January 18, 2022
Residents testifying:	None
Vote:	The Plan Commission voted unanimously to recommend approval of the Planned Development Amendment to the Park Place Shopping Center Planned Development and a Special Use for a Restaurant, with drive-through at 1101 E. Dundee Road. Staff concurs with this recommendation.

ACTION REQUIRED:
A motion to approve the Preliminary Planned Development and Special Use for a Restaurant, with Drive-Through, at 1101 E. Dundee Road.

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

Consider a Motion Authorizing the Village Manager to Execute a Relocation Reimbursement and Foundation Demolition/Site Restoration Agreement Related to the Property at 301 W. Johnson Street

BACKGROUND:
Following the closure of the Kinsch Nursery at 301 W. Johnson Street, the Kinsch Floral Market relocated (to a tenant space at 48 W. Palatine Road) and the property owner commenced demolition of the former Kinsch Nursery site. While the majority of demolition has been completed, there were portions of the former building's foundation that required removal and site restoration has not yet been completed. The property and floral market owners are requesting that previously approved, but not utilized, Facade Improvement funds be redirected towards the reimbursement of costs related to completion of the demolition and site restoration as well as the relocation of the Kinsch Floral Market.

KEY ISSUES:

- On March 17, 2014, the Village Council approved an application for the Village's Downtown TIF District Façade Improvement Program regarding the former Kinsch Nursery property. Based on the proposed scope of façade improvements and the size of the building, the property was eligible for the Façade Improvement Program's maximum funding amount of $50,000. Despite the approved funding amount, the property owner only received reimbursement funding of $1,800 due to the limited façade improvements that were ultimately completed.

- On August 9, 2021, the Village Council authorized the Village Manager to execute a Foundation Demolition and Site Restoration Agreement regarding the Property. The Foundation Demolition and Site Restoration Agreement was never executed, nor were any of the conditions met, thus the Foundation Demolition and Site Restoration Agreement is now null and void.

- The property owner and floral market owner are now requesting the previously approved, but unspent, Façade Improvement Program funding be redirected to reimburse the Land Owner for a portion of the foundation demolition and site restoration costs and the Market Owner for a portion of their relocation costs.

- The Village's total reimbursement of costs related to the foundation demolition/site restoration shall not exceed $32,200. The Land Owner must repay the Village the total amount of reimbursement upon the sale of the property.

- The Village's total liability for the reimbursement of TIF eligible relocation expenses shall not exceed $16,000. Any payment related to the relocation expenses shall not be paid until the foundation demolition/site restoration work is complete.

- The proposed agreement, see attached draft, includes conditions related to the timing of completing the remaining building demolition and site restoration, the process for seeking reimbursement, and other related issues.

ALTERNATIVES:

1. Authorize the Village Manager to execute the agreement.
2. Refer back to Staff with Comments.

RECOMMENDATION:
Staff recommends action at the Village Council's discretion.

ACTION REQUIRED:
A motion authorizing the Village Manager to execute the Relocation Reimbursement and Foundation Demolition/Site Restoration Agreement related to the property at 301 W. Johnson Street.

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

Consider a Resolution Approving a Reduction in the Louise Lane Subdivision Security Deposit and Commencement of the One Year Maintenance Period

BACKGROUND:

On December 11, 2020, the Village Council accepted a public improvements security deposit in the amount of $104,000 to insure the completion of the public improvements for the Louise Lane Subdivision. The initial security deposit was subsequently reduced to its current amount of $25,025.06. The Developer has completed the required Public Improvements, which were inspected and approved by the Village's Engineering Department. Therefore, the Petitioner is seeking approval of the following:

Authorization to reduce the public improvements security deposit and commencement of the required one-year maintenance period.

KEY ISSUES:

- The Petitioner has completed the remaining public improvements, as outlined in their Subdivision Improvement Agreement and Final Engineering Plans, for the Louise Lane Subdivision.
- The Petitioner has requested a letter of credit reduction of $11,625.06.
- The public improvements security deposit could be reduced by $11,625.06 to a remaining total of $13,400 and still cover the costs of the required one-year maintenance period and $3,000 to insure that the monuments are installed, as required.

ALTERNATIVES:

1. Authorize the reduction in the public improvements security deposit and commencement of the required one-year maintenance period.
2. Do not authorize the reduction in the public improvements security deposit and commencement of the required one-year maintenance period.

RECOMMENDATION:

Staff recommends that the public improvements security deposit is reduced to the required one-year maintenance amount.

ACTION REQUIRED:

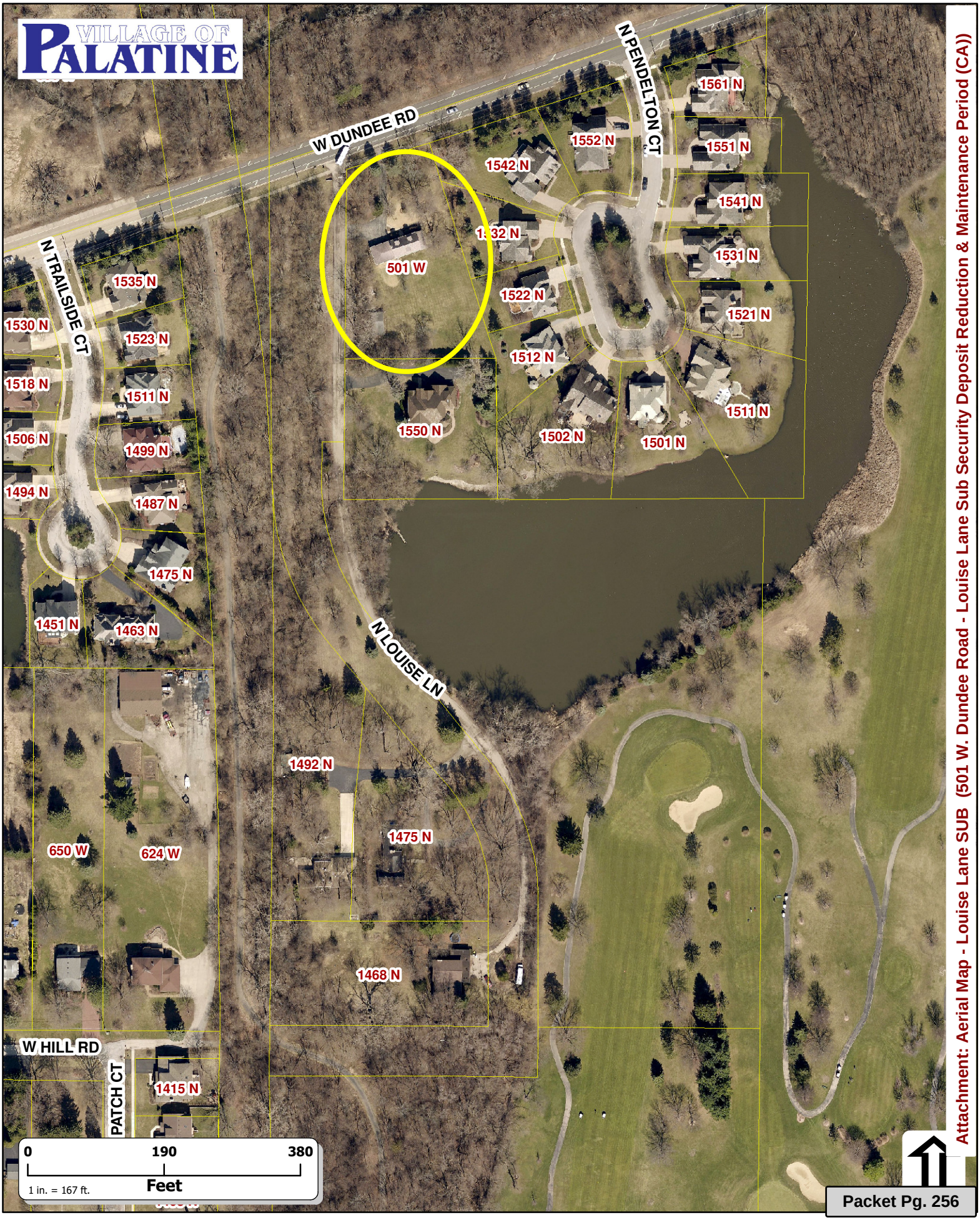
A motion to approve a resolution granting a reduction in the Public Improvements security deposit and commencement of the required one-year maintenance period for Louise Lane Subdivision at 501 W. Dundee Road.

ATTACHMENTS:

- Aerial Map - Louise Lane SUB
- RES - Louise Lane - Security Deposit Reduction
- Louise Lane Security Deposit reduction request

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

Village of Palatine GIS Viewer



Attachment: Aerial Map - Louise Lane SUB (501 W. Dundee Road - Louise Lane Sub Security Deposit Reduction & Maintenance Period (CA))

RESOLUTION NO. _____

RESOLUTION AUTHORIZING A REDUCTION OF THE SECURITY DEPOSIT FOR LOUISE LANE SUBDIVISION AND COMMENCEMENT OF THE REQUIRED ONE-YEAR MAINTENANCE PERIOD

WHEREAS, on the 11th day of December, 2020, TDC Holdings LLC for good and valuable consideration agreed to install certain public improvements in the Louise Lane Subdivision; and

WHEREAS, pursuant to Section 9.02 of Appendix B of the Palatine Municipal Code, an owner or developer of a subdivision is required to deposit certain security or evidence thereof with the Village of Palatine to guarantee the installation of such public improvements; and

WHEREAS, in the matter of the Louise Lane Subdivision located at 501 W. Dundee Road, a letter of credit - #0348 (Cornerstone Bank), in the amount of $104,000 was deposited with the Village of Palatine on the 11th day of December, 2020 to ensure the completion of the project improvements; and reduced down to its current amount of $25,025.06 on October 18, 2021; and

WHEREAS, TDC Holdings LLC has made application for a reduction of the letter of credit in the amount of $11,625.06 and commence the required one-year maintenance period; and

WHEREAS, an inspector with the Village's Engineering Department has inspected the public improvements and has found these improvements

Attachment: RES - Louise Lane - Security Deposit Reduction (501 W. Dundee Road - Louise Lane Sub Security Deposit Reduction &

to have been satisfactorily completed and the required one-year maintenance period may commence.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Village of Palatine that:

SECTION 1: Approval pursuant to the Palatine Municipal Code, Appendix B Section 9.02 be and is hereby granted for the public improvements having a value of $11,625.06.

SECTION 2: The letter of credit is hereby reduced to $13,400 and the required one-year maintenance period shall commence.

PASSED: This _____ day of _____, 2022

AYES:_____ NAYS:_____ABSENT:_____PASS:_____

_____
Mayor

ATTESTED and FILED in the Office of the Village Clerk this _____ day of _____, 2022.

_____
Village Clerk

Attachment: RES - Louise Lane - Security Deposit Reduction (501 W. Dundee Road - Louise Lane Sub Security Deposit Reduction &

Ben Vyverberg

Subject: FW: Letter of credit

From: George Ruppert <GRuppert@palatine.il.us>
Sent: Thursday, January 6, 2022 2:31 PM
To: Ben Vyverberg <BVyverberg@palatine.il.us>; tim saunders <t>
Subject: RE: Letter of credit reduction

Tim,

The Village of Palatine needs to be able to cover costs if we had to hire a firm to do the work. Your original surveyor may be able to do it for 1k but there is no way the village could hire someone for a boundary survey for that sum of money.

George S. Ruppert P.E.
Village of Palatine
Village Engineer
847-202-6963

From: Ben Vyverberg <BVyverberg@palatine.il.us>
Sent: Thursday, January 6, 2022 10:48 AM
To: tim saunders <; George Ruppert <GRuppert@palatine.il.us>
Subject: RE: Letter of credit

Tim –

This is the anticipated cost. I am copying George Ruppert for review and response. Also, note the typical requirement is that this is completed, prior to the 1-year maintenance.

Ben

From: tim saunders <>
Sent: Thursday, January 6, 2022 10:43 AM
To: Ben Vyverberg <BVyverberg@palatine.il.us>
Subject: RE: Letter of credit

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

Why does it have to be so much how about a thousand? It has to be done regardless to get my 10% come on?

Sent from AT&T Yahoo Mail on Android

On Thu, Jan 6, 2022 at 10:37 AM, Ben Vyverberg <BVyverberg@palatine.il.us> wrote:

Attachment: Louise Lane Security Deposit reduction request (501 W. Dundee Road - Louise Lane Sub Security Deposit Reduction &

Tim –

In reviewing this with George, we will take the reduction down to the remaining one-year 10%, plus an additional $3,000 retainage for the required monuments to the Village Council on 1/17/22.

Thank you,

Ben

From: tim saunders <timsaunders@sbcglobal.net>
Sent: Tuesday, January 4, 2022 8:15 AM
To: Ben Vyverberg <BVyverberg@palatine.il.us>
Subject: Letter of credit

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

Following up on my email to Mr Rupert and yourself, the only thing that is incomplete is my monuments I cannot get my 10% retention in one year without The monuments I would ask that you reduce my letter of credit to the 10% 1 year retention regardless of my monuments. Hope you had a great New Year!

Sent from AT&T Yahoo Mail on Android

Consider a Resolution Releasing the Arcadia West Letter of Credit

BACKGROUND:

On June 5, 2017, the Village Council accepted a public improvements security deposit in the amount of $641,792 to insure the completion of the public improvements for the Arcadia West Subdivision. The security deposit was released down to the remaining 10% ($64,179.20) and the one-year maintenance period commenced on November 2, 2020. Therefore, the Petitioner is seeking:

Authorization to release the remaining public improvements security deposit.

KEY ISSUES:

- Through inspection, the Village determined that there was a defect in the original surface course of Stegen and Prestwick Streets. Therefore, the surface course was required to be removed and replaced to ensure that it was free from any outstanding defects.
- The Village Engineer and Department of Public Works re-inspected the replaced surface course and determined that the revisions are acceptable. Therefore, it is appropriate to release the remaining security deposit and close out Arcadia West subdivision.

ALTERNATIVES:

1. Authorize the release of the public improvements security deposit.
2. Do not authorize the release of the public improvements security deposit.

RECOMMENDATION:

Staff recommends that the public improvements security deposit is released.

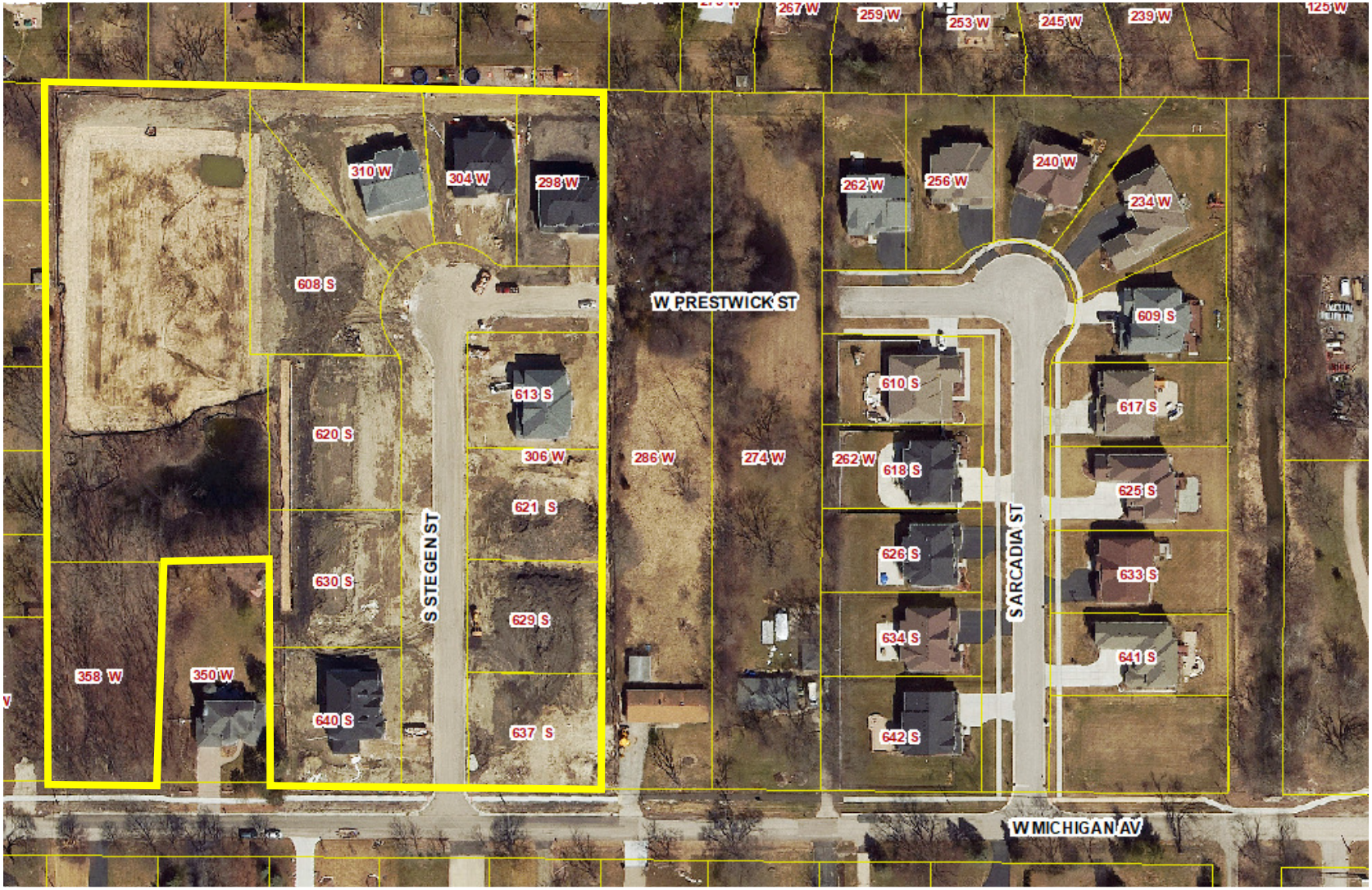
ACTION REQUIRED:
A motion to approve a resolution granting the release of the remaining Public Improvements security deposit for Arcadia West Subdivision at S. Stegen and Prestwick Streets.

ATTACHMENTS:

- Aerial Map - Arcadia West
- RES - Arcadia West Security Deposit

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

Arcadia West Subdivision



Attachment: Aerial Map - Arcadia West (Arcadia West - Security Deposit Release (CA))

RESOLUTION NO. _____

RESOLUTION RELEASING THE SECURITY DEPOSIT
FOR ARCADIA WEST SUBDIVISION

WHEREAS, on the 31st day of May, 2017, KF Walter Inc., for good and valuable consideration agreed to complete the required Public Improvements in Arcadia West Subdivision, pursuant to Planned Development Ordinance #R-39-16; and

WHEREAS, pursuant to Section 9.02 of Appendix B of the Palatine Municipal Code, an owner or developer of a subdivision is required to maintain a 10% the performance guarantee security, with the Village of Palatine to insure the improvements are free from any defects during the one-year maintenance period; and

WHEREAS, in the matter of Arcadia West Subdivision located on S. Stegen Street and W. Prestwick Avenue, a cash deposit was deposited with the Village of Palatine on the 31st day of May, 2017; and

WHEREAS, Arcadia West entered into the required one-year maintenance period on November 2, 2020; and

WHEREAS, the Village determined that there was a defect to the surface course of the roadway and required its removal and replacement; and

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WHEREAS, the removal and replacement were completed and inspected and accepted by the Village Engineer and Public Works Department and the remaining security deposit may now be released.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Village of Palatine that:

SECTION 1: Final approval, pursuant to the Palatine Municipal Code, Appendix B, Section 9.03 is hereby granted for the public improvements having a value of $64,179.20.

SECTION 2: The letter of credit is hereby released in full and the subdivision is complete.

PASSED: This _____ day of _____, 2022.

AYES:_____ NAYS:_____ABSENT:_____PASS:_____

_____
Mayor

ATTESTED and FILED in the Office of the Village Clerk this _____ day of _____, 2022.

_____
Village Clerk

Attachment: RES - Arcadia West Security Deposit (Arcadia West - Security Deposit Release (CA))