



VILLAGE OF PALATINE

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

PLAN COMMISSION

AGENDA • JANUARY 18, 2022

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

II. APPROVAL OF MINUTES

1. Plan Commission - Regular Meeting - Dec 7, 2021 7:00 PM

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.

V. COMMUNICATIONS

VI. ADJOURNMENT



VILLAGE OF PALATINE

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 PALATINE, IL 60067-5339 – (847) 359-9050
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PLAN COMMISSION MINUTES • DECEMBER 7, 2021

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

Attendee Name	Title	Status	Arrived
Dennis Dwyer	Chairman	Present	
Patrick Noonan	Plan Commissioner	Present	
Teri Williams	Plan Commissioner	Present	
Eric Friedman	Plan Commissioner	Present	
Rodney Bettenhausen	Plan Commissioner	Present	
Robert Kolososki	Plan Commissioner	Absent	
Stephen Fedota	Plan Commissioner	Present	

II. APPROVAL OF MINUTES

1. Plan Commission - Regular Meeting - Nov 16, 2021 7:00 PM - **Accepted as Amended**

RESULT:	ACCEPTED AS AMENDED [UNANIMOUS]
MOVER:	Patrick Noonan, Plan Commissioner
SECONDER:	Rodney Bettenhausen, Plan Commissioner
AYES:	Dwyer, Noonan, Williams, Friedman, Bettenhausen
ABSENT:	Kolososki, Fedota

Minutes Acceptance: Minutes of Dec 7, 2021 7:00 PM (Approval of Minutes)

III. PUBLIC HEARING

IV. CASE STAFF STATEMENTS

1. 874-920 N. Quentin Road - Preliminary Planned Development to allow a 2-story, 40-unit apartment building. - **No Recommendation**

Chairman Dwyer read the notice of public hearing that was published in the Daily Herald on November 22nd, 2021 and mailed to the owners of the surrounding properties.

The following petitioner's exhibits were introduced:

1. Letter & Description of Project Changes
2. Palatine Parking & Traffic Narrative
3. 9-27-21 Combined Drawing
4. Revised Elevation & Floor Plan 11-24-21
5. Initially Revised Rendering 2nd Submission
6. Proposed Unit Mix - Density Analysis
7. Quentin Apartments - Project Description
8. PPD Application
9. Previously Proposed Elevations
10. Previously Proposed - Initial Site Plan
11. Site Plan & Elevation Changes
12. Resident Email Documents 12 thru 36
13. Public Notice
14. Additional Resident Emails not in Packet
15. Updated Petition and Map of households in the immediate neighborhood opposed to development - submitted to Plan Commission as of 12/07/21.

Sworn in Petitioners: Jake Victor with Northpoint Development and Andy Dumke of Alliance Development.

Mr. Victor presents the site plan and explains that over the last 6 months revisions have been made to incorporate the feedback they received from the neighbors, staff, and the Plan Commission. He provides information on the revisions and a summary of the concerns that have been addressed, which includes changes to the parking, removing the entrance on Poplar Street, reducing the structure from three stories to two stories with a flat roof, instead of a pitched roof, landscaping improvements and installing an 8-foot fence. The changes also include removing balconies facing the single family homes and removing the retaining walls.

Mr. Victor presents the new proposal and 3-D animation. He states it would be a high-end development and finishes for the units and community room and provides details regarding the units available in the complex. He states that the three bedroom option has been reduced significantly to address the concerns

from the surrounding neighbors regarding the number of children that this development could potentially attract. He summarized the reductions and characteristics of the units in the revised plan. He indicated that the site plan remains overparked. The plan also removed the trees within the 20-foot setback and maintained some that are existing, based upon neighbor feedback and reviewed the animation presentation of the building. Mr. Victor indicated that traffic was raised as a concern, their plan projects 15 vehicles during the peak traffic hour. This is a green building, with significant investment in stormwater controls. Tenant storage and patios would also be included. The density is comparable to the Clayson development, approved in unincorporated Cook County, but adjacent to the site. Mr. Victor states that they would consider adding a second entrance from Quentin Road and reducing the number of units from 40 units to 36 unit, as part of a condition of review. He also notes that this would create more room between the detention pond and the playground and the road. He states that the detention pond is a dry basin. Mr. Victor addresses the concern regarding the 20-foot setback off Quentin Road and states they would be willing to provide further setback, if necessary. Mr. Victor believes the density is appropriate for the site and the R-3 Zoning is being met. Their plan also address tenant storage and a snow removal plan. He noted that not many other properties on Quentin Road have deceleration lanes. Mr. Victor provides information on the tax incentive program. He explains that The State of Illinois is providing a \$15 million investment for this site and it would be providing needed housing for the Palatine work force. He explains that tenants would have to pass background checks, have stable income, and prove to be good tenants. They have also secured \$1 million from the Federal Home Loan bank of Chicago. He provides typical income information and the expected rates for the rental units. Mr. Dumke states that the Illinois State Agency identified Palatine as a community with a high demand for affordable work force housing. The area is typical of where apartment complexes like this would be built, based upon their review of the area.

Mr. Bettenhausen asks about the staff recommendation for a 2nd entrance off Quentin Road, because the site looks very tight.

Mr. Dumke states it would be closer to Poplar Street with a right in and a right out. He explains that they would probably have to shrink the building to the 36 units in order to achieve this request which would also adjust the density of the project.

Mr. Bettenhausen asks if they would consider reducing the capacity of the building.

Mr. Dumke states the state agency has made considerable accommodations and feels that any more reductions in units could affect their funding and the economics of the site.

Mr. Victor adds that they had to compete for the tax credit and have pushed the State in this process.

Mr. Dumke confirms that almost 50% of the units are one bedroom and notes that this change also minimizes the density.

STAFF SUMMARY AND RECOMMENDATION:

Minutes Acceptance: Minutes of Dec 7, 2021 7:00 PM (Approval of Minutes)

Mr. Vyverberg provides the staff statement and explains the subject property is 2.53 acres and addresses the revised changes. He presents the revised site plans and confirms that engineering plans were reviewed by the village engineer and accepted, with some conditions. He also confirms that the infrastructure is existing and in place around the Subject Property. Stormwater detention is provided on the north and south sides of the site. He states that revised plans have not been submitted to the village or reviewed by Staff for any changes to the number of entrances to the site or any reduction in units. He noted that a singular full access off Quentin Road is a concern for staff. He confirms the landscaping changes that have been submitted. Mr. Vyverberg addresses the proposed parking spaces, Quentin Road site access, and concerns with the singular full access.

He spoke about accessibility, with the plans being amended to include elevator access to 20% of the units, as required by Code. This would include a 2nd story on the common area. The surrounding density and dimensional information is also reviewed. Staff sees the Clayson development as a different standard, as it was developed in unincorporated Cook County and annexed into the Village. He noted concerns about the confluence of the emergency turnaround, two-way driveway access to the underground parking, and the existing parking lot drive aisle. He spoke about the landscaping plan changes, including an 8-foot fence, and the installation of 10-foot evergreen trees along the western side of the property. The provided parking is 2.53 spaces per unit, where the typical townhouse development provides between 4 and 4.5 spaces/unit. Staff remains concerned about the traffic constraints. In response to a Plan Commission question, Staff noted a carryover density information did not reflect the current 15.81, as it should have.

Mr. Friedman questions the access to information on the Clayson development to determine bedrooms per acre at that development. Mr. Vyverberg indicates that states that the information for this property was processed and developed in unincorporated Cook County, prior to annexation into the village of Palatine in the early 90's. The bedroom count and unit information wasn't included with the annexation materials that Staff reviewed.

Mr. Dwyer requested that Staff provide the recommendation for the proposal.

Mr. Vyverberg summarized that the Petitioners reduced the overall density and provided additional landscaping and screening for the west side of the property. Additionally, the height of the building was lowered to 2-stories and 26 feet. Staff notes that the Future Land Use and previous approvals for the property contemplated a multi-family memory care use and is consistent with the designation for both Greencastle and the Grand. Also, the proposed is denser than the other multi-family and townhouse uses. As the Clayson apartments were planned, approved, and constructed in Cook County, Staff views that circumstance dissimilar from the proposed.

There is also no access to public transportation, park district facilities, or recreational facilities, within a vicinity of the property. The plan indicates one

outdoor 1,200 square foot fenced recreation area on the west side of the building. This area is located along the entrance drive to the surface parking lot and further speaks to the constraints of the site plan, as it is straddled by the drive aisle and parking lot.

Staff also raised questions and concerns about snowplowing and adequate snow storage. The Petitioner indicates that snow could be hauled off site, which would have to be further determined to accommodate. The proposed site plan and property dimensions of the Subject Property do not likely allow for onsite plowing. Staff also questions the one access point into the site. A deceleration lane should also be reviewed coming from Quentin Road into the site. As a condition of review, Staff recommends 2 separate access points to accommodate turns onto Quentin Road. The elimination of the Poplar Street access may have addressed previous resident and Staff concerns about the access and traffic, but the single access point raises additional questions and access and turning movement concerns within the site plan. Such things as deliveries, maintenance, moving trips will be forced to use the single access point, which is also shared by the residents. The dual access plan and reduced unit count referenced at tonight's meeting, were also not submitted for Staff review.

The interior of the building has a 1,988 square foot common area space on the first floor of the area between the buildings, for use by the residents of the 40-units, which the narrative indicates would have a fitness room. The underground parking area provides approximately 221 square feet of storage areas and 60 square feet noted for bike storage. This does not seem sufficient for the additional storage needs for 40 units.

While the elimination of the second access to Poplar Street addressed neighbor and Staff concerns from the initial Petition, the revised site plan and singular access point on the south side of the property create additional access and turning movement concerns with the site plan. The site plan could potentially relieve potential congestion and turning conflicts by providing a second access onto Quentin Road.

Staff sees the confluence of the access drive to the underground parking garage, fire department emergency hammerhead turnaround, and the singular drive to the surface parking lot, as creating unnecessary traffic conflicts. It also further bespeaks the dimensional limitations of the proposed site and underlying property acreage. As proposed, Staff believes that the site plan does not adequately address or comply with the traffic circulation design standards for Planned Developments.

Ultimately, Staff cannot support the proposed site plan. If the Plan Commission recommends approval, Staff recommends the following conditions:

1. The Preliminary Planned Development shall substantially conform to the Engineering Plans prepared by Vierbicher dated 09/27/2021, and the Architectural Plans prepared by Knothe Bruce Architects dated 09/27/2021 last

revised 11/24/2021, except as such plans may be revised to comply with all of the accessibility requirements for multi-story buildings and residential facilities, as required within the building codes, and to conform to Village Codes and Ordinances.

2. A Plat of Consolidation/Subdivision shall be submitted in a manner acceptable to the Village Engineer and include all necessary easement language, including a 10-foot easement along the Quentin Road frontage. The plat shall reflect that the property-owner shall be responsible for all utilities on the property including storm water maintenance.
3. The Final Engineering plans and Engineers of Probable Cost shall be submitted in a manner acceptable to the Village Engineer.
4. The Final Landscape Plan shall be submitted in a manner acceptable to the Director of Planning and Zoning. The final plantings on the west side of the property should also include additional types of trees and bushes to present a more natural appearance to promote the vibrancy and health of the plantings. This could include the use of understory trees and bushes.
5. An Auto-Turn Exhibit shall be submitted in a manner acceptable to the Fire Marshal.
6. The required Public Improvement and Planned Development Letters of Credit and other all fees shall be submitted in a manner acceptable to the Director of Planning and Zoning and Village Engineer.
7. MWRD, Cook County, and NCCSWC permits are required.
8. In conjunction with the Final Planned Development application process, the Petitioner shall submit a construction management plan and schedule in a manner acceptable to the Village of Palatine.
9. If deemed necessary by the Village Engineer and in conjunction with the Final Planned Development application process, the Petitioner shall submit a Traffic Impact Study in a manner acceptable to the Village Engineer and Director of Planning and Zoning. The developer should anticipate possible road improvements along Quentin Road, including a deceleration lane along and second access to Quentin Road. The full access point should include two exit lanes to accommodate left and right turns.
10. A final fencing and screening plan shall be submitted in a manner acceptable to the Director of Planning and Zoning. The final floorplan and site plan for the fenced play area shall be submitted in a manner acceptable to the Director of Planning and Zoning.
11. The Petitioner shall submit a stormwater management and maintenance plan in a manner acceptable to the Village Engineer.
12. The playground location will be reconsidered to provide additional separation from the detention basin.
13. The petitioner shall provide a detailed sign plan for the entire site. Information on the freestanding sign and wayfinding signage for the property shall be provided in the plan.

Chairman Dwyer addresses the petitioner and asks Mr. Dumpke if plan commission recommends approval, would he abide by the conditions that staff has noted.

Mr. Dumke states that there is one concern regarding the deceleration lane and states all other conditions would be accommodated.

Chairman Dwyer opens floor to the audience and explains that they've heard staff recommendations and asks them not to be redundant. He states that all emails have been read and would like the conversation to not be repetitive.

Mr. Noonan discloses his in-laws are in the audience and states that he can be unbiased and will vote.

Sworn in Mr. Robert Lettecci - 998 N Glenview Court - States he received a registered letter from the Village of Palatine but post marked in Osh Kosh, WI. Mr. Vyverberg explained that the letter is drafted by Staff and sent the petitioner for mailing to the required properties. It is the responsible of the petitioner to send out. The petitioner resides in Osh Kos, WI.

Mr. Lettecci states his concerns for 94 parking spaces, 56 underground and 38 surface. His opinion is that it is too many vehicles for this area. He also noted another property on Northwest Highway that is vacant and approximately 2 acres.

Sworn in Julie Jesso - 939 N Franklin Avenue. Ms. Jesso lives behind development and explains she spent the last 2 weeks meeting with neighbors and has accumulated over 360 signatures opposing the planned development. The developer scaled back the proposal, but the main concerns are density, increased traffic, and quality of life. The meeting with developer didn't address the number of units. She urged the plan commission to reject the current proposal. It is not the right development for the neighborhood, as it is too many units. The neighborhood never felt or indicated the revisions were adequate to address the density concerns. The impact to the single-family homes behind the proposed development cannot be addressed with landscaping or screening, as the property is too dense and not in line with the other Village densities.

Sworn in Kathy Cortez - 141 S Fremont Street.

Ms. Cortez states she attended the last meeting and would like to address how affordable housing could be accommodated for this site. She believes that people don't understand how bad it is. She spoke to her belief that there is a lot of noise and biases in the Staff report. She spoke to the proximity of the Clayson and how it is in the neighborhood and should be considered such. She speaks to the antiquated zoning practices that do not allow affordable housing in the village and affordability issues, which disallow the possibility to create affordable housing in the Village. She requests the commissioners vote to approve the plan. Mr. Robert Lettecci inquired as to how far away Ms. Cortez lives from the development.

Sworn in Maria Galo - 117 N Cedar Street.

Has lived in the neighborhood since 1996. She talks about the changes that have taken place in her neighborhood since she moved there. She states that there

have been a variety of housing projects in the neighborhood and the changes have been positive, with the surrounding development and infrastructure improvements. She is confident the developer is working to make this a better place. Urges plan commission to recommend the proposed plan.

Sworn in Nathaniel Groh - 1480 N. Benton Avenue.

Advocates for the development and would like to see it happen. He talks about his own upbringing by a single mom and believes the affordable housing is a benefit to those in need. He states this development can give hope to the young factory workers in Palatine. He would like the Plan Commission to approve the proposal.

Sworn in Marcus Orofino - 913 N Franklin Ave.

He addresses the fair housing in the area. He states they are not against affordable housing, but is saying no to the dynamics associated to this project. Noted that the Clayson is a large and sprawling property and not comparable to the site proposed for this development. He states that the property is not the right size property for this project. He appreciates the efforts to reduce the size, but the development is still twice the density.

Sworn in Lori Grainawi - 227 S Vail Avenue - Arlington Heights, IL.

Resident of Arlington Heights - lives less than a mile from an affordable housing project in Arlington Heights. She used to live in unincorporated Cook County on Echo Lane, across the street. She is co-president of a housing task force and worked with the Village of Palatine on the Spruce Village apartment complex, which is for disabled residents and is also an affordable housing project. She invites anyone from the Village to visit the site and states it's a beautiful project.

Village Attorney Brankin interjects that the Commission's job and focus is upon land usage and the policy discussions are not relevant not a discussion about affordable housing, for everyone here and for the record. This is a discussion about land use.

Chairman Dwyer addresses Ms. Grainawi and states this discussion is for land use.

Mr. Brankin indicates that it is inappropriate to make accusations about biases. Staff has prepared a professional report and recommendations, based upon the land use factors and provided testimony related to the land use factors before you.

Sworn in Kathleen Bolger - 320 E Tall Trees Lane.

Lives in unincorporated palatine. States that the previous land use for a memory care facility was not a concern for the neighbors at the time, but the proposed project is being opposed.

Mr. Vyverberg addresses the previous approved land use and explains it was approved for the memory care facility, but never implemented.

Mr. Friedman inquired about the conditions related to the access points.

Discussion about the Cook County Highway Department.

Mr. Noonan made a motion to close the public hearing. Mr. Fedota

seconded. Motion approved.

DISCUSSION:

Discussion about a 36-unit development, with a 2nd access off Quentin.

Mr. Brankin indicates that the 2nd access and unit count reduction has not been presented or applied for by the developer or submitted for Staff review. That plan is not before the Plan Commission, nor has been evaluated by Staff. These changes would then have to be evaluated through a process.

Discussion about the scope of review.

Mr. Dwyer comments about conditions.

Mr. Vyverberg reads condition #9 from the staff recommendations for clarification that addresses the access points.

Mr. Brankin clarified that the developer is welcome to submit a plan reflective of those changes, but this is not what was submitted or is before the plan commission.

Mr. Fedota commented that the unit reduction and 2nd access point make sense. Lot density and frontage were previous concerns discussed.

Mr. Friedman spoke to density, land use, and affordable housing and their respective linkages.

Mr. Bettenhausen clarified that no one denies the need for affordable housing, but that does not mean that it should be located on any vacant property available. The resident deserve a safe quality development, including the neighboring residents.

Mr. Noonan makes a motion to deny.

Mr. Brankin recommended that the motion should be in the affirmative

Mr. Noonan made a motion to approve with the 13 Staff condition. Seconded by Ms. Williams.

Communication:

LPC Development on Algonquin will go before Village Council on Monday 12/13/21

Meeting anticipated for the first Tuesday in January, 2022

RESULT:	NO RECOMMENDATION [3 TO 3]
AYES:	Dwyer, Friedman, Fedota
NAYS:	Noonan, Williams, Bettenhausen
ABSENT:	Kolososki

V. COMMUNICATIONS**VI. ADJOURNMENT**

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

West:	Planned Development; B-5 - highway business; B-2 - general business
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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

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.

- 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:

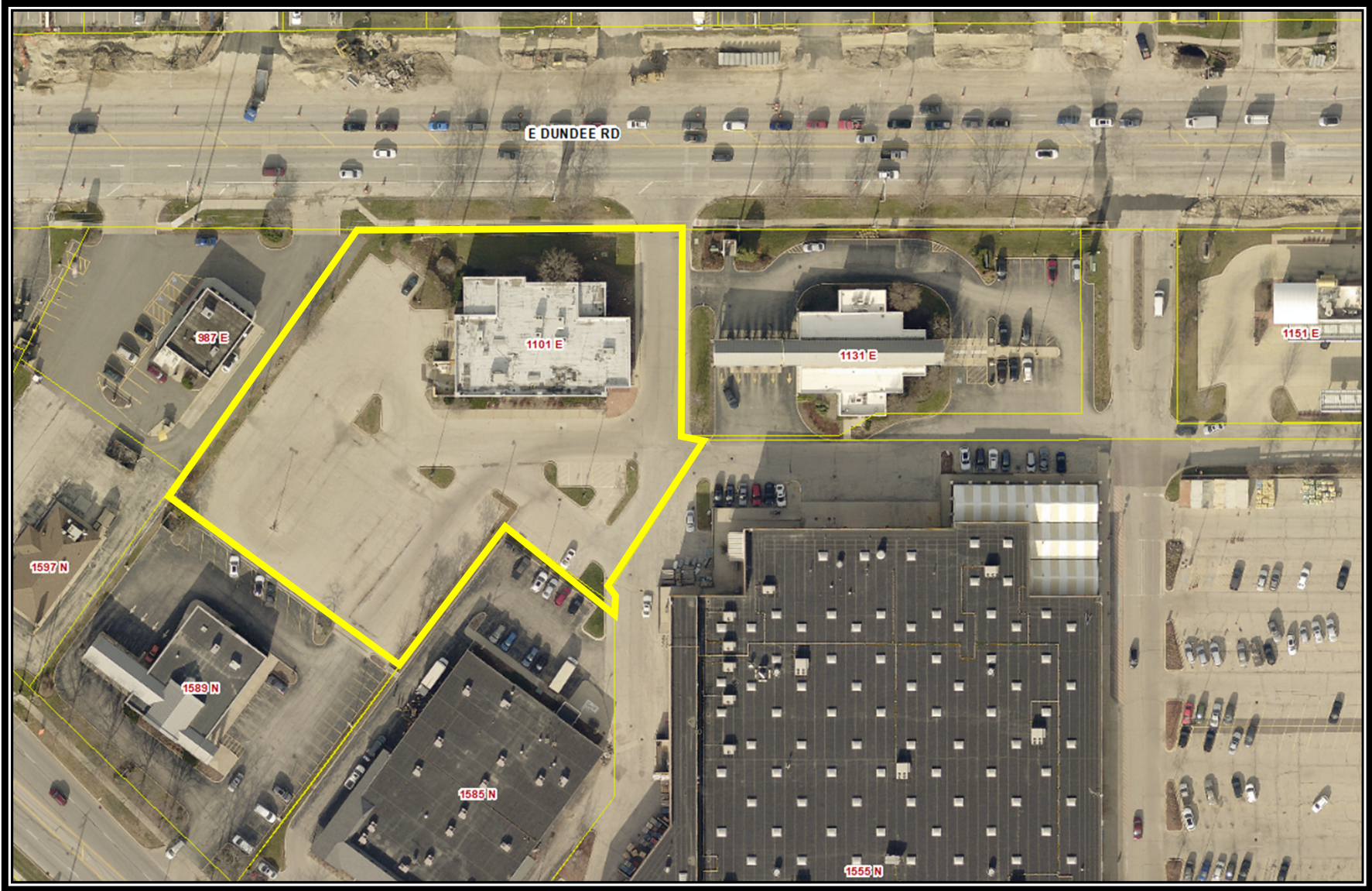
- 1. The Planned Development Amendment and Special Use shall substantially conform to the site plan and elevations prepared by MRV Architects, dated 12/08/2021 and engineering plans by Northwestern Engineering**

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: Aerial Map (1101 E. Dundee Road - Wendy's - PDA and SU - restaurant - drive through)



PLANNED DEVELOPMENT AMENDMENT

Department of Planning & Zoning

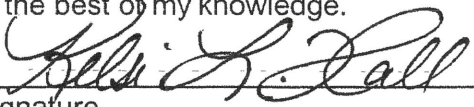
200 E. Wood Street • Palatine, IL • 60067-5339
Telephone: (847) 359-9047 • Fax (847) 963-6247

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CONTACT INFORMATION WORKSHEET

PETITIONER(S)		Business Name (If applicable)	
Kelsi Hall		Hamra Chicago LLC	
Address		City/State/Zip Code	
1855 S. Ingram Mill Road		Springfield, MO 65804-2110	
Telephone		Fax	
417-708-9621		417-886-8550	
Email			
khall@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			

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


Signature

8/16/21
Date



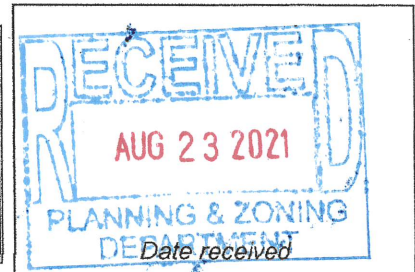
PLANNED DEVELOPMENT AMENDMENT

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



PLEASE TYPE OR PRINT IN INK:

- Name of Petitioner(s): Hamra Chicago LLC
- 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
- Property Interest of Petitioner(s): Leasee
Owner, Lessee, Contract Purchaser, etc.
- Address of the property for which this application is being filed:
1101 E. Dundee Road, Palatine, IL
- All existing land use(s) on the property are: Restaurant
- The proposed use(s) on the property, if this petition is approved is (are): Fast Food Restaurant
- 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 lease.

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.

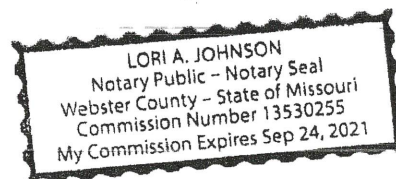
11. The petitioner's signature below indicates that the information contained in this application and on any accompanying documents is true and correct to the best of his/her knowledge.

Date: 8/16/21

Lori A. Johnson
Signature

SUBSCRIBED AND SWORN to before me this 16th day of August
2021.

Lori A. Johnson
Notary Public





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.	
Signature 	Date 8/16/21
SUBSCRIBED AND SWORN TO before me this <u>16th</u> day of <u>August</u> , 20 <u>21</u>	
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 #

***M R V* 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.



All Menus

Food Near Me

Cuisine

Nutrition

Food Channel

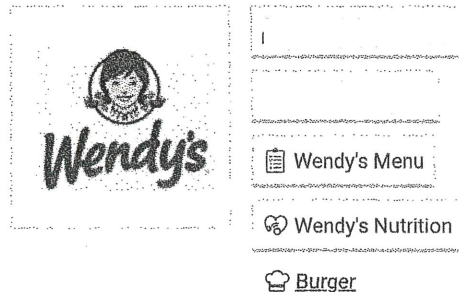


Search for KFC menu?

Menu With Price > Menu > Wendy's Prices > Illinois

Wendy's Prices

- 1 **View PDF - Start Here** View PDF Files Instantly With ViewPDF. Open Your PDF Files Now! View PDF
- 2 **Cater Hand-Crafted Sandwiches - Soups & Our Famous Sweet Tea** Catering Hand Spuds & Our
- 3 **Free Download - View PDF** Download Free Version of Media Converter App to Convert Files



Hours of Operation

Mon: 09:00 am - 02:00 pm

Wed: 09:00 am - 02:00 pm

Fri: 09:00 am - 02:00 pm

Sun: 09:00 am - 02:00 pm

Tue: 09:00 am - 02:00 pm

Thu: 09:00 am - 02:00 pm

Sat: 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

8/9/2019

Asiago Ranch Chicken Club	\$5.49
Ultimate Chicken Grill	\$4.69
10 Pc. Chicken Nuggets - Combo	\$5.99
Upgrade to Large Combo	\$1.10

Asiago Ranch Chicken Club - Combo	\$7.49
Ultimate Chicken Grill - Combo	\$6.69
Upgrade to Medium Combo	\$0.60

Fresh Salads

Apple Pecan Chicken Half	\$4.69
Asian Cashew Chicken Half	\$4.69
BBQ Ranch Chicken Half	\$4.69
Spicy Chicken Caesar Half	\$4.69

Apple Pecan Chicken Full	\$6.69
Asian Cashew Chicken Full	\$6.69
BBQ Ranch Chicken Full	\$6.69
Spicy Chicken Caesar Full	\$6.69

Right Price Right Size Menu

Jr. Cheeseburger Deluxe	\$1.89
Double Stack	\$2.09
Chicken Go Wrap (Spicy or Grilled)	\$1.79
Chili Small	\$2.09
Crispy Chicken Sandwich	\$0.99
Value Natural-Cut Fries	\$0.99
Small Frosty	\$0.99

Jr. Bacon Cheeseburger	\$1.99
6 Pc. Regular or Spicy Chicken Nuggets	\$1.79
Caesar or Garden Side Salad	\$1.49
Jr. Cheeseburger	\$0.99
4 Pc. Regular or Spicy Chicken Nuggets	\$0.99
Value Soft Drink	\$0.99

Hot Stuffed Baked Potatoes

Bacon & Cheese Baked Potato	\$2.89
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Broccoli & Cheese Baked Potato	\$2.89
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Sides

Natural-Cut Fries Small	\$1.69
Natural-Cut Fries Large	\$2.19
Bacon Fondue Fries (Limited Time)	\$1.99
Rich & Meaty Chili Small	\$2.09
Caesar Side Salad	\$1.49

Natural-Cut Fries Medium	\$1.99
Cheese Fries	\$2.19
Sour Cream & Chives Baked Potato	\$2.79
Rich & Meaty Chili Large	\$2.79
Garden Side Salad	\$1.49

4 for \$4 Meal

Meal (Limited Time)	\$4.00
4 Pc.	

Drinks

Soft Drink or Freshly Brewed Iced Tea Small	\$1.69
Soft Drink or Freshly Brewed Iced Tea Large	\$2.19
Trumoo Milk 1% Low-Fat (White or	\$1.29

Soft Drink or Freshly Brewed Iced Tea Medium	\$1.89
Nestle Bottled Water	\$1.59

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

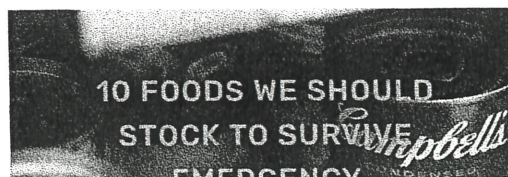
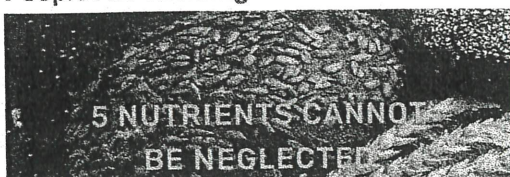
All-Natural Lemonade Small	\$1.99	All-Natural Lemonade Medium	\$2.29
All-Natural Lemonade Large	\$2.69	Strawberry Lemonade Small	\$2.29
Strawberry Lemonade Medium	\$2.69	Strawberry Lemonade Large	\$3.19
Honest Tropical Green Tea Small	\$1.99	Honest Tropical Green Tea Medium	\$2.29
Honest Tropical Green 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.

COUPON CODES AVAILABLE**GET****People Are Reading**



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) Chase Grubb		Business Name (If applicable) Hamra Chicago LLC	
Address 1855 S. Ingram Mill Road, Springfield, MO 65804		City/State/Zip Code	
Telephone 417-708-9621	Fax		
Email CGrubb@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, Rolling Meadows, IL 60008		City/State/Zip Code	
Telephone 224-318-2104	Fax		
Email mariov@mrvarch.com			

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



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 224-318-2140	Fax	Email mariov@mrvarch.com	
	Relationship to Petitioner (contractor, architect, etc.) architect			
	TYPE OF APPLICATION (check one) ☒ Special Use ☐ Special Use Amendment ☐ Variation			
	Existing Zoning District P - Planned Urban Development	Existing Land Use vacant restaurant	Proposed Land Use 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.			

Attachment: Special Use application (1101 E. Dundee Road - Wendy's - PDA and SU - restaurant - drive through)



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

[Handwritten Signature]

Date

10/19/19

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

WENDY'S RESTAURANT PUD AMENDMENT

PARK PLACE SHOPPING CENTER

1101 E. DUNDEE ROAD

PALATINE, ILLINOIS

GENERAL NOTES AND SPECIFICATIONS

- 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.
- 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.
- 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.
- 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).
- 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.
- Any pavement or other improvements disturbed by contractor's operations shall be replaced in kind at no additional cost.
- Valve vault, catch basin, and manhole covers and rings shall be set in workmanlike manner in mastic bed.
- All elevations shown are NAVD 88 datum.
- The Village of Palatine Building, Engineering, and Public Works Departments shall be notified at least two working days prior to the start of construction.
- All structures shall be clean at time of final acceptance by the Village at no additional cost.
- All work to meet all State and local codes and requirements.
- 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.
- Valve vault lids shall be stamped "Water", storm manhole covers shall be stamped "Storm", and sanitary manhole covers shall be stamped "Sanitary".
- 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.
- D.I. sewer pipe to be cement-lined ductile iron, Class 52 conforming to the ANSI specification A21.51 with push-on rubber gasket joints, ANSI A21.11.
- 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.
- All floor drains shall be connected to the sanitary sewer system. All downspouts and footing drains shall discharge into the storm sewer system.
- A non-shear mission coupling shall be used for the connection of sewer pipe of dissimilar materials.
- 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.
- 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.
- Concrete and reinforced concrete storm sewer to be type and class noted on the drawing with rubber gasket joints conforming to ASTM C-443.
- 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.
- 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.
- All concrete used shall be I.D.O.T. Class SI, except for concrete pavement which shall be Class PV.
- 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:
 - Using a circular coring machine, core drill an opening into the existing pipe and install a saddle or prefabricated tee.
 - Remove an entire section of pipe (breaking only the top of one bell) and replace with a wye or tee branch section.
 - With pipe cutter, neatly and accurately cut out desired length of pipe for insertion of proper fitting, using a non-shear mission coupling to hold it firmly in place.
- 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.
- 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.
- 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 shelling 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.
- 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.
- 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.
- 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).
- All construction and traffic control within the highway right-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.
- 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.
- 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.
- Any damage to perimeter street curbs and/or pavement caused by the contractor's activity shall be repaired by the contractor.
- The MWRD Local Sewer Section Field Office (708) 588-4055 must be notified at least two working days prior to the start of construction.
- Subgrade preparation for all pavements and other improvements shown on the drawings shall include topsoil stripping and removal of any underlying unstable/deteriorated 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- All abandoned sewers/force mains shall be plugged at both ends with a minimum of two (2) feet long non-shrink concrete/mortar plugs.
- Except for foundations/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.
- All work shall conform to NRCS Standards as described in the current edition of the Illinois Urban Manual.
- 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 trees 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 developer 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
224-318-2140

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

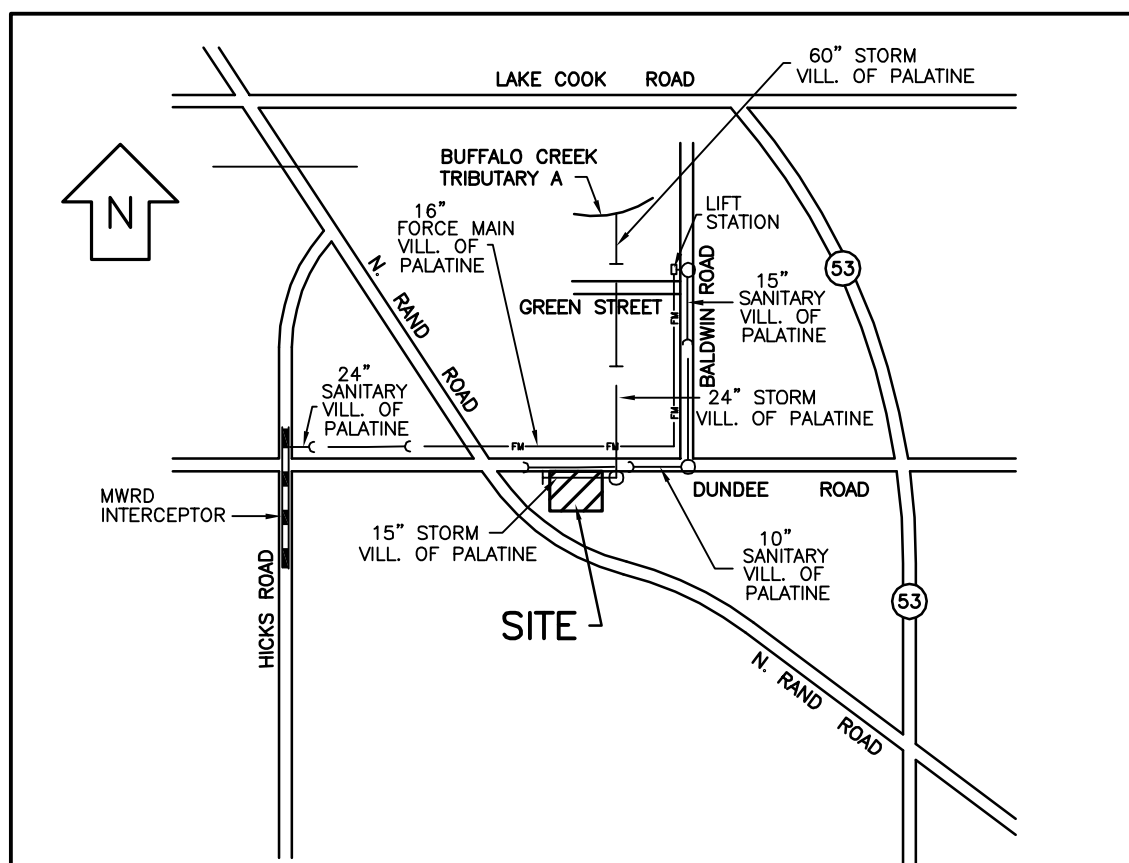
NO.	DATE	DESCRIPTION
1	12-8-21	REVISED PER SITE PLAN CHANGES

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



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



MWRD LOCATION MAP
N.T.S.

EXISTING	LEGEND	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
=====	CONC. CURB TO BE REMOVED	
=====	RETAINING WALL	
-----	SANITARY SEWER	
-----	COMBINED SEWER	
-----	STORM SEWER	
W 12"	WATERMAIN	W 2"
-----	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	T
OH	OVERHEAD WIRES	OH
-----	OVERLAND FLOW ROUTE	----->
-----	WOOD FENCE	-----

GENERAL DEVELOPMENT NOTES

- 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.
- 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.
- 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 }
COUNTY OF COOK } SS

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. Havir
Daniel M. Havir Design Engineer
Illinois Professional Engineer No. 002-039375

S.R. 68 (DUNDEE ROAD)

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" W4-W4 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" W4-W4 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 "X": 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 PAVEMENT 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.

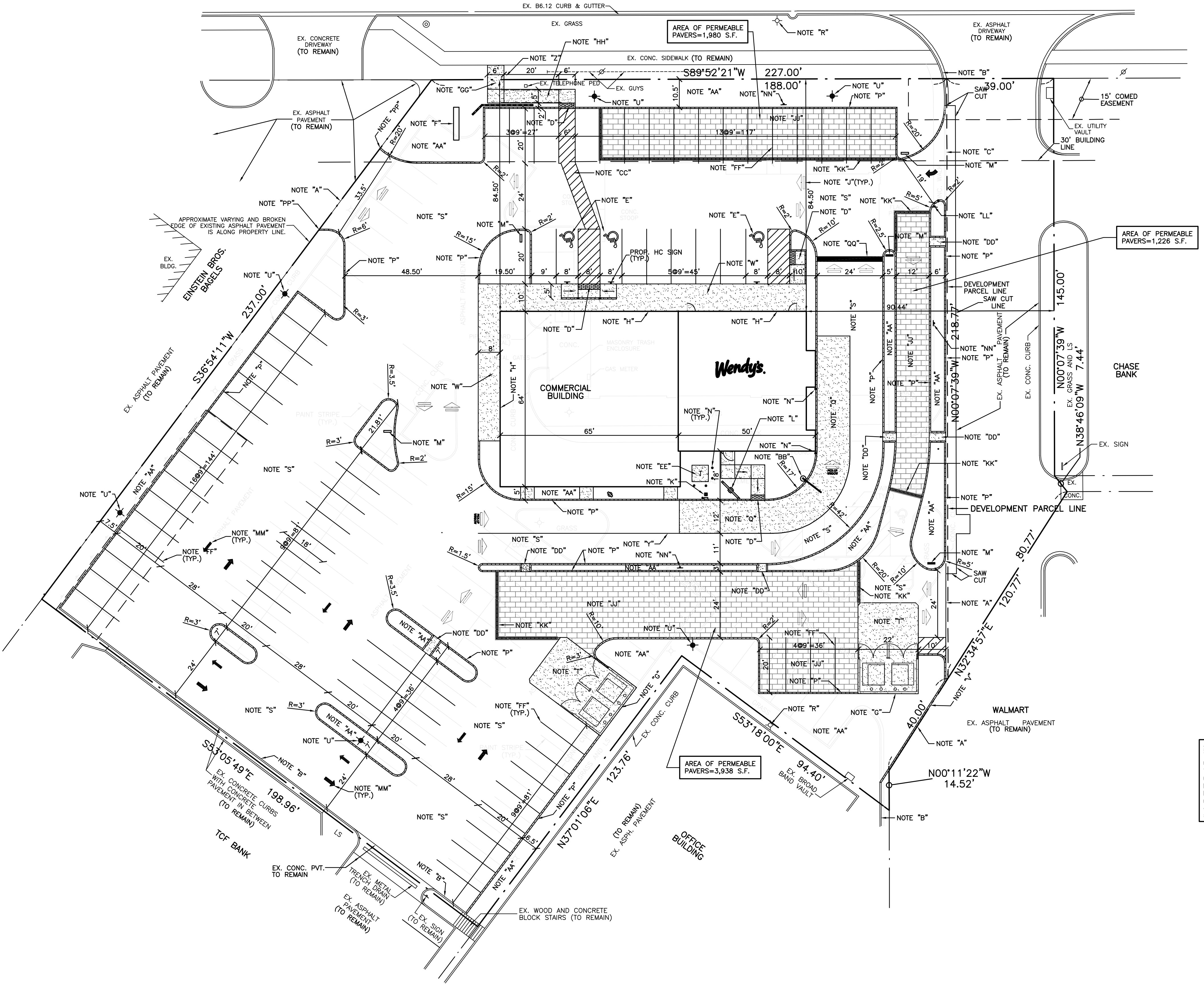
NOTE "LL": PROPOSED 24" X 24" R3-1 AND 24" X 18" HR3-1P NO RIGHT TURN SIGNS MOUNTED ON A METAL POST.

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.

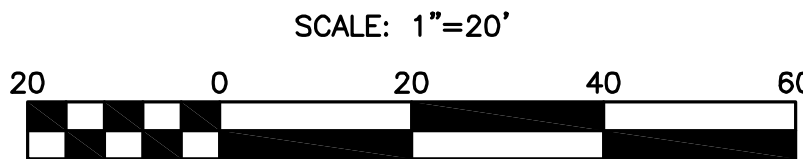
NOTE "QQ": PROPOSED 24" WIDE WHITE PAINTED STOP BAR.



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

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COUNTY PALATINE
CITY-TOWNSHIP PALATINE
SEC. & 1/4 SEC. NO. 8 NW 1/4 12-42-10
48 HOURS BEFORE YOU DIG EXCLUDING SAT., SUN. & HOLIDAYS



NOTE: ALL ADA RELATED ITEMS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE "ADA STANDARD FOR ACCESSIBLE DESIGN" GUIDE 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.

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

SITE PLAN
WENDY'S RESTAURANT PUD AMENDMENT
1101 E. DUNDEE ROAD
PALATINE, ILLINOIS

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

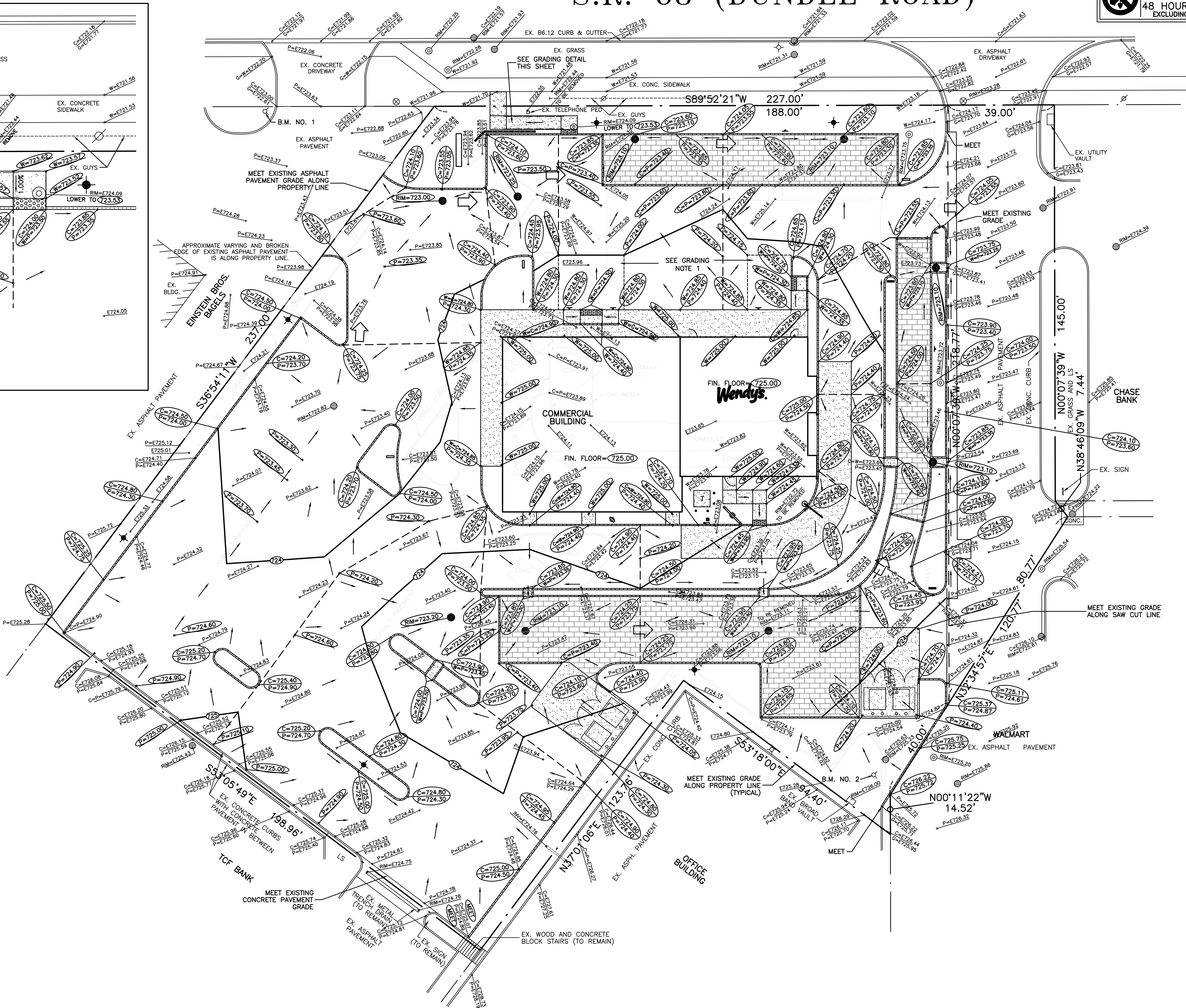
DRAWN BY: KRL
CHECKED BY: DMH
DATE: 5-28-21
SCALE: 1"=20'
DRAWING NO.
C-2
JOB NO.
19-08

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 18 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 7 FEET WEST OF THE SOUTHEAST PROPERTY CORNER OF THE WENDY'S PARCEL.

SCALE: 1"=20'

20 0 20 40 60

Packet Pg. 32

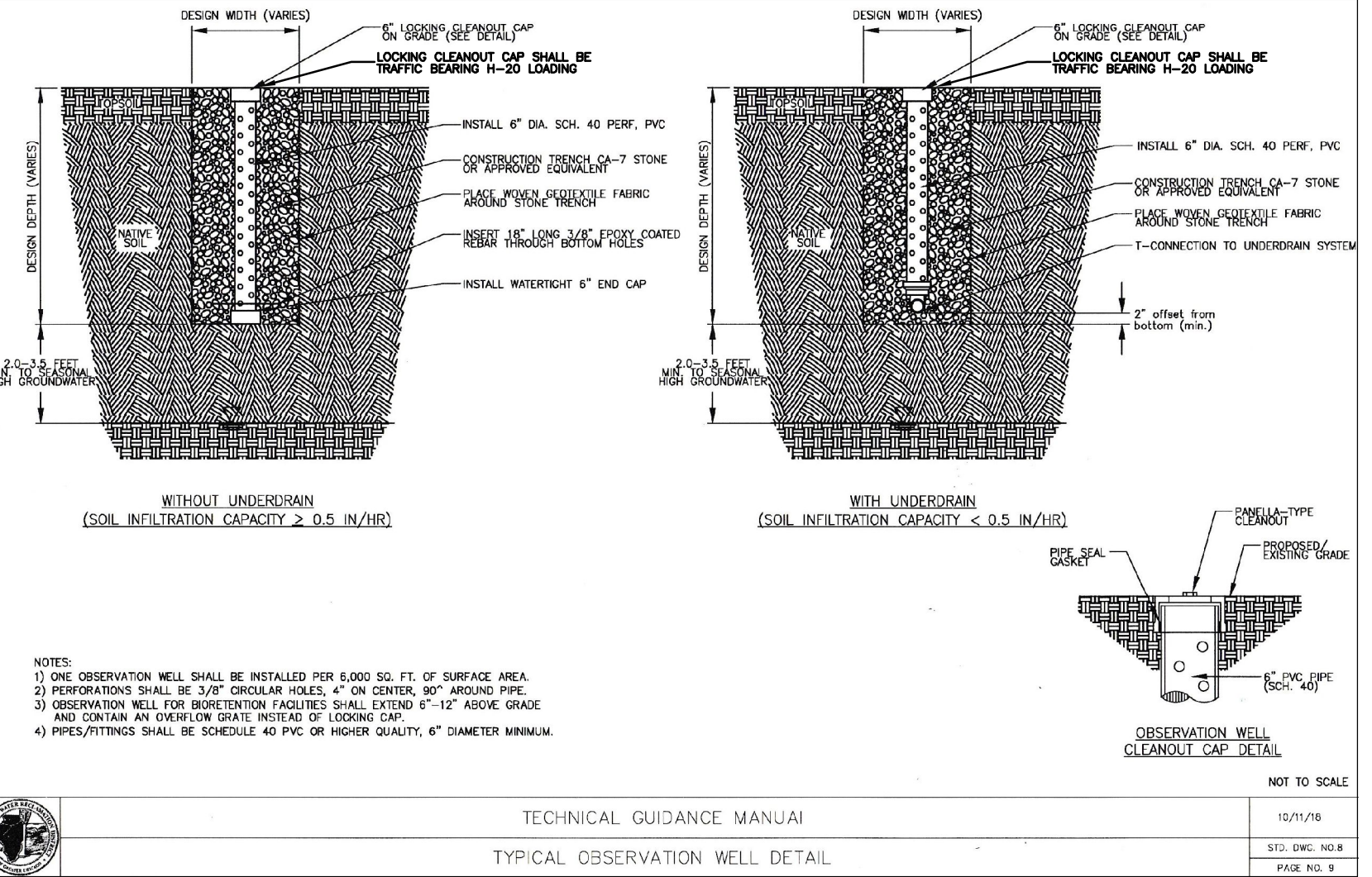
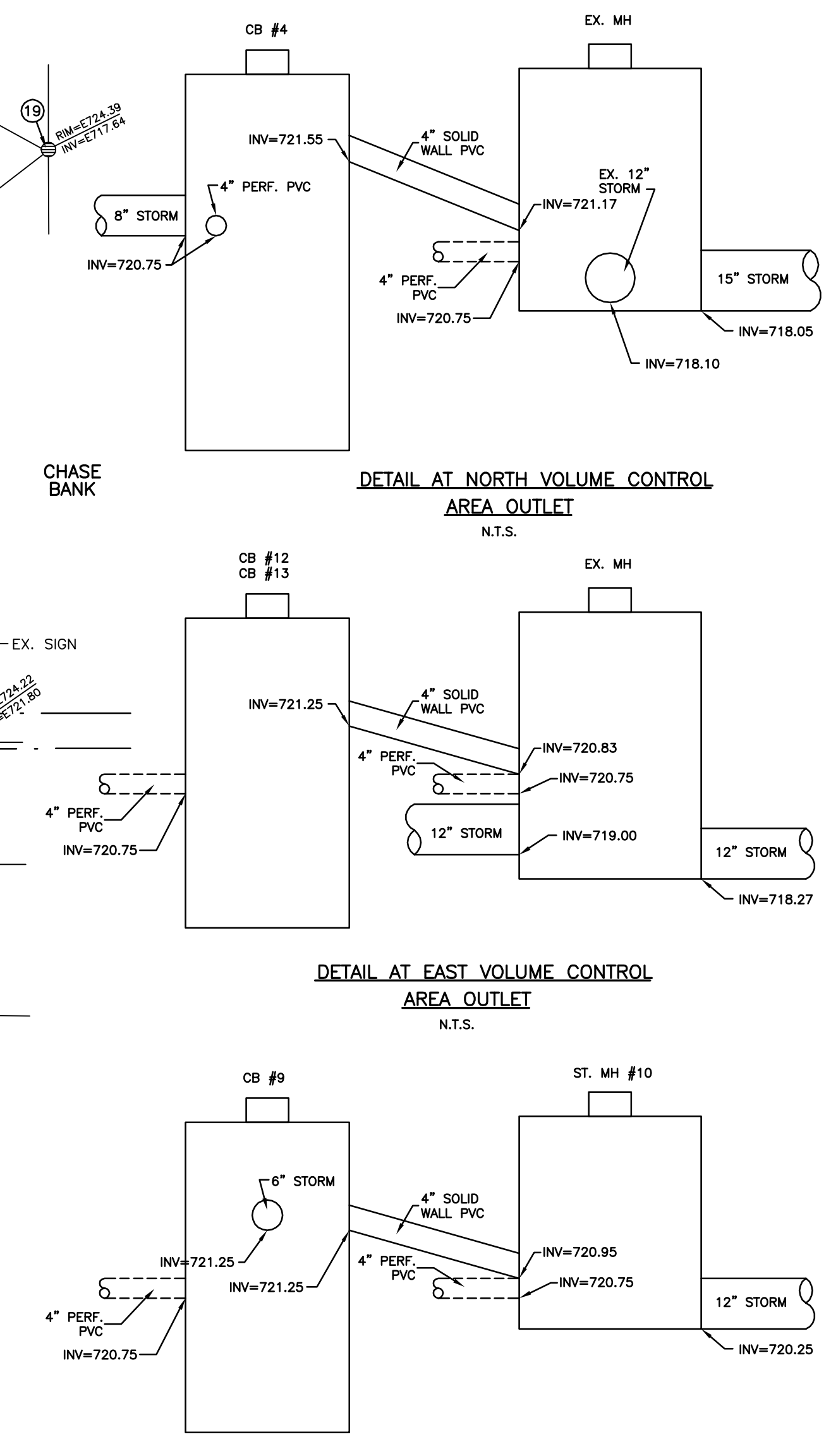
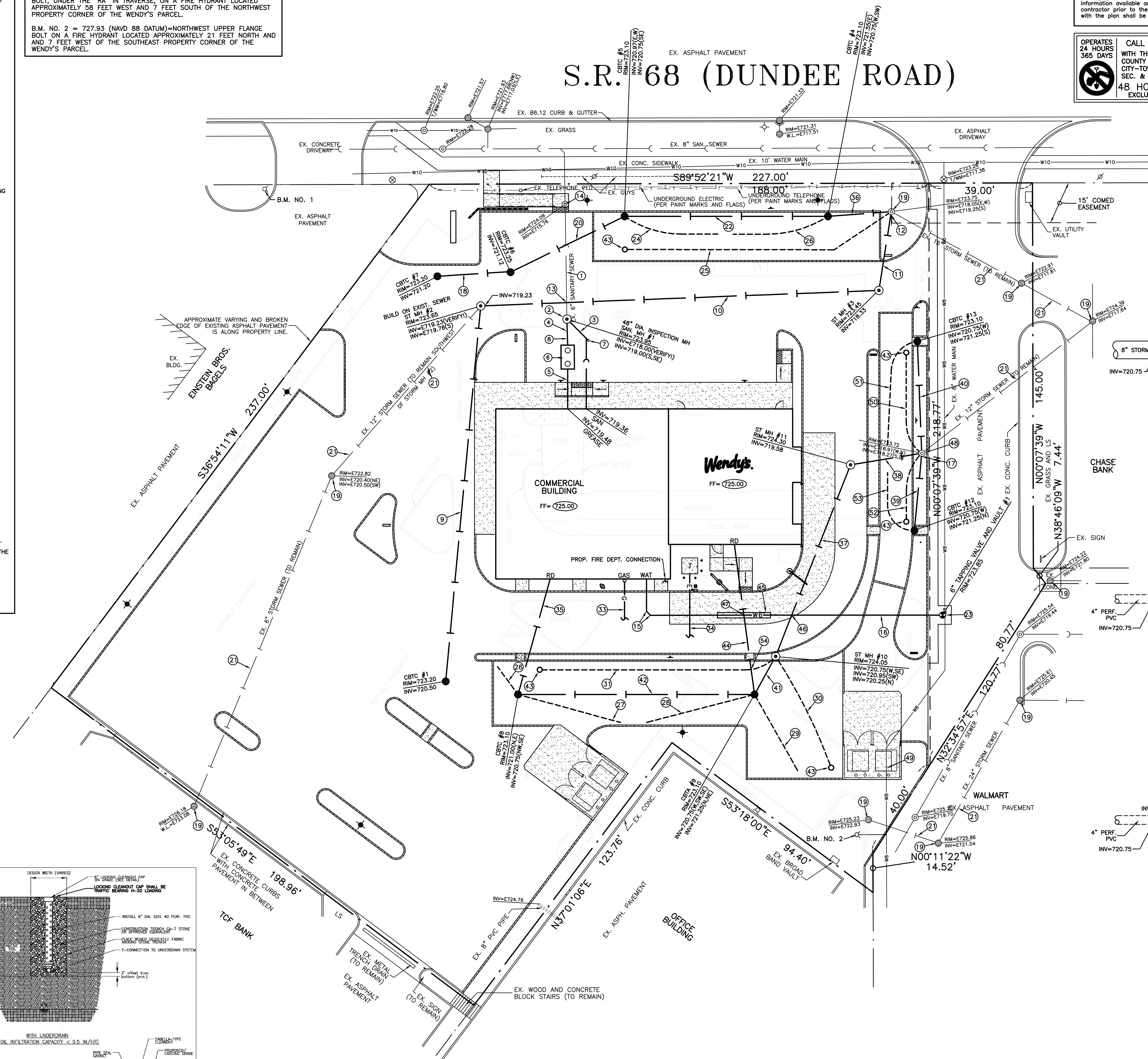
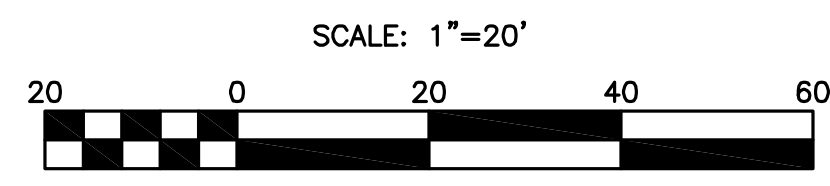
- UTILITY NOTES**
- EXISTING 6" SANITARY SEWER TO REMAIN. CONTRACTOR SHALL INSPECT SEWER IN THE PRESENCE OF VILLAGE AND MWRO INSPECTORS AND CLEAN AS NECESSARY TO VERIFY SANITARY SEWER IS IN GOOD AND OPERATING CONDITION.
 - CONSTRUCT NEW SANITARY MANHOLE ON EXISTING 6" SANITARY SEWER.
 - 36 LF 6" PVC SAN. SEWER SDR 26 S=1.00%
 - 9 LF 6" PVC SAN. SEWER SDR 26 S=2.00%
 - 15 LF 6" PVC SAN. SEWER SDR 26 S=2.00%
 - PROPOSED 1000 GALLON GREASE TRAP. SEE DETAIL, SHEET C-6.
RIM(N)=724.10; RIM(S)=724.20; INV=719.18
 - EXTERIOR CLEAN OUT. SEE DETAIL, SHEET C-6.
 - PORTION OF EXISTING 6" SAN. SEWER SOUTH OF NEW SANITARY MANHOLE #1 SHALL BE REMOVED. SEE DEMOLITION PLAN.
 - 143 LF 12" RCP C76 CLV STORM SEWER S=0.50%
 - 150 LF 12" RCP C76 CLV STORM SEWER S=0.60%
 - 30 LF 12" RCP C76 CLV STORM SEWER S=0.77%
 - MAKE WATERTIGHT CONNECTIONS (3) TO EXISTING MANHOLE.
PROP. INV(S)=718.10, PROP. INV(SW)=720.75, PROP. INV(W)=721.17
 - INV ST.=719.04, TOP SAN=718.25 (VERIFY)
 - EXISTING SANITARY MANHOLE SHALL BE RECONSTRUCTED AS REQUIRED TO LOWER RIM ELEVATION FROM 724.09 TO 723.53.
 - 6"-45" DUCTILE IRON CL 52 BEND.
 - 126 LF 6" DUCT. IRON CL 52 WATER SERVICE.
 - MAKE WATERTIGHT CONNECTIONS TO EXISTING STORM STRUCTURE. PROP. INV(W)=719.00, PROP. INV(S)=720.83, PROP. INV(W/SW)=720.75. RECONSTRUCT EXISTING MANHOLE STRUCTURE AS NECESSARY TO MAKE CONNECTIONS.
 - 28 LF 6" PVC SDR 26 STORM SEWER S=0.30%.
 - EXISTING STORM STRUCTURE TO REMAIN.
 - 50 LF 8" PVC SDR 26 STORM SEWER S=0.30%
 - EXISTING STORM SEWER TO REMAIN.
 - 74 LF 8" PVC SDR 26 STORM SEWER S=0.30%
 - 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.
 - 37 LF 4" PERFORATED PVC SDR 26 UNDERDRAIN WITH CAP AT END S=0.00%
 - 104 LF 4" PERFORATED PVC SDR 26 UNDERDRAIN WITH CAP AT END S=0.00%
 - 37 LF 4" PERFORATED PVC SDR 26 UNDERDRAIN WITH CAP AT END S=0.00%
 - 40 LF 4" PERFORATED PVC SDR 26 UNDERDRAIN WITH CAP AT END S=0.00%
 - 42 LF 4" PERFORATED PVC SDR 26 UNDERDRAIN WITH CAP AT END S=0.00%
 - 35 LF 4" PERFORATED PVC SDR 26 UNDERDRAIN WITH CAP AT END S=0.00%
 - 46 LF 4" PERFORATED PVC SDR 26 UNDERDRAIN WITH CAP AT END S=0.00%
 - 90 LF 4" PERFORATED PVC SDR 26 UNDERDRAIN WITH CAP AT END S=0.00%
 - PLUG EXISTING SEWER WITH 2' LONG NON-SHRINK CONCRETE OR MORTAR PLUG.
 - GAS SERVICE SIZED AND ROUTED BY NICOR.
 - ELECTRIC SERVICE SIZED AND ROUTED BY COM ED.
 - 45 LF 6" PVC SDR 26 STORM SEWER S=1.00%
 - 24 LF 4" PVC SDR 26 STORM SEWER S=1.58%
 - 78 LF 12" RCP C76 CLV STORM SEWER S=0.86%
 - 26 LF 12" RCP C76 CLV STORM SEWER S=2.23%
 - 30 LF 4" PVC SDR 26 STORM SEWER S=1.40%
 - 42 LF 4" PVC SDR 26 STORM SEWER S=1.00%
 - 16 LF 4" PVC SDR 26 STORM SEWER S=1.88%
 - 90 LF 8" PVC SDR 26 STORM SEWER S=0.28%
 - PROPOSED OBSERVATION WELL AT END OF UNDERDRAIN. SEE DETAIL, THIS SHEET.
 - 57 LF 6" PVC STORM SEWER SDR 26 S=1.00%.
 - INV. ST.=720.10, TOP WM.=718.00.
 - INV. ST.=721.55, TOP WM.=718.00.
 - EXISTING STRUCTURE TO BE ADJUSTED. RIM=E723.72. RAISE TO 724.15 USING PRECAST CONCRETE ADJUSTING RINGS.
 - 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.
 - 51 LF 4" PERFORATED PVC SDR 26 UNDERDRAIN WITH CAP AT END S=0.00%
 - 47 LF 4" PERFORATED PVC SDR 26 UNDERDRAIN WITH CAP AT END S=0.00%
 - 27 LF 4" PERFORATED PVC SDR 26 UNDERDRAIN WITH CAP AT END S=0.00%
 - 25 LF 4" PERFORATED PVC SDR 26 UNDERDRAIN WITH CAP AT END S=0.00%
 - 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 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
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COUNTY PALATINE
CITY-TOWNSHIP PALATINE
SEC. & 1/4 SEC. NO. # NW1/4 12-42-10
48 HOURS BEFORE YOU DIG EXCLUDING SAT., SUN. & HOLIDAYS



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

- 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.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH UTILITY COMPANIES (SEWER, WATER, ELECTRIC, GAS, TELEPHONE, ETC.)
- 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. PLUS ENDS OF REMAINING UTILITY LINES, BACKFILL TRENCHES WITH SELECTED GRANULAR BACKFILL COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY IN 8" LIFTS.

CIVIL ENGINEERS LAND SURVEYORS SITE PLANNERS

NORTHWESTERN ENGINEERING CONSULTANTS, P.C.

675 N. NORTH COURT PALATINE, ILLINOIS 60067 (847) 520-8410
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002895 EXP. 4-30-23

UTILITY PLAN

WENDY'S RESTAURANT PUD AMENDMENT

1101 E. DUNDEE ROAD

PALATINE, ILLINOIS

NO.	DATE	REVISION	PER SITE PLAN CHANGES	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.
19-08

STORM WATER POLLUTION PREVENTION PLAN GENERAL NOTES

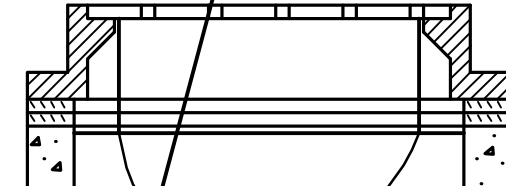
This Storm Water Pollution Prevention Plan has been prepared in compliance with the requirements of the Village of Palatine and the State of Illinois. The work to be done is stripping, stockpiling and grading of the project site shown in detail on the contract drawings. The following notes and requirements 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 cleared 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 vegetation 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 the 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 Pollutant Discharge Elimination 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 (BMPs) 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.

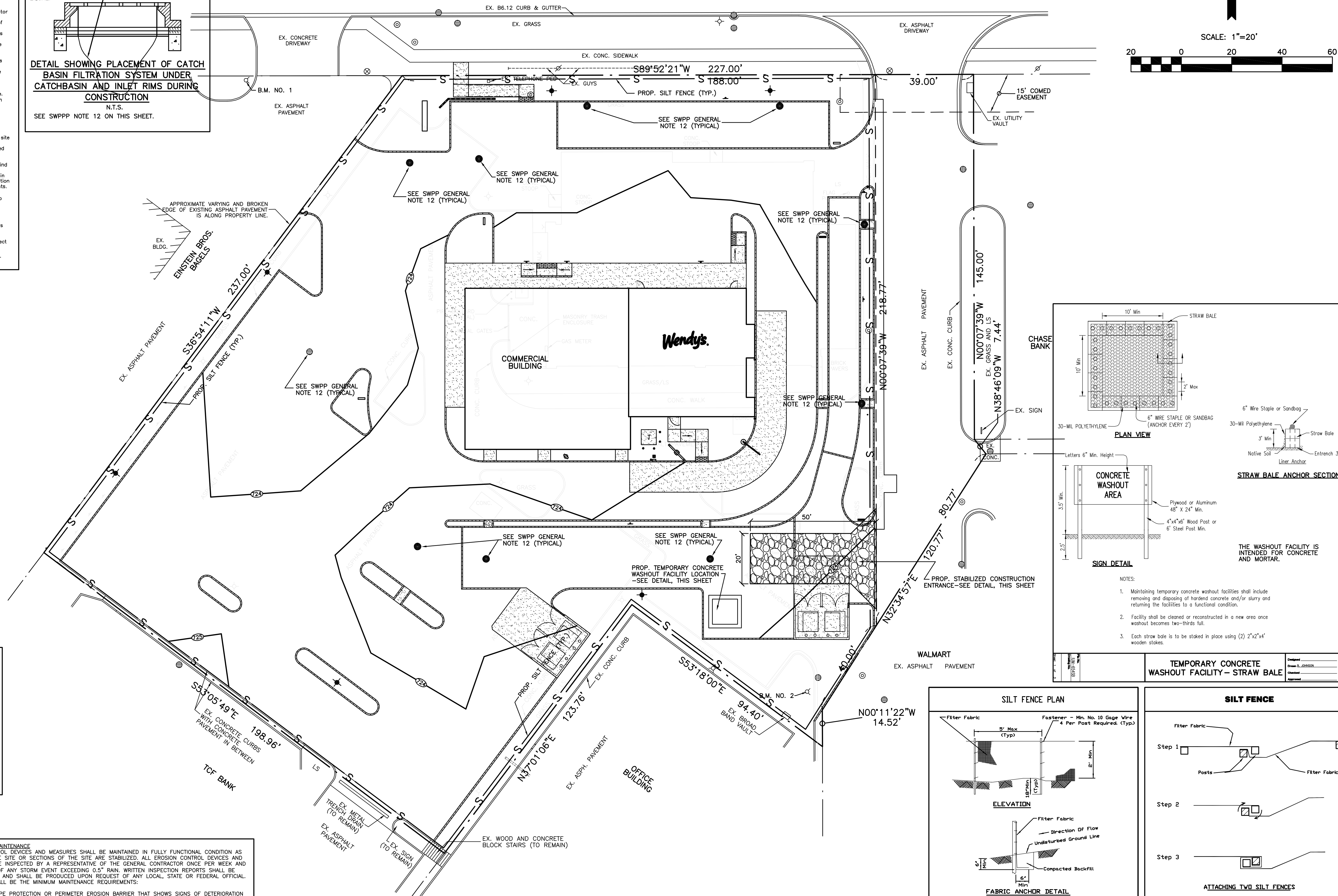
B.M. NO. 2 = 727.93 (NAVD 88 DATUM)=NORTHWEST UPPER FLANGE BOLT ON A FIRE HYDRANT LOCATED APPROXIMATELY 21 FEET NORTH AND AND 7 FEET WEST OF THE SOUTHEAST PROPERTY CORNER OF THE WENDY'S PARCEL.

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.



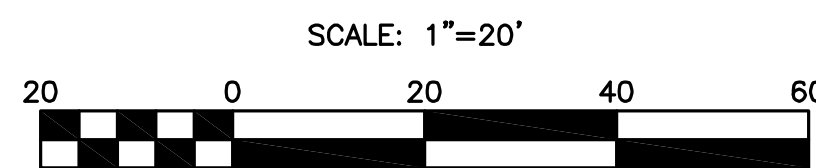
DETAIL SHOWING PLACEMENT OF CATCH BASIN FILTRATION SYSTEM UNDER CATCHBASIN AND INLET RIMS DURING CONSTRUCTION
N.T.S.
SEE SWPPP NOTE 12 ON THIS SHEET.

S.R. 68 (DUNDEE ROAD)

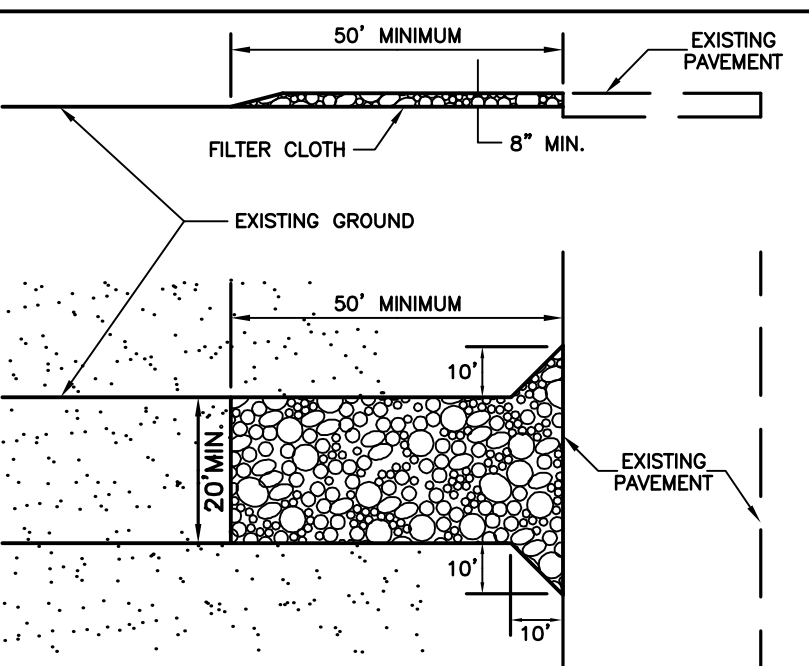


SPECIAL NOTE:
Existing grades and improvements are shown from the best information available and must be verified in the field by the contractor prior to the start of construction. Any discrepancy with the plan shall be immediately reported to the engineer.

OPERATES 24 HOURS 365 DAYS
CALL JULIE 1-800-892-0123
WITH THE FOLLOWING:
COUNTY PALATINE
CITY-TOWNSHIP PALATINE
SEC. & 1/4 SEC. NO. 8 NW 1/4 12-42-10
48 HOURS BEFORE YOU DIG EXCLUDING SAT., SUN. & HOLIDAYS



SCALE: 1"=20'



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	A	A	A	A	A	A	A	A	A	A	A
Dormant Seeding	B	B	B	B	B	B	B	B	B	B	B	B
Temporary Seeding	C	C	C	C	C	C	C	C	C	C	C	C
Sodding	F-XXX	F-XXX	F-XXX	F-XXX	F-XXX	F-XXX	F-XXX	F-XXX	F-XXX	F-XXX	F-XXX	F-XXX
Mulching	F	F	F	F	F	F	F	F	F	F	F	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 thoroughly 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. WHEN INSPECTION REPORTS SHALL BE MAINTAINED ON SITE AND SHALL BE PROVIDED UPON REQUEST OF ANY LOCAL, STATE OR FEDERAL OFFICIAL. THE FOLLOWING SHALL BE THE MINIMUM MAINTENANCE REQUIREMENTS:

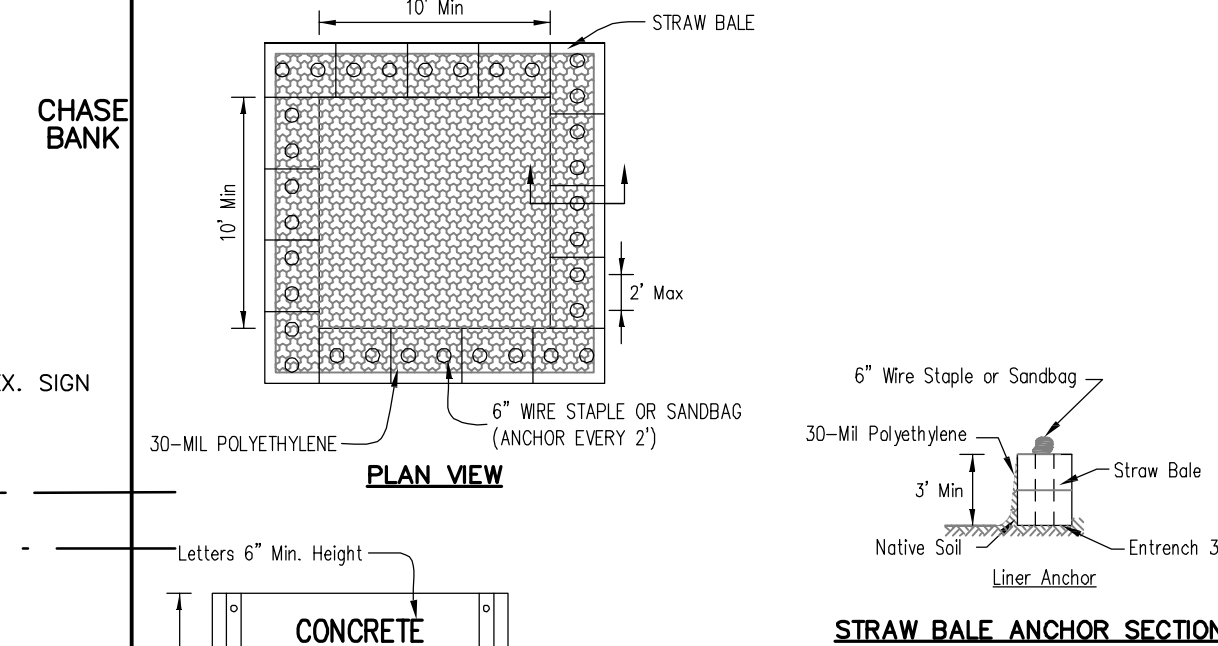
1. ANY INLET OR PIPE PROTECTION OR PERIMETER EROSION BARRIER THAT SHOWS SIGNS OF DETERIORATION OR UNDERMINING SHALL BE REPLACED OR REPAIRED AS REQUIRED.
2. CATCH BASINS SHALL BE INSPECTED AND CLEANED PERIODICALLY.
3. ANY SEEDED AREAS THAT SHOW SIGNS OF GULLIES OR EROSION SHALL BE REGRADED, RESEEDED, 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."

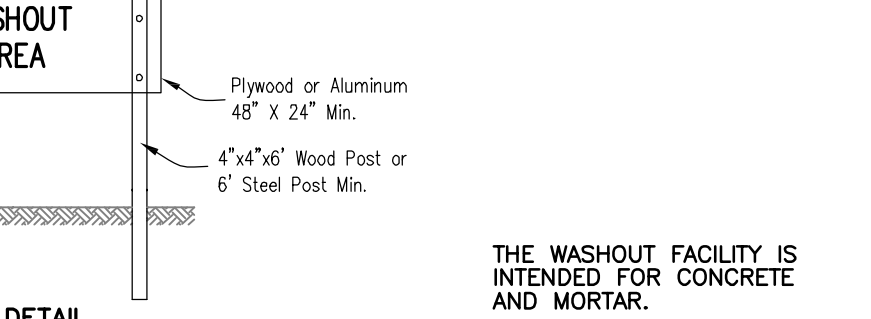
Contractor Certification Statement: "I certify under penalty of law that I understand the terms and conditions of the general National Pollutant Discharge Elimination System (NPDES) General Permit No. ILR-10 that authorizes the storm water discharges associated with activity from the construction site identified as part of this certification."

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.



STRAW BALE ANCHOR SECTIONS

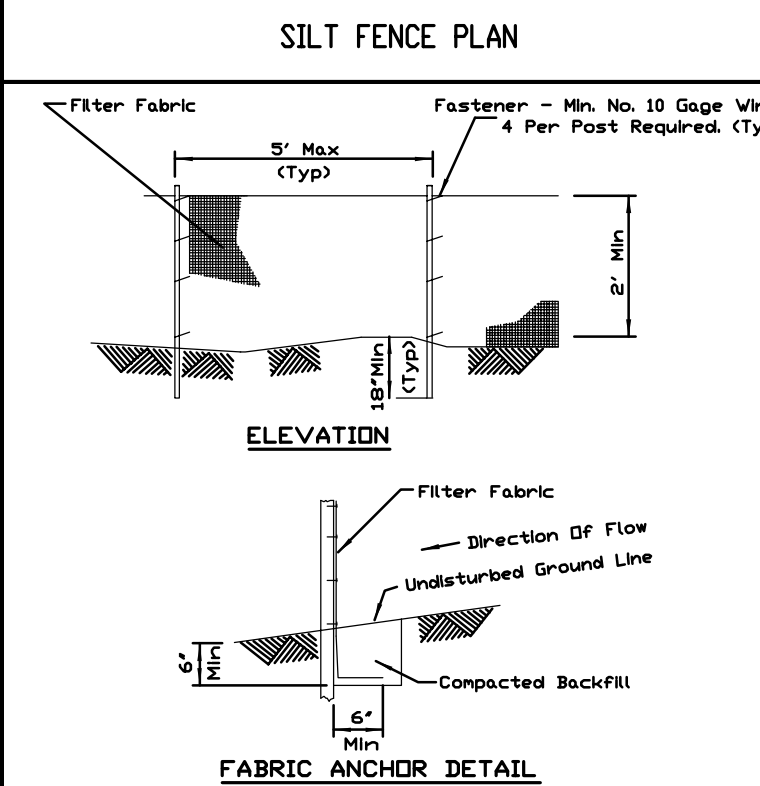


NOTES:

1. Maintaining temporary concrete washout facilities shall include removing and disposing of hardened 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"x4" wooden stakes.

TEMPORARY CONCRETE WASHOUT FACILITY- STRAW BALE

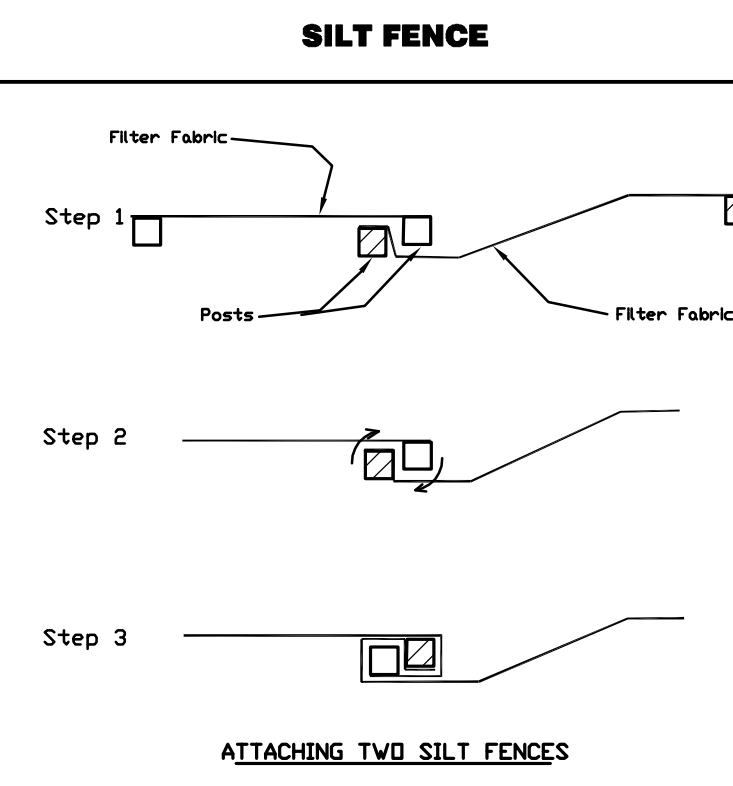
DESIGNED BY: J. JESSON
DRAWN BY: J. JESSON
CHECKED BY: J. JESSON
APPROVED BY: J. JESSON



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 1 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.

REFERENCE: Project: Date: Reviser: Date: Designer: Date: Checker: Date: Approver: Date: **NRCS** NATIONAL RESOURCE CONSERVATION SERVICE **IL-620 (W)** SHEET 1 OF 8 DATE: 12-20-03



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.

REFERENCE: Project: Date: Reviser: Date: Designer: Date: Checker: Date: Approver: Date: **NRCS** NATIONAL RESOURCE CONSERVATION SERVICE **IL-620 (W)** SHEET 1 OF 8 DATE: 12-20-03

CIVIL ENGINEERS LAND SURVEYORS SITE PLANNERS
NORTHWESTERN ENGINEERING CONSULTANTS, P.C.
675 N. NORTH COURT PALATINE, ILLINOIS 60067 (647) 520-8410
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002695 EXP. 4-30-23

STORM WATER POLLUTION PREVENTION PLAN
WENDY'S RESTAURANT PUD AMENDMENT
1101 E. DUNDEE ROAD
PALATINE, ILLINOIS

NO.	DATE	REVISION PER SITE PLAN CHANGES	DESCRIPTION
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DRAWN BY: KRL
CHECKED BY: DMH
DATE: 5-28-21
SCALE: 1"=20'
DRAWING NO. C-5
JOB NO. 19-08

MAXIMUM OF 1 UNDERDRAIN PER 30 FEET. PROVIDE A SOIL REPORT DOCUMENTING NATURE AND DEPTH OF FOREST UNDERDRAINS.

8. MINIMUM UNDERDRAIN BEDDING OF TWO FEET, THICKNESS, MAXIMUM OF 6 INCHES.

9. ONE OBSERVATION WELL REQUIRED PER 100 LINEAL FEET OF SURFACE AREA.

10. FOLLOW THE REQUIRED PRETREATMENT MEASURES LISTED ON THE VOLUME CONTROL SHEET.

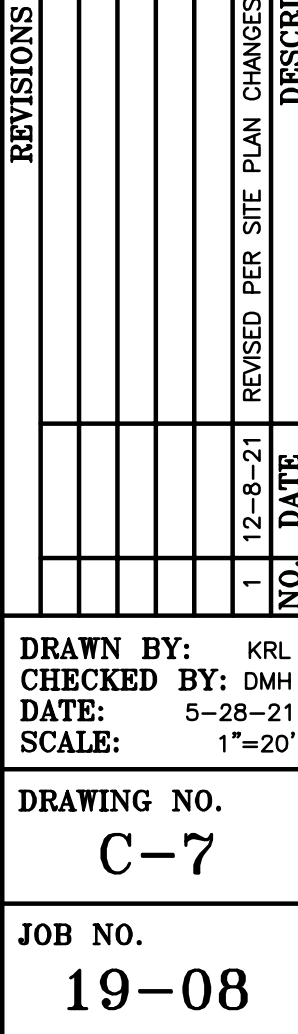
11. MAINTENANCE REQUIREMENTS INCLUDE ANNUAL VACCINATING AND LOW-PRESSURE SURFACE CLEANING. ADJACENT VEGETATED AREAS SHALL BE WELL MAINTAINED. BARE SPOTS AND REPLANTED AND STABILIZED IMMEDIATELY. DO NOT SEALCOAT OR APPLY DE-ICING SALTS TO DRIVEWAYS.

APPROPRIATE SIGNAGE REQUIRED FOR FACILITY, REFER TO THE TYPICAL SIGNAGE FOR DETAILS.

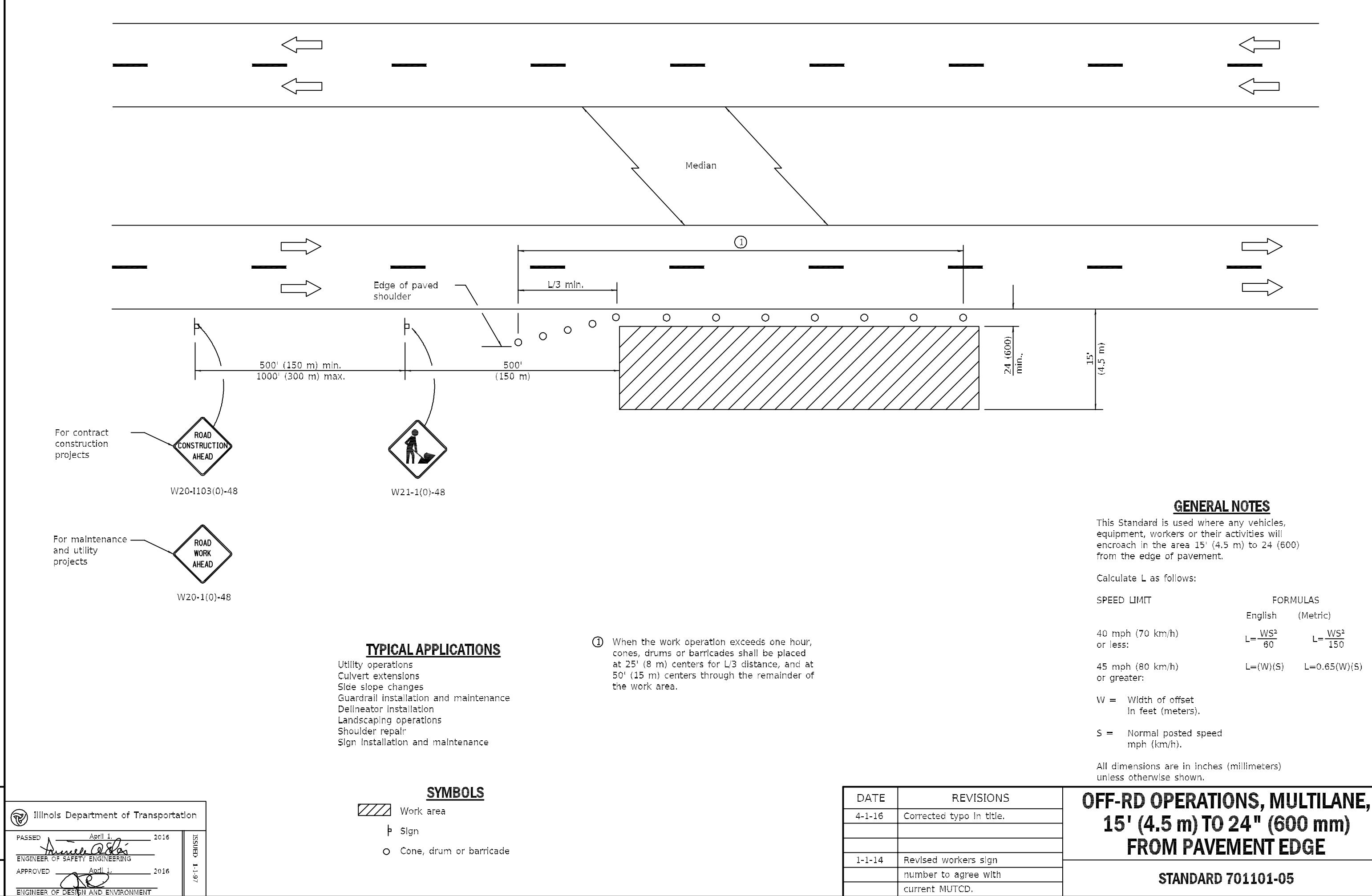
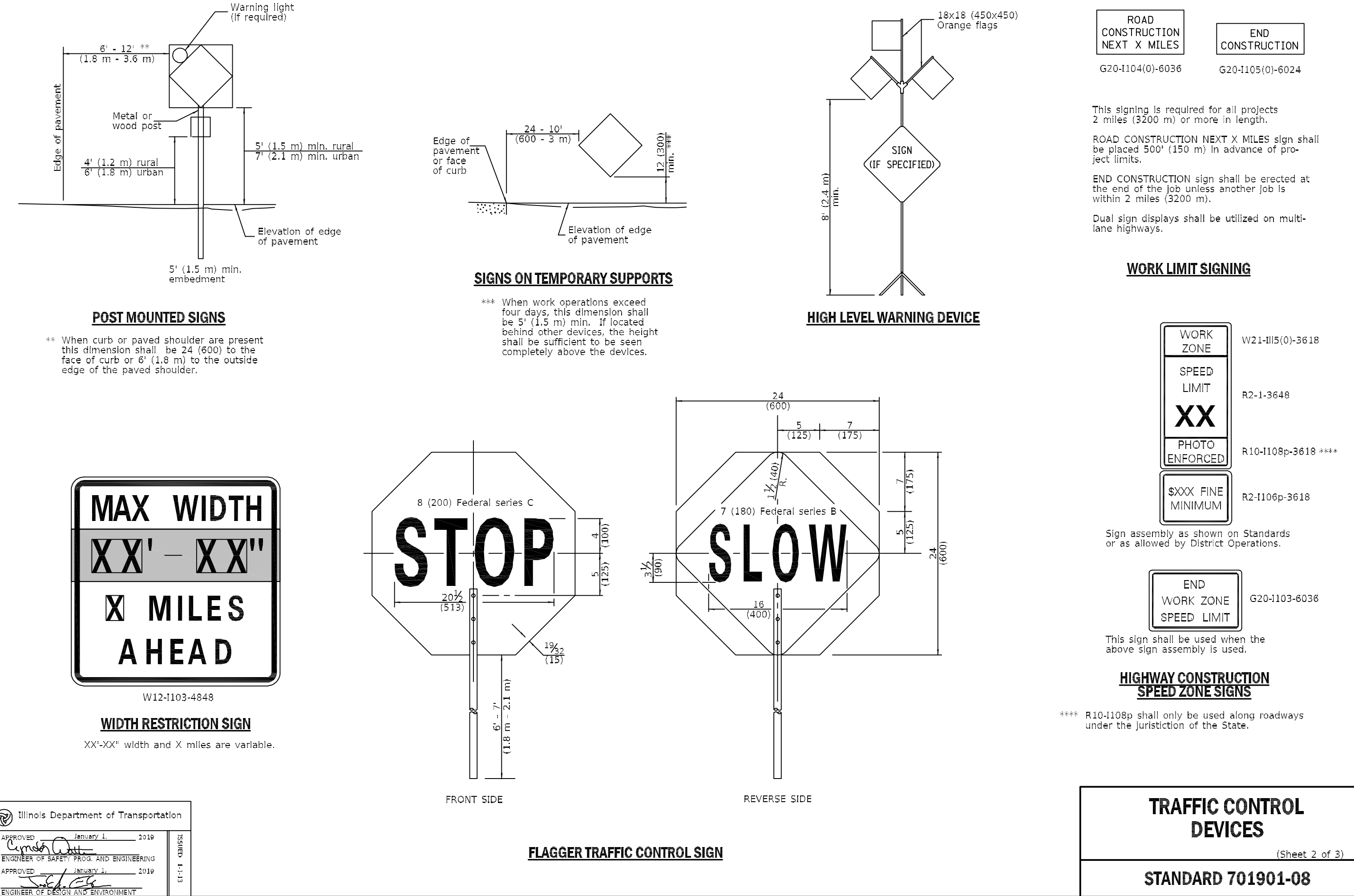
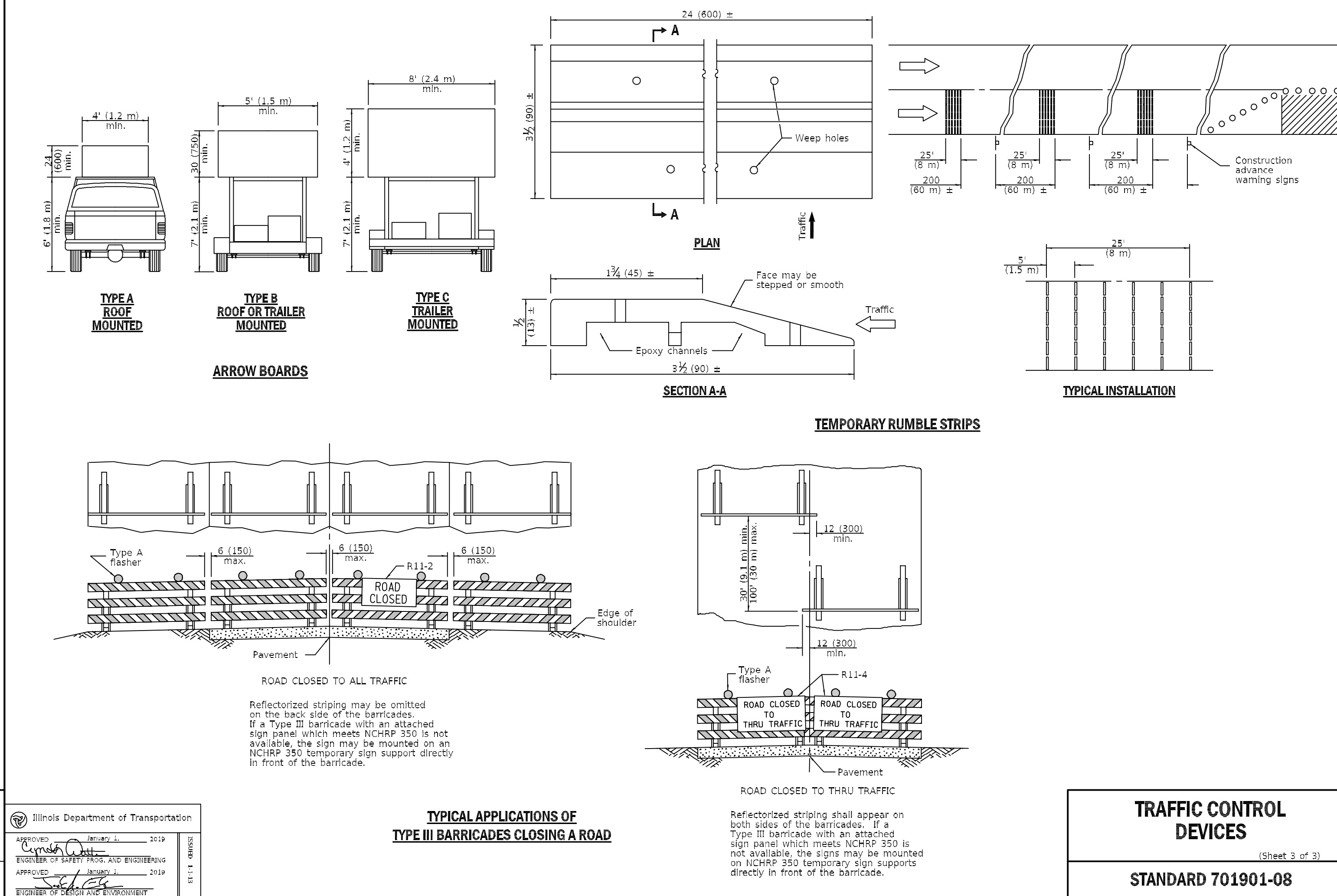
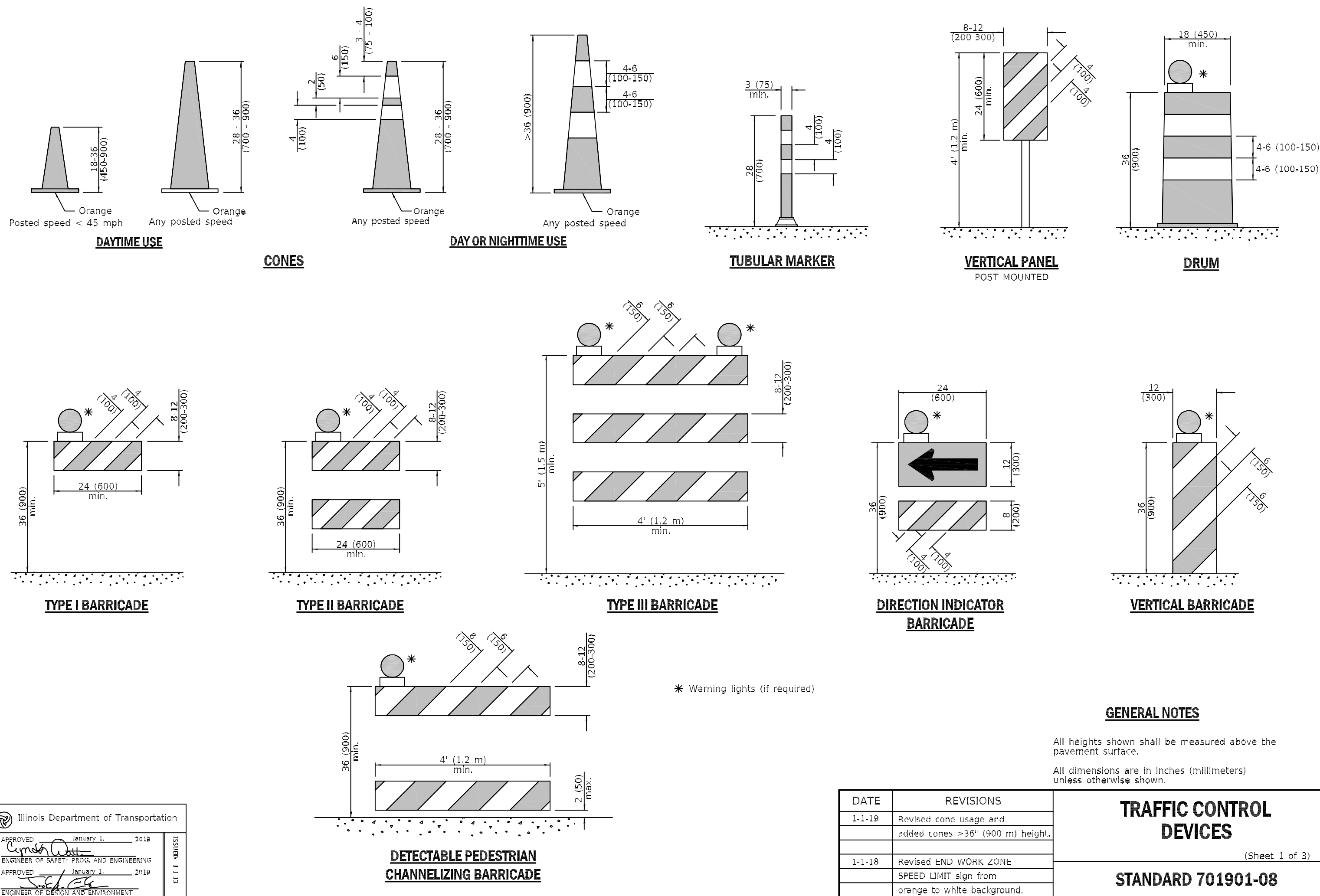
	TECHNICAL GUIDANCE MANUAL PERMEABLE PAVERS DETAIL—E
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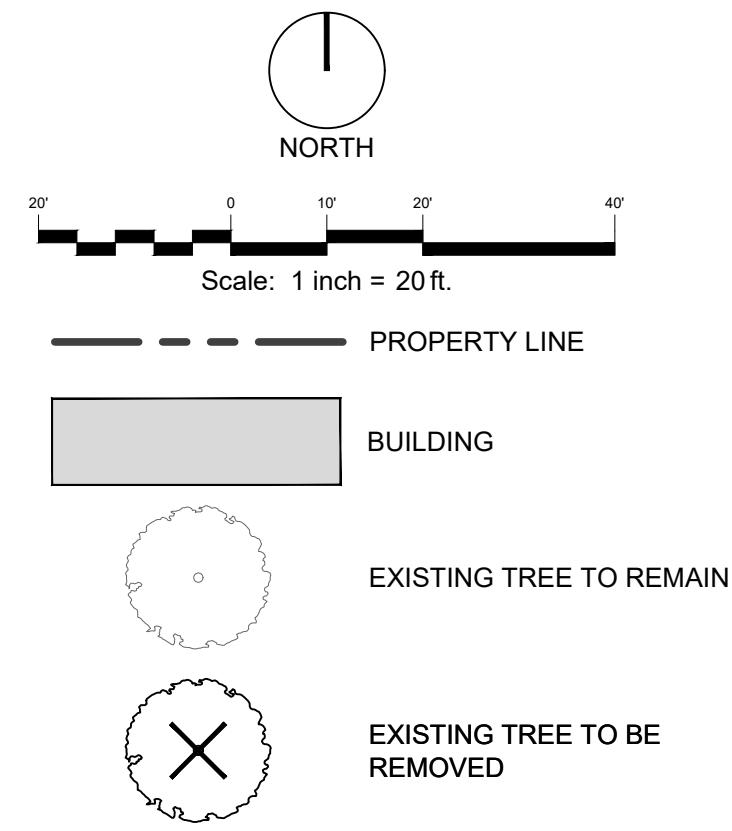
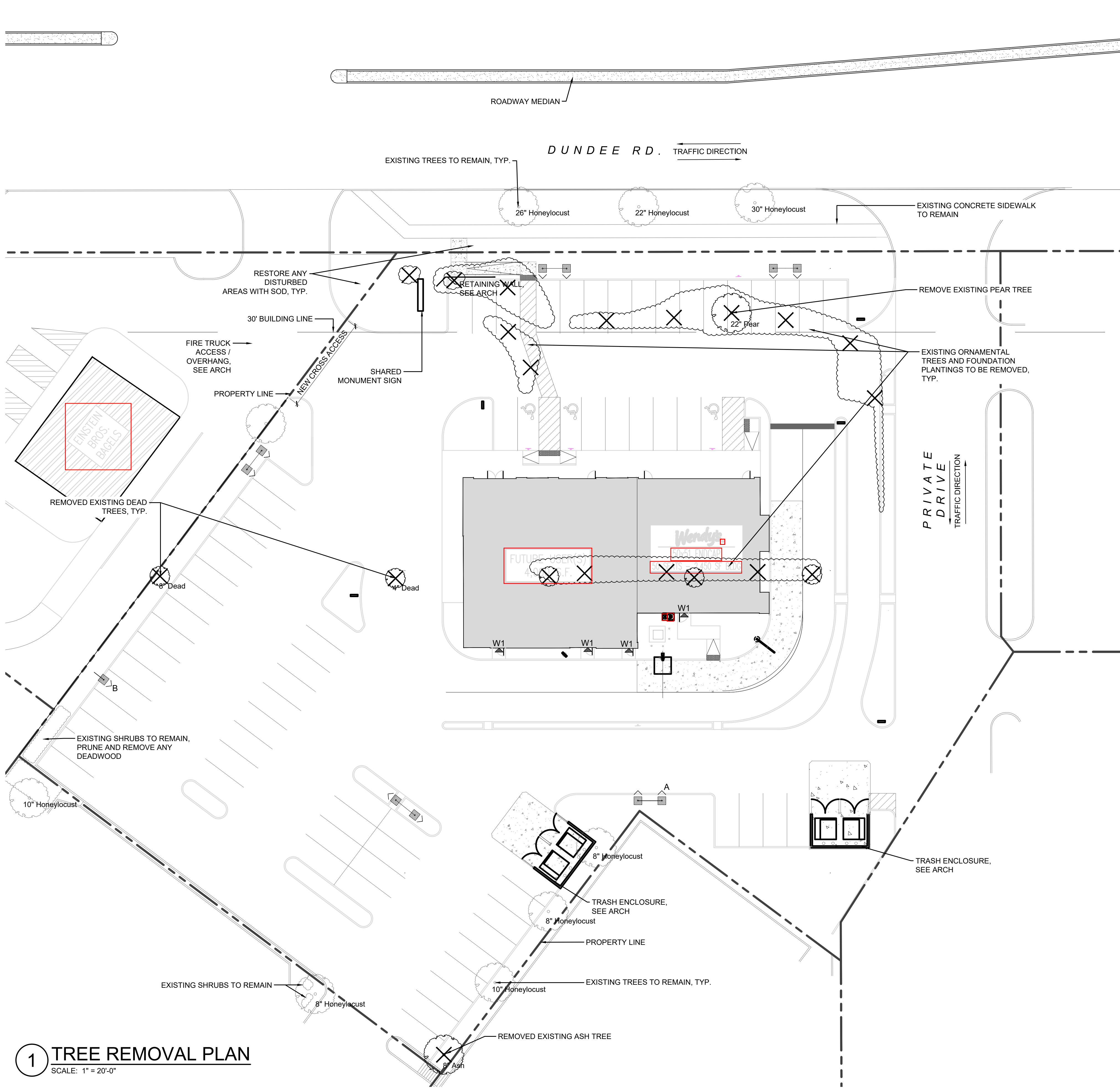
1. NAME AND ADDRESS: 2. PHONE AND SEASONALLY 3. THAN 30 DAYS TO 30 HOURS. 4. PERMIT FILLTATION RATE TO	5. PERMIT FILLTATION RATE TO	6. MINIMUM DISTANCE OF 2 FEET (3.5 FEET IN COMBINE HIGH GROUNDWATER LEVEL. 7. UNDERGRADING ARE REQUIRED IN TYPICAL CLAYED SO 8. MAXIMUM OF 1 UNDERDRAIN PER 2 FEET. PROVIDE 9. FOREWED FOREGRADING 10. MINIMUM UNDERDRAIN BEDDING OF TWO INCHES, MAY 11. ONE OBSERVATION WELL REQUIRED PER 6,000 SQUARE 12. FOLLOW THE REQUIRED PRETREATMENT MEASURES AND 13. MAINTENANCE REQUIREMENTS INCLUDING ANNUAL 14. SOURCE ADJUNCT VEGETATION AND SOILS 15. REPLANTED AND STABILIZED IMMEDIATELY. DO NOT 16. APPROPRIATE SUGGESTION FOR FACILITY, REFER	NOT TO SCALE 8/24/18 12. DATE: 13. DATE: 14. DATE: 15. DATE: 16. DATE: 17. DATE: 18. DATE: 19. DATE: 20. DATE: 21. DATE: 22. DATE: 23. DATE: 24. DATE: 25. DATE: 26. DATE: 27. DATE: 28. DATE: 29. DATE: 30. DATE: 31. DATE: 32. DATE: 33. DATE: 34. DATE: 35. DATE: 36. DATE: 37. DATE: 38. DATE: 39. DATE: 40. DATE: 41. DATE: 42. DATE: 43. DATE: 44. DATE: 45. DATE: 46. DATE: 47. DATE: 48. DATE: 49. DATE: 50. DATE: 51. DATE: 52. DATE: 53. DATE: 54. DATE: 55. DATE: 56. DATE: 57. DATE: 58. DATE: 59. DATE: 60. DATE: 61. DATE: 62. DATE: 63. DATE: 64. DATE: 65. DATE: 66. DATE: 67. DATE: 68. DATE: 69. DATE: 70. DATE: 71. DATE: 72. DATE: 73. DATE: 74. DATE: 75. DATE: 76. DATE: 77. DATE: 78. DATE: 79. DATE: 80. DATE: 81. DATE: 82. DATE: 83. DATE: 84. DATE: 85. DATE: 86. DATE: 87. DATE: 88. DATE: 89. DATE: 90. DATE: 91. DATE: 92. DATE: 93. DATE: 94. DATE: 95. DATE: 96. DATE: 97. DATE: 98. DATE: 99. DATE: 100. DATE:	TECHNICAL PERMEABLE
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[illegible]



Attachment: 120821 Wheddy's multi-tenant building -ARCH/ENG plans (1101 E. Dundee Road - Wendy's - PDA and SU - restaurant - drive through)





NOTE:
REMOVALS SHOWN ON SITE DEVELOPMENT
PLAN FOR REFERENCE.

1 TREE REMOVAL PLAN

SCALE: 1" = 20'-0"

TERRA
ENGINEERING LTD.
225 W Ohio Street - Suite 400, Chicago, IL 60654
(T) 312-467-0123 | (F) 312-467-0220

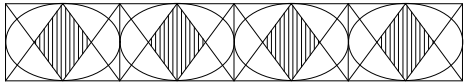


Keven Graham
#157-000150
exp. 8/31/21

Keven Graham FASLA, PLA
TERRA Engineering Ltd.
225 W. Ohio Street, Fourth Floor
Chicago, Illinois 60610
ph: 312.467.0123

MRV

ARCHITECTS, INC.



5105 TOLLVIEW DR., SUITE 197
ROLLING MEADOWS, IL 60008
TEL: 224-318-2140
MRV ARCHITECTS, INC. 2019

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ARCHITECTS, INC.

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

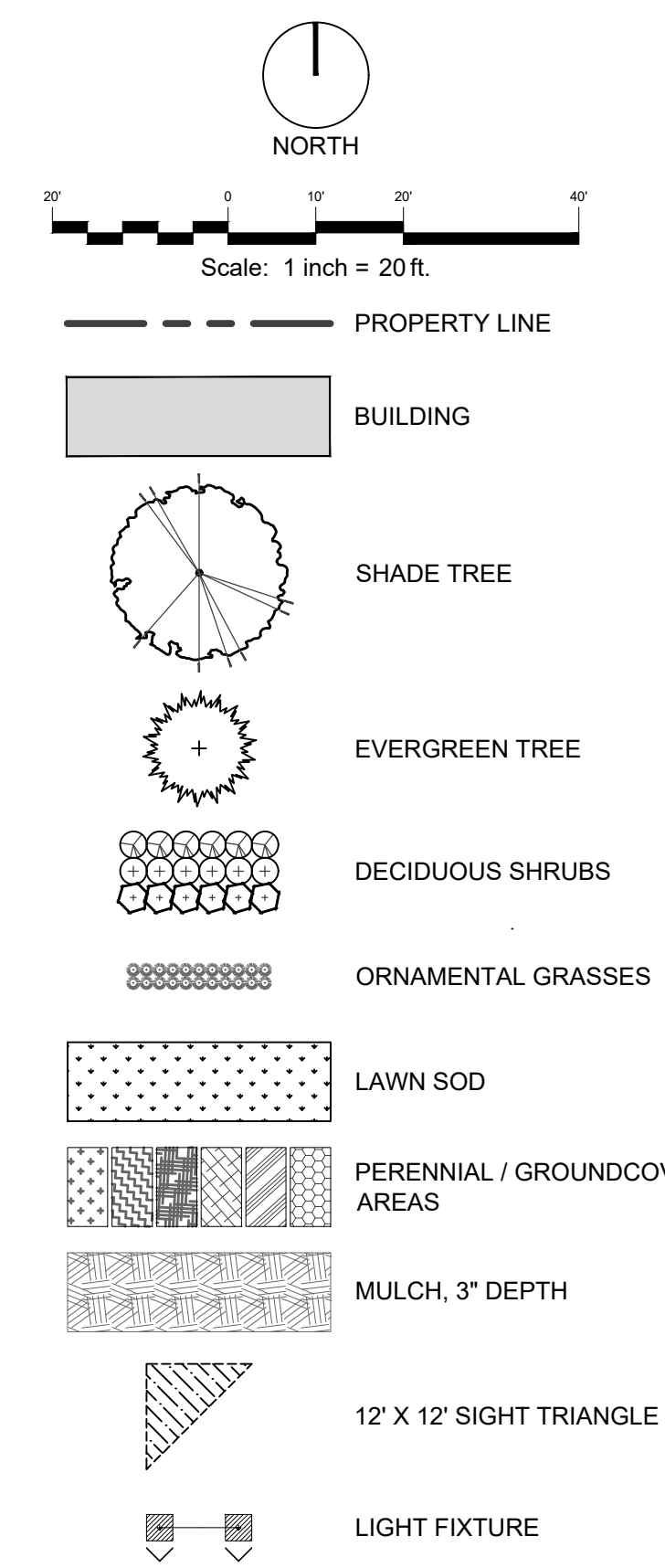
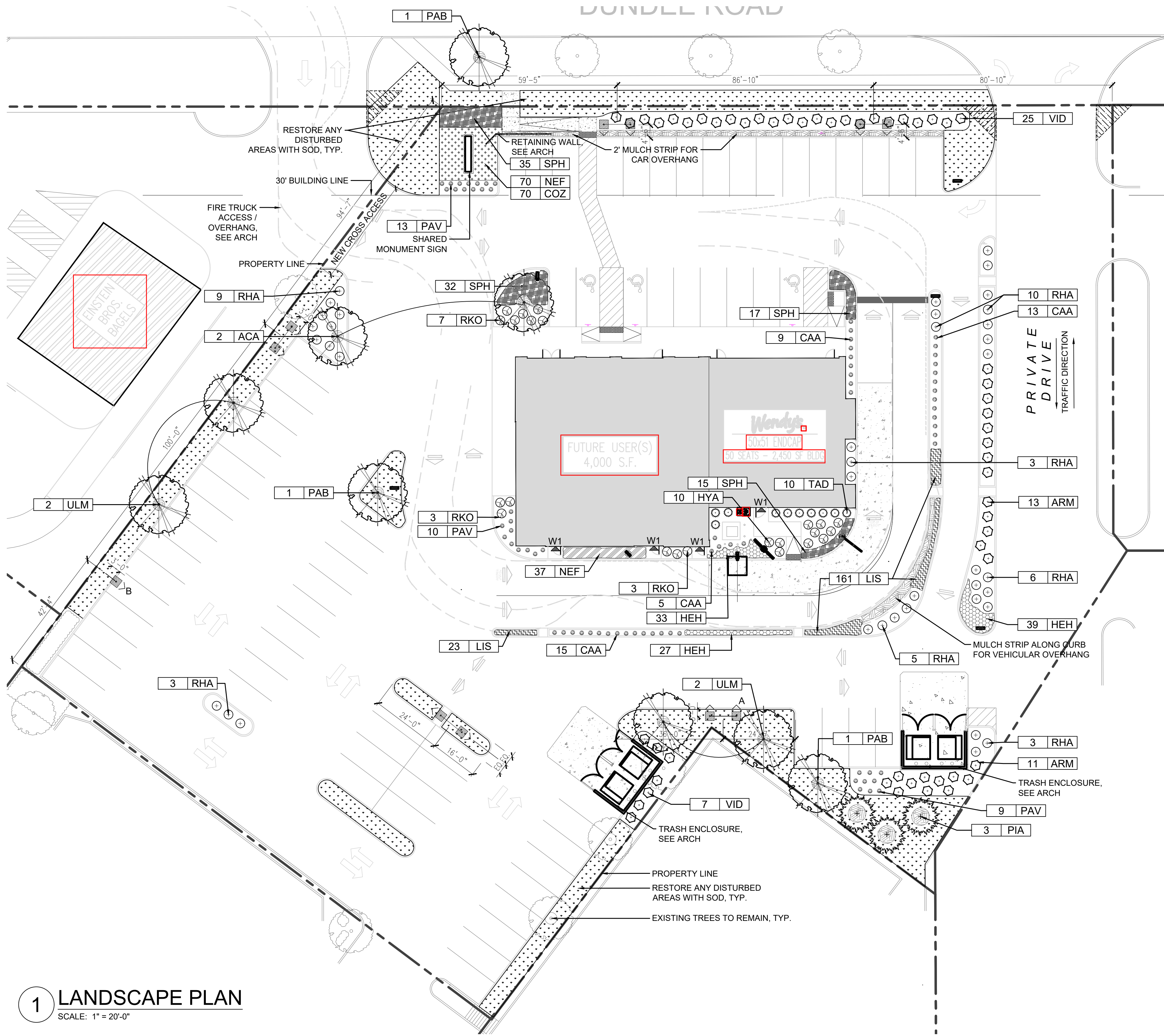
ISSUE DATE: 07.31.19
PROJECT NUMBER: 18048
DRAWN BY: AH / CM
CHECKED BY: KG

SEAL

SHEET NAME
TREE REMOVAL PLAN

SHEET NUMBER

L0.0



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 'Densiflora'	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	Lily 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.
225 W Ohio Street - Suite 400; Chicago, IL 60654
(T) 312-467-0123 | (F) 312-467-0220



Keven Graham
#157-000150
exp. 8/31/21

Keven Graham FASLA, PLA
TERRA Engineering Ltd.
225 W. Ohio Street, Fourth Floor
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5105 TOLLVIEW DR., SUITE 197
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TEL: 224-318-2140
MRV ARCHITECTS, INC. 2019

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ARCHITECTS, INC.

SITE NUMBER:	
BASE MDL:	
ASSET TYPE:	
CLASSIFICATION:	
OWNER:	
BASE VERSION:	
UPGRADE CLASSIFICATION:	
NEW BUILD	
PROJECT YEAR:	
FURNITURE PACKAGE:	
DRAWING RELEASE	

Wendy's

1101 E. DUNDEE ROAD
PALATINE, ILLINOIS

PROJECT TYPE: NEW BUILD
SMART 55 - 2.0

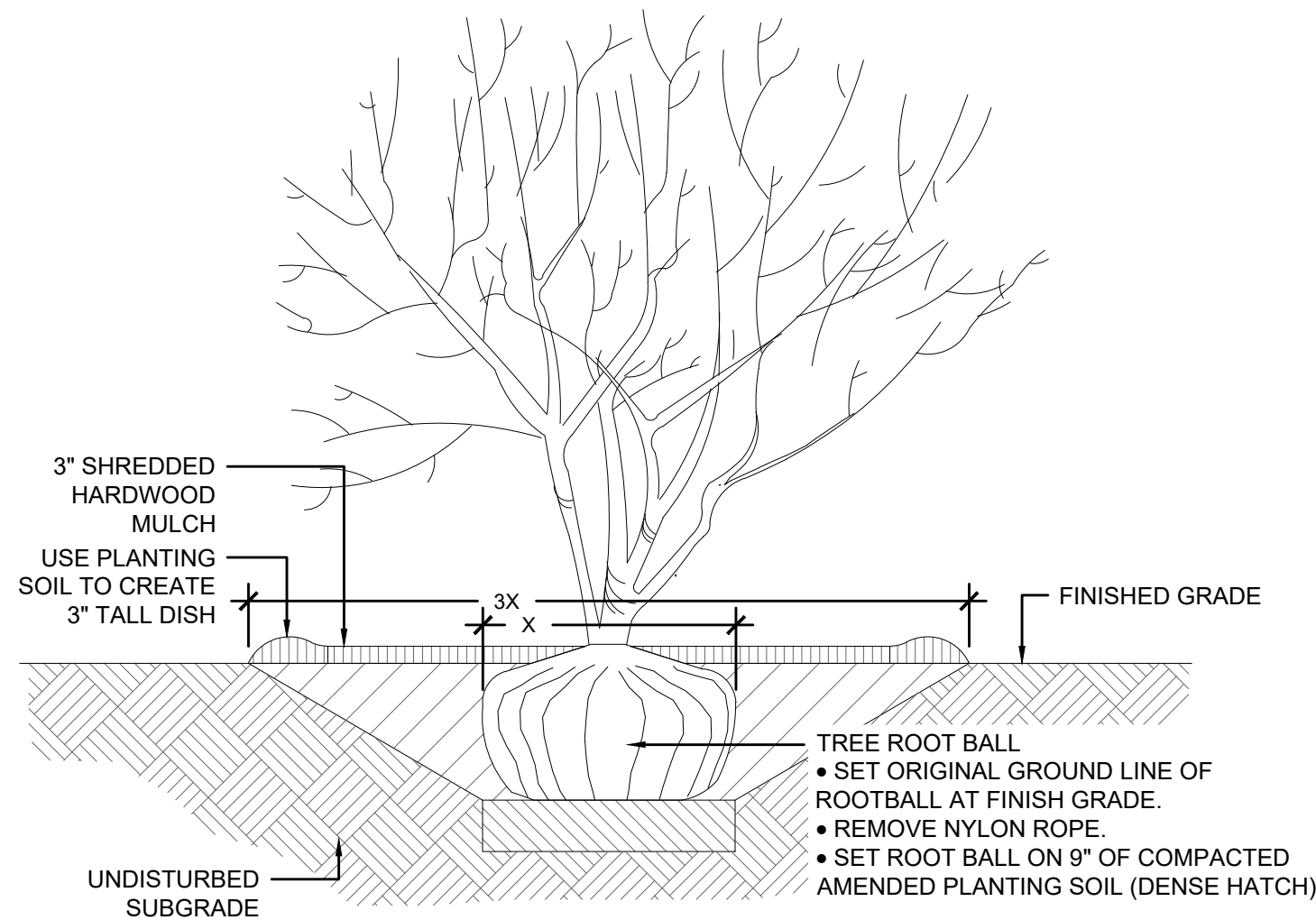
REV.	DATE	DESCRIPTION
1	5.25.21	ZONING COMMENTS
2	12.8.21	ZONING COMMENTS

ISSUE DATE: 07.31.19
PROJECT NUMBER: 18048
DRAWN BY: AH / CM
CHECKED BY: KG

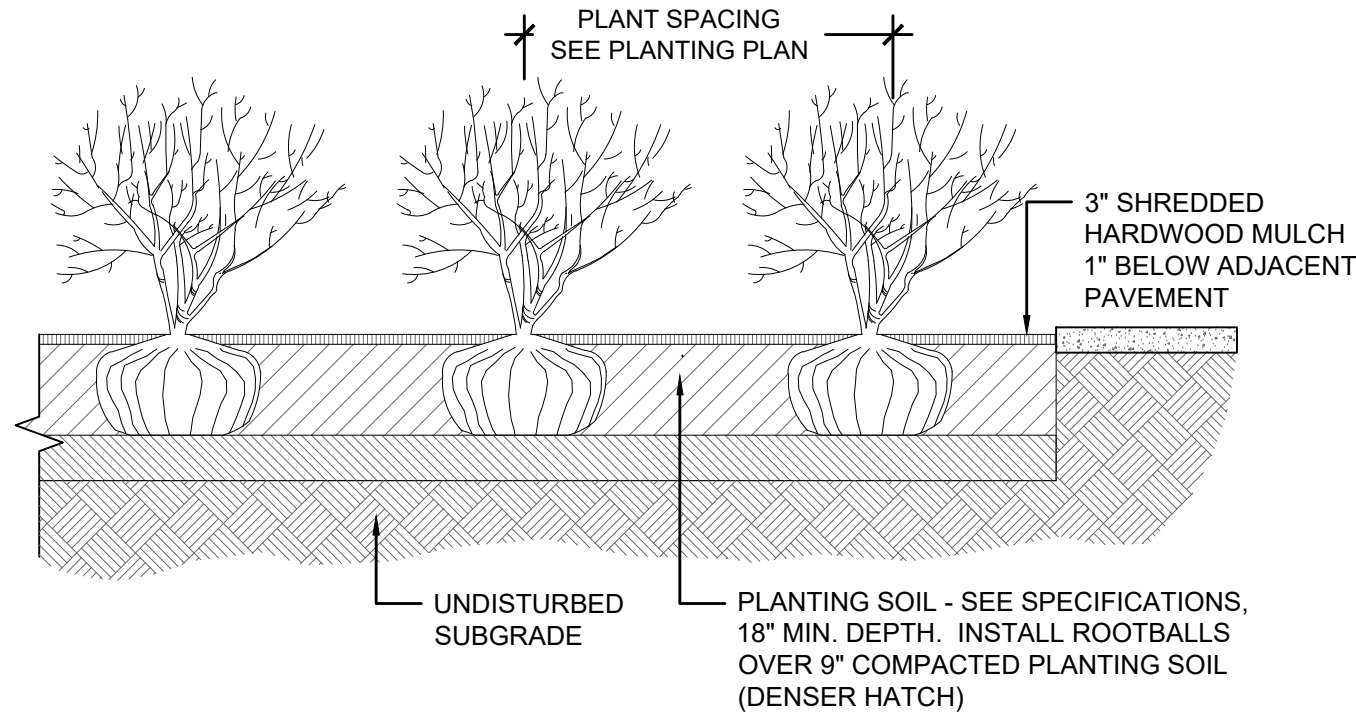
SHEET NAME
LANDSCAPE PLAN

SHEET NUMBER

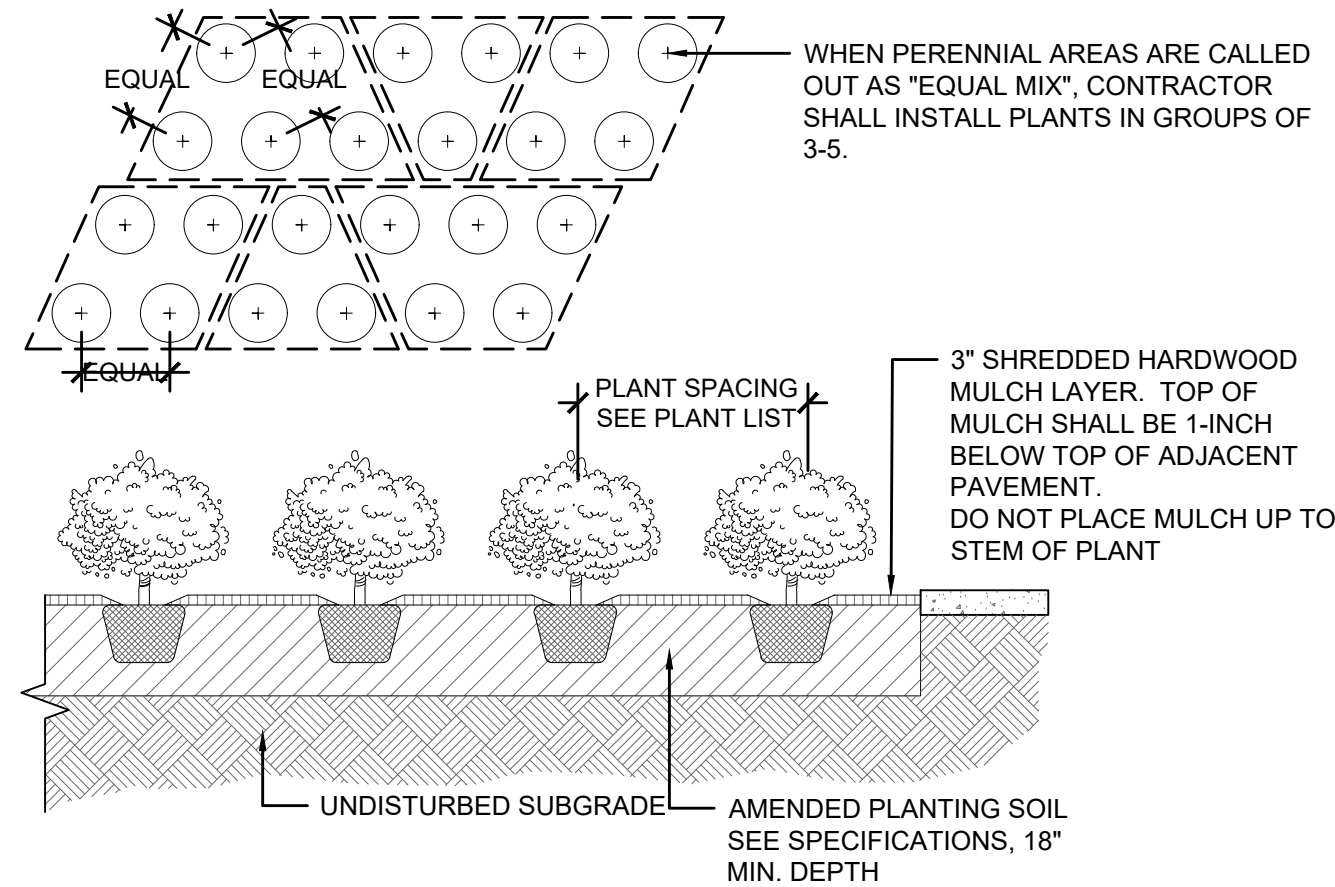
L1.0



1 SHADE/ORNAMENTAL TREE PLANTING DETAIL
SCALE: NTS



2 SHRUB PLANTING DETAIL
SCALE: NTS



3 GROUNDCOVER / PERENNIAL PLANTING DETAIL
SCALE: NTS

TERRA
ENGINEERING LTD.
225 W Ohio Street - Suite 400, Chicago, IL 60654
(T) 312-467-0123 | (F) 312-467-0220

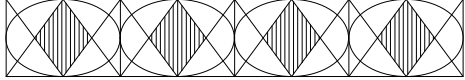


Keven Graham
#157-000150
exp. 8/31/21

Keven Graham FASLA, PLA
TERRA Engineering Ltd.
225 W. Ohio Street, Fourth Floor
Chicago, Illinois 60610
ph: 312.467.0123

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

ISSUE DATE: 07.31.19
PROJECT NUMBER: 18048
DRAWN BY: AH / CM
CHECKED BY: KG

SEAL

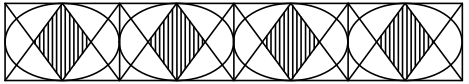
SHEET NAME
LANDSCAPE DETAILS

SHEET NUMBER

L2.0

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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

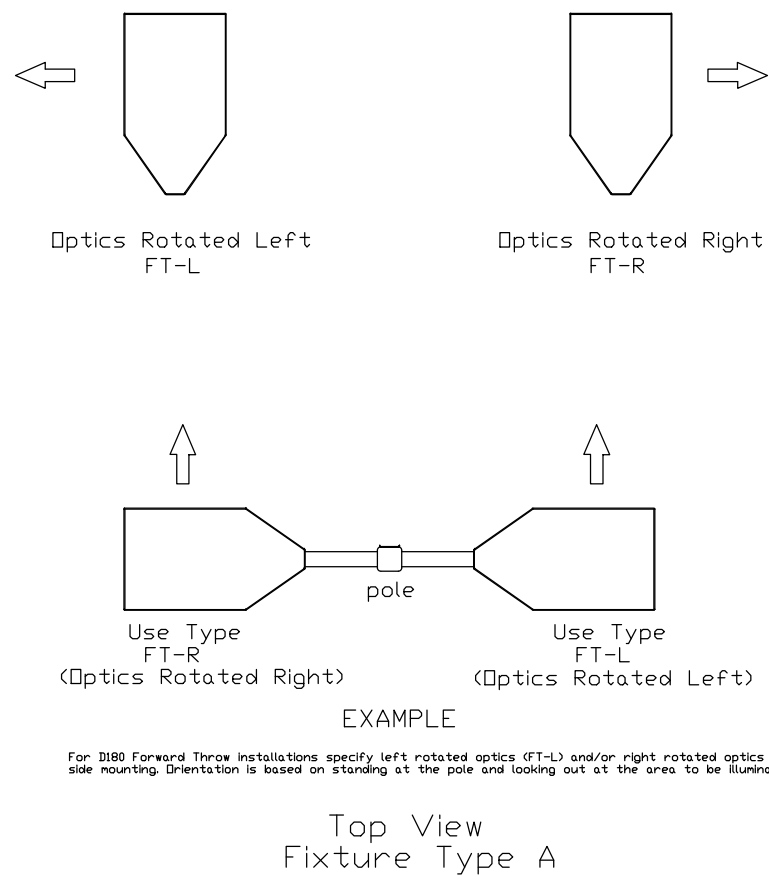
CHECKED BY: MRV

SEAL

SHEET NAME
PHOTMETRIC PLAN

SHEET NUMBER

PH1.1



PHOTOMETRIC SITE PLAN
1"=20'-0"

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

The information provided, all dimensions and luminaire locations
represent recommended positions. The engineer and/or architect must
verify the applicability of the layout to existing or future field conditions.

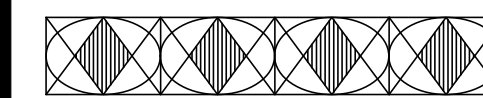
This plan represents illumination levels calculated from laboratory data
under controlled conditions in accordance with The Illuminating Engineering
Society of America (IES) approved methods. Actual performance of any manufacturer's luminaires
may vary due to changes in electrical voltage, tolerance in lamps/LED's and other
field conditions. Calculations do not include obstructions such as buildings,
sculpting, or any other architectural elements unless noted. Fixture nomenclature
does not include mounting hardware or poles. This drawing is for photometric
purposes only and should not be used as a construction document or as a final
ordering product.

Total Project Watts
Total Watts = 335

LIGHTING PROPOSAL
WENDY'S
1101 E DUNDEE RD
PALATINE, IL
BY:ANK DATE:7/8/21
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	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

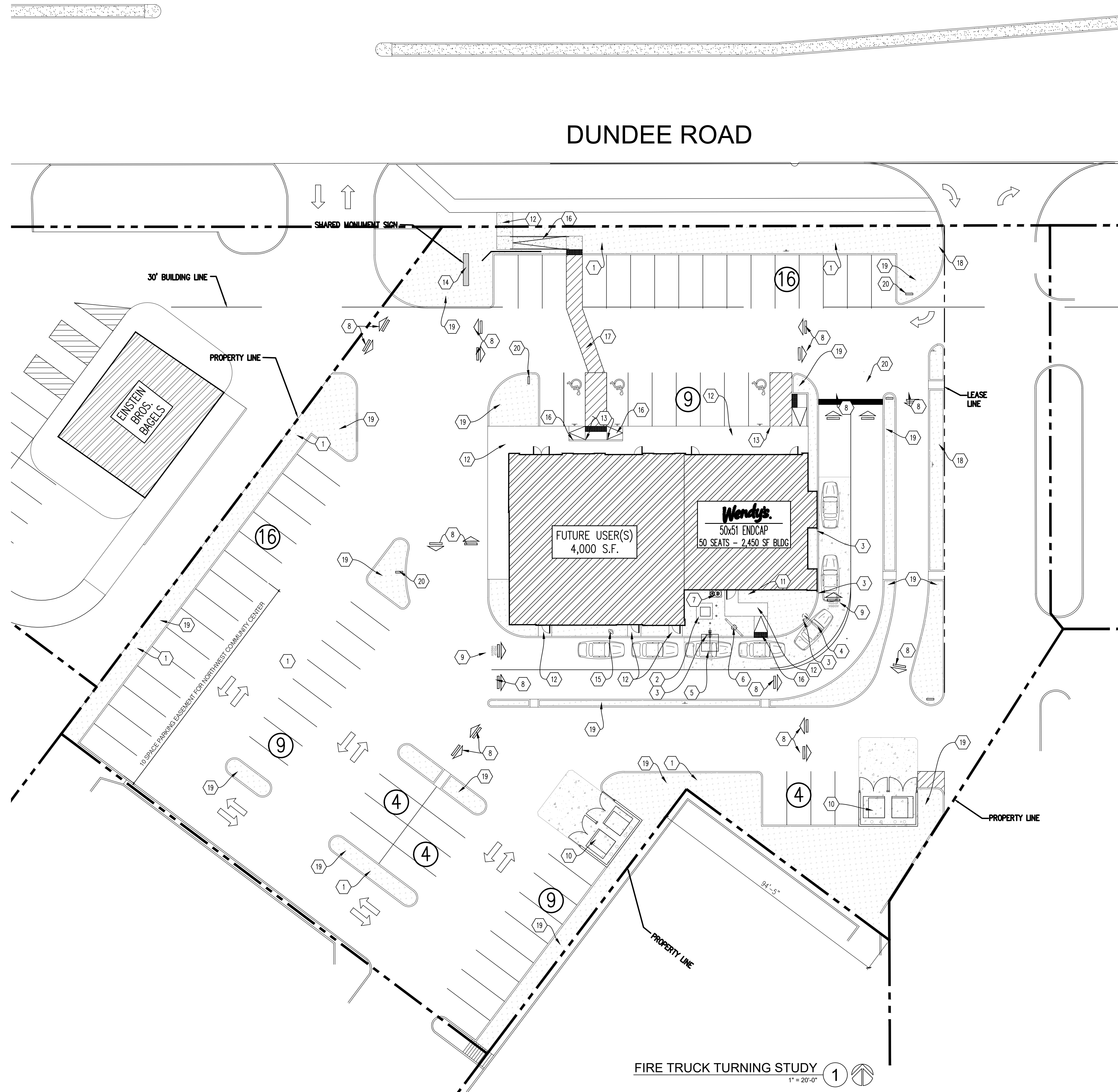
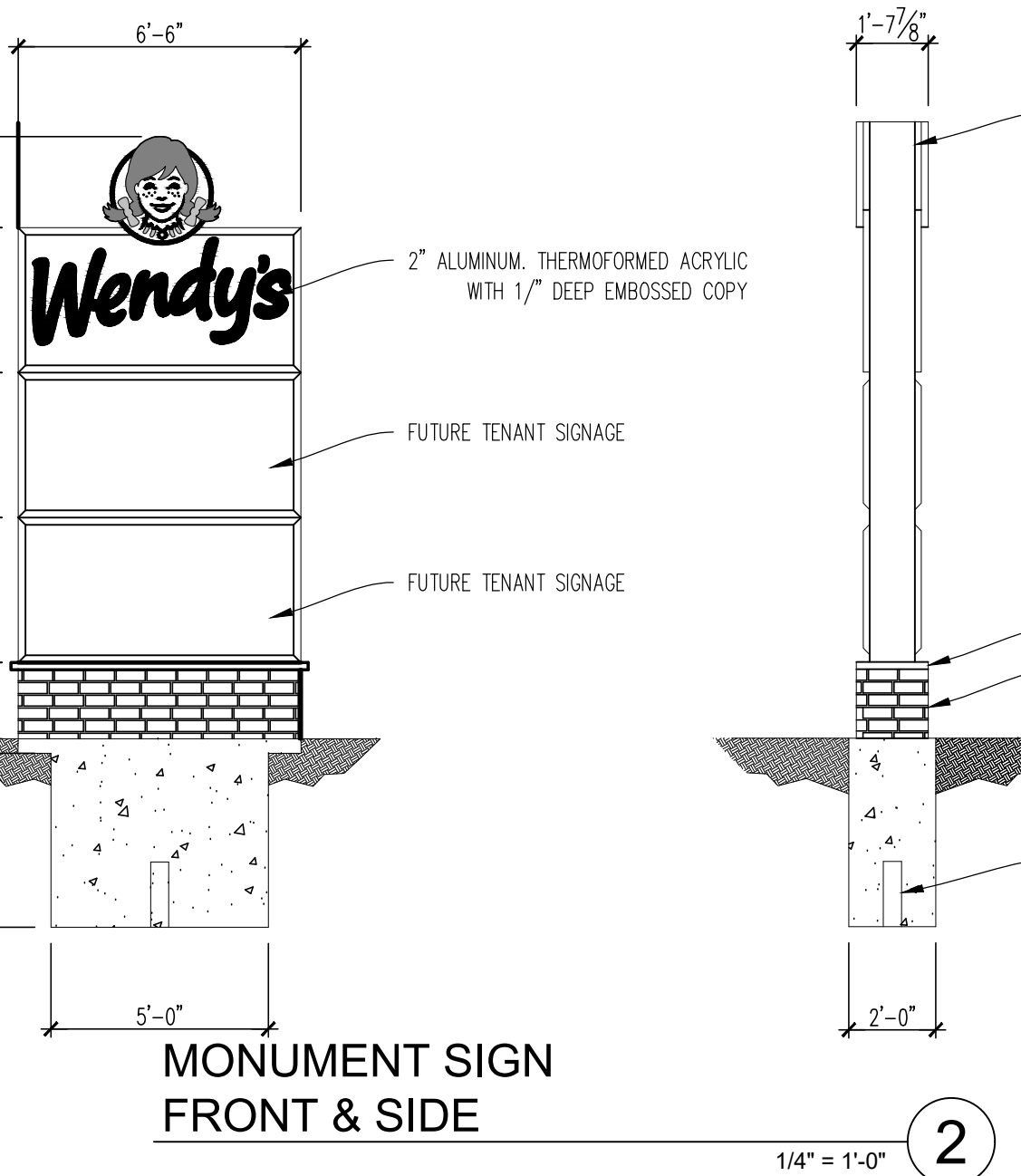
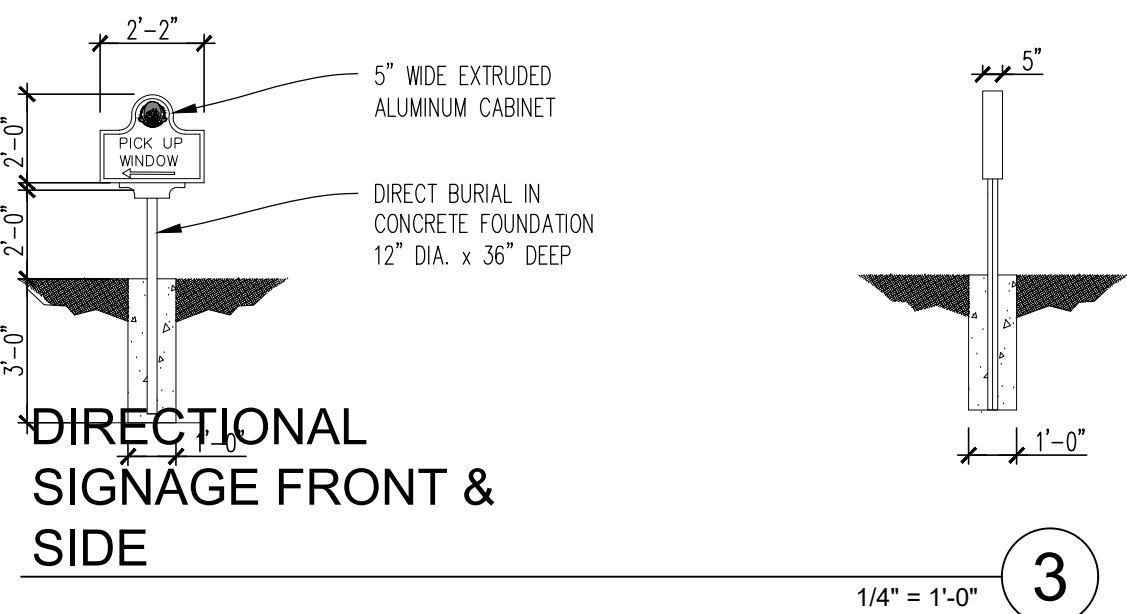
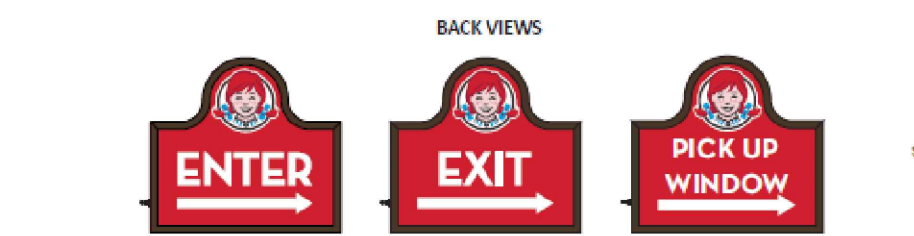
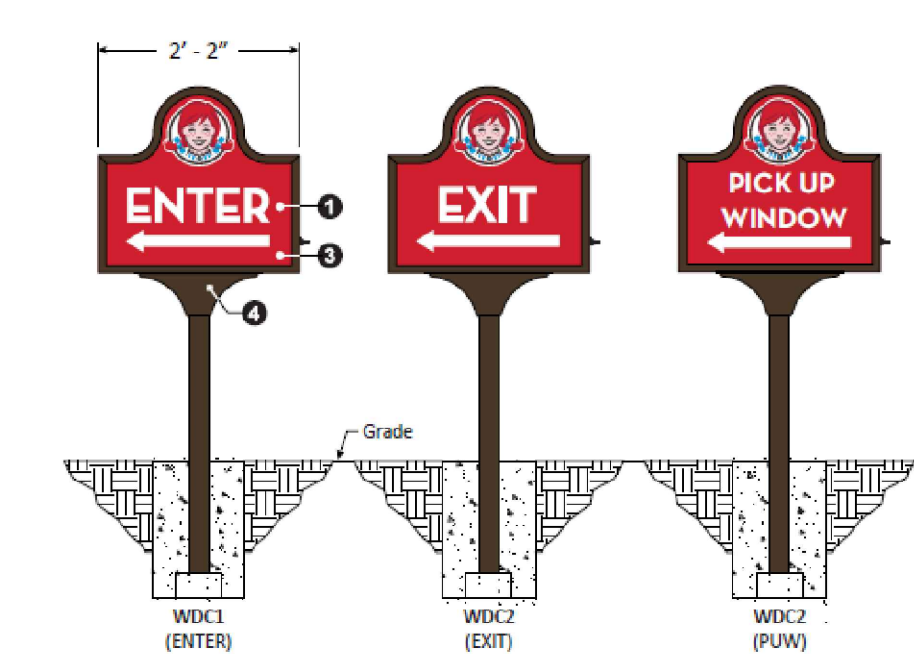
SEAL

SHEET NAME
ARCHITECTURAL SITE PLAN
& SIGNAGE DETAILS

SHEET NUMBER

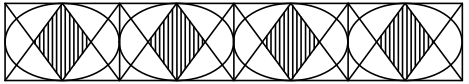
AS1.1

- 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. SEE 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.



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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

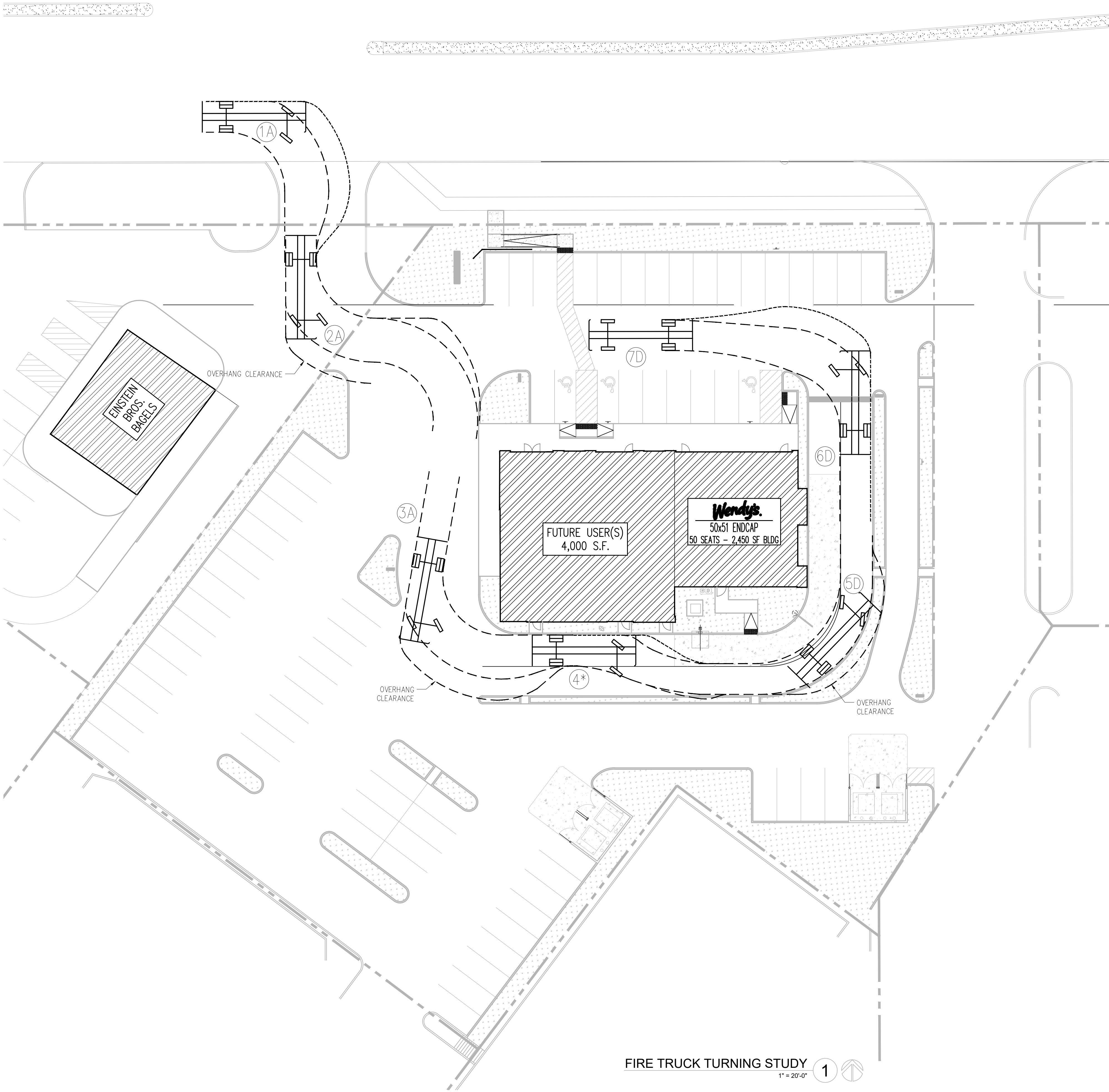
REV.	DATE	DESCRIPTION
1	06-02-21	SPECIAL USE PERMIT SUBMISSION
2	12-06-21	SPECIAL USE PERMIT RE-SUBMISSION

ISSUE DATE: 03-19-21
PROJECT NUMBER: 21074
DRAWN BY: EVC
CHECKED BY: MRV

SEAL

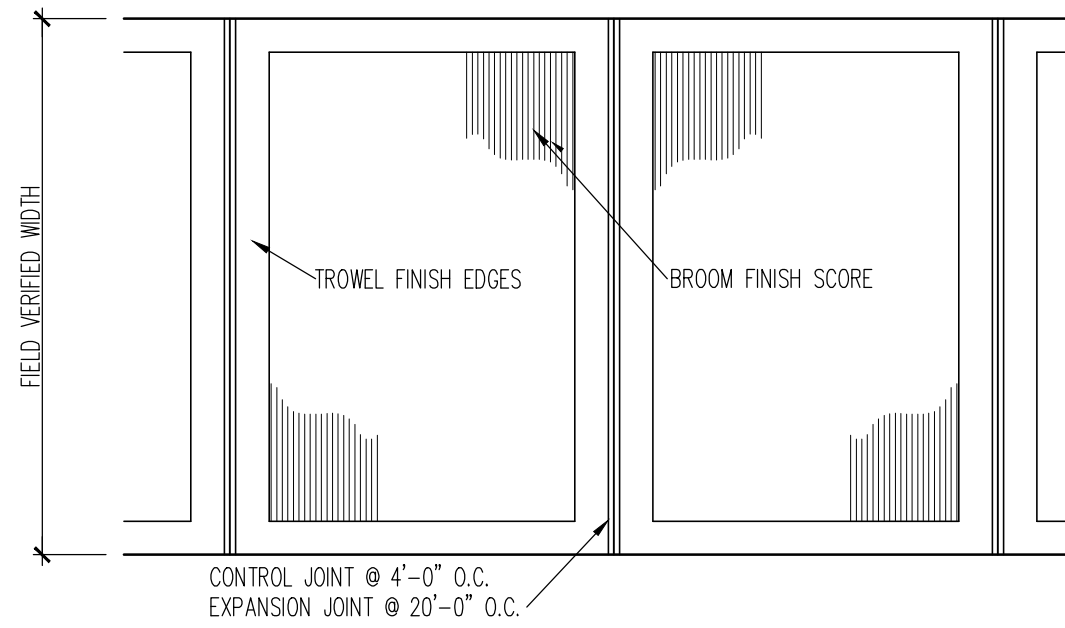
SHEET NAME
FIRE TRUCK TURNING STUDY

SHEET NUMBER
AS1.2

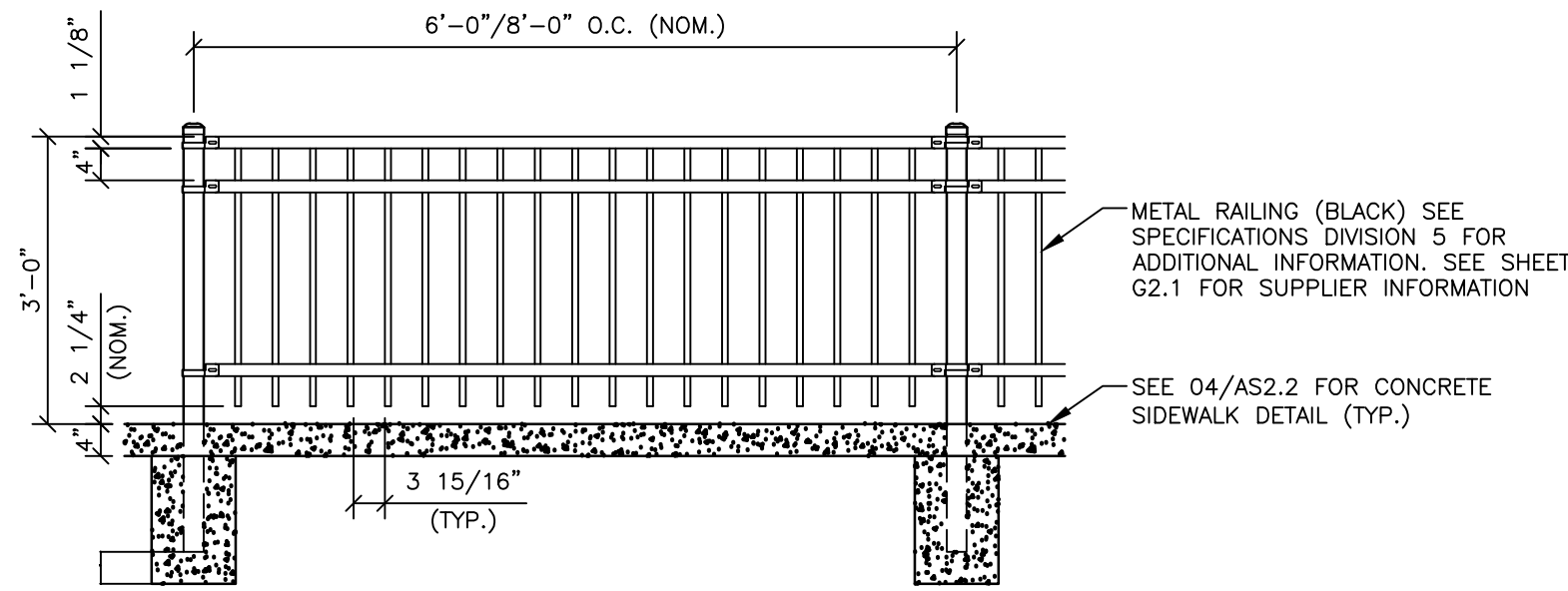


FIRE TRUCK TURNING STUDY 1 1" = 20'-0"

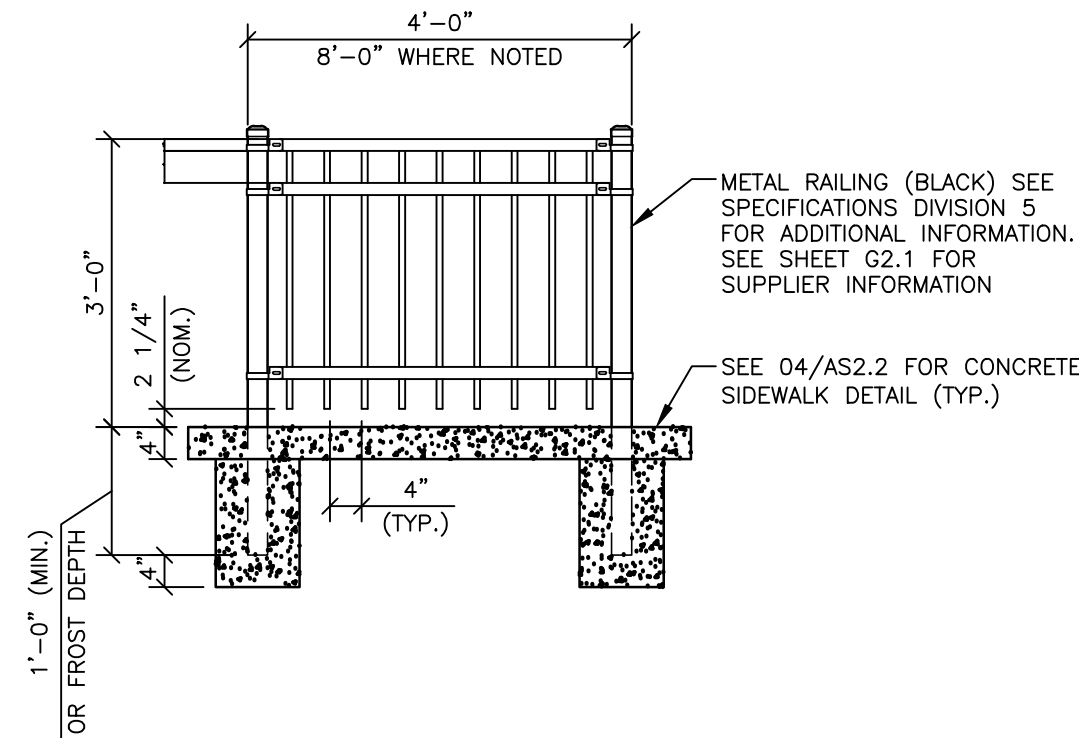
Attachment: 120821_Wnedy's multi-tenant building -ARCH/ENG plans (1101 E. Dundee Road - Wendy's - PDA and SU - restaurant - drive through)



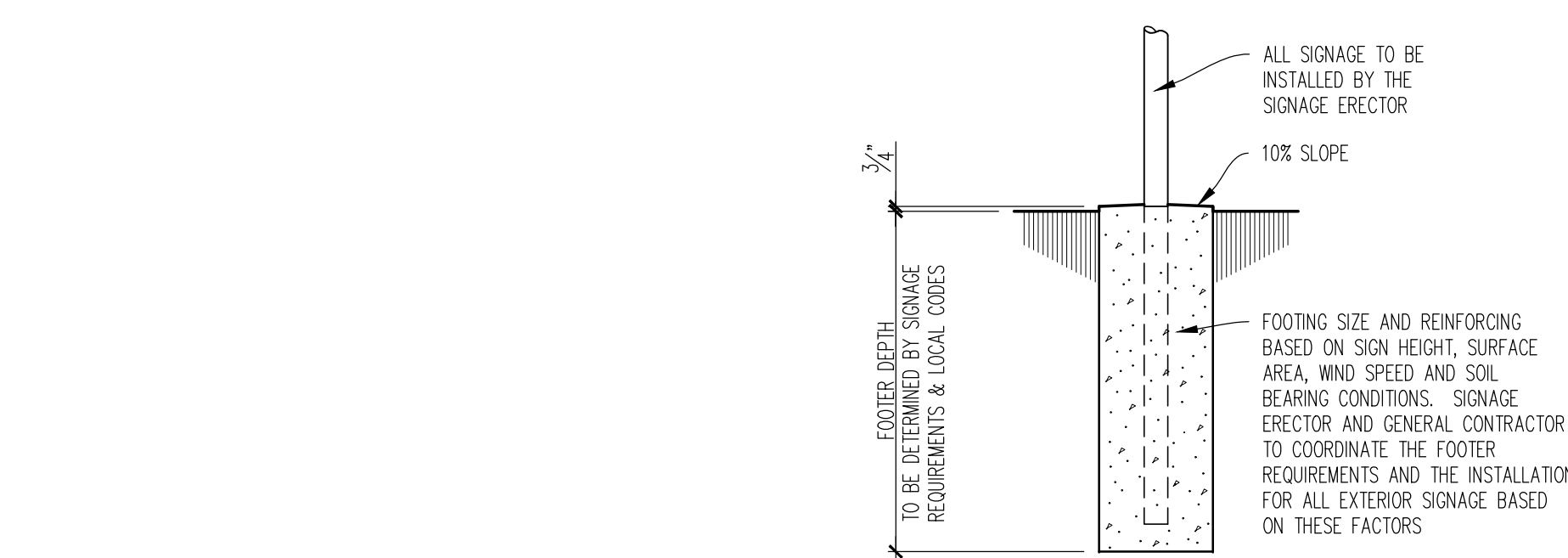
SIDEWALK FINISH DETAIL 11
1/2" = 1'-0"



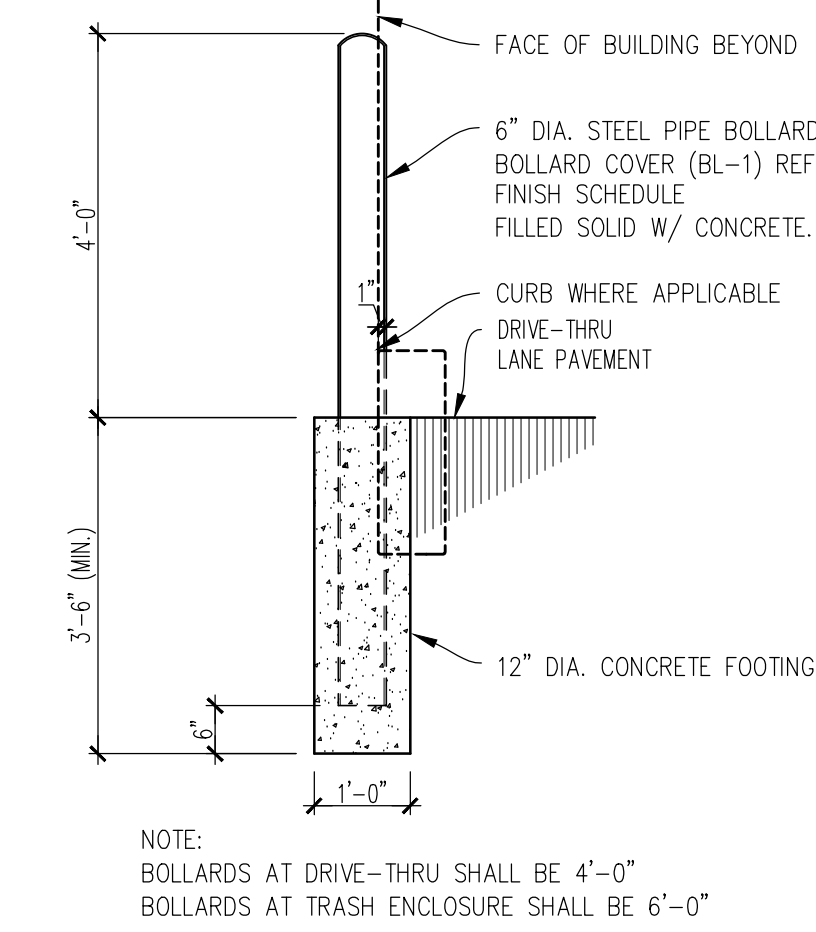
PATIO RAILING DETAIL 9
1/2" = 1'-0"



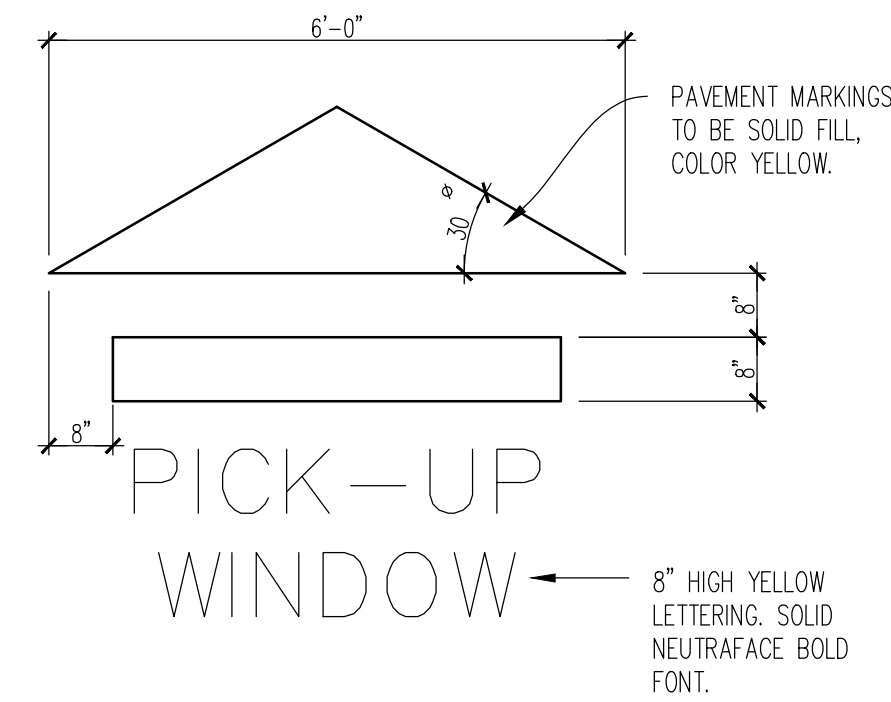
SAFETY RAILING DETAIL 8
1/2" = 1'-0"



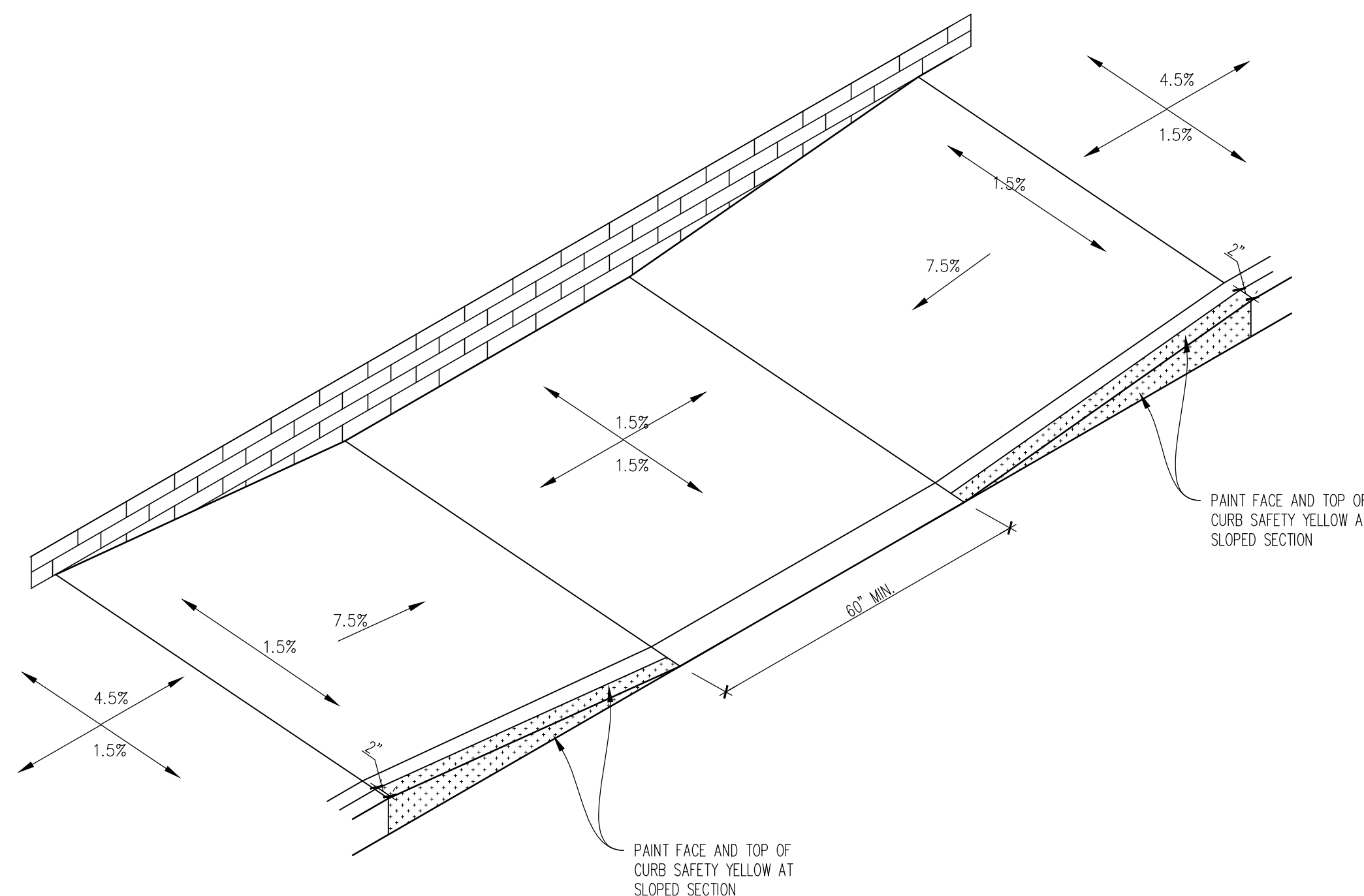
SIGN BASE DETAIL 6
1/2" = 1'-0"



6" BOLLARD DETAIL 3
1/2" = 1'-0"

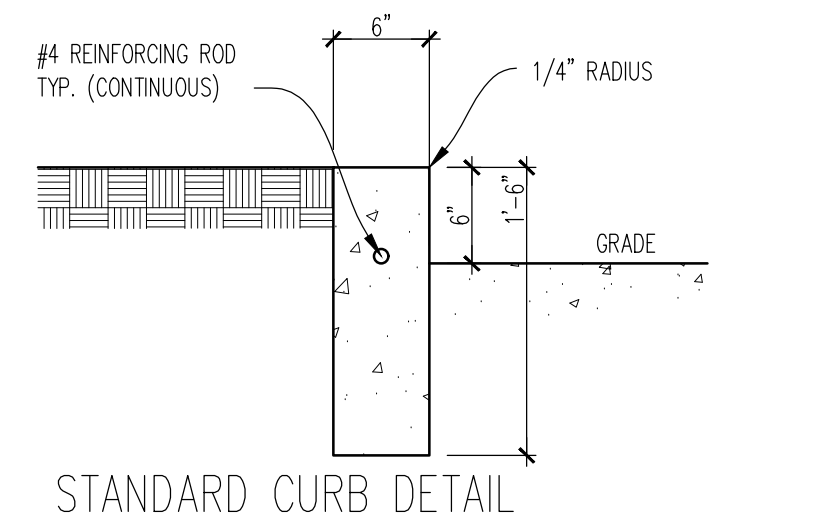


PAVEMENT MARKER DETAIL 2
1/2" = 1'-0"

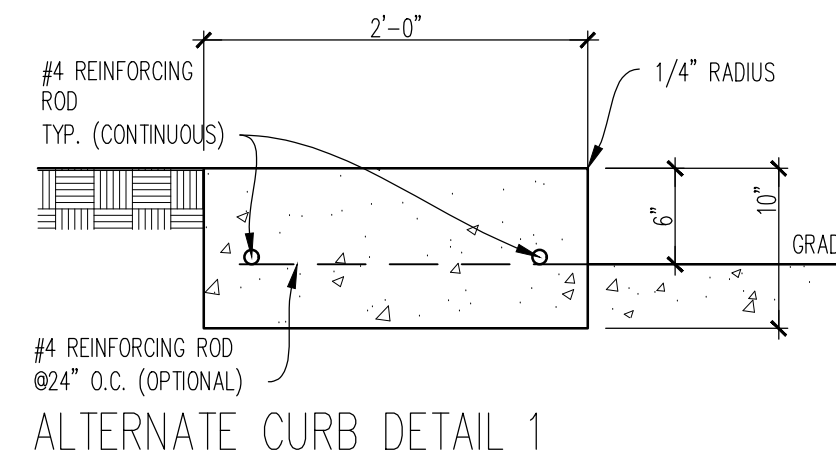


SIDEWALK RAMP DETAIL 5
N.T.S.

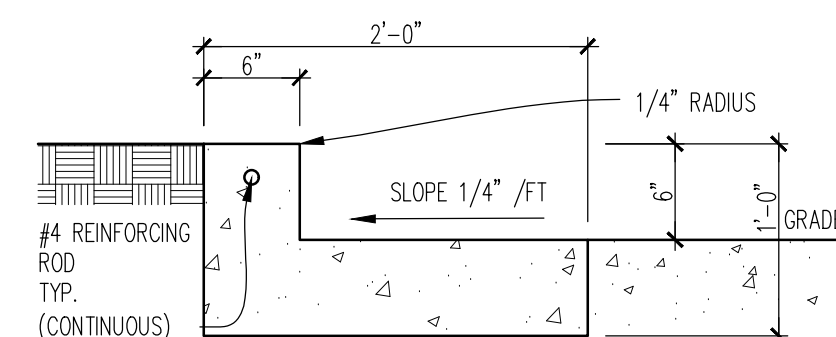
NOTE: ALL CONCRETE CURBS TO HAVE EXPANSION JOINTS OR SAW CUTS NOT MORE THAN 20'-0" APART



STANDARD CURB DETAIL



ALTERNATE CURB DETAIL 1



ALTERNATE CURB & GUTTER DETAIL 2

CONCRETE CURB DETAIL 1
1" = 1'-0"

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 – 1 1/2" BOLT CIRCLE
ANCHOR BOLTS – 1/2"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

THE ANCHOR BOLTS TO #5 VERTICALS

(7) #5 VERTICAL BARS

#3 HORIZONTAL TIES @ 12" O.C.

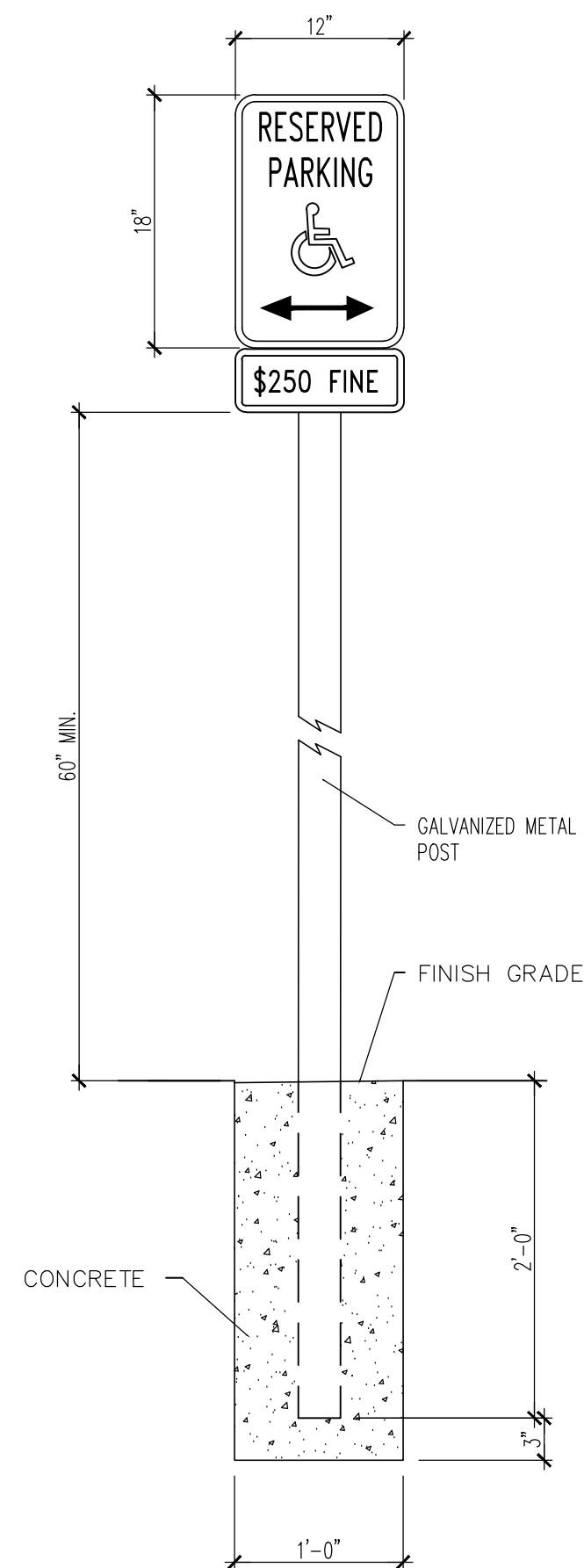
NOTE:
REINFORCING BASED ON 90 MPH WIND AND 2500 PSF SOIL BEARING PRESSURE.

LIGHTING SUPPLIER TO DETERMINE IF WIND LOADS, SOIL BEARING OR LOCAL ORDINANCES DIFFER AND ADJUST FOOTING ACCORDINGLY.

WHEN POSSIBLE, LOCATE POLES ON OUTSIDE PERIMETER OF SITE

VERIFY LOCAL CODES AND SOIL CONDITIONS

EXTERIOR POLE LIGHT DETAIL 7
3/4" = 1'-0"



ACCESSIBLE SIGN 10
N.T.S.

NOTE: DETAIL IS MEANT AS A GENERAL GUIDELINE. REFER TO LOCAL MUNICIPALITY FOR SIGN TYPE, VERBAGE AND DIMENSIONS.

NOTE: SIGNS SHALL BE LOCATED CENTERED ON THE STALL AND SO THAT THEY CANNOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE.

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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
SITE DETAILS

SHEET NUMBER

AS2.1

SITE NUMBER:	1298
BASE MDL:	SMART 55 - 2
ASSET TYPE:	COMP./FRAM
CLASSIFICATION:	NEW
OWNER:	
BASE VERSION:	202
UPGRADE CLASSIFICATION:	
	END CA
PROJECT YEAR:	202
FURNITURE PACKAGE:	202
DRAWING RELEASE	SUMMER 202

Wendy's®
PUD AMENDMENT
1101 E. DUNDEE ROAD
PALATINE, ILLINOIS

PROJECT TYPE: END CAP
SMART 55 - 2.1

REV.	DATE	DESCRIPTION
	06-02-21	SPECIAL USE PERMIT SUBMISSION
	12-06-21	SPECIAL USE PERMIT RE-SUBMISSION

SUE DATE: 03-19-21

PROJECT NUMBER: 21074

RAWN BY: EVC

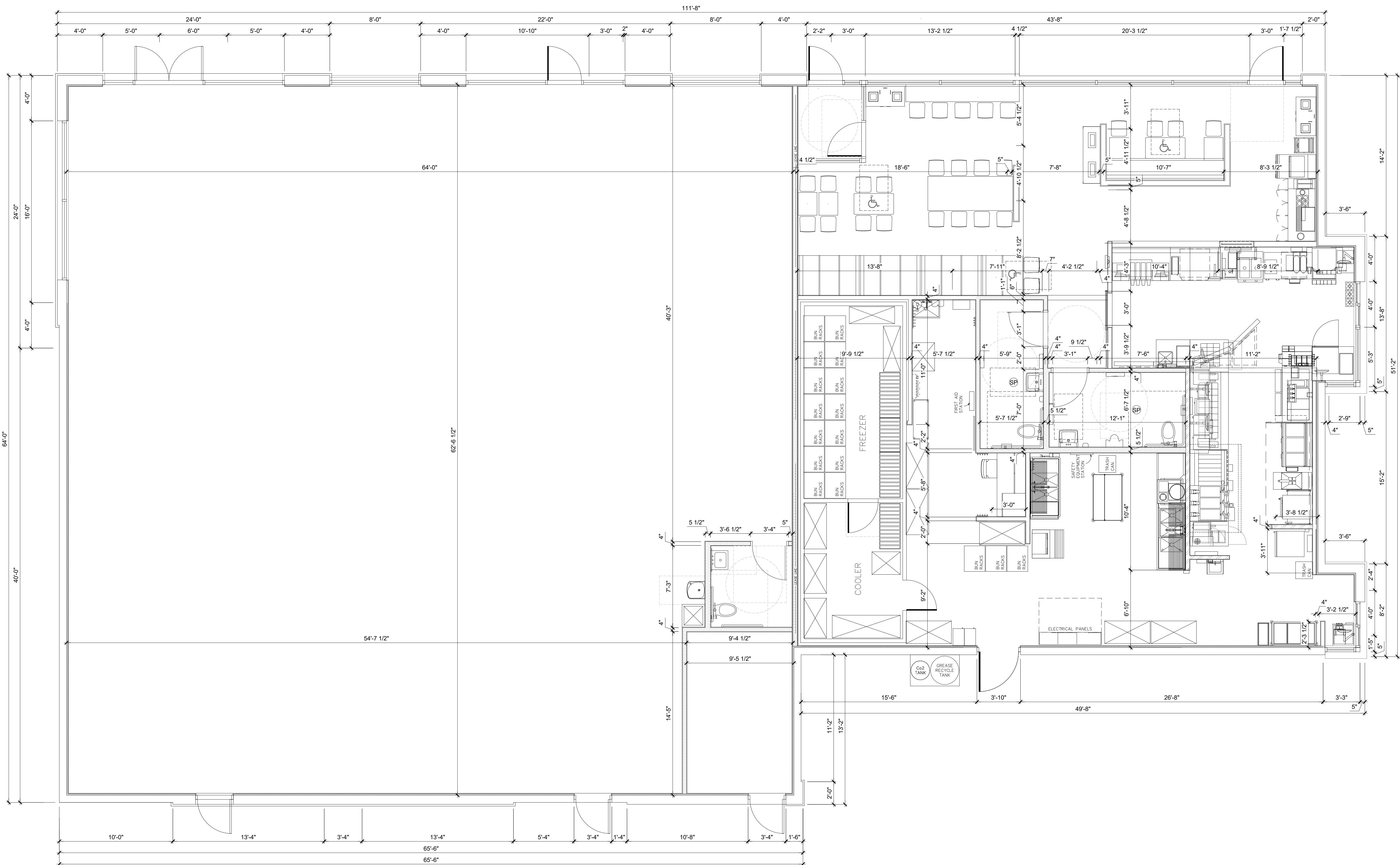
CHECKED BY: MR

SEA

SHEET NAME
FLOOR PLAN

SHEET NUMBER

PLAN



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PROJECT TYPE: END CAP
SMART 55 - 2.0

ISSUE DATE: 03-19-21

PROJECT NUMBER: 21074

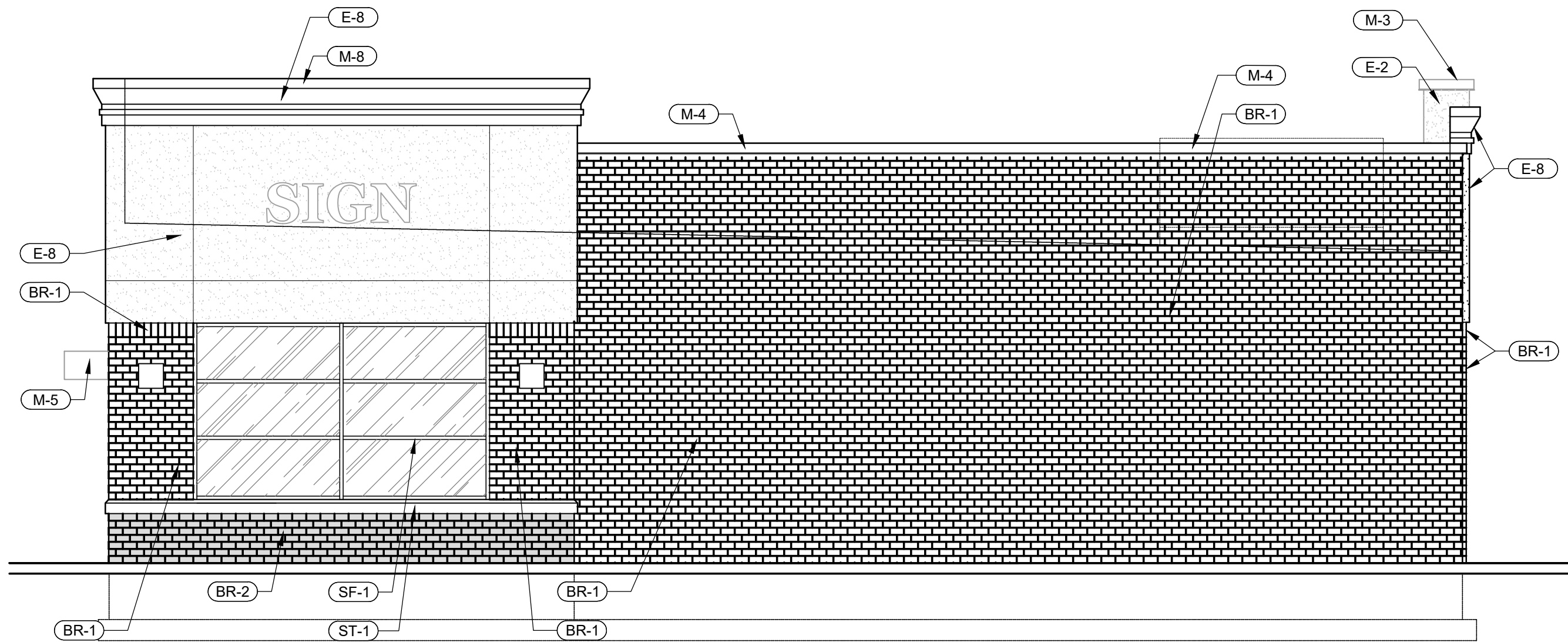
DRAWN BY: EVC

CHECKED BY: MRV

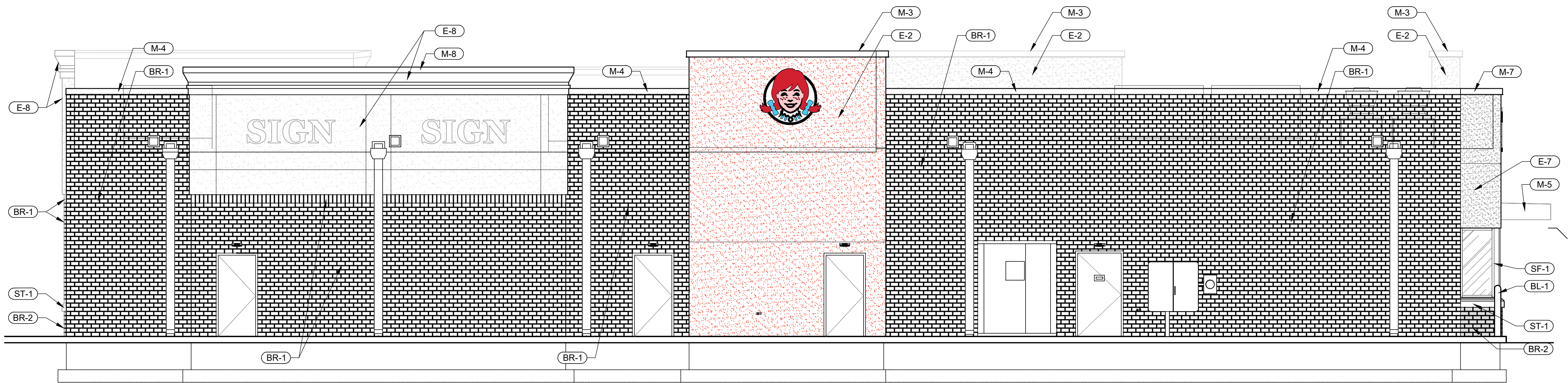
SEAL

A2.1





WEST ELEVATION 1
3/16" = 1'-0"

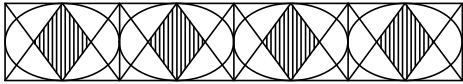


SOUTH ELEVATION 2
3/16" = 1'-0"

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 "B24" WATER TABLE, "CRYSTAL WHITE - LS"

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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



SOUTH ELEVATION (BOH ENTRANCE) 1
3/16" = 1'-0"



EAST ELEVATION (DRIVE-THRU) 2
3/16" = 1'-0"



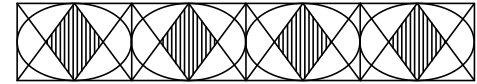
WEST ELEVATION 3
3/16" = 1'-0"



NORTH ELEVATION (MAIN ENTRANCE) 4
3/16" = 1'-0"

MRV

ARCHITECTS, INC.



5105 TOLLVIEW DR., SUITE 197
ROLLING MEADOWS, IL 60008
TEL: 224-318-2140

MRV ARCHITECTS, INC. 2021
ALL DRAWINGS, SPECIFICATIONS, PLANS
AND CONCEPTS ARE INSTRUMENTS OF
SERVICE AND THEREFORE ARE PROPERTY
OF MRV ARCHITECTS, INC. THEY MAY NOT
BE REUSED, COPIED OR REPRODUCED
WITHOUT PERMISSION AND EXPRESS
WRITTEN CONSENT FROM MRV
ARCHITECTS, INC.

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

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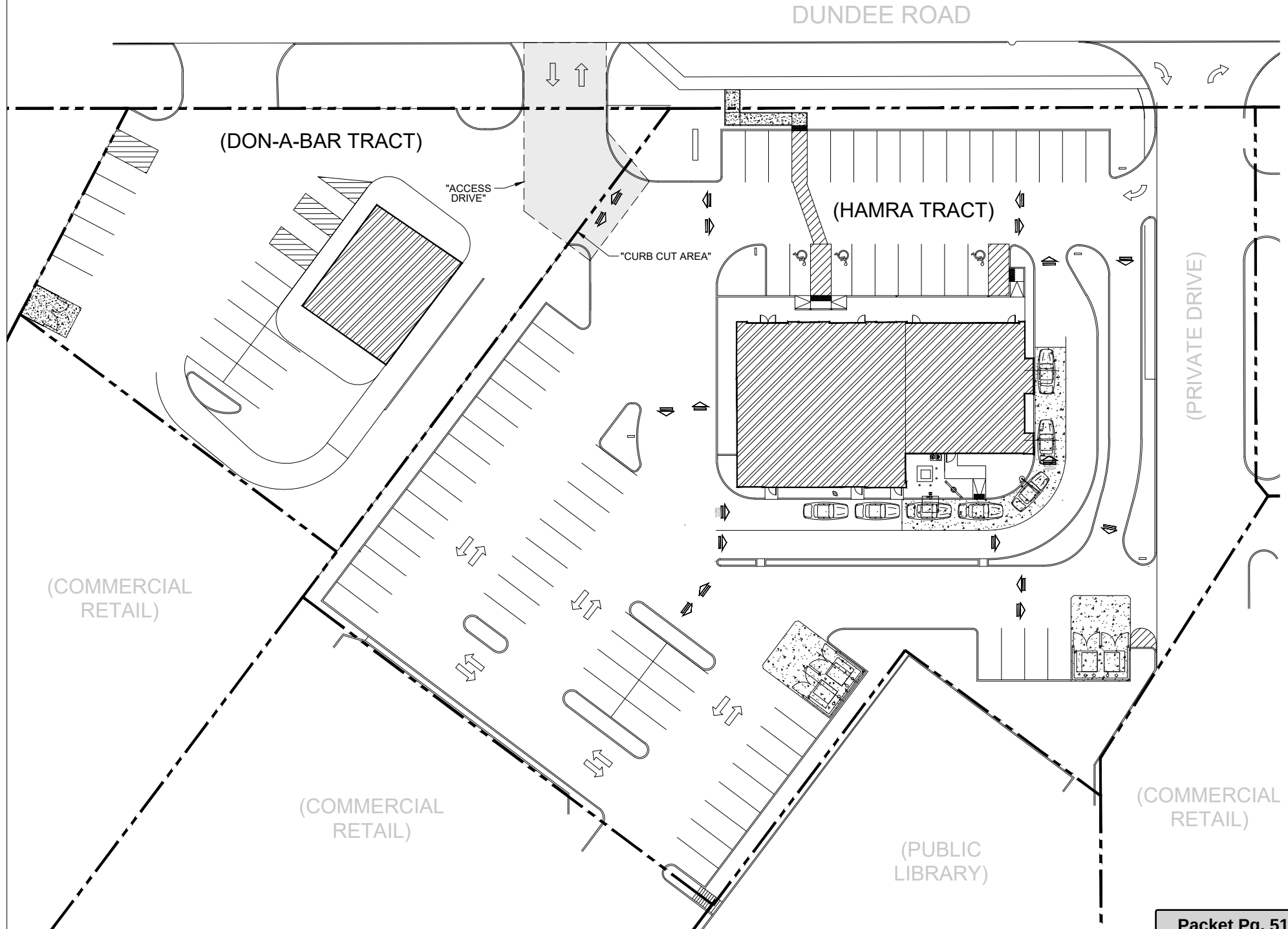
SEAL

SHEET NAME
COLOR ELEVATIONS

SHEET NUMBER

CE1.1

"EXHIBIT C"



Attachment: Cross Access Easement - Exhibit C (1101 E. Dundee Road - Wendy's - PDA and SU -

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”).

RECITALS:

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: _____

STATE OF _____)
) SS.
COUNTY OF _____)

GIVEN under my hand and Notarial Seal this ____ day of _____, 2021.

My Commission Expires:

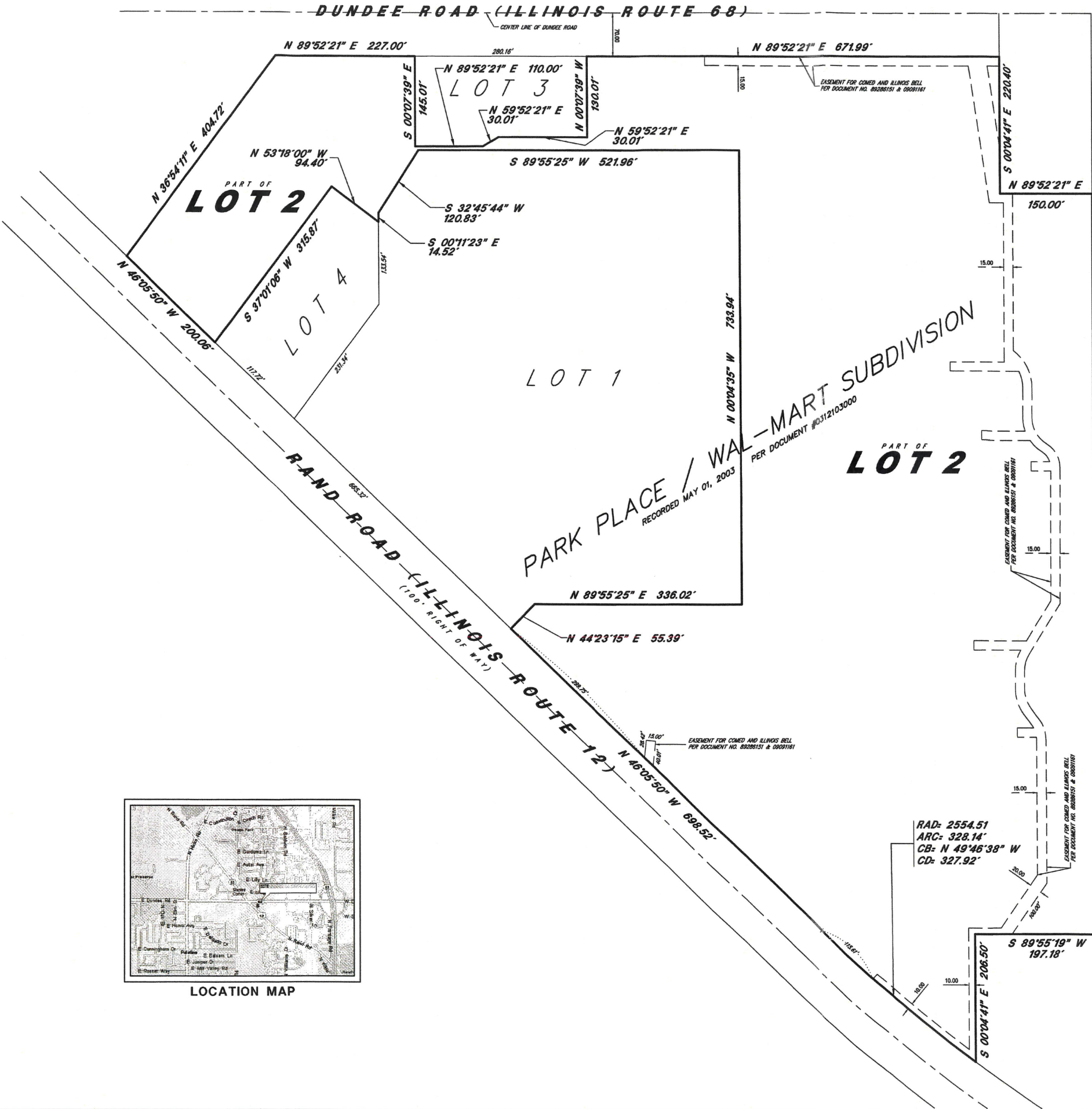
STATE OF _____)
) SS.
COUNTY OF _____)

GIVEN under my hand and Notarial Seal this ____ day of _____, 2021.

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.



- NOTES:
1. ONSITE BENCHMARK - PK NAIL IN ASPHALT OF LYNDA DRIVE, 32 FEET NORTH OF EX. EDGE OF CONCRETE APRON AND 2.5 FEET WEST OF EAST EDGE OF PAVEMENT. ELEVATION=727.20
 2. OFFSITE BENCHMARK - PK NAIL IN ASPHALT OF LYNDA DRIVE, 32 FEET NORTH OF EX. EDGE OF CONCRETE APRON AND 2.5 FEET WEST OF EAST EDGE OF PAVEMENT. ELEVATION=743.05
 3. PERMANENT INDEX NUMBER: 02-12-101-031
 4. THE LOCATION OF UNDERGROUND UTILITIES WAS DETERMINED BY FIELD OBSERVATION AND VISIBLE MARKINGS ONLY.
 5. FIELD WORK COMPLETED: 12-14-05
 6. 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.
 7. 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. 170310044 F DATED NOVEMBER 6, 2000.
 8. SEE SHEET S-2 FOR TOPOGRAPHY AND IMPROVEMENTS



LEGEND			
PROPERTY LINE	FLARED END SECTION	QUADRANT	
CENTER LINE	CLOSED MANHOLE	GUY WIRE ANCHOR	
EASEMENT LINE	OPEN GRATE MANHOLE	CONTOUR LINE	
BUILDING SETBACK	BEEHIVE GRATE MANHOLE	TREE LINE / HEDGE LINE	
MEASURED DATA	GUTTER FRAME	EDGE GRAVEL/STONE	
RECORD DATA	VALVE VAULT	FENCE LINE	
CALCULATED DATA	FIRE HYDRANT	STORM SEWER	
TOP OF CURB (WALL, ETC.)	B-BOX / SERVICE VALVE	SANITARY SEWER	
SPOT GRADE	POST LIGHT, GROUND LIGHT	COMBO SEWER	
BOTTOM OF (DRAIN, OUTLET, ETC.)	AREA LIGHT	WATER SERVICE LINE	
CONCRETE	STREET LIGHT	WATERMANN	
EVERGREEN TREE, STANDARD TREE & SHRUB	TRAFFIC SIGNAL	OVERHEAD ELEC. LINE	
TYPICAL SIGN	POLE ARM SIGNAL	OVERHEAD TELECO LINE	
MONITOR WELL	HANDHOLE (electric/traffic)	GAS LINE	
GAS VALVE	TELEPHONE VAULT	U.S. TELECO LINE	
GAS METER	ELECTRIC METER	U.S. ELECTRIC LINE	
	PEDESTAL (teleco, elec, cable)	UTILITY MARKINGS (WATER, GAS, ELEC, ETC.)	
	UTILITY POLE		

STATE OF ILLINOIS }
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 SCHAMBURG, ILLINOIS.

W-T LAND SURVEYING, INC. ILLINOIS

PROFESSIONAL DESIGN CORPORATION NO. 184-001108

REVISIONS	DATE	BY

W-T LAND SURVEYING, INC.
LAND AND CONSTRUCTION SURVEYORS
38 EAST SCULLY DRIVE
SCHAMBURG, ILLINOIS 60193
ph. (847)895-3640 fax. (847)895-9985
e. LICENSE NO. 184-001108 EXPIRES 4/30/07 WWW.WT-SURVEYING.COM
COPYRIGHT © 2005 W-T LAND SURVEYING, INC.



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 : 1

REVISION

ORDINANCE NO. 0-132-85

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: Park Place Planned Development (1101 E. Dundee Road - Wendy's - PDA and SU - restaurant - drive through)

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

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.

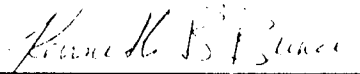
SECTION 3: That the Zoning Map of the Village of Palatine is hereby amended to reflect this change.

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

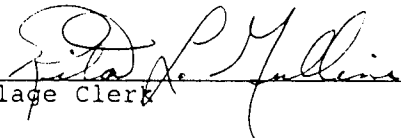
AYES: 5 NAYS: 0 ABSENT: 1 PASS: 0

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

SPECIAL PROVISIONS

uses 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 BUSINESS 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 Industrial 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

4.1.i

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 District are regulations set forth in other Articles of the 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 listed shall be permitted in accord with the conditions specified. Unless otherwise specifically set forth, wherever a permitted use is named as a major category, it shall be deemed to include only those itemized uses listed within the said major category. No building or zoning lot shall be devoted to any use other than a use permitted herein, and no building or structure shall be erected, altered, enlarged, or occupied, except as a permitted use hereinafter, in the zoning district in which such building or zoning lot shall be located, unless otherwise specifically allowed by this Ordinance.

Uses lawfully established on the effective date of comprehensive amendment, and rendered non-conforming by the provisions thereof, shall be subject to the regulations of Article 10.

The following uses are permitted in the C-4 District:

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 goods is limited to goods retailed on the premises only.
- g. Bars and cocktail lounges, including live entertainment 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 stores.
- x. Florist shops and conservatories.

- 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.
- sa. Office supply stores.
- ta. Optician sales; retail.
- ua. Orthopedic and medical appliance stores, but not including the assembly or manufacture of such articles.
- va. Orthopedic brace and limb fitting and assembly.
- ww. Package liquor stores.
- xx. Paint and wallpaper stores.
- yy. Pet stores.
- zx. 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. Automobile 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.

4.1.i

- d. Banks; not including drive-in facilities.
- e. Barber shops.
- f. Beauty parlors.
- g. Blueprinting and photostating establishments.
- 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) retail.
- l. Dry cleaners and laundries; laundrette service only.
- m. Financial institutions.
- n. Fix-it shops; for general minor repair.
- o. Funeral parlors and undertaking establishments.
- p. Interior decorating studios, including stering and making of draperies, slip and other similar articles, when conducted as part of the retail operations and secondary to 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 vehicles, and subject to the provisions of 11.
- w. Photographic studios.
- x. Radio service and repair shops.
- y. Recording studios.
- z. Savings and loans; not including drive-in 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 travel ticket offices.

3. OFFICE USES.

- a. Accounting, auditing, and bookkeeping.
- b. Animal hospitals; for care and treatment of 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 physician's offices.
- m. Employment agencies.
- n. Engineer's offices.
- o. Insurance agencies.
- p. Labor unions and organizations.

- 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 services.
- 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 INSTITUTIONS.

- 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 provided for 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 passenger purposes.
- g. Telephone transmission equipment buildings and micro wave relay towers.
- h. Waterworks, reservoirs, pumping stations, and filtration plants.

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.

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 manufacture, storage, sale or use of hazardous materials, or the use of any profession, 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 PARKING SPACES. Truck parking shall be limited to vehicles of not over one and one-half (1½) tons capacity and located within one hundred and fifty (150) feet of Residence District boundary line.
4. GARDENING.
5. ROADSIDE STANDS, for the display and sale of agricultural products on zoning lots where the principal 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 buildings for the storage of supplies and equipment.
9. VENDING MACHINES.
10. WATER RETENTION AND DETENTION AREAS.
11. WATER SYSTEMS, INDIVIDUAL, as regulated by Article 8, Section 8.10-3.

5.47 PROHIBITED USES

All uses not expressly authorized in Sections 5.43, 5.45, and 5.46 are expressly prohibited. The following as well as uses similar to the following illustrate prohibited 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 shall conform to the requirements of Section 5.48 set forth after:

1. MINIMUM LOT AREA.

A minimum lot area is not required, except that:

- a. Hotels and/or motels shall have not less than five hundred (500) square feet of lot per suite.
- b. A minimum lot area of five (5) acres is required 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 front lot line at least thirty (30) feet.

Agricultural buildings and structures shall be set back from the front lot line at least one hundred (100) feet.

4. INTERIOR SIDE YARD (adjacent to a zone).

An interior side yard is not required.

5. CORNER SIDE YARD (adjacent to a street).

All structures shall be set in from the side lot line adjacent to the street right-of-way a distance of less than thirty (30) feet.

a. 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.

5.19 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 4.1.i 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 sewer water system, a private community sewer system, or a private individual sewage disposal system and water supply system approved by the County Health Department. Multiple-family dwellings must be served by either a municipal or a community sewer system, and not by a private individual sewage disposal system.

5. BUSINESS REQUIREMENTS.

- a. Business and residential uses are not allowed on the same floor of the same building, or those located in a transient hotel or motel.
- b. Business uses are not allowed above the first floor in buildings containing residential units, other than those located in a transient hotel or motel. A mezzanine may be provided between the first floor and the second floor for a business establishment as an intermediate, one-story between the floor and ceiling of the second story.
- c. All business establishments shall be limited to service establishments dealing directly with customers. All goods produced on the premises shall be sold at retail on the premises where produced.
- d. Establishments of the "drive-in" type where goods or services are delivered directly to customers via parked motor vehicles are not permitted, except in the case of automobile service stations (gas, oil, and drive-in dry cleaners, banks, and auto loans (special)).
- e. All activities involving the production, processing, or cleaning, servicing, testing, or repair of machinery, goods, or products shall conform to the performance standards established for the Restricted Industrial District, provided that the performance standards shall in every case be met at the boundaries of the zoning lot on which the activities take place.

5.5 C-5 COMMERCIAL TRANSITION DISTRICT

5.51 DESCRIPTION OF DISTRICT

The C-5 Commercial Transition District is characterized by residential structures suitable for use as businesses or offices. Typically, the C-5 District is located in primary and secondary thoroughfares where such structures are being, or should be, converted to low-intensity commercial uses, while remaining compatible with the contiguous single-family neighborhood. Structures permitted in this district are new structures which architecturally blend in with neighboring buildings. The uses permitted are characterized by low volume of traffic and limited outdoor advertising to protect the abutting and surrounding residential districts. This district is normally small in size and serves as a buffer between residential and commercial areas.

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.

- (8) 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

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

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 on 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 (limited to 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.

PUBLIC NOTICE

A Public Hearing will be held before the Village of Palatine Plan Commission on Tuesday, January 18, 2022 at 7 PM, in the Village Council Chambers at Palatine Village Hall, 200 E. Wood Street, relative to a request for 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 to permit a restaurant, with drive-through, as a tenant in the new building.

The property is commonly known as 1101 E. Dundee Road (02-12-101-048-0000). The Petitioner is proposing to construct a new approximately 4,000 square foot multi-tenant building, with an additional approximately 2,450 square foot restaurant (Wendy's) and drive-through on the end cap of the new building. The Park Place Planned Development would also be amended to reflect these changes.

The above petition has been filed by Kelsi Hall (Hamra Chicago LLC) and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE #: 19-73, with a 2021 Resubmission.
VILLAGE OF PALATINE
Dennis Dwyer, Chair
Palatine Plan Commission

DATED: This 31st day of December, 2021.
Published in Daily Herald
December 31, 2021 (4575660)

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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 of general circulation throughout said Village(s), County(ies) and State.

I further certify that the **DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" 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 true copy, was published 12/31/2021 in said **DAILY HERALD**.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY


Authorized Agent
Control # 4575660

Attachment: Public Notice - 1101 E. Dundee Road - Wendy's - PDA and SU - restaurant - drive through)