VILLAGE OF PALATINE

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

PLANNING AND ZONING COMMISSION

AGENDA ● JANUARY 14, 2025

Village Hall - Council Chambers | **Regular Meeting** | **7:00 PM**

I. CALL TO ORDER

II. MEETING MINUTES

1. Planning and Zoning Commission - Regular Meeting - Dec 10, 2024 7:00 PM

III. PUBLIC HEARING

1. 518 N Brockway Street
   a. Rezoning from R-1 Single Family District to R-2 Single Family District

   b. Variation to permit the lot coverage to be 52% instead of the maximum 45%

2. 249 E. Palatine Road

   a. Special Use to permit a non-conforming multi-family (duplex) dwelling for which legal documentation indication that the dwelling conforms to the Zoning Ordinance cannot be provided; and

   b. Variation to permit a non-conforming multi-family (duplex) dwelling that has not been in continuous operation since January 1, 1987 ; and

   c. Variation to permit lot coverage to be 80%, instead of the maximum permitted 45%.

3. 1572 N Rand Road
   a. Special Use to permit a restaurant, with a drive-thru

4. 660 N Hicks Road

   a. Special Use to permit a daycare (Montessori School) at the subject property, and also allow for the addition of the outdoor play area, within the Renaissance (Sellergren) Planned Development.

IV. COMMUNICATIONS

V. ADJOURNMENT

VILLAGE OF PALATINE

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PLANNING AND ZONING COMMISSION

MINUTES ● DECEMBER 10, 2024

Village Hall - Council Chambers | **Regular Meeting** | **7:00 PM**

I. CALL TO ORDER

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

II. MEETING MINUTES

1. Planning and Zoning Commission - Regular Meeting - Nov 26, 2024 7:00 PM - **Accepted as Amended**

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

Minutes Acceptance: Minutes of Dec 10, 2024 7:00 PM (Meeting Minutes)

III. PUBLIC HEARING

1. 235 W. Northwest Highway **- Recommend To Approve**

SU-000145-2024 – 235 W Northwest Hwy

Notice was published in the Journal & Topics on November 7th, 2024 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

- **Special Use Application**
- **Proof of Ownership**
- **Site Plan**
- **Floor Plan**
- **Business Plan**
- **Sign Plan**
- **Public Notice**

Background:
The Subject Property is zoned B-2 General Business and operates as the United Center shopping plaza. The proposed business will occupy the space previously occupied by Team Rehabilitation. The other tenants in the building are Dunkin' Donuts and Subway. The Petitioner is proposing to open Palatine Cigar and Liquor Store, to sell tobacco products and liquor. The Petitioner is requesting Special Use to permit a package liquor and tobacco store.

Sworn in petitioner:
Jaimin Parekh (owner)– 3098 W Windhill Dr. – Palatine, IL
Ujaval Darji (co-owner) - 8 Liberty Way – Monroe Township, NJ 08831

Mr. Parekh presents his request to open a premium cigar and liquor store at this location and provides a detailed business plan. He explains the security measures planned to ensure safety both inside and outside the store, including methods for securing products and verifying customer identification.
Chairman Wood highlights that the business plan specifies all IDs will be checked.
Mr. Parekh confirms this policy.

Mr. Darji shares his background, noting that he has prior business experience and has operated a tobacco business in New Jersey since 2016.
Chairman Wood inquires if he will continue to reside in New Jersey and manage his existing business.
Mr. Darji confirms that he will remain in New Jersey as an offsite partner while Mr. Parekh oversees the day-to-day operations of the proposed business.

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Commissioner Cavanaugh requests clarification regarding the New Jersey beer and tobacco store. He asks whether the business involves selling products directly to customers or if it is engaged in manufacturing and distribution.
Mr. Darji clarifies that it is a retail business focused on selling beer and tobacco products.

Chairman Wood asks how the proposed business might affect surrounding businesses and inquires about the specifics of the signage, including whether it would include neon signs and the overall size.
Mr. Darji responds that there will be minimal window signage, with the primary sign being located on the building's façade, displaying the business name.
Mr. Parekh adds that the business name will also be included on the strip mall's shared signage.

Commissioner Roth-Wurster inquires about the location of the humidor.
Mr. Darji confirms that the office space will be converted into the humidor. He also clarifies the location of the beer coolers.
Commissioner Roth-Wurster asks whether cigar smoking will be permitted in the store.
Mr. Darji states that it will strictly be a grab-and-go store with no smoking allowed on the premises.

Chairman Wood asks if there will be any taste testing.
Mr. Darji states it is not planned.

Chairman Wood asks for confirmation on business hours.
Mr. Parkehi states it will be Sun-Thurs 9am-10pm and Friday-Saturday from 9am-12am

Commissioner Kolososki asks about the anticipated foot traffic inside the store at any given time.
Mr. Darji estimates that there will typically be 5-6 customers present at one time.
Commissioner Kolososki then questions whether parking will be an issue, given that the lot is shared with two other businesses.
Mr. Darji assures that parking should not be a concern, referring to the site plan to explain that the rear of the building will be used for deliveries and overflow parking if necessary.

Commissioner Bettenhausen inquires about the location of the stock room as shown on the plan.
Mr. Darji states that they will utilize existing storage for the stock room, including the beer cave.
Mr. Parekh adds that deliveries will be unloaded and either stocked on the shelves or stored in the designated storage area if not immediately needed.

Commissioner Friedman asks if building permits will be required for the planned interior changes and security enhancements.

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Mr. Dargi confirms that they will apply for all necessary permits for the building, electrical work, and any other required modifications.

Ms. Bremanis provides additional details, noting that the store will occupy approximately 3,000 square feet, combining two vacant spaces in the strip mall, resulting in a total of three businesses in the location.
She also recommends that the petitioner consider requiring all staff to park in the rear of the building to ensure sufficient parking availability for customers of all businesses in the strip mall.

Chairman Wood asks if staff anticipates any issues with parking.
Ms. Bremanis responds that no parking issues are anticipated and highlights areas within the development that are available for parking.

Commissioner Cavanaugh inquires about the façade signage, asking if there are any concerns.
Ms. Bremanis clarifies that the signage will adhere to the village's sign codes, which allow for 1 square foot of signage per linear foot of frontage, with a minimum of 40 square feet and a maximum of 100 square feet.
Commissioner Friedman adds that the packet includes the proposed wall signage, which consists of channel letters that will be individually mounted on the façade.

Iba Swaiss, owner of a business located at 146 W Northwest Highway (Wine and Liquors and Cigars), voices concerns about the proposed business. Swiess notes that the new business would be located just 500 feet away from his own, directly across the street. He questions the necessity of adding another liquor store, emphasizing that Palatine already has an abundance of liquor stores, with one present in nearly every shopping center. Swiess expresses concerns about direct competition and the impact on his existing business.
Chairman Wood acknowledges Mr. Swaiss's concerns and clarifies that the request under consideration is for a special use permit. She explains that the purpose of the meeting is to determine whether the proposed business will operate with public health, safety, and welfare in mind, and whether it will cause substantial injury to property values or the neighborhood. Chairman Wood notes that while she understands his concerns, the village does not impose limits on the number of stores in a particular classification.
Mr. Swaiss asks if there are any ordinances regarding minimum distance requirements between similar businesses.
Chairman Wood advises Mr. Swaiss to consult with his councilman to discuss these concerns, as such issues would fall under the council's purview. She acknowledges his frustration and refers him to village staff for assistance in contacting his councilman to address his concerns further.

STAFF RECOMMENDATION:
The proposed liquor store will occupy a vacant tenant space within the United

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Center Shopping Plaza, formerly occupied by Team Rehabilitation. In addition to the initial parking in the front of the shopping center, the majority of parking is behind the center and overall center has nine surplus parking spaces, ensuring adequate parking availability.

Dunkin' Donuts, which experiences its highest customer volume during morning hours, is primarily drive-through oriented. This reduces potential parking conflicts with the proposed liquor store, whose peak hours are likely to differ.

The business plan commits the store to implement appropriate security measures, including the installation of surveillance cameras and active collaboration with the Police Department and Crime Prevention Unit to address and mitigate any safety concerns.

Therefore, Staff recommends approval of the Special Use, subject to the following conditions:

1. The Special Use shall substantially conform to the Business Plan and Floor Plan submitted by the Petitioner, except as such plans may be changed to conform to Village of Palatine Codes and Ordinances.

2. The Petitioner shall follow the Village of Palatine's Clean Indoor Air Ordinance and drug paraphernalia regulations in Chapter 12 of the Village Code.

3. In conjunction with the review and direction from the Village of Palatine Police Department, the Petitioner shall coordinate and implement appropriate tenant space/site security measures to address any crime prevention or safety concerns, in a manner acceptable to the Village, as part of the building permit process.

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

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

DISCUSSION:

Commissioner Kolososki acknowledges the competition between businesses and points out that similar cases exist, such as gas stations located directly across from each other.
Commissioner Cavanaugh addresses the competition in the area, stating that while it may be an issue for some, the reality of competition in business is not something that can be judged in this context. He emphasizes that the purpose of the review is to evaluate whether the request meets the established standards. While individual opinions can be shared, the committee cannot deny someone

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the opportunity to start a business. He expresses sympathy for the objectors' point of view but asserts that the request is an appropriate use of the space.
Chairman Wood expresses no concerns, stating that the request meets the standards for public health, safety, and welfare and will not negatively impact the value of surrounding properties. She is in favor of the request and acknowledges the objectors' concerns, but notes that the petitioner is following the correct procedures.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 9-0. This item will tentatively go to Village Council on January 13th, 2025

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

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IV. COMMUNICATIONS

Ms. Bremanis notes this is the last meeting of 2024.
The request for a Banquet facility at 1185 E Dundee was not heard at Village Council on 12/9/24 and has been moved to a January meeting.
There is no meeting on 12/24/25 - the next meeting is scheduled for 1/14/25 and will have multiple items on the agenda

V. ADJOURMENT

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VILLAGE OF PALATINE

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 01/14/25 07:00 PM

STAFF REPORT (ID # 9527)

518 N Brockway Street

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Graham Pearce

PLAN NUMBER: VAR-000148-2024

BACKGROUND:

The Subject Property is zoned R-1 Single Family and is approximately 7,767 square feet. The lot currently consists of a single-family home, with a 2-car detached garage in the rear yard. The existing lot coverage is approximately 47%, which exceeds the underlying maximum R-1 lot coverage of 35% and is legally non-conforming.

The Petitioner is proposing to rezone the Subject Property to R-2 single-family residential. In addition to the requested rezoning, the proposed plans include removing and replacing the existing asphalt and pavers at the rear of the home. The Petitioner also intends to construct a patio using permeable pavers to enhance the property's drainage features, but will increase the overall lot coverage. Therefore, the Petitioner is requesting the following:

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

Variation to permit lot coverage to be 52%, instead of the maximum permitted 45%.

Surrounding Zoning/Uses:

North:	R-1 Single-Family Residential
South:	R-2 Single-Family Residential
East:	Planned Development – Quest Academy West Campus
West:	R-2 Single-Family Residential

KEY ISSUES:

- The existing lot was platted in 1926 (Frank E. Merrill and CO.'s Palatine Homesites) and annexed into the Village in 1972. The lot is substandard and does not comply with the underlying R-1 minimum requirements for lot size, front

yard setback, and lot coverage. The rezoning would more closely align with the property characteristics and requirements. The rezoning would also mirror the zoning classifications of the properties to the west and south. The 3 lots directly to the south were rezoned to R-2 in 1994 and were subsequently developed.

	Current	R-1 (Pre-1958 platting)	R-2
Lot Size	7,767 sq. ft.	12,000 sq. ft.	5,400 sq. ft. (Pre-1958)
Lot Width	60 ft.	50.0 ft.	50 ft.
Lot Depth	129.45 ft.	110 ft.	110 ft.
Front Yard Setback	30.3 ft.	40.0 ft.	30 ft.
Side Yard Setback	11.86 & 12.20 ft.	5.0 ft.	5 ft.
Rear Yard Setback	53.62 ft.	50.0 ft.	40 ft.
Lot Coverage	47% 51.25 % proposed	35%	45%

- The Petitioner is proposing to remove and replace approximately 960 square feet of asphalt/brick pavers off the rear of the existing residence. The proposed project also includes a patio addition of 323 square feet. The construction of the new patio would establish the total proposed lot coverage at approximately 51.25%.
- Per the submitted application, the property currently experiences drainage issues and the installation of the permeable pavers will assist in addressing this issue. Note: Village Code does not differentiation between pavers or permeable pavers, as there are maintenance requirements for permeable pavers, which would impact their effectiveness.

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

and the Petitioners have attempted to address the required standards.

STAFF RECOMMENDATION:

The R-2 rezoning request would bring the Subject Property closer into conformance underlying setbacks and bulk standards. As noted, all of the existing substandard qualities of the Subject Property are legal non-conformities. The R-2 zoning would also align with the surrounding R-2 lots. The Petitioner proposes to increase lot coverage while utilizing permeable pavers to mitigate drainage concerns and address existing issues. Nevertheless, the rezoning to R-2 diminishes the amount of lot coverage relief necessary and reflects the anticipated type of relief for lot coverage improvements to an existing property. The Village Engineer has reviewed the proposal and does not have any stormwater management concerns in the immediate area.

The rezoning to R-2 would comply with the current minimum lot size requirement for the R-2 district (pre-1958 platting) of 5,400 square feet and represents a typical platted R-2 lot size from both this era and area of the Village. Given the existing conditions and the absence of stormwater management concerns, Staff recommends approval of the Rezoning and Variation, subject to the following condition:

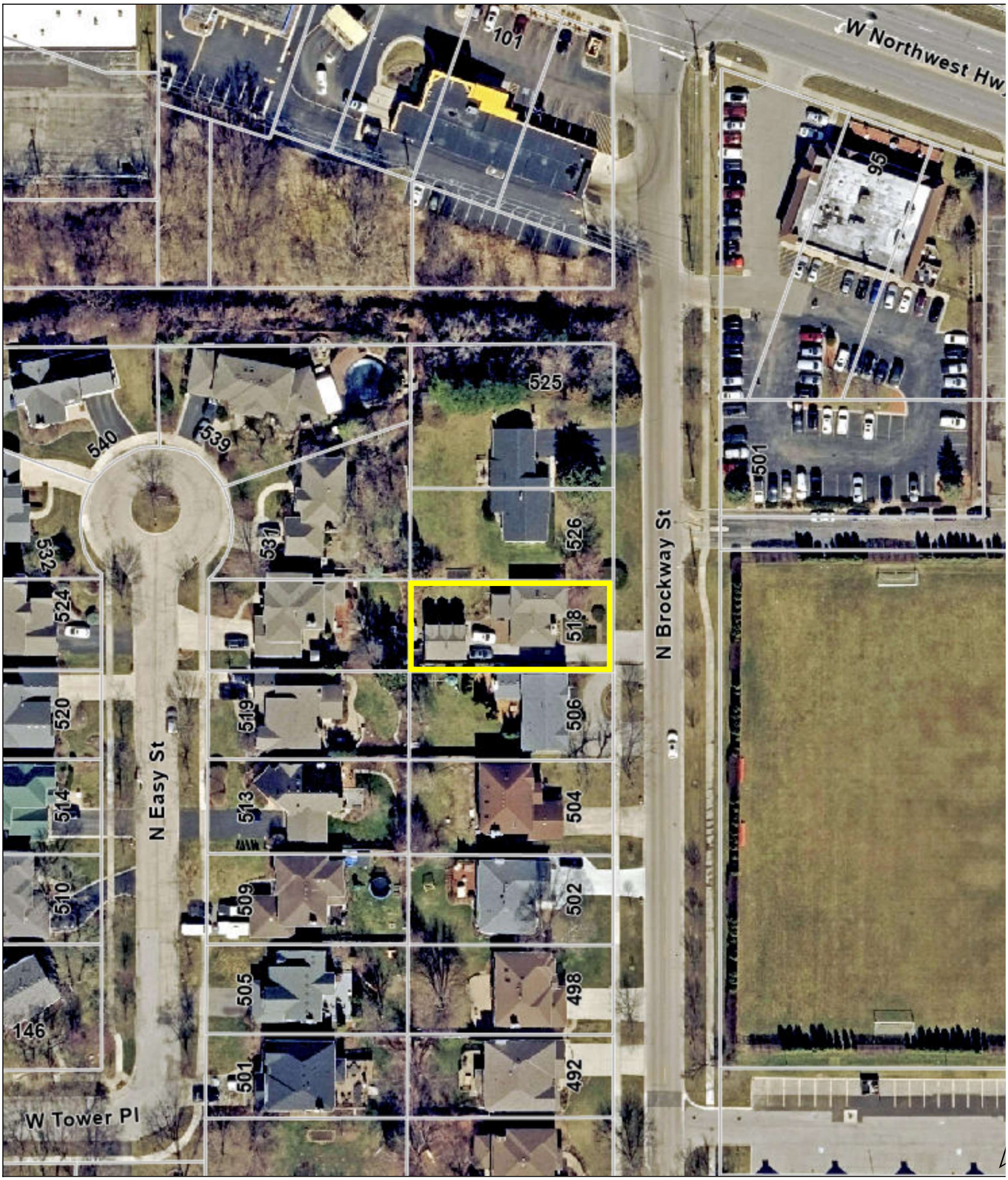
1. The Variation shall substantially conform to the site plan submitted by the Contractor, Michael Stephandis, Natural Innovations Landscaping, except as such plans may be changed to conform to the Village's Codes and Ordinances.

ATTACHMENTS:

- Aerial Map
- Application
- Plat of Survey
- Site Plan
- Public Notice

GISConsortium

518 N. Brockway Street



0 100 200 ft

Print Date: 1/2/2025

Notes

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

Attachment: Aerial Map (518 N Brockway Street - Rezone, Lot Coverage)

VILLAGE OF PALATINE

REZONING

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

Office Use Only	Project Planner	Zoning Case #
	Filing Fee	Notification Deadline

Date received

PLEASE TYPE OR PRINT IN INK:

1. Name of Petitioner(s): Graham Pearce

2. Authorized Agent of Petitioner (if different):

   Name: _____

   Address: _____

   Telephone No._____ Business No. _____

   Relationship to Petitioner: _____

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

4. Address of the property for which this application is being filed:
   518 N Brockway St., Palatine, IL 60067

5. This petition is for: (check one)
   X Rezoning of currently incorporated property (within Village limits)
   _____ Rezoning of currently unincorporated property, in conjunction with annexation

6. All existing land use(s) on the property are: Single family residential

7. The proposed use(s) on the property, if this petition is approved is (are): Single family residential (no change to property use)

8. Current zoning of property: R-1 Size of the Property: 0.17 acres
   (7,468.8 square feet)

9. Proposed new zoning classification: R-2

Attachment: Application (518 N Brockway Street - Rezone, Lot Coverage)

PETITIONER JUSTIFICATION:

The Petitioner is required to present specific evidence, not opinions, to justify the proposed rezoning. Please respond to the following questions, attaching a separate sheet if necessary:

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

Existing zoning of R-1 is not appropriate for this lot due to its size and existing structures. R-2 zoning would be more in line with the surrounding properties and bring its existing structures into (or closer to) compliance with zoning standards, such as lot size, lot coverage, and setback requirements. Rezoning to R-2 would allow for a more sensible application for lot coverage variation that can be analyzed on its merits using the same standards as surrounding residential lots.

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

Yes. Surrounding residential properties to the south and west are zoned R-1. The only other lot zoned R-1 in the area is the property directly to the north (525/526 N Brockway.) Rezoning my property from R-1 to R-2 would bring it into closer alignment with the rest of the neighborhood.

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

No, this proposed rezoning does not conflict with the Village Comprehensive Plan as it would not change the land use in any way. The property will continue to be single-family residential. In fact, this rezoning aligns with the Comprehensive Plan, as it will help facilitate my application for a variance which is needed for improvements to the property, improvements which have the primary goal of better rainwater management and drainage on the property and maintaining the quality of the property by preventing water intrusion.

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

No. As above, this proposed rezoning will not change the use of the property in any way, and would continue to be single-family residential.

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

Signature: Graham Pearce _____ Date: 12/18/2024

Attachment: Application (518 N Brockway Street - Rezone, Lot Coverage)

VILLAGE OF PALATINE

VARIATION APPLICATION

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

Petitioner Name

Graham Pierce

Business Name (if applicable)

Subject Property Address

518 N. Brockway Street

Please provide a description of your proposed request:

Remove and replace existing asphalt and brick driveway from back of house to garage (960 SF), remove tree stump and all plant material behind sunroom (dispose of all debris); Install permeable paver driveway (960 SF): excavate to a depth of 18"-20" remove soil and replace with permeable compacted gravel (CM-11) and chip (CM-16). Install Unilock Eco Prioria 'River' Pavers with concrete edging. Install permeable paver patio behind sunroom (approx 19'x17'= 323 SF); Install permeable granite chip in all paver joints. Install Gazebo Piers and super-structure, cut pavers around gazebo posts.

Petitioner Justification

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

That the property cannot yield a reasonable return if used only under the conditions allowed by the regulations governing the zoning district in which it is located:

The permeable pavers are the only way to address the water issues that are occurring on the property. If these pavers are not installed the basement will continue to take in water and cause further damage to the home and property. Installing a permeable surface along the entire back of the home is the only way to address this issue and protect the integrity of

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

Currently, the asphalt, impervious brick driveway, and landscaping behind the home direct the water towards the basement window wells. Water is entering the dwelling through the window wells. The direction of drainage on the property, size of the lot, and location of the driveway relative to the lot line to do not allow for any alternative solution to the drainage

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

The variation will not alter the essential character of the property. The pavers will improve both the aesthetic and the drainage on the lot.

Attachment: Application (518 N Brockway Street - Rezone, Lot Coverage)

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

a. The particular surroundings, shape, or topographical conditions of the property.
b. A unique hardship for the property not generally applicable to other properties in the same zoning district.
c. The request is not based on a desire to make more money out of the property.
d. The petitioner has not created the alleged hardship for the property.
e. The request will not be detrimental the public welfare or other properties in the neighborhood.
f. The request will not impair supply of light and air to adjacent properties, substantially increase the danger of fire, endanger the public safety, or substantially diminish or impair neighboring property values.

Attachment: Application (518 N Brockway Street - Rezone, Lot Coverage)

PLAT OF SURVEY

OF

LOT 3 IN BLOCK 4 IN FRANK E. MERRILL AND COMPANY'S PALATINE HOMESITES, A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, EANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED APRIL 10, 1926 AS DOCUMENT 9235994, IN COOK COUNTY, ILLINOIS.

AREA OF SURVEY:

'CONTAINING 7767.7 SQ. FT. OR 0.18 ACRES MORE OR LESS'

LEGEND

= ASSUMED	NW = NORTHWEST
= CALCULATED	P.O.B. = POINT OF BEGINNING
CH = CHORD	P.O.C. = POINT OF COMMENCEMENT
CL = CENTERLINE	R = RECORD
= DEED	RAD = RADIUS
= EAST	R.O.W. = RIGHT OF WAY
F.I.P. = FOUND IRON PIPE	S = SOUTH
F.I.R. = FOUND IRON ROD	S.I.P.= SET IRON PIPE
FT. = FEET/FOOT	S.I.R.= SET IRON ROD
= ARC LENGTH	SE = SOUTHEAST
= MEASURED	SW = SOUTHWEST
= NORTH	W = WEST
NE = NORTHEAST	

= CHAIN LINK FENCE
= WOOD FENCE
= METAL FENCE
= VINYL FENCE
= EASEMENT LINE
= SETBACK LINE
= INTERIOR LOT LINE

15' 7.5' 0 15'

BASIS OF BEARING:
WEST LINE OF N. BROCKWAY STREET AS FOUND MONUMENTED AND OCCUPIED PER RECORD SUBDIVISION.
N 00°00'00" E (A)

SOUTH LINE OF GILBERT AVENUE

120.00' (R)

F.I.P 1/2" 0.52' N & ON LINE

F.I.P 1/2" 0.39' W & ON LINE

N 89°37'57" W (C)
129.48' (R/M)

CENTER OF WOOD FENCE 0.4' S & 1.1' W

CENTER OF WOOD FENCE 0.3' W & 0.1' S

LOT 15

LOT 2

LOT 14

BLOCK

LOT 3

LOT 13

LOT 4

UTILITY & DRAINAGE EASEMENT

10 FT. PUBLIC

N 00°01'43" W (C)
60.00' (R/M)

60.00' (R/M)
N 00°00'00" E (A)

20 FT. BUILDING LINE

CONCRETE CURB

N. BROCKWAY STREET
(66' R.O.W.)

W EDGE OF ASPHALT 1.8' E

W EDGE OF ASPHALT 1.1' E

DRIVE

CONCRETE WALK

BRICK

1 1/2 STORY BRICK & FRAME BUILDING

CONCRETE

BRICK

FRAME GARAGE

BUILDING CORNER 3.47' N

GARAGE CORNER 3.49' N & 94.57' W

ASPHALT

ASPHALT

S EDGE OF ASPHALT 0.3' N

10.71'

24.3'

20.3'

20.2'

24.2'

31.81'

17.4'

12.20'

12.39'

11.65'

30.30'

32.3'

4.8'

5.6'

0.4'

9.7'

5.8'

13.1'

13.1'

13.2'

15.0'

2.7'

6.1'

35.84'

24.2'

38.62'

CENTER OF WOOD FENCE 9.8' N & 0.5' W

0.57'

CENTER OF WOOD FENCE 7.7' N & 0.9' W

CENTER OF WOOD FENCE 0.1' S & 3.0' W

F.I.R 1/2" 0.38' N & 0.51' W

CENTER OF WOOD FENCE 0.5' S & 1.2' W

8.1'

8.0'

8.0'

8.2'

SHED CORNER
0.58' N & 120.91' W

FRAME SHED

129.45' (R/M)
N 89°37'57" W (C)

CENTER OF WOOD FENCE 0.4' S & 34.8' E

CENTER OF WOOD FENCE 0.4' S & 43.2' W

ADJACENT ASPHALT 2.0' S

ASPHALT

ADJACENT ASPHALT 0.9' S & 1.2' E

F.I.P 1/2" AT CORNER

MEI
BETTER INFRASTRUCTURE
BETTER ENVIRONMENTS
BETTER LIFE!

Morris Engineering, Inc.
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
FAX: (630) 271-0774

STATE OF ILLINOIS)SS
COUNTY OF DUPAGE)

I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT "THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY," AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED, THIS 22ND DAY OF APRIL, A.D., 2021, AT LISLE, ILLINOIS.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2317
LICENSE EXPIRATION DATE NOVEMBER 30, 2022

JAMES LEE MORRISON
2317
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
LISLE, ILLINOIS

NOTE:
1. ALL TIES SHOWN ON THIS SURVEY ARE MEASURED TO THE BUILDING'S SIDING (BRICK, FRAME, STUCCO, METAL, ETC.) AND NOT TO THE FOUNDATION, UNLESS NOTED OTHERWISE.
2. ROOF LINES AND OVERHANGS ARE TYPICALLY NOT SHOWN HEREON.
3. COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE.
4. NO DIMENSIONS SHALL BE ASSUMED BY SCALING.

ADDRESS COMMONLY KNOWN AS 518 N. BROCKWAY STREET
PALATINE, ILLINOIS

CLIENT MAGGIO & TARTAGLIA

FIELDWORK DATE (CREW) 04/21/2021 (RJ/HP)

DRAWN BY: LV REVISED: JOB NO. 21-04-0216

Attachment: Plat of Survey (518 N Brockway Street - Rezone, Lot Coverage)

OF

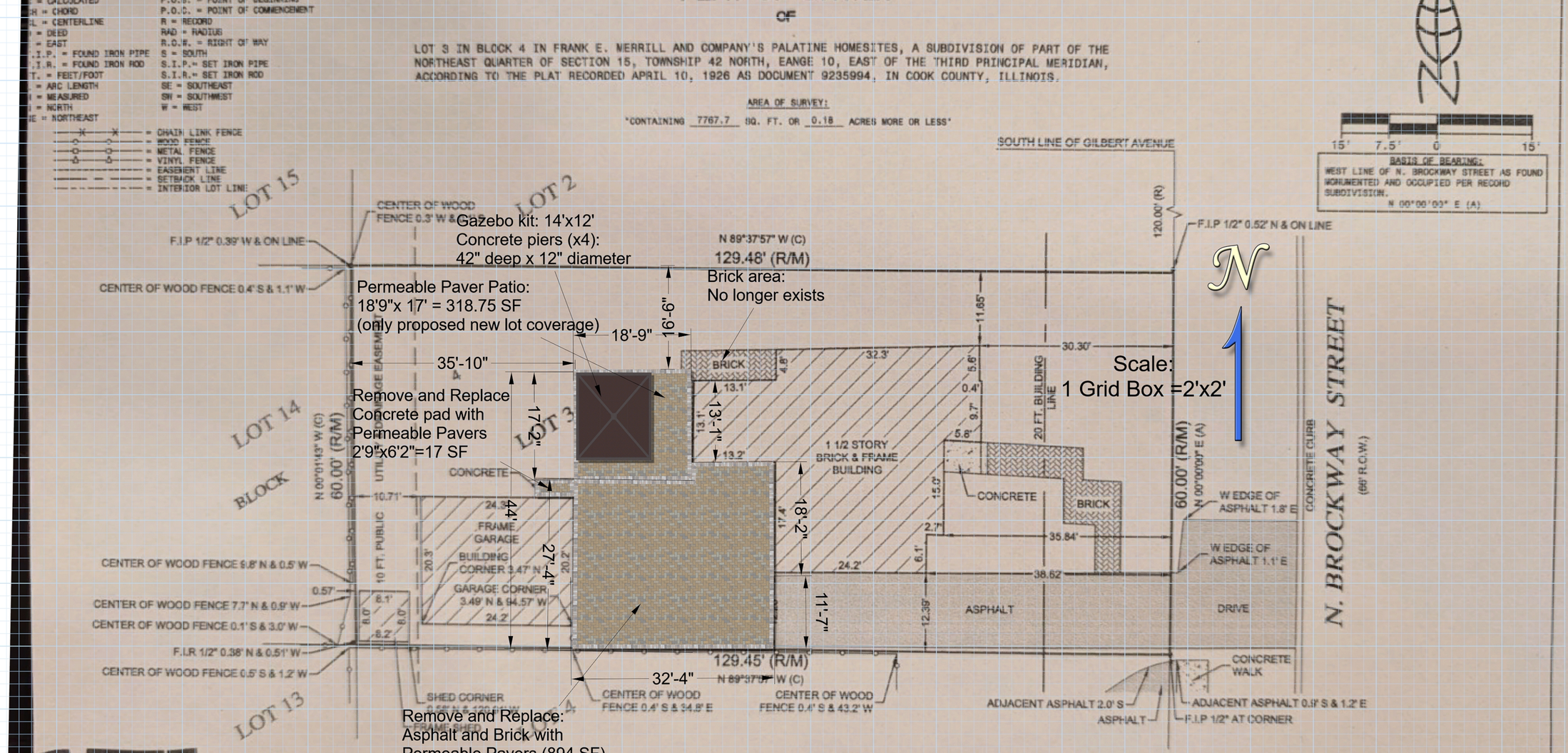
LOT 3 IN BLOCK 4 IN FRANK E. MERRILL AND COMPANY'S PALATINE HOMESITES, A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, EANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED APRIL 10, 1926 AS DOCUMENT 9235994, IN COOK COUNTY, ILLINOIS.

AREA OF SURVEY:

"CONTAINING 7767.7 SQ. FT. OR 0.18 ACRES MORE OR LESS"

C = CALCULATED	P.O.B. = POINT OF BEGINNING
CH = CHORD	P.O.C. = POINT OF COMMENCEMENT
CL = CENTERLINE	R = RECORD
D = DEED	RAD = RADIUS
E = EAST	R.O.W. = RIGHT OF WAY
F.I.P. = FOUND IRON PIPE	S = SOUTH
F.I.R. = FOUND IRON ROD	S.I.P.= SET IRON PIPE
FT. = FEET/FOOT	S.I.R.= SET IRON ROD
L = ARC LENGTH	SE = SOUTHEAST
M = MEASURED	SW = SOUTHWEST
N = NORTH	W = WEST
NE = NORTHEAST	

- = CHAIN LINK FENCE
- = WOOD FENCE
- = METAL FENCE
- = VINYL FENCE
- = EASEMENT LINE
- = SETBACK LINE
- = INTERIOR LOT LINE



N

Scale:
1 Grid Box =2'x2'

15' 7.5' 0 15'

BASIS OF BEARING:
WEST LINE OF N. BROCKWAY STREET AS FOUND MONUMENTED AND OCCUPIED PER RECORD SUBDIVISION.
N 00°00'00" E (A)

MEI
BETTER INFRASTRUCTURE
BETTER ENVIRONMENTS
BETTER LIFE!

Morris Engineering, Inc.
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
FAX: (630) 271-0774

STATE OF ILLINOIS }SS
COUNTY OF DUPAGE }

I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT "THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY," AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED, THIS 22ND DAY OF APRIL, A.D., 2021,
AT LISLE, ILLINOIS.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2317

JAMES LEE MORRISON
2317
PROFESSIONAL
LAND
SURVEYOR
STATE OF
ILLINOIS

NOTE:
1. ALL TIES SHOWN ON THIS SURVEY ARE MEASURED TO THE BUILDING'S SIDING (BRICK, FRAME, STUCCO, METAL, ETC.) AND NOT TO THE FOUNDATION, UNLESS NOTED OTHERWISE.
2. ROOF LINES AND OVERHANGS ARE TYPICALLY NOT SHOWN HEREON.
3. COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE.

ADDRESS COMMONLY KNOWN AS 518 N. BROCKWAY STREET
PALATINE, ILLINOIS

CLIENT MAGGIO & TARTAGLIA

Attachment: Site Plan (518 N Brockway Street - Rezone Lot Coverage)

CERTIFICATE OF PUBLICATION

DES PLAINES JOURNAL, INC., a corporation organized and existing under and by virtue of the laws of the State of Illinois, does hereby CERTIFY that it is the publisher of the:

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

and that said newspaper(s) is a secular newspaper of general circulation and has been published weekly in the

(Village) (Town) (City) (Township) of PALATINE 518 N. BROCKWAY ST.

(●) ( ) ( ) ( )

County of COOK

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

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 25TH day of DECEMBER, A.D. 20 24., and the last publication thereof was made on the 25TH day of DECEMBER, A.D. 20 24.

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

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

"OFFICIAL SEAL"
MARY ALICE WENZL
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 07/15/2025

Mary Alice Wenzl

IN WITNESS WHEREOF, **THE DES PLAINES JOURNAL, INC.**, has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 25TH day of DECEMBER A.D., 20 24.

By Todd Wessell

President
Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 25TH day of DECEMBER A.D., 20 24.

My commission expires the 15TH day of JULY A.D., 20 25.

Attachment: Public Notice (518 N Brockway Street - Rezone, Lot Coverage)

VILLAGE OF PALATINE

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 01/14/25 07:00 PM

STAFF REPORT (ID # 9530)

249 E. Palatine Road

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Bhaskar Malhotra

PLAN NUMBER: SU-000135-2024

BACKGROUND:

The subject property is zoned R-2 Single Family and was part of the Prairie View Addition to Palatine subdivision in 1927. The existing residence was improved as a two-family duplex and detached 2-car garage. As an existing condition, the lot coverage is approximately 69%.

The Petitioner has requested a Special Use and Variation to permit the continued operation of a 2-unit multi-family dwelling at 249 E. Palatine Road. Therefore, the Petitioner is requesting the following:

Special Use to permit a non-conforming multi-family (duplex) dwelling (3-units or less) for which legal documentation indicating that the dwelling conforms to the Zoning Ordinance cannot be provided.

Variation to permit a non-conforming multi-family (duplex) dwelling that has not been in continuous operation since January 1, 1987.

Variation to permit lot coverage to be 80%, instead of the maximum permitted 45%.

SURROUNDING ZONING AND USES:

North: R-2 Single-Family Residential
South: R-2 Single-Family Residential
East: R-2 Single-Family Residential
West: R-3 Multi-Family Residential

KEY ISSUES:

- The subject property is zoned R-2 Single Family Residential. The existing residence was improved and initially occupied as a two-family dwelling, with an associated

driveway and detached 2-car garage., but has been vacant for a period of time.

- The two properties directly west of the subject property are both zoned R-3 multi-family. Specifically, 241 E. Palatine Road is a similar circumstance to the Subject Property, with a multi-unit home. However, in that case, the property itself was rezoned from R-2 single-family to R-3 multi-family in 1965 (#O-52-65).
- The Petitioner is proposing to renovate the existing residential home, and maintain the two existing units. The basement and first floor would continue to be "Unit 1" and the second floor would be "Unit 2". The proposed renovations include the addition of sprinklers and site improvements, but the underlying two kitchen area are maintained, with modifications therein.
- The proposed floor plan changes include reconfiguring the kitchens for each unit, and constructing a deck with stairs to the second-floor unit off the rear of the home. The additions to the rear of the home would comply with the minimum required 40' rear yard setback, and the existing non-conforming front and side yard setbacks would be unchanged.
- The submitted site plan also indicates that the existing detached garage would be demolished to allow for 4 standard size surface parking spaces in the rear yard of the subject property.
- The existing lot coverage for the subject property is 69%. With the proposed changes to the footprint of the home, and additional parking surface in the rear yard, the lot coverage would ultimately increase to 80%.

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

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

STAFF RECOMMENDATION:

The Subject Property was developed and utilized as a duplex within the Village for many years. As part of the 1997 text amendment to allow multi-family uses (up to 3 units), to pursue a special use to allow, the Subject Property was listed and identified as being a duplex and known legally non-conforming use. Additionally, as the home was established and utilized as a duplex, the Code allows for a process to maintain the previously allowed use of the property. Also, the properties directly west are both zoned and utilized for multi-family residential uses.

Although the home has been unoccupied, the proposed renovations are not expanding the underlying density and the required sprinkler system and engineering renovations will improve the existing circumstances. Therefore, Staff recommends approval of the proposed Special Use, subject to the following conditions:

. **The Special Use and Variations shall substantially conform to the architecture plans prepared by Acbo Architects dated 9/11/2024 except as such plans may be changed to conform to the Village's Codes and Ordinances.**

. **A final drainage plan shall be submitted in a manner acceptable to the Village Engineer, in conjunction with the build permit application. As a component of the drainage plan, the hard surface parking area will be required to drain to Palatine Road. The existing storm dry well shall be inspected and must be verified to not be connected to the public sanitary sewer. As part of the building permit submission, verification that the water service from the public water main to the home is not lead or galvanized must be completed. If the home is found to have a lead or galvanized water service it shall be required to replace the water service from the public water main up to the water meter.**

. **If the home does not currently have overhead sanitary sewer, the sanitary sewer in the building shall be converted to overhead sewer. The Sanitary ejector pump shall be inspected/reconstructed to remove any footing drains from connection to the home's sanitary sewer.**

4. **Any proposed work within Palatine Road ROW, will require an IDOT permit.**

ATTACHMENTS:

- Aerial Map
- Application
- Plat of Survey

- Proposed Renovation Plans
- Existing Conditions
- Public Notice

GISConsortium

249 E. Palatine Road



0 50 100 ft

Print Date: 11/14/2024

Notes

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

Attachment: Aerial Map (249 E. Palatine Road - SU VAR 2 unit dwelling)

VILLAGE OF PALATINE

SPECIAL USE APPLICATION

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

Petitioner Name

Bhaskar Malhotra

Business Name (if applicable)

Signature Towers Inc.

Subject Property Address

249 E. Palatine Road

Please provide a description of your proposed request:

We are requesting a special use of this property as a continued 2-unit dwelling within an R-2 single-family residential zoning district. We are also requesting a variation to Zoning Ordinance 10.06.16.02, which requires that the dwelling be in continuous use as a multi-family dwelling since January 1, 1967. Although currently vacant, the house had been set up with two water meters, two electric meter sockets, a kitchen and bath on each story, and a separate access to the second story - evidence of former use as a 2-unit dwelling.

Petitioner Justification

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

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

The adjacent lot to the west, 241 E. Palatine Road, contains a 3-unit dwelling which was rezoned in 1965 to R-3 (#O-56-65).

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

Public safety will be enhanced by additional on-site parking and the building protected by a fire sprinkler system.

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

The appearance will be improved by cosmetic alterations. An occupied dwelling is preferable to a vacant dwelling.

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

Attachment: Application (249 E. Palatine Road - SU VAR 2 unit dwelling)

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

a. Will meet the following aesthetic criteria:

i. Will not destroy existing vistas in the area;

ii. Will enhance the appearance of the homes and the streets in the area; and

iii. Will not detract from the overall appearance of the community; or

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

n/a

Attachment: Application (249 E. Palatine Road - SU VAR 2 unit dwelling)

VILLAGE OF PALATINE

VARIATION APPLICATION

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

Petitioner Name

Bhaskar Malhotra

Business Name (if applicable)

Subject Property Address

249 E Palatine Road

Please provide a description of your proposed request:

Variation to permit lot coverage to be 80%, instead of the maximum permitted 45% pursuant to Section 10.06 (g) (1) (b).

Petitioner Justification

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

That the property cannot yield a reasonable return if used only under the conditions allowed by the regulations governing the zoning district in which it is located:

A duplex dwelling ought to have at least two parking spaces per unit. Front facing egress to Palatine Road is highly desirable for safety. These factors contribute to the additional requested lot coverage.

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

Even the existing lot coverage/ impervious surface is non-conforming.

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

The adjacent multi-family dwelling to the west has an even greater percentage of lot coverage.

Attachment: Application (249 E. Palatine Road - SU VAR 2 unit dwelling)

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

a. The particular surroundings, shape, or topographical conditions of the property.
b. A unique hardship for the property not generally applicable to other properties in the same zoning district.
c. The request is not based on a desire to make more money out of the property.
d. The petitioner has not created the alleged hardship for the property.
e. The request will not be detrimental the public welfare or other properties in the neighborhood.
f. The request will not impair supply of light and air to adjacent properties, substantially increase the danger of fire, endanger the public safety, or substantially diminish or impair neighboring property values.

Agreed. Approval of the request will increase public safety.

Attachment: Application (249 E. Palatine Road - SU VAR 2 unit dwelling)

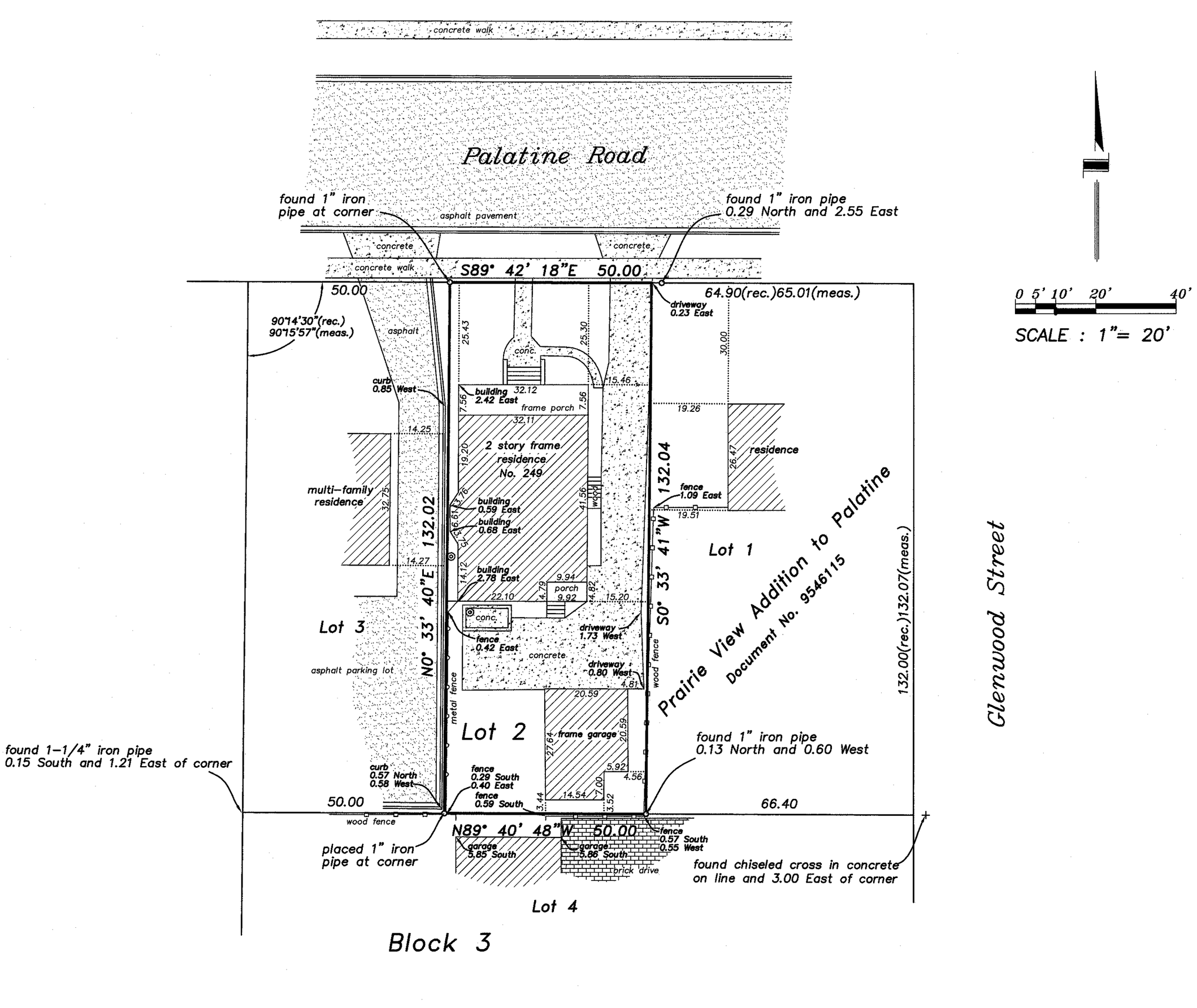
Plat of Survey

of

LOT 2 IN BLOCK 3 IN PRAIRIE VIEW ADDITION TO PALATINE, BEING A SUBDIVISION OF THAT PART OF THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CHICAGO AND NORTHWESTERN RAILWAY, EXCEPT THE WEST 7 ACRES THEREOF, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 249 EAST PALATINE ROAD, PALATINE, ILLINOIS

P.I.N. 02-23-101-113-0000



State of Illinois } SS.
County of Cook }

I, David Bycroft, an Illinois Professional Land Surveyor, do hereby certify that I have surveyed the property described in the caption of this plat and that this plat is a correct representation of said survey.

dated at Arlington Heights, Illinois, this 28th day of June, 2024

by _____
as Illinois Professional Land Surveyor No. 2846

PROFESSIONAL LAND SURVEYOR
35-2846
DAVID R. BYCROFT
ARLINGTON HEIGHTS
STATE OF ILLINOIS
EXPIRES 11-30-2024

This professional service conforms to the current Illinois minimum standards for a boundary survey.

For easements, building lines and other restrictions not shown hereon, refer to your abstract of title, deed, title policy and local zoning ordinance.

Field work was completed June 11, 2024.

The area of the property surveyed equals 6,602 square feet.

Design Firm #184-005910
Expires April 30, 2025

FILE NO. 09-5677

for:
ACBI, Architects
109 Ginger Court
Rolling Meadows, Illinois

from the office of:
Norman J. Toberman and Associates
115 South Wilke Road
Suite 301
Arlington Heights, Illinois
847-439-8225

Attachment: Plat of Survey (249 E. Palatine Road - SU VAR 2 unit dwelling)

Attachment: Proposed Renovation Plans (249 E. Palatine Road - SU VAR 2 unit dwelling)

GENERAL NOTES

ARCHITECTURAL

1. INSTALL TEMPERED SAFETY GLASS AT HAZARDOUS LOCATIONS ON APPLICABLE WINDOWS, DOORS, & TUB & SHOWER ENCLOSURES, PER IODOC 308. SAFETY GLAZING SHALL BE LABELED.
2. INSTALL 1/2" FIBER-CEMENT BOARD BACKERS OVER A CLASS 1 OR 2 VAPOR RETARDER AT TILE & PANELS IN TUB & SHOWER AREAS. FINISH MATERIAL SHALL BE A NON-ABSORBANT SURFACE, TO A HEIGHT NOT LESS THAN 6' ABOVE THE FLOOR.

PLUMBING

1. PROVIDE SHUT-OFF VALVES TO ALL FIXTURES.
2. PROVIDE 12" AIR CHAMBERS TO ALL FIXTURES.
3. WATER PIPE SHALL BE TYPE L COPPER W/ 1/2" HW & CW SUPPLIES
4. WASTE & VENT PIPE SHALL BE SCHEDULE 40 PVC OR SERVICE WEIGHT CAST IRON. CONNECT TO EXISTING SEWER.
5. SHOWER VALVES SHALL BE NON-SCALD, TEMP. BALANCED TYPE.
6. DO NOT EXCEED 20' OF 2" SINK & LAV WASTE & VENT LINES.
7. LOCATE TOILET OUTLETS 12" FROM WALL BEHIND & MIN. 15" FROM SIDE WALLS OR CABINETS. PROVIDE MIN. 21" CLEAR IN FRONT OF TOILETS & LAVATORIES.
8. ALL HOT WATER PIPING SHALL HAVE MIN. R-3 INSULATION.

FIRE PROTECTION/ SUPPRESSION

1. AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE DESIGNED & INSTALLED PER NFPA 13D. SPRINKLER CONTRACTOR SHALL SUBMIT DRAWINGS & SPECS TO VILLAGE FOR APPROVAL.
2. PROVIDE MIN. 1/2 HR. FIRE SEPARATION ASSEMBLY BETWEEN IST STORY UNIT 1 & 2ND STORY UNIT 2.

HVAC

1. NEW DUCTWORK SHALL BE GALVANIZED STEEL & HAVE MIN. R-8 INSULATION IF WITHIN ATTIC & R-6 IN OTHER PORTIONS. DUCTS COMPLETELY INSIDE THE BLDG. THERMAL ENVELOPE ARE EXEMPTED.
2. BATH KITCHEN EXHAUST FANS SHALL BE MIN. 50 CFM & DUCTED TO EXTERIOR, NOT TO SOFFIT.
3. THE AIR INFILTRATION RATE SHALL BE TESTED ACCORDING TO IECC R402.4.1.2 (BLOWER DOOR TEST). IF THE RATE IS 5 AIR CHANGES PER HOUR OR LESS, INSTALL A WHOLE-HOUSE VENTILATION SYSTEM COMPLYING WITH IECC SECTIONS R403.6.4-R403.6.6 (M1507.3 & 2021 IECC).
4. KITCHEN EXHAUST HOOD SHALL BE EQUAL TO ZEPHYR SAVONA, 200-685 CFM, DUCTED TO EXTERIOR, NOT TO SOFFIT, W/ MAKE-UP AIR PRESSURE SWITCH & ZONE DAMPER AT FURNACE.
5. FLEXIBLE DUCTS & CONNECTORS, BOTH METALLIC & NON-METALLIC, SHALL BE LISTED & LABELED TO SHOW CONFORMANCE W/ UL 181 FOR CLASS 0 & CLASS 1 FLEXIBLE AIR DUCTS, & SHALL NOT EXCEED 10' IN LENGTH.

ELECTRICAL

1. USE 12 GA COPPER WIRE IN MIN. 1/2" APPROVED NON-FLEXIBLE METALLIC RACEWAYS
2. INSTALL A SMOKE ALARM IN EACH BEDROOM & ON EACH FLOOR LEVEL, & A CO ALARM WITHIN 15' OF BEDROOMS, INTERCONNECTED & POWERED, W/ BATTERY BACKUP. WIRELESS INTERCONNECTED DEVICES ARE ALLOWED.
3. KITCHEN RECEPTACLE OUTLETS SHALL BE SERVED BY AT LEAST TWO 20-AMP BRANCH CIRCUITS. RECEPTACLES WITHIN 6' OF A SINK EDGE SHALL BE GFCI PROTECTED.
4. THE LAUNDRY SHALL BE SERVED BY A MIN. 20-AMP DEDICATED CIRCUIT HAVING NO OTHER LOADS.
5. EACH BATHROOM SHALL BE SUPPLIED BY A 20-AMP BRANCH CIRCUIT. A RECEPTACLE SHALL BE WITHIN 3' OF EACH BASIN & GFCI PROTECTED.
6. A MIN. OF 90% OF LAMPS IN PERMANENTLY INSTALLED LIGHT SHALL BE HIGH-EFFICACY LAMPS.
7. RECEPTACLES TO BE REPLACED SHALL BE TAMPER PROOF.
8. NO MORE THAN 10 CURRENT CONSUMING OUTLETS SHALL BE FED BY ANY SINGLE CIRCUIT.
9. NEW CIRCUITS SHALL BE ARC FAULT PROTECTED.
10. RECESSED CAN LIGHTS SHALL BE I.C. RATED, AIR TIGHT HAVING AN AIR LEAKAGE RATE NOT MORE THAN 2.0 CFM WHEN TESTED IN ACCORDANCE WITH ASTM E283, & WIRED WITH CONDUIT.
11. NEW JUNCTION BOXES IN CEILINGS SHALL BE RATED & APPROVED FOR FAN SUPPORT.
12. ELECTRICAL CONDUIT SHALL BE EMT, IMC, OR RIGID.
13. PROVIDE A GROUND WIRE IN ALL RACEWAYS & A NEUTRAL WIRE AT EACH SWITCH LOCATION. PROVIDE A PIGTAIL GROUNDING WIRE AT EACH RECEPTACLE BOX.

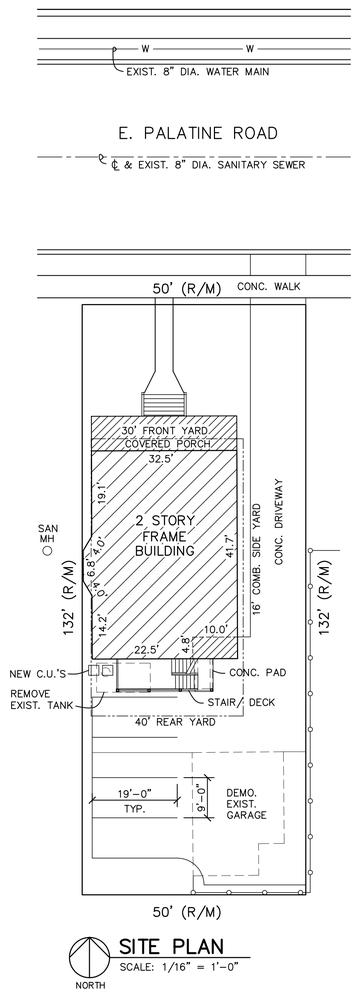
CODES & GENERAL CONDITIONS

1. Comply with the following building codes, including Palatine amendments:
   2015 International Residential Code (IRC)
   2015 International Mechanical Code (IMC)
   Illinois State Plumbing Code, Latest Edition
   2017 NFPA 70 National Electrical Code (NEC)
   2021 International Energy Conservation Code (IECC) with State of Illinois Amendments
   Notify the Architect of any code conflicts or discrepancies prior to proceeding with any work that might be in violation.
2. The Work consists of all construction labor, materials, equipment, and services required by the Drawings, Specifications, and other Contract Documents (if any), or as reasonably inferred from any or all of the Construction Documents.
3. The Contractor shall be solely responsible for the Work described in the Construction Documents. He shall have complete control over construction methods, techniques, and procedures and shall supervise such work with his best skill and attention.
4. The Contractor shall hold harmless the Owner and Architect from and against all claims, damages, losses, expenses, legal fees, or other costs due to negligence of the Contractor in performance of the Work.
5. The Contractor shall be responsible for establishing, supervising, and maintaining all safety precautions in connection with the Work.
6. Field verify and check all conditions and dimensions before proceeding with any Work.
7. Keep the project site and surrounding areas free from waste materials and rubbish, properly removing and disposing from site.

SYMBOL KEY

- $ — SINGLE POLE SWITCH
- 3$ — 3-WAY SWITCH
- M$ — MULTI-SPEED PADDLE FAN CONTROLLER SWITCH
- DISCONNECT SWITCH
- SA — SMOKE ALARM, WIRED IN SERIES
- SA CO — COMBO CARBON MONOXIDE/ SMOKE ALARM, IN SERIES
- 120V DUPLEX OUTLET
- FLR — 120V DUPLEX FLOOR OUTLET
- GFCI — GROUND-FAULT CIRCUIT-INTERRUPTER DUPLEX OUTLET
- WP GFCI — WATERPROOF GFCI DUPLEX OUTLET
- RECESSED CAN LIGHT FIXTURE
- PENDANT OR SURFACE MOUNTED LIGHT FIXTURE
- PS — EXTERIOR LIGHT FIXTURE W/ PHOTO SENSOR
- WALL MOUNTED LIGHT FIXTURE
- EXHAUST FAN, VENTED TO EXTERIOR (NOT TO ATTIC OR SOFFIT).
- GARBAGE DISPOSAL
- COMBINATION LIGHT/ EXHAUST FAN, VENTED TO EXTERIOR (NOT ATTIC OR SOFFIT).
- J — ELECTRICAL SPECIAL USE JUNCTION BOX
- PLUMBING VALVE/ FROST PROOF HOSE BIB
- T — THERMOSTAT
- FLOOR OR CEILING SUPPLY AIR DIFFUSER
- WALL RETURN AIR GRILLE
- PADDLE FAN W/ BRACED & FAN RATED J-BOX

DEVICES ARE NEW, UNLESS NOTED OTHERWISE
'E' EXISTING, 'R' TO BE RELOCATED OR REMOVED
'N.I.C.' DENOTES NOT IN CONTRACT



SITE PLAN

SCALE: 1/16" = 1'-0"

NORTH

INDEX OF DRAWINGS

1. NOTES, GENERAL CONDITIONS, SITE PLAN
2. DEMOLITION FLOOR PLANS
3. PROPOSED FLOOR PLANS
4. PROPOSED EXTERIOR ELEVATIONS
5. WALL & STAIR SECTIONS
6. PLUMBING DIAGRAMS, EXIST. EAST ELEVATION

DRAWING REFERENCES

DESIGN LOAD CRITERIA

ROOF LIVE LOAD (SNOW): 30 PSF
ROOF DEAD LOAD: 10 PSF
ATTIC LIVE LOAD: 20 PSF (LIMITED STORAGE)
SECOND FLOOR LIVE LOAD: 30 PSF
FIRST FLOOR LIVE LOAD: 40 PSF
FIRST FLOOR DEAD LOAD: 10 PSF
BASIC WIND SPEED: 80 MPH/ 20 PSF
SOIL BEARING CAPACITY: 1,500 PSF

WOOD STRUCTURAL FRAMING MEMBER STRESSES
DIMENSIONAL LUMBER: S4S #2 SPF OR BETTER
Fb=850 PSI, Fv=70 PSI, E=1.4x10^6 PSI

ZONING INFORMATION

AREA OF SITE: 6,600 S.F.
PROPOSED ENCLOSED AREA OF BUILDING: 3,038 S.F.
CURRENT ZONING: SPECIAL USE FOR TWO DWELLING UNITS WITHIN AN R-2 SINGLE-FAMILY DISTRICT
DESIRED: CONTINUED SPECIAL USE FOR TWO DWELLING UNITS, WITH VARIATIONS.
MAXIMUM ALLOWABLE FLOOR AREA RATIO: 50%
ACTUAL FLOOR AREA RATIO: 46%
BLDG. FOOTPRINT INCL. FRONT PORCH: 1,785 S.F. = 27%
EXISTING IMPERVIOUS SURFACE: 4,241 S.F. = 64.1%
PROPOSED IMPERVIOUS SURFACE: 5,216 S.F. = 78.8% (1)
BUILDING HT. TO ROOF RIDGE: 32'

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NOTES, GENERAL CONDITIONS
SITE PLAN

ALTERATIONS FOR
SIGNATURE TOWERS, INC.
249 E. PALATINE ROAD
PALATINE, IL 60067

STATE OF ILLINOIS
DAVID C. BUS
1-9143
LICENSED ARCHITECT

David C. Bus

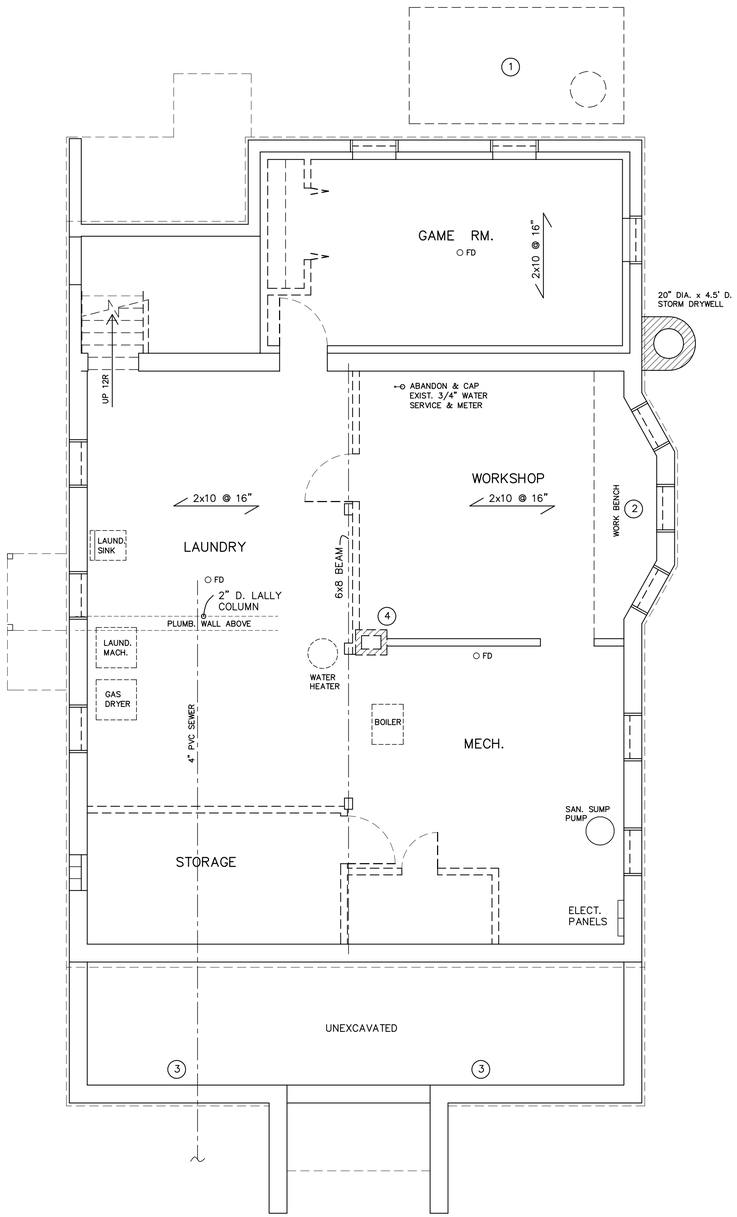
DATE: 01/02/25
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SPECIAL USE & VARIATION (1)
NOT FOR CONSTRUCTION

2216	1 OF 6

1	01/02/25 DCB

Attachment: Proposed Renovation Plans (249 E. Palatine Road - SU VAR 2 unit dwelling)



BASEMENT DEMOLITION PLAN

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

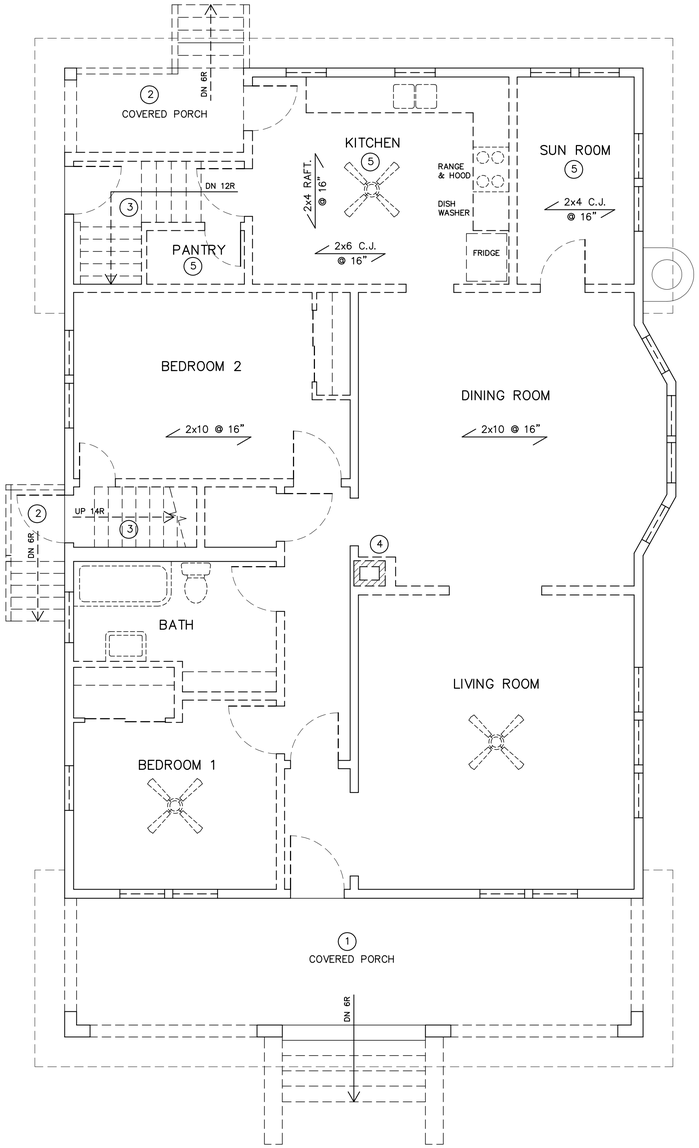
NORTH

BASEMENT PLAN GENERAL NOTES

1. REMOVE ALL EXISTING PLUMBING, HVAC, & ELECTRIC PIPES, FIXTURES, & APPLIANCES.
2. REMOVE EXISTING WINDOWS & DOORS AS INDICATED.

BASEMENT PLAN KEYED NOTES

1. REMOVE EXISTING CONCRETE TANK.
2. REMOVE EXISTING WORKBENCH.
3. REMOVE EXISTING ABOVE-GRADE BRICK FOUNDATION & STAIR WING WALLS.
4. REMOVE EXISTING BRICK CHIMNEY.



1ST FLOOR DEMOLITION PLAN

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

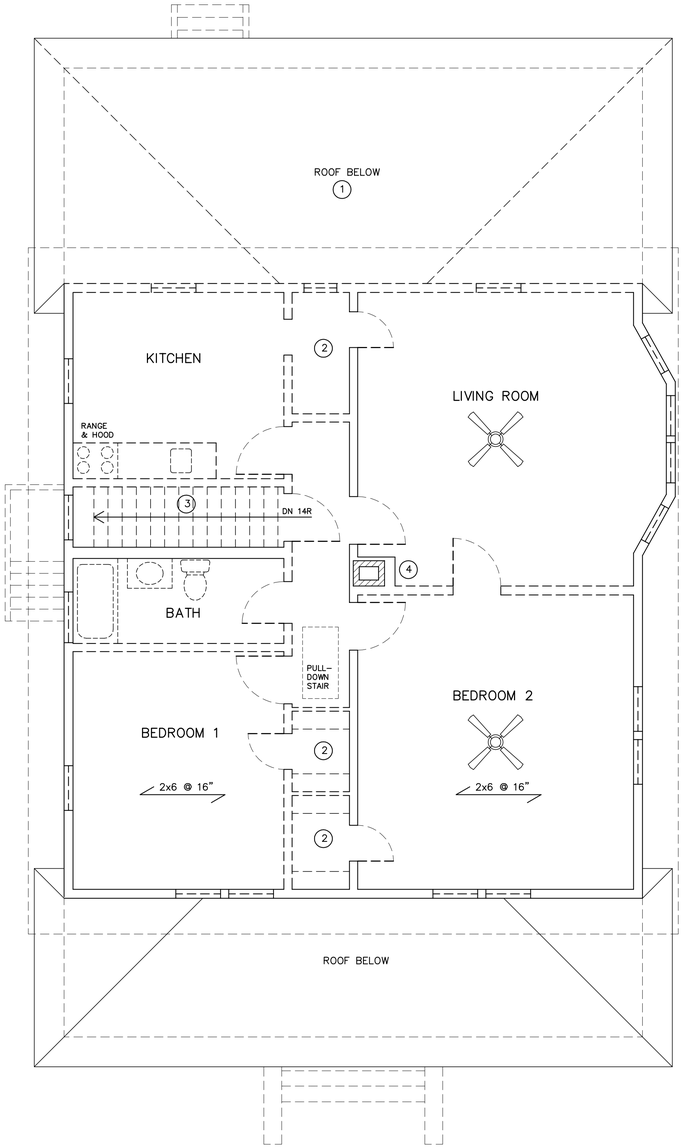
NORTH

1ST FLOOR PLAN GENERAL NOTES

1. REMOVE ALL EXISTING PLUMBING, HVAC, & ELECTRIC PIPES, FIXTURES, & APPLIANCES.
2. REMOVE EXISTING WINDOWS & DOORS AS INDICATED.
3. REMOVE INSULATION, LATH, & PLASTER FROM WALLS & CEILINGS.

1ST FLOOR PLAN KEYED NOTES

1. REMOVE EXISTING FRONT PORCH TO CEILING.
2. REMOVE ENTIRE EXISTING SIDE & REAR PORCHES & STAIRS.
3. REMOVE INTERIOR STAIRS.
4. REMOVE EXISTING BRICK CHIMNEY.
5. REMOVE EXISTING ROOF/CEILING STRUCTURE.



2ND FLOOR DEMOLITION PLAN

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

NORTH

2ND FLOOR PLAN GENERAL NOTES

1. REMOVE ALL EXISTING PLUMBING, HVAC, & ELECTRIC PIPES, FIXTURES, & APPLIANCES.
2. REMOVE EXISTING WINDOWS & DOORS AS INDICATED.
3. REMOVE INSULATION, LATH, & PLASTER FROM WALLS & CEILINGS.

2ND FLOOR PLAN KEYED NOTES

1. REMOVE EXISTING REAR PORCH ROOF STRUCTURE.
2. REMOVE EXISTING CLOSETS.
3. REMOVE INTERIOR STAIR.
4. REMOVE EXISTING BRICK CHIMNEY.

STATE OF ILLINOIS
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1-9143
LICENSED ARCHITECT

David C. Bus

DATE: 09/11/24
EXP.: 11/30/24

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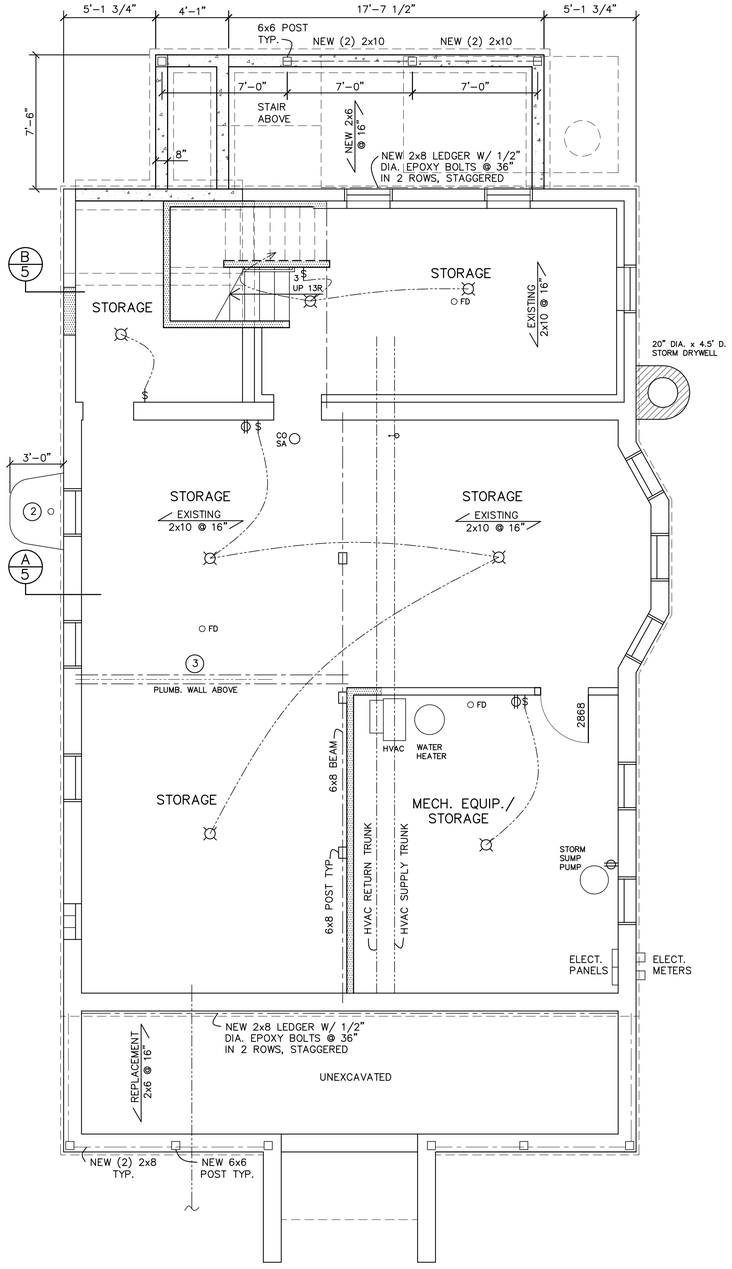
DEMOLITION FLOOR PLANS

ALTERATIONS FOR
SIGNATURE TOWERS, INC.
249 E. PALATINE ROAD
PALATINE, IL 60067

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09/11/24 DCB

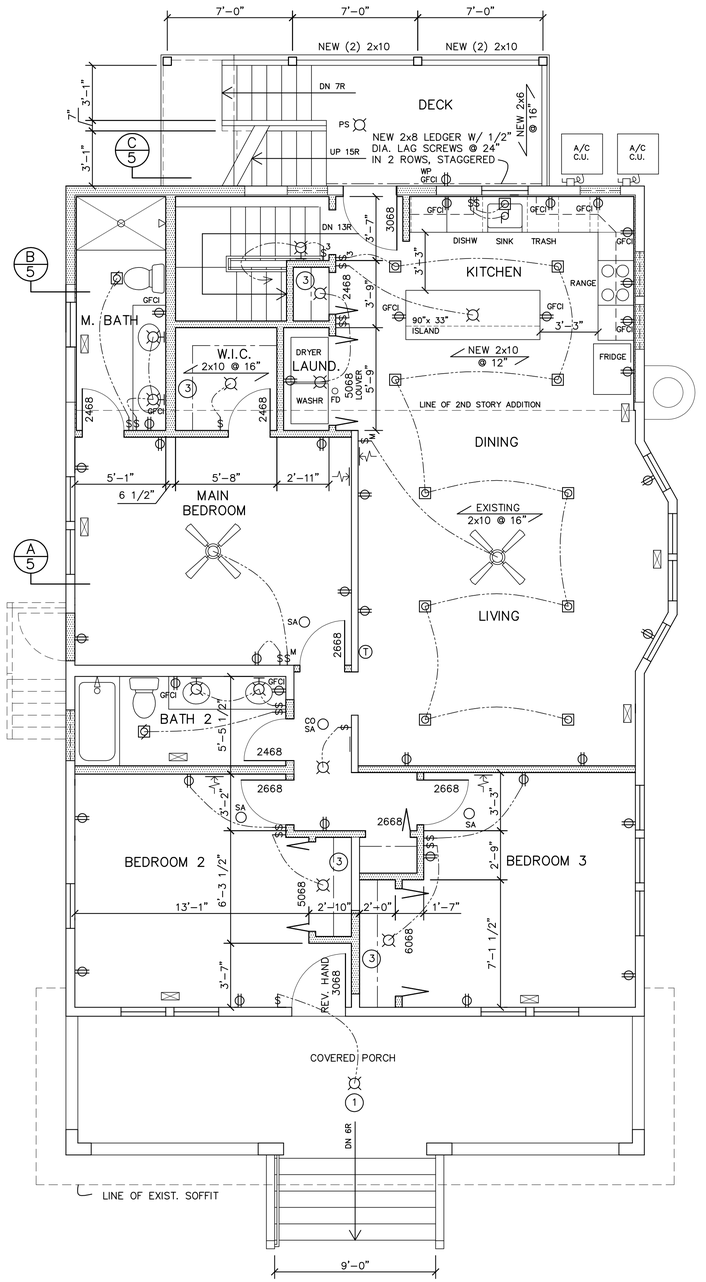
Attachment: Proposed Renovation Plans (249 E. Palatine Road - SU VAR 2 unit dwelling)



PROPOSED BASEMENT (UNIT 1) PLAN

NORTH

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

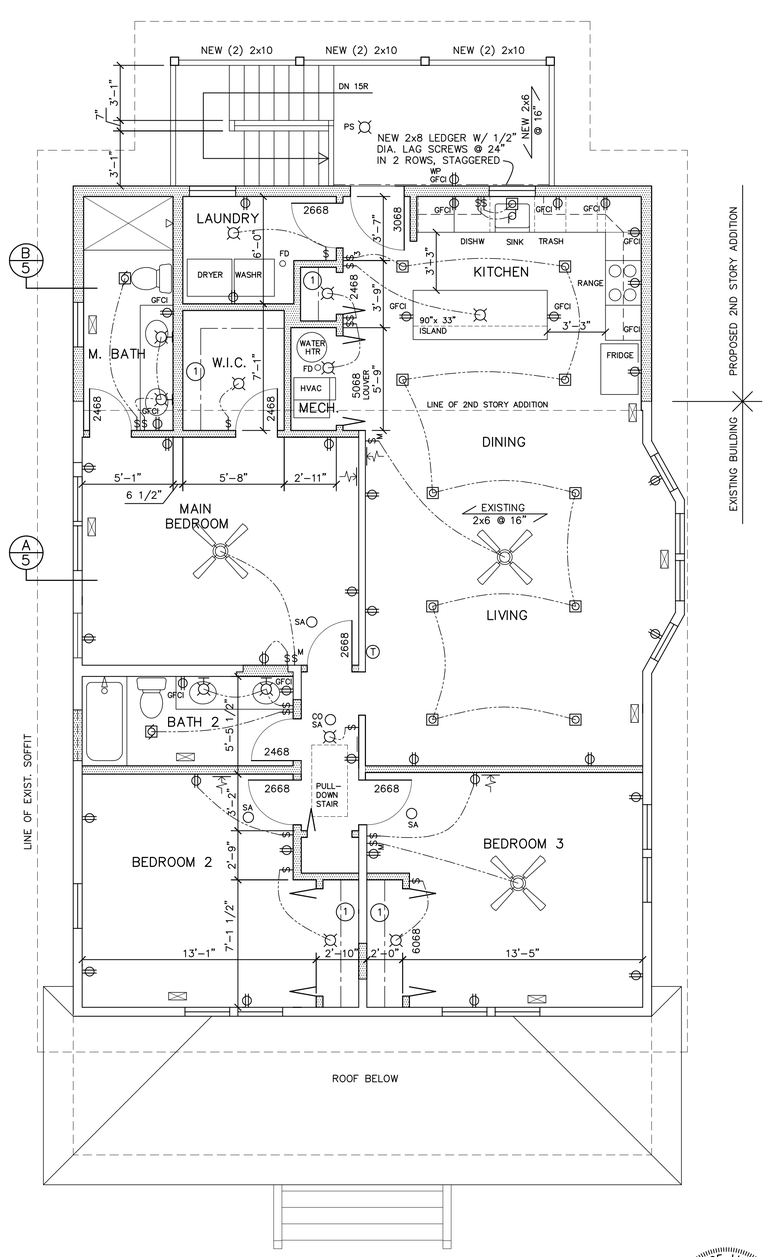


PROPOSED 1ST FLOOR (UNIT 1) PLAN

NORTH

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

AREA: 1,519 S.F.



PROPOSED 2ND FLOOR (UNIT 2) PLAN

NORTH

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

AREA: 1,519 S.F.

BASEMENT PLAN GENERAL NOTES

1. INSTALL ALL NEW PLUMBING, HVAC, & ELECTRIC PIPES, DUCTS, FIXTURES, & APPLIANCES.

BASEMENT PLAN KEYED NOTES

1. REPLACE EXISTING FRONT PORCH BRICK FDN. WALLS & FLOOR STRUCTURE W/ WOOD FRAMING & COMPOSITE FLOOR DECK.
2. INSTALL NEW WINDOW WELL, MIN. 9 S.F., W/ DRAIN TO EXISTING FDN. DRAIN TILE. ENLARGE EXIST. WINDOW OPENING FOR NEW CASEMENT EGRESS WINDOW.
3. SISTER NEW 2x10 JOIST(S) TO EXIST. JOISTS HAVING HOLES FOR PLUMBING WASTE PIPES.

1ST FLOOR PLAN GENERAL NOTES

1. INSTALL ALL NEW PLUMBING, HVAC, & ELECTRIC PIPES, FIXTURES, & APPLIANCES.

1ST FLOOR PLAN KEYED NOTES

1. REPLACE EXISTING FRONT PORCH TO CEILING.
2. FOLLOW AWC "DESIGN FOR CODE ACCEPTANCE– PRESCRIPTIVE RESIDENTIAL WOOD DECK CONSTRUCTION DECK CONSTRUCTION GUIDE" FOR FRONT & REAR DECKS & STAIRS.
3. NEW CLOSET ROD & SHELF.

2ND FLOOR PLAN GENERAL NOTES

1. INSTALL ALL NEW PLUMBING, HVAC, & ELECTRIC PIPES, FIXTURES, & APPLIANCES.
2. RESTORE OR REPLACE EXIST. MISSING/ ENTIRE SOFFIT.

2ND FLOOR PLAN KEYED NOTES

1. NEW CLOSET ROD & SHELF.

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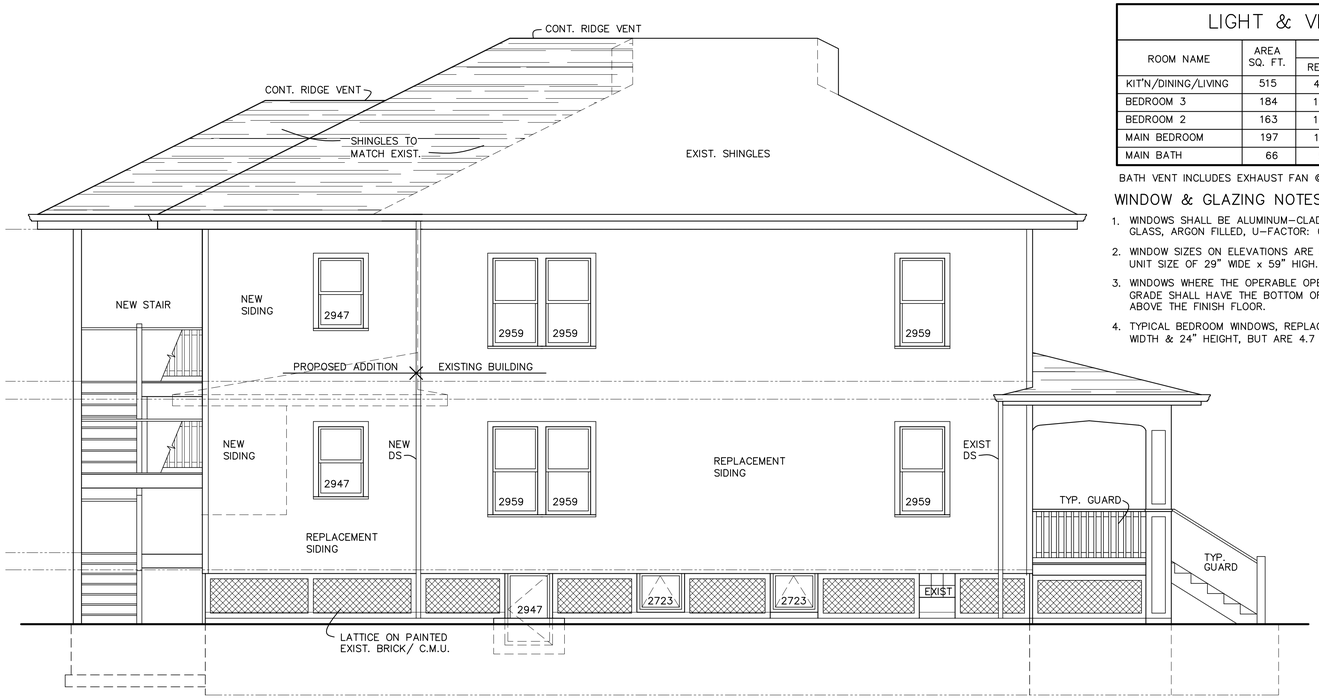
PROPOSED FLOOR PLANS

ALTERATIONS FOR
SIGNATURE TOWERS, INC.
249 E. PALATINE ROAD
PALATINE, IL 60067

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09/11/24 DCB

Attachment: Proposed Renovation Plans (249 E. Palatine Road - SU VAR 2 unit dwelling)



PROPOSED EAST (LEFT SIDE) ELEVATION

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

LIGHT & VENTILATION					
ROOM NAME	AREA SQ. FT.	GLASS (8%)		VENT (4%)	
		REQ'D	ACTUAL	REQ'D	ACTUAL
KIT'N/DINING/LIVING	515	41.2	43.1	20.6	23.0
BEDROOM 3	184	14.7	35.2	7.4	16.8
BEDROOM 2	163	13.0	26.4	6.5	14.1
MAIN BEDROOM	197	15.8	17.6	7.9	9.4
MAIN BATH	66	5.3	6.8	2.6	3.6

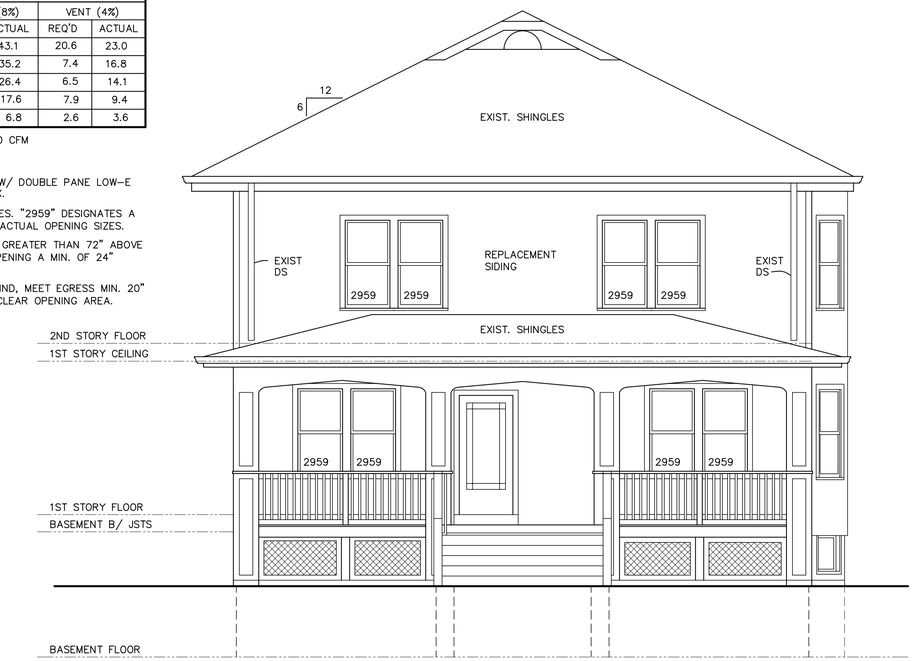
BATH VENT INCLUDES EXHAUST FAN @ MIN. 60 CFM

WINDOW & GLAZING NOTES

1. WINDOWS SHALL BE ALUMINUM-CLAD WOOD W/ DOUBLE PANE LOW-E GLASS, ARGON FILLED, U-FACTOR: 0.30 MAX.
2. WINDOW SIZES ON ELEVATIONS ARE UNIT SIZES. "2959" DESIGNATES A UNIT SIZE OF 29" WIDE x 59" HIGH. VERIFY ACTUAL OPENING SIZES.
3. WINDOWS WHERE THE OPERABLE OPENING IS GREATER THAN 72" ABOVE GRADE SHALL HAVE THE BOTTOM OF THE OPENING A MIN. OF 24" ABOVE THE FINISH FLOOR.
4. TYPICAL BEDROOM WINDOWS, REPLACED IN KIND, MEET EGRESS MIN. 20" WIDTH & 24" HEIGHT, BUT ARE 4.7 S.F. IN CLEAR OPENING AREA.

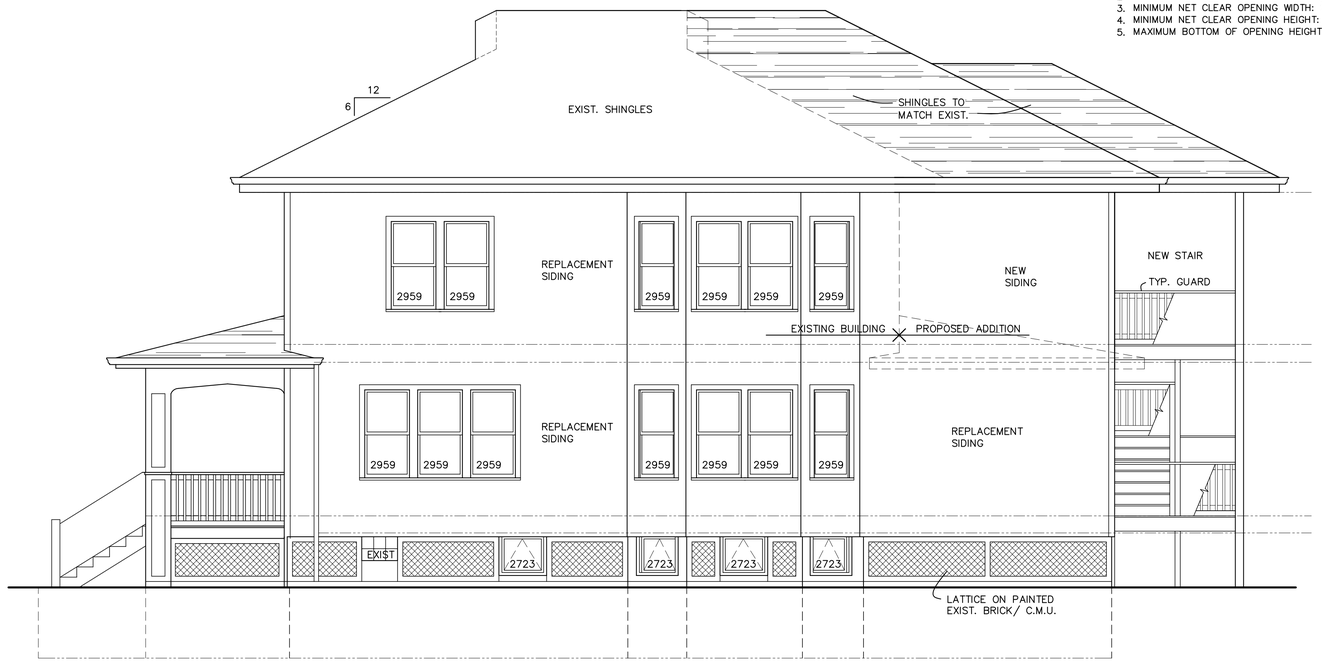
BASEMENT ESCAPE & RESCUE WINDOW NOTES

1. THE WINDOW SHALL BE OPERABLE FROM THE INSIDE WITHOUT SPECIAL KEYS, TOOLS, OR KNOWLEDGE.
2. MINIMUM NET CLEAR OPENING AREA: 5.7 S.F.
3. MINIMUM NET CLEAR OPENING WIDTH: 20"
4. MINIMUM NET CLEAR OPENING HEIGHT: 24"
5. MAXIMUM BOTTOM OF OPENING HEIGHT ABOVE FLOOR: 44"



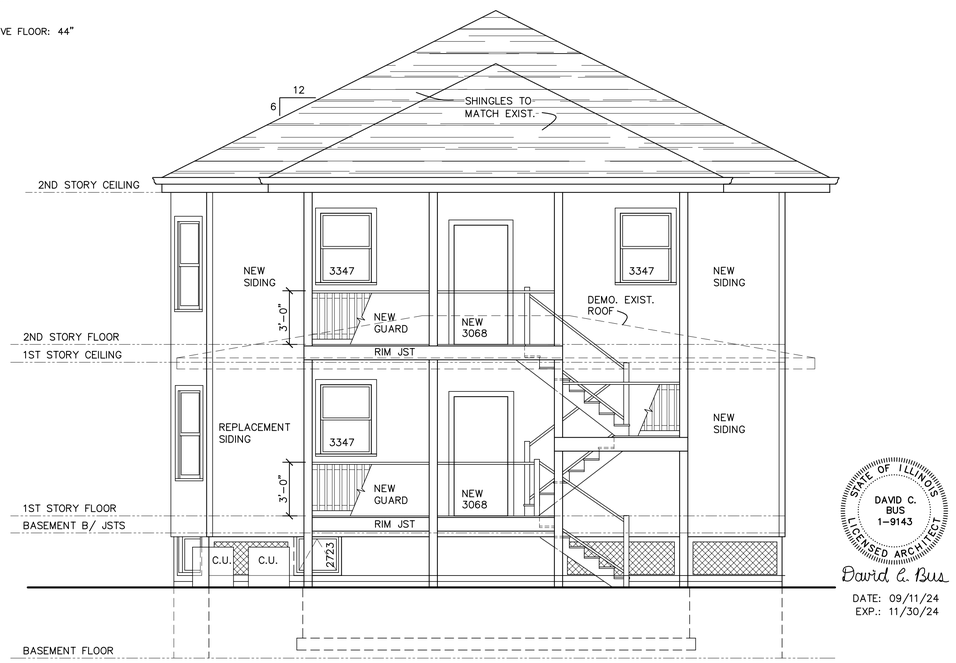
PROPOSED NORTH (FRONT) ELEVATION

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



PROPOSED WEST (RIGHT SIDE) ELEVATION

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



PROPOSED SOUTH (REAR) ELEVATION

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

STATE OF ILLINOIS
DAVID C. BUS
1-9143
LICENSED ARCHITECT

David C. Bus

DATE: 09/11/24
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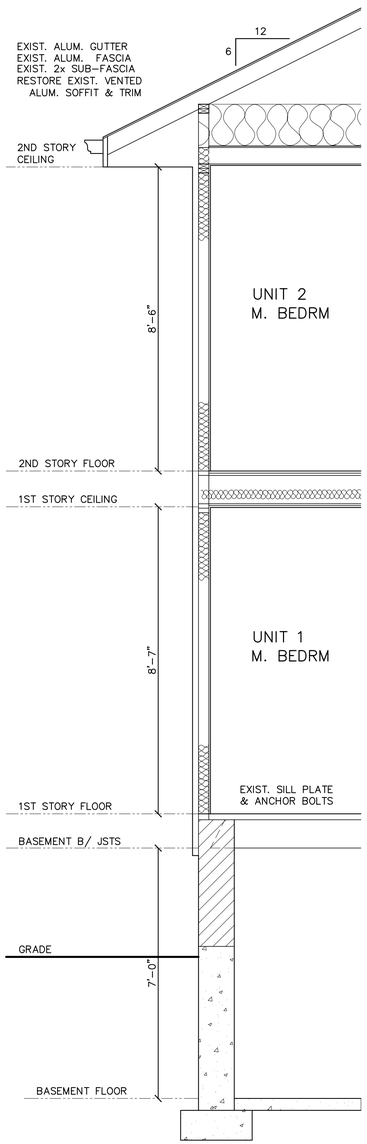
PROPOSED EXTERIOR ELEVATIONS

ALTERATIONS FOR
SIGNATURE TOWERS, INC.
249 E. PALATINE ROAD
PALATINE, IL 60067

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06/19/24 DCB

Attachment: Proposed Renovation Plans (249 E. Palatine Road - SU VAR 2 unit dwelling)



ROOF/ CLG. CONST.
EXIST. ASPHALT SHINGLES
EXIST. UNDERLAYMENT
EXIST. 1x6 ROOF BOARDS
EXIST. 2x6 RAFTERS @ 16"
NEW R-48 INSUL. ON ATTIC FLOOR
EXIST. 1x6 ATTIC FLOOR BOARDS
EXIST. 2x6 CEILING JOISTS @16"
REMOVE EXIST. FURRING & PLASTER
NEW 1/2" GYP. BD. W/ FINISH

WALL CONST.
REMOVE EXIST. ALUM. SIDING & WOOD-BASED SIDING
NEW EWP SIDING
NEW WEATHER BARRIER
EXIST. 2x4 WOOD STUDS @ 16"
REPLACE EXIST. CAVITY INSUL. W/ MIN. R-13 FIBERGLASS
REMOVE EXIST. FURRING & PLASTER
NEW 1/2" GYP. BD. W/ FINISH

FLOOR/CLG. CONST.
EQUAL TO UL DESIGN #L545 - 1 HR. STC 50

REPLACE EXIST. FLOOR COVERING
NEW 5/8" OSB SUBFLOOR
EXIST. WOOD SUBFLOOR
EXIST. 2x10 JOISTS @ 16"
REMOVE EXIST. FURRING & PLASTER
NEW 3" SOUND ATTENUATION BATTS
NEW RC-1 RESILIENT CHANNELS @ 16"
NEW 1/2" TYPE X GYP. BD.

WALL CONST.
SAME AS 2ND STORY

FLOOR/CLG. CONST.
REPLACE EXIST. FLOOR COVERING
EXIST. WOOD SUBFLOOR
EXIST. EXPOSED 2x10 JOISTS @ 16"

FOUNDATION WALL CONST.
NEW PLASTIC LATTICE
PAINT EXIST. BRICK
(3) WYTHES EXIST. BRICK ABOVE GRADE
EXIST. MOISTURE BARRIER ON 12" CONCRETE BELOW GRADE

FLOOR CONST.
EXIST. CONCRETE FLOOR

A/5 WALL SECTION
SCALE: 1/2" = 1'-0"

ROOF/ CLG. CONST.
ASPHALT SHINGLES TO MATCH EXIST.
NEW SYNTHETIC OR 15# FELT ROOFING UNDERLAYMENT
NEW ICE & WATER SHIELD AT HIPS & MIN. 24" PAST INTERIOR AT EAVES
NEW 5/8" OSB ROOF SHEATHING
NEW 2x6 RAFTERS @ 16"
NEW R-48 INSUL. ON ATTIC FLOOR
NEW OSB ATTIC FLOOR BOARDS
NEW 2x6 CEILING JOISTS @16"
NEW 1/2" GYP. BOARD W/ FINISH
NEW 1/2" GYP. BD. W/ FINISH

WALL CONST.
NEW EWP SIDING & TRIM
NEW 1-1'2" ZIP SYSTEM WEATHER BARRIER/ OSB/ R-6.6 INSUL
NEW 2x6 WOOD STUDS @ 16"
NEW R-21 CAVITY INSUL.
NEW 1/2" GYP. BD. W/ FINISH

FLOOR/CLG. CONST.
EQUAL TO UL DESIGN #L545 - 1 HR. STC 50

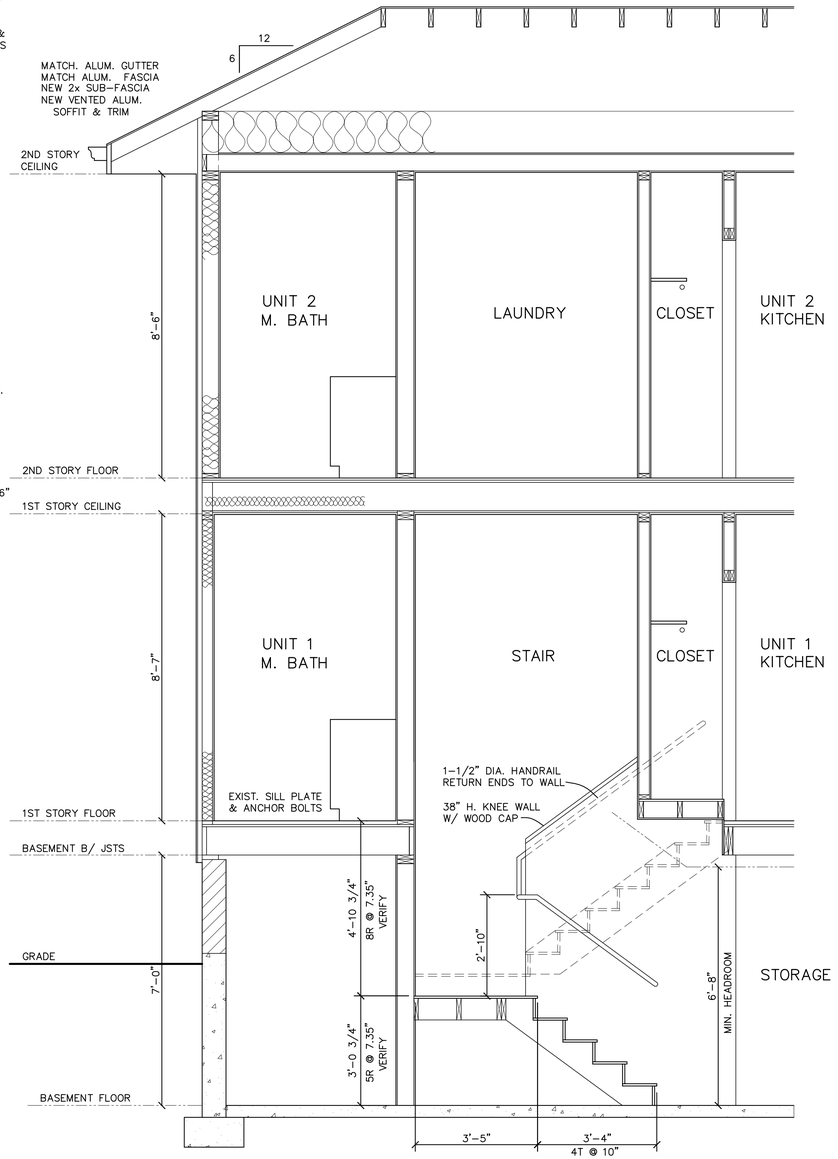
REMOVE EXIST. ROOF/ CEILING
NEW FLOOR COVERING
NEW 5/8" OSB SUBFLOOR
NEW MIN. 5/8" OSB SUBFLOOR
NEW 2x10 JOISTS @ 16"
NEW 3" SOUND ATTENUATION BATTS
NEW RC-1 RESILIENT CHANNELS @ 16"
NEW 1/2" TYPE X GYP. BD.

WALL CONST.
REMOVE EXIST. ALUM. SIDING & WOOD-BASED SIDING
NEW EWP SIDING
NEW 1-1'2" ZIP SYSTEM WEATHER BARRIER/ OSB/ R-6.6 INSUL
EXIST. 2x4 WOOD STUDS @ 16"
REPLACE EXIST. CAVITY INSUL. W/ MIN. R-13 FIBERGLASS
REMOVE EXIST. FURRING & PLASTER
NEW 1/2" GYP. BD. W/ FINISH

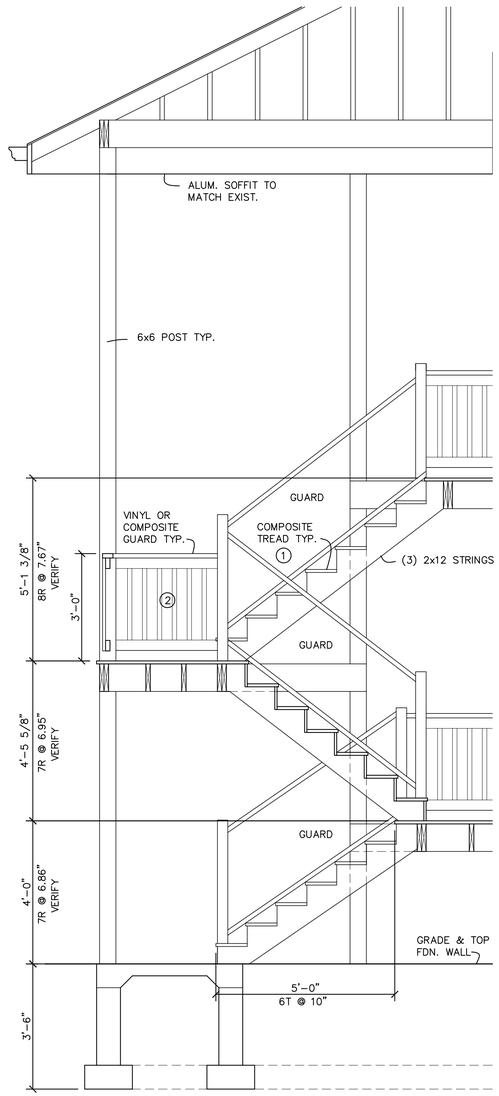
FLOOR/CLG. CONST.
REPLACE EXIST. FLOOR COVERING
EXIST. WOOD SUBFLOOR
EXIST. EXPOSED 2x10 JOISTS @ 16"

FOUNDATION WALL CONST.
NEW PLASTIC LATTICE
PAINT EXIST. BRICK
(2) WYTHES EXIST. BRICK ABOVE GRADE
EXIST. MOISTURE BARRIER ON 8" CONCRETE BELOW GRADE

FLOOR CONST.
EXIST. CONCRETE FLOOR



B/5 WALL/ STAIR SECTION
SCALE: 1/2" = 1'-0"



C/5 DECK/ STAIR SECTION
SCALE: 1/2" = 1'-0"

GENERAL DECK NOTES
1. ALL FRAMING LUMBER SHALL BE PRESSURE TREATED & ATTACHED USING HOT-DIPPED GALVANIZED CONNECTORS, BOLTS, SCREWS, OR RING-SHANK NAILS. CARRIAGE BOLTS ARE NOT PERMITTED.
2. GUARDRAIL & HANDRAIL SHALL BE ABLE TO WITHSTAND A HORIZONTALLY APPLIED NORMAL LOAD OF 200 POUNDS ON AN AREA EQUAL TO 1 S.F. INFILL COMPONENTS SUCH AS BALUSTERS SHALL BE ABLE TO WITHSTAND A HORIZONTALLY APPLIED NORMAL LOAD OF 50 POUNDS ON AN AREA EQUAL TO 1 S.F.

KEYED DECK NOTES
(1) CONSTRUCT STAIRS W/ (3) 2x12 STRINGERS, MIN. 10" TREADS & MAX. 7-3/4" RISERS. FASTEN TO CONC. PAD & WOOD DECK. INSTALL 1-1/2" DIA. HANDRAIL W/ ENDS RETURNING TO POSTS AT BOTTOM & TOP.
(2) SPACE GUARD BALUSTERS SO AS TO PREVENT PASSAGE OF A 4" DIA. SPHERE.

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WALL & STAIR SECTIONS

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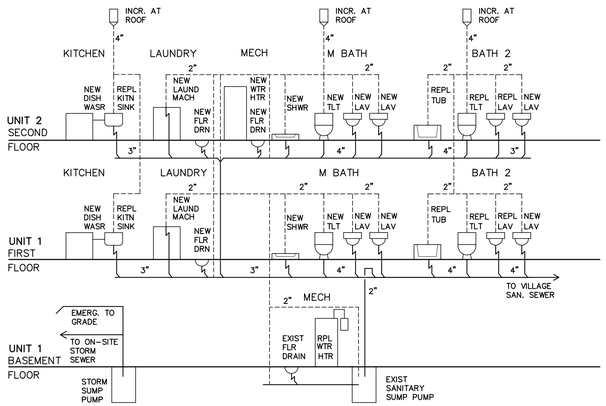
2216	5 OF 6
09/11/24 DCB	

Attachment: Proposed Renovation Plans (249 E. Palatine Road - SU VAR 2 unit dwelling)



EXISTING EAST (LEFT SIDE) ELEVATION

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

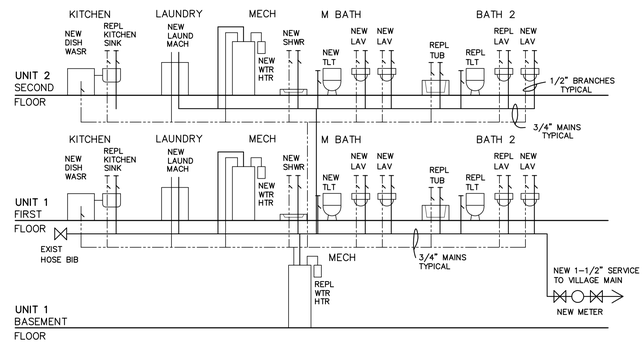


WASTE & VENT DIAGRAM

NO SCALE

COMPLY WITH ILLINOIS PLUMBING CODE & OTHER APPLICABLE CODES.

———— SCHEDULE 40 PVC WASTE PIPE (CAST IRON BELOW GROUND)
- - - - - - - - SCHEDULE 40 PVC VENT PIPE



WATER SUPPLY DIAGRAM

NO SCALE

———— COLD WATER SUPPLY
- - - - - - - - HOT WATER SUPPLY

WATER SUPPER PIPING SHALL BE TYPE L COPPER ABOVE GROUND, TYPE K COPPER BELOW GROUND

TOTAL WATER SUPPLY FIXTURE UNITS: 35

WATER SERVICE SIZING

EXISTING FIXTURES TO REPLACE/ RELOCATE	LOAD VALUE	NO. OF FIXTURES	WSFU COUNT
KITCHEN SINK	2	2	4
DISHWASHER	1	1	1
LAUNDRY MACHINE	2	1	2
TOILET	3	2	6
BATHTUB/SHOWER	2	2	4
LAVATORY (SINK)	1	2	2
SUBTOTAL			19
NEW/ (DELETED) FIXTURES			
DISHWASHER	1	1	1
LAUNDRY MACHINE	2	1	2
(LAUNDRY TUB)	3	1	(3)
TOILET	3	2	6
SHOWER STALL	2	2	4
LAVATORY (SINK)	1	6	6
SUBTOTAL			16
TOTAL W.S.F.U.			35

REQUIRED PIPE SIZE FOR 35-59 W.S.F.U.: 1-1/4"
EXISTING WATER SERVICE PIPE SIZE: 3/4"
PROPOSED WATER SERVICE PIPE SIZE: 1-1/2"

PLUMBING NOTES

1. PROVIDE SHUT-OFF VALVES TO ALL FIXTURES
2. PROVIDE 12" AIR CHAMBERS TO ALL FIXTURES AND 18" TO SECOND FLOOR RISERS.
3. NEW SHOWER VALVES SHALL BE NON-SCALD, TEMP. BALANCED TYPE.
4. DO NOT EXCEED 20' OF 2" SINK & LAV WASTE & VENT LINES.
5. WATER HEATERS SHALL HAVE T&P RELIEF & VACUUM BREAKER.

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PLUMBING DIAGRAMS
EXISTING EAST ELEVATION

ALTERATIONS FOR
SIGNATURE TOWERS, INC.
249 E. PALATINE ROAD
PALATINE, IL 60067

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FRONT (NORTH) ELEVATION



CLOSEUP OF FRONT PORCH

Attachment: Existing Conditions (249 E. Palatine Road - SU VAR 2 unit dwelling)



LOOKING SOUTHEAST



LOOKING NORTHEAST



LOOKING WEST



LOOKING NORTH

CERTIFICATE OF PUBLICATION

DES PLAINES JOURNAL, INC., a corporation organized and existing under and by virtue of the laws of the State of Illinois, does hereby CERTIFY that it is the publisher of the:

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

and that said newspaper(s) is a secular newspaper of general circulation and has been published weekly in the

(Village) (Town) (City) (Township) of PALATINE 249 E. PALATINE RD.

(●) ( ) ( ) ( )

County of COOK

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

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 25TH day of DECEMBER, A.D. 20 24., and the last publication thereof was made on the 25TH day of DECEMBER, A.D. 20 24.

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

- [x] Des Plaines Journal
- [x] Elk Grove Village Journal
- [x] Mt. Prospect Journal
- [x] Niles Journal
- [x] Park Ridge-Golf Mill Journal
- [x] Prospect Heights Journal
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- [x] Palatine Topics
- [x] Rolling Meadows Topics
- [x] Wheeling Topics
- [ ] Suburban Journal
- [ ] Northwest Journal
- [x] Glenview Journal

"OFFICIAL SEAL"
MARY ALICE WENZL
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 07/15/2025

Mary Alice Wenzl

IN WITNESS WHEREOF, **THE DES PLAINES JOURNAL, INC.**, has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 25TH day of DECEMBER A.D., 20 24.

By Todd Wessell

President
Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 25TH day of DECEMBER A.D., 20 24.

My commission expires the 15TH day of JULY A.D., 20 25.

Attachment: Public Notice (249 E. Palatine Road - SU VAR 2 unit dwelling)

VILLAGE OF PALATINE

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 01/14/25 07:00 PM

STAFF REPORT (ID # 9528)

1572 N Rand Road

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Chris George, Who Brew LLC

PLAN NUMBER: SU-000144-2024

BACKGROUND:

The Subject Property (2 separate lots) is zoned B-2 (general business) was annexed in 1996, with a lot area approximately 0.92 acres. The current use contains a restaurant with a drive-thru and a vacant lot in the rear. The Petitioner is proposing to demolish the existing building and construct a drive-thru only coffee shop - 7 Brew. Therefore, the Petitioner is requesting:

Special Use to permit a restaurant, with a drive-thru

Surrounding Zoning/Uses:

North:	B-5 Highway Business District
South:	B-2 General Business District
East:	Planned Development – Park Place Subdivision
West:	Planned Development – Multi-Family Residential

KEY ISSUES:

- The proposed plans would redevelop the existing parcels and construct a primary building (approximately 510 square feet) and a standalone storage cooler building (approximately 238 square feet). Both buildings meet the minimum required B-2 setbacks.
- The proposed parking lot extends from its current condition encroaching into parcel 2 at the rear. The lot does not meet the required 5-foot side yard setbacks however this is an existing condition would not be not extended into the side yard.
- The site plan consists of 2 drive-thru lanes and an escape lane. Lane widths and

parking spaces all meet the minimum code requirements. The drive-thru lanes provide 24 stacking spaces, while the code requires only requires a minimum of 7 spaces.

- Solid 8-foot fencing should be required across the rear of the property as it is directly adjacent to residentially zoned property.
- The site plan indicates the existing access driveways on Rand Road will remain.
- There is a billboard on the Subject Property, which existed at the time of annexation of this area of the Village of Palatine in 1996. Billboards and off-site signage are prohibited through the Zoning Ordinance. As part of the Special Use review, the underlying property owner has agreed to the billboard's removal. This will enhance not only the site for the proposed redevelopment, but will also continue the removal of off-site signage along the Dundee Road and Road corridors, as redevelopment continues.

Business Operations

- The proposed hours of operation are 10 AM to 10 PM daily, with a total of 5 employees at peak times and an estimate 1,125 customers per day. Per the business plan, the store will be drive-thru only.
- The proposed drive-thru is unique, as it is 2 lane drive-thru throughout. Orders will be walked to vehicles on the inside of each lane by staff.
- The proposed restaurant use, carry-out only, follows the 1/300 SF parking requirements. At 510 square feet, the use requires 2 parking spaces. The proposed site plan provides 12 spaces.
- Per code the site can have up to 162 square feet of signage. The proposal shows the following which meets code:

SIGNS	SQ. FOOTAGE
Free Standing Sign	-
Attached Front Elevation	12.0
Attached West Elevation	31.67
Attached East Elevation	31.67
Total Square Footage	75.34
Total Permitted	162

STANDARDS FOR SPECIAL USE: Since this Petition is not for a use publicly operated or traditionally affected with the public interest, those standards under Section 14.05 D (2) and (3) are applicable. Specifically, the Petitioners must show that the

Special Use, if granted, is so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected and will not cause substantial injury to the value of other property in the neighborhood in which it is located. The Petitioners have attempted to address the required standards.

STAFF RECOMMENDATION:

As an existing circumstance, there is a billboard on the subject property, which the property owner has agreed to remove. The proposed drive-through use and coffee shop is consistent with both many of the surrounding uses in this area of the Rand Road corridor and the current drive-through restaurant. The proposed site plan meets or exceeds all of the Village's minimum zoning requirements. Additionally, there is approximately 90 feet of greenspace from the adjacent residential lots to the west . Therefore, Staff recommends approval of the proposed Special Use, subject to the following conditions:

1. The Special Use shall substantially conform to the plans prepared by Toth & Associates submitted 11/12/2024, floor plan and elevations prepared by Veritas Architecture and Design dated 8/29/2024 and the business plan submitted by the Petitioner, except as such plans may be changed to conform to Village Codes and Ordinances.

2. The traffic directional signage plan shall be submitted in a manner acceptable to the Village Engineer.

3. The final landscaping plan shall be submitted in a manner acceptable to the Director of Planning and Zoning.

4. A MWRD permit shall be required or a permit determination letter stating that a MWRD permit is not required. Cash in Lieu of Detention fee, as outlined in Section 8.08 of Appendix B of the Village Code of Ordinances, will be required if the MWRD does not mandate detention.

5. IDOT Permit will be required if any work is within the right of way of Rand Road.

6. As a condition of the Special Use review, the property owner shall effectuate the removal of the existing billboard in the southeast corner of the property, along Rand Road, no later than 12/31/2027 in a manner acceptable to the Village. The removal will include both any necessary permitting and site restoration, also in a manner acceptable to the Village. Any existing billboard lease rights regarding the billboard shall also not be extended past the 2027 deadline.

ATTACHMENTS:

- Aerial Map
- Application

- Plat of Survey
- Site Plans
- Floor and Elevation Plans
- Business Plan
- Employee Location Map
- Public Notice

GISConsortium

1572 N. Rand Road



Attachment: Aerial Map (1572 N Rand Road - SU Coffee Shop w drive-thru)

0 200 400 ft

Print Date: 1/3/2025

Notes

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

VILLAGE OF PALATINE

SPECIAL USE APPLICATION

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

Petitioner Name

Chris George

Business Name (if applicable)

Who Brew LLC

Subject Property Address

1572 N Rand Road

Please provide a description of your proposed request:

Petitioner is proposing a freestanding 7 Brew double drive thru for 1572 N Rand Rd, Palatine, IL. The project consists of demolishing the existing single story restaurant building and replacing with a 510 sq. ft. modular building, a 238 sq. ft. cooler and dry storage area located adjacent to the building and a prefab trash enclosure on the site. The building, cooler and trash corral will consist of the same exterior façade material. The site plan consists of 7 Brew's prototypical double drive-thru lane configuration with 12 parking stalls, including 1 ADA parking stall.

Petitioner Justification

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

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

7 Brew Drive-Thru Coffee is a drive-thru coffee concept where there is no indoor dining or walk up service. Due to this, a drive-thru special use approval is necessary for 7 Brew Drive Thru Coffee to operate its business at this location.

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

The use is designed, located and proposed to be operated that the public health, safety and welfare will be protected. 7 Brew Drive Thru Coffee is a drive thru coffee concept that has its team members in taking orders on iPads at customers car windows instead of a traditional speaker box. This allows our team members to help direct traffic in the double drive-thru configuration and keep everyone safe while there are cars in the drive-thru lanes. The parking on-site is meant for team members working at the stand, as there is no indoor service and the only way to place an order is through the drive-thru.

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

7 Brew Drive-Thru Coffee and granting of the special use to allow for a drive-thru will not cause substantial injury to nearby property values. 1572 N Rand Rd is zoned B-2 General Business. The adjacent users are all retail in nature and include other drive-thru uses, including McDonald's and several banks. The addition of 7 Brew Drive-Thru Coffee will not have a negative impact to adjacent property values as its use is consistent with adjacent properties.

Attachment: Application (1572 N Rand Road - SU Coffee Shop w drive-thru)

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

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

a. Will meet the following aesthetic criteria:

i. Will not destroy existing vistas in the area;

ii. Will enhance the appearance of the homes and the streets in the area; and

iii. Will not detract from the overall appearance of the community; or

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

Attachment: Application (1572 N Rand Road - SU Coffee Shop w drive-thru)

PLAT OF SURVEY

GEORGE D. HARKER & ASSOCIATES • Licensed Professional Land Surveyor / Consultant

1800 WOODLAND AVENUE PARK RIDGE, ILLINOIS 60068-1909 PHONE: 847 696 2480
FAX: 847 825 7636

Legal Description:

Permanent Real Estate Tax Index No. 02-12-100-081

Parcel One:

That part of the Northwest 1/4 of Section 12, Township 42 North, Range 10 East of the 3rd Principal Meridian lying Southwesterly of the center line of Rand Road, bounded by a line described as follows: Beginning at a point on the center line of Rand Road, 1107.20 feet Southeasterly of the intersection of said center line with the North line of said Northwest 1/4; thence Southwesterly along a line forming an angle of 89 degrees 25 minutes, as measured from Southeast to Southwest with the center line of Rand Road, 250.05 feet; thence Northwesterly parallel with the center line of Rand Road, 108.0 feet; thence Northeasterly parallel with said line forming an angle of 89 degrees 25 minutes with the center line of Rand Road, 250.05 feet to a point on the center line of Rand Road which is 999.20 feet Southeasterly of the intersection of said center line with the North line of said Northwest 1/4; thence Southeasterly along the center line of said road, 108.0 feet to the place of beginning, excepting therefrom that part thereof taken or used for public roads, in Cook County, Illinois.

Area within Parcel One: 21,005.4 sq. ft. or 0.4822 acres.

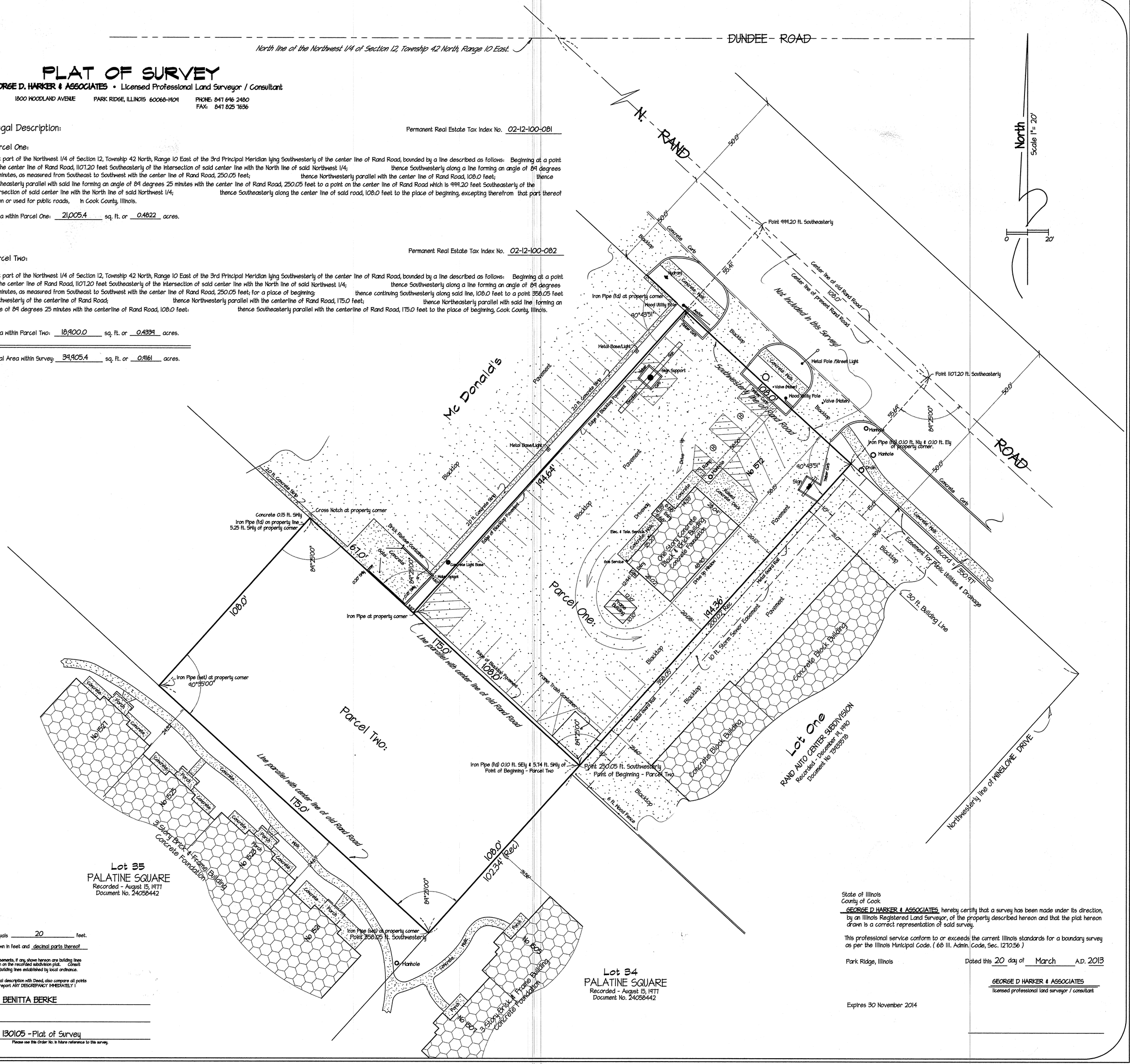
Permanent Real Estate Tax Index No. 02-12-100-082

Parcel Two:

That part of the Northwest 1/4 of Section 12, Township 42 North, Range 10 East of the 3rd Principal Meridian lying Southwesterly of the center line of Rand Road, bounded by a line described as follows: Beginning at a point on the center line of Rand Road, 1107.20 feet Southeasterly of the intersection of said center line with the North line of said Northwest 1/4; thence Southwesterly along a line forming an angle of 89 degrees 25 minutes, as measured from Southeast to Southwest with the center line of Rand Road, 250.05 feet; for a place of beginning; thence continuing Southwesterly along said line, 108.0 feet to a point 358.05 feet Southwesterly of the centerline of Rand Road; thence Northwesterly parallel with the centerline of Rand Road, 175.0 feet; thence Northeasterly parallel with said line forming an angle of 89 degrees 25 minutes with the centerline of Rand Road, 108.0 feet: thence Southeasterly parallel with the centerline of Rand Road, 175.0 feet to the place of beginning, Cook County, Illinois.

Area within Parcel Two: 18,900.0 sq. ft. or 0.4339 acres.

Total Area within Survey: 39,905.4 sq. ft. or 0.9161 acres.



SCALE: 1 inch equals 20 feet.

Distance are shown in feet and decimal parts thereof

Building lines and easements, if any, shown hereon are building lines and easements shown on the recorded subdivision plat. Consult local authorities for building lines established by local ordinance.

Please compare legal description with Deed, also compare all points before building and report ANY DISCREPANCY IMMEDIATELY !

ORDERED BY: BENITTA BERKE

ORDERED FOR:

ORDER No: 130105 - Plat of Survey
Please use this Order No. in future reference to this survey.

State of Illinois
County of Cook

GEORGE D HARKER & ASSOCIATES hereby certify that a survey has been made under its direction, by an Illinois Registered Land Surveyor, of the property described hereon and that the plat hereon drawn is a correct representation of said survey.

This professional service conform to or exceeds the current Illinois standards for a boundary survey as per the Illinois Municipal Code. (68 Ill. Admin. Code, Sec. 1270.56)

Park Ridge, Illinois

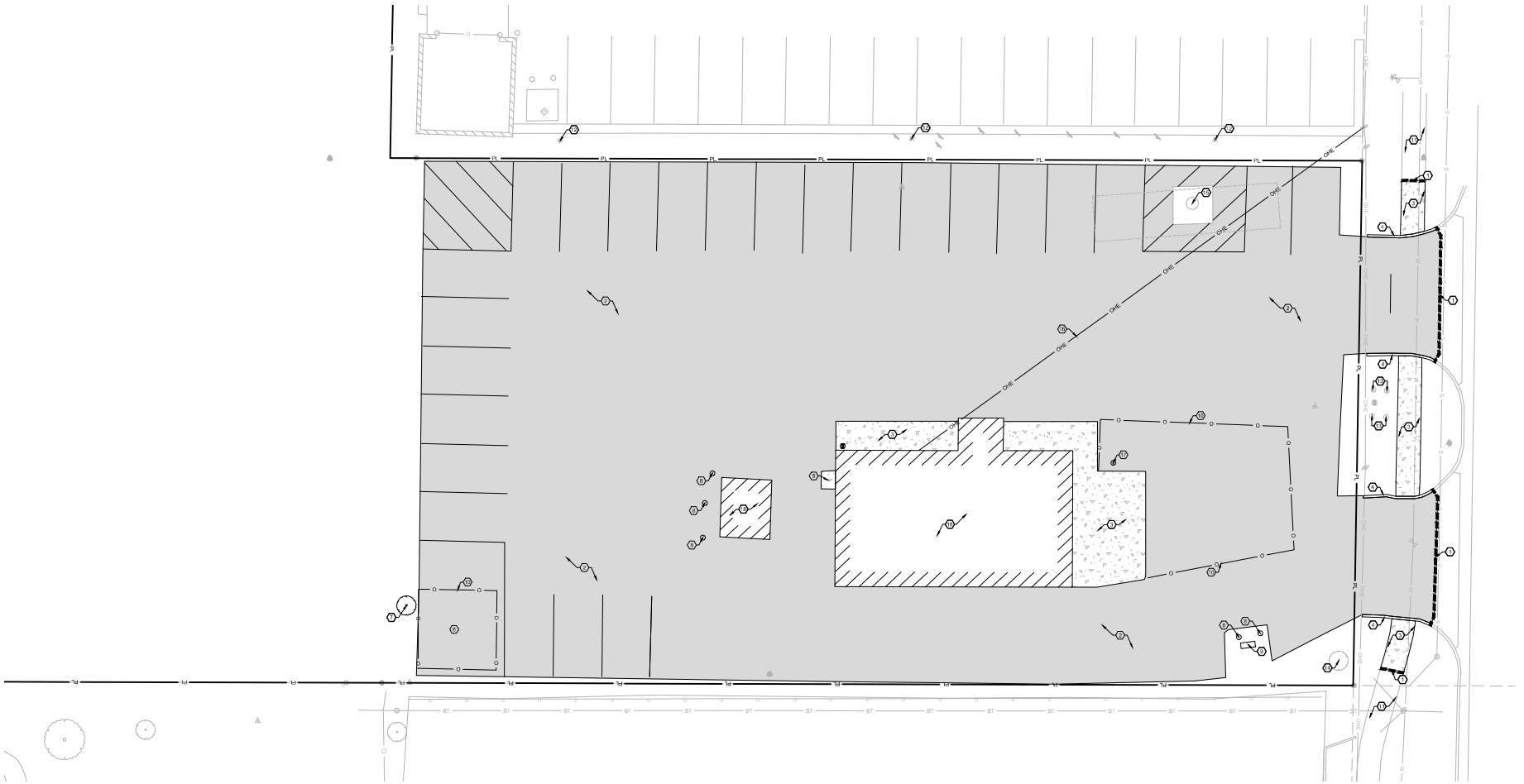
Dated this 20 day of March A.D. 2013

GEORGE D HARKER & ASSOCIATES
licensed professional land surveyor / consultant

Expires 30 November 2014

Feet & Inches / Decimal Equivalents

Attachment: Plat of Survey (1572 N Rand Road - SU Coffee Shop w drive-thru)



HATCH LEGEND:

= ASPHALT AREA TO BE REMOVED.

= CONCRETE AREA TO BE REMOVED.

KEY NOTES:

1. SAW CUT CLEAN EDGE FOR PAVEMENT REMOVAL. PROTECT EDGE OF PAVEMENT DURING CONSTRUCTION.
2. REMOVE 20,856 S.F. ± OF ASPHALT PAVEMENT.
3. REMOVE 684 S.F. ± OF CONCRETE SIDEWALKS.
4. REMOVE 60 L.F. ± OF CONCRETE CURB.
5. REMOVE 11 S.F. ± OF CONCRETE RAMP.
6. REMOVE TRASH ENCLOSURE, BOLLARD & FOUNDATION.
7. REMOVE TREE.
8. REMOVE BOLLARDS, TYPICAL.
9. REMOVE SIGN POST AND FOUNDATION.
10. REMOVE WOOD FENCE.
11. EXISTING SIDEWALK, DO NOT DISTURB.
12. EXISTING LIGHT POLE WITH CONCRETE BASE, DO NOT DISTURB.
13. EXISTING BOLLARD, TO REMAIN.
14. EXISTING TREE, DO NOT DISTURB.
15. EXISTING BILLBOARD POST AND FOUNDATION, TO REMAIN.
16. OVERHEAD ELECTRIC TO BE RELOCATED BY UTILITY COMPANY.
17. REMOVE SANITARY MANHOLE PER UTILITY COMPANY.
18. REMOVE BUILDING, BUILDING FOUNDATION, UTILITIES ASSOCIATED WITH THE BUILDING AND ANY UNSUITABLE MATERIALS UNDER THE BUILDING STRUCTURE. CONTRACTOR TO REMOVE EXISTING MATERIALS AND REPLACE WITH COMPACTED SUITABLE MATERIALS IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.

H. SCALE: 1" = 10'

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TOTH & ASSOCIATES
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ILF 636200681
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SEVEN BREW COFFEE DRIVE THRU

PRELIMINARY
FOR REVIEW AND DISCUSSION ONLY

ENGINEER OF RECORD:
NAME: MATTHEW STEVEN MILLER
LICENSE NO.: IL. #PE 062 065164

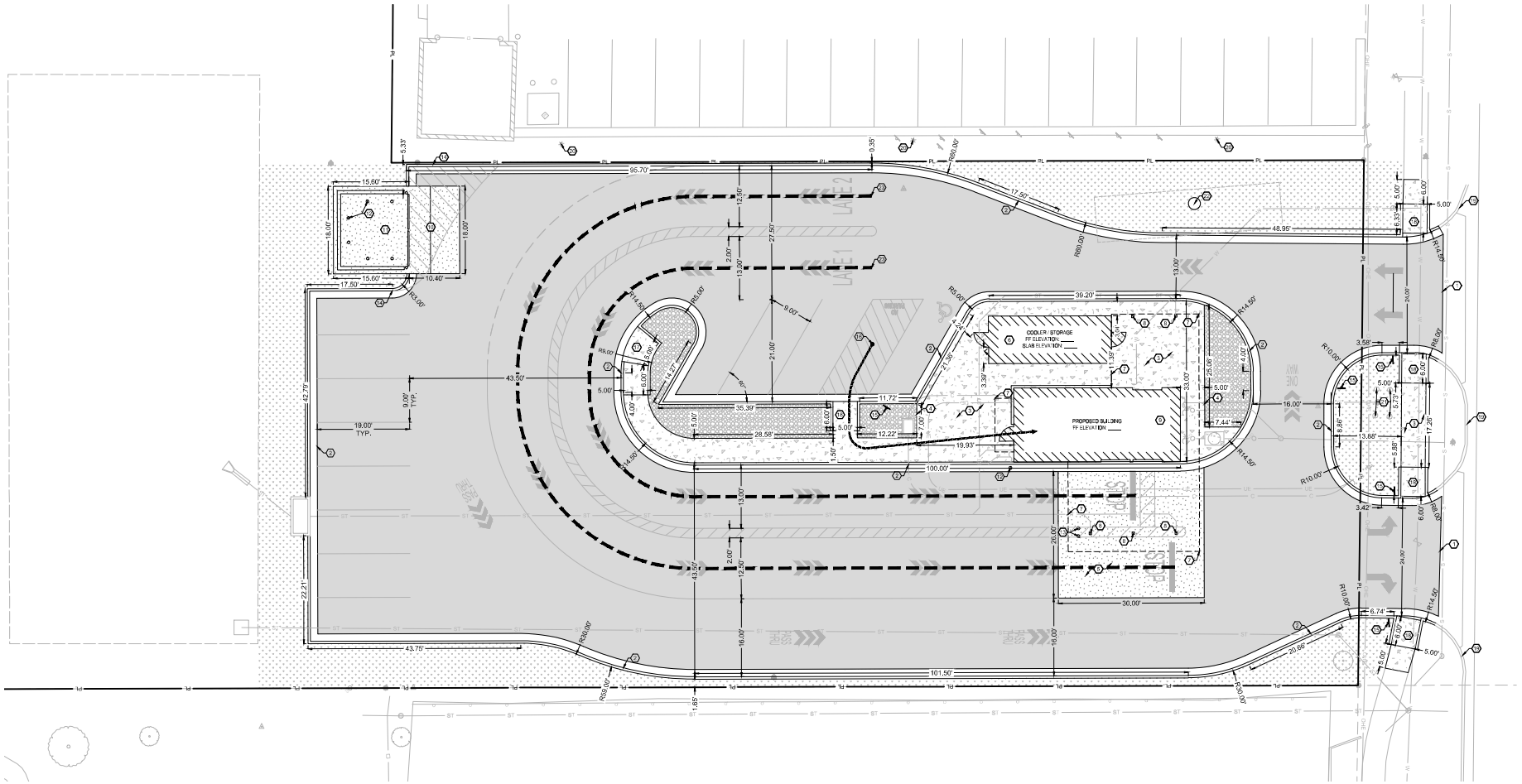
PROJECT NUMBER:
104 061

REVISION:

7 BREW COFFEE
PALATINE, IL 03
N RAND RD
PALATINE, ILLINOIS

C1.1
DEMOLITION PLAN

DATE: DATE



HATCH LEGEND:

- = ASPHALT PAVEMENT PER DETAIL 2.06, SHEET C7.1.
- = CONCRETE SIDEWALK PER SIDEWALK DETAIL 2.02, SHEET C7.1.
- = CONCRETE PAVEMENT PER CONCRETE PAVEMENT DETAIL 2.03 AND 2.05, SHEET C7.1.
- = TURF GRASS SOD. INSTALL PER SUPPLIER'S INSTALLATION INSTRUCTIONS.
- = LANDSCAPE ROCK. PLACE 6" OF 1" - 2" RIVER ROCK OVER COMMERCIAL GRADE WEED FABRIC.

KEY NOTES:

1. MATCH EXISTING PAVEMENT.
2. CONCRETE CURB & GUTTER PER DETAIL 2.01, SHEET C7.1.
3. SIDEWALK PER DETAIL 2.02, SHEET C7.1.
4. EDGE OF CONCRETE SLAB TO BE THICKENED CONCRETE PER STOOP/WALK EDGE DETAIL 2.04, SHEET C7.1.
5. CONCRETE PAVEMENT PER CONCRETE PAVEMENT DETAILS 2.03 & 2.05, SHEET C7.1.
6. REMOTE COOLER LOCATION, COOLER TO BE INSTALLED ON 4" THICK CONCRETE PAD WITH THICKENED EDGE PER STRUCTURAL PLANS.
7. BUILDING CANOPY OUTLINE.
8. CANOPY COLUMNS LOCATIONS, TYPICAL.
9. BUILDING FOUNDATION WALL AND FOOTING PER STRUCTURAL PLANS.
10. CONCRETE PAVEMENT FOR TRASH ENCLOSURE PER CONCRETE PAVEMENT DETAILS 2.03 & 2.05, SHEET C7.1.
11. TRASH ENCLOSURE AND GATE, PER ARCHITECTURAL PLANS.
12. 6" PIPE BOLLARD, TYPICAL PER DETAIL 2.09, SHEET C7.1.
13. 3" PIPE BOLLARD, TYPICAL PER DETAIL 2.09, SHEET C7.1.
14. INSTALL CURB TRANSITION PER DETAIL 2.15, SHEET C7.2.
15. SIGN, SEE SHEET C8.1.
16. ACCESSIBLE PATH FROM PARKING TO BUILDING.
17. TYPE 2 MODIFIED ADA CURB RAMP PER DETAIL 2.12, SHEET C7.2.
18. TYPE 4 ADA CURB RAMP PER DETAIL 2.14, SHEET C7.2.
19. EXISTING CURB AND GUTTER, DO NOT DISTURB.
20. EXISTING LIGHT POLE, TO REMAIN.
21. EXISTING BOLLARDS, TO REMAIN.
22. EXISTING BILLBOARD TO REMAIN.
23. POINT OF SERVICE, 199 FT. = TOTAL QUEUING LENGTH LANE 1. 254 FT. = TOTAL QUEUING LENGTH LANE 2.

PROPOSED USE:

RESTAURANT WITH DRIVE THRU.

ZONING:

ZONING: B-2, GENERAL BUSINESS.

PARKING REQUIREMENTS:

1 SPACE PER EMPLOYEE DURING LARGEST SHIFT = 7 STALLS.
PROVIDED = 12 STALLS, 11 STANDARD AND 1 ADA.

STORMWATER NOTES:

PRE-PROJECT IMPERVIOUS AREA	= 20,040 S.F.
PRE-PROJECT PERVIOUS AREA	= 19,506 S.F.
POST-PROJECT IMPERVIOUS AREA	= 20,188 S.F.
POST-PROJECT PERVIOUS AREA	= 19,358 S.F.

NOTE:
CALCULATIONS PROVIDED FOR IMPERVIOUS SURFACE LIMITS ARE THE PROPERTY LINES.

BUILDING AND LOT DATA:

PROJECT FOOTPRINT	38,546 S.F.	= 0.91 ACRES
PROPOSED BUILDING (1 STORY) - RETAIL =		515 S.F.
REMOTE COOLER	=	247 S.F.
CONSTRUCTION TYPE: V-B		

QUANTITIES

CURB & GUTTER:	997 L.F.
ASPHALT PAVEMENT:	15,566 S.F.
8" CONCRETE PAVEMENT:	1,250 S.F.
4" CONCRETE SIDEWALK:	1,775 S.F.
TURF GRASS SOD:	3,889 S.F.
LANDSCAPING ROCK:	640 S.F.

H. SCALE: 1" = 10'

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SEVEN BREW COFFEE DRIVE THRU

PRELIMINARY FOR REVIEW AND DISCUSSION ONLY

ENGINEER OF RECORD:
NAME: MATTHEW STEVEN MILLER
LICENSE NO.: IL. *PE 062 065164

PROJECT NUMBER:
104 061

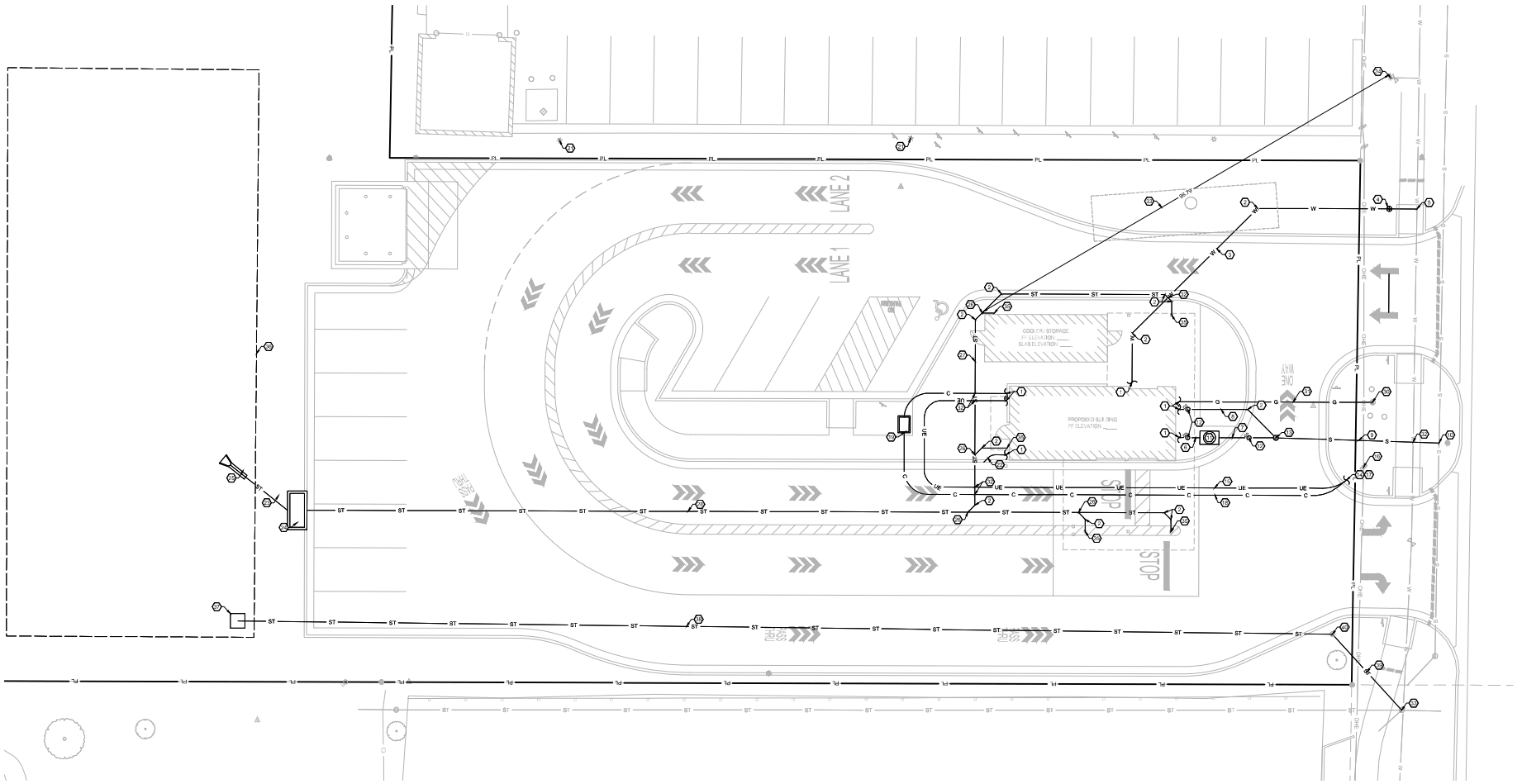
REVISION:

7 BREW COFFEE
PALATINE, IL 03
N RAND RD
PALATINE, ILLINOIS

C2.1
SITE PLA

DATE: DATE

Attachment: Site Plans (1572 N Rand Road - SU Coffee Shop w drive-thru)



KEY NOTES:

1. CONTINUATION OF UTILITY TO BUILDING.
2. INSTALL 45° BEND, TYPICAL.
3. INSTALL 80 L.F. ± OF 1" K COPPER PIPE WATER LINE TO BE INSTALLED BY CONTRACTOR FROM WATER METER TO BUILDING PER PIPE INSTALLATION DETAIL 4.01, SHEET C7.2.
4. 1" WATER METER TO BE INSTALLED BY WATER UTILITY PROVIDER, CONTRACTOR TO CONFIRM FINAL WATER METER LOCATION WITH THE WATER UTILITY PROVIDER PRIOR TO INSTALLATION OF WATER SERVICE LINE.
5. CONNECTION OF WATER SERVICE TO BE COORDINATED WITH WATER PROVIDER.
6. INSTALL 5 L.F. ± OF 4" SCH. 40 PVC SANITARY SEWER SERVICE AT A MINIMUM SLOPE OF 1.00% PER PIPE INSTALLATION DETAIL 4.01 SHEET C7.2.
7. INSTALL 10 L.F. ± OF 4" SCH. 40 PVC SANITARY SEWER SERVICE AT A MINIMUM SLOPE OF 1.00% PER PIPE INSTALLATION DETAIL 4.01 SHEET C7.2.
8. INSTALL 25 L.F. ± OF 4" SCH. 40 PVC SANITARY SEWER SERVICE AT A MINIMUM SLOPE OF 1.00% PER PIPE INSTALLATION DETAIL 4.01 SHEET C7.2.
9. INSTALL 40 L.F. ± OF 4" SCH. 40 PVC SANITARY SEWER SERVICE AT A MINIMUM SLOPE OF 1.00% PER PIPE INSTALLATION DETAIL 4.01, SHEET C7.2.
10. CONTRACTOR TO CONNECT 4" SCH. 40 PVC SANITARY SEWER SERVICE LINE TO EXISTING SEWER LATERAL. CONTRACTOR TO VERIFY DEPTH AND LOCATION OF SEWER LINE TO ENSURE NO CONFLICT PRIOR TO CONSTRUCTION. COORDINATE CONNECTION WITH SEWER UTILITY PROVIDER.
11. 125 GALLON SCHIER GB-75 GREASE INTERCEPTOR WITH PEDESTRIAN RATED CAST IRON COVER, PER MEP PLANS.
12. SEWER LATERAL CLEAN OUT PER DETAIL 4.02, SHEET C7.2.
13. SANITARY MONITORING MANHOLE, E 4" INVERTS = ____, S 4" INVERT = ____.
14. ROUTING OF PROPOSED ELECTRIC UTILITY AND POINT OF CONNECTION SHOWN IS APPROXIMATE. CONTRACTOR TO COORDINATE WITH ELECTRIC UTILITY PROVIDER TO DETERMINE FINAL LOCATION PRIOR TO INSTALLATION OF ELECTRIC SERVICE LINE.
15. BURIED ELECTRIC LINE, SEE MEP PLANS.
16. POLE MOUNTED TRANSFORMER, SEE MEP PLANS. COORDINATE WITH ELECTRIC UTILITY PROVIDER.
17. ROUTING OF PROPOSED COMMUNICATION UTILITY AND POINT OF CONNECTION SHOWN IS APPROXIMATE. CONTRACTOR TO COORDINATE WITH COMMUNICATION UTILITY PROVIDER TO DETERMINE FINAL LOCATION PRIOR TO INSTALLATION OF COMMUNICATION SERVICE LINE.
18. (2) 2" COMMUNICATIONS CONDUITS WITH PULLWIRE.
19. COMMUNICATIONS PULL BOX, SEE MEP PLANS. COORDINATE WITH COMMUNICATIONS UTILITY PROVIDER.
20. LIGHT POLE, SEE MEP PLANS.
21. EXISTING LIGHT POLE, SEE MEP PLANS FOR CONTINUATION FOR SITE LIGHTING.
22. INSTALL SLF. ± OF 2.0" DIA. SCH. 40 PVC DISCHARGE LINE FROM SUMP PUMP. TERMINATE DISCHARGE LINE THROUGH FACE OF CURB.
23. INSTALL 15 L.F. ± 12-INCH HDPE STORM LINE AT 2% SLOPE, PER PIPE INSTALLATION DETAIL 4.01, SHEET C7.2.
24. 4' x 8' O.D. CONCRETE CURB INLET PER DETAIL 4.03 SHEET C7.2. RIM ____ FL OUT ____.
25. INSTALL 12" FLARED END SECTION.
26. INSTALL N-12 8" x 8" x 8" PLAIN END CORRUGATED HDPE WYE.
27. INSTALL 90 L.F. ± 8-INCH HDPE DOWNSPOUT HEADER STORM LINE AT 2% SLOPE, PER PIPE INSTALLATION DETAIL 4.01, SHEET C7.2.
28. INSTALL 180 L.F. ± 8-INCH HDPE DOWNSPOUT HEADER STORM LINE AT 2% SLOPE, PER PIPE INSTALLATION DETAIL 4.01, SHEET C7.2.
29. INSTALL N-12 8" x 8" x 8" PLAIN END CORRUGATED HDPE WYE.
30. COORDINATE WITH GAS UTILITY PROVIDER FOR INSTALLATION OF GAS SERVICE LINE.
31. INSTALL 90 L.F. ± OF BURIED GAS SERVICE LINE, SEE MEP PLANS. COORDINATE CONNECTION WITH GAS UTILITY PROVIDER.
32. UTILITY CROSSING, CONTRACTOR TO COORDINATE DEPTH IN FIELD.
33. CONNECT TO EXISTING STORM WATER SYSTEM.
34. FIRE HYDRANT, NEAREST.
35. DOWNSPOUT CONNECTION PER DETAIL 4.06 SHEET C7.2 AND ARCHITECTURAL DETAIL 3 SHEET A3.2.
36. PROPOSED BIOSWALE.
37. PROPOSED OUTFALL STRUCTURE.
38. INSTALL 225 L.F. ± OF 15" RCP STORM LINE.
39. INSTALL 21' L.F. ± OF 15" RCP STORM LINE.
40. STORM WATER MANHOLE.

EXISTING UTILITY PROVIDER CONTACT INFORMATION:

1. WATER	PUBLIC WORKS 148 W ILLINOIS AVE PALATINE, IL 60067 PHONE: 847-705-5200
2. ELECTRIC	COMED ARTHUR AVE ARLINGTON HEIGHTS, IL 60005 PHONE: 1-877-426-6331
3. SEWER	PUBLIC WORKS 148 W ILLINOIS AVE PALATINE, IL 60067 PHONE: 847-705-5200
4. STORM	PUBLIC WORKS 148 W ILLINOIS AVE PALATINE, IL 60067 PHONE: 847-705-5200
5. CABLE	XFINITY BY COMCAST 324 E RAND RD SUITE 324 ARLINGTON HEIGHTS, IL 60004 PHONE: 800-934-6489

H. SCALE: 1" = 10'

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ENGINEER OF RECORD:
NAME: MATTHEW STEVEN MILLER
LICENSE NO.: IL #PE 062 065164

PROJECT NUMBER: 104 061

REVISION:

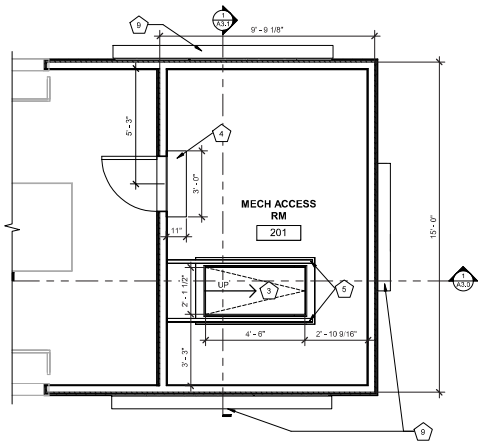
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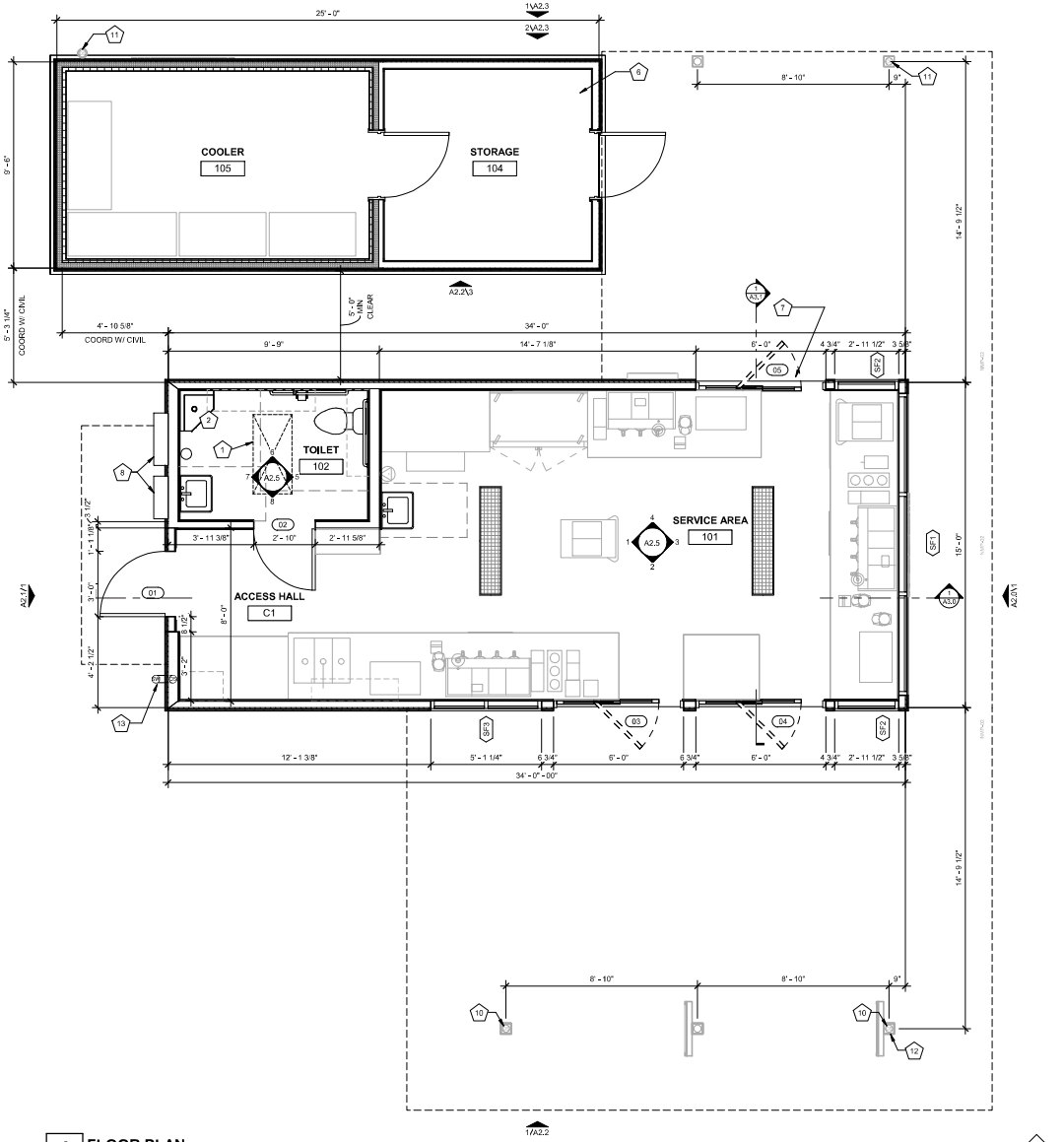
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FLOOR PLAN KEYNOTES

NOTE NO.	NOTE TEXT
1	ACCESS DOOR FOR CRAWLSPACE ACCESS
2	MOP SINK; REF PLUMBING
3	MECH. ACCESS DOOR AND LADDER - SUPPLIED BY OWNER
4	STEP, CENTER ON DOOR
5	PREFABRICATED COMPLIANT MECHANICAL SERVICE GUARDRAIL PER IBC SECTION 1015 - EACH SIDE
6	PREFABRICATED COOLER BY NATIONAL MODULAR MANUFACTURING; COORD LOCATION & SPECS WITH CIVIL & STRUCT
7	ADA AUTO/MANUAL EGRESS CAPABLE
8	ELECTRICAL EQUIPMENT, PAINTED TO MATCH BUILDING; REF ELECTRICAL
9	STOREFRONT SIGNS - SUPPLIED AND INSTALLED BY SIGN CONTRACTOR
10	DOWNSPOUT CONNECTION TO STORMWATER SYSTEM; REF CIVIL
11	DOWNSPOUT SCUPPER TO GRADE; REF CIVIL
12	SITE CONTRACTOR TO COORDINATE CIVIL AND STRUCTURAL DRAWINGS TO ENSURE ALL CANOPY COLUMN FOUNDATION PLATES AND BOLTS ARE CONSTRUCTED IN A MANNER THAT CONCEALS THEIR CONNECTIONS COMPLETELY BELOW GRADE; TYP.
13	DOWNSPOUT OUTLET - STORMWATER CONNECTION



2 MECH ACCESS RM
3/8" = 1'-0"



1 FLOOR PLAN
3/8" = 1'-0"

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7 BREW DRIVE THRU - STANDARD W/ COOLER BESIDE
VARIOUS LOCATIONS

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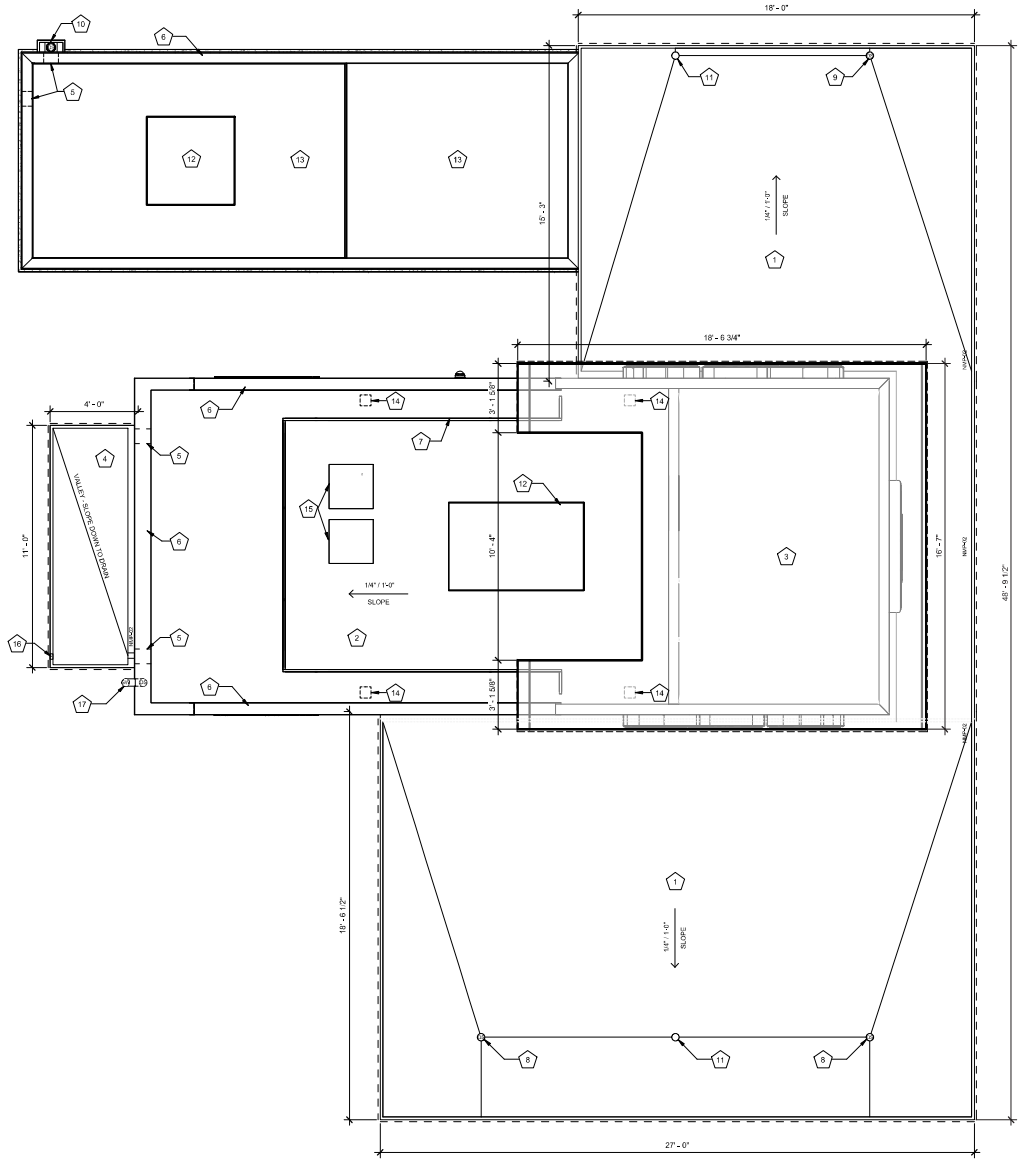
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Attachment: Floor and Elevation Plans (1572 N Rand Road - SU Coffee Shop w drive-thru)

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ROOF PLAN KEYNOTES	
NOTE NO.	NOTE TEXT
1	PRE-ENGINEERED CANOPY AND FRAMING; REF CANOPY SHOP DRAWINGS
2	TPO ROOFING ON ROOF SHEATHING PER STRUCT
3	CORRUGATED ARC METAL ROOF ON #15 FELT ON PLYWOOD ROOF SHEATHING
4	TPO ROOFING ON ROOF SHEATHING PER STRUCT ON BUILT-UP 2x CRICKET FRAMING
5	8" WIDE X 4" HIGH TPO ROOF SCUPPER WITH SHEET METAL UNDERLAYMENT
6	BRAKE METAL CAP; REF ELEVATIONS
7	3' - 6" GUARDRAIL
8	ROOF DRAIN WITHIN STRUCTURAL COLUMN; CONNECT TO STORMWATER COLLECTION SYSTEM; REF CIVIL
9	ROOF DRAIN WITHIN STRUCTURAL COLUMN; DOWNSPOUT SCUPPER TO GRADE; REF CIVIL
10	ROOF DRAIN; DOWNSPOUT TO BE GALVANIZED, PAINTED, STEEL; CONNECT TO STORMWATER COLLECTION SYSTEM; REF CIVIL
11	OVERFLOW ROOF DRAIN
12	HVAC EQUIPMENT
13	ROOFING PER COOLER MANUF
14	MODULAR BUILDING PICK POINTS WITH ROOFING COLLAR; REF STRUCT
15	ICE MACHINE CONDENSERS; SITE CONTRACTOR TO DETERMINE FINAL LOCATION
16	OVERFLOW SCUPPER TO GRADE
17	CONNECT ABOVE-GRADE DOWNSPOUT OUTLET TO SUB-GRADE STORMWATER COLLECTION SYSTEM; REF CIVIL



1 ROOF PLAN
3/8" = 1'-0"

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VARIOUS LOCATIONS

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Attachment: Floor and Elevation Plans (1572 N Rand Road - SU Coffee Shop w drive-thru)

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1 EXTERIOR ELEVATION - FRONT
3/8" = 1'-0"

EXTERIOR ELEVATION KEYNOTES

NOTE NO.	NOTE TEXT
1	PRE-ENGINEERED ALUMINUM CANOPY BY OTHERS; REF STRUCTURAL
2	SURFACE-MOUNTED LED NEON FLEX LIGHTING AS INDICATED (SHOWN DASHED); TYP; REF ELECTRICAL
3	MOUNTED SPEAKER SYSTEM; REF SYSTEMS PLAN
4	ADDRESS NUMBERS TO BE 8" TALL x 2" BRUSH STROKE
5	ELECTRICAL EQUIPMENT; PAINTED TO MATCH BUILDING; REF ELECTRICAL
6	FROST-PROOF FLUSH HOSE BIB
7	EXTERIOR WEATHER-PROOF OUTLET; REF ELECTRICAL
8	THROUGH-WALL ROOF SCUPPER; TYP
9	SURFACE-MOUNTED LIGHTED SIGN BOX
10	SAMSUNG DIGITAL DISPLAYS; INSTALLED IN FIELD BY IT PROVIDER; CHASE FOR DATA CABLE INSTALLED AT BUILDING MANUFACTURING FACILITY
11	GUARDRAIL; 3' - 6: ABOVE ATTIC FLOOR
12	HVAC EQUIPMENT
13	OUTLINE OF MECHANICAL UNIT BEYOND
14	PREFABRICATED COOLER BY NATIONAL MODULAR MANUFACTURING; COORD LOCATION & SPECS WITH CIVIL & STRUCT
15	CANOPY HEATER
16	36" COOLER DOOR
17	COOLER LOCK & CONTROLS
18	KNOX BOX
19	DOWNSPOUT OUTLET; CONNECT TO ; SUBGRADE STORMWATER CONNECTION; REF CIVIL

EXTERIOR ELEVATION MATERIALS LEGEND

NOTE NO.	NOTE TEXT
A	ARCHITECTURAL CEMENT BOARD SIDING (BRK-2)
B	ARCHITECTURAL CEMENT BOARD SIDING (BRK-1)
C	BRAKE METAL FASCIA (MP-2)
D	SOFFIT PANELS (MP-2)
E	STANDING SEAM ROOF PANELS (MP-2)
F	METAL BRAKE CAP (MP-3)
G	ROUND STOREFRONT SIGN; SUPPLIED AND INSTALLED BY SIGN CONTRACTOR
H	1/4" THICK ACRYLIC SIGNAGE APPLIED TO SIDING WITH VH DOUBLE SIDE TAPE
J	ILLUMINATED STOREFRONT SIGNAGE BY SIGN CONTRACTOR
K	VINYL WRAP, SUPPLIED AND INSTALLED BY OWNER
M	PAINTED STRUCTURAL CANOPY COLUMN; RAINWATER DOWNSPOUT WITHIN; CONNECT BASE OF CANOPY COLUMN DOWNSPOUT TO STORMWATER MANAGEMENT SYSTEM; REF CIVIL
N	PAINTED STRUCTURAL CANOPY COLUMN; RAINWATER DOWNSPOUT WITHIN; DOWNSPOUT SCUPPER TO GRADE; REF CIVIL
P	PAINTED STRUCTURAL CANOPY COLUMN; REF CIVIL
Q	EXPOSED DOWNSPOUT, GALVANIZED, PAINTED; SCUPPER TO GRADE; REF CIVIL

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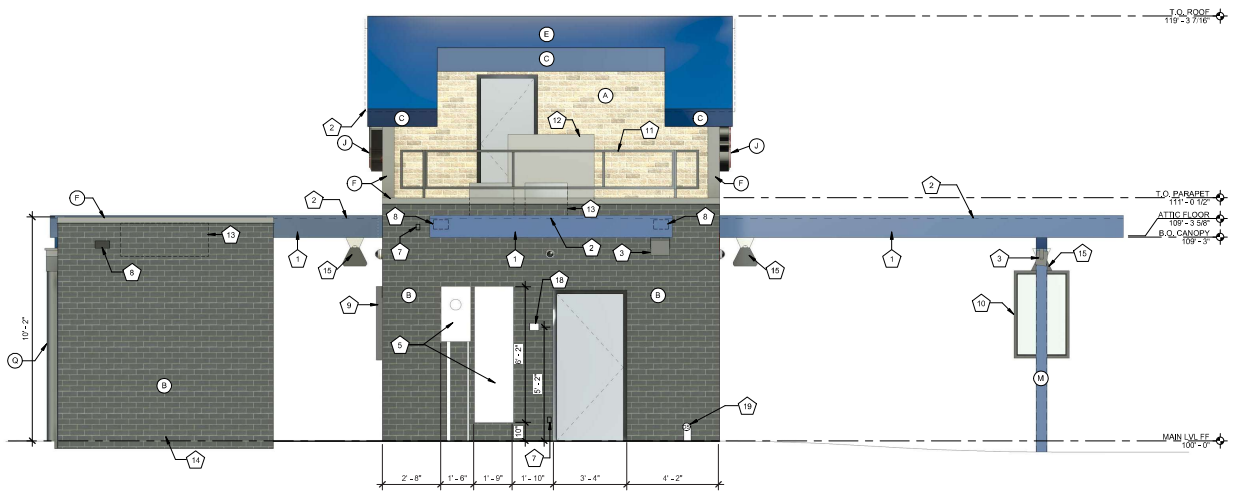
7 BREW DRIVE THRU - STANDARD W/ COOLER BESIDE
VARIOUS LOCATIONS

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Attachment: Floor and Elevation Plans (1572 N Rand Road - SU Coffee Shop w drive-thru)

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1 **EXTERIOR ELEVATION - BACK**
3/8" = 1'-0"

EXTERIOR ELEVATION KEYNOTES

NOTE NO.	NOTE TEXT
1	PRE-ENGINEERED ALUMINUM CANOPY BY OTHERS; REF STRUCTURAL
2	SURFACE-MOUNTED LED NEON FLEX LIGHTING AS INDICATED (SHOWN DASHED), TYP; REF ELECTRICAL
3	MOUNTED SPEAKER SYSTEM; REF SYSTEMS PLAN
4	ADDRESS NUMBERS TO BE 8" TALL x 2" BRUSH STROKE
5	ELECTRICAL EQUIPMENT, PAINTED TO MATCH BUILDING; REF ELECTRICAL
6	FROST-PROOF FLUSH HOSE BIB
7	EXTERIOR WEATHER-PROOF OUTLET; REF ELECTRICAL
8	THROUGH-WALL ROOF SCUPPER; TYP
9	SURFACE-MOUNTED LIGHTED SIGN BOX
10	SAMSUNG DIGITAL DISPLAYS; INSTALLED IN FIELD BY IT PROVIDER; CHASE FOR DATA CABLE INSTALLED AT BUILDING MANUFACTURING FACILITY
11	GUARDRAIL; 3' - 6: ABOVE ATTIC FLOOR
12	HVAC EQUIPMENT
13	OUTLINE OF MECHANICAL UNIT BEYOND
14	PREFABRICATED COOLER BY NATIONAL MODULAR MANUFACTURING; COORD LOCATION & SPECS WITH CIVIL & STRUCT
15	CANOPY HEATER
16	36" COOLER DOOR
17	COOLER LOCK & CONTROLS
18	KNOX BOX
19	DOWNSPOUT OUTLET; CONNECT TO ; SUBGRADE STORMWATER CONNECTION; REF CIVIL

EXTERIOR ELEVATION MATERIALS LEGEND

NOTE NO.	NOTE TEXT
A	ARCHITECTURAL CEMENT BOARD SIDING (BRK-2)
B	ARCHITECTURAL CEMENT BOARD SIDING (BRK-1)
C	BRAKE METAL FASCIA (MP-2)
D	SOFFIT PANELS (MP-2)
E	STANDING SEAM ROOF PANELS (MP-2)
F	METAL BRAKE CAP (MP-3)
G	ROUND STOREFRONT SIGN; SUPPLIED AND INSTALLED BY SIGN CONTRACTOR
H	1/4" THICK ACRYLIC SIGNAGE APPLIED TO SIDING WITH VH DOUBLE SIDE TAPE
J	ILLUMINATED STOREFRONT SIGNAGE BY SIGN CONTRACTOR
K	VINYL WRAP, SUPPLIED AND INSTALLED BY OWNER
M	PAINTED STRUCTURAL CANOPY COLUMN; RAINWATER DOWNSPOUT WITHIN; CONNECT BASE OF CANOPY COLUMN DOWNSPOUT TO STORMWATER MANAGEMENT SYSTEM; REF CIVIL
N	PAINTED STRUCTURAL CANOPY COLUMN; RAINWATER DOWNSPOUT WITHIN; DOWNSPOUT SCUPPER TO GRADE; REF CIVIL
P	PAINTED STRUCTURAL CANOPY COLUMN; REF CIVIL
Q	EXPOSED DOWNSPOUT, GALVANIZED, PAINTED; SCUPPER TO GRADE; REF CIVIL

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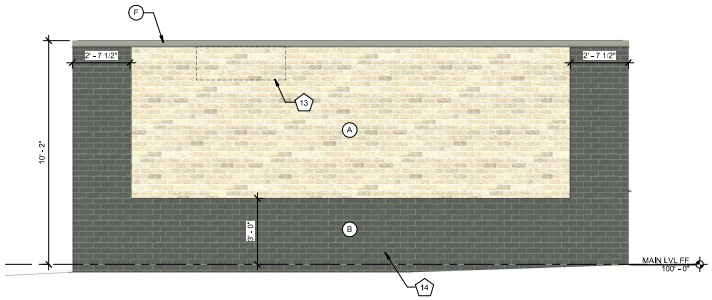
7 BREW DRIVE THRU - STANDARD W/ COOLER BESIDE
VARIOUS LOCATIONS

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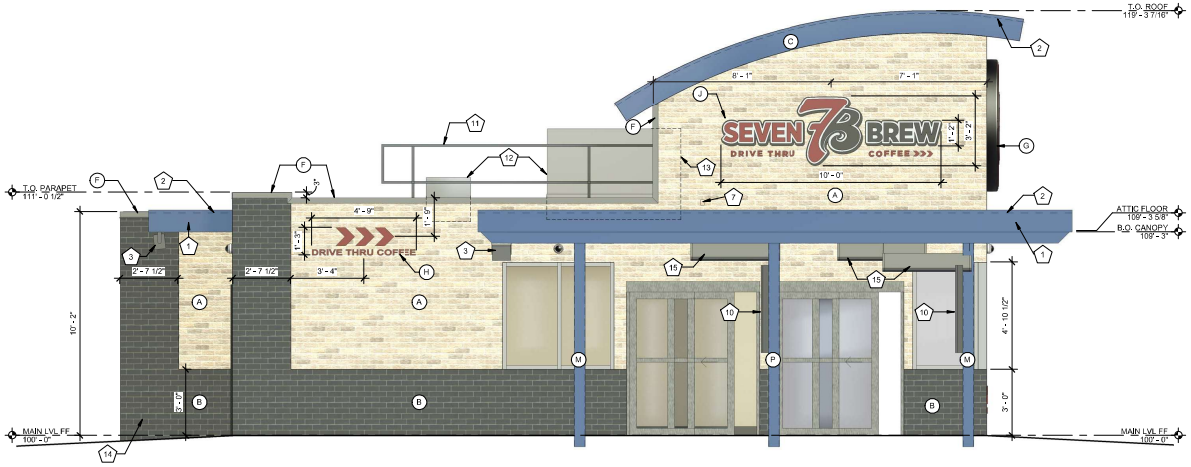
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3 COOLER ELEVATION - RIGHT
3/8" = 1'-0"



1 EXTERIOR ELEVATION - RIGHT
3/8" = 1'-0"

EXTERIOR ELEVATION KEYNOTES

NOTE NO.	NOTE TEXT
1	PRE-ENGINEERED ALUMINUM CANOPY BY OTHERS; REF STRUCTURAL
2	SURFACE-MOUNTED LED NEON FLEX LIGHTING AS INDICATED (SHOWN DASHED); TYP; REF ELECTRICAL
3	MOUNTED SPEAKER SYSTEM; REF SYSTEMS PLAN
4	ADDRESS NUMBERS TO BE 8" TALL x 2" BRUSH STROKE
5	ELECTRICAL EQUIPMENT; PAINTED TO MATCH BUILDING; REF ELECTRICAL
6	FROST-PROOF FLUSH HOSE BIB
7	EXTERIOR WEATHER-PROOF OUTLET; REF ELECTRICAL
8	THROUGH-WALL ROOF SCUPPER; TYP
9	SURFACE-MOUNTED LIGHTED SIGN BOX
10	SAMSUNG DIGITAL DISPLAYS; INSTALLED IN FIELD BY IT PROVIDER; CHASE FOR DATA CABLE INSTALLED AT BUILDING MANUFACTURING FACILITY
11	GUARDRAIL; 3' - 6: ABOVE ATTIC FLOOR
12	HVAC EQUIPMENT
13	OUTLINE OF MECHANICAL UNIT BEYOND
14	PREFABRICATED COOLER BY NATIONAL MODULAR MANUFACTURING; COORD LOCATION & SPECS WITH CIVIL & STRUCT
15	CANOPY HEATER
16	36" COOLER DOOR
17	COOLER LOCK & CONTROLS
18	KNOX BOX
19	DOWNSPOUT OUTLET; CONNECT TO ; SUBGRADE STORMWATER CONNECTION; REF CIVIL

EXTERIOR ELEVATION MATERIALS LEGEND

NOTE NO.	NOTE TEXT
A	ARCHITECTURAL CEMENT BOARD SIDING (BRK-2)
B	ARCHITECTURAL CEMENT BOARD SIDING (BRK-1)
C	BRAKE METAL FASCIA (MP-2)
D	SOFFIT PANELS (MP-2)
E	STANDING SEAM ROOF PANELS (MP-2)
F	METAL BRAKE CAP (MP-3)
G	ROUND STOREFRONT SIGN; SUPPLIED AND INSTALLED BY SIGN CONTRACTOR
H	1/4" THICK ACRYLIC SIGNAGE APPLIED TO SIDING WITH VH DOUBLE SIDE TAPE
J	ILLUMINATED STOREFRONT SIGNAGE BY SIGN CONTRACTOR
K	VINYL WRAP, SUPPLIED AND INSTALLED BY OWNER
M	PAINTED STRUCTURAL CANOPY COLUMN; RAINWATER DOWNSPOUT WITHIN; CONNECT BASE OF CANOPY COLUMN DOWNSPOUT TO STORMWATER MANAGEMENT SYSTEM; REF CIVIL
N	PAINTED STRUCTURAL CANOPY COLUMN; RAINWATER DOWNSPOUT WITHIN; DOWNSPOUT SCUPPER TO GRADE; REF CIVIL
P	PAINTED STRUCTURAL CANOPY COLUMN; REF CIVIL
Q	EXPOSED DOWNSPOUT, GALVANIZED, PAINTED; SCUPPER TO GRADE; REF CIVIL

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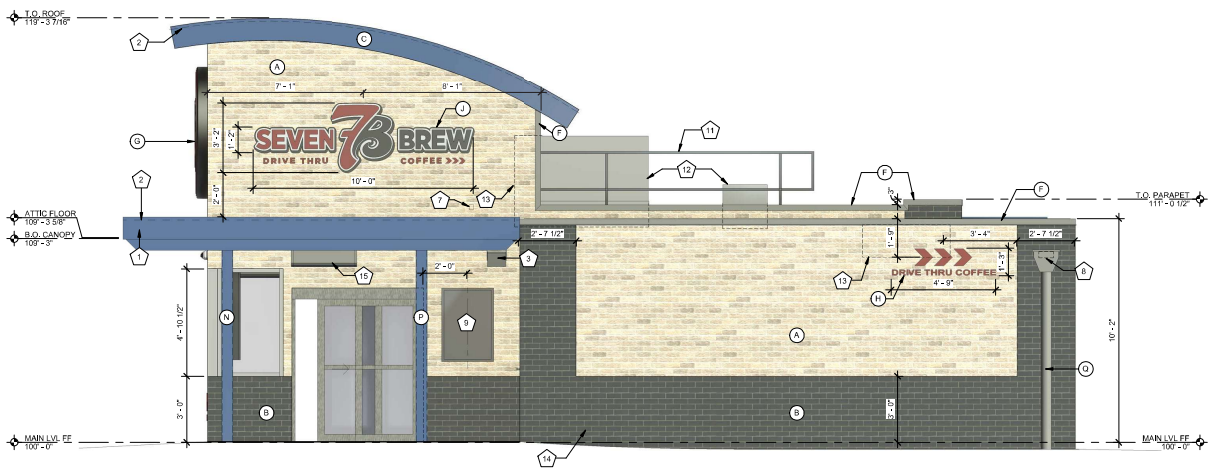
7 BREW DRIVE THRU - STANDARD W/ COOLER BESIDE
VARIOUS LOCATIONS

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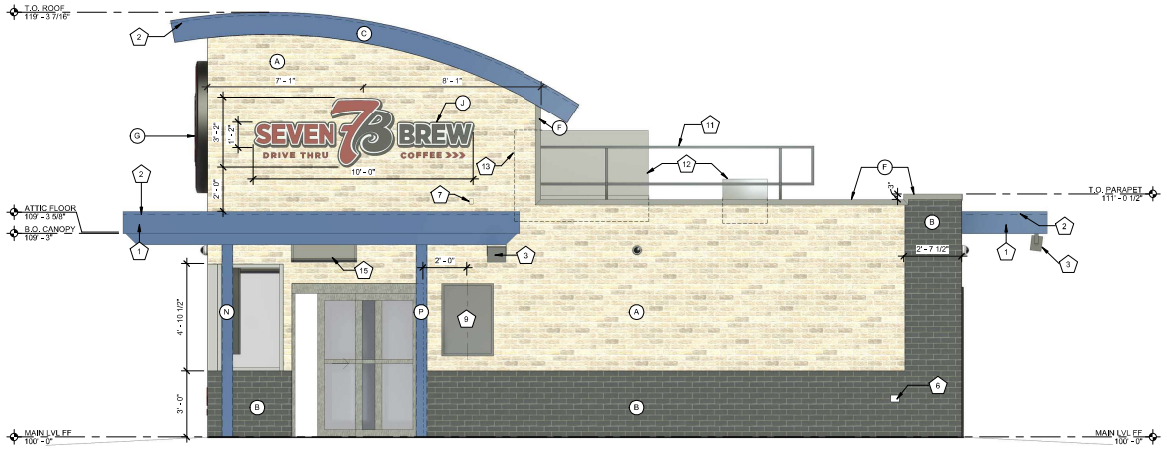
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2 **EXTERIOR ELEVATION - LEFT W/ COOLER**
3/8" = 1'-0"



1 **EXTERIOR ELEVATION - LEFT**
3/8" = 1'-0"

EXTERIOR ELEVATION KEYNOTES

NOTE NO.	NOTE TEXT
1	PRE-ENGINEERED ALUMINUM CANOPY BY OTHERS; REF STRUCTURAL
2	SURFACE-MOUNTED LED NEON FLEX LIGHTING AS INDICATED (SHOWN DASHED); TYP; REF ELECTRICAL
3	MOUNTED SPEAKER SYSTEM; REF SYSTEMS PLAN
4	ADDRESS NUMBERS TO BE 8" TALL x 2" BRUSH STROKE
5	ELECTRICAL EQUIPMENT; PAINTED TO MATCH BUILDING; REF ELECTRICAL
6	FROST-PROOF FLUSH HOSE BIB
7	EXTERIOR WEATHER-PROOF OUTLET; REF ELECTRICAL
8	THROUGH-WALL ROOF SCUPPER; TYP
9	SURFACE-MOUNTED LIGHTED SIGN BOX
10	SAMSUNG DIGITAL DISPLAYS; INSTALLED IN FIELD BY IT PROVIDER; CHASE FOR DATA CABLE INSTALLED AT BUILDING MANUFACTURING FACILITY
11	GUARDRAIL; 3' - 6: ABOVE ATTIC FLOOR
12	HVAC EQUIPMENT
13	OUTLINE OF MECHANICAL UNIT BEYOND
14	PREFABRICATED COOLER BY NATIONAL MODULAR MANUFACTURING; COORD LOCATION & SPECS WITH CIVIL & STRUCT
15	CANOPY HEATER
16	36" COOLER DOOR
17	COOLER LOCK & CONTROLS
18	KNOX BOX
19	DOWNSPOUT OUTLET; CONNECT TO ; SUBGRADE STORMWATER CONNECTION; REF CIVIL

EXTERIOR ELEVATION MATERIALS LEGEND

NOTE NO.	NOTE TEXT
A	ARCHITECTURAL CEMENT BOARD SIDING (BRK-2)
B	ARCHITECTURAL CEMENT BOARD SIDING (BRK-1)
C	BRAKE METAL FASCIA (MP-2)
D	SOFFIT PANELS (MP-2)
E	STANDING SEAM ROOF PANELS (MP-2)
F	METAL BRAKE CAP (MP-3)
G	ROUND STOREFRONT SIGN; SUPPLIED AND INSTALLED BY SIGN CONTRACTOR
H	1/4" THICK ACRYLIC SIGNAGE APPLIED TO SIDING WITH VH DOUBLE SIDE TAPE
J	ILLUMINATED STOREFRONT SIGNAGE BY SIGN CONTRACTOR
K	VINYL WRAP, SUPPLIED AND INSTALLED BY OWNER
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P	PAINTED STRUCTURAL CANOPY COLUMN; REF CIVIL
Q	EXPOSED DOWNSPOUT, GALVANIZED, PAINTED; SCUPPER TO GRADE; REF CIVIL

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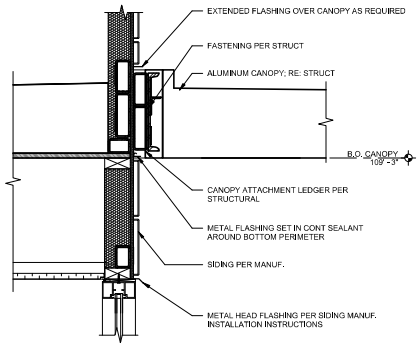
7 BREW DRIVE THRU - STANDARD W/ COOLER BESIDE
VARIOUS LOCATIONS

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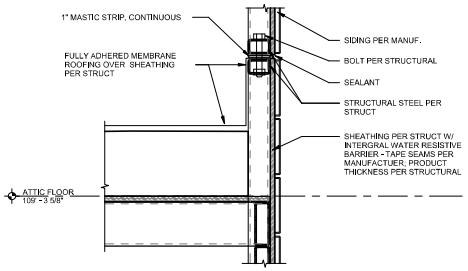
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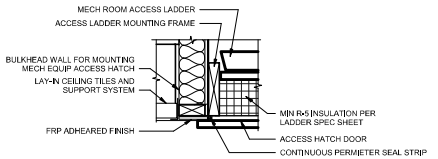
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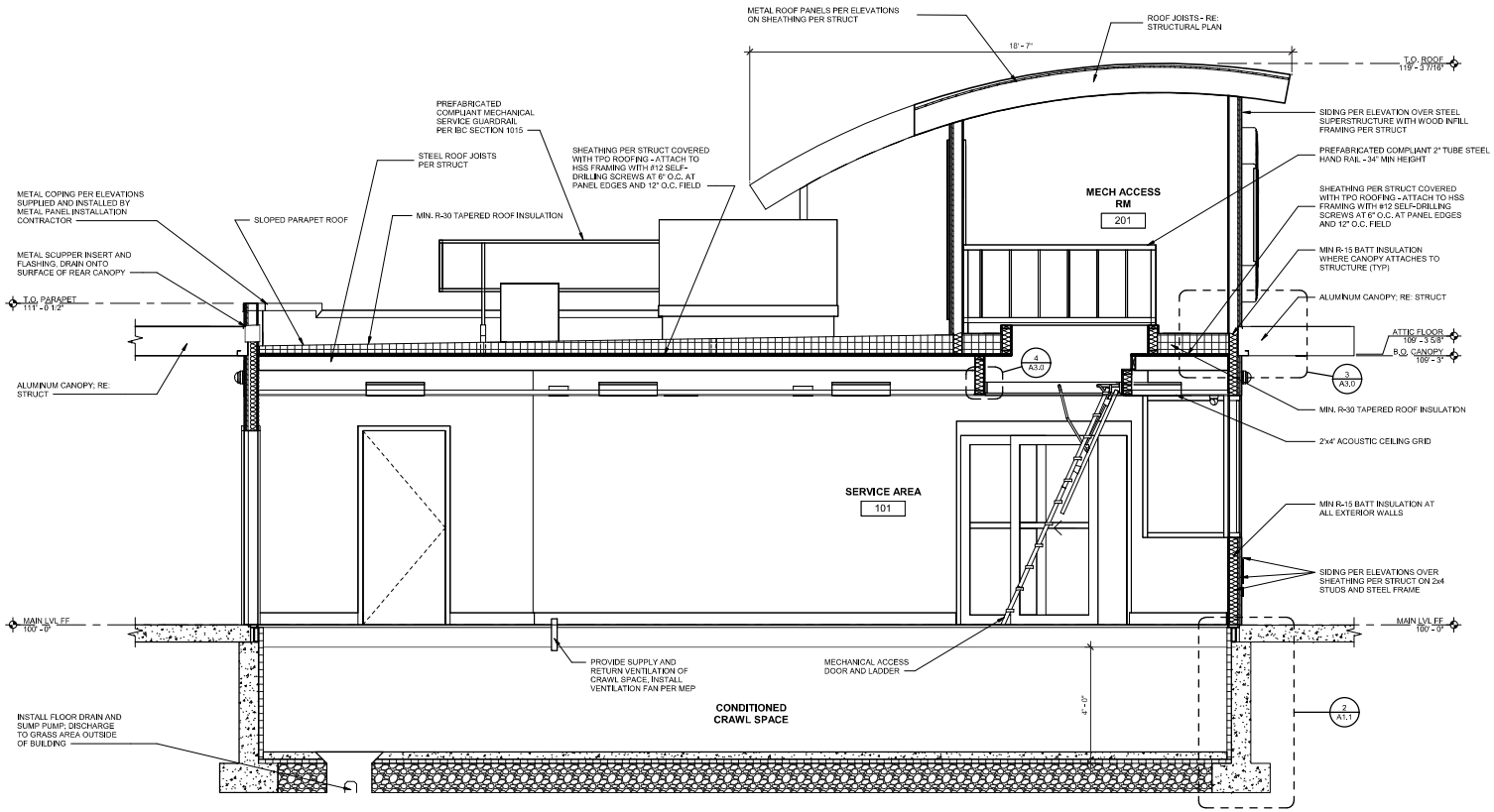
2 CANOPY CONNECTION
1 1/2" = 1'-0"



3 CONNECTION AT BASE/TOP
1 1/2" = 1'-0"



4 MECH ACCESS HATCH CONNECTION
1 1/2" = 1'-0"



1 BUILDING SECTION
1/2" = 1'-0"

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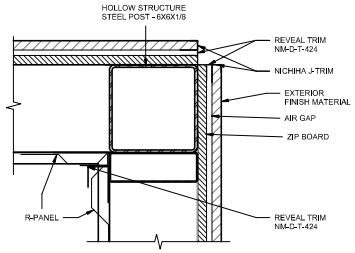
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REVISIONS
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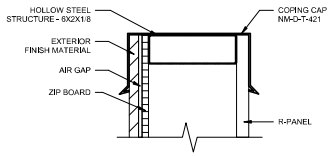
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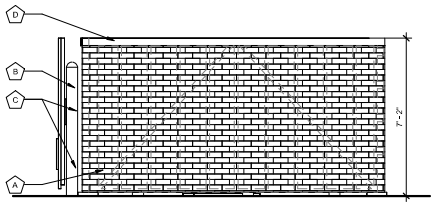
Attachment: Floor and Elevation Plans (1572 N Rand Road - SU Coffee Shop w drive-thru)



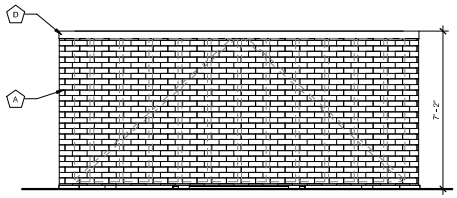
7 CORNER DETAIL
3" = 1'-0"



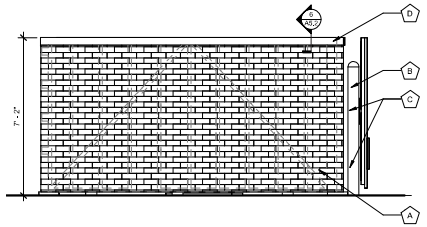
6 TOP COPING DETAIL
3" = 1'-0"



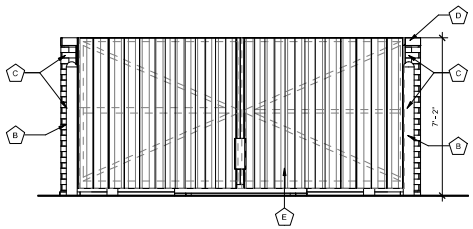
5 DUMPSTER ELEVATION - RIGHT
3/8" = 1'-0"



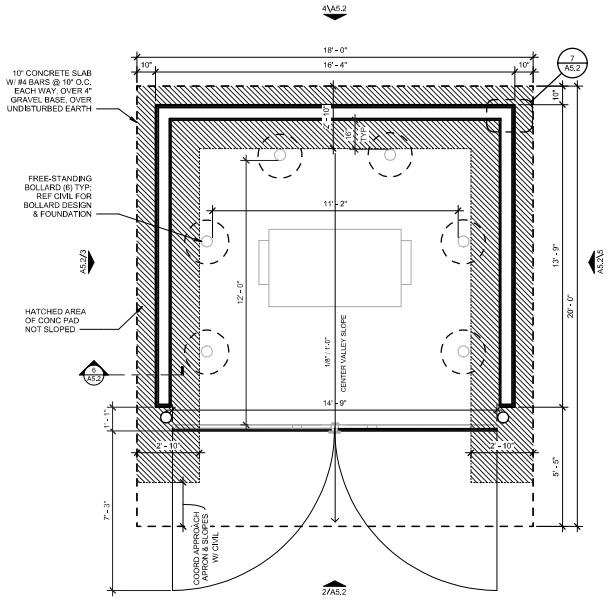
4 DUMPSTER ELEVATION - BACK
3/8" = 1'-0"



3 DUMPSTER ELEVATION - LEFT
3/8" = 1'-0"



2 DUMPSTER ELEVATION - FRONT
3/8" = 1'-0"



1 DUMPSTER FLOOR PLAN
3/8" = 1'-0"

NATIONAL MODULAR MFG.

DUMPSTER ELEVATION KEYNOTES	
NOTE NO.	NOTE TEXT
A	NICHIHA FIBER CEMENT SIDING - MIDNIGHT MODERN BRICK
B	PAINT ALL EXPOSED STEEL AND BOLLARDS WITH PT-10- SHERWIN WILLIAMS SW-9177 "SALTY DOG"
C	PAINT HINGES AND TERMINATION COPINGS PT-11- SHERWIN WILLIAMS SW-6258 " TRICORN BLACK"
D	BERRIDGE ZINC GREY COPING
E	1X6 VERTICAL CLEAR SEALED CEDAR PLANK GATE DOOR CLADDING

GENERAL NOTES:

a. SITE WORK AND PREPARATION TO BE PREFORMED BY SITE CONTRACTOR, COORDINATE SCOPE OF WORK WITH PREFABRICATOR.
b. COMPLETE NICHIHA SYSTEM AND ACCESSORIES INCLUDING MATCHING MANUF. FABRICATED CORNERS, FLASHINGS AND TRIMS. INSTALL PER MANUF. INSTALLATION INSTRUCTIONS.
c. STRUCTURE DASHED BEYOND FOR REFERENCE.

veri
archit
707 n. 6th s
kansas city,
www.veritas
913.308.14
consulting

7 BREW DRIVE THRU - STANDARD W/ COOLER BESIDE
VARIOUS LOCATIONS

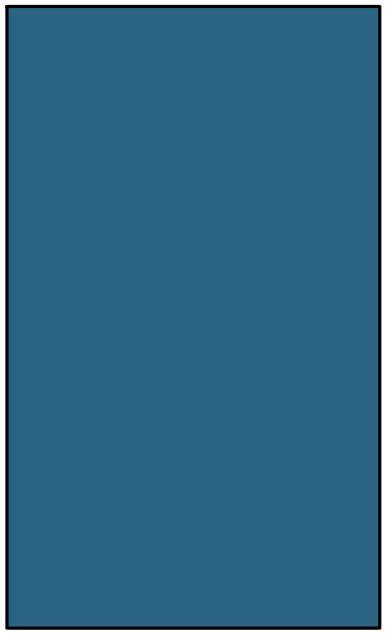
REVISIONS
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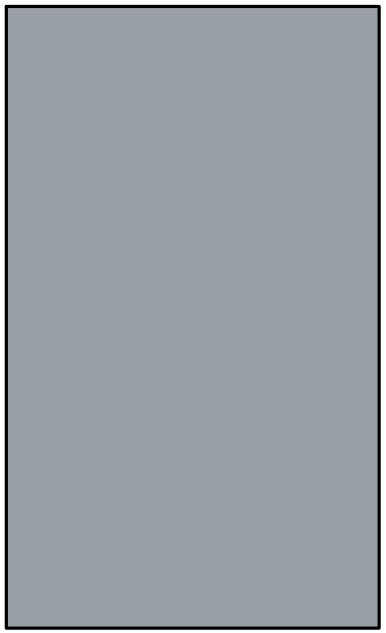
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Attachment: Floor and Elevation Plans (1572 N Rand Road - SU Coffee Shop w drive-thru)

8/29/2024 8:18:59 PM C:\Users\Vanessa\Documents\22.34.01_7Brew Template_V3.0_Standard_Cooler Beside_vanessaBWH88.rvt
This drawing is an instrument of service and, as such, shall remain the property of Veritas Architecture and Design LLC. Unauthorized use or reproduction without permission is prohibited. This document is for use in connection with the specified project and shall not be used for other locations. ©2023
7 Brew Template V3.0



BLUE METAL PANEL MP-2
BRAND: BERRIDGE
COLOR: ROYAL BLUE
FINISH: LOW SHEEN SMOOTH - REFLECTIVITY .26



COPING TRIM METAL MP-3
BRAND: BERRIDGE
COLOR: ZINC GREY
FINISH: LOW SHEEN SMOOTH - REFLECTIVITY .39



FIBER-CEMENT PANEL SIDING - BRK-2
BRAND: NICHIHA
COLOR: SHALE BROWN
FINISH: CANYON BRICK



FIBER-CEMENT PANEL SIDING - BRK-1
BRAND: NICHIHA
COLOR: MIDNIGHT
FINISH: MODERN BRICK

22.34.01
7 BREW DRIVE TH
STANDARD W/ CO
BESIDE
08/29/2024

MATERIAL COL
BOARD

Attachment: Floor and Elevation Plans (1572 N Rand Road - SU Coffee Shop w drive-thru)





22.34.01
7 BREW DRIVE TH
STANDARD W/ CO
BESIDE
08/29/2024

RENDERINGS

R

Attachment: Floor and Elevation Plans (1572 N Rand Road - SU Coffee Shop w drive-thru)

7 Brew Drive-Thru Coffee
Business Plan



Monday, October 14, 2024

Attachment: Business Plan (1572 N Rand Road - SU Coffee Shop w drive-thru)

20,000+
UNIQUE DRINKS SERVED

CULTIVATING kindness

A revolution is brewing.

7 Brew was born from a desire to change drive-thru coffee into a fun, mind-blowing experience for everyone. We dreamed of serving premium coffee in record time and making new friends while we're at it. The dream came alive with our first "stand" in Rogers, AR and our 7 original coffees.

Today, we're cranking out all kinds of custom-hand crafted drinks in different locations throughout the country.

7 Brew is so much more than just a coffee stand. It's the concept of cultivating kindness and joy with every drink – through our service, speed, quality, energy and atmosphere. It's contagious and it's changing the drive-thru coffee industry.

OUR SECRET SAUCE IS NOT A FLAVOR.
It's a feeling!

278
STANDS

MENU

THE 7 ORIGINALS

ICED, HOT, or CHILLER

BLONDIE
VANILLA & CARAMEL BREVE
(270-850 CAL)

BRUNETTE
HAZELNUT & CARAMEL MOCHA
(280-850 CAL)

SMOOTH 7
IRISH CREAM & WHITE CHOCOLATE BREVE
(260-840 CAL)

WHITE CHOCOLATE MOCHA
WHITE CHOCOLATE & MILK CHOCOLATE MOCHA
(280-850 CAL)

CINNAMON ROLL
BROWN SUGAR CINNAMON & WHITE CHOCOLATE BREVE
(300-770 CAL)

GERMAN CHOCOLATE
COCONUT & CARAMEL MOCHA
(280-860 CAL)

SWEET & SALTY
SALTED CARAMEL & WHITE CHOCOLATE BREVE
(260-840 CAL)



MAKE IT A TRIPLE 7
ORIGINALS CAN COME WITH 6 SHOTS FOR AN EXTRA BOOST
(180-880 CAL)

CUSTOMIZE EVERYTHING

SUGAR FREE

EXTRA SHOT (5 CAL)

SWEETNESS
1/4 1/2 REG EXTRA

COLD FOAM

MILK ALTERNATIVES
OAT, ALMOND, OR COCONUT

7 ENERGY

ICED or CHILLER
(10-560 CAL)
A **PREMIUM** ENERGY DRINK CREATED BY 7 BREW!

INFUSE WITH ANY FLAVOR! ORIGINAL OR SUGAR-FREE



TOP PICKS OCEAN BREEZE SF, SUNRISE SF, PIXIE STICK, NIGHTSHADE

RED BULL AVAILABLE

7 FIZZ

(0-435 CAL)
SPARKLING WATER INFUSED WITH ANY FLAVOR!

ADD CREAM OR WHIPPED CREAM



COLD BREW

(20-90 CAL)
TRY IT WITH OUR COLD FOAM!



CLASSICS

ICED or HOT

LATTE (120-320 CAL)
MOCHA (200-520 CAL)
BREVE (250-660 CAL)
CARAMEL MACCHIATO (210-850 CAL)
CAPPUCCINO (100-260 CAL)
HOUSE BLEND (10-20 CAL)
CHAI LATTE (160-400 CAL)
MATCHA LATTE (170-390 CAL)
COCOA (250-630 CAL)



TEAS & LEMONADES

(0-510 CAL)
SWEET / UNSWEET
GREEN
EARL GREY
PARIS
DECAF
CINNAMON SPICE

THE CLASSIC LEMONADE FLAVORS OR MAKE YOUR OWN COMBO!



SMOOTHIES & SHAKES

(163-1,110 CAL)
STRAWBERRY
PIÑA COLADA
WILDBERRY
MANGO
PEACH
BLUE POM

THE CLASSIC ICECREAM FLAVORS OR MAKE YOUR OWN COMBO!



KIDS SIZES AVAILABLE!

SEVEN 7 BREW DRIVE THRU COFFEE

ASK ABOUT OUR SECRET MENU!

2,000 calories a day is used for general nutrition advice, but calorie needs vary. Additional nutrition information available upon request. Before placing your order, please inform your server if a person in your party has a food allergy. We reserve the right to make any menu or pricing changes. Stated amounts do not include sales tax; sales tax stated separately on receipt. ©2022 Seven Brew, LLC. All Rights Reserved.

ABOUT 7 BREW / PROJECT DESCRIPTION

About 7 Brew:

7 Brew, founded in Rogers, AR, has 278 locations across 22 states nationwide. Specializing in serving premium espresso-based coffee, chillers, teas, infused energy drinks, sodas and smoothies. There are over 20,000 unique drink options that can be created from 7 Brew's menu. 7 Brew is a drive-thru only concept with a dual drive-thru configuration. Team members take orders on tablets instead of a traditional drive-thru speaker box, which allows 7 Brew to create personal relationships with their customers and serve them in a fast paced and friendly environment. 7 Brew's focus to their customer is speed and a friendly, welcoming environment which resonates amongst its team members to the customers with the goal to make its customers experience at 7 Brew the happiest part of their day, which drives business and keeps customers coming back. The concept opens at 5:30 AM and closes at 10:00 PM. AUV for 7 Brew stands nationwide is $1.8M-$2.0M. There will be one (1) full time employee and forty (40) part time team members hired to work at the stand. There are 5 team members at the stand working during peak times. There are estimated 750 orders a day which equates to ~1,125 estimated customers per day.

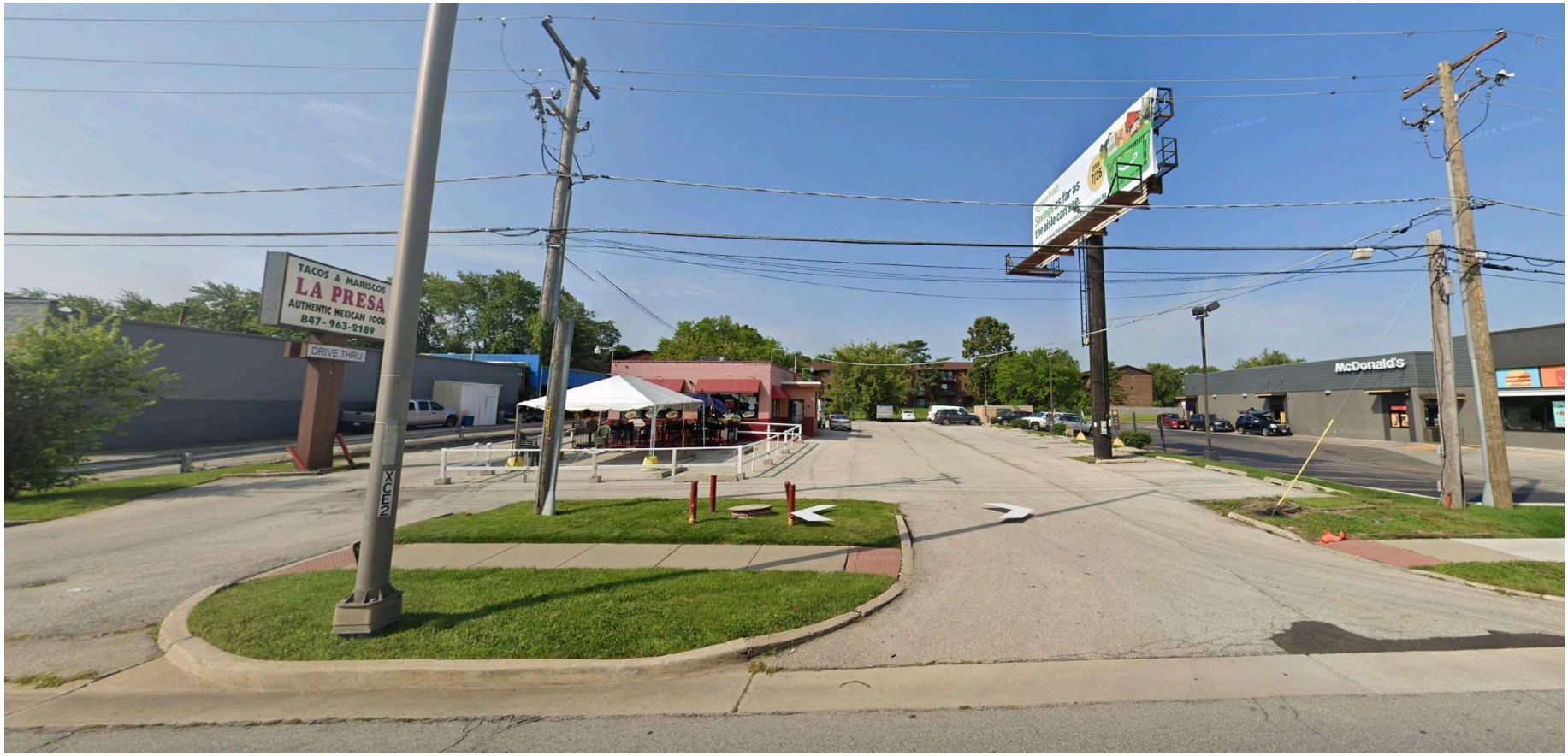
About the Project:

Who Brew IL II, LLC, applicant and 7 Brew Franchisee for Chicago and NW Indiana, is proposing a freestanding 7 Brew Drive Thru Coffee stand for 1572 N Rand Rd, Palatine, IL. The current zoning is B-2 General Business and the existing use at this location is La Presa Mexican Restaurant. The project consists of demolishing the existing single-story restaurant building and replacing with a 510 sq. ft. modular building, a 238 sq. ft. modular cooler and dry storage building and a prefab modular trash enclosure. The building, cooler and trash enclosure will consist of the same exterior façade materials. The site plan consists of 7 Brew's prototypical double drive-thru lane configuration with 12 parking stalls, including 1 ADA parking stall.

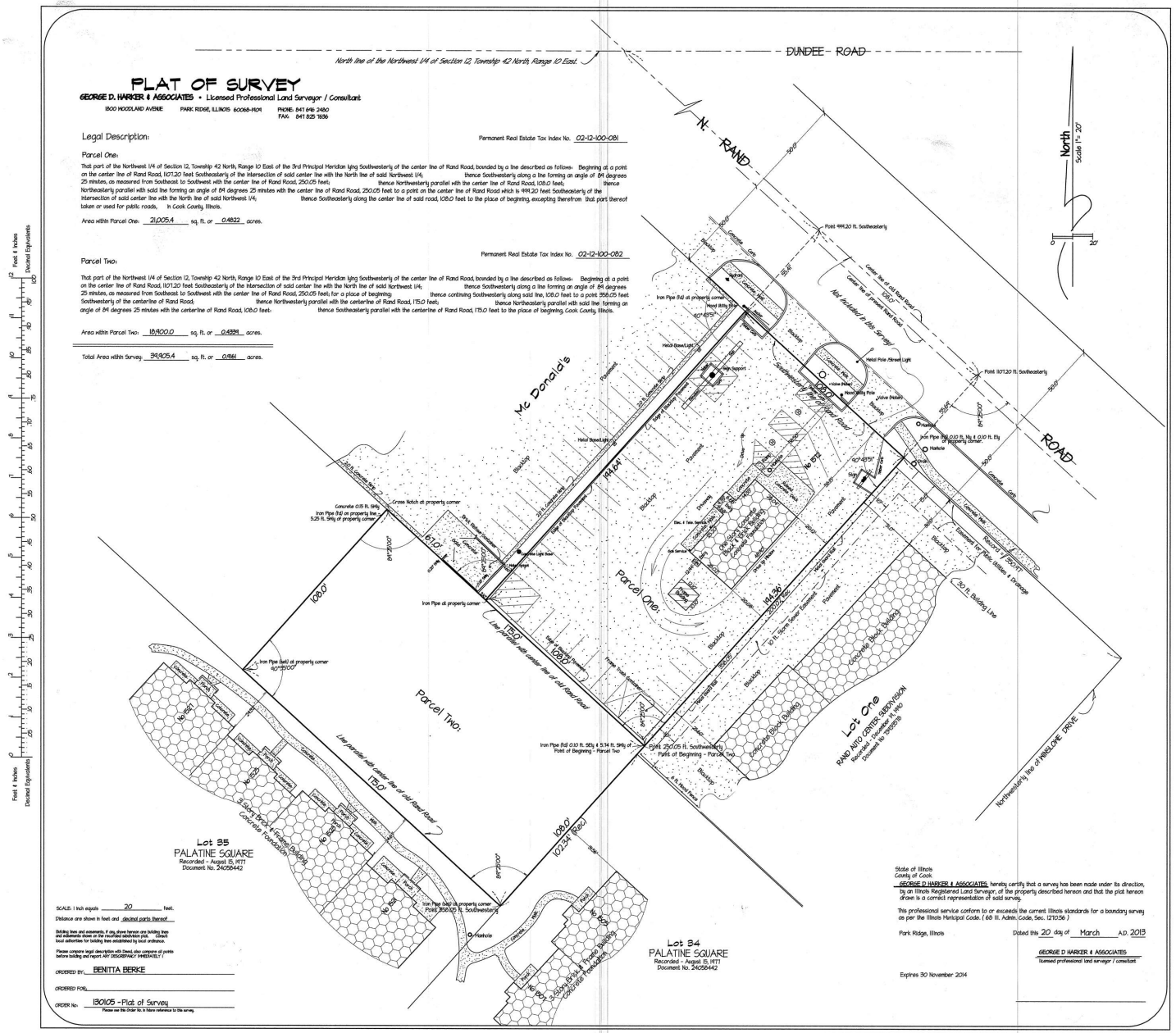
AERIAL PHOTO



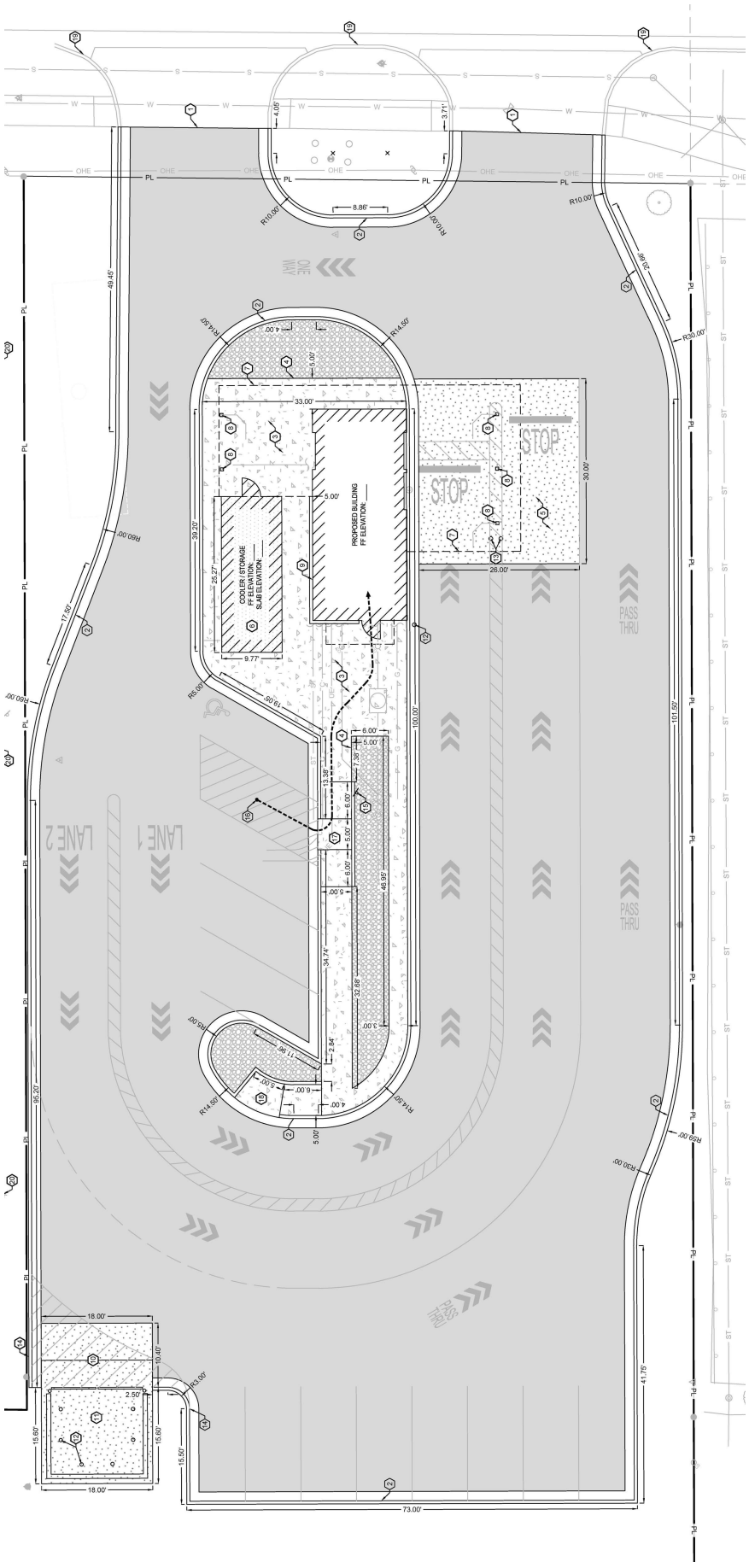
EXISTING CONDITIONS



SURVEY


North line of the Northwest 1/4 of Section 12, Township 42 North, Range 10 East.
DUNDEE ROAD
PLAT OF SURVEY
GEORGE D. HARKER & ASSOCIATES • Licensed Professional Land Surveyor / Consultant
1800 HOODLAND AVENUE PARK RIDGE, ILLINOIS 60068-4101 PHONE: 847 696 2480 FAX: 847 825 1636
Legal Description:
Permanent Real Estate Tax Index No. 02-12-100-081
Parcel One:
That part of the Northwest 1/4 of Section 12, Township 42 North, Range 10 East of the 3rd Principal Meridian lying Southwesterly of the center line of Rand Road, bounded by a line described as follows: Beginning at a point on the center line of Rand Road, 1071.20 feet Southeasterly of the intersection of said center line with the North line of said Northwest 1/4; thence Southwesterly along a line forming an angle of 84 degrees 25 minutes, as measured from Southeast to Southwest with the center line of Rand Road, 250.05 feet; thence Northwesterly parallel with the center line of Rand Road, 108.0 feet; thence Northeasterly parallel with said line forming an angle of 84 degrees 25 minutes with the center line of Rand Road, 250.05 feet to a point on the center line of Rand Road which is 999.20 feet Southeasterly of the intersection of said center line with the North line of said Northwest 1/4; thence Southeasterly along the center line of said road, 108.0 feet to the place of beginning, excepting therefrom that part thereof taken or used for public roads, in Cook County, Illinois.
Area within Parcel One: 21,005.4 sq. ft. or 0.4822 acres.
Permanent Real Estate Tax Index No. 02-12-100-082
Parcel Two:
That part of the Northwest 1/4 of Section 12, Township 42 North, Range 10 East of the 3rd Principal Meridian lying Southwesterly of the center line of Rand Road, bounded by a line described as follows: Beginning at a point on the center line of Rand Road, 1071.20 feet Southeasterly of the intersection of said center line with the North line of said Northwest 1/4; thence Southwesterly along a line forming an angle of 84 degrees 25 minutes, as measured from Southeast to Southwest with the center line of Rand Road, 250.05 feet; for a place of beginning; thence continuing Southwesterly along said line, 108.0 feet to a point 358.05 feet Southeasterly of the centerline of Rand Road; thence Northwesterly parallel with the centerline of Rand Road, 175.0 feet; thence Northeasterly parallel with said line forming an angle of 84 degrees 25 minutes with the centerline of Rand Road, 108.0 feet; thence Southeasterly parallel with the centerline of Rand Road, 175.0 feet to the place of beginning, Cook County, Illinois.
Area within Parcel Two: 18,900.0 sq. ft. or 0.4339 acres.
Total Area within Survey: 39,905.4 sq. ft. or 0.9161 acres.
N. RAND
ROAD
North
Scale 1" = 20'
Point 999.20 ft. Southeasterly
Point 1071.20 ft. Southeasterly
Not Included in this Survey
Center line of old Road
Center line of present road
Mc Donald's
Parcel One:
Parcel Two:
Lot One
RAND AUTO CENTER SUBDIVISION
Recorded - December 19, 1990
Document No. 90559018
Lot 35
PALATINE SQUARE
Recorded - August 15, 1977
Document No. 24056442
Lot 34
PALATINE SQUARE
Recorded - August 15, 1977
Document No. 24056442
Northwesterly line of KNOLLCREST DRIVE
Iron Pipe at property corner
Iron Pipe (fd) at property corner
Gross Notch at property corner
Point 250.05 ft. Southeasterly of Point of Beginning - Parcel Two
Point of Beginning - Parcel One
Point of Beginning - Parcel Two
Line parallel with center line of old Rand Road
Easement for Public Utilities & Drainage
30 ft. Building Line
6 ft. Storm Sewer Easement
Concrete Block Building
Brick & Concrete Building
Concrete Block & Frame Building
Concrete Block & Frame Building
Concrete Block Foundation
Metal Pole Street Light
Metal Base Light
Metal Utility Pole
Guy Wire
Fire Hydrant
Manhole
Catch Basin
Inlet
Valve Vault
Blacktop
Pavement
Concrete Curb
Concrete Walk
Curb Cut
Sign
Bollard
Flag Pole
Light Pole
Bench
Trash Can
Mail Box
Tree
Shrub
Fence
Overhead Wires
Underground Electric
Underground Telephone
Underground Gas
Underground Water
Underground Storm Sewer
Underground Sanitary Sewer
Underground Cable TV
Underground Fiber Optic
Underground Traffic Signal
Underground Irrigation
Underground Unknown
Feet & Inches
Decimal Equivalents
SCALE: 1 Inch equals 20 feet.
Distance are shown in feet and decimal parts thereof
Building lines and easements, if any, shown hereon are building lines and easements shown on the recorded subdivision plat. Check local authorities for building lines established by local ordinance.
Please compare legal description with Deed, also compare all points before building and report ANY DISCREPANCY IMMEDIATELY !
ORDERED BY: BENITTA BERKE
ORDERED FOR:
ORDER No: 130105 - Plat of Survey
Please use the Order No. in future reference to this survey.
State of Illinois
County of Cook
GEORGE D HARKER & ASSOCIATES, hereby certify that a survey has been made under its direction, by an Illinois Registered Land Surveyor, of the property described hereon and that the plat hereon drawn is a correct representation of said survey.
This professional service conform to or exceeds the current Illinois standards for a boundary survey as per the Illinois Municipal Code. (65 Ill. Admin. Code, Sec. 1270.56)
Park Ridge, Illinois
Dated this 20 day of March A.D. 2013
GEORGE D HARKER & ASSOCIATES
licensed professional land surveyor / consultant
Expires 30 November 2014

SITE PLAN

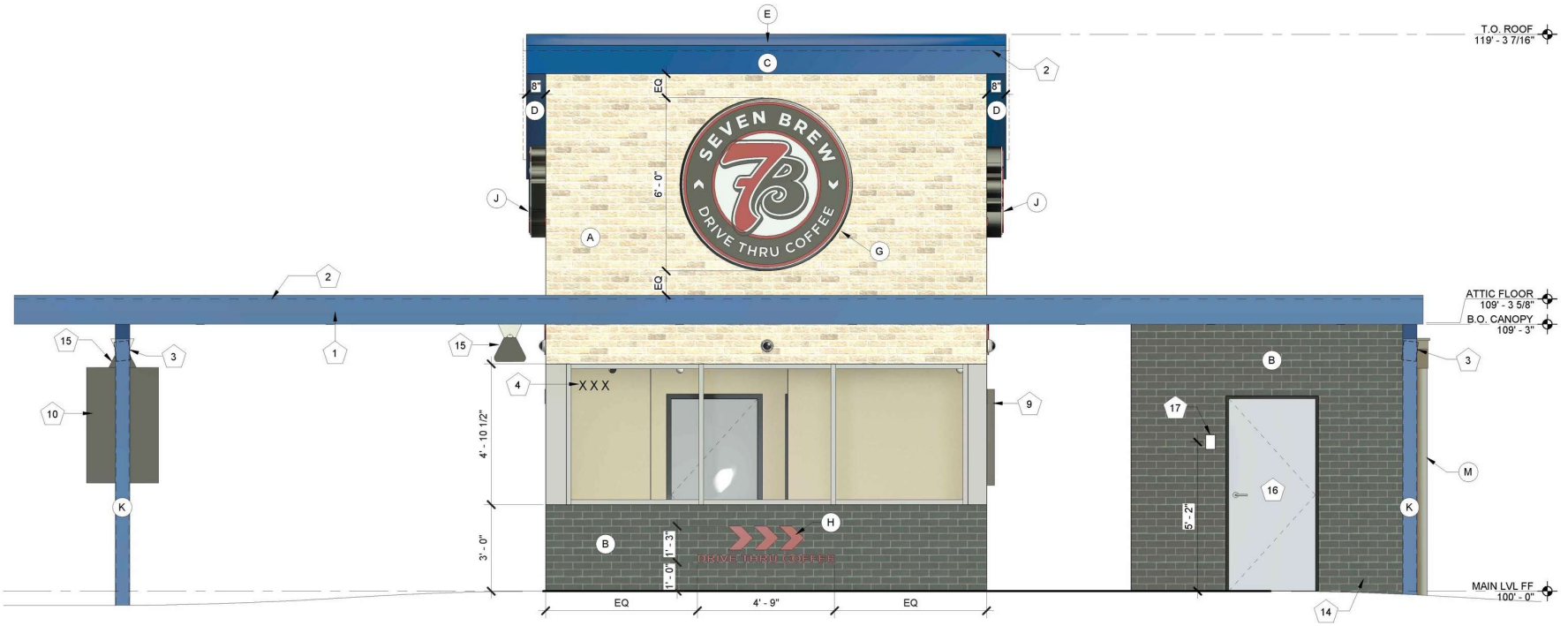


Attachment: Business Plan (1572 N Rand Road - SU Coffee Shop w drive-thru)

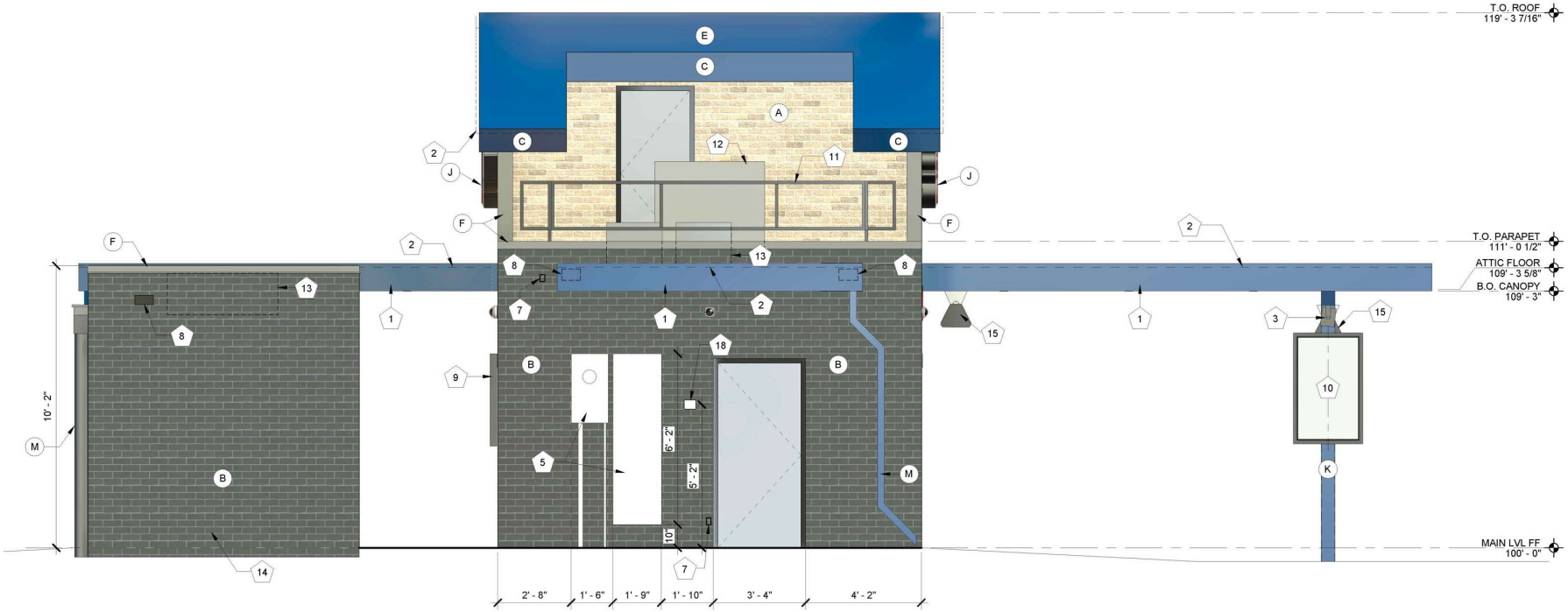
RENDERING



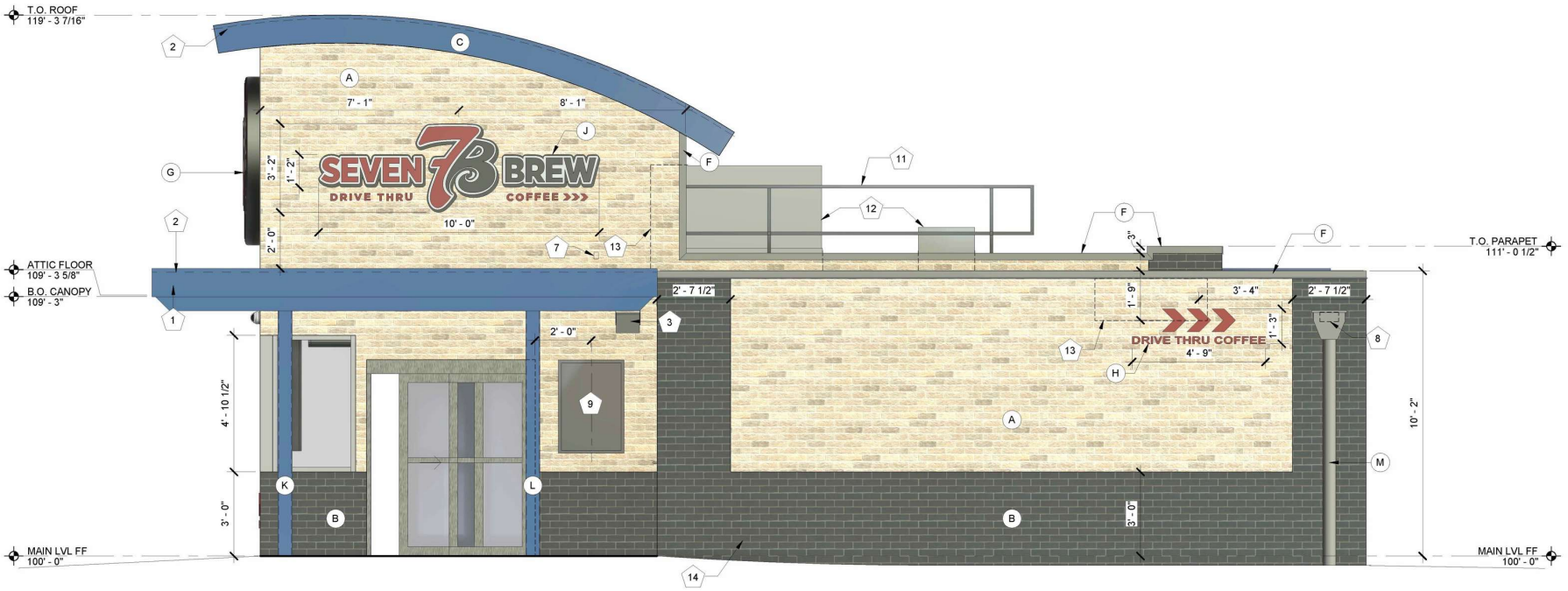
ELEVATIONS


T.O. ROOF
119' - 3 7/16"
ATTIC FLOOR
109' - 3 5/8"
B.O. CANOPY
109' - 3"
MAIN LVL FF
100' - 0"
SEVEN BREW
DRIVE THRU COFFEE
XXX
DRIVE THRU COFFEE
6' - 0"
4' - 10 1/2"
3' - 0"
1' - 3"
1' - 0"
5' - 2"
EQ
4' - 9"
8"

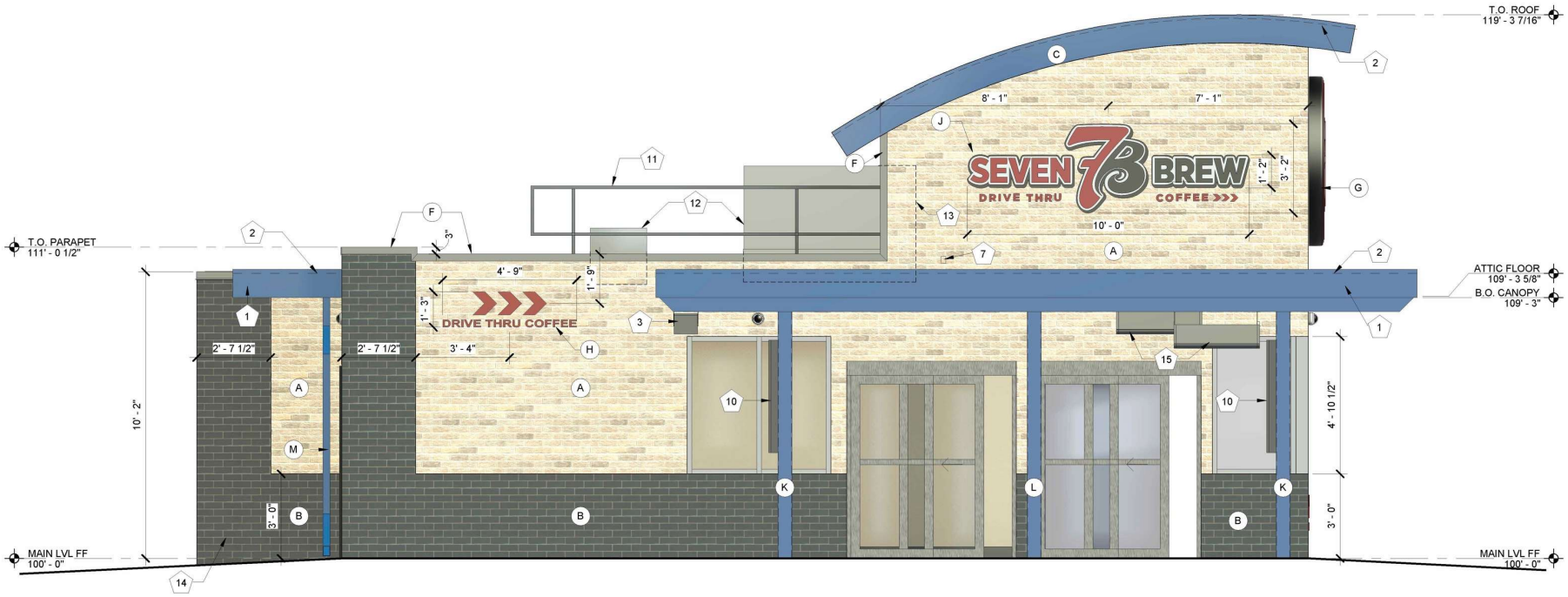
ELEVATIONS


T.O. ROOF
119' - 3 7/16"
T.O. PARAPET
111' - 0 1/2"
ATTIC FLOOR
109' - 3 5/8"
B.O. CANOPY
109' - 3"
MAIN LVL FF
100' - 0"
10' - 2"
6' - 2"
5' - 2"
10"
2' - 8"
1' - 6"
1' - 9"
1' - 10"
3' - 4"
4' - 2"

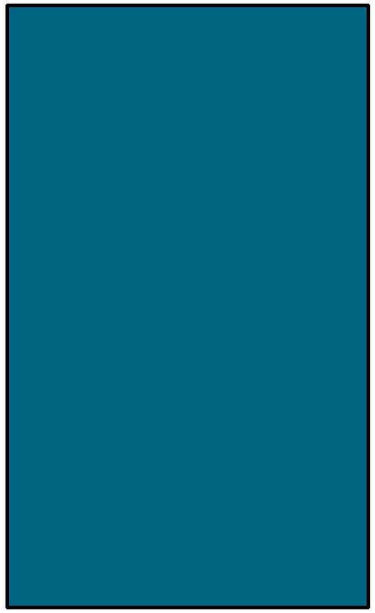
ELEVATIONS


T.O. ROOF
119' - 3 7/16"
ATTIC FLOOR
109' - 3 5/8"
B.O. CANOPY
109' - 3"
MAIN LVL FF
100' - 0"
T.O. PARAPET
111' - 0 1/2"
MAIN LVL FF
100' - 0"
SEVEN 73 BREW
DRIVE THRU
COFFEE
DRIVE THRU COFFEE
7' - 1"
8' - 1"
10' - 0"
3' - 2"
1' - 2"
2' - 0"
2' - 7 1/2"
2' - 0"
4' - 10 1/2"
3' - 0"
1' - 9"
3' - 4"
1' - 3"
4' - 9"
10' - 2"

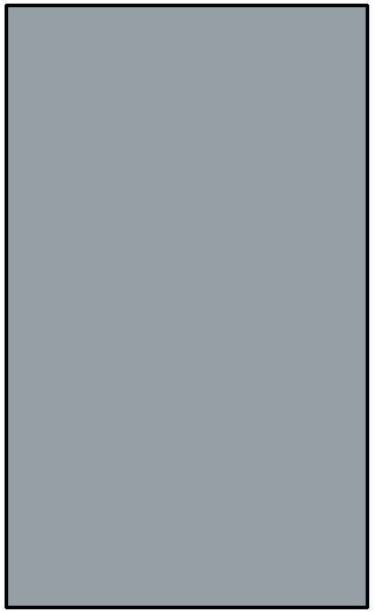
ELEVATIONS


T.O. ROOF
119' - 3 7/16"
T.O. PARAPET
111' - 0 1/2"
ATTIC FLOOR
109' - 3 5/8"
B.O. CANOPY
109' - 3"
MAIN LVL FF
100' - 0"
SEVEN 73 BREW
DRIVE THRU
COFFEE
DRIVE THRU COFFEE
8' - 1"
7' - 1"
10' - 0"
4' - 9"
1' - 9"
1' - 3"
3' - 4"
2' - 7 1/2"
2' - 7 1/2"
10' - 2"
4' - 10 1/2"
3' - 0"
3' - 0"
1' - 2"
3' - 2"
5"

MATERIAL COLOR BOARD



BLUE METAL PANEL MP-2
BRAND: BERRIDGE
COLOR: ROYAL BLUE
FINISH: LOW SHEEN SMOOTH - REFLECTIVITY .26



COPING TRIM METAL MP-3
BRAND: BERRIDGE
COLOR: ZINC GREY
FINISH: LOW SHEEN SMOOTH - REFLECTIVITY .39

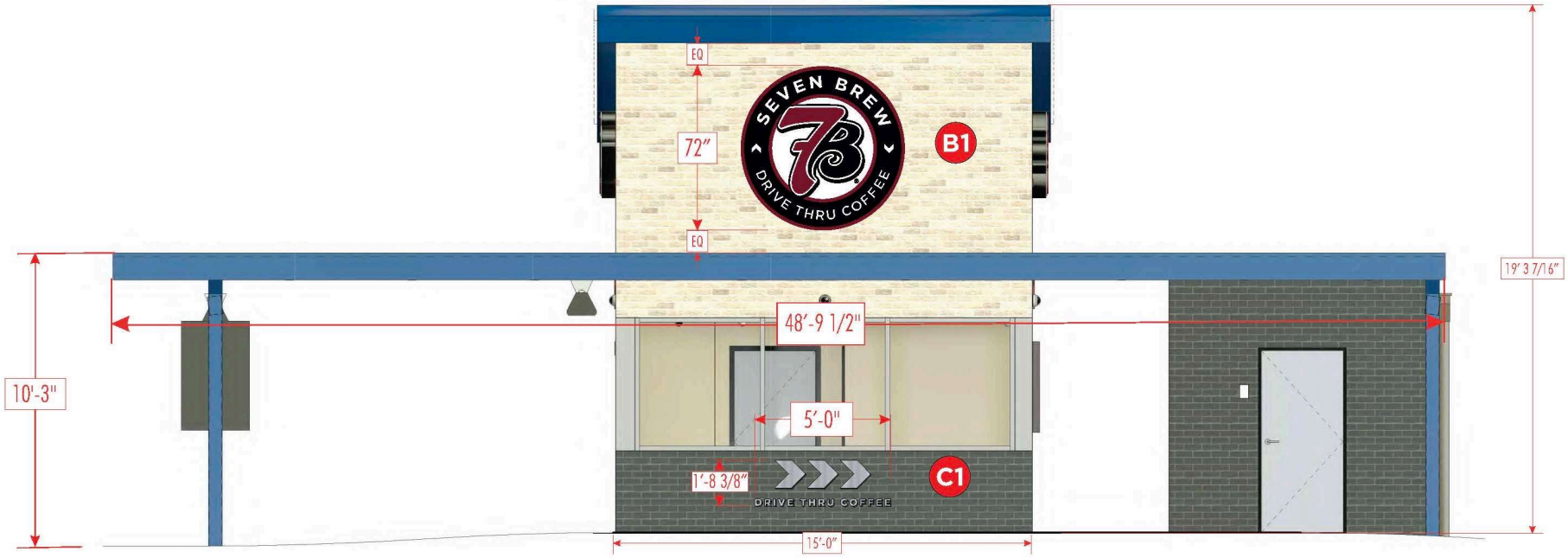


FIBER-CEMENT PANEL SIDING - BRK-2
BRAND: NICHIHA
COLOR: SHALE BROWN
FINISH: CANYON BRICK



FIBER-CEMENT PANEL SIDING - BRK-1
BRAND: NICHIHA
COLOR: MIDNIGHT
FINISH: MODERN BRICK

SIGNAGE


EQ
72"
SEVEN BREW
DRIVE THRU COFFEE
B1
EQ
19' 3 7/16"
48'-9 1/2"
10'-3"
5'-0"
1'-8 3/8"
DRIVE THRU COFFEE
C1
15'-0"

SIGNAGE


10'-0"
38"
SEVEN 7B BREW
DRIVE THRU
COFFEE
B2
60"
20 5/16"
DRIVE THRU COFFEE
C2
19' 3 7/16"
34'-0"

SIGNAGE


10'-0"
38"
SEVEN 7B BREW
DRIVE THRU
COFFEE
B3
19' 3 7/16"
60"
20 5/16"
DRIVE THRU COFFEE
C3
25'-0"
34'-0"

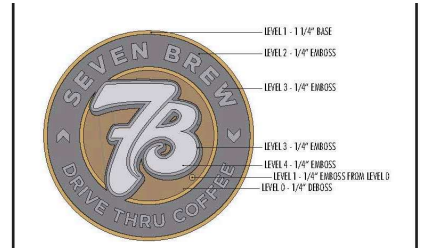
SIGNAGE



NIGHT ILLUMINATION VIEW



DEBOSSMENT DETAILS



EMBOSSMENT DETAILS

LED ILLUMINATION

ELECTRICAL RUN LOCATION IS THROUGH THE BACK OF THE SIGN

PMS 202

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M: 95.11%	R: 138
Y: 74.72%	G: 36
K: 29.59%	B: 50

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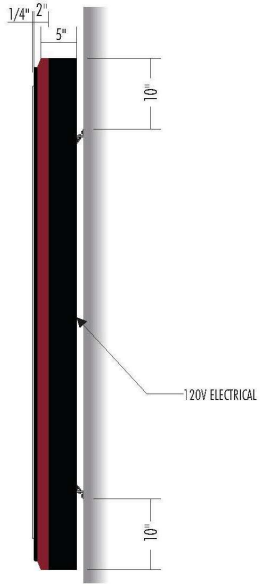
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WHITE

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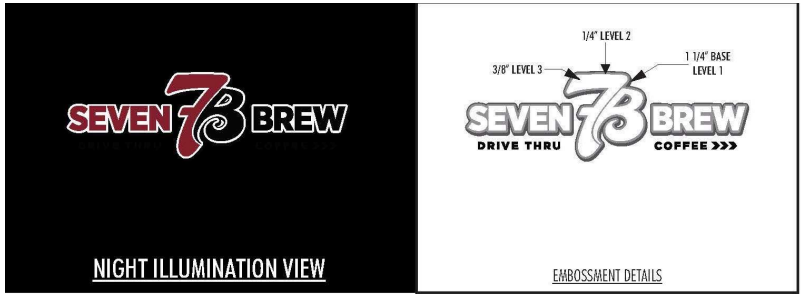


FRONT VIEW B1



SIDE VIEW

SIGNAGE



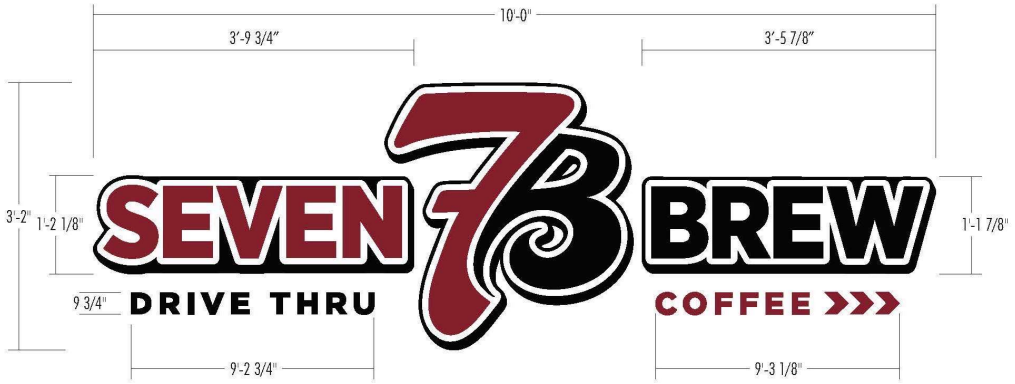
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C: 29.54% M: 95.11% Y: 74.72% K: 29.59%
HEX: 8a2432 R: 138 G: 36 B: 50

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HEX: 231f20 R: 35 G: 31 B: 32

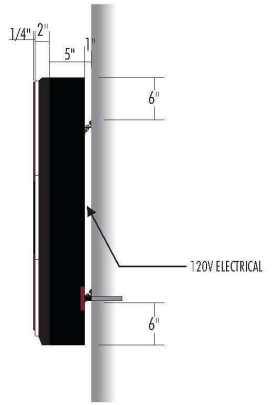
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C: 0% M: 0% Y: 0% K: 0%
HEX: ffffff R: 255 G: 255 B: 255

LED ILLUMINATION

ELECTRICAL RUN LOCATION IS THROUGH THE BACK OF THE SIGN



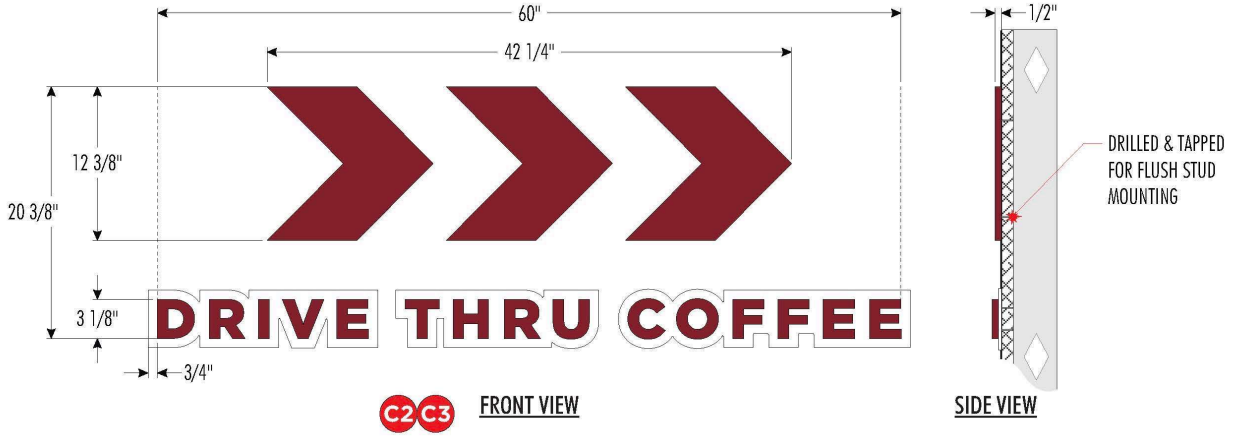
B2 B3 FRONT VIEW

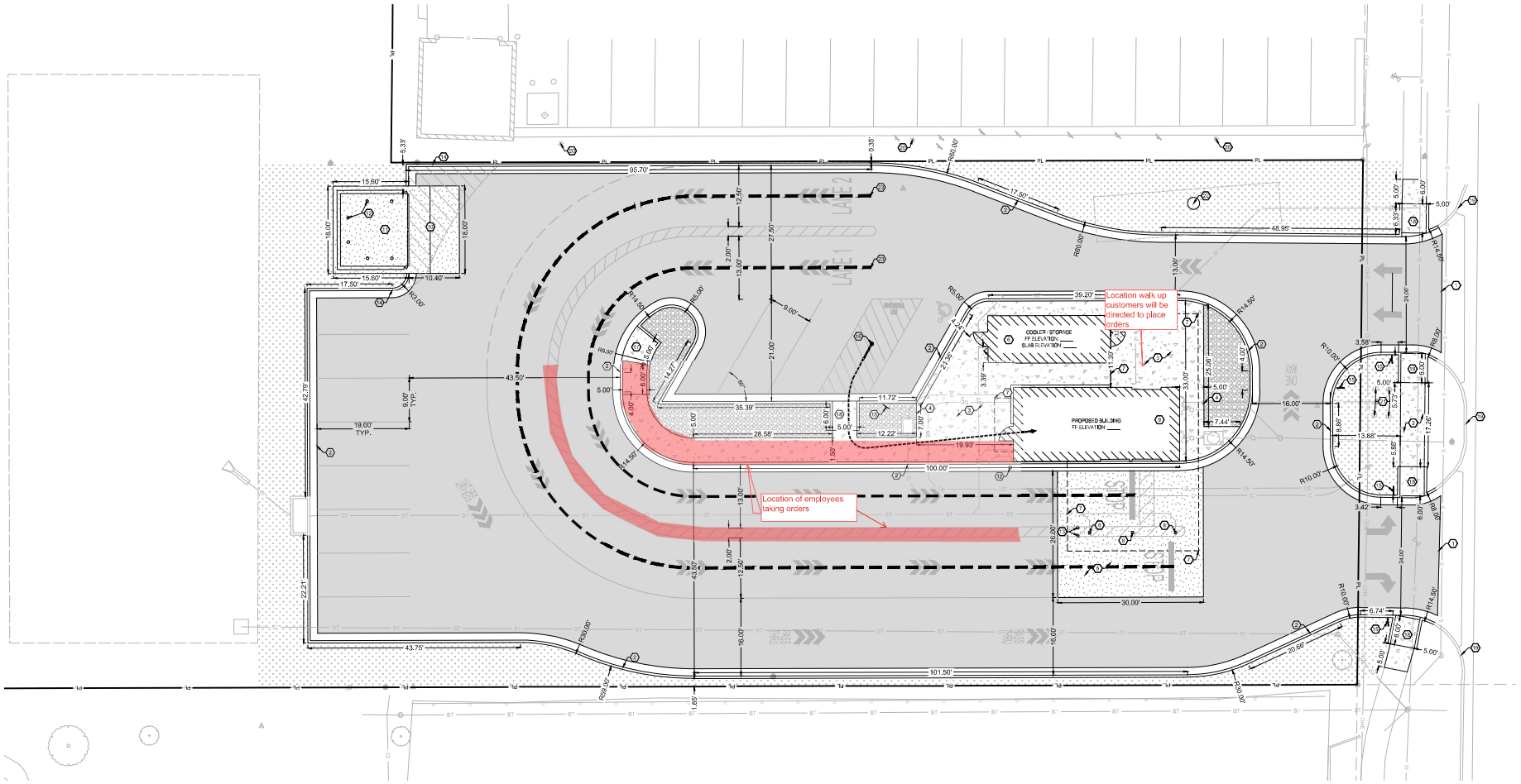


SIDE VIEW

SIGNAGE


42 1/4"
12 3/8"
20 3/8"
3 1/8"
DRIVE THRU COFFEE
FRONT VIEW
C1
1/2"
DRILLED & TAPPED
FOR FLUSH STUD
MOUNTING
SIDE VIEW


60"
42 1/4"
12 3/8"
20 3/8"
3 1/8"
3/4"
DRIVE THRU COFFEE
C2 C3
FRONT VIEW
1/2"
DRILLED & TAPPED
FOR FLUSH STUD
MOUNTING
SIDE VIEW



HATCH LEGEND:

- = ASPHALT PAVEMENT PER DETAIL 2.06, SHEET C7.1.
- = CONCRETE SIDEWALK PER SIDEWALK DETAIL 2.02, SHEET C7.1.
- = CONCRETE PAVEMENT PER CONCRETE PAVEMENT DETAIL 2.03 AND 2.05, SHEET C7.1.
- = TURF GRASS SOD. INSTALL PER SUPPLIER'S INSTALLATION INSTRUCTIONS.
- = LANDSCAPE ROCK. PLACE 6" OF 1" - 2" RIVER ROCK OVER COMMERCIAL GRADE WEED FABRIC.

KEY NOTES:

1. MATCH EXISTING PAVEMENT.
2. CONCRETE CURB & GUTTER PER DETAIL 2.01, SHEET C7.1.
3. SIDEWALK PER DETAIL 2.02, SHEET C7.1.
4. EDGE OF CONCRETE SLAB TO BE THICKENED CONCRETE PER STOOPWALK EDGE DETAIL 2.04, SHEET C7.1.
5. CONCRETE PAVEMENT PER CONCRETE PAVEMENT DETAILS 2.03 & 2.05, SHEET C7.1.
6. REMOTE COOLER LOCATION, COOLER TO BE INSTALLED ON 4" THICK CONCRETE PAD WITH THICKENED EDGE PER STRUCTURAL PLANS.
7. BUILDING CANOPY OUTLINE.
8. CANOPY COLUMNS LOCATIONS, TYPICAL.
9. BUILDING FOUNDATION WALL AND FOOTING PER STRUCTURAL PLANS.
10. CONCRETE PAVEMENT FOR TRASH ENCLOSURE PER CONCRETE PAVEMENT DETAILS 2.03 & 2.05, SHEET C7.1.
11. TRASH ENCLOSURE AND GATE, PER ARCHITECTURAL PLANS.
12. 6" PIPE BOLLARD, TYPICAL PER DETAIL 2.09, SHEET C7.1.
13. 3" PIPE BOLLARD, TYPICAL PER DETAIL 2.09, SHEET C7.1.
14. INSTALL CURB TRANSITION PER DETAIL 2.15, SHEET C7.2.
15. SIGN, SEE SHEET C8.1.
16. ACCESSIBLE PATH FROM PARKING TO BUILDING.
17. TYPE 2 MODIFIED ADA CURB RAMP PER DETAIL 2.12, SHEET C7.2.
18. TYPE 4 ADA CURB RAMP PER DETAIL 2.14, SHEET C7.2.
19. EXISTING CURB AND GUTTER, DO NOT DISTURB.
20. EXISTING LIGHT POLE, TO REMAIN.
21. EXISTING BOLLARDS, TO REMAIN.
22. EXISTING BILLBOARD TO REMAIN.
23. POINT OF SERVICE, 199 FT. = TOTAL QUEUING LENGTH LANE 1. 254 FT. = TOTAL QUEUING LENGTH LANE 2.

PROPOSED USE:

RESTAURANT WITH DRIVE THRU.

ZONING:

ZONING: B-2, GENERAL BUSINESS.

PARKING REQUIREMENTS:

1 SPACE PER EMPLOYEE DURING LARGEST SHIFT = 7 STALLS.
PROVIDED = 12 STALLS, 11 STANDARD AND 1 ADA.

STORMWATER NOTES:

PRE-PROJECT IMPERVIOUS AREA	= 20,040 S.F.
PRE-PROJECT PERVIOUS AREA	= 19,506 S.F.
POST-PROJECT IMPERVIOUS AREA	= 20,188 S.F.
POST-PROJECT PERVIOUS AREA	= 19,358 S.F.

NOTE:
CALCULATIONS PROVIDED FOR IMPERVIOUS SURFACE LIMITS ARE THE PROPERTY LINES.

BUILDING AND LOT DATA:

PROJECT FOOTPRINT	38,546 S.F.	= 0.91 ACRES
PROPOSED BUILDING (1 STORY) - RETAIL =	515 S.F.	
REMOTE COOLER	=	247 S.F.
CONSTRUCTION TYPE: V-B		

QUANTITIES

CURB & GUTTER:	997 L.F.
ASPHALT PAVEMENT:	15,566 S.F.
8" CONCRETE PAVEMENT:	1,250 S.F.
4" CONCRETE SIDEWALK:	1,775 S.F.
TURF GRASS SOD:	3,889 S.F.
LANDSCAPING ROCK:	640 S.F.

H. SCALE: 1" = 10'

Call Before You Dig — JULIE ILLINOIS ONE-CALL SYSTEM — Simply Call 811 — www.illinois1call.com

TOTH & ASSOCIATES
1550 E. REPUBLIC ROAD
SPRINGFIELD, MO 65804
Ph: 417-886-0643 Fax: 417-886-0557
www.tothassociates.com
ILF 636200681
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SEVEN BREW COFFEE DRIVE THRU

PRELIMINARY FOR REVIEW AND DISCUSSION ONLY

ENGINEER OF RECORD:
NAME: MATTHEW STEVEN MILLER
LICENSE NO.: IL. #PE 062 065164

PROJECT NUMBER: 104 061

REVISION:

7 BREW COFFEE
PALATINE, IL 03
N RAND RD
PALATINE, ILLINOIS

C2.1
SITE PLA

DATE: DATE

Attachment: Employee Location Map (1572 N Rand Road - SU Coffee Shop w drive-thru)

CERTIFICATE OF PUBLICATION

DES PLAINES JOURNAL, INC., a corporation organized and existing under and by virtue of the laws of the State of Illinois, does hereby CERTIFY that it is the publisher of the:

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

and that said newspaper(s) is a secular newspaper of general circulation and has been published weekly in the

(Village) (Town) (City) (Township) of PALATINE 1572 N. RAND RD.

(●) ( ) ( ) ( )

County of COOK

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

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 25TH day of DECEMBER, A.D. 20 24., and the last publication thereof was made on the 25TH day of DECEMBER, A.D. 20 24.

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

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

"OFFICIAL SEAL"
MARY ALICE WENZL
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 07/15/2025

Mary Alice Wenzl

IN WITNESS WHEREOF, **THE DES PLAINES JOURNAL, INC.**, has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 25TH day of DECEMBER A.D., 20 24.

By Todd Wessell

President
Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 25TH day of DECEMBER A.D., 20 24.

My commission expires the 15TH day of JULY A.D., 20 25.

Attachment: Public Notice (1572 N Rand Road - SU Coffee Shop w drive-thru)

VILLAGE OF PALATINE

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 01/14/25 07:00 PM

STAFF REPORT (ID # 9529)

660 N Hicks Road

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Mallory Miller, Grow Montessori Academy

PLAN NUMBER: SU-000126-2024

BACKGROUND:

The Subject Property is zoned Planned Development and is part of the Renaissance Subdivision. It follows the B-1 requirements for permitted and special uses. The current uses, within the building, include a mixture of office, medical, and home interior services.

The Petitioner is proposing to purchase and convert the existing office building to accommodate both the existing Grow Music School and to open a partnering Montessori Academy within the same building. Per the submitted floor plan, there will be 2 rental units outside of the scope for the Montessori and Music School. Therefore, the Petitioner is requesting:

Special Use to permit a Montessori School at the subject property

Surrounding Zoning/Uses:
North: Planned Development – Multi-Family Residential
South: Planned Development – Commercial
East: R-1 - Palatine Police Station
West: Planned Development – Commercial

KEY ISSUES:

- The Montessori academy will start with 2 different programs Primary and Elementary. Once the academy becomes more established the Petitioner has indicated in their business plan that additional classes will be offered for toddlers and adolescents - 12–14-years-old.
    - 3–6-year-old (primary) – expected capacity of 5-10 students
    - 6–12-year-old (elementary) – expected capacity of 6-12 students

- The maximum student capacity, once the Academy is established, with all proposed programs, would be 60 students.
- When the Academy first opens, the Petitioner has indicated that there will be 6 total staff members. Eventually the business plan illustrates that there would be a maximum of 8 staff members.
- Per the submitted business plan, the Montessori would operate Monday thru Fridays from 8:05 AM – 3 PM. Drop-off and pick-ups times will be a 5 to 10-minute period prior to and after each school day. Additionally, note that the Music School is expected to continue to take on new students, and will be operated from 3:30 PM – 9 PM with a maximum of 8 staff members.
- The submitted site plan includes outdoor spaces along the south and east sides of the existing building. The primary outdoor play space would be to the south of the building, with a proposed solid 6- foot fence, with landscaping, and bollards, set back approximately 10 feet from the First Bank Drive sidewalk. The fence would bevel at the corner of Hicks Road and First Bank Drive and be located behind the existing Office Park of Palatine sign and landscaping. The space to the east of the building would be utilized as garden space, with a 4 foot open style fence setback over 20 feet from the side property line abutting N. Hicks Road. The fences will connect with a bevel behind the existing monument sign and landscaping.

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

STAFF RECOMMENDATION:

The Petitioner proposes to establish a Montessori school within the existing building located in the Renaissance Planned Development. While the Planned Development primarily operates as an office park, it does include an existing daycare. The proposed location is situated on the edge of the Renaissance Development and features a dedicated parking lot, with an entrance/exit directly off N. Hicks Road. The site includes over 15 available parking spaces, which should minimize traffic impacts, in addition to the school's queueing and start time plan.

The Montessori School and the proposed Music School will operate during different hours, further mitigating any potential traffic concerns on Hicks Road.

Given these considerations, the proposed use is not expected to cause substantial injury to the value of surrounding properties. The outdoor areas would ultimately be components of the Planning and Zoning Commission's review and Village Council's determination. Therefore, Staff recommends approval of the Special Use subject to the following conditions:

1. The Special Use and Variation shall substantially conform to the Site Plan, Business Plan, and Floor Plan submitted by the Petitioner, Mallory Miller, except as such plans may be change to conform to Village Codes and Ordinances.

2. Any final traffic directional signage or pavement markings for a one-way drive aisle, or pick-up and drop-off locations, shall be submitted in a manner acceptable to the Village Engineer.

3. The final fencing plan and landscaping plan shall be submitted in a manner acceptable to the Director of Planning and Zoning.

ATTACHMENTS:

- Aerial Map
- Application
- Site Plan 660 N Hicks Update 10-5-24
- Grow Montessori Academy Business Plan 1-3
- Letters of Support
- Public Notice

GISConsortium

660 N Hicks Road



0 200 400 ft

Print Date: 1/3/2025

Notes

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

Attachment: Aerial Map (660 N Hicks Road - SU Daycare)

VILLAGE OF PALATINE

SPECIAL USE APPLICATION

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

Petitioner Name

Mallory Miller

Business Name (if applicable)

Grow Montessori Academy

Subject Property Address

660 N. Hicks Road

Please provide a description of your proposed request:

Grow Music Academy, a Palatine business for over 6 years, is expanding and opening a Montessori School serving children from 3-12 years old.

Petitioner Justification

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

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

Yes. Currently, the Northwest Suburbs of Chicago does not have an AMI Accredited Montessori Elementary program and the opening of this school would fill a great need. The location next to the Palatine Public Library and within walking distance to our current music school will make for an easy transition.

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

Yes. In a standalone building, with its own private entrance and parking lot, the public health, safety, and welfare will be protected. Our environmental sustainability programs for children and scholarship programs to equalize Montessori access will be an asset to the community.

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

This project will enhance residential home values and help keep the Renassaince Place development lively and relevant.

Attachment: Application (660 N Hicks Road - SU Daycare)

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

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

a. Will meet the following aesthetic criteria:

i. Will not destroy existing vistas in the area;

ii. Will enhance the appearance of the homes and the streets in the area; and

iii. Will not detract from the overall appearance of the community; or

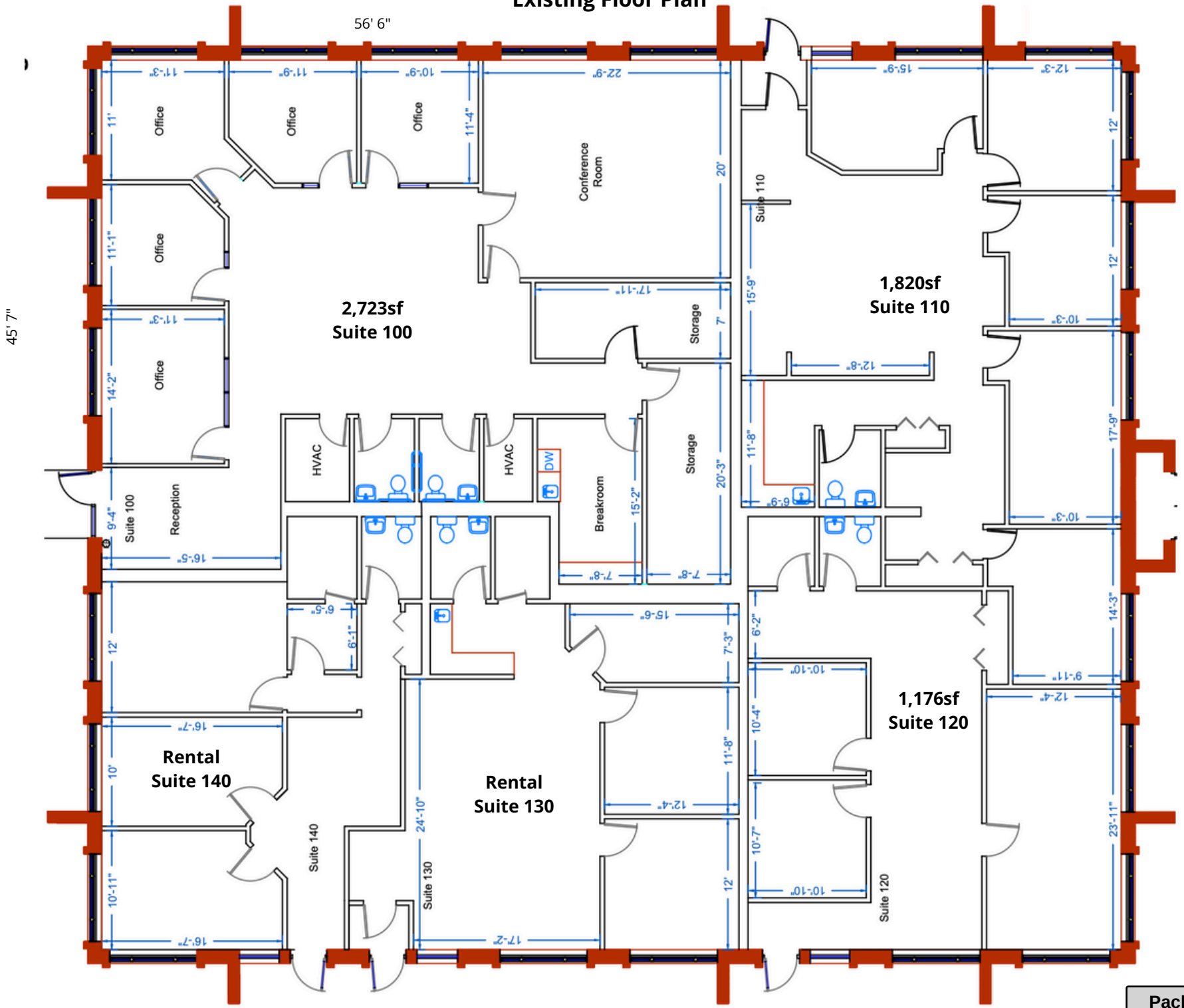
b. The fencing is found to be necessary to protect private property or the safety of the inhabitants of the property.

Yes. The purpose of the fencing is addressed in standard "b".

Attachment: Application (660 N Hicks Road - SU Daycare)

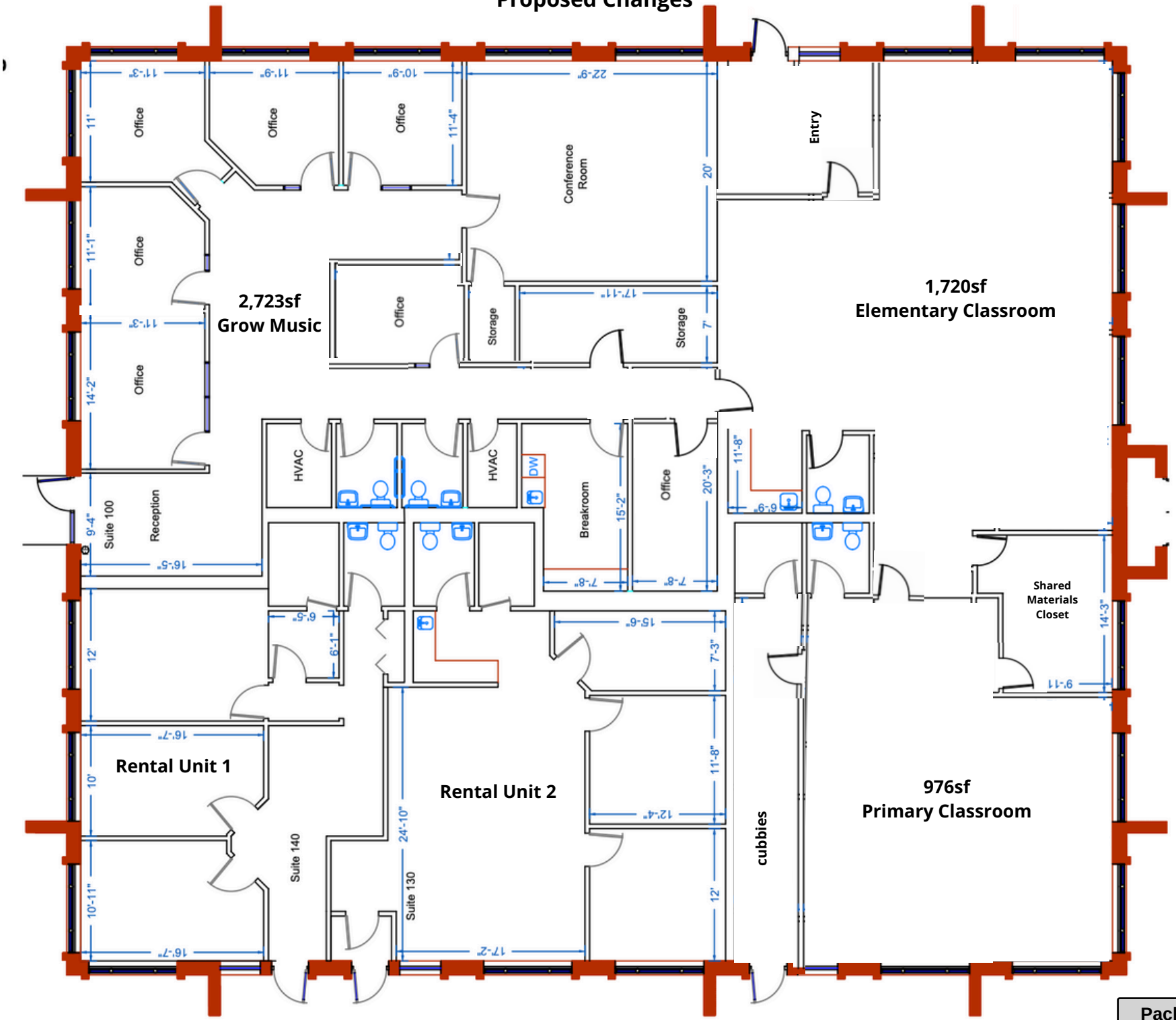

grow
MONTESSORI ACADEMY

Existing Floor Plan



Attachment: Site Plan 660 N Hicks Update 10-5-24 (660 N Hicks Road - SU Daycare)

Proposed Changes



Attachment: Site Plan 660 N Hicks Update 10-5-24 (660 N Hicks Road - SU Daycare)

Attachment: Site Plan 660 N Hicks Update 10-5-24 (660 N Hicks Road - SU Daycare)

AREA OF PROPERTY = 53,960 SQ. FT. OR 1.24 ACRES

FOUND IRON PIPE 0.24 SOUTH & 0.53 WEST

FOUND IRON PIPE 0.55 WEST & 0.15 SOUTH

FOUND CROSS NOTCH 29.65 NORTH & 0.10 EAST

CENTERLINE OF 10' EASEMENT PER DOC.#22177426

CENTERLINE OF 10' GAS EASEMENT PER DOC.#21958382

EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES PER DOC.#21958382

EASEMENT FOR SANITARY SEWER, STORM SEWER AND WATER MAINS PER DOC.#24191797

10 FT. EASEMENT TO COMMONWEALTH EDISON CO. PER DOC.#25715274

50 FT. EASEMENT FOR INGRESS & EGRESS PER DOC.#21890641

29 FT. EASEMENT FOR INGRESS & EGRESS PER DOC.#24125743

EASEMENT FOR SANITARY SEWER, STORM SEWER AND WATER MAINS PER DOC.#24191797

EASEMENT TO I.D.O.T. PER DOC.#87101482

FIRST BANK DRIVE (RECORD 58 FT. PUBLIC R.O.W.)

158.00'

LOT 19-K

BUILDING FOOTPRINT AREA = 8,122 SQ. FT. #660-670 FIRST BANK DRIVE

SPLIT LEVEL BRICK

Garden

10' from sidewalk.

ASPHALT PAVEMENT

CONCRETE CURB

CONCRETE WALK

CONCRETE ARPON

N 00°02'25" W R. & M. 70.35'

N 89°35'13" W R. & M. 150.00'

S 89°35'13" E R. & M. 137.69'

S 00°02'25" E R. & M. 313.22'

N 14°05'35" E R. & M. 20.25'

M. 57.37'

M. 20.23'

R. & M. 69.00'

12.20'

10.28'

91.87'

91.85'

53.48'

37.00

20.00

48'

24'

26'

28'

42 Parking Spaces

HICKS ROAD

Landscaping and Fencing Plan

Planting Zones:

o Zone 1: 2.5-3 feet from the fence (planting bed)

o Zone 2: 6.5-7 feet from the planting bed to the sidewalk (grass area)

Plant Selection:

- Black-eyed Susan (Rudbeckia hirta)
- Blue Grama
- Little bluestem
- Carax Rosea

o Height: 12-36 inches

o Benefits: Drought-tolerant, attracts butterflies and bees

- Blue False Indigo
- Purple Coneflower

o Height: 2-4 feet

- Prairie Dropseed
- Sorghastrum nutans
- Big Bluestem

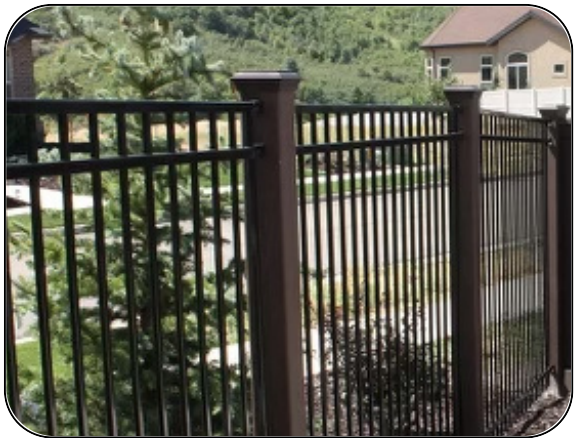
o Height: 3-6 feet



• Mulch with a 2-inch layer of organic mulch (e.g., wood chips or bark) to retain moisture and suppress weeds.

This professional landscaping plan incorporates native plants and grasses to create a beautiful, low-maintenance space that complements the solid fence. The Black-eyed Susans will provide a pop of color, while the native grasses will add texture and movement to the space.

Peach = 4' Garden/Sidewalk
Trex Fence Posts - Aluminum Panels



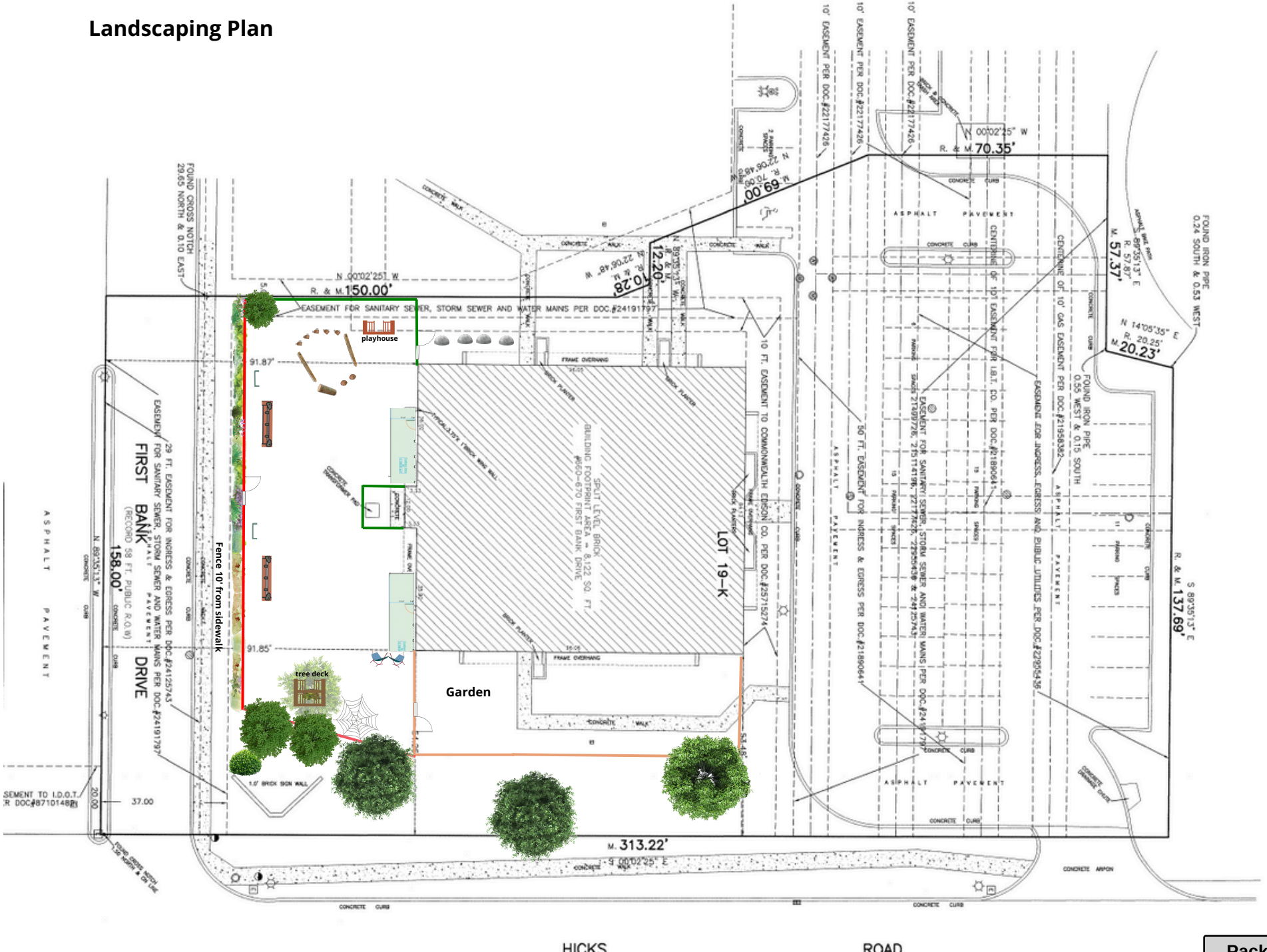
Red = 6' Solid Trex Fence with Bollard Protection and Landscaping. 36" Bollards spaced every 5'.

Green = Same Fence Without Bollards



Attachment: Site Plan 660 N Hicks Update 10-5-24 (660 N Hicks Road - SU Daycare)

Landscaping Plan



Attachment: Site Plan 660 N Hicks Update 10-5-24 (660 N Hicks Road - SU Daycare)

Primary Playground Space (3-6 year olds)



- wood chips
- wood cookies
- balance beams
- crawling tunnel
- monkey bars
- play house 6'x5'x7'

Outdoor Space



Elementary Playground Space (6-12 year olds)



- wood chips
- Chin-up bar
- 8'x10' tree deck
- monkey bars
- 8'x8' spider web net
- hammocks





Attachment: Site Plan 660 N Hicks Update 10-5-24 (660 N Hicks Road - SU Daycare)



Attachment: Site Plan 660 N Hicks Update 10-5-24 (660 N Hicks Road - SU Daycare)

grow
MONTESSORI ACADEMY





BUSINESS PLAN

Attachment: Grow Montessori Academy Business Plan 1-3 (660 N Hicks Road - SU Daycare)

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Our Values	3
About Grow Music Academy	4
Business Description	5
Montessori is Growing	6
Fulfilling a Need	7
Growth Projections	8
Scope of Work	9
Summary	11

Attachment: Grow Montessori Academy Business Plan 1-3 (660 N Hicks Road - SU Daycare)

Executive Summary

Mission: We believe that every child is capable. We believe that every child is inherently good. We believe that all children deserve a quality education that provides holistic support on their journey to adulthood. Grow Montessori Academy is an inclusive community of highly skilled teachers and conscientious parents and their children who are working together to master foundational skills, cultivate independent thought, and to care for others and their environment.

Vision: We support each child as they grow through careful preparation of the classroom environment, with the implementation of lessons by an expertly trained teacher, and by the curation of a classroom culture where children find joy in learning itself. We are committed to holding true the standards of quality set by the Association Montessori Internationale in order to provide intellectual, academic, social, and emotional preparation for life by allowing for freedom with responsibility within an atmosphere of respect and beauty.

Our Values

- We understand and support the individuality and unique interests and potential of each child.
- We value each child's innate abilities and desire to learn.
- We uphold the standards set by the Association Montessori Internationale(AMI) with a deep understanding of child development.
- We value personal growth and continued professional development for all staff.
- We cultivate a culture of respect, collaboration, and freedom with responsibility, and support each other non-coercively.
- We value connection to the natural world and foster stewardship of both our indoor and outdoor environments.
- We believe in collaboration amongst parents, students, and professionals to most effectively support a child's health, academic potential, and overall wellbeing.
- We believe in equitable Montessori access, no matter socio-economic status.
- We believe in education for a more just and peaceful world.
- We value a safe, inclusive, diverse, anti-racist, anti-bias community for all students, staff, and families while honoring our common humanity, and embracing the power of our differences.

Attachment: Grow Montessori Academy Business Plan 1-3 (660 N Hicks Road - SU Daycare)

About Grow Music Academy

Opened in January of 2019: We grew from 40 students to 325 in under 4 years at our location in Palatine. We serve children from birth to adulthood and offer early childhood Music Together® classes for children and their parents.

Future: As a member of the Montessori community for the past 11 years with my own 3 children, there is a clear need for a high-fidelity AMI Montessori School in the Northwest Suburbs of Chicago.







Attachment: Grow Montessori Academy Business Plan 1-3 (660 N Hicks Road - SU Daycare)

grow MONTESSORI ACADEMY

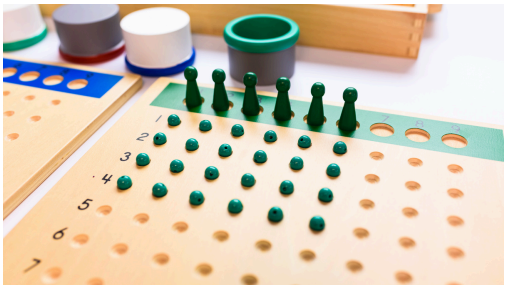
Business Description

What is the Montessori Approach to Education?



Montessori is a method of education that is based on self-directed activity, hands-on learning and collaborative play.

In Montessori classrooms children make creative choices in their learning, while the classroom and the highly trained teacher offer age-appropriate activities to guide the process. Children work in groups and individually to discover and explore knowledge of the world and to develop their maximum potential.





Why Montessori?

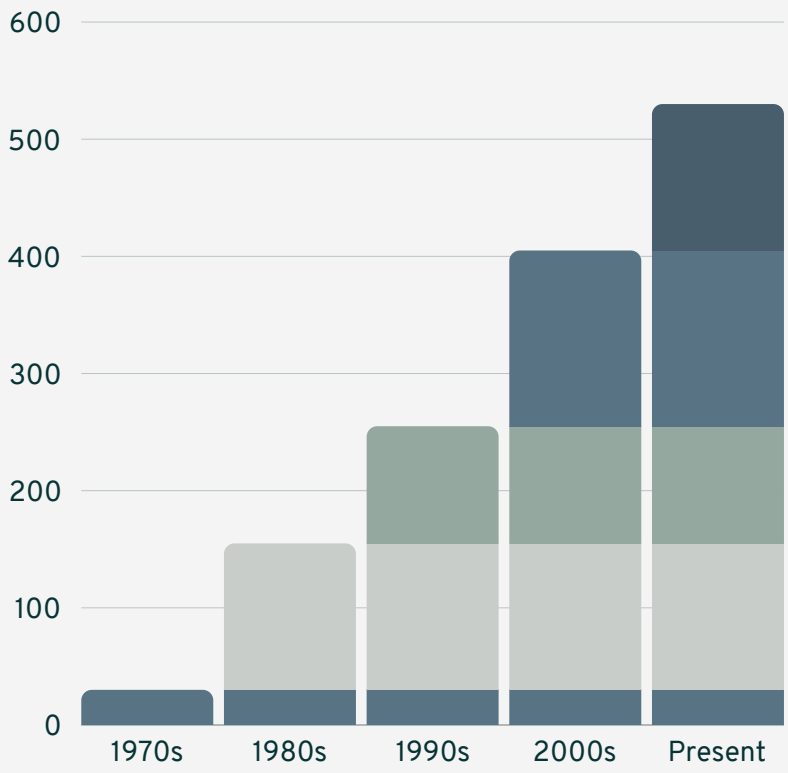
Montessori classrooms are beautifully crafted environments designed to meet the needs of children in a specific age range. Dr. Maria Montessori discovered that experiential learning in this type of classroom led to a deeper understanding of language, mathematics, science, music, allowed for greater social development, and much more.

Every material in a Montessori classroom supports an aspect of child development, creating a match between the child's natural interests and the available activities. Children can learn through their own experience and at their own pace. They can respond at any moment to the natural curiosities that exist in all humans and build a solid foundation for life-long learning.

Attachment: Grow Montessori Academy Business Plan 1-3 (660 N Hicks Road - SU Daycare)

Montessori is Growing

Montessori Growth in the Public and Private Sector



Public Montessori Schools

There are now over 500 Public Montessori Schools and over 4,500 that are Privately operated.

Current Educational Studies Highlight the Strengths

The longitudinal study by Dr. Angeline S. Lillard and colleagues (Lillard et al., 2017) states that an educational method that focuses on the overall development of the child rather than grades produces responsible, creative, and mature adults.

Across a range of abilities, children at Montessori schools outperformed the children in traditional education. Some of the differences that the team noticed through their research included:

- The children of Montessori schooling were significantly more creative and sophisticated.
- There was a significant difference with regard to the social and emotional behavior of the children of the same age groups.
- Children who attended Montessori schools demonstrated a sense of being reasonable, honest, and justified during interactions. They had a more emotionally positive approach.
- Montessori-educated children performed better in reading, spelling, grammar, and punctuation when compared to those who participated in conventional education.

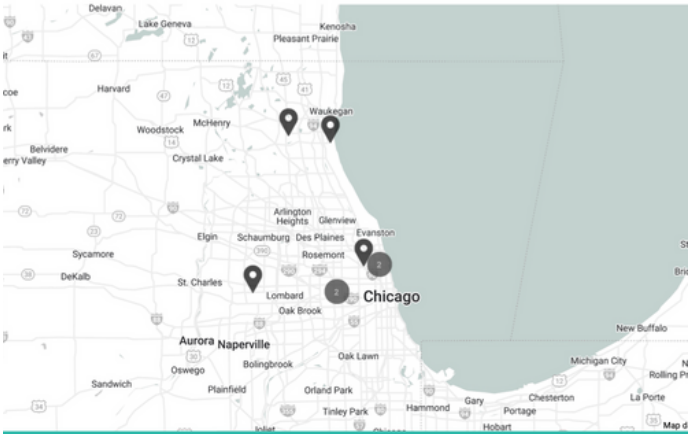
Attachment: Grow Montessori Academy Business Plan 1-3 (660 N Hicks Road - SU Daycare)

Fulfilling a Need

Association Montessori Internationale(AMI)

When it comes to Montessori education, outcomes are greatly dependent on the quality of the program. AMI-associated schools represent the most authentic and highest-quality Montessori programs available. In the suburbs of Chicago, there are currently only 3 AMI Elementary programs. The teacher training is thorough and is the most versatile diploma a teacher can hold.

School Locator



Other AMI Recognized Elementary Programs

	Forest Bluff School, Lake Bluff, IL	**Recognition Status:** Recognized for ages 0-12 Recognition Year: 2022-23 School Administrator: Laura Earls 8 West Scranton Ave, Lake Bluff, IL 60044, USA
	Wheaton Montessori School, Wheaton, IL	**Recognition Status:** Recognized for ages 3-12 Recognition Year: 2022-23 School Administrator: Rebecca Lingo 1980 North Gary Avenue, Wheaton, IL 60187, USA
	West Suburban Montessori School, Oak Park, IL	**Recognition Status:** Recognized for ages 3-12 Recognition Year: 2022-23 School Administrator: Patricia Eggerding 1039 South East Avenue, Oak Park, IL 60304, USA

Attachment: Grow Montessori Academy Business Plan 1-3 (660 N Hicks Road - SU Daycare)

Montessori Growth Projections

Operation Year	Classroom Environments	Expected Capacity	Staff
Year 1 2025-2025	• **One Elementary 6-12 Class** • **Proposed Primary 3-6 Class**	• 8-15 • 5-10	• **3**
Year 2 2026-2027	• Continued Primary 3-6 Class • Continued Elementary 6-12 Class	• 10-15 • 10-20	• **3**
Year 3 2027-2028	• Continued Primary 3-6 Class • Continued Elementary 6-12 Class • Office Admin/Head of School	• 15-25(MAX) • 20-35(MAX)	• **5**
		60 Students	**5 Staff**

Class Start and End times

Operation Year	Classroom Environments
Year 1 2025-2026	• **Elementary 6-12 Class 8:05 a.m. - 3:00 p.m.** ◦ 8:00-8:05 drop off and 3:00-3:10 pickup. • **Proposed Primary 3-6 Class 8:15 a.m. - 3:00 p.m.** ◦ 8:10-8:15 drop off and 3:00-3:10 pickup.

Drop-Off and Pick-Up Procedures

To prevent any and all traffic concerns or congestion, all primary parents/caregivers will park and walk their child to the primary classroom door for both drop-off and pick-up.

Elementary parents will stop at the east sidewalk to pick up their child via car line. If space is not available in the pickup line, families will park in the lot until space is available.

Attachment: Grow Montessori Academy Business Plan 1-3 (660 N Hicks Road - SU Daycare)

Music School Growth Projections

Operation Year	Classroom Environments
Current	• 6 Staff Members that teach from 3:30 p.m. - 9 p.m.
Year 2	• 7 Staff Members that teach from 3:30 p.m. - 9 p.m.
Year 3	• 8 Staff Members that teach from 3:30 p.m. - 9 p.m.

Scope of Work

Interior Imporvements

- Open Up Walls for classroom configuration
- Replace light fixtures with LED fixtures
- New Floors and Paint
- Security System
- Fire Alarm System Installation

Exterior Improvements

- Garden/Sidewalk Fencing and Playground Fencing with Bollard Protection and Landscaping
- Signage

DCFS Licensing

- https://casetext.com/regulation/illinois-administrative-code/title-89-social-services/part-377-facilities-and-programs-exempt-from-licensure
- We are accredited by AMI and serve children ages 3 and up and as such, we are exempt from DCFS licensing.
- We will meet the fire safety standards of the Illinois State Fire Marshal.

Environmental Health

- We do not meet the standards to be considered a “Food Establishment” as defined by the Illinois Food Code
- Children bring their own lunches from home.

Attachment: Grow Montessori Academy Business Plan 1-3 (660 N Hicks Road - SU Daycare)

GROW
MONTESSORI
ACADEMY

www.growmontessoriacademy.org

"We know what all children are capable of. Within our classrooms, they will be set free to discover them." - Mallory Miller



Attachment: Grow Montessori Academy Business Plan 1-3 (660 N Hicks Road - SU Daycare)

grow LEARNING INITIATIVE

Mallory Miller <mallory@growmusicacademy.com>

Montessori School Letter

Julie < > Wed, Jan 1, 2025 at 2:01 PM
To: "mallory@growmusicacademy.com" <mallory@growmusicacademy.com>

Julie Picchiotti
939 N Franklin Ave
Palatine, IL
January 1, 2025

To Whom It May Concern,

I am writing to express my support for the location of Mallory's Montessori School at 660 N. Hicks Rd. in Palatine. This site offers numerous benefits that make it an ideal choice for the school and a valuable asset to the community.

Located near the library and bike paths, the property fosters accessibility and encourages connections to local resources, promoting learning beyond the classroom. Additionally, the circle drive design ensures safe and efficient traffic flow, alleviating concerns about congestion or safety during drop-off and pick-up times.

The abundance of green space surrounding the property is another standout feature. It aligns beautifully with Montessori principles, offering opportunities for outdoor exploration, environmental learning, and physical activity. This connection to nature will greatly enrich the educational experience for students.

Beyond benefiting the school, this location enhances the broader community by adding a high-quality educational option that aligns with Palatine's values of fostering learning and well-being.

Thank you for considering the positive impact this location will have on both the school and our community.

Sincerely,

Julie Picchiotti

Attachment: Letters of Support (660 N Hicks Road - SU Daycare)

January 2, 2025

To Whom It May Concern,

I am writing in support of the proposed Montessori School at 660 N. Hicks in Palatine.

In a short time, Mallory has already achieved incredible progress towards opening a successful Montessori school. Thanks, in part, to her experience as a well-established business owner in Palatine, she has secured and made plans for future space, built a beautiful and informative website, and found supporting families to spearhead the effort. Her passion and ability to improve the lives of our area's children is apparent. Over the past year, she completed an in intensive Montessori teacher training and impressively worked out short-term and long-term plans for the school. Our family is very lucky to be participating in her current homeschool co-op. Our sons have thrived in her presence over the past year. In particular, Mallory has made tremendous progress in fostering a love of reading for our eldest. Our three boys, ages 3, 6, and 8 years, are excited to learn every day.

The accessibility of the 660 Hicks location will be a tremendous asset for our family and surrounding neighbors. The school children will have the additional benefit of library access for their numerous research projects and to find books of interest. Furthermore, the greater village will benefit from maintaining the green space in the area and from the community orientation Montessori education provides our children.

I have no doubt Mallory will lead Grow Montessori Academy to sustainable success in providing the area's children an improved future through a unique opportunity to learn in a way best suited for each child.

Best regards,



Aaron Cohen
Laura Cohen
555 N Clark Dr, Palatine, IL 60074

Attachment: Letters of Support (660 N Hicks Road - SU Daycare)

January 2nd, 2025

To Whom It May Concern,

I am writing in support of the proposed Montessori School at 660 N. Hicks Rd. Palatine, IL 60067. We are excited for the educational opportunity to expand within our neighborhood through the opening of the school at the proposed location.

I hope the Village will see fit to approve the school!

Sincerely,



Gerry Cote
Mary Jean Cote
644 Newkirk Ln, Palatine, IL 60074

Attachment: Letters of Support (660 N Hicks Road - SU Daycare)

To Whom it May Concern,

I am writing in support of the proposed Montessori School at 660 N. Hicks in Palatine.

I have many reasons for supporting this school but I will start with Mallory Miller. She has been an incredible influence in my family's life.

I have a fiver-year-old daughter who had very negative experiences at daycares and schools in neighboring towns and then was fortunate to find Mallory and her Montessori endeavor. Her effectiveness as a teacher, empathy as a person, and professionalism as a business owner changed the way me and my family experienced early education. Seeing the change in my daughter, who was once afraid each day, now to jump out of bed on the weekends asking if today is a school day, makes me condfident that this school will not only be a success but a strong force in improving the future of our children.

Please approve this zoning.

Respectfully,

Danielle Canonigo & Jose Gomez
2374 N Moseley Ct, Palatine, IL 60074



Attachment: Letters of Support (660 N Hicks Road - SU Daycare)

January 2, 2025,

To Whom it May Concern,

We are writing this letter in support of Mallory Miller and the proposed Montessori School at 660 N. Hicks.

As Palatine residents and parents of two children who have gone through the Montessori schooling system, we are more than thrilled for the opportunity to have a school open up nearby.
We met Mallory when we enrolled our oldest son at Grow Music Academy a couple of years ago. The people, structure, and overall experience at the Academy were incredible. We were so impressed with the Music Academy that we became involved in Mallory's current homeschool co-op. We have seen such a growth in our son (3 years old) since September and couldn't be happier with our decision to work with Mallory.

We believe that this location is not only an asset for the school, but the community in general will benefit greatly, especially under the Montessori way of teaching. With the library and a forest preserve across the street, we have no doubt that Mallory will be able to utilize the surroundings to maximize the talents of each child.

Sincerely,

Bryan Ganek

Jaycie L. Ganek

Bryan Ganek

Jaycie Ganek

930 N. Topanga Drive, Palatine IL 60074

Attachment: Letters of Support (660 N Hicks Road - SU Daycare)

Lyn Bremanis

From: Susan G
Sent: Monday, January 6, 2025 10:19 AM
To: Lyn Bremanis
Subject: In Support of Montessori School for 660 N Hicks

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

Good morning and happy new year!

I am a Palatine resident and parent of school-age children writing in support of approving a Montessori School at 660 N Hicks. I appreciate your consideration.

Why will this planned school be an asset for Palatine?
The small business owner planning to open and operate this school is obtaining rigorous certifications not available to students in other area Montessori schools. The closest similar school is in Lake Forest, Illinois. Having commuted to work in Lake Forest for almost ten years in the past, I can tell you that is not a tenable solution for area parents.

This will bring the truest form of Montessori to Palatine. That will not only add to the wonderful menu of education options Palatine offers, but will add prestige to the community.

Why can't this school use the old Montessori building on Palatine Rd?
That location should never have been a school in the first place. It is dangerous to turn into and out of. That Montessori also had a bad reputation and it is unfair to ask this small business owner to put such a similar business in its place and have to overcome that previous school's reputation. They are not the same. 660 N Hicks is much more appropriately accessible. This area also already has a large daycare and also the music school, showing how successful and safe businesses for children are at this general location.

Why am I supporting this new Montessori School personally?
My daughter attends Grow Music Academy and has flourished. I deeply believe having that music academy (and kids like my daughter winning music competition awards) brings distinction to Palatine. I believe this Montessori can do the same. While my children are not currently seeking alternative education settings and enjoy their Palatine public school education, it would be a relief to have this option available and I also care about parents who prefer the Montessori method. I think we should generally be more supportive of the Montessori method.

I have also known the small business owner (Mallory Miller) desiring to open this business for over seven years. She was my neighbor for a few years and we have kept in touch. I know this family and what they can handle, and also what they can accomplish. They will be successful at operating this school to the highest standards. What Mallory has accomplished with Grow Music Academy should be evidence enough.

Palatine at one time had a reputation of supporting small businesses. I would love to see more small businesses opening and filling the multitude of vacant properties. This is a great opportunity for Palatine to do so!

Thank you for your time and attention.

Sincerely,
Susan Golebiowski
225 S Maple St

Attachment: Letters of Support (660 N Hicks Road - SU Daycare)

Palatine, Illinois

Attachment: Letters of Support (660 N Hicks Road - SU Daycare)

CERTIFICATE OF PUBLICATION

DES PLAINES JOURNAL, INC., a corporation organized and existing under and by virtue of the laws of the State of Illinois, does hereby CERTIFY that it is the publisher of the:

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

and that said newspaper(s) is a secular newspaper of general circulation and has been published weekly in the

(Village) (Town) (City) (Township) of PALATINE 660 N. HICKS RD.

(●) ( ) ( ) ( )

County of COOK

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

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 25TH day of DECEMBER, A.D. 20 24., and the last publication thereof was made on the 25TH day of DECEMBER, A.D. 20 24.

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

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

"OFFICIAL SEAL"
MARY ALICE WENZL
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 07/15/2025

Mary Alice Wenzl

IN WITNESS WHEREOF, **THE DES PLAINES JOURNAL, INC.**, has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 25TH day of DECEMBER A.D., 20 24.

By Todd Wessel

President
Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 25TH day of DECEMBER A.D., 20 24.

My commission expires the 15TH day of JULY A.D., 20 25.

Attachment: Public Notice (660 N Hicks Road - SU Daycare)