



VILLAGE OF PALATINE

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

ZONING BOARD OF APPEALS

AGENDA • JANUARY 11, 2022

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

II. APPROVAL OF MINUTES

1. Zoning Board of Appeals - Regular Meeting - Dec 14, 2021 7:00 PM

III. PUBLIC HEARING

1. 157 E. Wood Street

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

2. 1660 N. Rand Road

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

IV. COMMUNICATIONS

V. ADJOURNMENT



VILLAGE OF PALATINE

VILLAGE HALL - COUNCIL CHAMBERS 200 E. WOOD STREET
PALATINE, IL 60067-5339 – (847) 359-9050
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ZONING BOARD OF APPEALS MINUTES • DECEMBER 14, 2021

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

Attendee Name	Title	Status	Arrived
Brent Larson	Commissioner	Absent	
Cindy Roth-Wurster	Commissioner	Present	
Jan Wood	Commissioner	Present	
Jerry Luszcak	Commissioner	Present	
Theodore McGinn	Commissioner	Present	
Kevin Cavanaugh	Commissioner	Present	
John Pirog	Commissioner	Present	

Staff present: Ms. Lyn Bremanis and Mr. Alex Bradshaw

II. APPROVAL OF MINUTES

1. Zoning Board of Appeals - Regular Meeting - Oct 26, 2021 7:00 PM - **Accepted**

Mr. McGinn made a motion to approve the minutes of October 26, 2021; seconded by Mr. Luszcak

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Theodore McGinn, Commissioner
SECONDER:	Jerry Luszcak, Commissioner
AYES:	Roth-Wurster, Wood, Luszcak, McGinn, Cavanaugh, Pirog
ABSENT:	Larson

Minutes Acceptance: Minutes of Dec 14, 2021 7:00 PM (Approval of Minutes)

III. PUBLIC HEARING

1. 409 S Elm Street - **Recommended to Approve**

Notice was published in the Daily Herald on November 29, 2021 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application for Special Use
2. Proof of Ownership
3. Plat of Survey/ Site Plan
4. Landscaping Plan
5. Pictures submitted by Petitioner
6. Letters of Support
7. Public Notice

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

Sworn in the petitioner: Ms. Anne Laird 409 S. Elm Street

Ms. Laird explained the reason for the relief is their build line abuts her screened porch. She stated they want to use their yard for her family and are asking to put a 6 ft. fence, 12 feet off of the property line. Ms. Laird stated it is a high traffic area and they have a young child and animal and are looking for privacy.

Mr. Pirog asked why they can't meet code since they won't be able to see over fence in proposed location.

Ms. Laird explained they are not looking to see over just don't want to look directly into a fence. She stated the old bush line allowed ample space and would like to continue that.

Ms. Wood asked if she spoke to the neighbors.

Ms. Laird answered yes. She stated they showed the landscaping idea and all agreed its fine.

Ms. Wood asked if Ms. Laird showed a picture of the fence and the landscaping plan.

Ms. Laird answered yes.

Ms. Roth-Wurster asked about the distance from the screened porch.

Ms. Laird explained the build line would allow about a 1-foot distance from the porch, but they are requesting a 10-foot separation for the fence from the porch.

Ms. Wood asked where the fence can be without a special use.

Ms. Bremanis explained it can be approximately 1ft from screened porch or by providing the minimum required 20-foot setback.

Ms. Wood asked why it needs to be away from screened porch.

Ms. Laird stated they want the fence for privacy. She explained the bush line exceeded what they are requesting.

Mr. Pirog stated there are no standards for bushes and the fence is taller.
Ms. Laird stated they were tall bushes.

Ms. Bremanis pointed out the proposed fence line would be on the other side of bushes referring to existing conditions slide.

Mr. McGinn asked about traffic.
Ms. Laird stated it is a high traffic area with walking traffic, with families and dogs and cars.

Mr. McGinn questioned the difficulty for neighbor backing out of their driveway.
Ms. Laird stated the bushes were more intrusive.

Ms. Wood clarified the fence can be at porch but can't be further out toward the street (Dorset Avenue).
Ms. Bremanis explained it can be out approximately a foot, with a minimum 20-foot setback.
Mr. Pirog pointed out it could be 3ft.
Ms. Bremanis agreed with Mr. Pirog.

Ms. Laird stated there is a tree in that corner referring to existing conditions slide.
Mr. Cavanaugh clarified location of fence and asked if the fence was closer than requested would they lose the tree.
Ms. Laird answered yes.

Mr. Pirog clarified it is a small area of the fence that requires relief.
Ms. Bremanis answered yes, referring to elevation and landscaping slide to show what it would look like.

Mr. McGinn inquired about the traffic along Dorset Avenue. Ms. Laird indicated that the area is high traffic, in both vehicular and pedestrian traffic.

Mr. Cavanaugh pointed the fence rendering is not an accurate picture of what will be installed.
Ms. Laird that is correct.

Discussion on the height of the bushes.

Ms. Bremanis gave brief overview stating Engineering and Community Services reviewed and did not identify any specific issues. She stated the property is zoned R2 which has a 20ft side yard setback on a side yard abutting a street.

Mr. Pirog asked about other properties with similar variations.
Ms. Laird answered yes on Michigan and cedar.
Mr. Cavanaugh pointed out they are in the packet.

Discussion on the other fences submitted.

Ms. Wood asked if the fences submitted needed relief.

Ms. Bremanis explained they were installed before the code existed so are grandfathered in and did not require relief, as the Code allows for the replacement of existing fences.

STAFF RECOMMENDATION:

The Petitioners are proposing to build a 6-foot solid fence, approximately 12 feet off of the lot line along W. Dorset Avenue. The lot line along Dorset Avenue is the required side yard abutting a street and also abuts the side lot line of the front yard of the adjacent lot to the east, per the Zoning Ordinance, thus a 20-foot setback is required. Staff has consistently recommended a greater setback in instances of proposed solid fences being proposed with nearby driveways. Therefore, Staff recommends Action at the discretion of the Zoning Board of Appeals of the proposed Special Use with the fence being set back 12 feet from the front property line subject to the following conditions:

1. The Special Use shall substantially conform to the site plan and illustration submitted by the Petitioners, Ms. Laird & Lance Laird, on 11/17/2021, except as said plans may be changed to conform to the Village Code of Ordinances.

Mr. Pirog asked if new bushes would be part of this request.

Ms. Bremanis answered yes they would be a requirement.

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

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

DELIBERATIONS:

Mr. Cavanaugh stated there are always corner lot issues but the safety of a child and animals are at the utmost importance. He stated the fence is an upgrade of the bushes that existed and won't destroy existing vistas and will add to aesthetics.

Mr. Pirog stated he is not thrilled with the request, but thinks it meets the standards.

Ms. Wood agreed that it meets the standards. She pointed out the neighbors don't see a problem, so is in favor.

Ms. Roth-Wurster stated she rides her bike through area and agrees it is busy. She stated she doesn't like the idea of a big cedar fence on a corner lot but engineering doesn't see a problem and thinks it meets the standards.

Ms. Wood summarized that this request has met the standards and was unanimously approved by a vote of 6-0. This item will tentatively go to

Village Council on January 10, 2022.

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

2. 893 W. Willow Street - **Recommended to Approve**

Notice was published in the Daily Herald on November 29, 2021 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application for Variation
2. Proof of Ownership
3. Plat of Survey
4. Site Plan
5. Elevations
6. Public Notice

Sworn in petitioner: Ms. Andrea Scherr and Mr. Alexander Scherr

Ms. Scherr explained they are proposing to build a patio mainly for the well-being and to ensure a safe environment for their kids and family. She stated the current deck is 9 risers high, which is much higher than other houses in area. She pointed out the deck is old and needs to come down because it is unsafe. She spoke to neighbors with decks and patios that are closer to ground level and how the neighborhood children all play together and they are the only house with a deck so high up. Ms. Scherr spoke to the variation that was granted 25 years ago to allow the current deck to be setback at 20 feet, instead of the minimum required 25 feet. She further explained the proposed setback is 18.6 feet with only a small portion of the deck/landing at 18.6 feet. She spoke to the outdoor kitchen on her plans pointed out it has no electrical and are not moving any gas lines, but rather just adding a counter and the existing grill.

Ms. Wood asked how long they have owned the home.
Mr. Scherr answered March 2018.

Ms. Roth-Wurster asked why they can't build to code.
Ms. Scherr explained the current 40 feet line goes right through house and makes the backyard smaller. She stated the neighbors would appreciate them lowering to ground level to not have sound travel over them. She stated they all explored all options to replace the deck asking neighbors for recommendations.

Mr. Pirog asked about neighborhood flooding issues.
Ms. Scherr answered no. She spoke to the incline of her and her neighbor property making it difficult.

Ms. Wood asked if the majority of the proposed would meet the 25-foot setback.
Ms. Bremanis clarified that the deck has an existing variation for a 20-foot setback. She explained the area of patio that is at ground level is not in question.

Ms. Bremanis gave brief overview stating the property is unique as the house was built encroaching into the required setback. She stated Engineering and Community Services reviewed and did not identify any issues. She stated lot

coverage and building coverage meet the standards.

Mr. Pirog clarified there is no issue with lot coverage.
Ms. Bremanis stated that is correct.

STAFF RECOMMENDATION:

The Petitioners are proposing to construct a new landing and patio that encroaches into the required rear yard setback. The subject property will remain within the allowable rear and total lot coverage by removing the existing wood deck off the rear of the house. Staff believes that the requested relief for the proposed landing should not impact the surrounding properties. Nevertheless, the above grade landing and encroachment is within 18 feet of the rear property line. Therefore, Staff recommends action at the discretion of the requested Variation to the Zoning Board of Appeals. If the ZBA recommends approval, Staff recommends the following conditions:

1. The Variation shall substantially conform to the site plan last revised by the Agent, Yahvor Goranov, on 8/23/2021 and submitted on 10/04/2021, except as said plans may be changed to conform to the Village Code of Ordinances.
2. The Petitioner shall submit a cross section plan with building permit application showing any required grading cut and, or, fill for the rear yard in a manner acceptable by the Village Engineer.

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

MS. Roth-Wurster made a motion to approve subject staff's conditions; seconded by Mr. McGinn.

DELIBERATIONS:

Ms. Roth-Wurster spoke to the unique circumstance that the deck being higher and looks feeble. The solution to bring down to ground level is a reasonable return on investment and will not have negative impact on surrounding properties.

Mr. McGinn agreed with Ms. Roth-Wurster that the standards have been met.

Ms. Wood agreed there is uniqueness with the non-conforming setback. She stated it makes sense to replace and the request seems reasonable and isn't overwhelming. Ms. Wood stated it meets the standards.

Ms. Wood summarized that this request has met the standards and was unanimously approved by a vote of 6-0. This item will tentatively go to Village Council on January 10, 2022.

RESULT:	RECOMMENDED TO APPROVE [UNANIMOUS]
MOVER:	Cindy Roth-Wurster, Commissioner
SECONDER:	Theodore McGinn, Commissioner
AYES:	Roth-Wurster, Wood, Luszczyk, McGinn, Cavanaugh, Pirog
ABSENT:	Larson

IV. COMMUNICATIONS**V. ADJOURNMENT**

Minutes Acceptance: Minutes of Dec 14, 2021 7:00 PM (Approval of Minutes)

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 01/11/22 07:00 PM

CASE STAFF STATEMENT (ID # 7312)

157 E. Wood Street

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Lindsay DeGrazia

CASE NUMBER: 21-71

ADDRESS: 157 E. Wood Street

PROPOSAL:

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

<u>LOCATION:</u> 157 East Wood Street District 6 (Helms)	<u>CURRENT ZONING:</u> R-2 Single-Family Residential
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SURROUNDING CONDITIONS:

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

BACKGROUND:

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

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

SITE ANALYSIS:

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

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

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

DEPARTMENTAL REVIEWS:

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

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

- (5) With respect to front yard fencing and fencing in a rear yard/side yard abutting a street, the following additional standards must be met:
- a. Will meet the following aesthetic criteria:
 - i. Will not destroy existing vistas in the area;
 - ii. Will enhance the appearance of the homes and the streets in the area; and
 - iii. Will not detract from the overall appearance of the community; or
 - b. The fencing is found to be necessary to protect private property or the safety of the inhabitants of the property.

STAFF RECOMMENDATION:

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

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

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

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

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

ATTACHMENTS:

- Aerial Map
- Application

Case Staff Statement (ID # 7312)
Meeting of January 11, 2022

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

VILLAGE OF
PALATINE

Cutting Hall
150 E

200 E

Village Hall

E WOOD ST

135 E

143 E

157 E

108 N

110 N

112 N

114 N

106 N

104 N

102 N

58 N

N OAK ST

Gray M. Sanborn Sch

0 75 150
1 in. = 68 ft. **Feet**

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

VILLAGE OF PALATINE

SPECIAL USE & VARIATION APPLICATION

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

Office Use Only	Project Planner	Zoning Case # 21-71
	Filing Fee	Notification Deadline
	ZBA Public Hearing Date	Village Council Date

date received

Background Information	PETITIONER(S)		Business Name (if applicable)	
	Lindsay DeGrazia			
	Subject Property Address 157 E. Wood Street, Palatine IL 60067			
	AUTHORIZED AGENT (if applicable)		Business Name (if applicable)	
	Address 157 E. Wood Street, Palatine IL 60067		City/State/Zip Code	
	Telephone [REDACTED]	Fax	Email [REDACTED]	
	Relationship to Petitioner (contractor, architect, etc.) Self			
	TYPE OF APPLICATION (check one)			
	☒ Special Use ☐ Special Use Amendment ☐ Variation			
	Existing Zoning District R-2 Single Family	Existing Land Use Residential Fence	Proposed Land Use Extend Residential Fence	
Generally describe your request:				
Given the high amount of automotive, school and pedestrian traffic along N. Oak Street and for the safety of our 2 young children (8 mos. & 2.5 year old), we would like to propose the erection of a new four (4) foot-tall simulated iron(open-style) fence in the side yard abutting the street (North Oak Street). It will run along the driveway and connect to our house, with a five (5) foot wide gate at the top of the driveway. It will also connect to the existing wood fence located along the south property line. The proposed fence will be approx. 55 feet long. The proposed fence would be setback five (5) feet from the side property line abutting Oak Street.				

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



Special Use

Required Materials

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

Additional Materials (as required by the Village)

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

Petitioner Justification

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

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

Correct

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

Correct

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

Correct

4. With respect to live entertainment uses, the use shall not:
- a. Produce noise levels so great as to constitute an unreasonable interference for persons outside the confines of the establishment
 - b. Impose undue health, sanitation or safety burdens on the village
 - c. Create excessive demands on the Village of Palatine Police Department
 - d. Be of a nature otherwise prohibited by law or village ordinance
5. For fence standards, see Section 14.05 of the Palatine Zoning Ordinance

Correct

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

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

Ben,

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

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

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

1. Safety Issues:

The fence is necessary to protect the safety of inhabitants at the property; specifically, the 3- and 1-year old children in the home. In speaking directly with the Palatine Police Department, they have confirmed that the corner of Wood St and Oak St are known for speeding and automobiles rolling the stop signs, both of which directly abut our property.

- *Intensity of School Automobile Traffic*
 - From 8:30-8:45a and again at 3:20-3:35p, approximately 15 buses and 50 cars pull out from the school lot adjacent to our abutting side yard and drive down Oak Street
- *Park District/Community Center/Village Hall Automobile Traffic*
 - Heavy auto traffic during employee work hours and after school programs
 - High volume of random pedestrians walking past the residence as they attend to needs at Village Hall/PPD

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

2. *Unique Case:*

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

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

3. *Vistas:*

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

Ben Vyverberg
October 21, 2021
Page 3

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

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

Sincerely,

Lindsay R. DeGrazia
Homeowner, 157 E. Wood Street

Attachment: Petitioner Justification Letter (157 E. Wood Street - SU Fence)

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

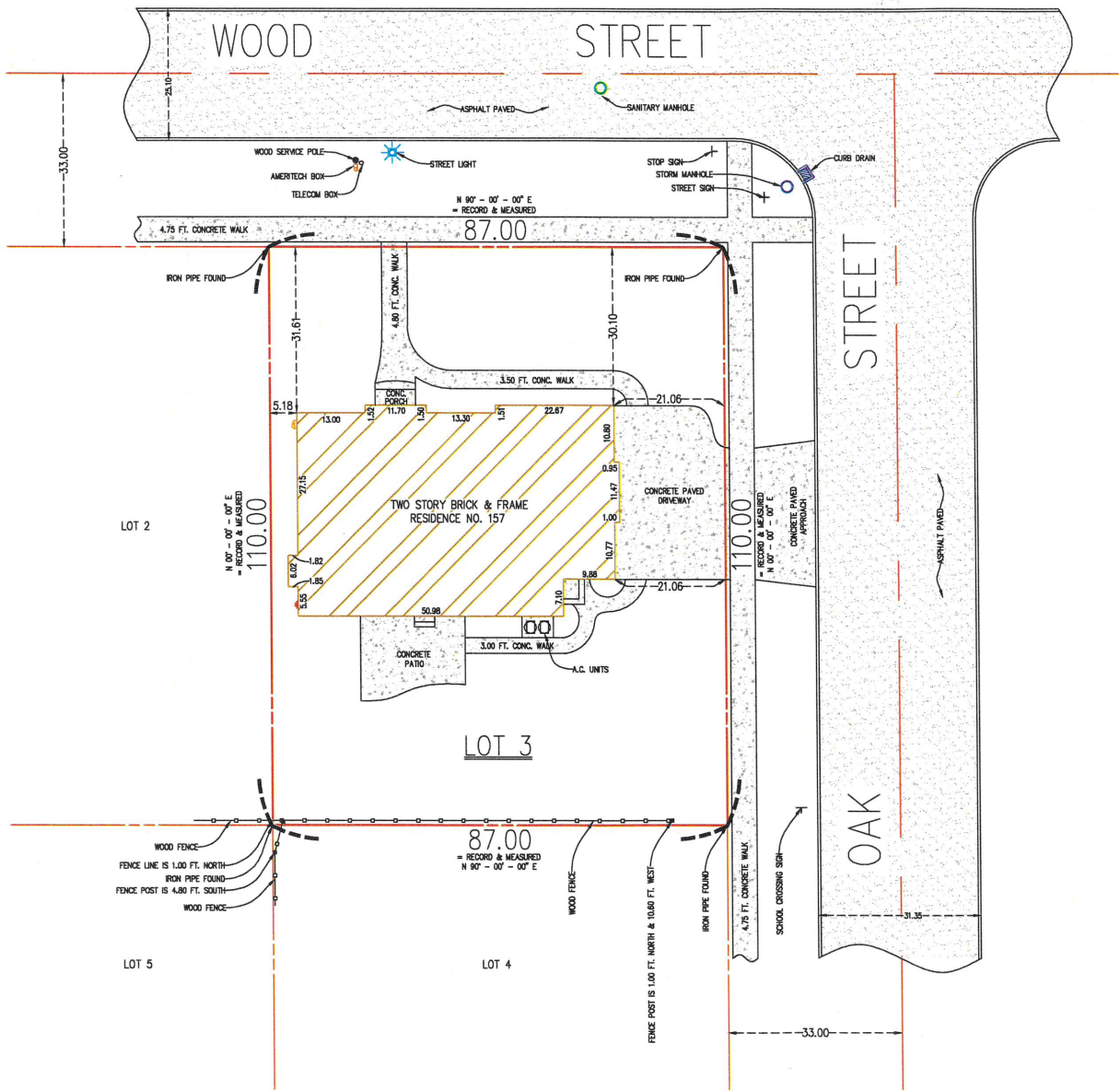
714 Fairview Lane
Bartlett, Illinois 60103

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

PROPERTY DESCRIPTION

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

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



UNOFFICIAL
ELECTRONIC COPY
FOR OFFICE USE ONLY



SCALE: ONE INCH = FIFTEEN FEET
ORDER NO.: 21-19943
ORDERED BY: MR. DENNIS J.G. HENNESSY
ATTORNEY AT LAW
COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE
REPORT ANY DIFFERENCE FOR BUILDING LINE AND OTHER
RESTRICTIONS NOT SHOWN HEREON. REFER TO YOUR CONTRACT,
DEED, TITLE INSURANCE POLICY AND ZONING ORDINANCE.

STATE OF ILLINOIS
COUNTY OF DUPAGE

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

DATED AT BARTLETT, JUNE 20, 2021

X-X-X

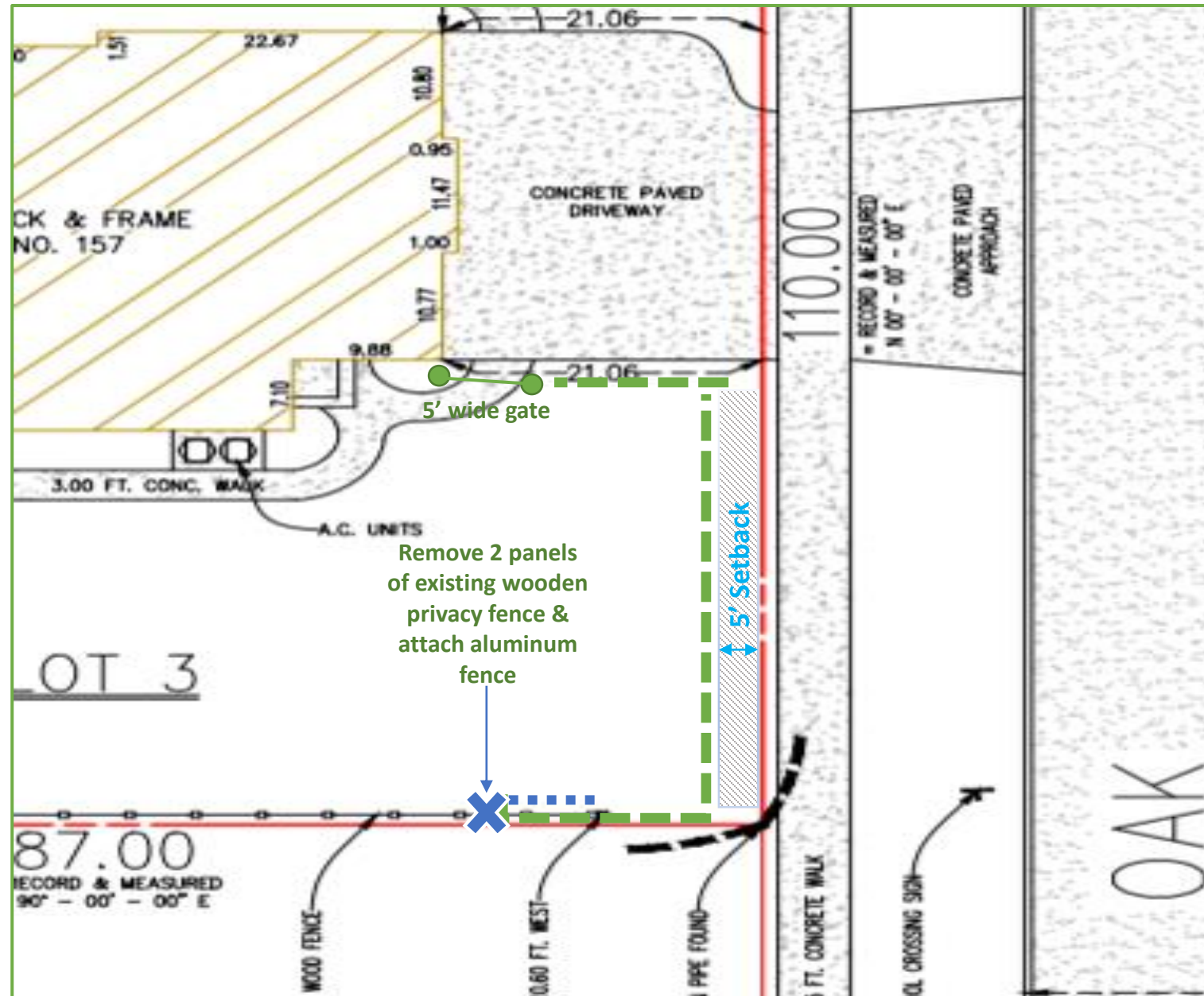
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3039
MY LICENSE EXPIRES ON NOVEMBER 30, 2022

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

DRAWN BY: S.J.M.
CHECK BY: S.J.M.

Proposed Fence Plans

3.1.e



Specifications:

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

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



157 E. Wood Street - Fence Proposal

Lyn Bremanis

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

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

Good Evening,

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

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

Sincerely,

Derek and Reena Rowbotham
 114 N Oak St

Attachment: Letter of Support (1) (157 E. Wood Street - SU Fence)

Lyn Bremanis

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

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

Hello Mr.Vyverberg,

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

Thanks.

Asha Urs and Ravi Urs

Attachment: Letter of Support (2) (157 E. Wood Street - SU Fence)

Lyn Bremanis

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

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

Hello,

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

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

Thank you,

Ann and Ryan Ford
102 N. Oak St.

Attachment: Letter of Support (3) (157 E. Wood Street - SU Fence)

PUBLIC NOTICE
A Public Hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, January 11, 2022 at 7 PM, in the Village Council Chambers at Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

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

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

The Petitioner is proposing to install a 4-foot open style fence to be located approximately 5 feet from the side yard abutting a street lot line along S. Oak Street.

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

FILE #: 21-71
VILLAGE OF PALATINE
Jan Wood, Chair
Palatine Zoning Board of Appeals

DATED: This 27th day of December, 2021
Published in Daily Herald
December 27, 2021 (4575405)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs Daily Herald

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

County(ies) of Cook

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

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

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY

Danula Baltz

Designee of the Publisher and Officer of the Daily Herald

Control # 4575405

Attachment: Public Notice (157 E. Wood Street - SU Fence)

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 01/11/22 07:00 PM

CASE STAFF STATEMENT (ID # 7305)

1660 N. Rand Road

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Yanos Hagos, Smoothie King

CASE NUMBER: 21-105

ADDRESS: 1660 N Rand Road

PROPOSAL:

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

<u>LOCATION:</u> 1660 N Rand Road District 3 (Myslinski)	<u>CURRENT ZONING:</u> B-2 General Business District
--	--

SURROUNDING CONDITIONS:

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

BACKGROUND:

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

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

SITE ANALYSIS:

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

Case Staff Statement (ID # 7305)
Meeting of January 11, 2022

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

- The previous uses included two separate drive-thru entrances, one to the north and one to the south. The Petitioner is requesting to use only the drive-thru to the south of the building. Concrete barriers have been constructed to restrict access to the drive-thru to the north.
- Hours of operation are 7 AM - 9 PM Monday - Friday, 8 AM - 9 PM Saturday and 10 AM - 8 PM on Sundays. Drive-thru and take-out are offered. The Petitioner estimates 120 cars per day for drive-thru and 20 people for walk-ins.
- The building is approximately 1,200 square feet. Per code, take-out only restaurants require 1/300 square feet parking spaces. Therefore, four parking spaces are required. The parking was approved as part of the building permit review. Eleven spaces are provided, including one handicap space.
- The Petitioner applied for and received a building permit to renovate the property, which included a drive-thru through on the building permit plans. As part of that process, Staff did not note the required Special Use review for the drive-through. The legal non-conforming status for its use expired, after the last user vacated the building. Once this was noted, Staff contacted the Petitioner, who immediately applied for relief.

DEPARTMENTAL REVIEWS:

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

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

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

STAFF RECOMMENDATION:

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

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

ATTACHMENTS:

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

1660 N Rand Road

3.2.a

VILLAGE OF
PALATINE



Attachment: Aerial Map (1660 N. Rand Road - SU Drive Thru)



SPECIAL USE & VARIATION APPLICATION

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

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

date received

Background Information	PETITIONER(S) Yonas Hagos		Business Name (if applicable) RH Palatine Smoothie LLC	
	Subject Property Address 1660 N Rand Road			
	AUTHORIZED AGENT (if applicable)		Business Name (if applicable)	
	Address		City/State/Zip Code	
	Telephone	Fax	Email	
	Relationship to Petitioner (contractor, architect, etc.)			
	TYPE OF APPLICATION (check one) ☒ Special Use ☐ Special Use Amendment ☐ Variation			
	Existing Zoning District	Existing Land Use	Proposed Land Use	
	Generally describe your request: Approval to use an existing drive-thru for a smoothie business. 			

Attachment: Application (1660 N. Rand Road - SU Drive Thru)

Required Materials

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

Additional Materials (as required by the Village)

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

Petitioner Justification

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

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

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

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

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

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

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

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

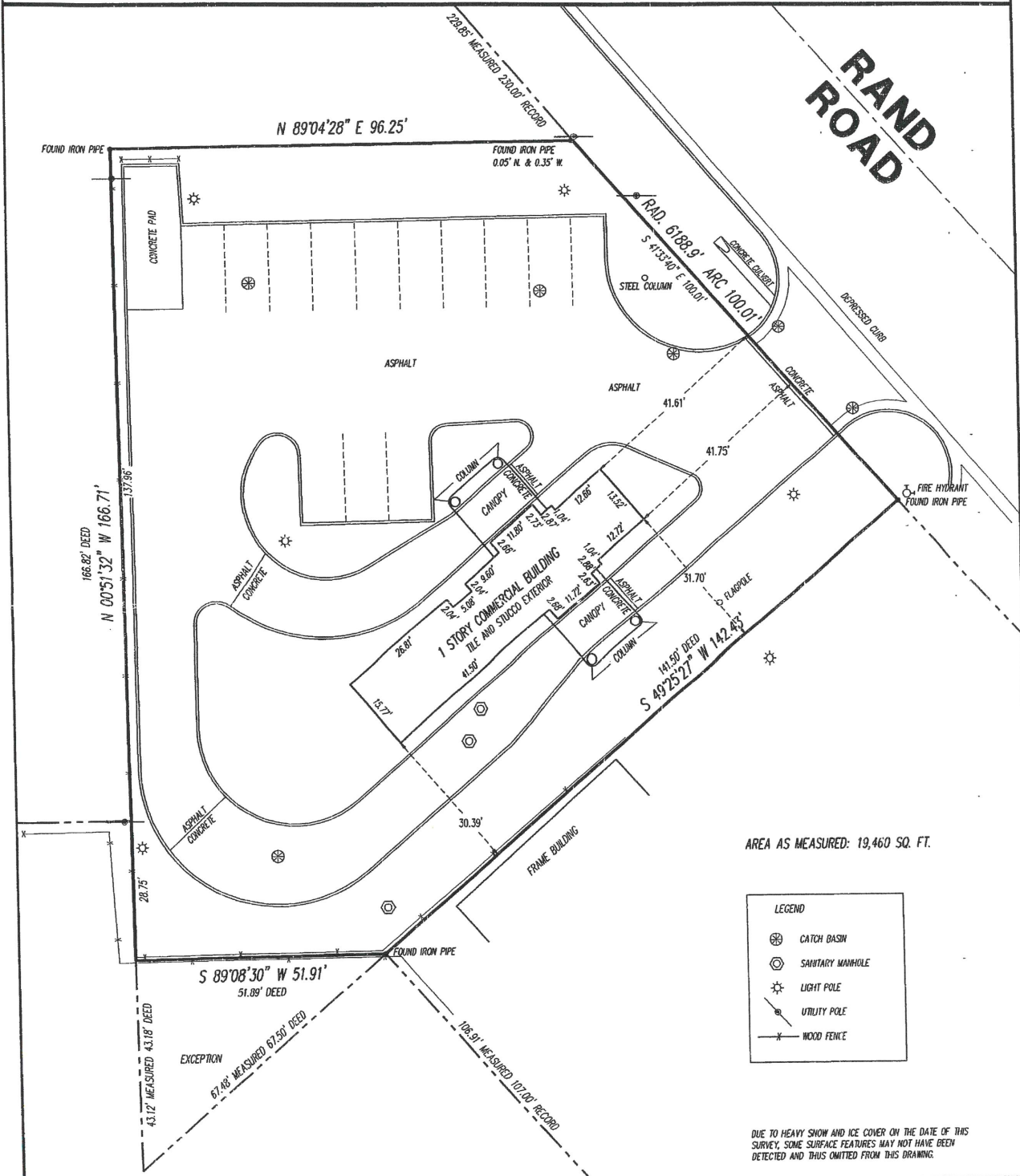
- a. Produce noise levels so great as to constitute an unreasonable interference for persons outside the confines of the establishment
- b. Impose undue health, sanitation or safety burdens on the village
- c. Create excessive demands on the Village of Palatine Police Department
- d. Be of a nature otherwise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

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

N/A

PLAT OF SURVEY

THE PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE SOUTH LINE OF SAID SECTION, 84.60 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION, THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID SECTION, A DISTANCE OF 178.00 FEET TO A POINT OF BEGINNING; THENCE CONTINUING NORTH ALONG SAID PARALLEL LINE 210.00 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID SECTION, 96.24 FEET TO THE SOUTHWESTERLY LINE OF RAND ROAD; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE OF RAND ROAD 100.00 FEET, THENCE SOUTHEASTERLY 209.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; EXCEPT THAT PART DESCRIBED AS FOLLOWS: COMMENCING A POINT IN THE SOUTH LINE OF SAID SECTION 84.60 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID SECTION, A DISTANCE OF 178.00 FEET TO A POINT OF BEGINNING; THENCE NORTHEASTERLY ON A COURSE FORMING A DEFLECTION ANGLE TO THE RIGHT WITH THE LAST DESCRIBED COURSE OF 50 DEGREES 14 MINUTES 13 SECONDS, A DISTANCE OF 67.50 FEET; THENCE WEST ON A COURSE FORMING A DEFLECTION ANGLE TO THE LEFT WITH THE LAST DESCRIBED COURSE OF 39 DEGREES 45 MINUTES 47 SECONDS, A DISTANCE OF 51.887 FEET TO A POINT IN SAID PARALLEL LINE, SAID POINT BEING 43.18 FEET NORTH (AS MEASURED ALONG SAID PARALLEL LINE) OF THE POINT OF BEGINNING; THENCE SOUTH 43.18 FEET ALONG SAID PARALLEL LINE TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.
COMMONLY KNOWN AS: 1660 RAND ROAD, PALATINE, ILLINOIS 60067
P.L.N. 02-01-301-008



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

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

James E. Schroeder

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3287 JANUARY 20, 2010



LICENSE EXPIRES 11/30/2010



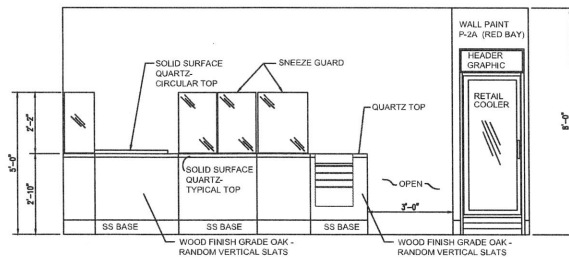
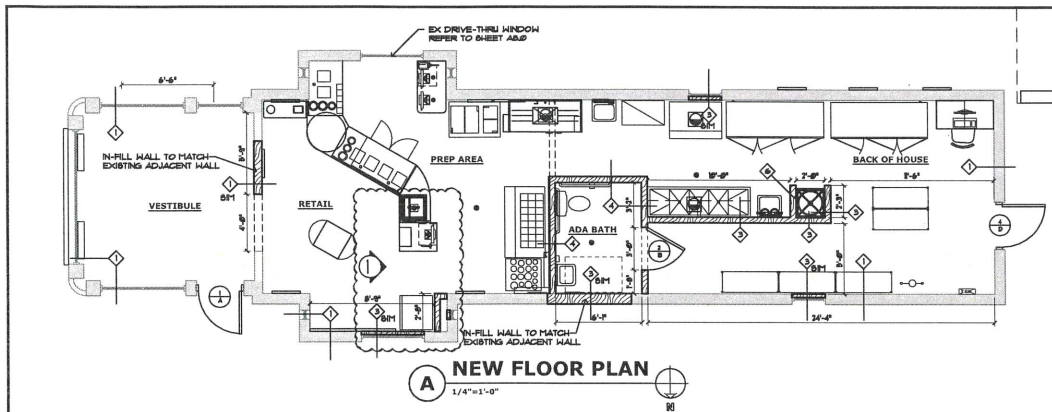
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SCHROEDER & ASSOCIATES

1000 OAK VALLEY DRIVE - CARY, ILLINOIS 60013

TEL. 847-639-1415 FAX 847-516-5747 CELL 847-650-1416

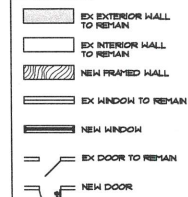
CLIENT: PROPERTY DYNAMICS LLC FIELD WORK COMPLETED: 01/19/10
JOB NO. 1003 DATE: JANUARY 20, 2010



CONSTRUCTION NOTES

- DIMENSIONS ON FLOOR PLANS ARE FINISH HALL SURFACE TO FINISH HALL SURFACE.
- VERTICAL DIMENSIONS AND NUMERICAL ELEVATIONS ARE TO THE FINISH SURFACE.
- METAL STUD PARTITIONS SHALL HAVE REINFORCEMENT FOR ATTACHMENT OF WALL MOUNTED ITEMS AS REQUIRED, AND SHALL BE BRACED TO STRUCTURE ABOVE FOR HEAVY ITEMS AS REQUIRED FOR SUPPORT. IF WATER HEATER IS SCHEDULED TO BE INSTALLED OFF THE FLOOR, HALLS TO HAVE 8" GA. 1" STUD ON CENTER TO ACCOMMODATE THE WATER HEATER. PROVIDE 8" TYPE "X" GREEN BOARD AT MET LOCATIONS.
- DIMENSIONS MARKED "CLEAR" INDICATE A MINIMUM CLEARANCE THAT MUST BE MAINTAINED. ANY DISCREPANCIES MUST BE REPORTED TO SMOOTHIE KING BEFORE CONSTRUCTION BEGINS.
- CONTRACTOR TO PROVIDE DOORS, FRAMES, STOPS, MUTES, AND BUTTS THROUGHOUT FOR A COMPLETE INSTALLATION.
- INFORMATION CONTAINED IN THESE DOCUMENTS IS BASED ON EXISTING DOCUMENTS AND LISTED FIELD MEASUREMENTS AND THERE MAY BE REQUIRED ADJUSTMENTS AND/OR MODIFICATIONS TO CONFORM TO EXISTING CONDITIONS.
- SHOOTING KINGS SHALL APPROVE ADJUSTMENTS IN ACCORDANCE WITH DESIGN INTENT. IN NO CASE SHALL SAID ADJUSTMENTS REDUCE THE QUALITY OF CONSTRUCTION OR REDUCE THE PROJECTS CONFORMANCE TO STATE AND LOCAL CODES AND ORDINANCES.
- IF EXISTING FIREPROOFING OR FIRE ARMORING ARE DAMAGED DURING CONSTRUCTION, THEY SHALL BE RESTORED TO CONFORM TO ORIGINAL FIRE PROTECTION REQUIREMENTS.
- VERIFY THAT CONSTRUCTION OF EXISTING WALLS, FLOORS AND OPENINGS WITHIN THE PROJECT SCOPE MEET THE FIRE PROTECTION RATINGS DESIGNATED ON THESE DRAWINGS. MAKE ANY REPAIRS OR MODIFICATIONS NECESSARY TO BRING RATED WALLS, FLOORS, DOORS, DUCT PENETRATIONS, ETC. UP TO DESIGNATED RATINGS.
- DO NOT SCALE DRAWINGS. IF DRAWINGS ARE IN QUESTION, OBTAIN CLARIFICATION FROM SMOOTHIE KING DESIGN DEPT. PRIOR TO CONTINUING CONSTRUCTION.
- WORK SHALL COMPLY WITH THE ADA REQUIREMENTS. CONSULT ARCHITECT IF MOUNTING HEIGHTS AND CLEARANCES ARE IN DOUBT.
- CONTRACTOR TO REMOVE OLD FLOORING, IF APPLICABLE. PATCH PATCH AREAS WHERE FLOOR IS NOT LEVEL OR TRUE.
- ALL TELEPHONE AND COMMUNICATIONS WIRING MUST BE AIR PLUMB APPROVED OR IN CONDUIT. IF AUTOMATIC SPRINKLER SYSTEM IS EXISTING, MODIFICATIONS AND DOCUMENTATION FOR OBTAINING PERMITS IS RESPONSIBILITY OF THE CONTRACTOR. ADJUST LOCATION OF SPRINKLER HEADS AND DRIPS TO ACCOMMODATE PARTITIONS AND CEILING SYSTEMS AS REQUIRED BY CODE. PROVIDE "HART OVER" FROM THE EXISTING BRANCH OUTLETS TO THE NEW SPRINKLER HEADS. ALL SPRINKLER WORK SHALL COMPLY WITH NFPA.
- CONTRACTOR TO REPLACE ALL MISSING EIGHTEEN PLATES. NEW PLATES TO MATCH EXISTING.
- IF HVAC IS EXISTING, RELOCATE DUCTWORK TO CONFORM TO REVISED HALL LOCATIONS. FURNISH AND INSTALL NEW DUCTWORK AND RETURN GRILLES, AS REQUIRED. CONTRACTOR TO RE-BALANCE HVAC SYSTEM.
- MISCELLANEOUS HVAC AND PLUMBING WORK NOT SPECIFICALLY NOTED ON THE DRAWINGS SHALL COMPLY WITH THE APPLICABLE FEDERAL, STATE AND LOCAL CODES.
- IF APPLICABLE, CONTRACTOR TO CLEAN AND REPAIR ALL EXISTING PLUMBING FIXTURES AND TOILET ACCESSORIES TO A NEAT APPEARANCE AND GOOD WORKING CONDITION. REPLACE PLUMBING FIXTURES AND/OR TOILET ACCESSORIES NOT MEETING CURRENT ADA OR LOCAL CODE REQUIREMENTS WITH FIXTURES SCHEDULED ON THIS SHEET.
- ALL SUPPLIES (MOISTURE RESISTANT IN RESTROOMS) IN THE LEASED PREMISES SHALL BE FURNISHED, INSTALLED, TESTED AND APPROVED BY G.C.

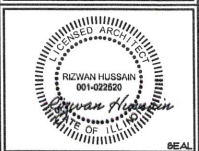
LEGEND:



PERMIT NOTE:

ALTERATIONS AFFECTING PRIMARY FUNCTION AREAS, IN ADDITION TO THE REQUIREMENTS OF 2021, AN ALTERATION THAT AFFECTS OR COULD AFFECT THE USABILITY OF OR ACCESS TO AN AREA CONTAINING A PRIMARY FUNCTION SHALL BE MADE SO AS TO ENSURE THAT, TO THE MAXIMUM,

REVISION/SUBMISSIONS	DATE
CLIENT REVIEW	3-22-21
PERMIT SUBMIT	3-31-21
PERMIT REVISIONS	6-15-21
CONSTRUCTION SET	1-26-21
CONSTRUCTION REVISION	1-21-21



Soday Design Studio
18 N. Ashby Way
Bensenville, Illinois 60006
phone: 847.894.3213
email: h@rondasodaydesign.com
website: sodaydesign.com

SMOOTHIE KING
1660 RAND RD.
PALATINE, IL
60074

NEW FLOOR PLAN & NOTES

21-016

CONSTRUCTION

A1.1 (a)

MARK	DESCRIPTION
1	EXTERIOR HALL (G.C. RESPONSIBLE FOR INSULATION AND SHEETROCK 5' ABOVE CEILING IN ANY GIVEN ROOM)
2	NEW 1/2" PARTITION TO BE CONSTRUCTED TO UNDERSIDE OF EXISTING BRACE JACK. SEE DETAIL 4.
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Smoothie King Business Plan
1660 N Rand Road
Palatine, IL

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

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

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs Daily Herald

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

County(ies) of Cook

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

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

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY

Daula Baltz

Designee of the Publisher and Officer of the Daily Herald

Control # 4575406

Attachment: Public Notice (1660 N. Rand Road - SU Drive Thru)