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 ● NOVEMBER 12, 2024

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

I. CALL TO ORDER

II. MEETING MINUTES

1. Planning and Zoning Commission - Regular Meeting - Oct 22, 2024 7:00 PM

III. PUBLIC HEARING

1. 343 W. Palatine Road

   Variation to permit lot coverage to be 61%, instead of the maximum permitted 45%.

2. 33 N. Winston Drive

   Variation to permit the finished side of a residential fence to face in, toward the subject property, instead of the finished side facing out, as required.

3. 1185 E. Dundee Road

   Special Use to permit a banquet facility at the subject property.

4. 265 N. Northwest Highway

   Special Use to permit a restaurant, with a drive-through, in a new building at the subject property.

IV. COMMUNICATIONS

V. ADJOURNMENT

VILLAGE OF PALATINE

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PLANNING AND ZONING COMMISSION

MINUTES ● OCTOBER 22, 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	Present	
Tim Schubert	Commissioner	Present	

II. MEETING MINUTES

1. Planning and Zoning Commission - Regular Meeting - Oct 8, 2024 7:00 PM - **Accepted**

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

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III. PUBLIC HEARING

1. 274 and 286 W. Michigan Avenue **- Recommend To Approve**

   FPD-000132-2024 - Estates at Arcadia

   Notice was published in the Journal & Topics on October 3rd, 2024 and mailed to the owners of the surrounding properties.

   Petitioner's Exhibits:

- **Exhibit - Estates at Arcadia Plat of Subdivision V1**
- **Exhibit - Estates at Arcadia Engineering V1**
- **Architectural Plans Example - Permit - Rev 7**
- **Architectural Plans Example - Permit - Rev 8**
- **Architectural Plans Example - Edwards 267**
- **Architectural Plans Example - 356**
- **Previous Planned Development approval (2022)**
- **Public Notice**

   Background:
   Mr. Vyverberg provided the introduction and background for the proposed Planned Development, Subdivision, and Vacation, which are directly similar to the previously approved 6 single family residential subdivision.

   Sworn in petitioner: Greg Rose - GWR builders 47 N. Bothwell Street, Palatine

   Mr. Rose stated that the 2 current lots are 100 feet by 600 feet each (approximately 2.85 acres) and currently zoned R-1 single-family. Six single-family residential lots are proposed for the subdivision and includes extending Prestwick Street, with two lots on the north side, two on the south, and two facing Michigan Avenue. A detention basin area is planned on the north side of lots 1 & 2, with an access road to the detention pond.

   Commissioner Cavanaugh asks if the HOA will be responsible for the drainage area.
   Mr. Rose states they would be.

   Commissioner Friedman inquired about the HOA's responsibility regarding the detention area.
   Mr. Rose clarified that it will not be a typical HOA. All of the owners benefiting from the volume control will be responsible its maintenance and updates.

   Chairman Wood asked if all 6 lots would be under the HOA.
   Mr. Rose confirmed.

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Commissioner Fedota inquired about design differences compared to the previous plan.
Mr. Rose noted there are minor tweaks including the detention basin on the north side of lots 1 and 2, as opposed to an outlot in the previous approval.

Commissioner Kolososki asked if there would be sidewalks installed.
Mr. Rose confirmed there would be.

Questions about fencing around the swale were discussed.
Mr. Rose stated it would not be fenced except possibly on the north side of the depression.

Commissioner Friedman raised concerns about potential safety issues related to open areas without fencing.

Mr. Vyverberg provided additional information about fencing in the other subdivision in this area and that the open wrought-iron style fencing was previously required for areas around the detention basin from the Village Council approvals.

Commissioner Kolososki expressed questions about the traffic management plan, emphasizing it should be in place before development begins.

Chairman Wood asked if an HOA could inspect outlots and detention areas.
Mr. Vyverberg confirmed that the village enforces maintenance plans and this would be a private improvement serving the subject 6 lots, pursuant to the engineering plans.

Commissioner Kolososki inquired about the potential for a pool on lot 5, to which Mr. Vyverberg clarified that it would depend on existing utilities and lot coverage.
Mr. Tim Spies (Petitioner's engineer) confirmed that the vacated area is within an easement for all 33 feet of the vacated area.

STAFF RECOMMENDATION:
Mr. Vyverberg confirmed that the Subject property was approved on 2 separate occasions for a 6-lot subdivision and currently maintains a Planned Development zoning designation. The proposed 6-lot subdivision completes the recommendations of the Michigan Avenue Sub Area Plan and also connects the Subject Property with the 2 surrounding subdivisions - Arcadia and Arcadia West Subdivisions, in compliance with the previously approved Planned Developments. All 6 lots also comply with the R-1B zoning district requirements and bulk standards.

Therefore, Staff recommends approval of the proposed Preliminary and Final Plat of Subdivision, Preliminary and Final Planned Development, and Vacation, subject to the following conditions:

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1. **The development shall substantially conform to the engineering plans prepared by Spies and Associates Inc. dated 09/26/24, except as such plans may be changed to conform to Village Codes and Regulations.**

2. **All future residences shall follow the Village's R-1B zoning district standards.**

3. **Within the Subject Property, no privacy fencing shall be permitted abutting the detention basin or the access easement to the detention basin. All fencing shall be of an open wrought iron style fencing in these areas.**

4. **If required by the Village, a Homeowners Association shall be created for the maintenance of the detention area and the access easement. It shall include conditions related to the fencing restrictions outlined in condition number 3 of this ordinance and maintenance of the landscape plan attached to the engineering plans. It shall also include a requirement to perform a maintenance inspection for the detention outlot the earlier of every 5 years or at an interval required by MWRD. The HOA Declarations must be approved by the Village Attorney prior to the recording of the Plat of Subdivision or the issuance of any permits.**
5. **The final engineering plans and plat of subdivision and plat of vacation shall be revised in a manner acceptable to the Village Engineer and submitted on Mylar, with recording fees in the amount of $500.**

6. **A Planned Development letter of credit in amount of $60,000 ($10,000 per lot, per Article 14 of the Zoning Ordinance) shall be submitted.**

7. **A Public Improvement letter of credit in the amount of $571,325.75 (or other Village Engineer approved amount based upon any accepted changes to the EEOC) shall be submitted in a manner acceptable to the Village Engineer.**

8. **Review fees, based upon the finally accepted EEOC, shall be submitted in a manner acceptable to the Village Engineer.**

9. **A construction traffic management plan shall be submitted in a manner acceptable to the Directors of Public Works and Planning and Zoning. This traffic management plan shall outline the proposed development schedule and identify the material delivery routes and proposed parking areas for the contractors, prior to the construction of Prestwick Street. A component of this plan shall also include an initial notification, by standard mail, to the residents on the south side of W. Michigan Avenue (263, 271, 285, 301, 325, 335, 351, and 357), once the initially proposed site development schedule is known.**

10. **All extra agency permits shall be submitted, in a manner acceptable to the Village Engineer.**

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

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

DISCUSSION:

Commissioner Kolososki mentioned the subdivision is congested, but meets criteria for development.

Commissioner Friedman noted it is the last piece of the master plan and transitions zoning nicely.

Commissioner Fedota noted an omission in the packet regarding lot sizes.

Chairman Wood emphasized there are no special setbacks or conditions required.

Commissioner Roth-Wurster visited the site and expressed that it looks like it will fit well.

Commissioner Fedota raised concerns about subdividing large lots into six houses

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 Monday, November 4, 2024.

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

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2. 1480 W. Poplar Street **- Recommend To Approve**

SU-000125-2024 - 1480 W. Poplar St

Notice was published in the Journal & Topics on October 3rd, 2024 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

- **Special Use Application**
- **Proof of Ownership**
- **Plat of Survey**
- **Site Plan**
- **Fence Elevation**
- **O-46-02 PUD**
- **PZC Minutes - May 23, 2023**
- **Public Notice**

Background:

The Subject Property is zoned Planned Development and developed as single-family residential home in Clearwater Subdivision. The Subject Lots are approximately 30,900 square feet (23,600 square feet without the portion of the lot within Clearwater Lake) and located on the east side of Clearwater Lake. The Petitioner is the property owner of both Lots 1 and 2 in the Clearwater Subdivision. The Subject Property contains one single-family residence.

In May of 2023, the Petitioner pursued zoning relief to allow for the installation of a 6-foot tall solid fence and gate at their driveway along the east side of their property. Staff recommended denial of the request, but indicated we could support the request if the fence were changed to an open/wrought iron-style fence (thus providing the Petitioner's desired security, but lessened the impact to the vistas in the area). The Planning and Zoning Commission recommend approval (5-2), with a condition that the fence be changed to an open/wrought iron style. The Petitioner never moved forward to the Village Council. The Petitioner has since re-applied and the proposed open metal fence is 5-foot tall, open-style, and does not include a gate across the private drive. The Petitioner's proposal to install a 5-foot tall open-style metal fence, along the front property line of the subject property, requires a Special Use to permit a fence in the front yard of the subject property.

Sworn in petitioner: Victor Baranovici - 1480 W Poplar St.

Mr. Baranovici expressed concerns about safety due to traffic (2-3 cars daily) and people walking in the driveway. He highlighted issues with privacy and incidents of trespassing. He states he has numerous police reports to validate the incidents.

He further states that he has spent over $25,000 on improvements to his lots and

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wishes to build a 5’ tall open style metal fence along the front property line to deter unwanted activity on his property.
Commissioner Schubert inquired whether Mr. Barnavoci had posted any signage indicating that the area is a private drive.
Mr. Barnavoci confirmed that he has installed signage; however, it is often ignored. He described the ongoing issue of cars entering his property and using the grassy area to turn around once they realize the drive is not a thoroughfare. Additionally, pedestrians on foot or bicycles frequently access his property to reach the lake and retention pond, which he finds unsafe for his family.
Mr. Barnavoci expressed his frustration, emphasizing that he wants to feel safe in his surroundings. He highlighted the significant investment he has made in maintaining his property, taking pride in its appearance. While he acknowledged that some neighbors are unhappy with his request for the fence, he firmly maintains that his concerns are rooted in safety and that he does not intend to obstruct their view of the area.
Chairman Wood asks if he is the owner of both lots.
Mr. Barnavoci confirms that he is.

Commissioner Kolososki suggested that speed bumps on the driveway might deter speeding cars, a concern echoed by Mr. Baranovici. However, Mr. Baranovici expressed doubt about the effectiveness of this option, indicating he does not believe it would adequately address the issue.

Commissioner Cavanaugh inquired whether installing a gate at the front of the driveway could be a viable option. In response, Mr. Baranovici clarified that adding a gate is not an option at this time. He emphasized that he is currently seeking approval for the fence and prefers to address one issue at a time. Additionally, he mentioned the financial implications of installing a gate, which would complicate the matter further.

Commissioner Fedota commented that a gate would help alleviate safety concerns and asked if Mr. Baranovici had considered installing flanking fences on each side. Mr. Baranovici acknowledged that a gate would enhance safety but noted that it would not deter pedestrians from entering his property. He expressed that while neighbors are upset about the potential obstruction of their access to the pond, his primary concern is preventing people from walking through his property. The proposed fence will provide additional safety and privacy.

Mr. Vyverberg explains the original vision for the subdivision and the restrictions in place, particularly regarding the prohibition of fences in the rear yards of Lots 1 through 4. He outlines the fence location and emphasizes that the proposed fence would provide additional safety and privacy for the properties. Addressing Chairman Wood's question about whether the planned development requirements could be amended, Mr. Vyverberg states that while it could be possible, the precautions and restrictions were established to ensure consistency and should be maintained in perpetuity to uphold the original intentions for the

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subdivision.
Sworn In Resident: Symon Arnold 1048 N Palos

Mr. Arnold shares his concerns, emphasizing that he has been involved in this process multiple times and has witnessed several changes over the years. He points out that conditions set for the driveway as part of the original planned development have gradually been altered. Initially, the driveway was only supposed to extend a certain distance, but that has changed. Additionally, the privacy screen along the property line, which was originally intended to provide coverage with arborvitaes, failed to achieve its purpose because the plants died. Symon explains that when the driveway was built, the topsoil was destroyed, affecting the growth of the privacy screen.
He also highlights his concerns regarding the proposed 6-foot solid fence, particularly its location. He questions whether the property line, which runs through the site, will affect the placement of the fence and whether it might damage existing trees. Mr. Arnold is also concerned about who will maintain the privacy screening, which was part of the original request.
Having lived on the property for 24 years, Mr. Arnold states that while he hasn't seen crowds of people using his property, the people he does observe running up and down the driveway are typically service workers. He mentions cars being parked in the area and suggests that installing a gate to prevent people from accessing the driveway might be a solution. However, he adds that while a gate could be placed, people would still be able to walk around it, as the public right-of-way extends all the way to the lake. He believes that there has been ample time to address these issues and criticizes the HOA for preventing the development from reaching the wood line, further exacerbating the situation.
Commissioner Roth-Wurster asks for clarification regarding the public right of way. Mr. Arnold explains the access to the pond, pointing out the existing conditions of the property.
Commissioner Roth-Wurster then inquires if the pond is a private lake.
Mr. Arnold clarifies that the pond is not private; rather, it is a retention pond maintained by the Homeowners Association (HOA).

Commissioner Kolososki asks Mr. Arnold if the developer indicated at the time of his purchase that the area would not be obscured.
Mr. Arnold responds that there was no home on the property at the time, and the property was undevelopable. However, the petitioner brought in a significant amount of backfill and eventually built the home.

Commissioner Friedman points out that the detention structure is private property and is not intended to be used as a public right of way or for public enjoyment.
Mr. Baranovici adds that there is no public access to the water and emphasizes that the retention pond is not an attractive area, noting that it is filled with algae, weeds, and emits an unpleasant odor.

Commissioner Friedman requests clarification from staff regarding the landscaping requirements.
Mr. Vyverberg confirms that the requirements have been communicated to the

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petitioner and mentions that some mature trees were preserved during the original development. He notes that the original arborvitae have died, and Mr. Baranovici is aware of his obligation to restore the landscaping.
Commissioner Fedota asks who would be responsible for enforcing these requirements. Mr. Vyverberg responds that enforcement would fall under the Village's jurisdiction.
Sworn In Resident: Kriss Lindell - 1059 N. Palos
Mr. Lindell attempts to bring up other violations by the petitioner, specifically mentioning concerns about the parking of a camper and the location of garbage cans.
Chairman Wood responds by stating that the current issue at hand is regarding the fence and that other matters will not be addressed during this discussion.
Sworn in Resident: Mike Nocella - 1038 Palos
Mr. Nocella, who resides east of the petitioner's property and has lived there for 24 years, shares some historical context about the area. He mentions that the landscaping on the petitioner's property has not been maintained over time. However, he notes that he hasn't experienced any issues or concerns regarding people accessing the property. Mr. Nocella expresses that he has no objections to the fence request.
Resident Mr. Arnold returns to the podium and expresses his objection to the proposed fence, emphasizing that fences are not permitted at the property line according to the existing regulations.
Mr. Baranovici returns to the podium and emphasizes his responsibility as the property owner for the landscaping. He explains that the original landscaping has died off due to the conditions on the property and that replacing the trees will cost approximately $20,000. He questions the difference between installing a fence and planting trees, expressing his frustration with the ongoing complaints from his neighbors.
Sworn in Resident: Shirley Nocella - 1038 Palos
States her concerns regarding the installation of the fence.

STAFF RECOMMENDATION:

The Petitioner is proposing to construct a 5-foot tall open-style metal fence to enclose the property on three sides, with the fourth being the lake to the west. The Petitioner has indicated that the fence will help deter trespasser issues and coyotes on the subject property. Although the proposed fence may help to alleviate the Petitioner’s safety concerns, the fence could have an impact on the existing vistas in the neighborhood. Clearwater Subdivision is a unique 6-lot residential Planned Development, with 4 of the lots (including the Subject Property) receiving access through a private driveway. These 4 lots were developed around the existing detention basin to the west. The Petitioner indicates that instances of trespassing and vehicles incorrectly using the private drive and coming to the home have occurred. Staff notes that there is private drive signage in the right-of-way along W. Poplar Drive, prior to it turning into the private drive.

Although the portion of the proposed fence across the subject property’s front lot line would be permissible, were it installed on the properties directly to the east

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(along the rear lot lines), the proposed 5-foot open-style fence is being installed along the periphery of the Subject Property's front lot line. Staff's initial concerns regarding the significant visual impacts of a solid 6-foot tall fence were lessened due to the revised fencing elevation plan and the removal of the gate across the private drive entrance.

Ultimately, as the Petitioner has amended his original request to meet the condition set by the Planning and Zoning Commission, Staff recommends approval of the proposed Special Use for a fence in the front yard, subject to the following conditions:

1. The Special Use shall substantially conform to the Site Plan and Fence Elevation submitted by the Petitioner, Victor Baranovici, except as such plans may be changed to conform to Village Codes and Ordinances.

2. The final fencing site plan and fencing location shall be revised in a manner acceptable to the Director of Planning and Zoning and in compliance with the Planned Development Ordinance (#O-46-02) requirements, including tree preservation and landscaping for Clearwater subdivision.

3. The proposed fencing shall not be located in the rear yard, nor extend beyond the existing rear building line for the residence, of the subject property.

4. A Hold Harmless shall be submitted in a manner acceptable to the Village Engineer, and shall be recorded with the property. The Village shall have no responsibility to replace the fence.

Mr. Irno raises concerns about the staff's intentions regarding the proposed fence's location. In response, Mr. Vyverberg refers to a picture depicting the existing conditions and clarifies that the envisioned fence line will be straight and aligned with the trees, avoiding any zigzag patterns. He reiterates that the responsibility for meeting landscaping requirements falls on the current owner and that proper maintenance of these landscaping features will be essential.

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

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

DISCUSSION:

Commissioner Kolososki expresses his support for the fence, suggesting that adding a gate would enhance its utility. He acknowledges that the petitioner has returned with a similar request and has adhered to the recommended design, indicating his overall favor for the proposal.

Commissioner Roth-Wurster emphasizes that the request aligns with the standards for the special use, ensuring public health, safety, and welfare for both

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the community and the petitioner's family. She acknowledges the neighbors' desire for access to the lake, noting the potential challenges in reaching it. While expressing her understanding of the neighbors' concerns, she argues that the proposed open-style fence meets the necessary standards and serves to protect the petitioner's property. She suggests that the installation of signage and lighting near the shoreline may not be appropriate.

Commissioner Fedota expresses his concerns about the proposed 5-foot fence, particularly its lack of a gate and the fact that it doesn't extend further. He believes that this design will not effectively address the issues raised by the neighbors. As a result, he is not in favor of the request for the fence.

Commissioner Friedman highlights the challenge of enforcing no trespassing since property lines are often not visibly marked, existing only as lines on paper. He argues that the proposed fence will help clearly establish the property line, thereby enhancing the owner's ability to deter trespassers and improve privacy.

Chairman Wood supports the request, emphasizing that it provides the owner with a clearly defined property line. She acknowledges that the petitioner has addressed his concerns and followed the proper process, including paying the fee for the special use. Chairman Wood believes that the proposed wrought iron fence will not detract from the value of either the owner's property or the surrounding properties. She notes that while the original request for a solid fence may have been understandably rejected, the wrought iron design is aesthetically pleasing and will help reduce trespassing, enhancing the safety and security for the petitioner. Overall, she concludes that the standards for approval have been met.

Chairman Wood summarized that this request has met the standards and was approved by a vote of 8-1. This item will tentatively go to Village Council on Monday, November 4th, 2024.

Mr. Vyverberg clarified that if, based upon any required follow up and review from the questions raised this will not to be ready for Village Council review on November 4,

RESULT:	**RECOMMEND TO APPROVE [8 TO 1]**
MOVER:	Kevin Cavanaugh, Commissioner
SECONDER:	Tim Schubert, Commissioner
AYES:	Noonan, Roth-Wurster, Friedman, Wood, Bettenhausen, Kolososki, Cavanaugh, Schubert
NAYS:	Fedota

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IV. COMMUNICATIONS

V. ADJOURNMENT

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VILLAGE OF PALATINE

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 11/12/24 07:00 PM

STAFF REPORT (ID # 9416)

343 W. Palatine Road

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Alex Bradshaw

PETITIONER: Danielle Scaccia, Archadeck of Chicagoland / Kaylea & Mike Gleason (owners)

PLAN NUMBER: VAR-000138-2024

BACKGROUND:

The Subject Property is zoned R-2 Single Family and is part of the Gorsline's Addition to Palatine subdivision. The Subject Property is approximately 5,056 square feet. The lot currently consists of a single-family home and a long driveway down the east side of the lot to a 2-car detached garage in the rear yard. The existing lot coverage is approximately 61%.

The Petitioner is proposing to install a 205 square foot deck off the rear of their existing residence. The proposed project will ultimately reduce the total lot coverage for the subject property, as the plan includes removing an existing deck in the rear yard. Therefore, the Petitioner is requesting the following:

> **Variation to permit lot coverage to be 61%, instead of the maximum permitted 45%.**

Surrounding Zoning/Uses:

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

KEY ISSUES:

- The Petitioner is proposing to install a 205 square foot deck off the rear of their existing residence. The proposed project also includes demolishing the existing approx. 223 square foot "wood deck" (see on Plat of Survey) in the southwest corner of the lot. The removal of the existing deck, plus in the construction of the new would

set the total proposed lot coverage to be approximately 60.6%.

- Per the submitted application, the existing “wood deck” is in poor condition, and is not located in a space that can be easily utilized. Additionally, as the new deck is actually smaller than the old one, the total lot coverage will be decreased.
- Per Code, the proposed deck complies will required setbacks for a permitted obstruction in the rear yard.
- Note, 334 W. Palatine Road, directly northeast of the subject property across Palatine Road, was granted a lot coverage variation that was approved administratively to permit 46.5% lot coverage for a new patio.

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 Petitioner is proposing a deck project that would ultimately reduce to the total lot coverage on the subject property. Additionally, as there are no stormwater management issues in the immediate area that were identified by the Village Engineering Department, the proposal should not alter the character of the locality. Furthermore, the subject property is substandard to the minimum lot size required for the R-2 Zoning District, creating a unique circumstance where it would be near impossible to comply with the maximum permitted 45% lot coverage. Based upon the existing circumstance, lack of any stormwater management concerns by the Village Engineer, and reduction to the existing lot coverage for the property, Staff does have any additional objections to the requested Variation and recommends approval, subject to the following condition:

1. The Variation shall substantially conform to the site plan and elevations submitted by the Petitioner, Danielle Scaccia, Archadeck of Chicagoland, except as such plans may be changed to conform to the Village’s Codes and Ordinances.

ATTACHMENTS:

- Aerial Map
- Variation Application
- Plat of Survey - Site Plan

- Deck Plans
- Public Notice

GISConsortium | 343 W. Palatine Road



0 50 100 ft

Print Date: 10/14/2024

Notes

Cook County Aerial 2023

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 (343 W. Palatine Rd - VAR 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

Danielle Scaccia

Business Name (if applicable)

Archadeck of Chicagoland

Subject Property Address

343 W. Palatine Road

Please provide a description of your proposed request:

We are requesting to construct a new deck at the rear of the home to serve as a safe space for entertainment.

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 property cannot yield a reasonable return if used only under the conditions allowed as the current decks totaling 256 square feet are rotted all the way through and need to be demolished. The construction of the new deck totaling 205 square feet at the rear of the home will allow for a safe and functional space to entertain. It will also allow for a safe space for small children to play.

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

The plight of the owner is due to the existing decks (256 square feet) being rotted and unsafe for use. The new deck will be 51 square feet smaller than the current deck and will allow for a reliable and functional entertainment space.

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

If granted the variation will not alter the essential character of the locality as the existing decks are over the lot coverage already.

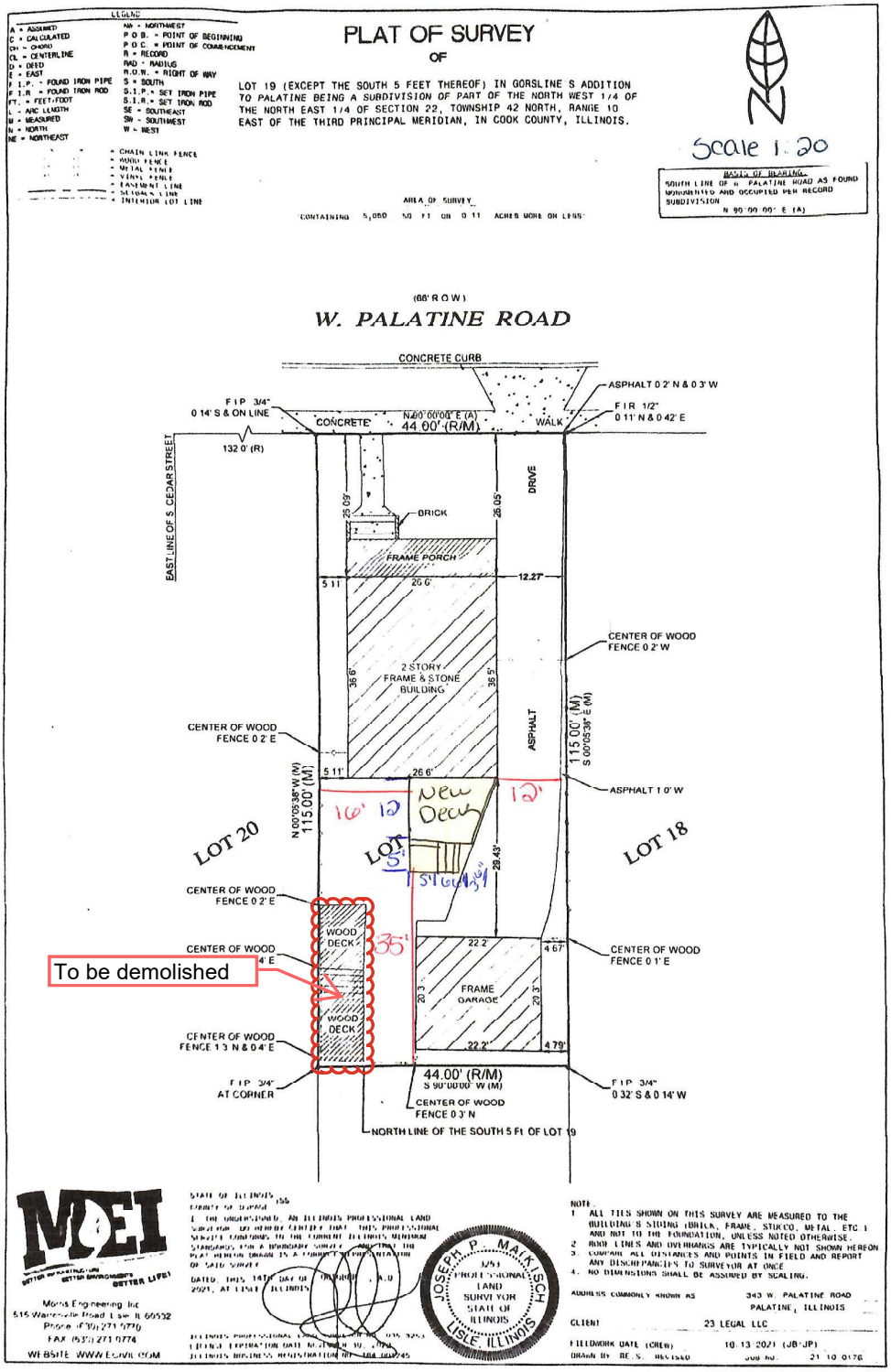
Attachment: Variation Application (343 W. Palatine Rd - VAR Lot Coverage)

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.

The construction of the deck will not alter the particular surroundings shape, or topographical conditions of the property. The unique hardship is not generally applicable to other properties in the same zoning district as property is already over on the lot coverage, demolishing the current decks and constructing the new deck will bring the property closer to the required lot coverage. The request is not based on a desire to make money out of the property and the petitioner has not created the hardship for the property. The request will not be detrimental to the public welfare of other properties or the neighborhood, and the request will not impair supply of light and air to adjacent properties substantially increasing their danger of fire, endanger the public safety, or substantially diminish or impair neighboring property values.

Attachment: Variation Application (343 W. Palatine Rd - VAR Lot Coverage)



Attachment: Plat of Survey - Site Plan (343 W. Palatine Rd - VAR Lot Coverage)

archadeck® outdoor living

INTEGRITY ENTERPRISES, INC.
d.b.a. Archadeck of Chicagoland

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DESIGN LOAD CRITERIA

FOOTING/FOUNDATION LOADS	P.S.F.
LIVE LOAD	40
DEAD LOAD	10
TOTAL DESIGN LOAD	50
DECK LOADS (L/240)	**P.S.F.**
(DECK FRAMING)	
FRAMING DESIGN LIVE LOAD	60
FRAMING DESIGN DEAD LOAD	10
TOTAL FRAMING DESIGN LOAD	70
FLOOR LOADS (L/360)	**P.S.F.**
LIVE LOAD (LIVING)	40
LIVE LOAD (SLEEPING)	30
DEAD LOAD	10
SPA LOADS (L/240)	**P.S.F.**
LIVE LOAD	100
DEAD LOAD	10
TOTAL DESIGN LOAD	110

ASSUMED SPA LOADING, VERIFY w/ SPA MANUFACTURER

CEILING	P.S.F.
WITH STORAGE (L/240)	20
WITHOUT STORAGE (L/240)	10
WITH STORAGE (L/360)	20
WITHOUT STORAGE (L/360)	10
DEAD LOAD	10
ROOF LOADS (L/240)	**P.S.F.**
SNOW LOAD	35
DEAD LOAD	10
TOTAL DESIGN LOAD	45
PERGOLA LOADS (L/240)	**P.S.F.**
LIVE LOAD	10
DEAD LOAD	5
TOTAL DESIGN LOAD	15

ASSUMED OPEN FRAMED PERGOLA, NOT DESIGNED FOR SNOW LOADS

NOTES:

DESIGN CRITERIA:

- THIS PROJECT HAS BEEN DESIGNED FOLLOWING THE REGULATIONS OF THE 2015 IRC (INTERNATIONAL RESIDENTIAL CODE).
- WORK TO MEET LOCAL, STATE AND APPLICABLE RULES AND REGULATIONS.
- IN-GRADE DESIGN VALUES BASED ON AF&PA.
- PROVIDE JOIST HANGERS @ ALL FLUSH FRAME CONDITIONS.
- PRESUMPTIVE SAFE SOIL BEARING CAPACITY IS 3000 PSF.
- FROST LINE 42".
- CONNECTIONS TO EXISTING STRUCTURE FLASHED PER LOCAL CODE

LUMBER:

- ALL FRAMING LUMBER TO BE #2 S.P. (SOUTHERN PINE) OR BETTER, TREATED FOR EXTERIOR USE, PER LOCAL CODE U.N.O.
- ALL PSL ENGINEERED TYPE LUMBER TO BE TREATED FOR EXTERIOR USE: P.S.L. STRESS CLASS (2.0E, 2900Fb) P.S.I.
- ALL GLULAM ENGINEERED TYPE LUMBER TO BE TREATED FOR EXTERIOR USE: GLULAM STRESS CLASS (1.9E, 2600Fb) P.S.I.
- ALL LVL/MICROLLAM ENGINEERED TYPE LUMBER TO BE INTERIOR USE ONLY: L.V.L. STRESS CLASS (1.8E, 2600Fb) P.S.I.

CONCRETE:

- MINIMUM 28 DAY COMPRESSIVE STRENGTH = 2500 PSI.

SHEET INDEX

NOTE THAT NOT ALL JOBS REQUIRE ALL SHEETS

ST -SITE
PL-# -PLAN
EV-# -ELEVATION
FD-# -FOUNDATION/FOOTINGS
FF-# -FLOOR FRAMING
FP-# -FLOOR PLAN
CF-# -CEILING FRAMING
RF-# -ROOF FRAMING
SD-# -SECTION/DETAIL

Kaylea & Mike Gleason
-#103128
343 W. Palatine Rd.
Palatine, IL, 60067

ABBREVIATIONS:

#B	- BEAM
#BB	- BAND BOARD
#C	- RAIL CAP LENGTH
#CB	- COLLAR BEAM
#DB	- DOUBLE BAND
#DJ	- DOUBLE JOIST
#DR	- DOUBLE RAFTER
#F	- FENCE CAP LENGTH
#G	- GIRDER
#HB	- HOUSE BAND
#HBE	- HOUSE BAND EXTENSION
#KB	- KING BEAM
#QJ	- QUAD JOIST
#RB	- RIDGE BEAM
#RP	- ROOF PLATE
#TB	- TRIPLE BAND
#TJ	- TRIPLE JOIST
ALT.	- ALTERNATE
ALUM.	- ALUMINUM
APX.	- APPROXIMATE
BD.	- BOARD
C/L	- CENTER LINE
CJ	- CEILING JOIST
CLG.	- CEILING
C.M.U.	- CONCRETE MASONRY UNIT
CONC.	- CONCRETE
CONT.	- CONTINUOUS
DBL.	- DOUBLE
DIA.	- DIAMETER
DIM.	- DIMENSION
D.L.	- DEAD LOAD
DN.	- DOWN
DTL.	- DETAIL
ELEC.	- ELECTRICAL
ELEV.	- ELEVATION (SEE T.O.D.)
EQ.	- EQUIVALENT
EXT.	- EXTERIOR
FIN.	- FINISH
FLR.	- FLOOR
FND.	- FOUNDATION
FT.	- FOOT/FEET
F.V.	- FOUNDATION VENT
GLU.	- GLULAM
HDR.	- HEADER
INT.	- INTERIOR
IN.	- INCH
JST.	- JOIST
LB.	- POUNDS
L.L.	- LIVE LOAD
L.V.L.	- LAMINATED VENEER LUMBER
LOWR.	- LOWER
MANUF.	- MANUFACTURER
MAX.	- MAXIMUM
MIN.	- MINIMUM
MOD.	- MODIFIED
N.T.S.	- NOT TO SCALE
O.C.	- ON CENTER
OPT.	- OPTIONAL
O.S.B.	- ORIENTED STRAND BOARD
P.L.	- POINT LOAD
P.L.F.	- POUNDS PER LINEAR FOOT
P.S.F.	- POUNDS PER SQUARE FOOT
P.S.I.	- POUNDS PER SQUARE INCH
P.S.L.	- PARALLEL STRAND LUMBER
P.T.	- PRESSURE TREATED
P.T.T.	- POUR TO TOP
P.V.C.	- POLY VINYL CHLORIDE
RBD.	- RIDGE BOARD
REQD.	- REQUIRED
R.O.	- ROUGH OPENING
RSW	- RIDGE SUPPORT WALL
S.F.	- SQUARE FOOT/FEET
SQ.	- SQUARE
T&G	- TONGUE & GROOVE
T.L.	- TOTAL LOAD
T.O.D.	- TOP OF DECK
TYP.	- TYPICAL
UNFIN.	- UNFINISHED
U.N.O.	- UNLESS NOTED OTHERWISE
UPR.	- UPPER
W/	- WITH
W/O	- WITHOUT

DRAWINGS PREPARED BY: ARCHADECK FRANCHISING CORPORATION
CONSTRUCTION & DRAFTING DEPARTMENT
2924 EMERYWOOD PARKWAY, SUITE 101
RICHMOND, VA 23294
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UNAUTHORIZED DUPLICATION IS A VIOLATION OF ALL APPLICABLE LAWS

SYMBOL LEGEND

T.O.D. TAG: XX" — ELEVATION AT POINT OF TAG

DETAIL TAG: DETAIL NUMBER (#/#) — SHEET; AREA OF DETAIL

STAIR TAG: # DN

SECTION TAG: SECTION CUT PLANE; DIRECTION OF VIEW (#/#)

- ■ - 4 x 4 DECK COLUMN
- ▮ - 4 x 6 DECK COLUMN
- ■ - 6 x 6 DECK COLUMN

- ☐ - RAIL POST
- ⊘ - FENCE POST
- ⊠ - ROOF POST/ PERGOLA POST
- ⊠ - STUD LOCATION
- X - X BRACING
- (PB) - PARTING BOARD LOCATION AND CENTER LINE

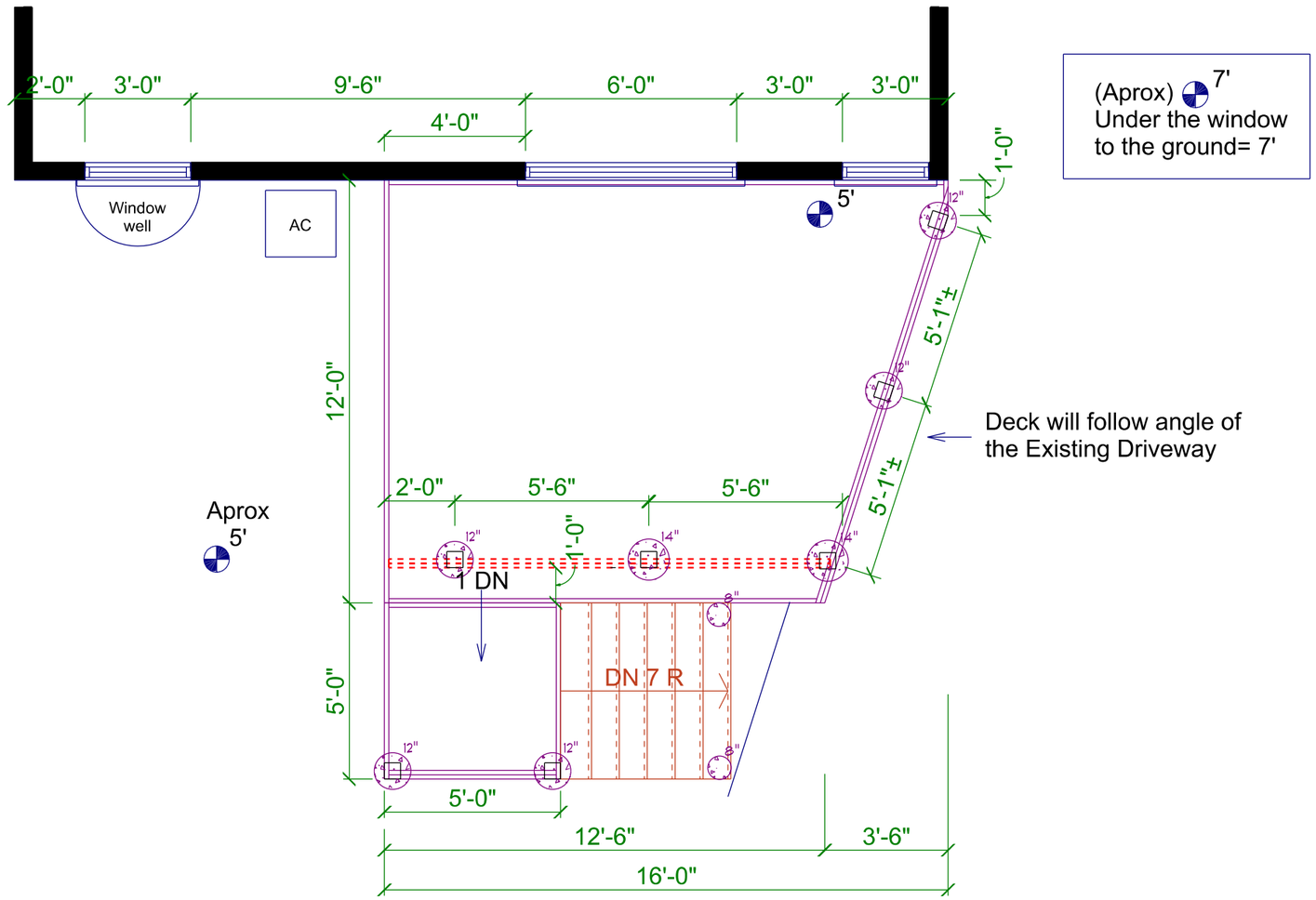
CONTACT

FOR ANY QUESTIONS OR CONCERNS PLEASE CONTACT:
INTEGRITY ENTERPRISES, INC. d.b.a. Archadeck of Chicagoland
395 W Northwest Highway, Palatine, IL. 60067
PHONE: (847) 496-4333 / e-mail chicagoland@archadeck.net

ARCHITECT OF RECORD (AS APPLICABLE)

Attachment: Deck Plans (343 W. Palatine Rd - VAR Lot Coverage)

All dimensions are approximate. In the event of a difference between the drawn and written dimensions, the written dimension shall prevail. Due to local differences in building codes and regulations, and specific site conditions, these drawings may need to be modified by the builder to comply with such local codes and regulations, or site conditions.



(Aprox) 7'
Under the window to the ground= 7'

SEE SPECIFICATIONS PAGE FOR ADDITIONAL DETAILS

Unless identified on the specifications project does not include any staining or finish color.

archadeck of Chicagoland

SHEET DESCRIPTION

SHEET:

2/5

FD-1

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

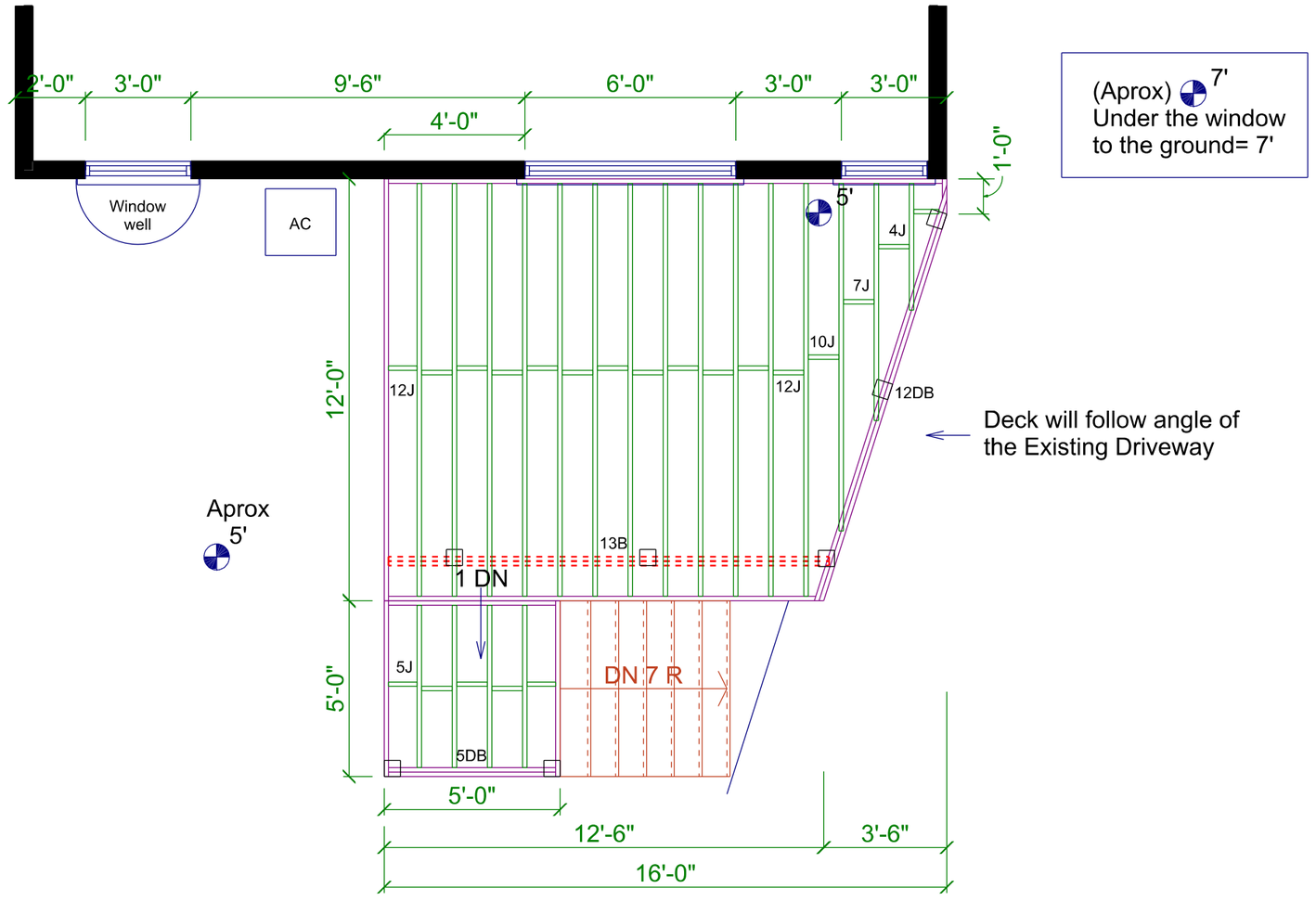
Prepared by:
Integrity Enterprises, INC.
DBA: Archadeck of Chicagoland
395 W Northwest Highway
Palatine, IL 60067

Construction & Drafting Department
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-Kaylea & Mike Gleason-#103128
343 W. Palatine Rd.
Palatine, IL 60067
DRAWN BY: Integrity Ent. (CRK)
09/11/24

Attachment: Deck Plans (343 W. Palatine Rd - VAR Lot Coverage)

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(Aprox) 7'
Under the window to the ground= 7'

Deck will follow angle of the Existing Driveway

SEE SPECIFICATIONS PAGE FOR ADDITIONAL DETAILS

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archadeck of Chicagoland

SHEET DESCRIPTION

SHEET: 3/5

FF-1

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

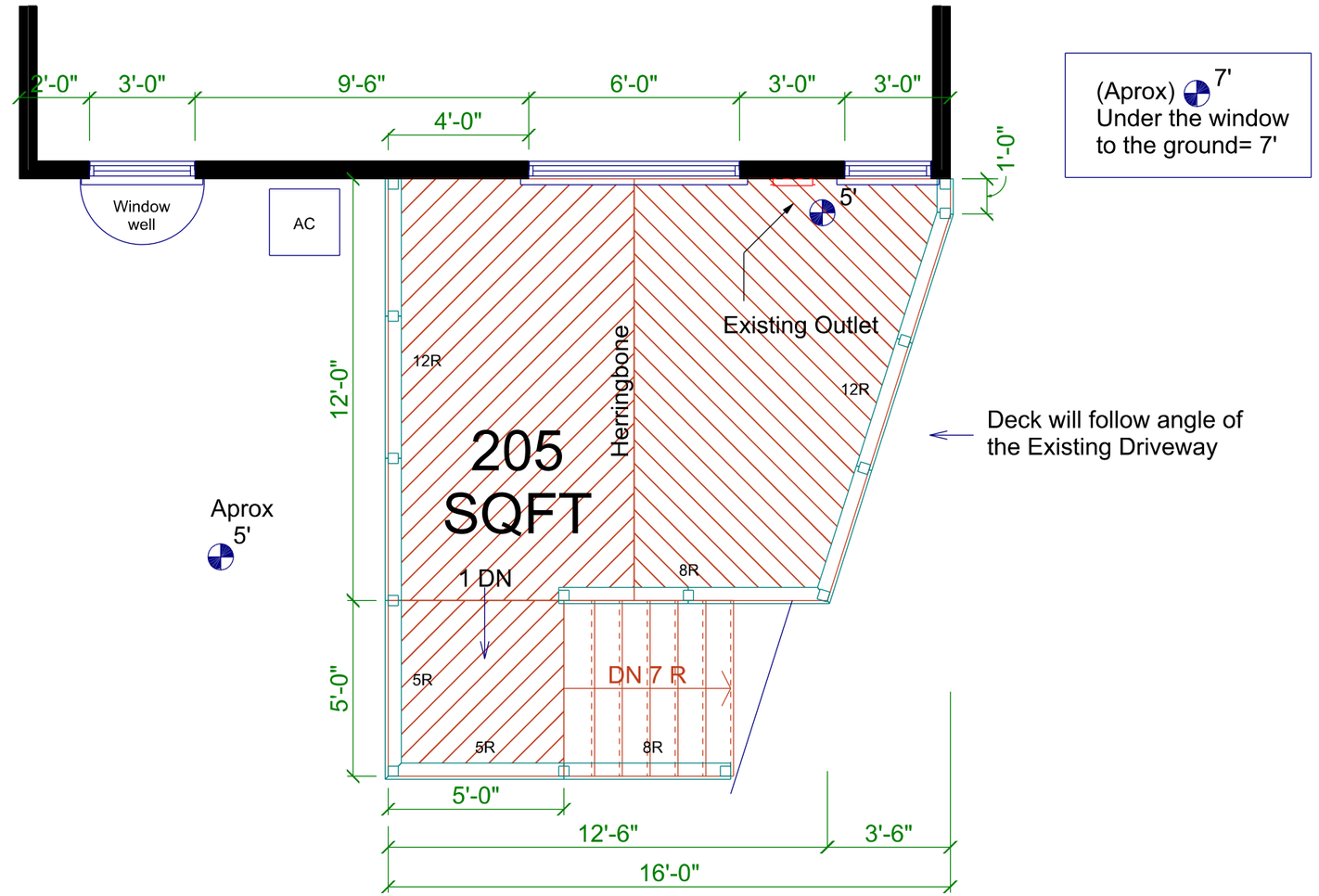
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Attachment: Deck Plans (343 W. Palatine Rd - VAR Lot Coverage)

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SEE SPECIFICATIONS PAGE FOR ADDITIONAL DETAILS

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SHEET DESCRIPTION

SHEET: 4/5

FP-1

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

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Palatine, IL 60067
DRAWN BY: Integrity Ent. (CRK)
09/11/24

All dimensions are approximate. In the event of a difference between the drawn and written dimensions, the written dimension shall prevail. Due to local differences in building codes and regulations, and specific site conditions, these drawings may need to be modified by the builder to comply with such local codes and regulations, or site conditions.

Deck Specifications

*New TimberTech Dark Cocoa Prime Plus Decking
*Color Matching Stainless Steel Screws (face fastened)
*Matching edge band & 1" x 4" deck trim
*Decking pattern as drawn with Herringbone
Trex Select Rail with balck, round pickets, matching drink rail & post caps
Graspable Hand Rail
Matching Lifestyle Stairs (closed risers)
Pier support for stairs
*Matching Solid Board -or- Lattice Skirting not included
*Weed Block Fabric & River Rock (large) included
*Framed to 60# live load with Galvanized hardware

Demo & Repair Specifications

*No demolition for main deck. Demo 2 small decks in yard Each 10'x10'
*Archadeck is not responsible for yard repair or siding replacement where prior project existed.
*Yard damage caused by Archadeck will be repaired with soil and grass seed

FOUNDATION NOTES

12" DIA SONOTUBE X 42" DEEP, BELLED TO SIZE NOTED ON STRUCTURAL PLAN, LOCATIONS AS SHOWN #CHIC-201
(2) 2X10 BEAM #210 W/ 24" OVERHANGS
6x6 COLUMN (TYPICAL), TREATED FOR GROUND CONTACT #207

FRAMING NOTES

2X10 HOUSEBAND W/ JOIST HANGERS AND 5" LAG BOLTS STAGGERED 12" O.C. #202-B
2X10 SINGLE EDGE BAND #210-B
2X10 JOISTS @ 12" O.C.
(2) 2X10 BEAM #210-B
6X6 COLUMNS #207
2x10 BLOCKING CENTERED IN SPAN (TYP.)

GENERAL NOTES

5/4x6 TIMBERTECH DECKING, FACE FASTENED COLOR MATCHING SCREWS
DECKING PATTERN AS DRAWN W/ HERRINGBONE #314
1x4/1X8 TIMBERTECH TRIM PERIMETER #CHIC-299-LM
36" HIGH, TREX SELECT RAIL
ALUMINUM TREX SELECT PICKETS LESS THAN 4" IN BETWEEN
INSET POSTS #501
GRAB RAIL #522
MATCHING LM DRINK RAIL & POST CAPS
TIMBERTECH STAIR #400, W/ 5/4x6 TREADS, 1x8 RISERS , 1X12 FASCIA OVER STRINGERS, & 2x12 P.T. STRINGERS @ 10" O.C. W/ FRAMING ANGLES
STAIRS LAND ON CONCRETE PIER #CHIC-400

Unless identified on the specifications project does not include any staining or finish color.

archadeck® of Chicagoland

SHEET DESCRIPTION

SHEET:

5/5

SPECS

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

Prepared by:
Integrity Enterprises, INC.
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Palatine, IL 60067

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Palatine, IL 60067
DRAWN BY: Integrity Ent. (CRK)
09/11/24

Attachment: Deck Plans (343 W. Palatine Rd - VAR 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 343 W. PALATINE

(●) ( ) ( ) ( )

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 24TH day of OCTOBER, A.D. 20 24., and the last publication thereof was made on the 24TH day of OCTOBER, A.D. 20 24.

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

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

"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 24TH day of OCTOBER 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 24TH day of OCTOBER A.D., 20 24.

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

Attachment: Public Notice (343 W. Palatine Rd - VAR Lot Coverage)

VILLAGE OF PALATINE

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 11/12/24 07:00 PM

STAFF REPORT (ID # 9414)

33 N. Winston Drive

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Alex Bradshaw

PETITIONER: Dennis Tomaska

PLAN NUMBER: VAR-000141-2024

BACKGROUND:

The Subject property is zoned R-2 Single-Family Residential and is located within the Winston Park Northwest Unit 1 subdivision. The approximately 7,750 square foot property contains a single-family detached house that also has a deck in the rear yard.

In August 2024, the Petitioner obtained a building permit (BLDE-018146-2024) and installed a residential fence, with the finished side of the fence facing in, toward the subject property, requiring a variation. Per Code, the finished side of an installed fence is required to face out, away from the subject property. Therefore, the Petitioner is requesting the following:

> **Variation to permit the finished side of a residential fence to face in, toward the subject property, instead of the finished side facing out, as required.**

Surrounding Zoning/Uses:

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

KEY ISSUES:

- When complete, the permitted fence was installed with the finished side of said fence facing inward, toward the subject property. Per Code, the finished side of a fence is required to face out.

- The 6-foot tall solid wood fence has been installed on the shared eastern property line boundary. The finished side of the fence was painted white, while the unfinished side was left in its' natural wood condition.

- A letter of support was submitted by the adjacent property owner, Chris Buemi of 1258 E. Norman Drive. Per the submitted letter, the installation of the subject fence was subsequently discussed and agreed upon by both parties.

- A petition was signed by various neighbors in the immediate surrounding area. The petition is titled, “1258 E. Norman Drive – Keep The Natural Fence Side Petition”.

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 Petitioner evidently mistakenly installed a fence on a residential property, with the finished side facing in, instead of out as required. Staff understands that the submitted letter and signatures of support, and the narrative between the Petitioner and the adjacent property owner were components of the application. This information indicated that the Variation should not alter the character of the locality. And, the application materials indicate that the fence’s location will likely only impact the 2 adjoining properties through a shared property line. Nevertheless, as these are basic code and building permit requirements, Staff recommends denial of the proposed Variation. If the Planning and Zoning Commission recommends approval, Staff recommends the following condition:

1. The Variation shall substantially conform to the site plan and fence elevation submitted by the Petitioner, Dennis Tomaska, except as such plans may be changed to conform to the Village’s Codes and Ordinances.

ATTACHMENTS:

- Aerial Map
- Variation Application - 33 N Winston Dr
- Plat of Survey - Site Plan
- Fence Elevation Photos and Neighbor Letter & Petition of Support
- Public Notice

GISConsortium | 33 N. Winston Drive



0 100 200 ft

Print Date: 11/7/2024

Notes

Cook County Aerial 2023

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 (33 N. Winston Dr - VAR Fence)

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

Dennis Tomaska

Business Name (if applicable)

Subject Property Address

33 N. Winston Drive

Please provide a description of your proposed request:

A new fence was built with a Village permit in inadvertently built with the outside to the neighbor. The neighbor had requested but not allowable by code. Neighbor has written a letter asking it be left the same so therefore processing a variance request.

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 owner and neighbor feel the fence as constructed actually adds to the value of both properties.

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

The uniqueness situation came about because the owner and neighbor collaborated on landscape removal at the fence line and in the yard as well as the desired fence.

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

No alteration to the locality. When driving by the fence does not face the street and whose fence it really is cannot be determined

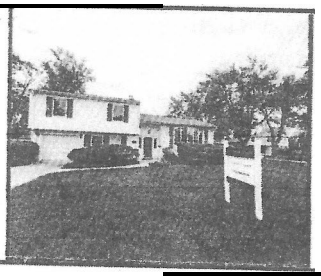
Attachment: Variation Application - 33 N Winston Dr (33 N. Winston Dr - VAR Fence)

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: Variation Application - 33 N Winston Dr (33 N. Winston Dr - VAR Fence)

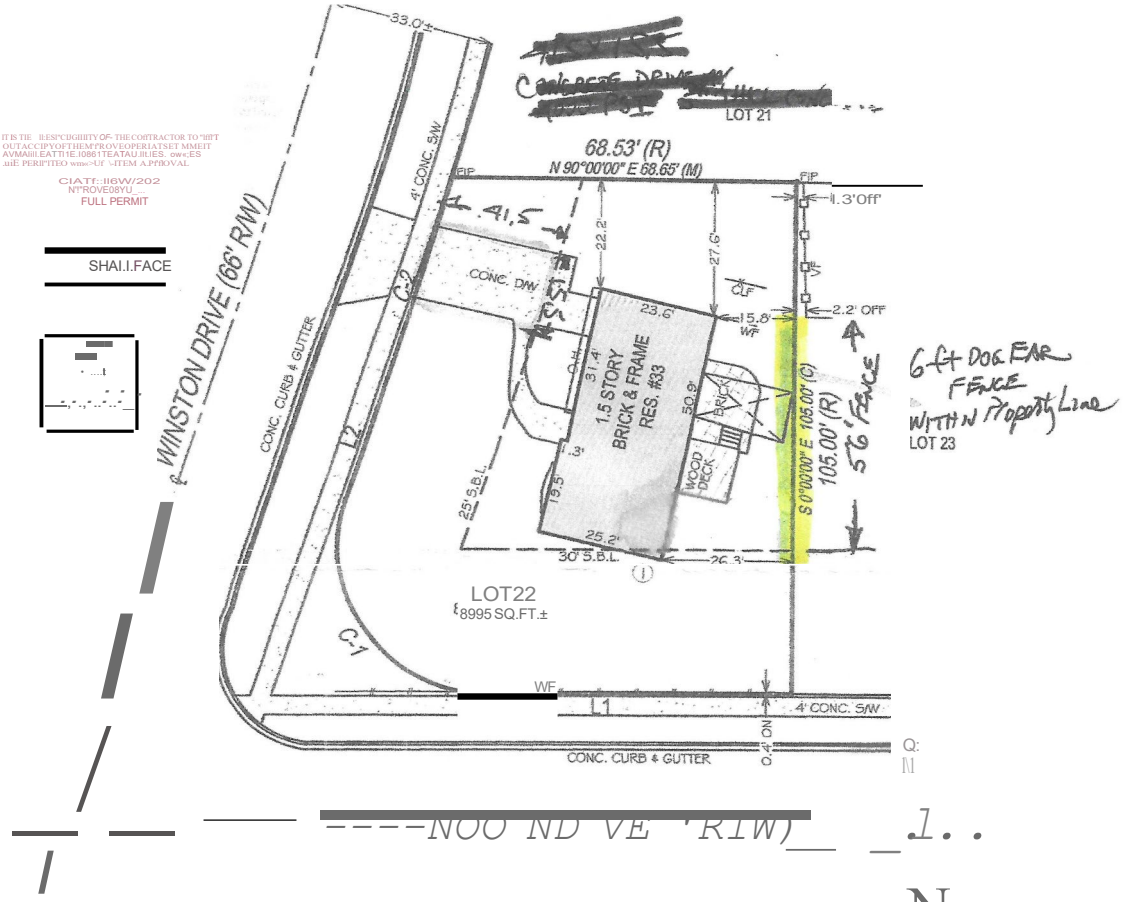
O'GRADY LAW GROUP, P.C.
ESTATE PLANNING · REAL ESTATE



PROPERTY ADDRESS: 33 N WINSTON DRIVE, PAIATINE, ILLINOIS &XJ74

SURVEY NUMBER: Il2405.0Z27

IL2405.0227
PLAT OF SURVEY
COOK COUNTY



LINE TABLE:
l1 S 89°40'13" W 60.85' (C)
l2 N 18°33'32" E 20.43' (C)
20.00'(R)

C-1
R= 30.00'(C)
L= 57.01'(C)
Δ = 108°53'19" (C)
CH= S35°53'07" E 48.81' (C)

C-2
R= 1074.00'(C)
L= 48.59' (C) 48.63 (R)
Δ= 2°35'33" (C)
CH= S 17°07'39" W 48.59' (C)

N

GRAPHIC SCALE (InFeet)
1 inch = 30' ft.

STATE OF ILLINOIS } SS
COUNTY OF IASALLE

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILUNOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL THIS DATE HEREON.

WARREN D. JOHNSON
035-002971
PROFESSIONAL LAND SURVEYOR
SANDWICH, IL

IWNOIS PROFESSIONAL LAND SURVEYOR No. 2971
LICENSE EXPIRES 11/30/2024
EXACTA LAND SURVEYORS, LLC
PROFESSIONAL DESIGN ARM 184008059 0008

POINTS OF INTEREST:
1. RESIDENCE OVER 30' SETBACK LINE

EXACTA
Land Surveyors, LLC
Exacta Land Surveyors, UC
P/JI18400S059
o:773.305.4011
316 East Jackson Streetf Morris, Il604S0

SurveySTARS

DATE OF SURVEY: 05/03/24
FIELD WORK DATE: 5/2RfJ24
REVISION DATE{S): (REY.0 5/3/2024)

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2- NOT VALID WITHOUT ALL PAGES

Attachment: Plat of Survey - Site Plan (33 N. Winston Dr - VAR Fence)

1258 EAST NORMAN DRIVE FENCE VARIATION
PICTORIAL POINTS OF INTEREST

EXHIBIT A - 1258 East Norman Drive property. The natural fence complements the house colour themes, showing a brown roof and tan/almond siding. "The backdrop of the white fence at 33 North Winston Drive gives a beautiful framework to the natural fence". This was stated by one of the people who signed the petition. Other people stated, "It just looks right with the panels and darker colour support posts".

EXHIBIT B - input from the owner of 1258 East Norman Drive. My white fence from the left side of the property to the start of 33 North Winston's white fence offers continuity to the entire fence colour and line from both sides of the 33 North Winston Dr. property when viewing from the front of 33 North Winston Dr. One petition person stated to this fact that "it looks right".

EXHIBIT C – As mentioned in Exhibit B the fence looks right. The contrast from the white fence to the manicured green hedgerow adds additional beauty to the property. And that hedgerow also applies to the 1258 E Norman Drive fence.

Attachment: Fence Elevation Photos and Neighbor Letter & Petition of Support (33 N. Winston Dr - VAR Fence)

1258 EAST NORMAN DRIVE FENCE VARIATION
PICTORIAL POINTS OF INTEREST

EXHIBIT D – Property owner of 1258 East Norman Drive preference letter to the property owner of 33 North Winston Dr.

Attachment: Fence Elevation Photos and Neighbor Letter & Petition of Support (33 N. Winston Dr - VAR Fence)



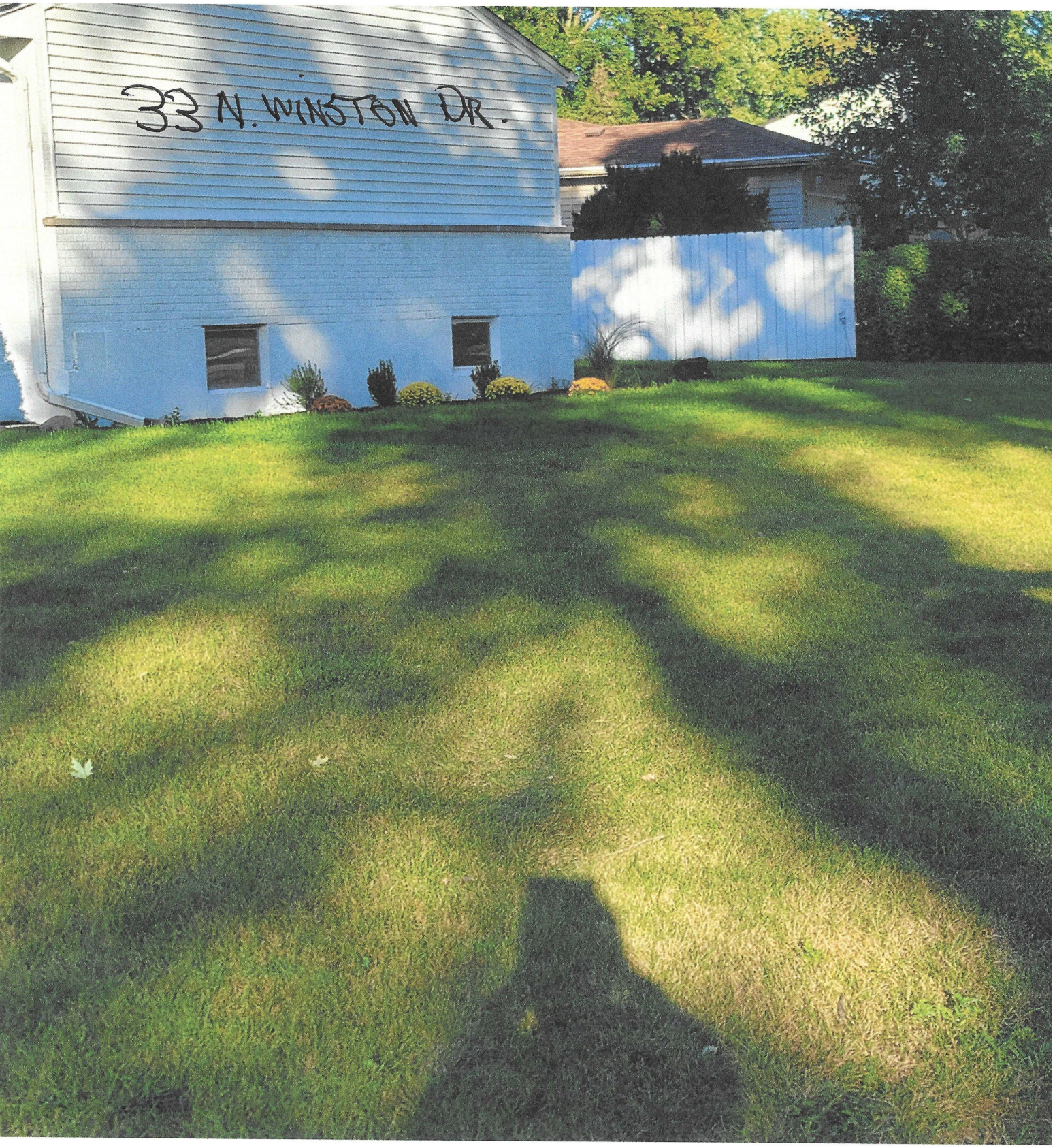
EXHIBIT A

Attachment: Fence Elevation Photos and Neighbor Letter & Petition of Support (33 N. Winston Dr - VAR Fence)



Attachment: Fence Elevation Photos and Neighbor Letter & Petition of Support (33 N. Winston Dr - VAR Fence)

EXHIBIT B



Attachment: Fence Elevation Photos and Neighbor Letter & Petition of Support (33 N. Winston Dr - VAR Fence)

Exhibit 2

September 4, 2024

To Whom This May Concern,

I reside at 1258 East Norman Drive, Palatine, IL 60074.

My neighbour/owner, Mr. Dennis Tomadla, whose home faces west of me at 33 North Winston Drive, had discussed constructing a property fence. I agreed that a fence would be a fine alternative to the almost-dead hedgerow.

I had asked Denny if the fence side with the posts and support beams could be left un-painted facing my side. I told him the natural look and post colours compliments our home and style. My wife and I prefer this side. The flat fence side would not be our choice. Numerous people walking by our home complimented us on the beautiful natural look of the fence.

A top-drawer installation job was performed. To assure longevity Denny selected top-end fencing with chemical pressure-treated wood.

Regards,

Chris G. Buemi

Christopher Buemi
1258 East Norman Drive
Palatine, IL 60074

Attachment: Fence Elevation Photos and Neighbor Letter & Petition of Support (33 N. Winston Dr - VAR Fence)

1258 EAST NORMAN DRIVE

KEEP THE NATURAL FENCE SIDE PETITION

NAME	ADDRESS	PHONE #	SIGNATURE
1. Deb ZARE	105 DAVID Palatine	847-934-7828	
2. Elvira Jimenez	115 N. David Dr	847 361-5427	
3. Michelle Bryson	1501 E Dorothy DR	8479240188	
4. Joshua Julian	1261 E Dorothy Dr.	773-2402985	
5. Emiliothvertas	1261 E DOROTHY DR.	773-837-1160	
6. Larry Zalkouski	43 N WINSTON Dr.	847.358.9477	
7. Mary Zalkouski	43 N Winston DR		
7A. CHRISTOPHER B VERMILL	1258 E. NORMAN DR.	224-400-0288	

Attachment: Fence Elevation Photos and Neighbor Letter & Petition of Support (33 N. Winston Dr - VAR

1258 EAST NORMAN DRIVE

KEEP THE NATURAL FENCE SIDE PETITION

	NAME	ADDRESS	PHONE #	SIGNATURE
8.	Michele Myslinski	1410 E. Palatine		Michele Myslinski
9.	Joe Amelse	13 N Winston		
10.	Tom Hogan	1264 E. Norman Dr.		Tom Hogan
11.	[redacted] Celina. Hogan	1264 E. Norman Dr.		[redacted]
12.	Irene Nieratka	1253 Norman Dr.		Irene Nieratka
13.	Slawomir Nieratka	1253 Norman Dr.		
14.		1303 E. NORMAN DR.		

Attachment: Fence Elevation Photos and Neighbor Letter & Petition of Support (33 N. Winston Dr - VAR

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 33 N. WINSTON DR.

(●) ( ) ( ) ( )

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 24TH day of OCTOBER, A.D. 20 24., and the last publication thereof was made on the 24TH day of OCTOBER, A.D. 20 24.

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

- [ ] Des Plaines Journal
- [ ] Elk Grove Village Journal
- [ ] Mt. Prospect Journal
- [ ] Niles Journal
- [ ] Park Ridge-Golf Mill Journal
- [ ] Prospect Heights Journal
- [ ] Rosemont Journal
- [ ] Arlington Heights Topics
- [ ] Buffalo Grove Topics
- [x] Palatine Topics
- [ ] Rolling Meadows Topics
- [ ] Wheeling Topics
- [ ] Suburban Journal
- [ ] Northwest Journal
- [ ] 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 24TH day of OCTOBER 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 24TH day of OCTOBER A.D., 20 24.

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

Attachment: Public Notice (33 N. Winston Dr - VAR Fence)

VILLAGE OF PALATINE

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 11/12/24 07:00 PM

STAFF REPORT (ID # 9417)

1185 E. Dundee Road

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Alex Bradshaw

PETITIONER: Carmelo Jimenez Martinez

PLAN NUMBER: SU-000128-2024

BACKGROUND:

The Subject Property is zoned Planned Development (#O-132-85), and is within the Park Place/Wal-Mart Subdivision. The previous occupant of the 1,200 square foot subject tenant space was Marie's Fit Club, which operated as a Zumba/dance studio. The shopping center is located near the southwest corner of the intersection of E. Dundee Rd and N. Baldwin Rd. The shopping center is attached and directly north of the Goodwill. Other uses in the shopping center include Wing Stop, Spring Salon, Subway, and Bright Dental.

The Petitioner is proposing to open an event hall/banquet facility at the subject property that would provide a space for clientele to host events. No food or beverage will be offered by the facility operator. The space will include tables and chairs, with the option for clients to provide their own food and non-alcoholic beverages. Therefore, the Petitioner is requesting the following:

Special Use to permit a banquet facility at the subject property.

Surrounding Zoning/Uses:

North: Planned Development (Panda Express)
South: Planned Development (Goodwill)
East: B-2 General Business District (U-Haul)
West: Planned Development (Walmart)

KEY ISSUES:

- Per the submitted business plan, the Petitioner is proposing to open an event hall at the subject property that would provide a space for clientele to host events. These events would include small corporate events/conferences, private parties (birthdays, anniversaries, etc.), community events, workshops, seminars, education programs,

and fundraisers or other charitable events.

- The business plan explains that clients will have the opportunity to book events Monday through Sunday, from 8 AM to 2 AM.
- Per the business plan, clients would be able to bring their own sound equipment, or hire their own DJ. However, live bands or other forms of live entertainment would not be permitted within the proposed venue.
- In regard to staffing, the business plan notes that an event manager will oversee all event operations and schedules. The owner of the business would personally supervise all events. Up to four additional security personnel are contemplated to be hired, and will be dedicated to on-site security during events and for 30 minutes after closing.
- The security portion of the business plan further elaborates that the event hall would be equipped with a security camera system that would monitor “entrances, exits, and shared spaces” to ensure safety and prevent the use of alcohol on the premises.
- Per the submitted business plan, neither food or alcohol will be provided by the business. A counter for clientele to bring their own food is shown on the submitted floor plan. No alcohol would be permitted on the premises.
- Per health department concerns, the revised business plan indicates that, “no foods and/or beverages will be stored, prepared packaged, served, or vended directly to consumers on the premises.” The business plan further states that the facility would not have or allow any, “stoves, ovens, food warming equipment, refrigerators, or freezers in the premises.”
- With 48 total seats shown on the submitted floor plan, the proposed use would require 20 parking spaces. There is ample parking around the subject shopping center, therefore a variation for parking is not needed.

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

STAFF RECOMMENDATION:

The Petitioner is proposing to open a rental event space available, which offers a space with only tables and chairs. The proposed operations plan for the event/banquet hall business is not typical for these types of uses and has generated Staff concerns

through the review process. Such typical uses generally provide food and services through the event space, rather than having it provided by the party renting the space. While this may not be a specific code requirement, the proposed operational circumstances and some of the business plan information place some of the use responsibilities (providing all of the food and beverage, cleaning up after the event, and addressing matters during the use of the space) upon the entity renting the space.

Staff and the Village's Police Department have concerns with the hours of operation and events through 2 AM. From the Village's experience, later evening hours have the potential for parties to include alcohol and disruption, notwithstanding the Petitioner's indication of providing security personnel and video camera monitoring. Even as the business plan indicates security personnel would be on-site, having a space with the potential for large gatherings could provide an opportunity for parties to not use the space and its restrictions, which could also lead to negative impacts on the surrounding properties/businesses. Staff thoroughly discussed these concerns with the Petitioner throughout the process and also recommended engaging a security partner to further vet and review the operational functionality of the security protocols with the police department.

Therefore, Staff recommends denial of the proposed Special Use. If the Planning and Zoning Commission decide to recommend approval of the proposed Special Use, Staff recommends the following conditions:

1. The Special Use shall substantially conform to the business plan and floor plan submitted by the Petitioner, Carmelo Jimenez Martinez, except as such plans may be changed to conform to the Village's Codes and Ordinances.

2. Security shall be provided until 2 AM (Monday-Sunday) or 30 minutes after closing, whichever is later. Prior to the first event, the Petitioner and Staff will schedule a meeting with the Police Department to coordinate the proposed security plan information and services for the banquet hall. The provided security and should be coordinated with the Police Department and shall be provided for the banquet facility, as well as the shopping center during these times of operation.

3. The facility shall be permitted to hold events such as weddings, baptisms, cotillions, quinceneras, social club events, reunions, family events, funeral luncheons, scheduled events or cultural events supporting a non-profit, religious or community organization, or similar events. All of these events shall not include any alcohol.

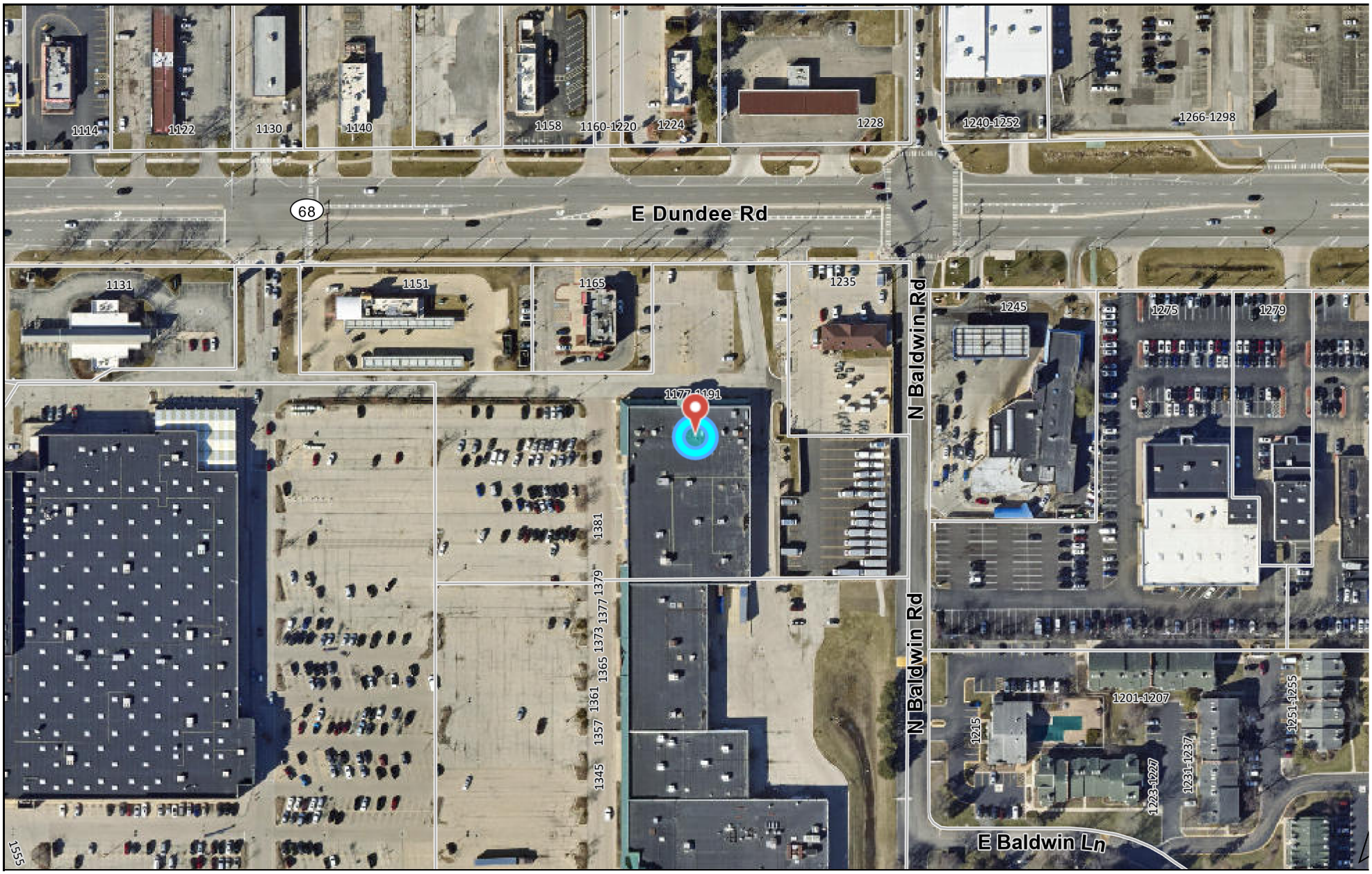
4. Village Staff shall conduct a 6-month review of the operations, parking, and traffic

after the petitioner receives a certificate of occupancy. Pending the Petitioner's event hall business operations, if determined to be necessary by the Staff review, an additional review will take place before the Village Council. If the additional review by Village Council is necessary, the Village Council reserves the right to impose any additional conditions on the Special Use without further public hearing, at such time of the 6-month review. Northing shall preclude the Village from any other enforcement and/or compliance actions afforded under the Code of Ordinances.

ATTACHMENTS:

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

GISConsortium | 1185 E. Dundee Road



0 300 600 ft

Print Date: 9/17/2024

Notes

Cook County Aerial 2023

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 (1185 E. Dundee Rd - SU Banquet Facility)

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

Carmelo Jimenez Martinez

Business Name (if applicable)

Subject Property Address

1185 E. Dundee Road

Please provide a description of your proposed request:

The proposed project is a party room at the address listed above that will be available for rent for private gatherings. Below are the key details of the project:
-Maximum Occupancy: The party room will accommodate gatherings of up to 49 people.
-Food Policy: Guests will be allowed to bring their own food and non-alcoholic beverages to the premises. Any leftover food and beverages most be taken back by the guest at the end of the event. No alcohol will be permitted on the premises under any circumstances.
-Entertainment Options: Guest will have the option to bring their own DJ or musical group for entertainment during their event.
-Furniture: I will provide tables and chairs for the event.
-Business Hours: The party room will operate from 8:00 AM to 2:00 AM, Monday through Sunday.
I have ensured that all necessary safety and occupancy regulations will be met, and I will work closely with the appropriate departments to ensure compliance with local codes and ordinances.

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:

Community Demand: The location likely has a need for a gathering space where residents can host events such as weddings, meetings, and celebrations. An event hall provides a designated venue for such occasions, serving the community by offering a local option rather than forcing people to travel outside the area.
Economic Benefits: Establishing an event hall could create jobs and stimulate local businesses, from catering to photography services, increasing foot traffic in the area. It could also encourage visitors to spend money in nearby restaurants and shops.
Versatility of Use: Event halls often serve multiple purposes—beyond private events, they can be used for public meetings, educational workshops, or charity events. The hall could become a hub for community interaction and social engagement, fostering a stronger local community.
Accessibility: Dundee Rd is a main thoroughfare in Palatine, making it a convenient location for residents and guests to reach. It's likely located near public transportation routes and major roads, adding to its accessibility and making it easier for people to attend events without difficulty.
Underserved Market: If the area lacks sufficient event space options, opening an event hall would fill that gap, providing residents and businesses with an essential service they may currently be missing.

Attachment: Special Use Application (1185 E. Dundee Rd - SU Banquet Facility)

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

1. Design Considerations
a) Building Codes and Regulations: The design of the event hall will comply with all local building codes, including fire safety regulations, structural integrity standards, and accessibility requirements. This will ensure that the facility is safe for all users.
b) Fire Safety and Emergency Exits: The layout will incorporate multiple fire alarms and fire extinguishers. Fire codes will be strictly followed to protect attendees in case of an emergency.
c) Ventilation and Air Quality: The facility has a HVAC system to ensure proper air circulation and ventilation, reducing the risk of indoor air pollution and maintaining a healthy environment for guests.
d) Sanitation Facilities: Adequate restroom facilities will be provided and maintained to meet health standards, ensuring proper hygiene for all visitors.
2. Location Considerations
a) Proximity to Emergency Services: The hall's location on Dundee Rd is strategically positioned close to emergency services like police, fire stations, and medical facilities, allowing for a quick response in case of emergencies.
b) Traffic Flow and Parking: Sufficient parking spaces will be provided with clear signage and accessibility features for people with disabilities. This ensures smooth traffic flow and pedestrian safety around the facility.
c) Noise and Environmental Impact: The event hall will be designed with soundproofing measures to minimize noise pollution in surrounding residential areas. Environmental considerations, such as proper waste management and energy-efficient systems, will be implemented to reduce the building's ecological footprint.
3.Operational Safety and Management
a)Capacity Limits and Crowd Control: The event hall will be designed with a clear capacity limit to avoid overcrowding, ensuring safe and manageable gatherings. Event staff will be trained in crowd control, evacuation procedures, and first aid to respond to any emergencies.

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

1. Positive Economic Impact
a) Increased Foot Traffic and Business Activity: The event hall can attract guests and clients from outside the immediate neighborhood, increasing foot traffic in nearby shops, restaurants, and service businesses. This boost in local commerce can potentially raise property values by making the area more attractive for both commercial and residential purposes.
b) Job Creation: With the event hall operating, new employment opportunities will arise, enhancing the overall economic stability of the area. A growing local economy is often reflected in property value appreciation.
2. Neighborhood Compatibility
Appropriate Use and Operating Hours: The event hall will be designed to accommodate events that are in harmony with the character of the neighborhood. By limiting the type of events and setting appropriate operating hours, the hall can prevent disruptions to the daily lives of nearby residents, avoiding any negative effect on property values.
Security and Safety: Trained security staff will ensure that the hall operates in a safe and orderly manner, preventing any potential criminal activity or disturbances that could affect nearby properties. A focus on safety will reassure property owners that the facility will not negatively impact the neighborhood.
3. Long-Term Maintenance and Upkeep
Commitment to High Standards: Regular maintenance and upkeep of the event hall, such as cleaning and repairs will ensure that the facility remains an asset rather than a liability to the surrounding area. This consistent attention to the building's condition will prevent it from becoming a source of blight, which could otherwise lower nearby property values.
By addressing these considerations, the event hall can serve as a well-integrated, beneficial feature for the neighborhood, ensuring that it does not cause substantial injury to nearby property values. In fact, if managed properly, the hall may enhance the overall appeal of the area.

Attachment: Special Use Application (1185 E. Dundee Rd - SU Banquet Facility)

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.

This is the continuation of the previous question, regarding the public health, safety, welfare protection.

b) Security Measures: Trained security personnel will be present during events to monitor the premises and manage any security issues. This includes handling conflicts, checking attendees for prohibited items, and ensuring a safe environment.
c) Health Protocols: Depending on the current public health situation, the hall will adhere to any necessary health guidelines, such as providing sanitation stations, implementing cleaning protocols, and ensuring proper social distancing when required.
d) Sustainable Operation: The facility could be operated with sustainability in mind, using energy-efficient lighting, waste recycling programs, and potentially renewable energy sources to contribute to long-term community welfare.
4. Community Engagement and Monitoring
a) Community Input: The project may involve ongoing communication with the local community, allowing residents and businesses to provide input on how the hall is used and operated. This transparency helps maintain a positive relationship with the neighborhood.
b) Regular Inspections and Audits: To ensure ongoing safety and health compliance, the event hall will undergo regular inspections from relevant authorities, including fire marshals, health inspectors, and building safety officials.
By addressing these considerations in the design, location, and operation of the event hall, the project can contribute positively to public health, safety, and welfare, while providing a valuable service to the community.

Attachment: Special Use Application (1185 E. Dundee Rd - SU Banquet Facility)

ALTA/NSPS LAND TITLE SURVEY

LEGAL DESCRIPTION

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

BEGINNING AT A NORTHEASTERLY CORNER THEREOF, SAID CORNER ALSO BEING A POINT ON THE SOUTHERLY LINE OF THE DUNDEE ROAD (STATE ROUTE 68) RIGHT-OF-WAY AT THE POINT OF INTERSECTION WITH THE WESTERLY LINE OF THE EAST 150 FEET OF SAID NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 04 MINUTES 41 SECONDS EAST, ALONG SAID WESTERLY LINE, BEING ALSO AN EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 220.40 FEET, TO A CORNER OF SAID LOT 1, SAID CORNER ALSO BEING THE SOUTHWESTERLY CORNER OF THE NORTH 290.4 FEET OF SAID EAST 150 FEET; THENCE NORTH 89 DEGREES 52 MINUTES 21 SECONDS EAST, ALONG A COMMON LINE THEREOF, A DISTANCE OF 150.00 FEET, TO A COMMON CORNER THEREOF, SAID CORNER ALSO BEING A POINT ON THE EASTERLY LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 04 MINUTES 41 SECONDS EAST, ALONG SAID EASTERLY LINE, ALSO BEING THE EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 178.89 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 19 SECONDS WEST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 364.51 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 41 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 3.80 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 19 SECONDS WEST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 210.91 FEET, TO THE EASTERLY LINE OF LOT 1 IN PARK PLACE/WAL-MART SUBDIVISION, RECORDED AS DOCUMENT NUMBER 0312103000, SAID LINE BEING A COMMON LINE WITH LOT 1 IN SAID RESUBDIVISION; THENCE NORTH 00 DEGREES 04 MINUTES 41 SECONDS WEST, ALONG SAID COMMON LINE, 251.78 FEET, TO A COMMON CORNER THEREOF; THENCE SOUTH 89 DEGREES 52 MINUTES 21 SECONDS WEST, ALONG A COMMON LOT LINE THEREOF, 521.96 FEET, TO A COMMON CORNER THEREOF; THENCE NORTH 38 DEGREES 46 MINUTES 09 SECONDS WEST, 7.44 FEET, TO A CORNER OF LOT 1 IN SAID RESUBDIVISION, BEING ALSO A COMMON CORNER WITH LOT 3 IN SAID PARK PLACE/WAL-MART SUBDIVISION; THENCE ALONG A COMMON LOT LINE THEREOF FOR THE FOLLOWING FOUR COURSES: NORTH 89 DEGREES 52 MINUTES 21 SECONDS EAST, 110.00 FEET; THENCE NORTH 59 DEGREES 52 MINUTES 53 SECONDS EAST, 30.01 FEET; THENCE NORTH 89 DEGREES 52 MINUTES 21 SECONDS EAST, 144.17 FEET; THENCE NORTH 00 DEGREES 07 MINUTES 39 SECONDS WEST, 130.00 FEET, TO A COMMON CORNER THEREOF, SAID CORNER ALSO BEING A POINT ON THE SOUTHERLY LINE OF SAID RIGHT-OF-WAY; THENCE NORTH 89 DEGREES 52 MINUTES 21 SECONDS EAST, ALONG SAID SOUTHERLY LINE, 59.37 FEET, TO A CORNER OF LOT 1 IN SAID RESUBDIVISION, SAID CORNER BEING COMMON WITH THE NORTHWESTERLY CORNER OF LOT 2 IN SAID RESUBDIVISION; THENCE SOUTH 00 DEGREES 08 MINUTES 02 MINUTES EAST, ALONG A COMMON LOT LINE THEREOF, 136.00 FEET TO A COMMON CORNER THEREOF; THENCE NORTH 89 DEGREES 52 MINUTES 21 SECONDS EAST, ALONG A COMMON LINE THEREOF AND IT'S EASTERLY EXTENSION, 442.39 FEET TO A POINT ON SAID EASTERLY EXTENSION; 150.39 FEET EASTERLY OF THE SOUTHEASTERLY CORNER OF LOT 2 IN SAID RESUBDIVISION, AS MEASURED ALONG SAID EASTERLY EXTENSION; THENCE NORTH 00 DEGREES 08 MINUTES 02 SECONDS WEST, ALONG A LINE PARALLEL WITH THE EASTERLY LINE OF LOT 2 IN SAID RESUBDIVISION, 136.00 FEET, TO A NORTHERLY LINE OF LOT 1 IN SAID RESUBDIVISION, SAID NORTHERLY LINE ALSO BEING THE SOUTHERLY LINE OF SAID RIGHT-OF-WAY; THENCE NORTH 89 DEGREES 52 MINUTES 21 SECONDS EAST, ALONG SAID SOUTHERLY LINE, 170.23 FEET, TO THE POINT OF BEGINNING.

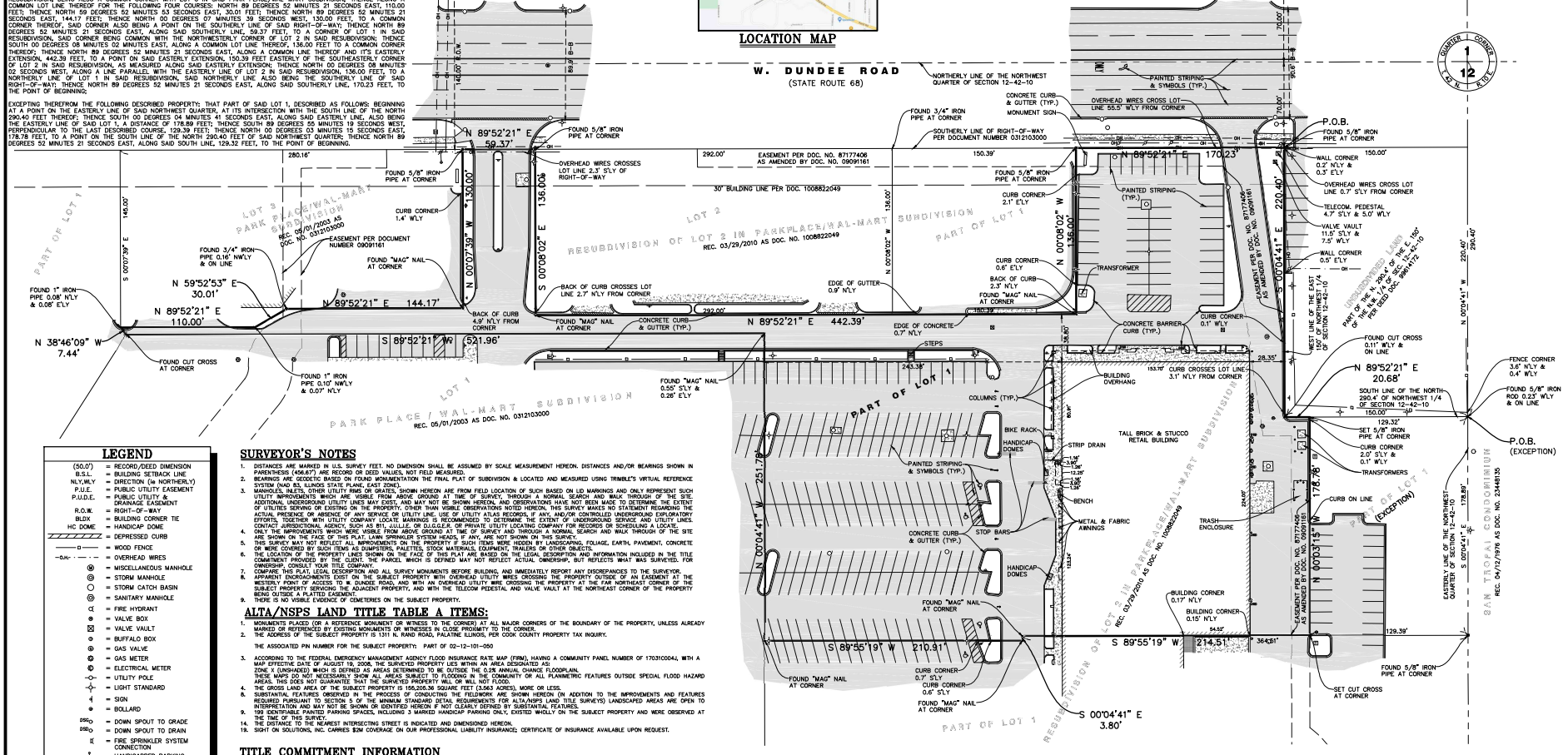
EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY: THAT PART OF SAID LOT 1, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EASTERLY LINE OF SAID NORTHWEST QUARTER, AT ITS INTERSECTION WITH THE SOUTH LINE OF THE NORTH 290.40 FEET THEREOF; THENCE SOUTH 00 DEGREES 04 MINUTES 41 SECONDS EAST, ALONG SAID EASTERLY LINE, ALSO BEING THE EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 178.89 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 19 SECONDS WEST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 129.39 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 15 SECONDS EAST, 178.78 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTH 290.40 FEET OF SAID NORTHWEST QUARTER; THENCE NORTH 89 DEGREES 52 MINUTES 21 SECONDS EAST, ALONG SAID SOUTH LINE, 129.32 FEET, TO THE POINT OF BEGINNING.

LOCATION MAP



GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.



LEGEND

(50.0')	= RECORD/DEED DIMENSION
B.S.L.	= BUILDING SETBACK LINE
N'LY,W'LY	= DIRECTION (ie NORTHERLY)
P.U.E.	= PUBLIC UTILITY EASEMENT
P.U.D.E.	= PUBLIC UTILITY & DRAINAGE EASEMENT
R.O.W.	= RIGHT-OF-WAY
BLDX	= BUILDING CORNER TIE
HC DOME	= HANDICAP DOME
	= DEPRESSED CURB
	= WOOD FENCE
	= OVERHEAD WIRES
	= MISCELLANEOUS MANHOLE
	= STORM MANHOLE
	= STORM CATCH BASIN
	= SANITARY MANHOLE
	= FIRE HYDRANT
	= VALVE BOX
	= VALVE VAULT
	= BUFFALO BOX
	= GAS VALVE
	= GAS METER
	= ELECTRICAL METER
	= UTILITY POLE
	= LIGHT STANDARD
	= SIGN
	= BOLLARD
DSD	= DOWN SPOUT TO GRADE
DSD	= DOWN SPOUT TO DRAIN
	= FIRE SPRINKLER SYSTEM CONNECTION
	= HANDICAPPED PARKING
	= DECIDUOUS TREE WITH TRUNK DIAMETER IN INCHES
	= ASPHALT PAVEMENT SURFACE
	= CONCRETE PAVEMENT SURFACE
	= WOOD SURFACE
	= BUILDING LIMITS

SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN U.S. SURVEY FEET. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (406.6') ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.
2. BEARINGS ARE GEODETIC BASED ON FOUND MONUMENTATION THE FINAL PLAT OF SUBDIVISION & LOCATED AND MEASURED USING TRIMBLE'S VIRTUAL REFERENCE SYSTEM (NAD 83, ILLINOIS STATE PLANE, EAST ZONE).
3. MANHOLES, INLETS, OTHER UTILITY RIMS OR GRATES, SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH BASED ON LID MARKINGS AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY, THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE. ADDITIONAL UNDERGROUND UTILITY LINES MAY EXIST, AND MAY NOT BE SHOWN HEREON, AND OBSERVATIONS HAVE NOT BEEN MADE TO DETERMINE THE EXTENT OF UTILITIES SERVING OR ASSISTING THE PROPERTY; OTHER THAN IN VISIBLE OBSERVATIONS NOTED HEREON. THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE OR UTILITY LINE. USE OF UTILITY ATLAS RECORDS, IF ANY, AND/OR CONTROLLED UNDERGROUND EXPLORATORY EFFORTS, TOGETHER WITH UTILITY COMPANY STATE MARKINGS IS RECOMMENDED TO DETERMINE THE EXTENT OF UNDERGROUND SERVICE AND UTILITY LINES. CONTACT JURISDICTIONAL AGENCY, SUCH AS 811, J.U.L.I.E. OR D.U.G.G.E.R. OR PRIVATE UTILITY LOCATING COMPANY FOR RECORDS OR SCHEDULING A LOCATE.
4. ONLY THE IMPROVEMENTS WHICH WERE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY AND THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE ARE SHOWN ON THE FACE OF THIS PLAT. LAWN SPRINKLER SYSTEM HEADS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
5. THIS SURVEY MAY NOT REFLECT ALL IMPROVEMENTS ON THE PROPERTY IF SUCH ITEMS WERE HIDDEN BY LANDSCAPING, FOLIAGE, EARTH, PAVEMENT, CONCRETE OR WERE COVERED BY SUCH ITEMS AS DUMPSTERS, PALETTES, STOCK MATERIALS, EQUIPMENT, TRAILERS OR OTHER OBJECTS.
6. THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED ON THE LEGAL DESCRIPTION AND INFORMATION INCLUDED IN THE TITLE COMMITMENT PROVIDED BY THE CLIENT. THE PARCEL WHICH IS DEFINED MAY NOT REFLECT ACTUAL OWNERSHIP, BUT REFLECTS WHAT WAS SURVEYED. FOR OWNERSHIP, CONSULT YOUR TITLE COMPANY.
7. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
8. APPARENT EASEMENTS AND ACCESS TO THE SUBJECT PROPERTY WITH OVERHEAD UTILITY WIRES CROSSING THE PROPERTY OUTSIDE OF AN EASEMENT AT THE SUBJECT PROPERTY SERVICE TO THE DUNDEE ROAD, AND WITH AN OVERHEAD UTILITY WIRE CROSSING THE PROPERTY AT THE FAR NORTHEAST CORNER OF THE SUBJECT PROPERTY SERVICE TO THE ADJACENT PROPERTY, AND WITH THE TELECOM PEDESTAL AND VALVE VAULT AT THE NORTHEAST CORNER OF THE PROPERTY ARISE FROM A PLATTED EASEMENT.
9. THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON THE SUBJECT PROPERTY.

ALTA/NSPS LAND TITLE TABLE A ITEMS:

1. MONUMENTS PLACED (OR A REFERENCE MONUMENT OR WITNESS TO THE CORNER) AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE PROPERTY, UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES IN CLOSE PROXIMITY TO THE CORNER.
2. THE ADDRESS OF THE SUBJECT PROPERTY IS 1311 N. RAND ROAD, PALATINE ILLINOIS, PER COOK COUNTY PROPERTY TAX INQUIRY.

   THE ASSOCIATED PIN NUMBER FOR THE SUBJECT PROPERTY: PART OF 02-12-101-050
3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP (FIRM), HAVING A COMMUNITY PANEL NUMBER OF 17031C0044J, WITH A MAP EFFECTIVE DATE OF AUGUST 19, 2008, THE SURVEYED PROPERTY LIES WITHIN AN AREA DESIGNATED AS: ZONE X (UNSHADED) WHICH IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THESE MAPS DO NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD.
4. THE GROSS LAND AREA OF THE SUBJECT PROPERTY IS 155,206.36 SQUARE FEET (3.563 ACRES), MORE OR LESS.
5. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ARE SHOWN HEREON (IN ADDITION TO THE IMPROVEMENTS AND FEATURES REQUIRED PURSUANT TO SECTION 5 OF THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS) LANDSCAPED AREAS ARE OPEN TO INTERPRETATION AND MAY NOT BE SHOWN OR IDENTIFIED HEREON IF NOT CLEARLY DEFINED BY SUBSTANTIAL FEATURES.
9. 199 IDENTIFIABLE PAINTED PARKING SPACES, INCLUDING 3 MARKED HANDICAP PARKING ONLY, EXISTED WHOLLY ON THE SUBJECT PROPERTY AND WERE OBSERVED AT THE TIME OF THIS SURVEY.
14. THE DISTANCE TO THE NEAREST INTERSECTING STREET IS INDICATED AND DIMENSIONED HEREON.
19. SIGHT ON SOLUTIONS, INC. CARRIES $2M COVERAGE ON OUR PROFESSIONAL LIABILITY INSURANCE; CERTIFICATE OF INSURANCE AVAILABLE UPON REQUEST.

TITLE COMMITMENT INFORMATION

CHICAGO TITLE INSURANCE COMPANY'S COMMITMENT NUMBER 21054130292QP, HAVING AN EFFECTIVE DATE OF MARCH 15, 2021 HAS BEEN REVIEWED IN CONJUNCTION WITH THE PREPARATION OF THIS SURVEY. THE NUMBERS BELOW, REFERENCE THE SCHEDULE B, PART 2 ITEM FOUND IN TITLE COMMITMENT. SUBJECT PROPERTY AS DESCRIBED HEREON IS PART OF THE PROPERTY DESCRIBED IN TITLE COMMITMENT. (NOTE: ITEMS B8, C9, D10, E11, F12, R13, X14, S15 AND G16 ARE GENERAL EXCEPTIONS OR NOTES FOR INFORMATION THAT ARE NOT SURVEY RELATED)

H17. THE PROPERTY DESCRIBED HEREON IS SUBJECT TO THE TERMS & PROVISIONS OF SPECIAL USE ORDINANCE NO. O-118-93 RECORDED AS DOCUMENT NO. 93786614, AS AMENDED BY ORDINANCE NO. O-22-02 RECORDED AS DOCUMENT NO. 0313533091 AND FURTHER AMENDED BY ORDINANCE NO. 04-60-26 RECORDED AS DOCUMENT NO. 0617218043. NO PLOTTABLE RESTRICTIONS. (SEE DOCUMENTS FOR PARTICULARS)

T18. THE PROPERTY DESCRIBED HEREON IS SUBJECT TO EASEMENTS TO INSTALL AND MAINTAIN ALL EQUIPMENT FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY WITH TELEPHONE AND ELECTRIC SERVICE PER DOCUMENT NUMBER 87177406 AND AS SHOWN ON FINAL PLAT OF PLACE/WALMART SUBDIVISION RECORDED AS DOCUMENT 0312103000. EASEMENTS SHOWN HEREON. (SEE NOTE K21 BELOW AND DOCUMENTS FOR PARTICULARS)

I19. THE PROPERTY DESCRIBED HEREON IS SUBJECT TO TERMS, PROVISIONS AND CONDITIONS OF THE EASEMENTS, AND COVENANTS AND RESTRICTIONS SHOWN IN DOCUMENT NUMBER 0313532098 AND AMENDED BY DOCUMENT NUMBERS 0703522133, 1010333065, 1029040226, 1803351215, WHICH INCLUDES BUT NOT LIMITED TO, LIMITATIONS OF USE, DEVELOPMENT, MAINTENANCE AND TAX INFORMATION, RIGHTS AND EASEMENTS BLANKET IN NATURE OVER COMMON ELEMENTS, AND FOR THE COMMON USE, OF THE PALATINE PARK PLACE SHOPPING CENTER TRACTS SHOWN HEREON. RIGHTS AND EASEMENTS INCLUDE BUT NOT LIMITED TO BUILDING ENCROACHMENTS ALONG PARTY WALLS. SERVICE NEEDS. UTILITIES. INGRESS/EGRESS AND MONUMENTS SIGNS. (SEE DOCUMENTS FOR PARTICULARS)

J20. THE PROPERTY DESCRIBED HEREON IS SUBJECT TO TERMS, PROVISIONS AND CONDITIONS RELATING TO USE, CONSTRUCTION, AMONG OTHER THINGS PER DOCUMENT NUMBER 0313532099 AND AMENDED BY DOCUMENTS 0329045227, 0703522142 AND 1803215125, WHICH INCLUDES BUT NOT LIMITED TO, LIMITATIONS OF USE, DEVELOPMENT, MAINTENANCE AND TAX INFORMATION, RIGHTS AND EASEMENTS BLANKET IN NATURE OVER COMMON ELEMENTS, AND FOR THE COMMON USE, OF THE PALATINE PARK PLACE SHOPPING CENTER TRACTS SHOWN HEREON. RIGHTS AND EASEMENTS INCLUDE BUT NOT LIMITED TO BUILDING ENCROACHMENTS ALONG PARTY WALLS. SERVICE NEEDS. UTILITIES. INGRESS/EGRESS AND MONUMENTS SIGNS. (SEE DOCUMENTS FOR PARTICULARS)

K21. THE PROPERTY DESCRIBED HEREON IS SUBJECT TO AN EASEMENT IN FAVOR OF COMMONWEALTH EDISON COMPANY AND ILLINOIS BELL TELEPHONE COMPANY PER DOCUMENTS 87177406, 87417161, 89286151 AND 09091161. EASEMENTS SHOWN HEREON. (SEE DOCUMENTS FOR PARTICULARS)

L22. THE PROPERTY DESCRIBED HEREON IS SUBJECT TO EASEMENTS DEPICTED ON FINAL PLAT OF RESUBDIVISION OF LOT 2 IN PARK PLACE/WAL-MART SUBDIVISION RECORDED AS DOCUMENT NUMBER 1008822049. EASEMENTS SHOWN HEREON. (SEE DOCUMENT FOR PARTICULARS)

M23. THE PROPERTY DESCRIBED HEREON IS SUBJECT TO AN EASEMENT AGREEMENT RECORDED AS DOCUMENT 0313932100, HOWEVER, NO PLOTTABLE RESTRICTIONS ON SUBJECT PROPERTY. (SEE DOCUMENT FOR PARTICULARS)

Q24. THE PROPERTY DESCRIBED HEREON IS SUBJECT TO TERMS AND PROVISIONS CONTAINED IN DECLARATION OF RESTRICTIVE COVENANT AND NOTICE OF REIMBURSEMENT AGREEMENT RECORDED AS DOCUMENT 2026541098. NO PLOTTABLE RESTRICTIONS. (SEE DOCUMENT FOR PARTICULARS)

U25. THE PROPERTY DESCRIBED HEREON IS SUBJECT TO TERMS, PROVISIONS AND CONDITIONS OF THE ORDINANCE AMENDING PLANNED DEVELOPMENT ORDINANCE NO. O-132-85 RECORDED AS DOCUMENT NUMBER 0902749015. NO PLOTTABLE RESTRICTIONS. (SEE DOCUMENT FOR PARTICULARS)

Y26,Z27 THIS SURVEY SUPERCEDES PRIOR SURVEY PREPARED BY SIGHT ON SOLUTIONS, INC.

ALTA/NSPS LAND TITLE SURVEY CERTIFICATION

TO: CC PARK PLACE, LLC; LENDER WITH A CONTRATUAL OBLIGATION UNDER A LOAN AGREEMENT WITH THE PROPOSED INSURED; AND CHICAGO TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7a, 8, 9, 14 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 9, 2021.

DATE OF PLAT OR MAP: SEPTEMBER 14, 2021

MICHAEL S. ULLMANN
3520
PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS
LAKE ZURICH, ILLINOIS

IL PROF LAND SURVEYOR #3520; EXP. NOVEMBER 30, 2022
DESIGN FIRM REG.#184.006510; EXP. APRIL 30, 2023
SEE SURVEYORS NOTES FOR DESCRIPTION AND LIMITATIONS OF TABLE A ITEMS SHOWN ON THIS SURVEY.

ORIGINAL SURVEY IS IN COLOR

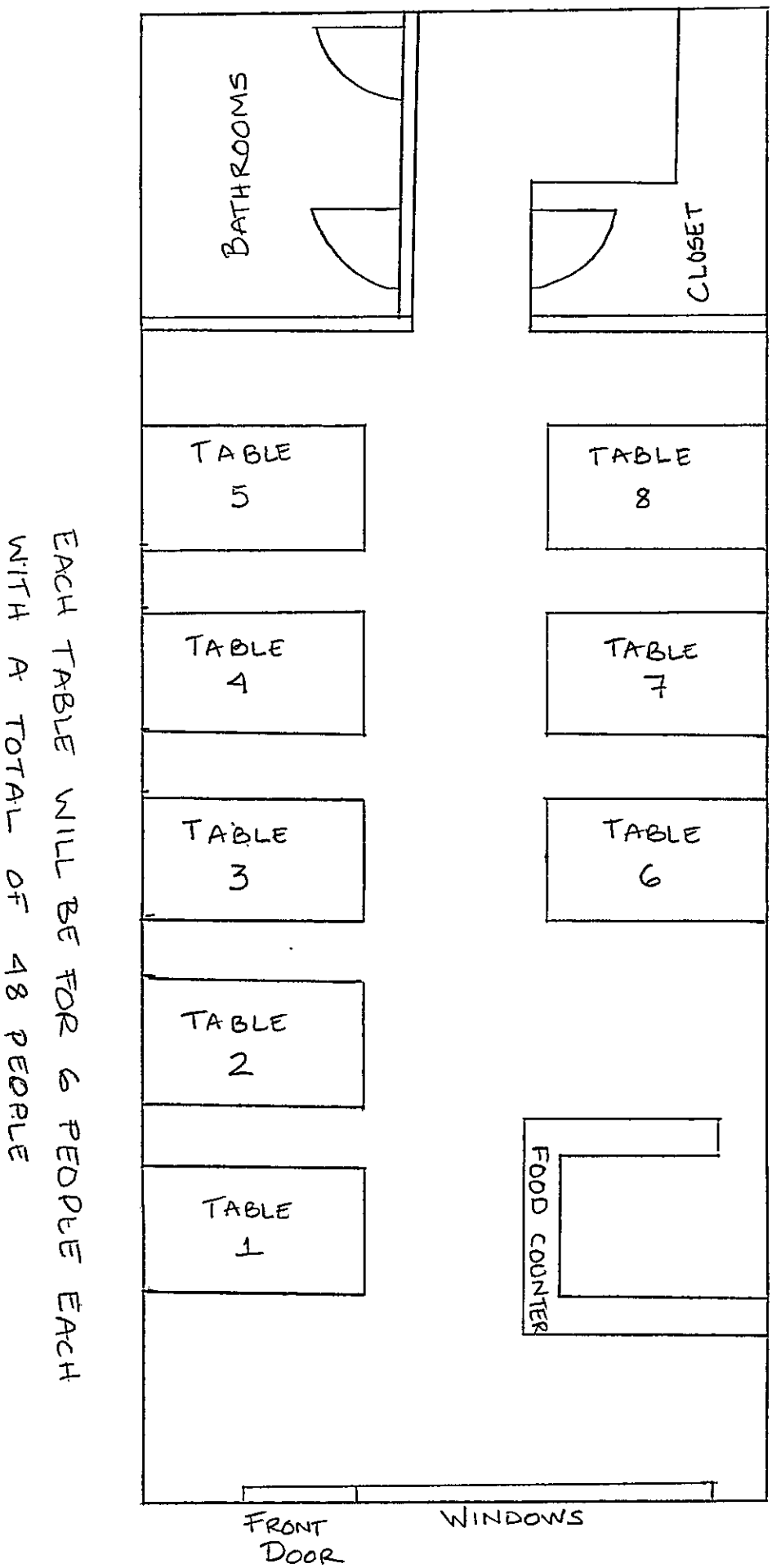
DATE	REVISIONS	DRAWN BY	CHECK BY
09/10/21	NOTES PER 2021 ALTA STDS/PARKING COUNT	M.A.V.	M.A.V.
09/08/21	REVISED LEGAL DESCRIPTION W/EXCEPTION	M.A.V.	M.A.V.

"WE GET CORNERS OTHER PEOPLE CUT"
LAND SURVEYING, TOPOGRAPHIC MAPPING, SITE STAKING, SITE PLANS, GRADING PLANS, FEMA CERTIFICATES AND MORE
SITE SOLUTIONS, INC.
WWW.SITE-SOLUTIONS.BIZ

ALTA/NSPS LAND TITLE SURVEY
PARK PLACE SHOPPING CENTER – TRACT 4A

SHEET 1 OF 1
SOS#: 1735

Attachment: Plat of Survey (1185 E. Dundee Rd - SU Banquet Facility)



EACH TABLE WILL BE FOR 6 PEOPLE EACH WITH A TOTAL OF 48 PEOPLE

Attachment: Floor Plan (1185 E. Dundee Rd - SU Banquet Facility)

Business Plan for Event Hall at 1185 Dundee Rd, Palatine, IL

Executive Summary

The event hall at 1185 Dundee Rd, Palatine, IL, is being developed to provide a modern, versatile venue for private parties and community gatherings. With a prime location, beautiful amenities, and a focus on safety and accessibility, the event hall will cater to the growing demand for event spaces in Palatine and surrounding areas. The business aims to generate revenue through event bookings while contributing to the local economy by creating jobs and supporting nearby businesses.

Business Objectives

To establish a successful event venue with consistent bookings for various events.

To generate annual revenue of $250,000 in the first year, with a 10% growth year-over-year.

To achieve a reputation for excellent service, modern facilities, and safety by maintaining high customer satisfaction and obtaining repeat business.

Mission Statement

Our mission is to provide a beautiful venue for community members and businesses, delivering exceptional service and a memorable experience while maintaining a focus on health, safety, and environmental sustainability.

Business Overview

Location

Address: 1185 Dundee Rd, Palatine, IL 60074

Accessible by major roads and public transportation, the hall is located near residential areas and commercial hubs, making it a convenient choice for both personal and community events.

Operating Hours

Monday to Sunday: 8:00 AM to 2:00 AM

Flexible scheduling allows for daytime and late-night events, catering to a wide variety of client needs.

Services Offered

Small corporate events and small conferences

Private parties (birthdays, anniversaries, etc.)

Community events

Workshops, seminars, and educational programs

Fundraisers and charitable events

Attachment: Business Plan (1185 E. Dundee Rd - SU Banquet Facility)

Facility Features

Main hall with flexible seating arrangements for up to 49 guests.

Ample on-site parking with sufficient spaces for guests.

Restroom facilities.

Design elements for noise control and energy efficiency.

Market Research and Analysis

The dimensions for the venue are 20x60 ft. We will have 6ft tables in the venue, one on each side of the wall, therefore the separation between the tables is going to be 8ft.

Target Market

The target market includes:

Residents looking to host family gatherings, and private parties.

Local businesses and corporations for meetings, conferences, and team-building events.

Non-profit organizations, schools, and community groups for fundraisers and cultural events.

Market Demand

Local Competition: While there are some event venues in the Palatine area, many are either too Big, or lack the versatility needed to accommodate several types of events. This event hall will cater to a wider range of small private parties' styles.

Community Growth: Palatine has seen steady population growth, increasing the demand for venues that can accommodate private parties, conferences, and social gatherings.

Competitive Advantage

Prime Location: Proximity to both residential and commercial areas, making it convenient for local and out-of-town clients.

Flexible Venue: Multiple configurations to suit different private events, like small meetings, small conferences, and small parties.

Focus on Health and Safety: Compliance with local health regulations, sanitation protocols, and adherence to safety guidelines.

Marketing and Sales Strategy

Branding and Positioning

Position the event hall as the premier small event space in the Palatine area, offering a versatile venue for various occasions.

Emphasize customer service.

Attachment: Business Plan (1185 E. Dundee Rd - SU Banquet Facility)

Marketing Channels

Website and SEO: Create an optimized website that highlights the hall's features, services, pricing packages, and booking information. Invest in search engine optimization (SEO) to ensure visibility in online searches.

Social media: Use Instagram, Facebook, and LinkedIn to promote events, share client testimonials, and provide virtual tours of the venue.

Google and Facebook Ads: Use targeted ads to reach potential clients within a 25-mile radius, focusing on keywords related to event spaces, private parties, and corporate events.

Networking and Local Community Engagement: Attend local networking events and join business associations to build relationships and promote the venue for small corporate events. Also, offer discounted rates for non-profit community events to build goodwill.

Sales Strategy

Direct Outreach: Engage with local businesses through emails, phone calls, and face-to-face meetings to promote the venue.

Incentives for Early Bookings: Offer discounted pricing for clients who book events within the first year of operation.

Flexible Pricing Packages: Create tiered pricing packages (e.g., basic, premium, and deluxe) that can cater to various budget levels.

Operations Plan

Staffing

Event Manager: Oversees all event operations, schedules, and client relations.

Sales and Marketing Team: Responsible for client acquisition, marketing strategies, and maintaining relationships with local vendors.

Operations and Maintenance Staff: Ensures the venue is clean, well-maintained, and meets safety standards.

Supervising Personnel: The owner will personally supervise every event to ensure that operations run smoothly and that all client needs are met.

Security Plan: The event hall will be equipped with a security camera system covering all critical areas, including entrances, exits, and shared spaces, to ensure the safety of guests and prevent the use of alcohol in the premises.

Our Security Personnel will be hired, and 4 people will be dedicated only to security of the premises.

The security personnel will be in coordination with the Palatine Police Department following and complying with all and every guideline.

Attachment: Business Plan (1185 E. Dundee Rd - SU Banquet Facility)

They will meet all schedules and will keep security 30 minutes after closing.

We are planning to have security at the venue and all the Shopping Plaza.

We will ensure sufficient staff are available according to the size of the event.

We will provide security personnel as needed at every event.

On site Management: A manager will remain onsite until the end of every event to monitor operations, aid and respond to any issues that may arise. This adds an additional layer of security and support to ensure smooth event execution.

Event Coordinators: Assist clients during events, ensuring everything runs smoothly.

Event Operations

Events will be scheduled within the operating hours of 8:00 am to 2:00 am, allowing flexibility for both daytime and evening functions.

Clients have the option of bringing their own sound equipment or hiring a DJ, providing cost-effective solutions for entertainment.

No food and/or beverages will be stored, prepared, packaged, served, or vended directly to consumers on the premises. Clients will be able to bring their own prepared food and non-alcoholic beverages to serve to their guests.

We will not have or allow any stoves, ovens, food warming equipment, refrigerators, or freezers in the premises.

No Live Entertainment: Live bands or similar forms of live entertainment will not be permitted in the venue.

Set-up and breakdown times will be built into the event schedule, ensuring that the hall is prepared for the next event without disrupting nearby residents or businesses.

Financial Plan

Revenue Projections

Event Fees: Income from bookings for small parties, conferences, and private events.

Partnerships and Sponsorships: Income from partnering with local businesses, offering sponsorships for small events, and promoting co-branded community events.

Projected Revenue:

Year 1: $250,000

Year 2: $275,000

Year 3: $302,500

Startup Costs

Attachment: Business Plan (1185 E. Dundee Rd - SU Banquet Facility)

Construction and Renovation: $5,000 for remodeling.

Furniture, Fixtures, and Equipment (FF&E): $10,000 for seating, tables, AV systems, and décor.

Operating Capital: $20,000 to cover initial marketing, staffing, and utilities.

Break-even Analysis

The event hall is expected to break even within 18 months (about 1 and a half years) of operation, with profitability projected by the end of Year 1, based on achieving a 60-70% booking rate during peak event seasons.

Funding Requirements

Total Investment: $50,000

Potential Sources of Funding: Bank Savings.

Risk Analysis

Market Saturation: Mitigate this by focusing on premium service and flexible event packages to attract a diverse clientele.

Economic Downturns: Offer discounts or flexible payment plans during economic slowdowns to maintain consistent bookings.

Regulatory Changes: Stay up to date on health, safety, and zoning regulations to ensure compliance and avoid penalties.

Conclusion

The event hall at 1185 Dundee Rd, Palatine, IL, has the potential to become a successful and profitable business by addressing the community's needs for an accessible venue for a wide range of events. With a strategic marketing plan, beautiful design, and a focus on safety, this venture is positioned for long-term success.

Revised 10/14/2024

Attachment: Business Plan (1185 E. Dundee Rd - SU Banquet Facility)

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 1185 E. DUNDEE 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 24TH day of OCTOBER, A.D. 20 24., and the last publication thereof was made on the 24TH day of OCTOBER, A.D. 20 24.

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

- [ ] Des Plaines Journal
- [ ] Elk Grove Village Journal
- [ ] Mt. Prospect Journal
- [ ] Niles Journal
- [ ] Park Ridge-Golf Mill Journal
- [ ] Prospect Heights Journal
- [ ] Rosemont Journal
- [ ] Arlington Heights Topics
- [ ] Buffalo Grove Topics
- [x] Palatine Topics
- [ ] Rolling Meadows Topics
- [ ] Wheeling Topics
- [ ] Suburban Journal
- [ ] Northwest Journal
- [ ] 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 24TH day of OCTOBER 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 24TH day of OCTOBER A.D., 20 24.

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

Attachment: Public Notice (1185 E. Dundee Rd - SU Banquet Facility)

VILLAGE OF PALATINE

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 11/12/24 07:00 PM

STAFF REPORT (ID # 9415)

265 N. Northwest Highway

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Alex Bradshaw

PETITIONER: Heidi Hogan, Wertzberger Architects

PLAN NUMBER: SU-000131-2024

BACKGROUND:

The Subject Property is zoned B-2, General Business, and is part of the Arthur T. MacIntosh & Co.'s Fair Grounds Park. The existing Wendy's restaurant, with a drive-through, was originally granted a Special Use in 1976 (#O-10-76). The restaurant has gone through a couple of amendments since it had opened to add an outdoor freezer (#O-13-83) and for a building addition (#O-141-88). The Special Use for the restaurant was most recently transferred to Hamra Chicago, LLC in 2016 (#O-152-16).

The Petitioner is proposing to demolish the existing building and re-construct a new, approximately 2,200 square foot, Wendy's restaurant and drive-through. Therefore, the Petitioner is requesting the following:

Special Use to permit a restaurant, with a drive-through, in a new building at the subject property.

Surrounding Zoning/Uses:

North: B-2 General Business District
South: B-2 General Business District
East: R-2 Single-Family Residential
West: B-2 General Business District

KEY ISSUES:

- The Petitioner is proposing to demolish the existing building, and construct a new building on the subject property. All current business operations for the existing Wendy's restaurant would remain the same.
- Per the business website associated with the subject Wendy's location, the hours of operation for the reconstructed restaurant would also be maintained and would be open Monday through Sunday, 5:30 AM to 2 AM.

- The proposed elevations for the single-story building include both EIFS and pre-finished siding. The front (Northwest Highway) elevation includes both a delivery pick-up window and glass window portion of the façade. The west elevation also includes a wider window section.
- The designed drive-through provides both the necessary escape lane and exceeds the required minimum 7 stacking spaces.
- The provided escape lane would meet the minimum lane width standards. However, it appears that during peak hours the queue for the drive-through lane could block a few parking spaces on the south side of the building. This is not necessarily uncommon, as the McDonald's at 1576 N. Rand Road and the Taco Bell at 320 N. Northwest Hwy appear same issue with the configuration of their drive-through queues having and the parking stalls abutting the building.
- The submitted site plan includes a detention basin along rear property line. 4-foot high landscape retaining walls are contemplated along the east and west sides of the proposed detention basin.
- A new dumpster enclosure is also part of the proposed plan, which will meet the required setback of 5 feet.
- The site plan illustrates a 2,228 square foot building, with 29 indoor seats and 20 exterior seasonal seats proposed west side of the building. There are 27 parking spaces proposed, which exceeds the minimum required 23 parking spaces based on the 1 seat per 100 square feet.
- There is a Restrictive Covenant in place allowing patrons of the shopping center to the north, Village Green Shopping Center, and Wendy's to utilize 21 shared parking spaces. The covenant is designed and in place to restrict uses with high parking demands from operating within the shopping center.

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 restaurant and drive-through is both consistent with the surrounding uses in this area of the Northwest Highway corridor and the Subject Property has operated as a restaurant, with drive-through since 1976. The proposed site plan exceeds the Village's minimum zoning requirements. Additionally, the proposed detention basin

would address MWRD requirements and also provide separation and greenspace from the adjacent residential lots to the east. Therefore, Staff recommends approval of the proposed Special Use, subject to the following conditions:

1. The Special Use shall substantially conform to the site plan, floor plan, and elevations submitted by the Petitioner, Wertzberger Architects, except as such plans may be changed to conform to the Village's Codes and Ordinances.
2. The final landscaping and fencing plan shall be submitted in a manner acceptable to the Director of Planning and Zoning, in conjunction with the building permit application.
3. An MWRD permit will be required. If any proposed work is within the right-of-way of Northwest Highway, an IDOT permit will be required.
4. The Special Use shall be granted to Hamra Chicago, LLC, in conjunction with the operation of a restaurant with a drive-through.

ATTACHMENTS:

- Aerial Map
- Special Use Application
- Plat of Survey
- Site Plan
- Floor Plan
- Building Elevations and Floor Plan
- Public Notice

GISConsortium

265 N. Northwest Highway



0 100 200 ft

Print Date: 10/1/2024

Notes
Cook County Aerial 2023

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 (265 N. Northwest Hwy - SU Wendy's w/ drive-thru)

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

Heidi Hogan

Business Name (if applicable)

Wertzberger Architects

Subject Property Address

265 N. Northwest Highway

Please provide a description of your proposed request:

We are tearing down the existing Wendy's restaurant (with a drive thru) and rebuilding a new Wendy's restaurant (drive thru included) on the same lot.

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:

Eighty percent of Wendy's sales is from the drive thru lane.

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

The civil engineer has designed the site plan with safety in mind.

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

The new Wendy's should raise property values for the neighbors. The new building has a fresh look and will be a great improvement over the existing old building.

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

Attachment: Special Use Application (265 N. Northwest Hwy - SU Wendy's w/ drive-thru)

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

There is no fencing abutting a street.

Attachment: Special Use Application (265 N. Northwest Hwy - SU Wendy's w/ drive-thru)

BOUNDARY AND TOPOGRAPHIC SURVEY

GENERAL NOTES

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT WHICH WOULD INCLUDE AN INSURED LEGAL DESCRIPTION AND DISCLOSE EASEMENTS AFFECTING THE SUBJECT PROPERTY AT THE TIME OF THIS SURVEY.

NO LEGAL DESCRIPTION WAS PROVIDED TO THIS SURVEYOR, THE LEGAL DESCRIPTION SHOWN HEREON WAS TAKEN FROM WARRANTY DEED RECORDED 10/21/2015 AS DOCUMENT 1529415057.

THE HEAVY DARK BOUNDARY LINE REFLECTS WHAT WAS SURVEYED FROM THE LEGAL DESCRIPTION AND MAY NOT DEFINE OWNERSHIP.

NO SEARCH OF RECORDS FOR EASEMENTS OR ENCUMBRANCES WAS DONE BY SURVEYOR.

FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS, REFER TO THE OWNER'S DEED, TITLE POLICY AND LOCAL ZONING ORDNANCES.

FLOOR ELEVATIONS (FE) TAKEN OUTSIDE AT DOORWAYS.

TOP OF FOUNDATION ELEVATIONS (TF) TAKEN OUTSIDE WHERE THE FOUNDATION WAS EXPOSED.

THE SURVEY REFLECTS VISIBLE IMPROVEMENTS AND MAY NOT REFLECT IMPROVEMENTS THAT ARE HIDDEN BY LANDSCAPING, COVERED BY DUMPSTERS, UNDER VEHICLES OR BURIED UNDER SOIL, VEGETATION, MULCH SNOW AND ICE.

LAWN SPRINKLER SYSTEM, IF ANY IS NOT DEPICTED HEREON.

BUILDING TIES ARE TO FOUNDATION

FIELDWORK COMPLETED 5-21-2024

BENCHMARK INFORMATION

SOURCE/SITE BENCHMARK:

SQUARE CUT IN CONCRETE LIGHT POLE BASE

ELEVATION =749.70 (NAVD 88 MEASURED WITH TRIMBLE VRS)

NGS MONUMENT LD020
PID DM3897

STAINLESS STEEL ROD IN SLEEVE

72' SOUTH OF THE EDGE OF PAVEMENT OF N. WILKE ROAD
18' WEST OF THE EDGE OF PAVEMENT OF N. CHICAGO ROAD

ELEVATION = 734.95 (NAVD 88) PUBLISHED
ELEVATION = 735.05 (NAV8 88 MEASURED WITH TRIMBLE VRS)

UTILITY INFORMATION

A J.U.L.I.E. DESIGN STAGE UTILITY REQUEST WAS ORDERED BY THE SURVEYOR, DIG NO. X241442296. THE FOLLOWING UTILITY COMPANIES WERE CONTACTED:

ATT DISTRIBUTION
EMAIL: G11629@ATT.COM
PHONE: NONE PROVIDED

COMED
CONTACT: PRT.IL@USICLLC.COM

MCI/VERIZON
CONTACT: INVESTIGATIONS@VERIZON.COM

ADESTA
CONTACT: RYAN AGUIRRE 630-288-9104
RYAN.AGUIRRE@AUS.COM

VILLAGE OF PALATINE
CONTACT: GEORGE RUPPERT
PHONE: 847.202.6963 gruppert@palatine,il.us

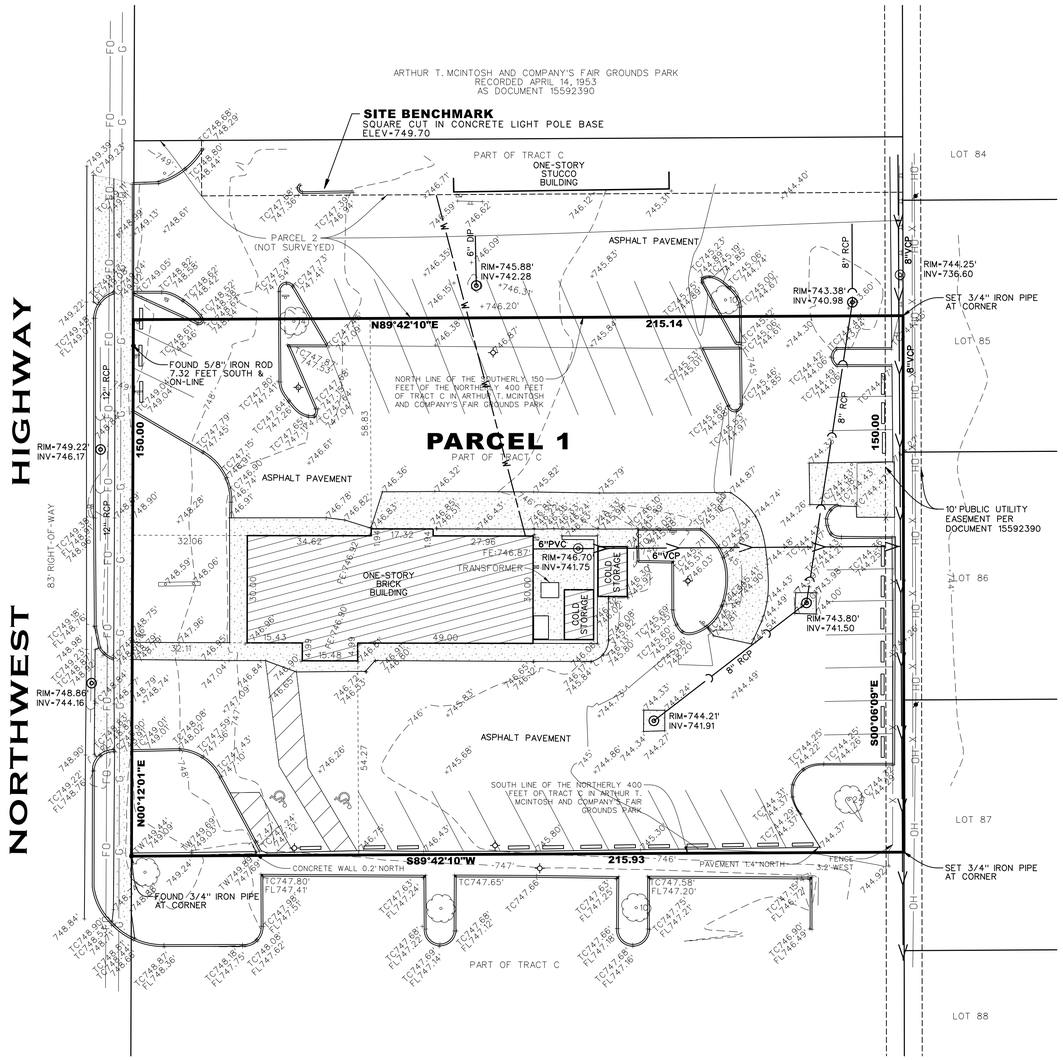
METROPOLITAN WTR REC DIST CHI
CONTACT: JOE SCHUESSLER 312-751-3236
SCHUESSLERJ@MWRD.ORG

NICOR GAS
CONTACT: UTILITY CONSULTANT GO3W 630-388-2362

UNDERGROUND UTILITIES AND PIPE DATA SHOWN HEREON ARE FROM ABOVE GROUND OBSERVATIONS, ABOVE GROUND MANHOLE INSPECTIONS, AVAILABLE ATLASES WHICH CAN BE INTERPRETED, ARE LEGIBLE, ARE TO SCALE AND THE SURVEY DOES NOT COMPRISE ALL UNDERGROUND UTILITIES.

WMA OBSERVES AND ATTEMPTS TO IDENTIFY PIPE SIZE, MATERIAL, AND DEPTH TO THE BEST OF OUR ABILITY FROM THESE ABOVE GROUND OBSERVATIONS. DUE TO SAFETY AND PHYSICAL LIMITATIONS WHEN OBTAINING THIS DATA, THE TRUE SIZE, TYPE, AND DEPTH OF THE PIPE MAY VARY FROM THE DATA SHOWN HEREON, THEREFORE LOCATION, DEPTH, AND SIZE OF CRITICAL UNDERGROUND UTILITIES MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION ACTIVITIES OR ORDERING MATERIAL.

CONTACT JULIE/811 BEFORE DOING ANY UNDERGROUND WORK.



ABBREVIATIONS

HDPE = HIGH-DENSITY POLYETHYLENE
RCP = REINFORCED CONCRETE PIPE
PVC = POLYVINYLCHLORIDE PIPE
CMP = CORRUGATED METAL PIPE
VCP = VITRIFIED CLAY PIPE
INV = INVERT
TC = TOP OF CURB
FL = FLOW LINE
FE = FLOOR ELEVATION
TF = TOP OF FOUNDATION
CHB = CHORD BEARING
DIP = DUCTILE IRON PIPE
RRS = RAILROAD SPIKE
POB=POINT OF BEGINNING
WL= WATER LEVEL
WW= WINDOW WELL
WS= WINDOW SILL

LINE LEGEND
= BOUNDARY LINE
= LOT LINE
= SETBACK LINE
= EASEMENT LINE

N

20 0 20 40
GRAPHIC SCALE - FEET

BASIS OF BEARINGS

ILLINOIS STATE PLANE, EAST ZONE AS DETERMINED BY TRIMBLE VRS NETWORK

LEGAL DESCRIPTION

PARCEL 1:
THE SOUTHERLY 150 FEET OF THE NORTHERLY 400 FEET OF TRACT "C" IN ARTHUR T. MCINTOSH AND COMPANY'S FAIR GROUNDS PARK, BEING A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
A NON-EXCLUSIVE PERPETUAL EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER, ACROSS AND UPON THAT PART OF THE SOUTHERLY 50 FEET OF THE NORTHERLY 250 FEET (EXCEPT THE EASTERLY 196.00 FEET OF THE NORTHERLY 15.50 FEET) OF TRACT "C" IN ARTHUR T. MCINTOSH AND COMPANY'S FAIR GROUNDS PARK, BEING A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH WAS THEN IMPROVED AS A DRIVEWAY AND PARKING LOT, AS GRANTED BY RECIPROCAL EASEMENT AGREEMENT DATED AS OF JANUARY 17, 1990, BY AND BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 16, 1988 AND KNOWN AS TRUST NO. 106968-05, AND WILLIAM B. MILLER, RECORDED JANUARY 18, 1990, AS DOCUMENT NUMBER 90028864, IN COOK COUNTY, ILLINOIS.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DuPAGE)SS

THIS IS TO CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE ILLINOIS MINIMUM STANDARDS FOR BOUNDARY AND TOPOGRAPHIC SURVEYS AS SHOWN ON THE ANNEXED PLAT.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR TOPOGRAPHIC SURVEYS.

ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

GIVEN UNDER MY HAND AND SEAL AT WHEATON, ILLINOIS THIS 24th DAY OF MAY A.D. 2024.

WEBSTER, McGRATH AND AHLBERG, LTD.

PROFESSIONAL LAND SURVEYOR
COLLIN GRAVES
035-004022
WHEATON
ILLINOIS
STATE OF ILLINOIS

BY:

ILLINOIS LAND SURVEYOR NO. 4022
LICENSE EXPIRATION DATE: NOVEMBER 30, 2024
2100 MANCHESTER ROAD, SUITE 203
WHEATON, ILLINOIS 60187
PHONE: (630) 668-7603

LEGEND

	SANITARY MANHOLE		MAILBOX
	SANITARY CLEANOUT		DOWNSPOUT
	STORM MANHOLE		LIGHT POLE
	STORM CATCH BASIN		OVERHEAD LIGHT POLE
	STORM INLET	E	ELECTRIC MANHOLE
	STORM CLEANOUT		TRAFFIC SIGNAL POLE
	FLARED END SECTION		TRAFFIC CONTROL BOX
	TRANSFORMER		TRAFFIC SIGNAL VAULT
	ELECTRICAL BOX		RAILROAD SIGNAL POLE
	CABLE T.V. BOX		RAILROAD SIGNAL VAULT
	TELEPHONE BOX		UTILITY POLE
	TRAFFIC CONTROL BOX	OH	OVERHEAD WIRES
	ELECTRIC HANDHOLE	E	UNDERGROUND ELECTRIC
	COMMUNICATION MANHOLE	G	UNDERGROUND GAS
	TELEPHONE MANHOLE	T	UNDERGROUND TELEPHONE
BB	ELECTRIC METER	FO	UNDERGROUND FIBER OPTIC
	GAS METER	C — T	UNDERGROUND CABLE T.V.
	GAS VALVE	W	WATER MAIN
	B-BOX		SANITARY SEWER
	WATER VALVE		STORM SEWER
	WATER VALVE VAULT	X X	FENCE LINE
	FIRE HYDRANT		GUARD RAIL
PIV	POST INDICATOR VALVE		DECIDUOUS TREE
M	WATER METER		PINE TREE
	PARKING METER		DROVE IRON PIPE
	SIGN		FOUND IRON PIPE
	FLAG POLE		CROSS CUT IN CONCRETE
PLM	PIPELINE MARKER		M = MEASURED DIMENSION
			R = RECORD DIMENSION

Rev	Date	Description	By

BOUNDARY AND TOPOGRAPHIC SURVEY

LOCATION:
265 N NORTHWEST HIGHWAY
PALATINE, ILLINOIS

PREPARED FOR:
WERTZBERGER ARCHITECTS, PC
107 NICHOLAS DRIVE
MARSHALLTOWN, IA 50158

WEBSTER, McGRATH & AHLBERG LTD.
WMA
LAND SURVEYING - CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE
Over a Century of Service to our Clients
2100 Manchester Road, Suite 203 Wheaton, Illinois 60187
ph: (630)668-7603 web: www.wmaltd.com
Design Firm License No. 184-003101

JOB #:	DATE:	SCALE:
44896	5-24-2024	1"=20'
SURV:	DRAWN:	DESIGN:
CCG	CCG	XXX
FILE #:		SHEET #:
COOK CO. 14-42-10		1 of 1

$FILELS $DATE$ $TIME$

E:\ACTIVE-PROJECTS\44896-144210-Cook\SURV-XX\44896t.dgn, Model: SHEET, Date: 5/24/2024

Attachment: Plat of Survey (265 N. Northwest Hwy - SU Wendy's w/ drive-thru)

LEGAL DESCRIPTION

PARCEL 1:
THE SOUTHERLY 150 FEET OF THE NORTHERLY 400 FEET OF TRACT "C" IN ARTHUR T. MCINTOSH AND COMPANY'S FAIR GROUNDS PARK, BEING A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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PARKING SUMMARY

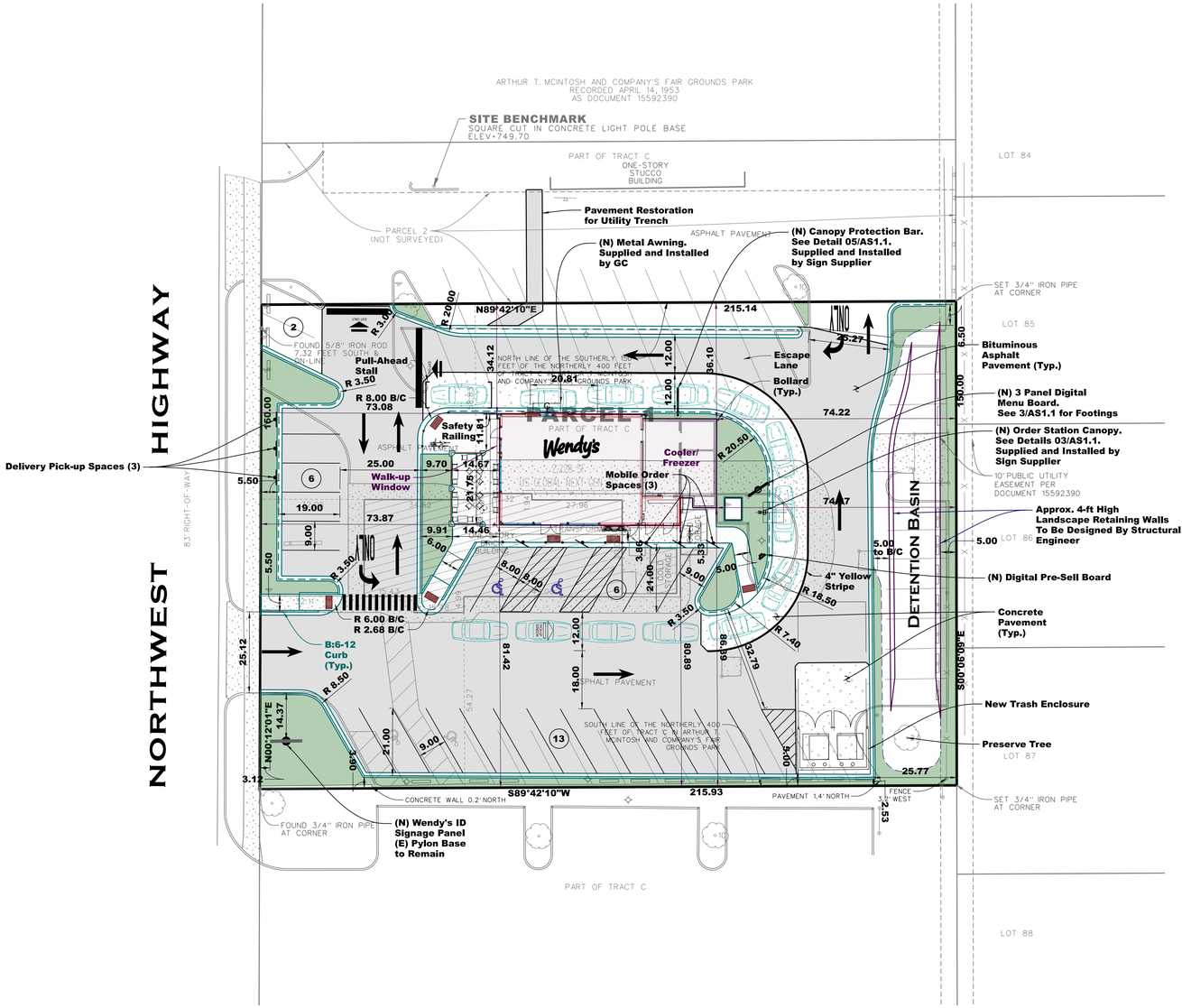
2 ADA SPACES
3 DELIVERY PICKUP SPACES
3 MOBILE ORDER SPACES
19 REGULAR SPACES
27 TOTAL SPACES

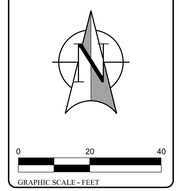
Site Area = 0.74 ac

All dimensions are to the face of curb unless noted otherwise.

CURB PITCH LEGEND

= Normal Pitch Curb
= Reverse Pitch Curb





265 N Northwest Highway
Wendy's Restaurant

Prepared For:
WERTZBERGER ARCHITECTS, PC
107 Nicholas Drive
Marshalltown, IA 50158

WEBSTER, MCGRATH & AHLBERG, LTD.
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WHEATON, ILLINOIS 60187
PH: (630)668-7003 WEB: WWW.WMAGLTD.COM
DONALD PAPA LICENSE NO. 184003110

REV#	DATE	REVISION DESCRIPTION
1	07/26/24	For Village Review
2	09/12/24	Preliminary Engineering

Section-Township-Range
Cook: SE¼ 14-42N-10E

JOB #	44896	SURV:	CCG
DRAWN:	MJB	REVIEW:	SMR
SCALE:	1"=20'	DATE:	07-17-24

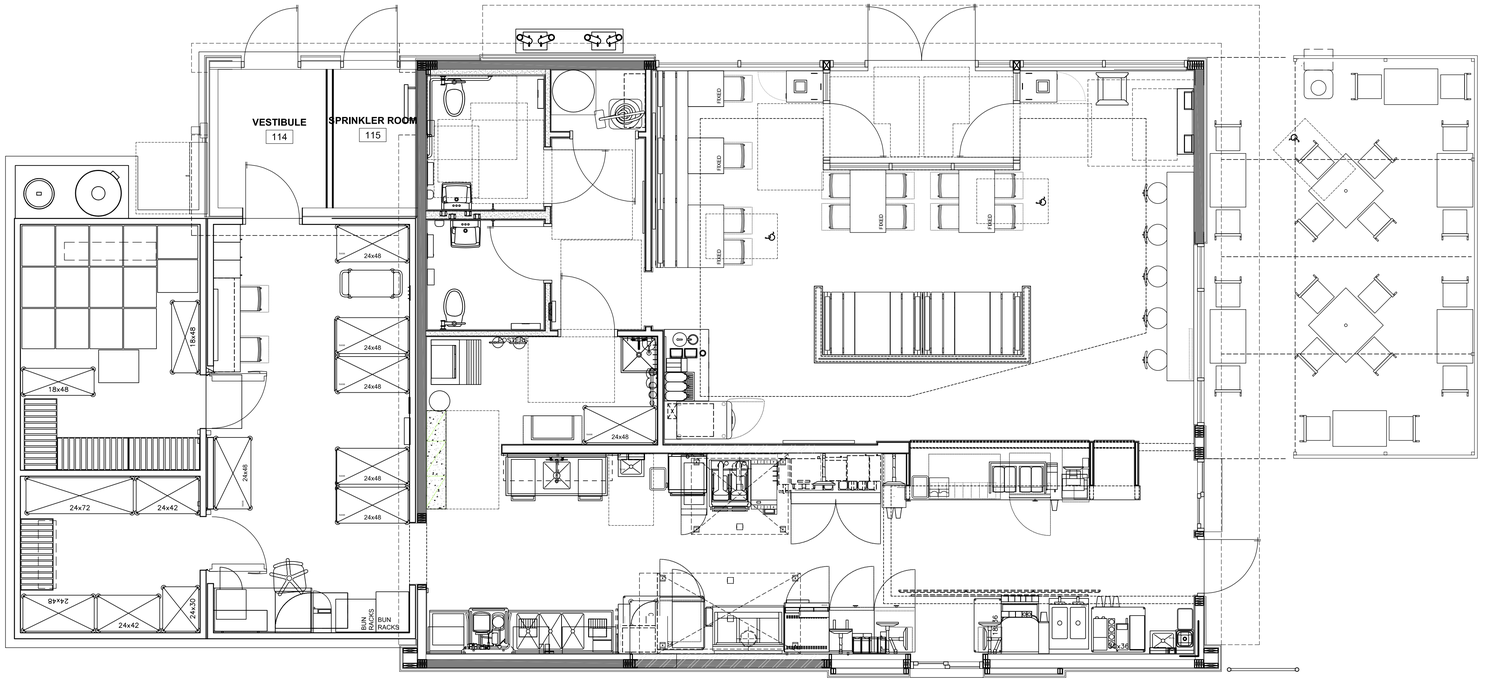
SHEET NAME
SITE PLAN

SHEET #
C-2

Attachment: Site Plan (265 N. Northwest Hwy - SU Wendy's w/ drive-thru)

CODED NOTES:

1. FRONT OF HOUSE FIRE EXTINGUISHER.
2. BACK OF HOUSE FIRE EXTINGUISHER.
3. WATER HEATERS.
4. WALL MOUNTED KVS SCREEN - PROVIDE SOLID IN-WALL BLOCKING FOR SUPPORT OF EQUIPMENT.



EQUIPMENT PLAN
1/4" = 1'-0"

SITE NUMBER:	00747
BUILDING TYPE:	GLOBAL NEXT GEN 30
ASSET TYPE:	FREESTANDING
CLASSIFICATION:	NEW
OWNER:	FRANCHISE
BASE VERSION:	2024
UPGRADE CLASSIFICATION:	NEW BUILD
PROJECT YEAR:	2024
DESIGN TYPE:	GLOBAL
DRAWING RELEASE:	SPRING 2024

WERTZBERGER ARCHITECTS, P.C.
107 NICHOLAS DRIVE
MARSHALLTOWN, IA 50158
TEL: 641.753.0866
FAX: 641.753.3136
www.wertzbergerarchitects.com
Wertzberger Architects, P.C.

PROJECT TYPE: NEW
GLOBAL NEXT GEN 30

Wendy's

265 N Northwest Hwy,
Palatine, IL 60067

REV.	DATE	DESCRIPTION

ISSUE DATE: 7/11/24
PROJECT NUMBER: *****
DRAWN BY: SF
CHECKED BY: HMH

SEAL
LICENSED ARCHITECT
HEIDI M HOGAN
001.025471
STATE OF ILLINOIS

SHEET NAME
EQUIPMENT PLAN

SHEET NUMBER
EQ1.1

Attachment: Floor Plan (265 N. Northwest Hwy. - SU Wendy's w/ drive-thru)

10/16/2024, 11:33 AM, W:\Hanna 2024\Palatine Scrape and Rebuild 00747\40_Global\NextGen-30_EQ1-1_Equipment Plan.dwg, Heidi Hogan

GLOBAL NEXT GEN - DESIGN CHECKLIST 2023v1

00747
Wendy's site number

Palatine, IL
city, state

Scrape and rebuild
scope of work (new build, conversion, reimage, etc.)

265 N. Northwest Hwy
address / intersection / center name

Heidi Hogan, 641-753-0866
submitter contact name/phone number

heidih@wertzbergerarchitects.com
submitter contact email

EQUIPMENT PLAN

- ☑ Global Next Gen furniture package
- ☑ Global Next Gen floor finishes
- ☑ Global Next Gen artpack elements
- ☑ Family Restroom signage
- ☑ separation of order and pickup (bubblers between)
- ☑ integrated order pickup shelving
- ☐ walk-up window & crew door
- ☑ self-serve Coca-Cola Freestyle® in dining room with approved above-unit ice maker and chase
- ☑ Coca-Cola Freestyle® 8100 at PUW
- ☑ 2-platen DSG 2.0
- ☑ 3-vat fryer
- ☑ warewash
- ☑ open manager's office

REFLECTED CEILING PLAN

- ☑ backlit static menu boards (optional Digital upgrade)
- ☑ Global Next Gen lighting package
- ☑ Global Next Gen art package properly lit
- ☑ restroom ceiling P-10 finish

INTERIOR DINING ELEVATIONS

- ☑ Global Next Gen finishes, including accent walls
- ☑ Global Next Gen art package elements
- ☑ family restroom signage

RESTROOM DETAILS

- ☑ family restroom signage
- ☑ baby changing stations in public restrooms
- ☑ hands-free flush valves, towel dispensers, and faucets in public restrooms

EXTERIOR ELEVATIONS

- ☑ EIFS finish in red and gray areas with Knotwood or similar wood-look finish
- ☑ single pickup window red tower
- ☑ pull-ahead crew door
- ☑ delivery aggregator walk-up window
- ☑ sculptural "W" feature and canopy
- ☑ LED tape/rope downlights at canopy and high soffit

APPROVAL FROM THE WENDY'S DESIGN TEAM IS **REQUIRED PRIOR** TO SUBMITTING FOR JURISDICTIONAL REVIEW OR PERMIT.

THIS CHECKLIST MUST BE COMPLETED AND INCLUDED WITH ALL NEW BUILD OR SCRAPE & REBUILD DESIGN REVIEW SUBMITTALS.

A SITE PLAN MUST BE APPROVED PRIOR TO SUBMITTING FOR FINAL DESIGN REVIEW OF RESTAURANT BUILDING DESIGNS.

*THIS PAGE FOR REFERENCE ONLY - SEE DESIGN RESOURCE LIBRARY FOR FINAL SITE PLANNING CHECKLIST.

SUBMITTAL PROCESS

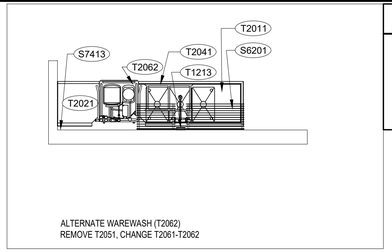
1. create preliminary drawings using Wendy's current Guideline Set that aligns with the approved site plan
2. verify the following items are included in the preliminary drawings by checking the box next to each item; if an item cannot be checked, note site specific rationale for the exception in the box below
3. compile the design review package PDF in this order: checklist, equipment plan, RCP, interior elevations, restroom interior elevations, exterior elevations
4. name the design package with the relevant info: 00000.ST.City.Street.RVW00
5. upload the design review package to Gateway: project documents \ 06. construction \ a. design review \ 01. proposed design
6. notify regional Sr. Designer of upload via email NOTE: should you not have Information Gateway access, email the completed package to the regional Sr. Designer as an email attachment

SITE SPECIFIC EXCEPTION REQUEST

should any box on this list not be checked, note the site specific rationale for the exception here

A sprinkler room and sprinkler system is required by this jurisdiction. The operator would like an uncovered front patio.

Attachment: Building Elevations and Floor Plan (265 N. Northwest Hwy - SU Wendy's w/ drive-thru)



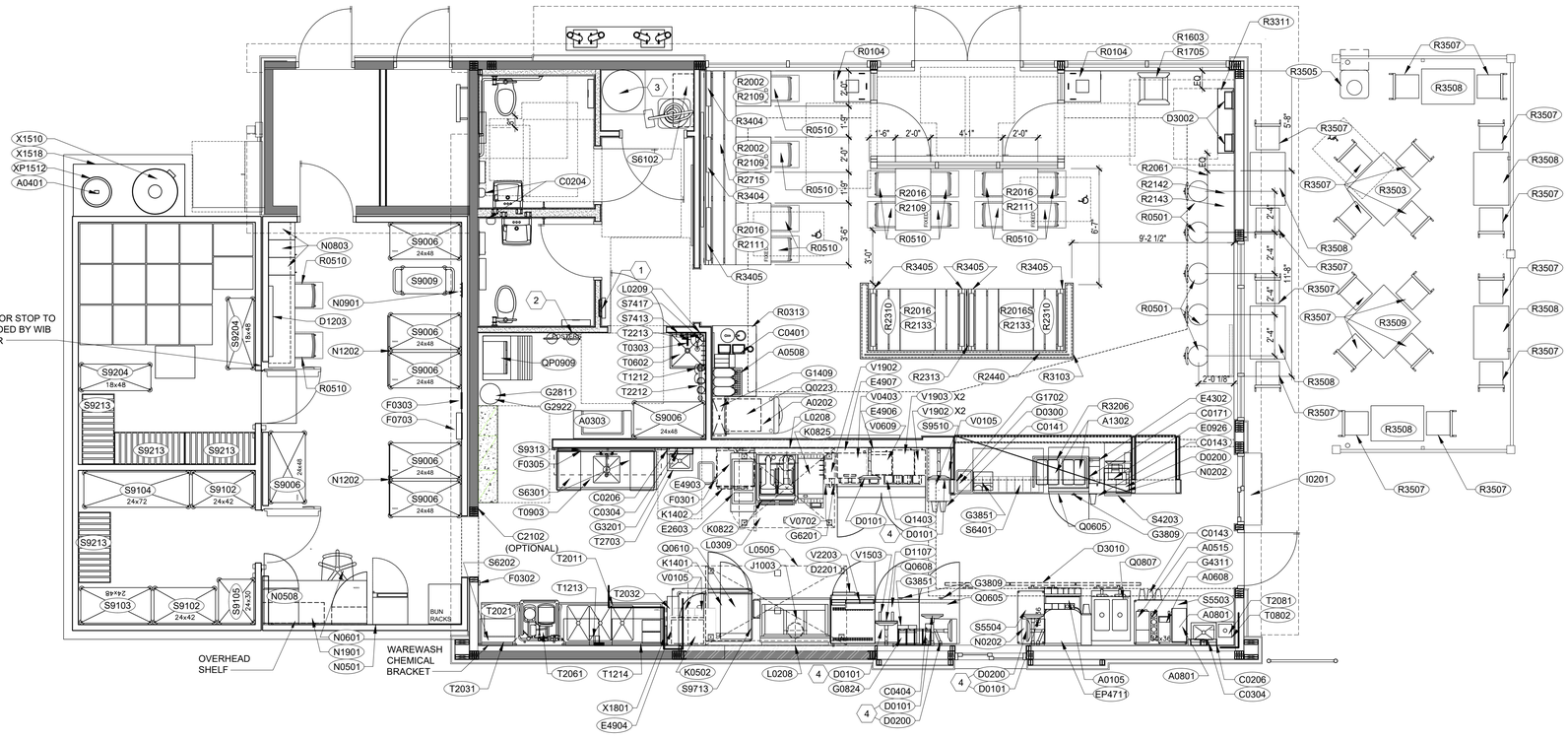
ALTERNATE WAREWASH (T2062)
REMOVE T2051, CHANGE T2061-T2062

CODED NOTES:

1. FRONT OF HOUSE FIRE EXTINGUISHER.
2. BACK OF HOUSE FIRE EXTINGUISHER.
3. WATER HEATERS.
4. WALL MOUNTED KVS SCREEN - PROVIDE SOLID IN-WALL BLOCKING FOR SUPPORT OF EQUIPMENT.

ALTERNATIVE WAREWASH 2

1/4" = 1'-0"



EQUIPMENT PLAN 1

1/4" = 1'-0"

WERTZBERGER ARCHITECTS, P.C.
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MARSHALLTOWN, IA 50158
TEL: 641.753.0866
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DRAWING RELEASE:	SPRING 2024

PROJECT TYPE: NEW
GLOBAL NEXT GEN 30

Wendy's

265 N Northwest Hwy,
Palatine, IL 60067

REV.	DATE	DESCRIPTION

ISSUE DATE: 7/11/24
PROJECT NUMBER: *****
DRAWN BY: SF
CHECKED BY: HWH

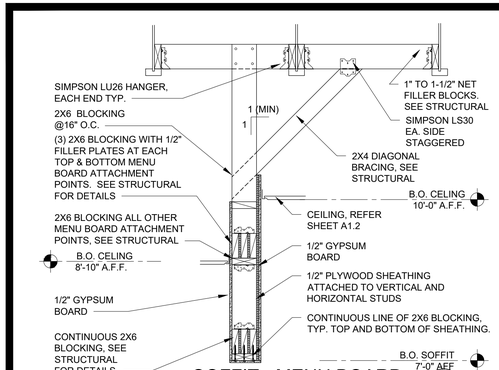
SEAL

SHEET NAME
EQUIPMENT PLAN

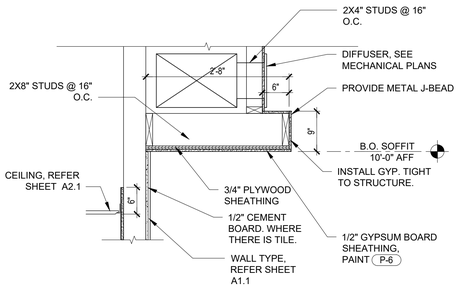
SHEET NUMBER
EQ1.1

Attachment: Building Elevations and Floor Plan (265 N. Northwest Hwy - SU Wendy's w/ drive-thru)

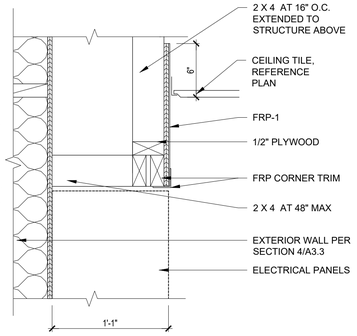
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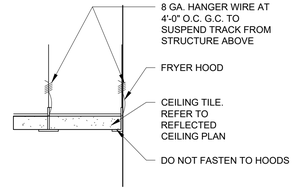
SOFFIT - MENU BOARD 5
3/4" = 1'-0"



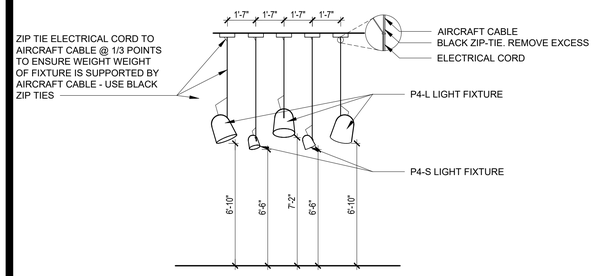
SOFFIT DETAIL 4
3/4" = 1'-0"



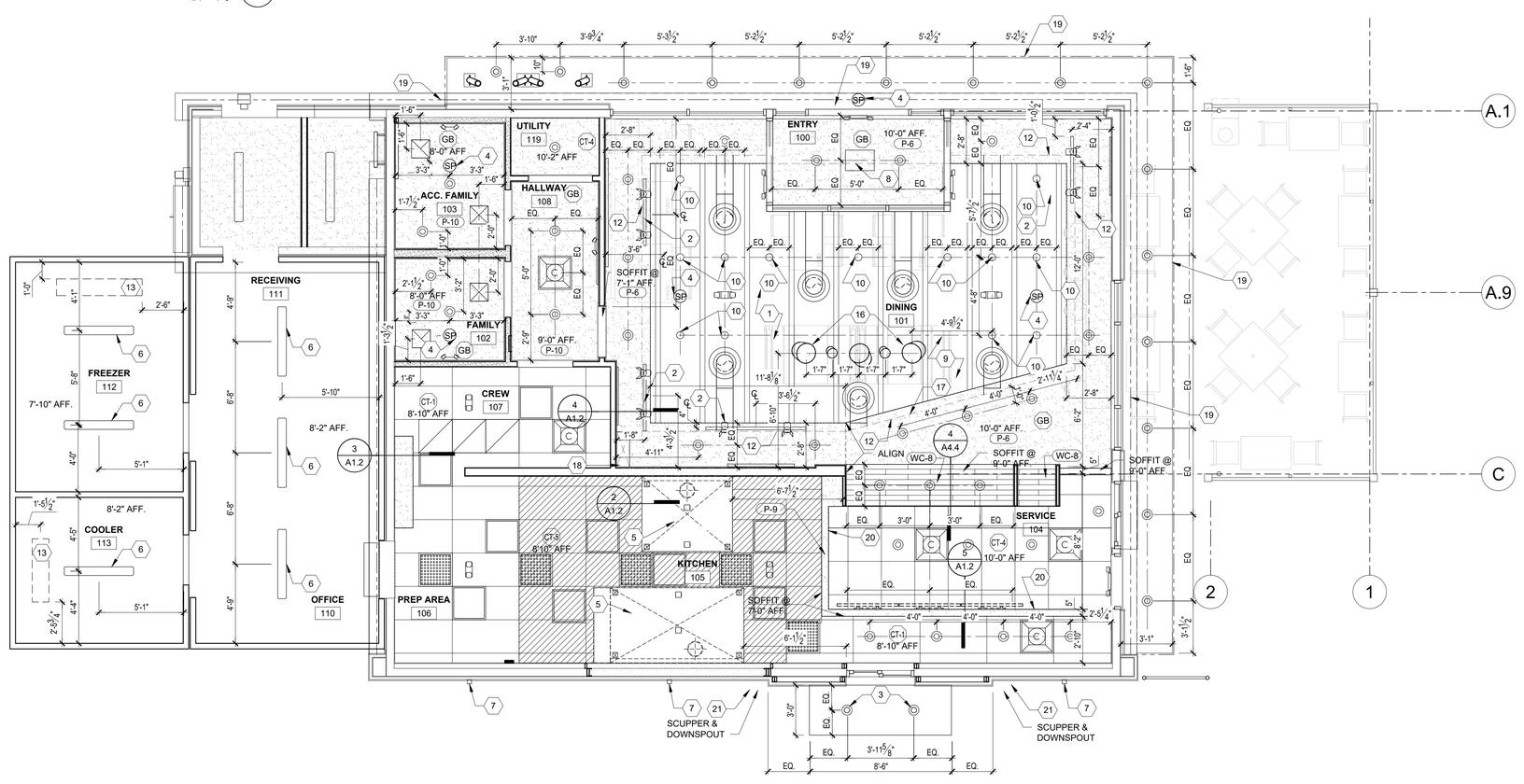
SOFFIT - ELEC. PANELS 3
1-1/2" = 1'-0"



CEILING DETAIL @ HOOD 2
3" = 1'-0"



SUSPENDED LIGHT HEIGHTS 6
1/4" = 1'-0"



REFLECTED CEILING PLAN 1
1/4" = 1'-0"

GENERAL NOTES

A. SEE INTERIOR FINISH SCHEDULE FOR ALL CEILING FINISHES.

B. DO NOT SCREW THE CEILING GRID TO THE STAINLESS STEEL HOODS. REFER TO DETAIL 2/A1.2.

C. REFER TO ELECTRICAL AND/OR HVAC DRAWINGS FOR ADDITIONAL INFORMATION REGARDING ALL FIXTURES, DEVICES AND EQUIPMENT SHOWN ON THIS PLAN.

D. VERIFY CONFIGURATION OF MUSIC SYSTEM IN DINING ROOM. COORDINATE REQUIREMENTS WITH WENDY'S I.T. CONTACT.

E. VERIFY CONFIGURATION OF WIFI SYSTEM. COORDINATE REQUIREMENTS WITH WENDY'S I.T. CONTACT.

F. ALL LIGHT FIXTURES MOUNTED IN CEILING TILES ARE TO BE CENTERED IN THE TILE U.N.O.

(#) CODED NOTES:

1. EXPOSED STRUCTURAL JOIST. REFER TO STRUCTURAL DRAWINGS.
2. TRACK LIGHTS. TRACK TO BE MOUNTED AT 12'-0" AF.F. REFER TO ELECTRICAL DRAWINGS FOR FIXTURE INFORMATION.
3. LIGHT FIXTURES IN PICK UP WINDOW CANOPY. REFER TO ELECTRICAL DRAWINGS.
4. SPEAKER. PROVIDE BLOCKING AS REQUIRED.
5. EXHAUST HOODS. REFER TO MECHANICAL DRAWINGS.
6. LIGHTING FOR COOLER/FREEZER/RECEIVING UNITS W/ MOTION SENSOR, PROVIDED AND INSTALLED BY WIB VENDOR.
7. REFER TO EXTERIOR ELEVATIONS FOR MOUNTING LOCATIONS OF WALL MOUNTED LIGHT FIXTURES (TYP.).
8. OPTIONAL OVERHEAD UNIT HEATER, REFER TO MECHANICAL DRAWINGS.
9. PAINT EXPOSED STRUCTURE, CONDUITS, J-BOXES, WIRING, PIPING, DUCTS AND REGISTERS , W/ PAINT PT-12.
10. PENDANT LIGHTING, BOTTOM OF FIXTURE TO BE MOUNTED AT 12'-0" A.F.F. REFER TO ELECTRICAL DRAWINGS.
11. ~~EQUIPMENT CHASE. REFER TO ELECTRICAL AND MECHANICAL DRAWINGS.~~
12. EXTEND GYP. BD. TIGHT TO DECK ABOVE.
13. FREEZER/COOLER EVAPORATOR, REFER TO MECHANICAL DRAWINGS.
14. ~~PATIO HEATERS. REFER TO ELECTRICAL DRAWINGS. PATIO HEATER, LOCATIONS TO BE FIELD COORDINATED TO MEET MANUFACTURER'S CLEARANCE REQUIREMENTS TO COMBUSTIBLES.~~
15. ~~JOIST BRIDGING, REFER TO STRUCTURAL DRAWINGS.~~
16. PENDANT GROUPING TO BE CENTERED OVER BOOTH SEATING BELOW, REFER TO DETAIL 6/A1.2 FOR HEIGHTS. PROVIDE BLOCKING AS REQUIRED.
17. GYPSUM BOARD SOFFIT ATTACHED TO STRUCTURE ABOVE.
18. STAINLESS STEEL CHASE TIED INTO UNDERSIDE OF SOFFIT FOR DRINK LINES BY KED.
19. LED STRIP LIGHT AT CORNICE/PARAPET CAP. REFER TO ELECTRICAL DRAWINGS.
20. G.C. TO PROVIDE 1/2" PLYWOOD SHEATHING BEHIND GYPSUM BOARD AT MENU BOARD BULKHEAD. RE: 5/A1.2 FOR MORE INFORMATION.
21. ROOF DRAIN, RE: 1/A1.3.
22. OVERFLOW DRAIN, REFER TO ROOF PLAN.

(#) PATIO CODED NOTES:

50. PATIO HEATERS. REFER TO ELECTRICAL DRAWINGS. PATIO HEATER, LOCATIONS TO BE FIELD COORDINATED TO MEET MANUFACTURER'S CLEARANCE REQUIREMENTS.
51. ALL EXPOSED STRUCTURE, CONDUITS, J-BOXES, AND WIRING, TO BE PAINTED PEX-12. REFER TO FINISH PLAN.
52. SPEAKER.
53. PATIO STRING LIGHTS, REFER TO ELECTRICAL.
54. SURFACE MOUNTED PATIO CEILING LIGHT, REFER TO ELECTRICAL.

LEGEND

- AIR DIFFUSERS
- LED LIGHT FIXTURE
- AC UNIT
- SUSPENDED LIGHT FIXTURE
- UNIT HEATER
- DIRECTIONAL LIGHT
- DIRECTIONAL TRACK LIGHT
- RECESSED CAN LIGHT
- EXIT LIGHT
- STRING LIGHT
- SUB WOOFER (SW)
- WIB LIGHT
- SPEAKER (SP)
- CELING MOUNTED HEATER
- EMERGENCY EGRESS LIGHT
- LED STRIP LIGHT

SITE NUMBER:	00747
BUILDING TYPE:	GLOBAL NEXT GEN 30
ASSET TYPE:	FREESTANDING
CLASSIFICATION:	NEW
OWNER:	FRANCHISE
BASE VERSION:	2024
UPGRADE CLASSIFICATION:	NEW BUILD
PROJECT YEAR:	2024
DESIGN TYPE:	GLOBAL
DRAWING RELEASE:	SPRING 2024

WERTZBERGER ARCHITECTS, P.C.
107 NICHOLAS DRIVE
MARSHALLTOWN, IA 50158
TEL: 641.753.0866
FAX: 641.753.3136
www.wertzbergerarchitects.com
Wertzberger Architects, P.C.

PROJECT TYPE: NEW
GLOBAL NEXT GEN 30

Wendy's
265 N Northwest Hwy,
Palatine, IL 60067

REV.	DATE	DESCRIPTION

ISSUE DATE: 7/11/24
PROJECT NUMBER: *****
DRAWN BY: SF
CHECKED BY: HWH

SEAL

DESIGN REVIEW

SHEET NAME
REFLECTED CEILING PLAN

SHEET NUMBER
A1.2

Attachment: Building Elevations and Floor Plan (265 N. Northwest Hwy - SU Wendy's w/ drive-thru)

12/12/2024 7:32:50 PM Wertzberger Architects, P.C. 2024\Palatine Scrape and Rebuild 00747\30_GlobalNextGen-30_A1-2_Reflected Ceiling Plan.dwg, Heidi Hogan

ACCESSORY SCHEDULE

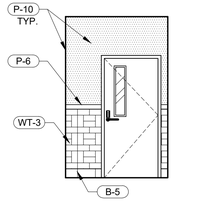
MARK	QTY	DESCRIPTION	MODEL	FINISH	NOTES
P	1	FIRE EXTINGUISHER CABINET; SEMI-RECESSED	POTTER ROEMER: 7032		GC PROVIDED AND INSTALLED
Q	1	FIRE EXTINGUISHER 5LB - 3A-40:BC DRY CHEMICAL EXTINGUISHER	SENTRY 5 . MODEL AA05S-1 (#442257)		GC PROVIDED
T		FIRE EXTINGUISHER 6 LITER TYPE-K WET CHEMICAL	ANSUL K GUARD MODEL K01-3 (#434909) W/ BRACKET		GC PROVIDED
U	1	FLY LIGHT	GILBER 20000GT (WHITE)		

NOTE: GC RESPONSIBLE FOR INITIAL TAGGING AND INSPECTION OF FIRE EXTINGUISHERS.
REFER TO SUPPLIER SHEET FOR BUILDING MATERIAL CONSOLIDATOR INFORMATION.

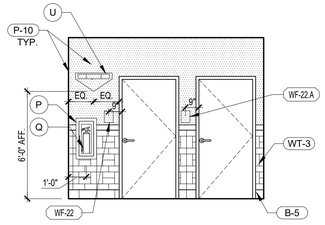
ARTPACK & WAYFINDING LEGEND

MARK	DESCRIPTION	MARK	DESCRIPTION
AP-24	WINK WALL	WF-20	EXIT SIGN
AP-24.E3	FROSTY IN SPACE 30"X30"	WF-22	FAMILY ROOM SIGN
AP-28	CAMEO DECAL	WF-22.A	FAMILY ROOM SIGN - ACCESSIBLE
AP-30	FRESH SINCE DAY ONE	WF-33	EMPLOYEES ONLY
AP-32	PICKUP	NP-S	NUTRITION POSTER
AP-33	IN A HURRY? ORDER HERE		
AP-35.B	LOCAL LOVE STACKED		
AP-39	FRY DECAL		
AP-40.A2	DTFA HEART US 30"		
AP-41	MOBILE PICK UP		
AP-42	DON'T FORGET YOUR COFFEE DECAL		
AP-44	CREW DOOR DECAL		

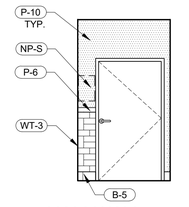
*REFER TO RESPONSIBILITY SCHEDULE FOR ARTPACK INFORMATION.



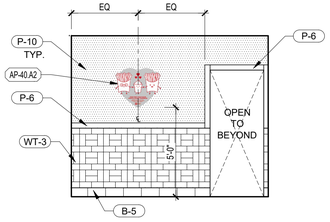
HALLWAY 11
1/4" = 1'-0"



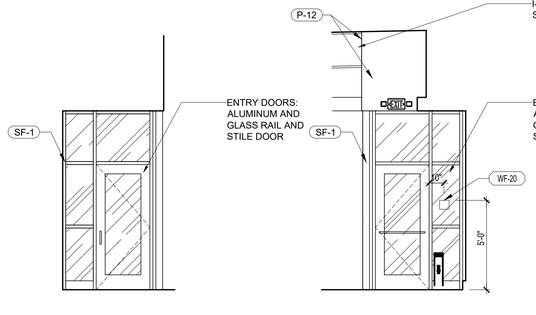
HALLWAY 10
1/4" = 1'-0"



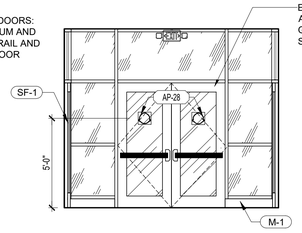
HALLWAY 9
1/4" = 1'-0"



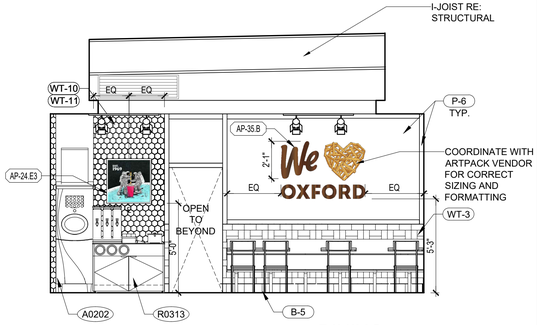
HALLWAY 8
1/4" = 1'-0"



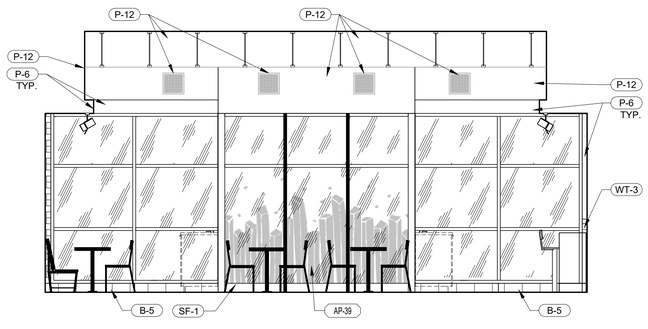
ENTRY 7
1/4" = 1'-0"



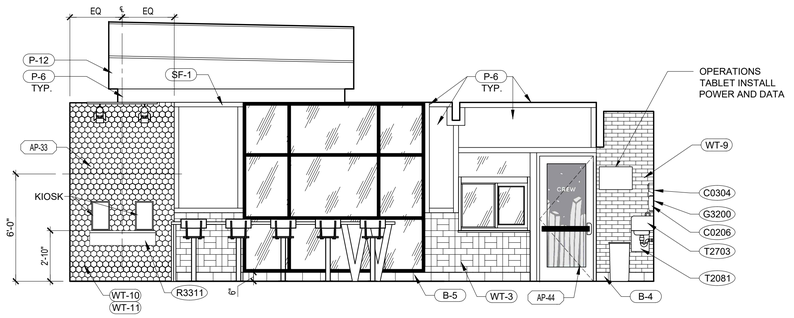
ENTRY 5
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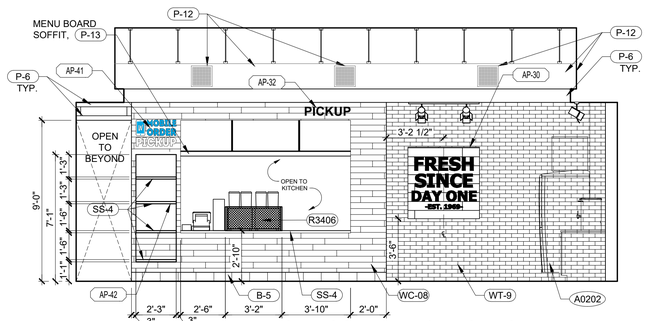
DINING 4
1/4" = 1'-0"



DINING 3
1/4" = 1'-0"



DINING 2
1/4" = 1'-0"



FRONT COUNTER & DRINK STAND 1
1/4" = 1'-0"

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SITE NUMBER:	00747
BUILDING TYPE:	GLOBAL NEXT GEN 30
ASSET TYPE:	FREESTANDING
CLASSIFICATION:	NEW
OWNER:	FRANCHISE
BASE VERSION:	2024
UPGRADE CLASSIFICATION:	NEW BUILD
PROJECT YEAR:	2024
DESIGN TYPE:	GLOBAL
DRAWING RELEASE:	SPRING 2024

PROJECT TYPE: NEW
GLOBAL NEXT GEN 30

Wendy's
265 N Northwest Hwy,
Palatine, IL 60067

REV. DATE DESCRIPTION

ISSUE DATE: 7/11/24
PROJECT NUMBER: *****
DRAWN BY: SF
CHECKED BY: HMH

SEAL

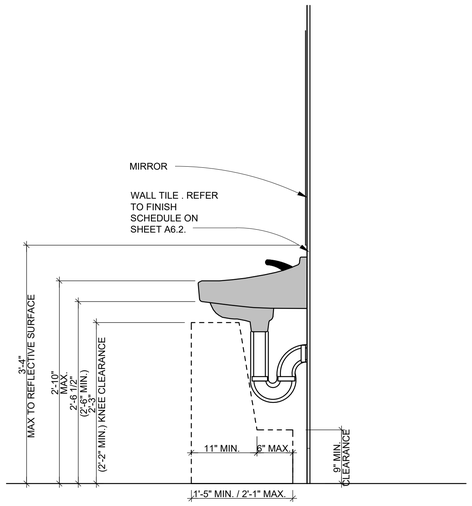
DESIGN REVIEW

SHEET NAME
INTERIOR ELEVATIONS DINING ROOM

SHEET NUMBER
A7.1

Attachment: Building Elevations and Floor Plan (265 N. Northwest Hwy - SU Wendy's w/ drive-thru)

7/11/2024, 1:37 PM, W:\Hanna 2024\Palatine Scrape and Rebuild 00747\30_GlobalNextGen-30_A7-1_Interior Elevations.dwg, Heidi Hogan



RESTROOM - LAVATORY SECTION DETAIL 9

1" = 1'-0"

ACCESSORY SCHEDULE

*GC TO COORDINATE ACCESSORIES AVAILABLE THROUGH HJC, REFER TO SUPPLIER SHEET

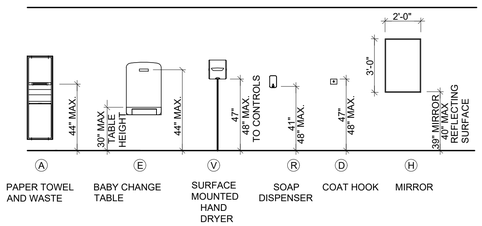
MARK	QTY	DESCRIPTION	MANUFACTURER	MODEL	FINISH	NOTES
A	2	SEMI- RECESSED AUTO ROLL PAPER TOWEL DISPENSER & WASTE RECEPTACLE	ASI	646924A	STAINLESS STEEL	
B	1	TWO WALL TOILET COMPARTMENT GRAB BAR 1 1/4" DIAMETER	ASI	3857	SATIN	
C	2	2 ROLL TOILET PAPER DISPENSER - SURFACE MOUNTED JUMBO ROLL TOILET TISSUE DISPENSER	ASI	0040	SATIN	OUTER CABINET - STAINLESS STEEL
D	2	SATIN STAINLESS STEEL SINGLE COAT HOOK	ASI	7340-S	STAINLESS STEEL	
E	2	WALL MOUNTED VERTICAL BABY CHANGING STATION	FOUNDATIONS	100-EV	LIGHT GRAY	
H	2	24X36, TEMPERED, ANGLED FRAMED W/ WELDER CORNER MIRROR	MEEK	M2513 24X36	SATIN	STAINLESS STEEL - ANGLE FRAMED W/WELDED CORNERS
J	1	18" VERTICAL GRAB BAR	ASI	3800-18	SATIN	STAINLESS STEEL W/ EXPOSED MOUNTING, FURNISHED COMPLETE W/MOUNTING KIT
L	2	WASTE RECEPTACLE (4" PROJECTION, 4" RECESSED) - SEMI-RECESSED, 12 GALLONS	ASI	458	STAINLESS STEEL	FOR USE ONLY WHEN HAND DRYER IS USED.
M	2	AUTOMATIC ROLL PAPER TOWEL DISPENSER, BATTERY OPERATED - RECESSED	ASI	045224A	STAINLESS STEEL	
P	1	FIRE EXTINGUISHER CABINET: SEMI-RECESSED	POTTER ROEMER	7023		GC PROVIDED AND INSTALLED
Q	1	FIRE EXTINGUISHER 5LB - 3A-40-BC-DRY CHEMICAL EXTINGUISHER (NO101)	SENTRY 5	AA05S-1 (#442257)		GC PROVIDED AND INSTALLED
R	2	TOUCH-FREE SOAP DISPENSER	ECOLAB	045224A		PROVIDED BY OWNER AND INSTALLED BY GC
T	1	FIRE EXTINGUISHER 6 LITER TYPE K - WET CHEMICAL	ANSUL K GUARD	K01-3 (#434909) W/ BRACKET		GC PROVIDED AND INSTALLED
U	2	FLY LIGHT	GILBER	20000GT	WHITE	OWNER PROVIDED AND INSTALLED
V	2	SUFACE MOUNTED AUTOMATIC HAND DRYER	WORLD DRYER	Q-973-A	BRUSHED STAINLESS	GC PROVIDED AND INSTALLED

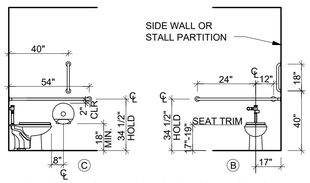
NOTE: REFER TO SUPPLIER SHEET FOR BUILDING MATERIAL CONSOLIDATOR INFORMATION.

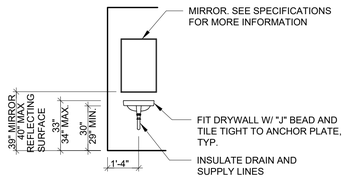
ARTPACK & WAYFINDING LEGEND

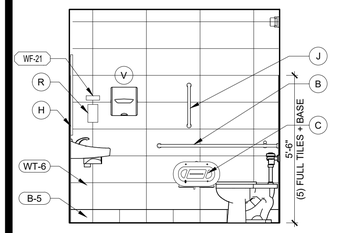
MARK	DESCRIPTION
AP-24.E3	FROSTY IN SPACE 30"X30"
AP-28	CAMEO DECAL
AP-30	FRESH SINCE DAY ONE
AP-32	PICKUP
AP-33	IN A HURRY? ORDER HERE
AP-35.B	LOCAL LOVE STACKED
AP-39	FRY DECAL
AP-40.A1	US 50" DTFA
AP-41	MOBILE PICK UP
AP-42	DON'T FORGET YOUR COFFEE DECAL
AP-44	CREW DOOR DECAL
WF-20	EXIT SIGN
WF-22	FAMILY ROOM SIGN
WF-22.A	FAMILY ROOM SIGN - ACCESSIBLE
WF-33	EMPLOYEES ONLY
NP-S	NUTRITION POSTER

REFER TO RESPONSIBILITY SCHEDULE FOR ARTPACK INFORMATION

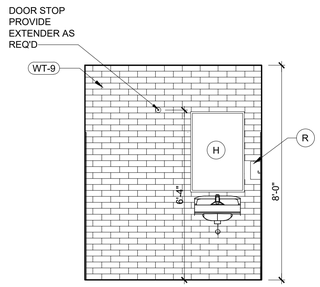




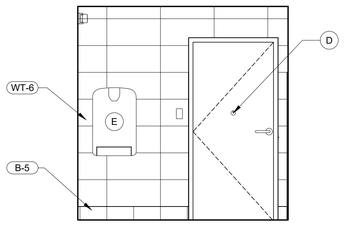




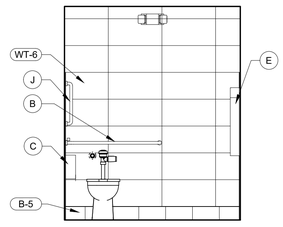
ACC. FAMILY RESTROOM 8
3/8" = 1'-0"



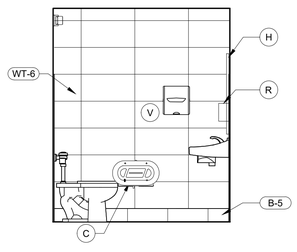
ACC. FAMILY RESTROOM 7
3/8" = 1'-0"



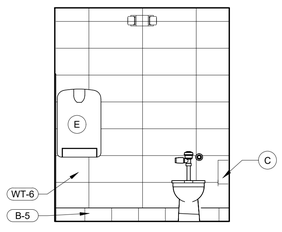
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3/8" = 1'-0"



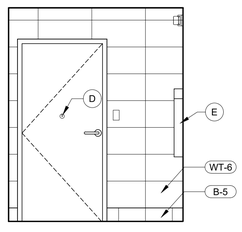
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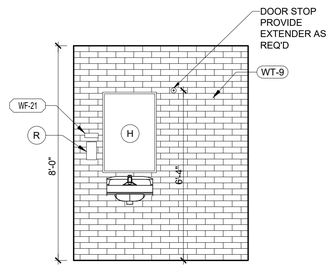
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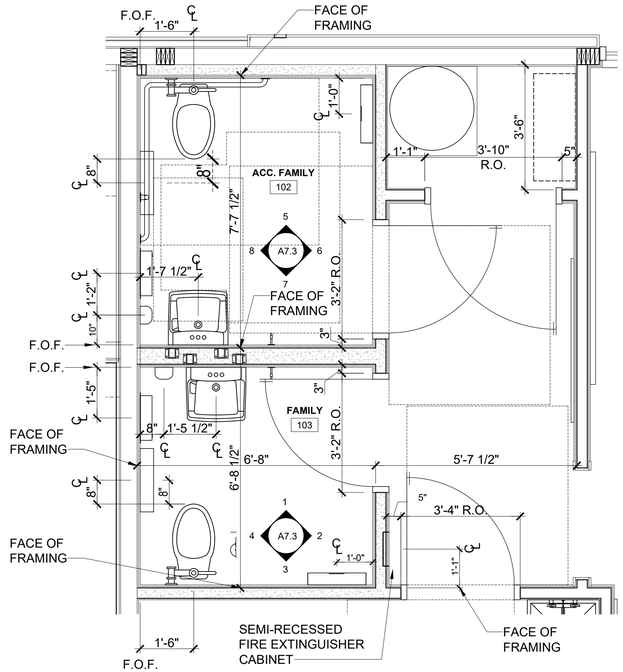
FAMILY RESTROOM 3
3/8" = 1'-0"



FAMILY RESTROOM 2
3/8" = 1'-0"



FAMILY RESTROOM 1
3/8" = 1'-0"



ENLARGED RESTROOM PLAN A
1/2" = 1'-0"

WERTZBERGER ARCHITECTS, P.C.
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MARSHALLTOWN, IA 50158
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FAX: 641.753.3136
www.wertzbergerarchitects.com
Wertzberger Architects, P.C.

SITE NUMBER:	00747
BUILDING TYPE:	GLOBAL NEXT GEN 30
ASSET TYPE:	FREESTANDING
CLASSIFICATION:	NEW
OWNER:	FRANCHISE
BASE VERSION:	2024
UPGRADE CLASSIFICATION:	NEW BUILD
PROJECT YEAR:	2024
DESIGN TYPE:	GLOBAL
DRAWING RELEASE:	SPRING 2024

PROJECT TYPE: NEW
GLOBAL NEXT GEN 30

Attachment: Building Elevations and Floor Plan (265 N. Northwest Hwy - SU Wendy's w/ drive-thru)

Wendy's
265 N Northwest Hwy,
Palatine, IL 60067

REV.	DATE	DESCRIPTION

ISSUE DATE: 7/11/24
PROJECT NUMBER: *****
DRAWN BY: SF
CHECKED BY: HMH

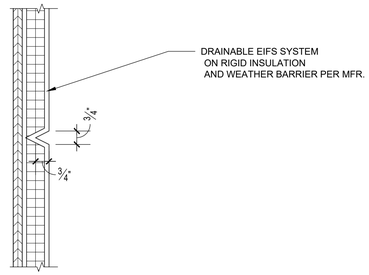
SEAL

DESIGN REVIEW

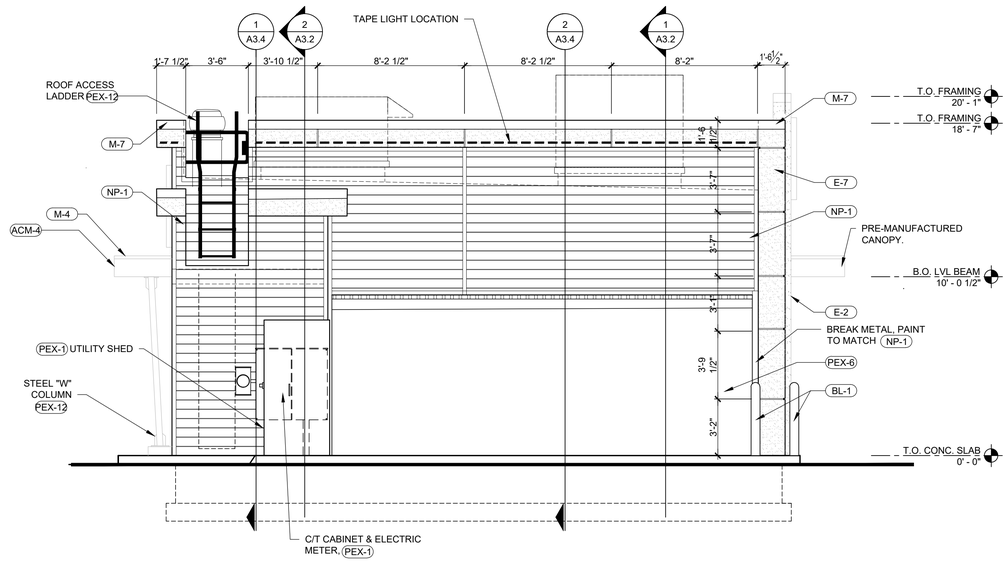
SHEET NAME
INTERIOR ELEVATIONS RESTROOM

SHEET NUMBER
A7.3

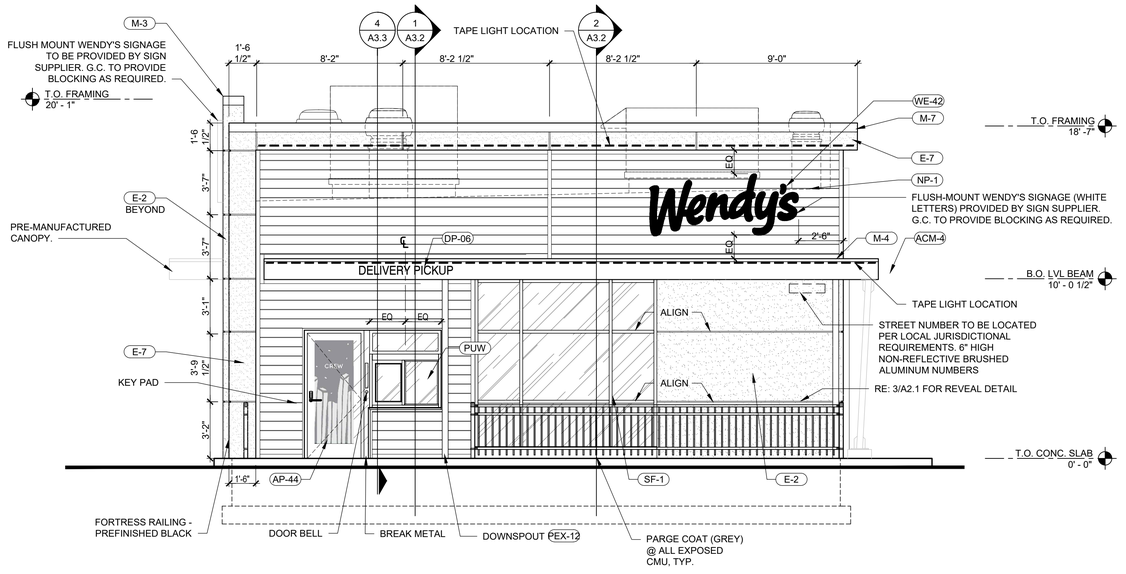
7/12/2024 1:38:26 PM Hanna 2024\Palatine Scrape and Rebuild 00747\00_GlobalNextGen-30_A7-3_Interior Elevations.dwg, Heidi Hogan



EIFS REVEAL DETAIL 3
3" = 1'-0"



REAR ELEVATION 2
1/4" = 1'-0"



FRONT ELEVATION 1
1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE

SF-1	STOREFRONT- "DARK BRONZE"
PUW	PICK-UP WINDOW TO MATCH STOREFRONT
M-3	EXCEPTIONAL METALS DRIP EDGE - "BRIGHT RED"
M-4	EXCEPTIONAL METALS - "SILVER METALLIC"
M-5	BRAKE METAL - "CLEAR ANNODIZED"
M-7	EXCEPTIONAL METALS - "CHARCOAL GRAY"
NP-1	NICHIHA VINTAGE WOOD SERIES - "CEDAR"
E-2	EIFS - "WENDY'S RED"
E-7	EIFS - "DARK GRAY"
PEX-1	PAINT - DARK BRONZE (SEE PAINT SCHEDULE)
PEX-2	EXTERIOR PAINT - RED (SEE PAINT SCHEDULE)
PEX-6	PRE-FINISHED WALK-IN FREEZER / COOLER DARK BRONZE
PEX-12	EXTERIOR PAINT - "SW7674 PEPPERCORN"
BL-1	BOLLARD SLEEVE - "YELLOW"

EXTERIOR SIGNAGE SCHEDULE

CA-54	INTERNALLY ILLUMINATED CAMEO 54"
WE-42	INTERNALLY ILLUMINATED WAVE 42" (WHITE OR RED FACED)
MF-51	NON-ILLUMINATED MFTO LETTER SIGN
QR-08	NON-ILLUMINATED QIOR LETTER SIGN 8" (US AND CANADA MARKETS)
DP-06	NON-ILLUMINATED DELIVERY PICKUP LETTER SIGN 6"
AP-44	CREW DOOR DECAL
AP-45	"RING ME" SIGN

SITE NUMBER:	00747
BUILDING TYPE:	GLOBAL NEXT GEN 30
ASSET TYPE:	FREESTANDING
CLASSIFICATION:	NEW
OWNER:	FRANCHISE
BASE VERSION:	2024
UPGRADE CLASSIFICATION:	NEW BUILD
PROJECT YEAR:	2024
DESIGN TYPE:	GLOBAL
DRAWING RELEASE:	SPRING 2024

WERTZBERGER ARCHITECTS, P.C.
107 NICHOLAS DRIVE
MARSHALLTOWN, IA 50158
TEL: 641.753.0866
FAX: 641.753.3136
www.wertzbergerarchitects.com
Wertzberger Architects, P.C.

PROJECT TYPE: NEW
GLOBAL NEXT GEN 30

Wendy's
265 N Northwest Hwy,
Palatine, IL 60067

REV.	DATE	DESCRIPTION

ISSUE DATE: 7/11/24
PROJECT NUMBER: *****
DRAWN BY: SF
CHECKED BY: HMH
SEAL

SHEET NAME
EXTERIOR ELEVATIONS EIFS

SHEET NUMBER
A2.1

Attachment: Building Elevations and Floor Plan (265 N. Northwest Hwy - SU Wendy's w/ drive-thru)

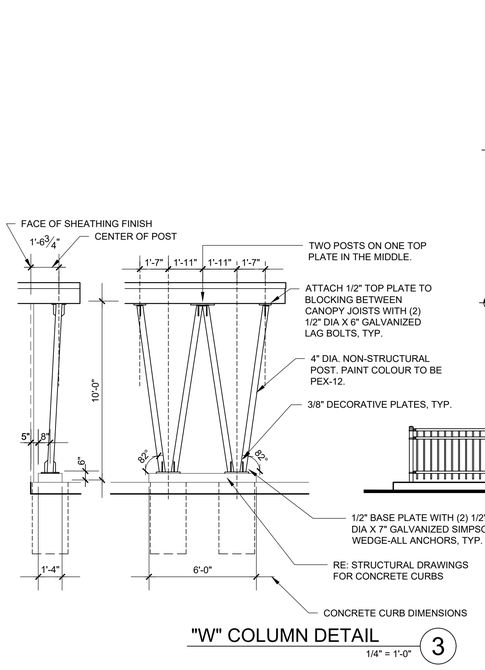
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EXTERIOR FINISH SCHEDULE

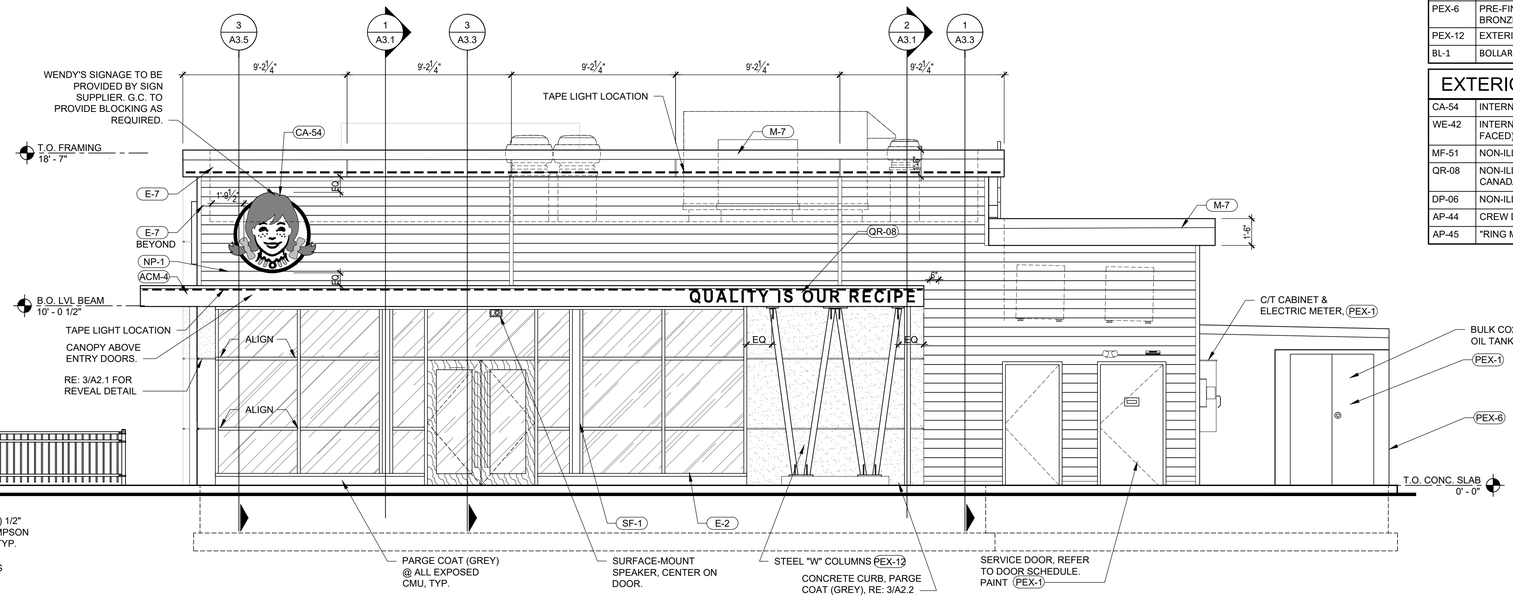
SF-1	STOREFRONT- "DARK BRONZE"
PUW	PICK-UP WINDOW TO MATCH STOREFRONT
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BL-1	BOLLARD SLEEVE - "YELLOW"

EXTERIOR SIGNAGE SCHEDULE

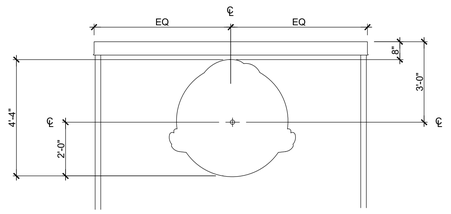
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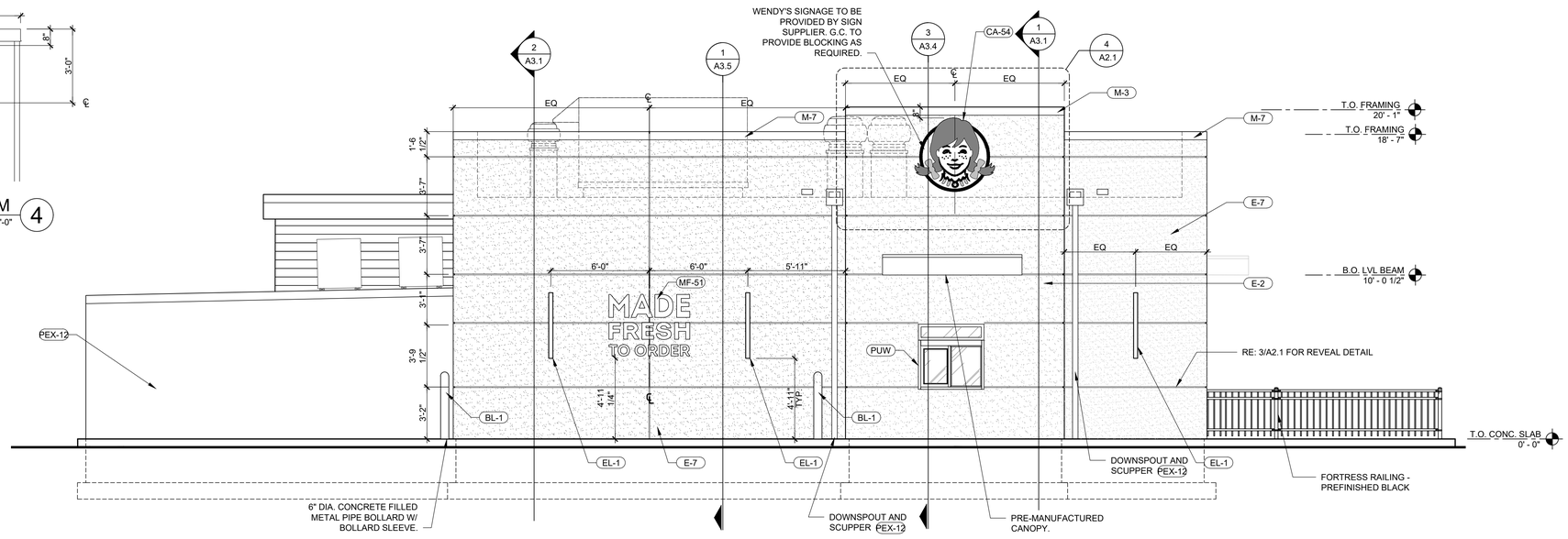
"W" COLUMN DETAIL 3
1/4" = 1'-0"



RIGHT SIDE ELEVATION 2
1/4" = 1'-0"



WIRING HOLE PLACEMENT DIAGRAM 4
3/8" = 1'-0"



LEFT SIDE ELEVATION 1
1/4" = 1'-0"

SITE NUMBER: 00747
BUILDING TYPE:GLOBAL NEXT GEN 30
ASSET TYPE: FREESTANDING
CLASSIFICATION: NEW
OWNER: FRANCHISE
BASE VERSION: 2024
UPGRADE CLASSIFICATION: NEW BUILD
PROJECT YEAR: 2024
DESIGN TYPE: GLOBAL
DRAWING RELEASE: SPRING 2024

WERTZBERGER ARCHITECTS, P.C.
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www.wertzbergerarchitects.com
Wertzberger Architects, P.C.

PROJECT TYPE: NEW
GLOBAL NEXT GEN 30

Wendy's
265 N Northwest Hwy,
Palatine, IL 60067

REV. DATE DESCRIPTION

ISSUE DATE: 7/11/24
PROJECT NUMBER: *****
DRAWN BY: SF
CHECKED BY: HMH
SEAL

SHEET NAME
EXTERIOR ELEVATIONS EIFS

SHEET NUMBER
A2.2

Attachment: Building Elevations and Floor Plan (265 N. Northwest Hwy - SU Wendy's w/ drive-thru)

7/11/2024, 1:40 PM, W:\Hanna 2024\Palatine Scrape and Rebuild 00747\30_GlobalNextGen-30_A2-2_Exterior Elevations.dwg, Heidi Hogan

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 265 N. NORTHWEST HWY.

(●) ( ) ( ) ( )

County of COOK

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

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

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

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- [ ] Mt. Prospect Journal
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- [ ] Arlington Heights Topics
- [ ] Buffalo Grove Topics
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- [ ] 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 24TH day of OCTOBER 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 24TH day of OCTOBER A.D., 20 24.

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

Attachment: Public Notice (265 N. Northwest Hwy - SU Wendy's w/ drive-thru)