



**PLANNING AND ZONING COMMISSION
DECEMBER 9, 2025 AT 7:00 PM**

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

AGENDA

REGULAR MEETING

7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Planning and Zoning Commission — Regular Meeting — November 25, 2025 7 PM

IV. PUBLIC HEARING

- A. 1800 N. Rand Road

1. Special use to permit the operation of a medical office.

- B. 1597 N. Rand Road

1. Special Use to permit a restaurant with a drive-thru; and
2. Variation to permit 19 parking spaces, instead of the minimum required 25 parking spaces at 1597 N. Rand Road.
3. Variation to permit 534 square feet of total signage instead of the maximum permitted total signage of 186 square feet.

V. PUBLIC COMMENT

VI. ADJOURNMENT



PLANNING AND ZONING COMMISSION

NOVEMBER 25, 2025 AT 7:00 PM

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

MINUTES

REGULAR MEETING

7:00 PM

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF MINUTES**

A. Draft PZC Minutes - 11-11-2025

| | |
|------------------|--------------------------------------------------------------------------------------------------------------|
| RESULT: | APPROVED |
| MOVER: | BETTENHAUSEN |
| SECONDER: | NOONAN |
| AYES: | Jan Wood, Tim Schubert, Stephen Fedota, Eric Friedman, Patrick Noonan, Rodney Bettenhausen, Robert Kolososki |
| NAYES: | None |

IV. PUBLIC HEARING

A. 204-216 W. Palatine Road and 222 W. Palatine Road

- 1. Final Planned Development to permit a new 4-unit townhouse building, with a shared driveway and parking lot with the existing 4-unit building at 204-216 W. Palatine Road;**
- 2. Preliminary and Final Plat of Subdivision (Plat of Consolidation) for the properties at 204-222 W. Palatine Road; and**
- 3. Rezoning of the Subject Properties from R-3 (multi-family residential) to Planned Development.**

FPD-000173-2025 – 204-216 and 222 W Palatine Road

Notice was published in the Journal & Topics on November 6th, 2025 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

- 1. Engineer Plans**

2. **Architectural Plans**
3. **Preliminary Planned Development Conditions**
4. **Proof of Ownership**
5. **Public Notice**

Background:

Mr. Vyverberg provides background information on the request and states that the Subject Properties, zoned R-3 multi-family, received Preliminary Planned Development approval in 2024 to allow the construction of a new 4-unit townhouse building on the westerly lot (222 W. Palatine Road). The easterly lot (204-216 W. Palatine Road) is an existing 4-unit building will remain, with a relocated parking area constructed on the north side of the Subject Properties. The Petitioner is requesting the Final Planned Development to permit a new 4-unit townhouse building, with a shared driveway and parking lot with the existing 4-unit building at 204-216 W. Palatine Road; Preliminary and Final Plat of Subdivision (Plat of Consolidation) for the properties at 204-222 W. Palatine Road; and Rezoning of the Subject Properties from R-3 (multi-family residential) to Planned Development.

Sworn in petitioner: Mark Silver – 1632 Balmoral Circle – Inverness, IL

Mr. Silver states that he owns several rental properties. He purchased 222 W. Palatine Road several years ago with the intention to demolish the existing structure and construct four townhomes with a shared driveway, eliminating one access point on Palatine Road. He intends to keep the units, not sell them. All prior comments from earlier reviews have been addressed. He believes the project is beneficial for families and a positive improvement for the Village.

Chairman Wood asks about the height of the building to the east.

Mr. Silver states he is not certain.

Sworn In: Jonathan Harwell, 204 W. Palatine Road – tenant – believes the adjacent building is approximately 35' tall and comments on its age.

Chairman Wood asks about designated parking.

Mr. Silver explains that the parcels will be consolidated, the main drive will be shared, and parking will be located at the rear. Each townhouse will have a garage and an additional parking space. Additional shared parking will also be available.

Chairman Wood asks how many units are in the existing building.

Mr. Silver: 4 units.

Mr. Vyverberg: The current site has 8 parking spaces.

Chairman Wood questions whether 8 spaces for the new building are sufficient.

Mr. Silver states that between on-site parking and nearby public parking options (including lots across Smith Street), there will be adequate parking.

Commissioner Schubert asks about fencing along the rear property line.

Mr. Silver confirms there will be fencing and landscaping for privacy.

Commissioner Schubert asks if each townhouse will have its own yard.

Mr. Silver states there will not be individual yards, only shared green space.

Commissioner Schubert suggests stairs from the rear decks for access to green

space.

Mr. Silver notes it had not been considered, but is a good suggestion.

Mr. Vyverberg indicates that this was not part of the proposed final plans.

Commissioner Schubert asks about the flex room shown on the plans.

Mr. Silver says he intends to keep it as utility/storage with concrete flooring and access from the garage.

Commissioner Bettenhausen & Commissioner Kolososki suggests adding additional windows on the south elevation facing Palatine Road for visual interest.

Mr. Silver says the elevations reflect the current window layout but he is open to exploring more creative or architectural window options, possibly arched windows.

Commissioner Fedota comments that the front elevation facing Palatine Road appears flat and could benefit from additional articulation.

Mr. Silver states he will discuss this with the architect since he intends to retain the property long-term.

Commissioner Bettenhausen asks about lighting in the rear parking lot.

Mr. Silver confirms lighting will be provided for safety.

Mr. Vyverberg provides a technical overview:

- All parcels are currently zoned R-3.
- Utilities exist on the south side of Palatine Road and will be connected via directional boring.
- Fencing is contemplated and shown on the plans.
- Parking will comply with code; 1.5 spaces per unit are required and additional spaces are being provided.
- Units will contain 2 bedrooms and 2.5 bathrooms.
- He reviews the proposed elevations, materials, and architectural features, including stone veneer and siding.
- Maximum height allowed is 50' in the R-3 district.
- Site grades incline north to south; stormwater will be directed toward Palatine Road.
- MWRD submittal was completed and engineering plans received conditional recommendation.

Sworn in Resident - Thor Walt, 223 W. Slade Street – property directly behind:

- Supports the overall development overall.
- Concerned about parking spaces extending too close to his property line; prefers more green space for stormwater absorption.
- Notes that all stormwater in the area drains toward the northwest corner; asks that final grading not worsen ponding in his yard.
- Opposes rear stairs due to added impervious area.
- Requests snow not be pushed against his fence; prefers it be piled toward the back/west.

Chairman Wood asks whether his preference for green space is aesthetic or related to stormwater.

Mr. Walt confirms it is for drainage concerns.

Nancy Opasser, 235 W. Wilson Street –

Opposes the project. Concerns include:

- Raising the grade and increasing water runoff
- Noise during and after construction
- Increased crime due to rentals
- Proximity to her historic 150-year-old home

Jonathan Harwell, 204 W. Palatine Road – resident of 11 years:

- Provides further information regarding parking demand and doesn't believe there will be issues with parking.
- He addresses late night noise and doesn't believe there will be an issue with residents.

Mr. Silver responds:

- Tenants undergo background checks and screening
- Landscaping and fencing will be enhanced
- Snow will continue to be pushed toward the rear of the lot, not against neighboring fences

Mr. Walt reiterates concerns about snow piling and requests it be kept in the west corner where space is available.

Staff Recommendation:

The subject property is currently zoned for multi-family uses and the Comprehensive Plan recommends a continued multi-family use of the property. Additionally, it is surrounded by other multi-family properties and was approved for a Preliminary Planned Development approval in 2024. The final architectural plans refined the initial plans and provided the requisite elevation material definition and the architectural plan changes, which were discussed at the Preliminary Planned Development review. The Final Planned Development plans are consistent with that approval and, therefore, Staff recommends approval, subject to the following conditions:

1. The Final Engineering Plans and Final Engineer's Cost Estimate shall be submitted and revised in a manner acceptable to the Village Engineer and Director of Planning and Zoning. This includes the final parking lot plan for the north side of the

property.

2. If required, a Public Improvement letter of credit or appropriate security shall be submitted in a manner acceptable to the Village Engineer and a Planned Development letter of credit shall be submitted in a manner acceptable to the Director of Planning and Zoning.

3. Review fees in the amount of 1.5% of the total project improvement costs (as defined in the Village Code) shall be submitted in a manner acceptable to the Village Engineer.

4. A shared driveway access easement shall be prepared and submitted in a manner acceptable to the Village Attorney and Director of Planning and Zoning. The access drive may also have to be noted as "no parking" on either side, as part of the Fire Prevention Final Planned Development review of the final driveway plan.

5. Recording fees in the amount of \$300 shall be submitted.

6. A construction management plan indicating the proposed material delivery routes and contractor parking areas, shall be submitted to the Village Engineer and Director of Planning and Zoning.

7. All required extra agency permits shall be submitted in a manner acceptable to the Village Engineer.

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

9. A plat of consolidation shall be submitted in a manner acceptable to the Village Engineer and Director of Planning and Zoning.

10. IDOT permits will be required for all utilities (sanitary and water are both on the south side of Palatine Road) and driveway connections. This will also require a maintenance of traffic plan. 11. Cash-in-lieu of detention will be required, at .26/SF or \$5,659.16.

Commissioner Friedman clarifies that a photometric lighting plan is not a condition because it will be required during the permit stage.

Mr. Vyverberg confirms this is correct.

Commissioner Fedota asks whether fencing is required.

Mr. Vyverberg explains fencing and landscaping are part of the multifamily standards and a final landscape plan will be required. Petitioner also has some flexibility to work with neighbors on screening.

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

Commissioner Fedota Made a motion to approve subject staff's conditions; seconded by Commissioner Noonan

DISCUSSION:

Commissioner Noonan states the proposal reflects all prior discussion and updates. Commissioner Friedman notes key issues were addressed during the preliminary review and the elevation improvements make the building more acceptable.

Commissioner Bettenhausen states the petitioner has incorporated requested modifications and improved the plan.

Chairman Wood states that the petitioner is significantly improving the property and that the development will enhance surrounding property values. She reiterates a desire to see enhanced architectural interest on the Palatine Road elevation but believes the standards have been met and the project represents a positive step.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 7-0. This item will tentatively go to Village Council on Monday December 8th, 2025

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|------------------|--------------------------------------------------------------------------------------------------------------|
| RESULT: | APPROVED |
| MOVER: | FEDOTA |
| SECONDER: | NOONAN |
| AYES: | Jan Wood, Tim Schubert, Stephen Fedota, Eric Friedman, Patrick Noonan, Rodney Bettenhausen, Robert Kolososki |
| NAYES: | None |

V. PUBLIC COMMENT

NO PUBLIC COMMENTS

VI. ADJOURNMENT

SUBMITTED BY:

Annette Schwab
Customer Service Representative
Support Services Team

1800 N. Rand Road Special use to permit the operation of a medical office (dentist)

STAFF REPORT:

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: R. Auer

PETITIONER: Mykola Rudyk

PLAN NUMBER: SU-000224-2025

BACKGROUND:

The Subject Property is zoned “B-2” – General Business District, and was most recently operated as a furniture store (Elle Gant). The Petitioner is proposing to operate a dental and dental cosmetics practice at the subject property. Pursuant to 11.03(d)(43) of the Palatine Zoning Ordinance, Special use approval is required to operate a medical office in the “B-2” zoning district.

KEY ISSUES:

- The Subject Property is approximately 33,119 square feet in area.
- The building is approximately 6,760 square feet in size. For business uses in the Village of Palatine, parking spaces are required at a rate of 1 space per 300 square feet in floor area. Using the parking ratio, this business warrants 23 spaces. The associated parking lot contains 31 spaces and therefore exceeds the minimum parking requirement.
- The proposed business hours are Monday through Saturday, between 8am and 5pm. The business anticipates to serve 25-30 patients daily as operations and client base expand. Controlled substances/narcotics will not be stored on-site.
- Average daily staffing will consist of six personnel.
- There are no exterior building modifications included in this proposal.
- The applicant currently practices dentistry in Des Plaines, IL. The applicant has a

current professional license listed online through the Illinois Department of Financial and Professional Regulation.

- Upon review of the subject property, Staff noted existing site elements such as site landscaping and sections of the existing asphalt/pavement that are substandard. These items will need to be remediated, through the building permit process, to meet Village standards prior to issuance of an occupancy permit.

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 use is contemplated as Special use in the current “B-2” zoning district and is consistent with the designated business/commercial use established by the Comprehensive Plan’s future land use map. Therefore, Staff recommends approval of the special use application. If the Planning and Zoning Commission recommends approval, Staff recommends the following conditions:

1. The Special Use shall substantially conform to the Floor Plan and Business Plan submitted by Mykola Rudyk, except as such plans may be changed to conform to the Village’s Codes and Ordinances.
2. In conjunction with the building permit review for the dental office, a landscaping plan/narrative and a pavement maintenance plan shall be submitted in a manner acceptable to the Director of Planning and Zoning, with the required plan submission, in conjunction with the required building permit application and plans.

ATTACHMENTS:

1. Application
2. Plat of Survey
3. Business Plan
4. Floor Plan
5. Public notice



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

Mykola Rudyk

Business Name (if applicable)

Subject Property Address

1800 N RAND RD Palatine, IL 60074

Please provide a description of your proposed request:

Dental Office providing general and specialty dental care. The following dental services will be provided: fixed and removable restorative dentistry, oral surgery, root canal therapy, implants, periodontics, pediatric dentistry, orthodontics, and treatment of patients with special needs.

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:

This location will be very convenient for patients, as it has direct access to N Rand Rd and offers 40 free parking spots (6.67 spaces per 1,000 sq. ft.). Dr. Rudyk completed an Advanced Care Fellowship at Marquette University in Milwaukee, WI, focusing mainly on dental treatment for patients with special needs. After relocation, we plan to establish a collaboration with anesthesiologists to provide dental services to this group of patients under general anesthesia. Most of the time, treatment options are very limited for this group of patients, leaving them underserved. At our practice, we plan to provide comprehensive and high-quality dental treatment to all patients, including disabled persons, utilizing the most recent technologies in dentistry.

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

This dental practice will provide dental services to improve the overall health, economy, and quality of life of the community. The facility will be wheelchair accessible to accommodate patients with special needs.

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

The use of space as a dental office will most likely increase the value of the surrounding properties. Currently, the building is not used by any business. When we relocate our existing dental practice, it will bring around 2000 existing patients to this location, with more coming down the road. We will renovate the building outside and inside, repair the parking lot, and improve landscaping. Our closest neighbors, the "Rand Road Animal Hospital" and "Advanced Auto Parts," will only benefit from dental practice since our patients potentially may become their customers.

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.

There is an existing fence in place. We will maintain it in a good shape. It will be replaced if deteriorates over time. Overall, the aesthetic appearance of the building and landscaping will be improved and won't detract from the overall appearance of the community.

****Business Plan: Expansion and Relocation Strategy for Dr. Mykola Rudyk's Dental Practice****

****Date**:** 10/23/2025

****Prepared by**:** Dr. Mykola Rudyk

****Position**:** Owner/Dentist

****Executive Summary****

Dr. Mykola Rudyk's dental practice is poised for significant growth through a strategic relocation and expansion. With a current loyal patient base of approximately 2,000 patients and a well-established reputation for high-quality, personalized dental care, the practice is well-positioned to capture additional market share. This report outlines the organizational structure, key personnel, marketing initiatives, and competitive analysis for the practice's expansion.

****1. Company Overview****

Dr. Mykola Rudyk is a clinical professor at Midwestern University College of Dental Medicine and owns a dental practice renowned for its evidence-based, comprehensive dental services. The practice emphasizes personalized care, catering to each patient's unique needs, which fosters strong and enduring patient relationships.

****2. Services****

Our dental practice is dedicated to providing comprehensive, evidence-based dental care. We offer a full spectrum of services designed to meet the diverse oral health needs of individuals and families across all generations. Our integrated approach ensures that patients can receive a wide range of treatments under one roof, from routine preventive care to advanced specialty procedures, all tailored to promote lasting oral wellness and comfort.

- **Preventive & Diagnostic Care**

This group of services forms the foundation of optimal oral health, focusing on proactive measures to prevent dental issues and accurate early detection. Our

approach includes regular check-ups, professional cleaning, fluoride treatments, and comprehensive oral examinations using state-of-the-art diagnostic tools. These services are crucial for identifying potential problems before they escalate, allowing for timely and less invasive interventions. We emphasize patient education during these visits, empowering individuals with the knowledge and tools for effective home oral hygiene, contributing to a lifetime of healthy smiles.

Our advanced digital imaging suite will feature 3D cone-beam computed tomography (CBCT) and high-resolution intraoral cameras. This technology provides superior diagnostic data resolution and depth compared to conventional radiography. The enhanced clarity and three-dimensional views enable more precise diagnosis, improved treatment planning, and safer execution of complex procedures, leading to better patient outcomes and reduced chair time.

- **General Dental Care**

Our General Dental Care services address common dental problems and maintain overall oral health. These treatments are designed to restore function, alleviate discomfort, and enhance the aesthetics of our patients' smiles. This comprehensive category includes:

Dental Fillings: We provide various types of fillings to restore teeth affected by decay, preventing further damage and preserving tooth structure.

Dental Crowns and Bridges: Custom-made crowns are used to cap damaged teeth, restoring their shape, size, strength, and appearance. Bridges are utilized to replace one or more missing teeth, bridging the gap with artificial teeth anchored to adjacent natural teeth or implants. We are using CAD/CAM technology for 3D printing, intraoral 3D scanning, computer-aided design, and manufacturing of fixed dental restorations.

Dentures: We offer both complete and partial dentures as removable options to replace missing teeth and surrounding tissues, restoring chewing ability and facial aesthetics.

Tooth Extraction: When a tooth is severely damaged, decayed, or creating overcrowding, extraction may be necessary. Our team performs extractions with utmost care and comfort.

Veneers: For cosmetic enhancements, veneers are custom-made, thin shells bonded to the front surface of teeth to improve their appearance, correcting issues like discoloration, chips, gaps, or misshapen teeth.

- ***Advanced & Specialty Procedures***

This category encompasses a range of specialized treatments that address more complex dental conditions, often requiring advanced expertise and technology. These services are crucial for comprehensive oral rehabilitation and include:

Root Canal Therapy: This procedure is performed to save a tooth that is severely infected or decayed, removing the damaged pulp, cleaning and shaping the inside of the root canal, and then filling and sealing it. This alleviates pain and prevents further infection.

Periapical Surgery: This specialized surgical procedure treats infection or inflammation around the root tip of a tooth when conventional root canal treatment is not sufficient or has failed.

Dental Implant Surgery: We offer state-of-the-art dental implant surgery utilizing 3D printed surgical guides, a long-term solution for replacing missing teeth. Implants consist of titanium posts surgically placed into the jawbone, acting as artificial tooth roots to support crowns, bridges, or dentures, providing superior stability and a natural feel.

Orthodontic Aligners: For discreet teeth straightening, we provide orthodontic aligners. These custom-made, clear, removable trays gradually shift teeth into their desired positions, offering an aesthetic and convenient alternative to traditional braces.

Oral Surgery: Our oral surgery services cover a broad spectrum of procedures, including wisdom tooth extractions, bone grafting, sinus lifting, tuberosity reduction, exostosis and tori removal, frenuloplasty, biopsy, and other treatments related to the mouth, teeth, jaws, and face, performed with precision and patient comfort in mind.

Periodontal Surgery: Focused on the health of gums and supporting bone, periodontal surgery addresses advanced gum disease. Procedures may include

gum grafting, pocket reduction surgery, or regenerative procedures to restore periodontal health and prevent tooth loss.

Pediatric Dentistry: We are dedicated to providing comprehensive dental care for children from infancy through adolescence. Our pediatric dentistry services focus on preventive care, early detection, and treatment of dental diseases in a child-friendly environment, fostering positive dental experiences from a young age and promoting lifelong oral health.

- ***Special Needs Dental Care***

Understanding that every patient is unique, our Special Needs Dental Care is specifically designed for individuals with physical, medical, developmental, or cognitive disabilities, as well as those facing significant dental anxiety or complex health considerations.

****3. Organization Structure and Key Personnel****

- We plan to employ two dentists who will be central to delivering comprehensive dental solutions, leveraging their extensive knowledge across diverse dental specialties. Their expertise will enable us to address a wide range of patient needs internally, supporting our commitment to complete dental care.
- One Dental Hygienist will join our team. This role is crucial for preventive and diagnostic care, reinforcing our dedication to fostering a lifetime of optimal oral health for all generations.
- Two Dental Assistants will provide essential support to our dentists and hygienist, ensuring smooth clinical operations and enhancing patient comfort during treatments. Their presence will contribute to the efficiency and quality of our delivery service.
- Two Receptionists are the first point of contact for our patients and play a vital role in creating a welcoming and organized environment. Their empathetic communication skills will be instrumental in fostering trust and personalized care experiences from the moment a patient interacts with our practice.

Every staff member will be employed full-time, except Dr. Mykola Rudyk, who will be working 3 days a week. The rest of his time, Dr. Rudyk serves as a faculty member at the dental college.

Dental practice operating hours: Monday – Saturday from 8:00 am to 5:00 pm

The dental practice floor plan includes 13 treatment rooms. At the beginning, we plan to equip and use 8 rooms (4 rooms for 2 dentists, 1 room for a hygienist, 2 rooms for walk-in and emergency patients, and 1 room for treatment under sedation). The rest is left for future growth and expansion.

Practice will start with approximately 2000 existing patients and will gradually grow. Currently, on average, we have 35 new patients per month. This number will increase once we start implementing more marketing strategies by utilizing Google Maps Advertising, Social Media Campaigns, and Direct Mail Campaigns. A normal ratio is 1300-1500 patients per one full-time dentist. By the time the practice starts operating, the number of patients will be sufficient to maintain 1 full-time and 1 part-time dentist. Dental hygienist will be receiving patients from dentists.

On average, one provider treats 10 patients per day. After adding another dentist and hygienist, we expect to see around 25-30 patients per day on average. We plan to stay at this location long term and want to reserve some dental operatories for future growth. With the growth of the patient base, we will add more providers to the practice.

To comfortably accommodate patients and their guests, a dental practice typically needs 1.5-2 seats in the waiting area for every dental operatory. Since we'll start with 8 treatment rooms, the waiting area should have 12-16 chairs.

****4. Competitive Analysis****

The competitive landscape of dental care in the area includes several established practices. However, Dr. Rudyk's practice differentiates itself through the following:

- We offer a single source for all dental needs, from Preventive & Diagnostic Care to Advanced & Specialty Procedures and Special Needs Dental Care, ensuring comprehensive and diverse treatment options. This eliminates the need for patients to visit multiple specialists, offering convenience and continuity of care.
- Our focus is on building lasting relationships through personalized treatment plans and empathetic communication. We prioritize understanding individual patient needs and concerns, fostering an environment of trust and comfort.

- Our practice is equipped to treat patients across all age groups, including those with special needs, making us a central hub for family oral wellness in the local community.
- We are using the most recent innovative technologies in dentistry (digital intraoral 3D scanning, 3D printing, Cone Beam Computed Tomography, Guided Implant Surgery, CAD/CAM Technology, etc.)
- When practice is established, we plan to collaborate with anesthesiologists to provide dental services under sedation. No controlled substances (narcotics) will be stored in the office.

This commitment to comprehensive care positions the practice as a leader in patient satisfaction and loyalty, essential components in a competitive market.

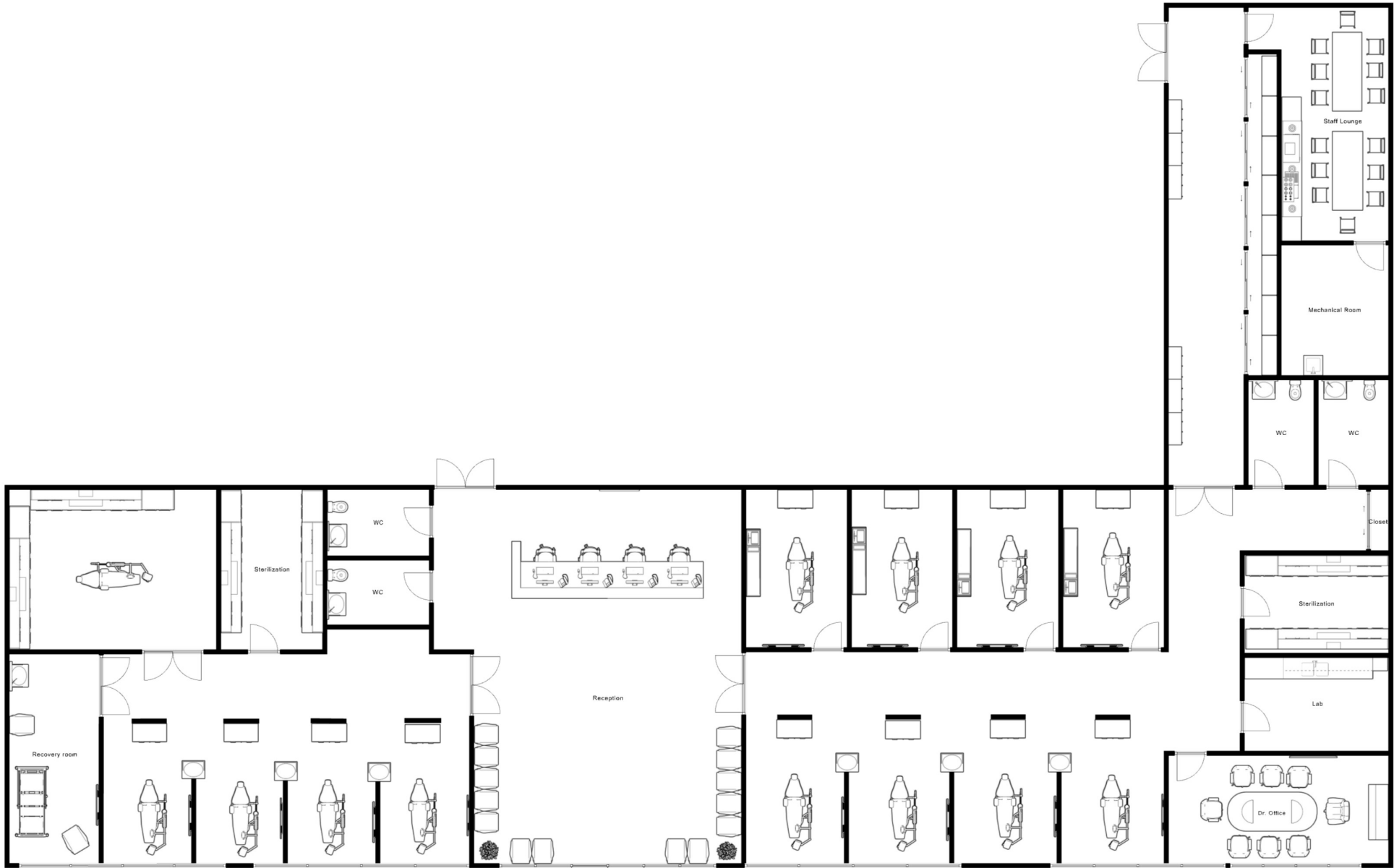
****5. Conclusion****

The strategic relocation and expansion of Dr. Mykola Rudyk's dental practice present a robust opportunity for growth, characterized by increased patient base and improved service provision. With effective marketing strategies, a commitment to personalized care, and a well-defined business plan, the practice is set to enhance its footprint in the dental care market significantly. Continued success will depend on executing these strategies and maintaining the high standards that have established Dr. Rudyk's practice as a trusted provider in the community.

10' 4 5/8" 10' 4 1/4" 10' 2 1/4" 10' 2" 30' 10 1/8" 10' 1 1/4" 10' 1 1/8" 10' 1 3/4" 10' 1 1/8" 7' 6 1/8" 14' 3/8"

47' 10 1/4" 20' 11 3/8" 6'

23' 4 1/8" 13' 7 1/4" 6' 1" 2' 5 1/8" 6' 1" 9' 9 1/2" 9' 4" 10' 9 1/4" 86' 9 1/4"



8' 11 3/8" 8' 9 1/2" 8' 8 1/2" 8' 9 1/2" 8' 11" 26' 9 3/4" 9' 9 3/4" 20' 10 1/8" 10' 3 1/4" 7' 4 1/2" 14' 8"



PUBLIC NOTICE

A Public Hearing will be held before the Village of Palatine Planning and Zoning Commission on Tuesday December 9, 2025 at 7 PM, in the Village Council Chambers in Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:

Special Use to permit a dental office.

The property is commonly known as 1800 N. Rand Road.

The petitioner is proposing a dental office business at the subject property.

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

FILE #: SU-000224-2025 VILLAGE OF PALATINE

Jan Wood, Chair
Palatine Planning and Zoning Commission

DATED: This 20th day of November 2025

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 1800 N. RAND RD.



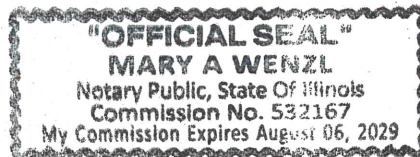
County of COOK

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

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 20TH day of NOVEMBER, A.D. 2025, and the last publication thereof was made on the 20TH day of NOVEMBER, A.D. 2025.

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



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 20TH day of NOVEMBER A.D., 2025.

By _____

President
Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 20TH day of NOVEMBER A.D., 2025.

My commission expires the 6TH day of AUGUST A.D., 2029.

1597 N. Rand Road**STAFF REPORT:**

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Amit Patel, OM Ohana Palatine Realty LLC

PLAN NUMBER: SU-000213-2025

BACKGROUND:

The subject property is zoned B-2 (General Business) and was annexed into the Village in 1999. In October 2024, the lot was included in a resubdivision and received approval for a drive-through restaurant (KFC); however, the project was never constructed. The Petitioner is now requesting approval of a new Special Use and Variation to redevelop the site for a Hawaiian Bros restaurant, with a drive-through. Therefore, the Petitioner is requesting:

- 1. Special Use to permit a restaurant with a drive-thru**
- 2. Variation to permit 19 parking spaces instead of the required 25.**
- 3. Variation to permit 534 square feet of total signage instead of the maximum permitted total signage of 186 square feet.**

KEY ISSUES:

- The proposal includes demolishing the existing structure while retaining the existing foundation, and constructing a new 2,541-square-foot building with an incorporated drive-thru lane.
- The parking lot and drive-thru layout meet all applicable code requirements, including the provision of seven (7) stacking spaces in the drive-thru lane. The building also meets the setback requirements of the B-2 Zoning District. The site plan shows that the existing access driveway on Rand Road will remain.
- The applicant proposes hours of operation from 8:00 a.m. to 11:00 p.m. daily. Staffing is anticipated to average seven (7) employees on site at a time, with an expected customer volume of approximately 20 walk-in customers and 40 drive-thru customers.
- Parking for the proposed use is required at a rate of 1 space per 100 square feet

of building area, or 1 space per 2.5 seats, whichever is greater. Based on a building area of 2,541 square feet and 35 seats, the use requires 25 parking spaces. The proposed site plan provides 19 parking spaces, resulting in a deficiency of six (6) spaces. Therefore, a parking variation will be required. Staff notes that the requested parking variation is directly comparable to the parking variation previously approved for the former drive-through restaurant on the site.

- Per Code, the site is permitted a maximum of 186 square feet of signage. As shown in the table below, the current proposal exceeds this allowance and would require a sign variation. Per Code, sign area is calculated using the smallest rectangle that fully encloses the sign. Because several of the proposed signs are irregular in shape, the calculated area is significantly larger than the actual graphic area. For example, the Hawaiian Islands (E06) wall sign calculates to 119 square feet, although approximately 76% of that area is empty space. Drive-thru and directional signage are not included in the total allowable signage calculation.

| Signs | Sq. Footage |
|---------------------------------------------|--------------|
| Free Standing Sign | 66.2 |
| Attached Front Elevation (E01) | 27.9 |
| Attached West Elevation (E06) | 119 |
| Attached West Elevation (E04) | 27.9 |
| Attached East Elevation (E02) | 70.5 |
| Attached East Elevation (E05) | 29.9 |
| Attached East Elevation (E13) | 88 |
| Attached Rear Elevation (E03) | 27.9 |
| Attached Rear Elevation (E13) | 76 |
| Total Square Footage Proposed | 533.3 |
| Total Square Footage Permitted | 186 |
| Variation for Signage Square Footage | 347.3 |

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

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

attached, and the Petitioners have attempted to address the required standards.

STAFF RECOMMENDATION:

The Petitioner is requesting approval to reuse the existing building foundation and construct a new drive-thru restaurant. The proposed building and drive-thru lane comply with the B-2 District bulk standards as well as the required stacking provisions. Drive-thru uses are also common within the Dundee/Rand Road corridor, making this use consistent with the surrounding commercial area.

A parking variation is requested as part of the proposal. Based on the business plan, the majority of customers are expected to utilize the drive-thru. As a result, Staff believes the proposed parking supply should be adequate for the intended operations.

In addition, while the requested sign variation is significant when calculated per Code, much of the proposed signage consists of decorative elements and negative space. As a result, Staff does not believe the signage will alter the character of the area, given that the actual sign area is substantially less than the calculated variation square footage. Further, any approval would be tied to the specific sign elevations submitted, ensuring that a future operator with different signage plans could not rely on this variation for unrelated designs. Because the actual sign square footage is well below the noticed variation square footage, Staff finds the request to be reasonable.

Therefore, Staff recommends approval of the Special Use and Variations, pursuant to the following conditions:

1. The Special Use and Variation shall substantially conform to the engineering plans prepared by Weaver Consultant Group dated 8/28/2024, elevations prepared by Design Plus dated 8/19/2024 and the business plan submitted by the Petitioner, except as such plans may be changed to conform to Village Codes and Ordinances.
2. The traffic directional signage plan shall be submitted in a manner acceptable to the Village Engineer or Director of Planning and Zoning.
3. The final landscaping plan shall be submitted in a manner acceptable to the Director of Planning and Zoning.

ATTACHMENTS:

1. Aerial Map
2. Special Use and Variation Application
3. Engineering Plans
4. Floor Plan
5. Elevations
6. Sign Package
7. Business Plan
8. Public Notice



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Print Date: 12/4/2025

Notes

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



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

Kalpesh Patel

Business Name (if applicable)

OM Group

Subject Property Address

1597 N. Rand Road

Please provide a description of your proposed request:

New Hawaiian Bros quick-serve restaurant with drive-thru.

Petitioner Justification

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

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

The proposed Hawaiian Bros will fit into this existing commercial developed area which contains other drive-thrus and will serve the public via dine-in or drive-thru services.

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

The proposed Hawaiian Bros will not endanger the public health, safety, or general welfare of any portion of the community as demonstrated in the site plan, building plans, and photometric plan. No hazards or nuisances to nearby neighbors are anticipated as a result of this project.

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

The proposed Hawaiian Bros will fit into this existing commercial developed area. The building and site will blend in with and enhance the character of the area. The vacant property will be transformed into a commercial development that is aesthetically pleasing with high-quality exterior materials on the building along with landscaping designed to ensure species resiliency and complimentary style. Site lighting will be provided in a fashion that provides appropriate foot candles for safety with cut-off fixtures for minimal light trespass and directed inward toward the development. The building and grounds will be well maintained.

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.

N/A



VARIATION APPLICATION

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

Petitioner Name

Amit Patel

Business Name (if applicable)

OM Group

Subject Property Address

1597 N Rand Road, Palatine, IL 60074

Please provide a description of your proposed request:

1. Variation to permit 19 parking spaces, instead of the minimum required 25 parking spaces.
2. Variation to permit 534 square feet of total signage instead of the maximum permitted total signage of 186 square feet.

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:

See attached variance justification letter.

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

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

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.



Village of Palatine Variance Application

Petitioner Justification for proposed Hawaiian Bros at 1597 N Rand Road, Palatine, IL 60074:

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:

1. Parking space variance: If used under conditions of the zoning district it would impact the layout of the site eliminating a drive-thru which is required to operate as a drive-thru restaurant and serves a large portion of Hawaiian Bros clients.
2. Signage variance: Most of the elements presented forth are architectural elements, standard within the brand and design of the stores for this customer and important for brand recognition.

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

1. Parking space variance: This is due to the unique circumstances of the site with the multiple existing accesses to the site needed to remain to keep existing traffic patterns limiting the amount of parking areas on site.
2. Signage variance: The building sits between adjacent structures, limiting visibility to oncoming traffic. These site-specific conditions create a hardship in meeting the visibility needs for business identification under the current sign code.

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

1. Parking space variance: This will not alter the essential character of the locality as the building is remaining a commercial use with the same site access as well as similar traffic flow patterns with parking located in similar spots.
2. Signage variance: The proposed signage variation will not alter the essential character of the locality. The design, materials, and illumination are consistent with other commercial signage in the area and maintain the overall visual harmony of the corridor. The sign is scaled appropriately for the building and surrounding properties, and will not create visual clutter or distraction.

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
1. Parking space variance: The shape and size of the property have impacted the locations for the parking locations. Based on the location of the existing building parking on the east side of the building is not possible due to parking stall dimension and drive aisle dimension requirements. Additional hardship is not being created for the property as the proposed scope is reusing the existing infrastructure in place. Supply of light will not be impacted and proposed condition is shown via PXP.
 2. Signage variance: The request will not obstruct light or air to adjacent properties and will comply with all applicable electrical and building safety codes. The sign illumination will be low-glare LED lighting consistent with city standards and will not pose any hazard to public safety or traffic visibility.

PROPOSED BUILDING RENOVATION OM GROUP - HAWAIIAN BROS - STR: 124

PALATINE, IL



PROJECT INFORMATION

PROPOSED BUILDING RENOVATION
OM GROUP - HAWAIIAN BROS - STR: 124
 1597 N RAND ROAD • PALATINE, IL 60074



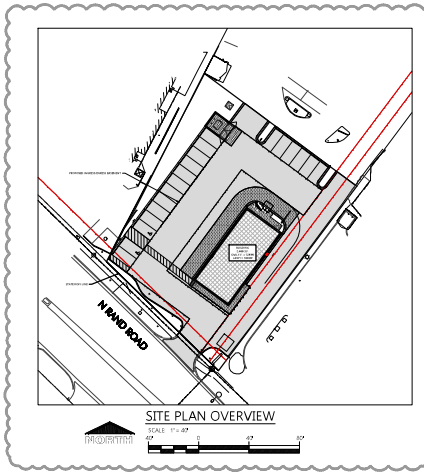
SHEET DATES
ISSUED FOR CONSTRUCTION
 IFC ALD, 11.2025
 AD2 OCT, 13.2025

JOB NUMBER
 250156100

SHEET NUMBER
C0.1

CIVIL COVER SHEET

TO OBTAIN LOCATION OF PARTIALITY UNDERGROUND FACILITIES REFER YOU TO THE LEGEND
CALL JULE KLINGES ONE CALL SYSTEM
 1-800-392-0113
 TOLL FREE OR CALL 630-311-1111
 BLINDS/LAW REQUIRES 10 BUSINESS DAYS NOTICE BEFORE YOU EXCAVATE



LEGEND

NOTE: ALL UTILITIES SHOWN MAY NOT APPEAR ON DRAWINGS

| SYMBOL | DESCRIPTION | SYMBOL | DESCRIPTION |
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| | PROPOSED ROOF ELEVATIONS SHOW LINE OF CURB UNLESS OTHERWISE SPECIFIED | | PROPOSED SPOT ELEVATIONS (TOP OF CURB, FINISHING OF CURB) |
| | EXISTING GRADE SPOT ELEVATIONS | | PROPOSED SPOT ELEVATIONS (TOP OF WALL, BOTTOM OF WALL, BOTTOM OF FOOTING) |
| | PROPOSED SPOT ELEVATIONS (REFERENCE WALLS) DETAIL REFINISHED FINISH FINISH AT JACK OF WALL, FINISH REFINISHED FINISH FINISH AT FINISH OF WALL | | |
| EXISTING UTILITIES | | | |
| | EXISTING SEWER | | EXISTING UTILITY POLE |
| | EXISTING MANHOLE PARKING STALL | | EXISTING UTILITY POLE WITH GUY WIRE |
| | EXISTING SANITARY SEWER IN FLOOR | | EXISTING STREET LIGHT |
| | EXISTING WATER SERVICE VALVE IN MANHOLE | | EXISTING TELEPHONE PEDestal |
| | EXISTING WATER SERVICE VALVE | | EXISTING ELECTRIC PEDestal |
| | EXISTING WELL | | EXISTING ELECTRIC RISER |
| | EXISTING STORM CATCH BASIN | | EXISTING FLOOD LIGHT |
| | EXISTING STORM CURB INLET | | EXISTING TELEPHONE HANDHOLE |
| | EXISTING SQUARE CATCH BASIN | | EXISTING CABLE TV PEDestal |
| | EXISTING LIGHT POLE | | EXISTING GAS VALVE |
| | 1/4\"/> | | EXISTING HEDGE |
| | 3/4\"/> | | EXISTING WOODED AREA |
| | 1/4\"/> | | EXISTING MARSH AREA |
| | 3/4\"/> | | EXISTING DECIDUOUS TREE WITH TRUNK DIAMETER |
| | 1/4\"/> | | EXISTING CONIFEROUS TREE |
| | 1\"/> | | EXISTING SHRUB |
| | SECTION CORNER | | EXISTING STUMP |
| PROPOSED UTILITIES | | | |
| | PROPOSED SIGN | | PROPOSED STORM FIELD INLET - ST 18 |
| | PROPOSED HANDICAP PARKING STALL | | PROPOSED LIGHT POLE |
| | PROPOSED WATER SERVICE VALVE IN MANHOLE | | PROPOSED CHANGE ROOM |
| | PROPOSED WATER SERVICE VALVE | | PROPOSED APRON SLAB SECTION |
| | PROPOSED WELL | | SOIL BORING |
| | PROPOSED STORM CATCH BASIN - ST 18 | | CENTER LINE |
| | PROPOSED STORM CURB INLET - ST 18 | | CLEANOUT |
| | PROPOSED DOWNSPOUT TO SEWER | | PROPOSED DOWNSPOUT TO SEWER |
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| | EXISTING WOOD FENCE | | EXISTING PROCESS SEWER AND MANHOLE |
| | EXISTING BARRED WATER FENCE | | EXISTING CLEAR WATER LINE |
| | EXISTING CURB AND GUTTER | | EXISTING UNDERGROUND FIBER OPTIC LINE |
| | EXISTING GUARD RAIL | | EXISTING UNDERGROUND ELECTRIC CABLE |
| | EXISTING GROUND CONTOUR | | EXISTING UNDERGROUND TELEPHONE CABLE |
| | EXISTING STORM SEWER AND MANHOLE | | EXISTING UNDERGROUND GAS LINE |
| | EXISTING SANITARY SEWER AND MANHOLE | | EXISTING OVERHEAD UTILITY LINE |
| | EXISTING WATER LINE AND HYDRANT | | RAILROAD TRACKS |
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| | PROPOSED GROUND CONTOUR | | PROPOSED UNDERGROUND TELEPHONE CABLE |
| | PROPOSED STORM SEWER AND MANHOLE - ST 18 | | PROPOSED UNDERGROUND GAS LINE |
| | PROPOSED SANITARY SEWER AND MANHOLE - SAN 18 | | PROPOSED OVERHEAD UTILITY LINE |
| | PROPOSED WATER LINE AND HYDRANT | | PROPOSED OVERHEAD UTILITY LINE |
| | PROPOSED PROPERTY LINE | | PROPOSED OVERHEAD UTILITY LINE |
| | PROPOSED PROPERTY LINE | | PROPOSED OVERHEAD UTILITY LINE |

PROJECT CONTACTS

| OWNER INFORMATION | OWNER | DESIGNER | CLIENT | PROJECT MANAGER | PROJECT ENGINEER | PROJECT SUPERVISOR | PROJECT SUPERVISOR |
|----------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|
| OM Group 205 S. Flouge Rd Suite 310 Deer Ridge, IL 60015 Phone: 815.332.5473 Email: julie@omgroup.com | Jule Klinges 205 S. Flouge Rd Suite 310 Deer Ridge, IL 60015 Phone: 815.332.5473 Email: julie@omgroup.com | James M. M... 100 Camelot Drive Round Bay, IL 60495 Phone: 800.926.2800 Email: james@excelengineer.com | OM Group 205 S. Flouge Rd Suite 310 Deer Ridge, IL 60015 Phone: 815.332.5473 Email: julie@omgroup.com | James M. M... 100 Camelot Drive Round Bay, IL 60495 Phone: 800.926.2800 Email: james@excelengineer.com | James M. M... 100 Camelot Drive Round Bay, IL 60495 Phone: 800.926.2800 Email: james@excelengineer.com | James M. M... 100 Camelot Drive Round Bay, IL 60495 Phone: 800.926.2800 Email: james@excelengineer.com | James M. M... 100 Camelot Drive Round Bay, IL 60495 Phone: 800.926.2800 Email: james@excelengineer.com |



PROJECT NOTES

- GENERAL PROJECT NOTES**
- ALL DIMENSIONS AND LINE CUTS TO BE CONSTRUCTED ACCORDING TO LOCAL ORDINANCES. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS.
 - THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL FROM IN HOW PERMITS.

CONSTRUCTION STAKING SERVICES

CONSTRUCTION STAKING SHALL BE COMPLETED BY EXCEL ENGINEERS AS REQUESTED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. CONTRACTOR TO CONTACT PLANNING DEPARTMENT AT 815.332.5473 OR 815.332.5473 FOR STAKING PRICES TO BE INCLUDED IN BID TO OWNER. PAYMENT OF STAKING COSTS ABOVE AND BEYOND THE BASE PRICE DUE TO DELAY SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. NOT THE OWNER. CAD DRAWING FILES AND SURVEY CONTROL WILL NOT BE PROVIDED FOR STAKING PURPOSES.

SHEET INDEX

SHEETS BELONGING TO BE PRINTED IN COLOR. REFER TO OTHER FORMATS DRAWINGS IF INDICATED BASED ON TO ENSURE SCHEM CLARITY.

| NUMBER | SHEET NAME / DESCRIPTION |
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| 00.1 | LOWER SHEET |
| 00.2 | SPECIFICATIONS |
| 00.3 | PROPOSED SITE AND EXISTING UTILITIES |
| 00.4 | PROPOSED SITE AND EXISTING UTILITIES |
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| 00.100 | PROPOSED SITE AND EXISTING UTILITIES |

CIVIL SPECIFICATIONS

DIVISION 31 EARTH WORK

31 00 SITE CLEARING (DEMOLITION)

A. CONTRACTOR SHALL CALL UTILITIES AND CONDUCT PRIVATE UTILITY LOCATE AS REQUIRED TO INSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING SITE DEMOLITION. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.

B. CONTRACTOR TO FIELD VERIFY ALL EXISTING SANITARY AND STORM LATERALS THAT ARE SCHEDULED TO BE REMOVED OR CONNECTED TO ON SITE AT TIME OF DEMOLITION. THE TELEVISION SHALL BE COMPLETED TO INSURE THE EXISTING LATERALS ARE FREE OF OBSTRUCTIONS AND ARE IN GOOD CONDITION. TELEVISION RECORDS (DRAWINGS) SHALL BE COMPLETED AT BEGINNING OF CONSTRUCTION AND DESIGN ENGINEER SHALL BE NOTIFIED ON ANY VPP OBSTRUCTIONS AND/OR STRUCTURAL DEFICIENCIES IMMEDIATELY AFTER COMPLETION OF FULL TELEVISION RECORDING. CONTRACTOR SHALL REMOVE.

C. DEMOLITION PLAN IS AN OVERVIEW OF DEMOLITION TO TAKE PLACE ON SITE. CONTRACTOR TO FIELD VERIFY EXISTING SITE CONDITIONS PRIOR TO BEGGINING. CONTRACTOR SHALL REMOVE, REPLACE OR DRENCH/ALF LIME AS NEEDED DURING CONSTRUCTION.

D. CONTRACTOR TO PROTECT EXISTING UTILITIES THAT ARE SCHEDULED TO REMAIN. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.

E. ALL CONCRETE NOT TO BE REMOVED SHALL BE REMOVED TO THE NEAREST JOINT/JOIST.

31 20 SO EARTH MOVING

A. CONTRACTOR SHALL CALL UTILITIES AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO INSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING DEMOLITION. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.

B. CONTRACTOR SHALL PROVIDE ALL EQUIPMENT FOR ALL EXCAVATION, GRADING, FILL AND BACKFILL WORK AS REQUIRED TO COMPLETE THE GENERAL CONTRACT WORK. ALL EXCAVATION AND BACKFILL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED IN THE BID DOCUMENTS.

C. ALL ORGANIC TOPSOIL UNDER THE BUILDING AREA UNDER PAVED AREAS, AND AT SITE FILL AREAS SHALL BE REMOVED. PROOF ROOT EXCESS BEFORE PLACING FILL WITH VEGETATIVE MEDIUM-TINED EROSION CONTROL. SUCH AS A VEGETATIVE TRENCH SHALL DUMP TRUCK TO IDENTIFY SOFT SPOTS AND AREAS OF EXCESS WELDING. CONTRACTOR SHALL VERIFY TOPSOIL DEPTHS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL FOLLOW AND FOLLOW THE RECOMMENDATIONS OF THE GEOLOGICAL REPORT AND ACCORD TO EXISTING CONDITIONS PRIOR TO SUBMITTING BID FOR THE PROJECT. EXCESS MATERIALS SHALL BE REMOVED FROM THE SITE UNLESS OTHERWISE DIRECTED IN THE PLANS OR BY LOCAL ZONING REGULATIONS.

D. PLACE AND COMPACT FILL MATERIAL IN LAYERS TO REQUIRED ELEVATIONS. UNIFORM MOISTEN OR ABRASIVE SURFACE AND EACH SUBSEQUENT FILL OR BACKFILL LAYER BEFORE COMPACTING AS REQUIRED TO ACHIEVE SPECIFIED DENSITY. REMOVE AND REPLACE OR SCARP AND AIR DRY. OTHERWISE SATISFACTORY SOIL MATERIAL THAT IS TOO WET TO COMPACT TO SPECIFIED DRY DENSITY.

E. PLACE BACKFILL AND FILL MATERIALS IN LAYERS NOT MORE THAN 8" IN LOOSE DEPTH FOR MATERIAL COMPACTED TO HIGH COMPACTION EFFICIENCY, AND NOT MORE THAN 4" IN LOOSE DEPTH FOR MATERIAL COMPACTED TO HAND-COMPACTED TAMPERS.

F. COMPACT THE SOIL TO NOT LESS THAN THE FOLLOWING PERCENTAGES OF MAXIMUM DRY DENSITY ACCORDING TO ASTM D 985, STANDARD PROCTOR TEST. FILL MAY NOT BE PLACED ON FRESH GRADE AND NO PROZEN MATERIALS MAY BE USED FOR BACK FILL. APPLY THE MOST STRINGENT REQUIREMENTS WHEN COMPARING BETWEEN THE FOLLOWING AND THE GEOLOGICAL REPORT.

1. UNDER FOUNDATIONS - SUBGRADE, AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 95 PERCENT.

2. UNDER INTERIOR SLAB-ON-GRADE WHERE GROUNDWATER IS MORE THAN 1 FEET BELOW THE SLAB - PLACE A DRAINAGE COURSE LAYER OF 1/4" CRUSHED STONE WITH 5% TO 12% FINES. FOR THICKNES INDICATED ON FOUNDATION PLANS ON PREPARED SUBGRADE. COMPACT THE SUBGRADE AND DRAINAGE COURSE TO NOT LESS THAN 95 PERCENT.

3. UNDER INTERIOR SLAB-ON-GRADE WHERE GROUNDWATER IS WITHIN 1 FEET OF THE SLAB SURFACE-PLACE A DRAINAGE COURSE LAYER OF CLEAN 1/4" CRUSHED STONE, WITH NO MORE THAN 5% FINES. FOR THICKNES INDICATED ON FOUNDATION PLANS ON PREPARED SUBGRADE. COMPACT THE SUBGRADE AND DRAINAGE COURSE TO NOT LESS THAN 95 PERCENT.

4. UNDER EXTERIOR CONCRETE AND ASPHALT PAVEMENTS - COMPACT THE SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 95 PERCENT.

5. UNDER WALKWAYS - COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 95 PERCENT.

6. UNDER LAWN OR UNPAVED AREAS - COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 85 PERCENT.

G. CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO PROGRAM FIELD TESTS AND INSPECTORIAL SUPERVISION DOCUMENTATION OF PASSING DESIGN TESTS AND PROOF-LOADING TO ENGINEER UPON COMPLETION. IT IS UNDERSTOOD THAT THE GEOLOGICAL REPORT IS USED TO REFORM THE SUBSURFACE SOIL. INVESTIGATION IS ENGAGED FOR THE FIELD QUALITY CONTROL TESTS.

H. ALL THE TESTING AGENCY TO TEST AND INSPECT SUBGRADE AND EACH LAYER OF BACKFILL LAYER. PROCEED WITH SUBSEQUENT EARTHWORK ONLY AFTER RESULTS FOR PREVIOUSLY COMPLETED WORK COMPLY WITH REQUIREMENTS. PROVIDE ONE TEST FOR EVERY 2000 SQUARE FEET OF PAVED AREA OR BUILDING SLAB, ONE TEST FOR EACH SPREAD FOOTING, AND ONE TEST FOR EVERY 50 LINEAR FEET OF WALL, STOP FOOTING.

I. WHEN THE TESTING AGENCY REPORTS THAT SUBGRADES, FILLS OR BACKFILLS HAVE NOT ACHIEVED DEGREE OF COMPACTION REQUIRED, SCARP AND MOISTEN OR ABRATE, OR REMOVE AND REPLACE SOIL TO DEPTH REQUIREMENT, RECOMPACT AND RETEST UNTIL SPECIFIED COMPACTION IS OBTAINED.

J. THE BUILDING SITE SHALL BE GRADDED TO DRAINAGE AWAY FROM THE BUILDING AS INDICATED ON THE PLANS. SITE EARTHWORK SHALL BE GRADDED TO WITHIN 0.1% OF REQUIRED EARTHWORK ELEVATIONS ASSUMING POSITIVE DRAINAGE IS MAINTAINED IN ACCORDANCE WITH THE GRADING PLAN.

31 30 SO EROSION CONTROL/STORMWATER MANAGEMENT

A. THE GRADING PLAN REFLECTS LESS THAN 1 ACRE OF DISTURBED AREA. THE SITE IS THEREFORE EXEMPT FROM ILLINOIS ENVIRONMENTAL PROTECTION AGENCY NOTICE OF INTENT REQUIREMENTS. THE DESIGN ENGINEER SHALL PREPARE AN EROSION CONTROL PLAN TO MEET ILLINOIS ENVIRONMENTAL PROTECTION AGENCY BEST PRACTICE CONSTRUCTION SITE PERFORMANCE STANDARDS FOR NON-URBAN SITES.

B. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING LOCAL EROSION CONTROL PERMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING EROSION CONTROL MAINTENANCE AND REPORTING REQUIREMENTS OF APPLICABLE FEDERAL, ILLINOIS, AND LOCAL JURISDICTIONS. INSPECTED EVERY 7 DAYS AND WITHIN 14 HOURS AFTER A PRECIPITATION EVENT OF 0.25" OR MORE. A PRECIPITATION EVENT MAY BE CONSIDERED TO BE THE TOTAL AMOUNT OF PRECIPITATION RECEIVED IN ANY CONTINUOUS 24 HOUR PERIOD. THE CONTRACTOR SHALL REPAIR OR REPLACE EROSION CONTROL AND SEDIMENT CONTROL AS NECESSARY WITHIN 7 DAYS OF AN INSPECTION OR AFTER A GOVERNMENT NOTIFICATION UNLESS REPAIR OR REPLACEMENT IS REQUESTED.

D. EROSION AND SEDIMENT CONTROL IMPLEMENTED DURING CONSTRUCTION SHALL STRICTLY COMPLY WITH THE GUIDELINES AND REQUIREMENTS SET FORTH IN THE ILLINOIS URBAN MANUAL, TECHNICAL STANDARDS PUBLISHED BY THE NATIONAL ENVIRONMENTAL PROTECTION AGENCY SECTION 20 (IN-20) AND STATE ENGINEERING SPECIFICATIONS SHALL ALSO BE UTILIZED TO IMPLEMENT THE REQUIRED PERFORMANCE STANDARDS. THE METHODS AND TYPES OF EROSION CONTROL WILL VARY DEPENDING ON THE LOCATION AND TYPE OF WORK INVOLVED. ALL SEDIMENT CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION, AND INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS. ILLINOIS A LIST OF APPROVED AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES TO ACHIEVE THE PERFORMANCE STANDARDS REQUIRED.

1. SILT FENCE SHALL BE PLACED ON SITE AT LOCATIONS SHOWING ON THE EROSION CONTROL PLAN. SILT FENCE SHALL ALSO BE PROVIDED AROUND THE PERIMETER OF ALL SOIL STOCKPILES THAT WILL EXIST FOR MORE THAN 7 DAYS. FOLLOW PROCEDURES FOUND IN ILLINOIS URBAN MANUAL PRACTICE STANDARD 903.

2. STONE TRAPPING PADS AND TRACUOT CONTROL PRACTICES SHALL BE PLACED AT ALL CONDUITS, STORM DRAIN ENTRANCES AND SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE CONSTRUCTION SITE. SEE THE EROSION CONTROL PLAN FOR LOCATIONS. THE AGGREGATE USED SHALL BE DOTT (#4, #6, #8, #10, #12, #14, #16, #18, #20, #24, #30, #36, #42, #48, #60, #75, #90, #108, #120, #150, #180, #210, #240, #300, #360, #420, #480, #600, #750, #900, #1080, #1200, #1500, #1800, #2100, #2400, #3000, #3600, #4200, #4800, #6000, #7500, #9000, #10800, #12000, #15000, #18000, #21000, #24000, #30000, #36000, #42000, #48000, #60000, #75000, #90000, #108000, #120000, #150000, #180000, #210000, #240000, #300000, #360000, #420000, #480000, #600000, #750000, #900000, #1080000, #1200000, #1500000, #1800000, #2100000, #2400000, #3000000, #3600000, #4200000, #4800000, #6000000, #7500000, #9000000, #10800000, #12000000, #15000000, #18000000, #21000000, #24000000, #30000000, #36000000, #42000000, #48000000, #60000000, #75000000, #90000000, #108000000, #120000000, #150000000, #180000000, #210000000, #240000000, #300000000, #360000000, #420000000, #480000000, #600000000, #750000000, #900000000, #1080000000, #1200000000, #1500000000, #1800000000, #2100000000, 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| KEYNOTES | |
|----------|--------------------------------------------------------------------------------------------------------|
| A | REMOVE TRANSFORMER |
| B | REMOVE TREE |
| C | REMOVE SIGN |
| D | REMOVE EXISTING ENCLOSURE |
| E | DATE DALLINGS AND ASSOCIATE'S PERMITS FOR CONSTRUCTION OF NEW BUILDING. SEE ARCH AND STRUCTURAL PLANS. |
| F | SPAVOLT GAS NECESSARY AND REMOVE PAINTMENT |
| G | REMOVE WATER LATERAL TO MAIN AND CAP PER LOCAL REQUIREMENTS |
| H | REMOVE PORTION OF BRK BY RETAINING WALL |
| I | PROTECT EXISTING RETAINING WALL |
| J | PROTECT EXISTING CURB |
| K | PROTECT EXISTING UTILITY |
| L | PROTECT FIRE HYDRANT |
| M | PROTECT LIGHT POLE |
| N | PROTECT EXISTING SANITARY LATERAL |
| O | SM OF EXIST' CONDUIT AND REPLACEMENT |
| P | REMOVE CURB AS NEEDED FOR SPECIALTY CONNECTION |
| Q | PROTECT STRUCTURE |
| R | REMOVE SIGNAGE FOR CONSTRUCTION OF ADA WALK |



PROJECT INFORMATION

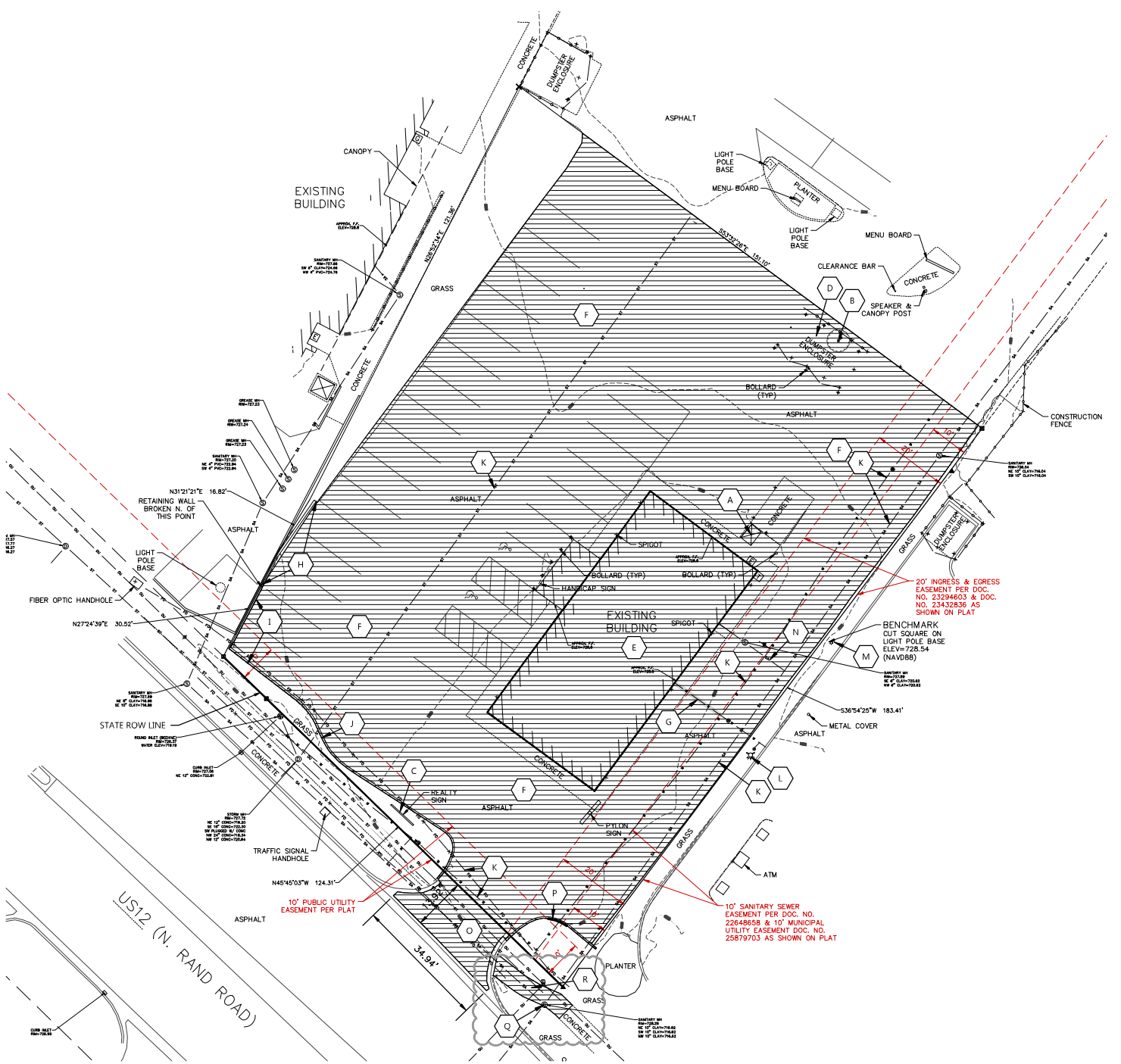
PROPOSED BUILDING RENOVATION
OM GROUP - HAWAIIAN BROS - STR: 124
 1597 N RAND ROAD • PALATINE, IL 60074

PROFESSIONAL SEAL

| SHEET DATES | |
|-------------------------|---------------|
| ISSUED FOR CONSTRUCTION | |
| IFC | AUG. 11, 2025 |
| AD1 | AUG. 22, 2025 |
| AD2 | OCT. 13, 2025 |
| AD3 | OCT. 24, 2025 |

JOB NUMBER
250156100

SHEET NUMBER
C1.0



US12 (N. RAND ROAD)



CIVIL EXISTING SITE AND DEMOLITION PLAN

SITE INFORMATION:

PROPERTY AREA: 23,745 S.F. (ISSU: AB05)
EXISTING ZONING: R-2 GENERAL BUSINESS DISTRICT
PROPOSED ZONING: R-2 GENERAL BUSINESS DISTRICT
EXISTING USE: VACANT COMMERCIAL BUILDING
PROPOSED USE: RESTAURANT WITH DRIVE THROUGH
AREA OF SITE DISTURBANCE: 23,745 S.F. (ISSU: AB05)
SETBACKS:
BUILDING: FRONT SETBACK: 1'-25'
SIDE SETBACK: 1'-24'
REAR SETBACK: 1'-10'
PROPOSED BUILDING HEIGHT: 22'-0" (MAX. HEIGHT ALLOWED: 47'-0")
PARKING REQUIRED: 1 SPACE PER 25 SEATS (IN SEATING RESTAURANT) (15 SPACES REQUIRED)
PARKING PROVIDED: 20 SPACES (15 PUBLIC ACCESSIBLE)
HANDICAP STALLS REQUIRED: 1 HANDBASE STALL PROVIDED: 2
STREETWAY QUEUING: 7 VEHICLES
LANDSCAPE REQUIREMENTS:
MINIMUM 20% TREES SURVIVAL: 100% (MIN. 10% PROVIDED)

EXISTING SITE DATA

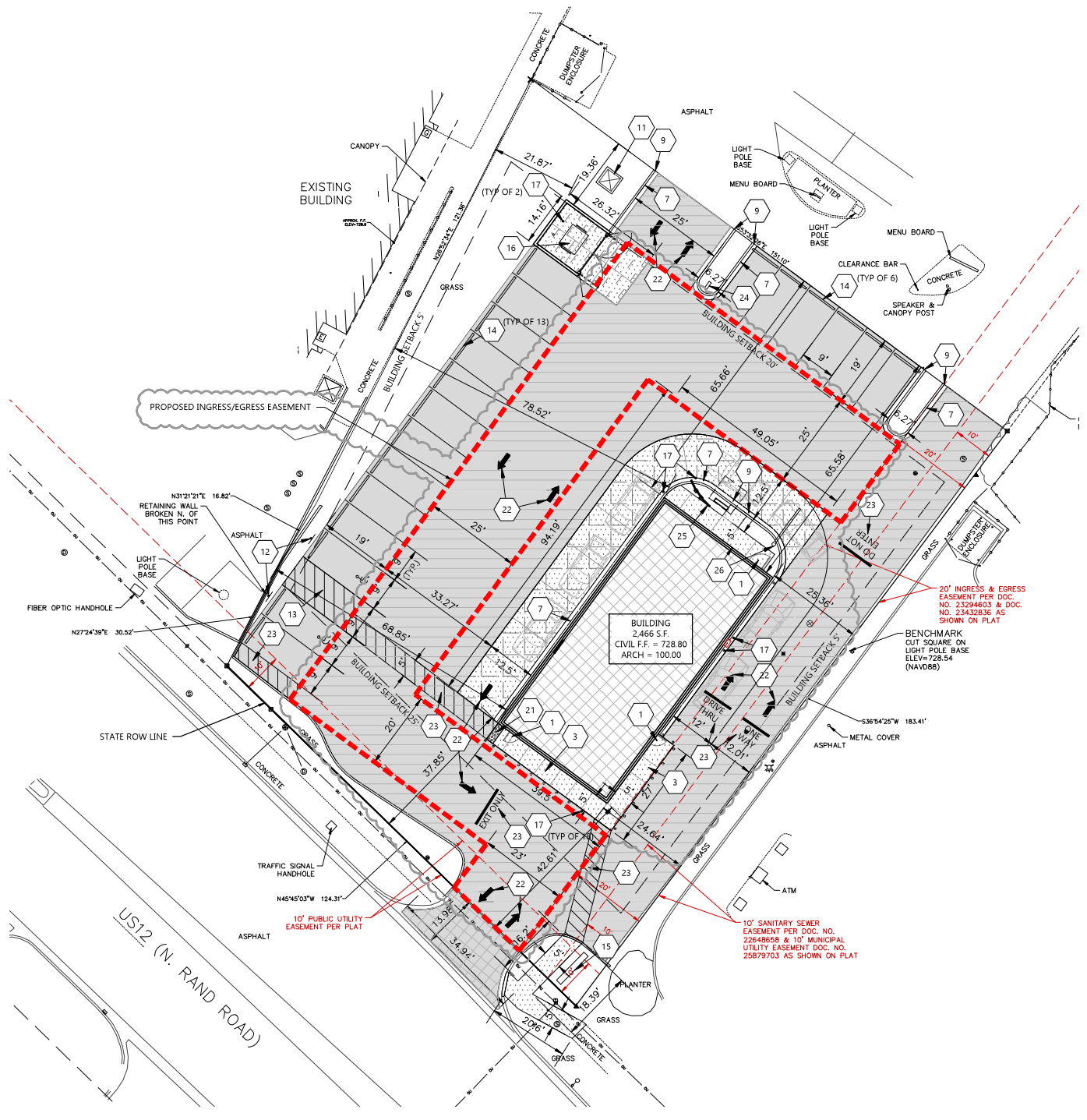
| | AREA (AC) | AREA (SQ) | PERCENT |
|-------------------------|-----------|-----------|---------|
| BUILDING FLOOR AREA | 0.06 | 2,466 | 10.4% |
| PAVEMENT (ASP. & CONC.) | 0.44 | 15,239 | 64.6% |
| TOTAL PAVED AREAS | 0.50 | 17,705 | 75.0% |
| LANDSCAPING OPEN SPACE | 0.06 | 2,359 | 10.0% |
| PROJECT SITE | 0.05 | 1,910 | 8.0% |

PROPOSED SITE DATA

| | AREA (AC) | AREA (SQ) | PERCENT |
|-------------------------|-----------|-----------|---------|
| BUILDING FLOOR AREA | 0.06 | 2,466 | 10.4% |
| PAVEMENT (ASP. & CONC.) | 0.47 | 16,874 | 71.4% |
| TOTAL PAVED AREAS | 0.53 | 19,340 | 81.8% |
| LANDSCAPING OPEN SPACE | 0.07 | 2,500 | 10.6% |
| PROJECT SITE | 0.05 | 1,910 | 8.0% |

KEYNOTES

- CONCRETE STEEP SLOPE (SEE STRUCTURAL PLANS FOR DETAILS)
- FLUSH WALK (SEE DETAIL)
- IF CURB & GUTTER (SEE DETAIL)
- CURB TAPER (SEE DETAIL)
- CONCRETE TRANSFORMER PAD BY UTILITY OFFICER (CONTRACTOR TO VERIFY FINAL LOCATION & DESIGN PRIOR TO CONSTRUCTION)
- LANDSCAPING PER STATE CODE (SEE DETAIL)
- LANDSCAPING STALL & STOPPING FOR STATE CODES
- PRECAST CONCRETE WHEEL STOP (TYP)
- PAVING SOIL (DETAILS: FINAL LOCATION & APPROVAL BY SOIL VENDOR)
- DUMPSTER ENCLOSURE (TYP) (SEE ARCHITECTURAL FOR DETAILS)
- IF CONCRETE (TYP) (SEE ARCHITECTURAL FOR DETAILS)
- SECTORAble WARNING PLATE FOR STATE CODES
- TRAFFIC FLOW ARROWS (TYP) (COLOR TO MATCH PARKING STALL STRIPING)
- PAINT STRIPING (TYP) (COLOR TO MATCH PARKING STALL STRIPING)
- CONCRETE WALK (SEE DETAIL: FINAL LOCATION & APPROVAL BY SOIL VENDOR)
- WIDE TRAIL ORDER CANOPY AND MENU BOARD
- CLEARANCE BAR



LEGEND:

| | |
|----------|-----------------------------------------------|
| HATCH | PAVEMENT SECTION |
| [Symbol] | STANDARD ASPHALT |
| [Symbol] | HEAVY DUTY ASPHALT |
| [Symbol] | EDGE COMPARTMENT ENTRANCE TO WALKWAY CONCRETE |
| [Symbol] | SEVERAL CONCRETE |
| [Symbol] | HEAVY DUTY CONCRETE |
| [Symbol] | SUBSISTIVE SAND/GRANULAR CONCRETE |



| ISSUED FOR CONSTRUCTION | DATE |
|-------------------------|---------------|
| IFC | AUG. 11, 2025 |
| AD1 | AUG. 22, 2025 |
| AD2 | OCT. 13, 2025 |
| AD3 | OCT. 24, 2025 |
| AD4 | NOV. 10, 2025 |

250156100

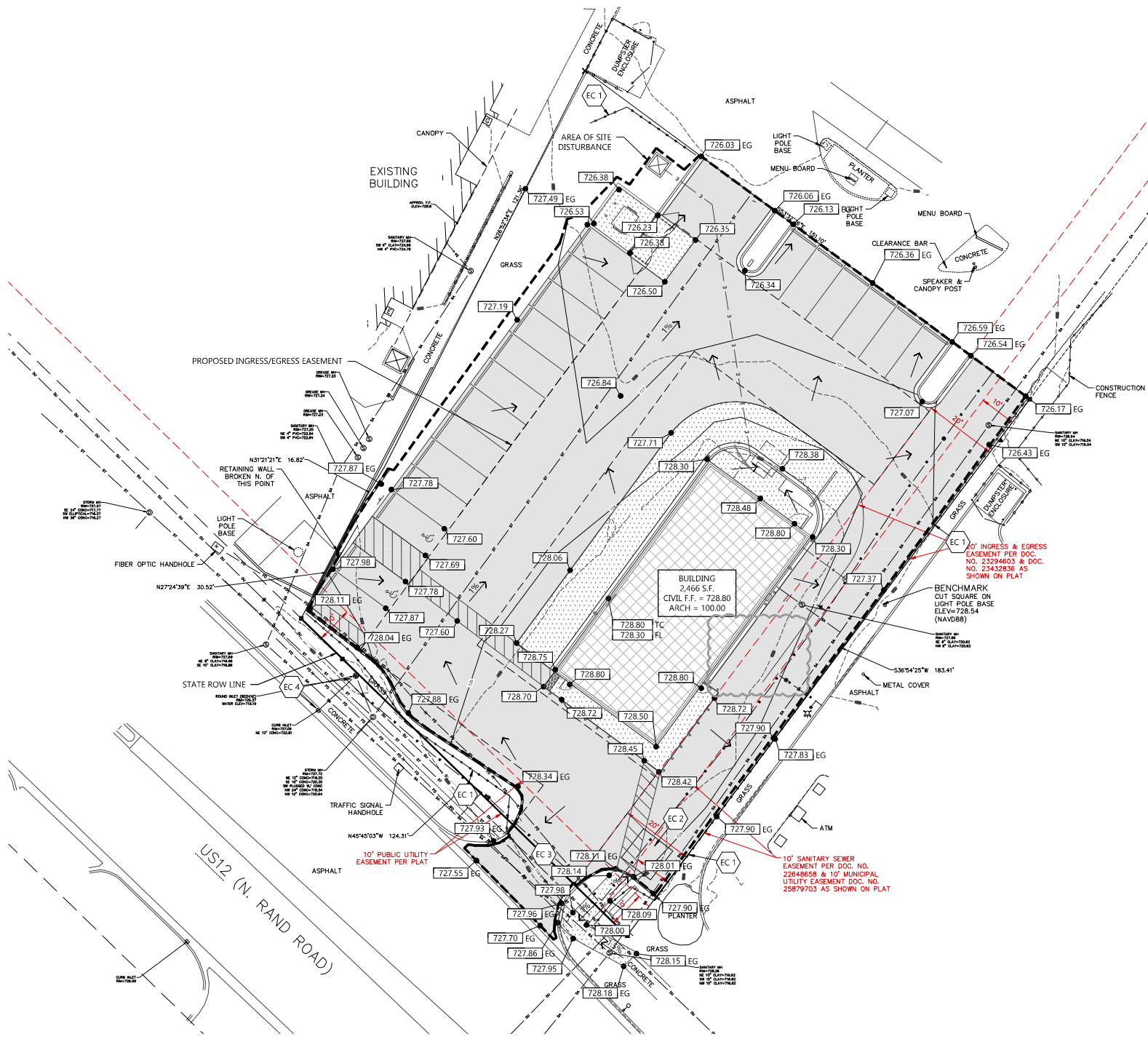
C1.2

GENERAL NOTES:

- HANDICAP STAIR AND ACCESS ADGES SHALL NOT EXCEED A SLOPE OF 1:10 IN ANY DIRECTION. HANDICAP STAIRS & ACCESS ADGES SHALL CONFORM TO ADA REQUIREMENTS CURRENT EDITION.
- ALL STEEP WALLS SHALL NOT EXCEED A MAXIMUM EGRESS SLOPE OF 1:10% AND FINISH SLOPE OF 50% UNLESS OTHERWISE SPECIFIED.
- CONTRACTOR SHALL PROVIDE STABILIZED CONSTRUCTION BY FRAME AT CONSTRUCTION ENTRANCE FOR PROPOSED IMPROVEMENTS AS REQUIRED BY CODE.
- CONTRACTOR SHALL PROVIDE CONCRETE WASHOUT AS REQUIRED PER CODE. SHALL BE LOCATED 10' BY CONTRACTOR.
- CONTRACTOR SHALL PROVIDE TEMPORARY FLEET PROTECTION FOR ALL CURB CUTS & CATCH BASINS PRIOR TO SITE IMMEDIATELY DOWNSTREAM OF THE PROJECT SITE PER LOCAL CODE.
- CONTRACTOR TO KEEP PAVEMENT CLEAN OF ALL OIL AND GREASE USING SWEEPING SCUMMING EQUIPMENT TO BE STORED ON SITE.
- PROVIDE TRAILER WASHOUT FOR VEHICLES ENTERING SITE LOCATED OUTSIDE OF STATE RIGHT OF WAY.
- IF ACCESS DEVICES MUST NOT BE USED AS AN OVERLAND FLOW FLOOD PATH.

KEYNOTES

| | |
|------|----------------------------------|
| EC-1 | SET FENCE |
| EC-2 | CONCRETE WASHOUT |
| EC-3 | STABILIZED CONSTRUCTION ENTRANCE |
| EC-4 | INLET PROTECTION |



CIVIL GRADING AND EROSION CONTROL PLAN

GENERAL NOTES:

- REFER TO CONSTRUCTION CONTRACTOR TO FIELD VERIFY SITE, DEPTH AND LOCATION OF EXISTING UTILITIES NOT IN PLAN OF ANY DISCREPANCIES.
- PROVIDE CODE REQUIRED BUY DEPTH AND SEPARATION DISTANCES.

PROJECT INFORMATION

PROPOSED BUILDING RENOVATION
OM GROUP - HAWAIIAN BROS - STR: 124
 1597 N RAND ROAD • PALATINE, IL 60074

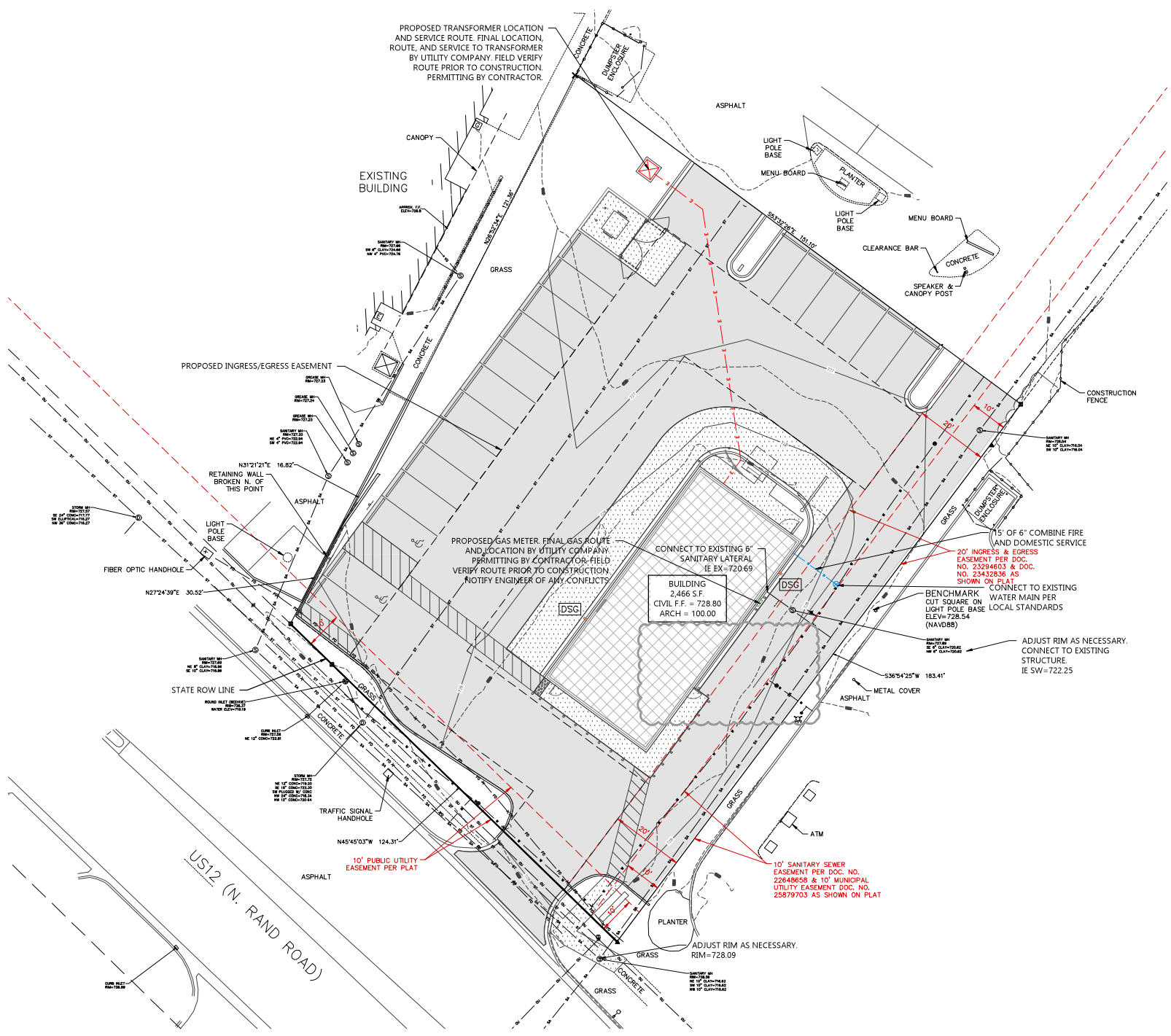
PROFESSIONAL SEAL

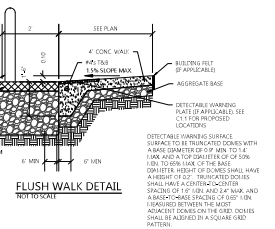
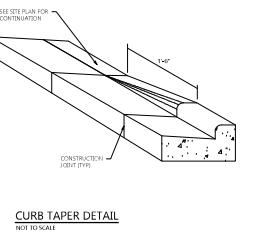
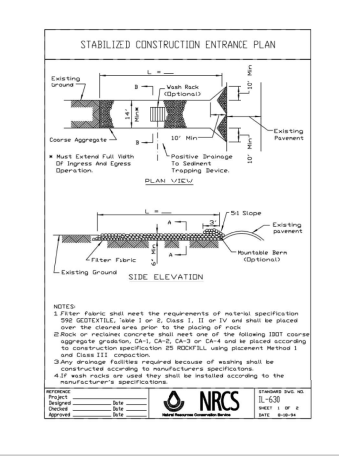
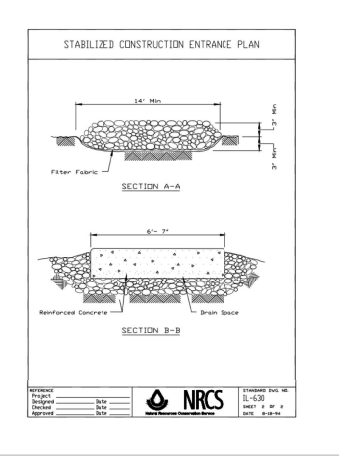
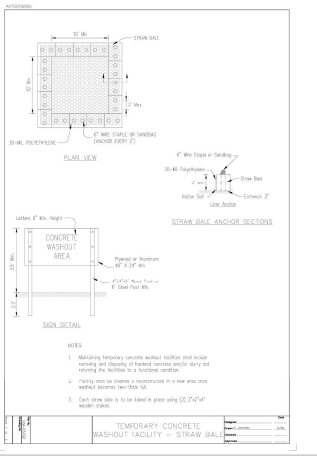
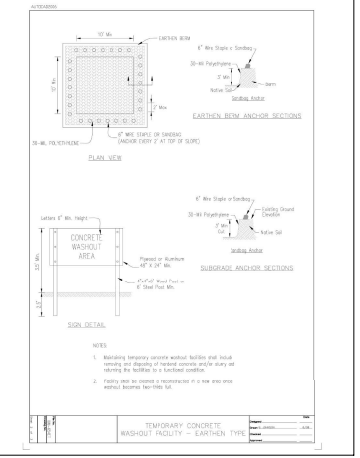
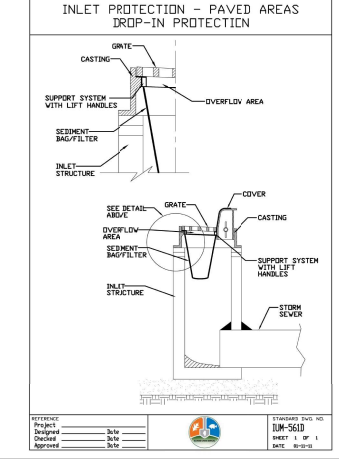
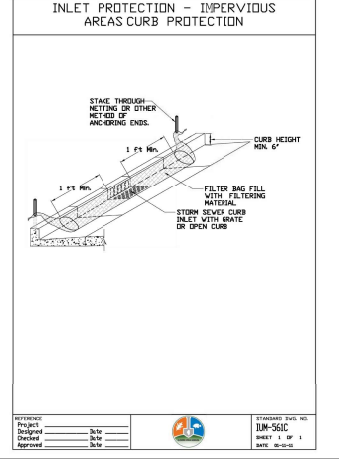
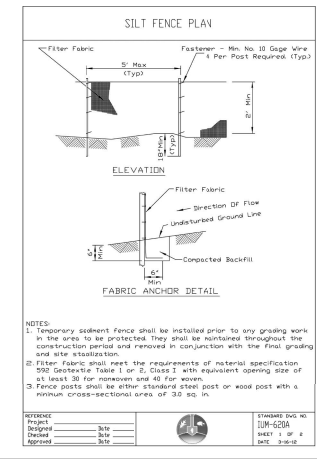
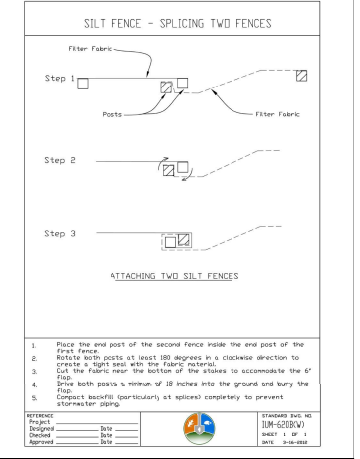
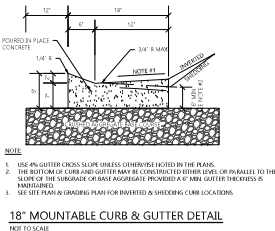
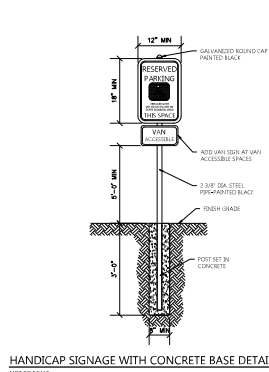
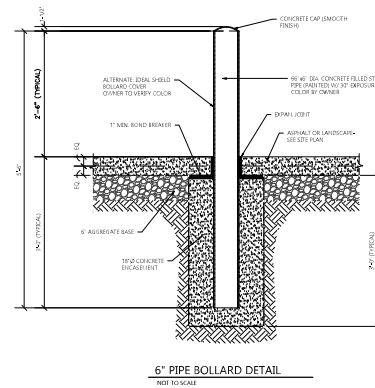
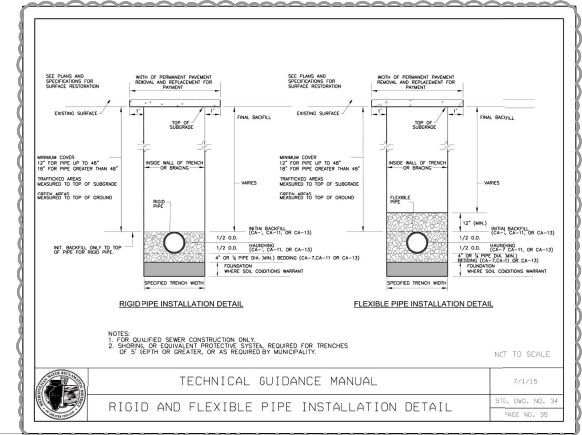
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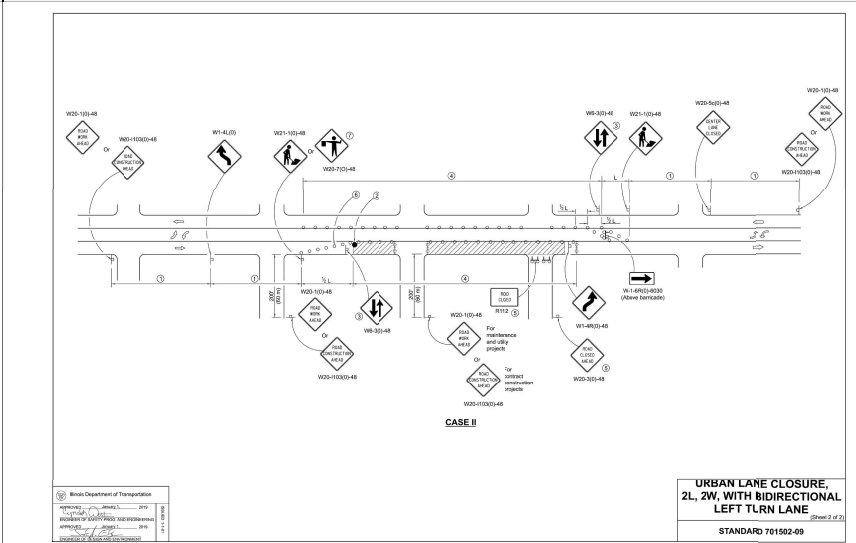
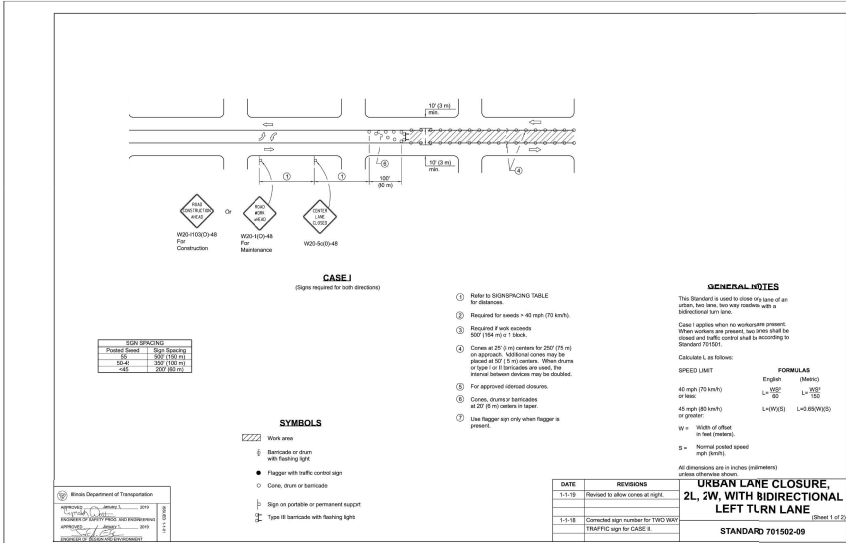
| ISSUED FOR CONSTRUCTION | DATE |
|-------------------------|---------------|
| IFC | AUG. 11, 2025 |
| AD1 | AUG. 22, 2025 |
| AD2 | OCT. 13, 2025 |
| AD3 | OCT. 24, 2025 |
| AD4 | NOV. 10, 2025 |

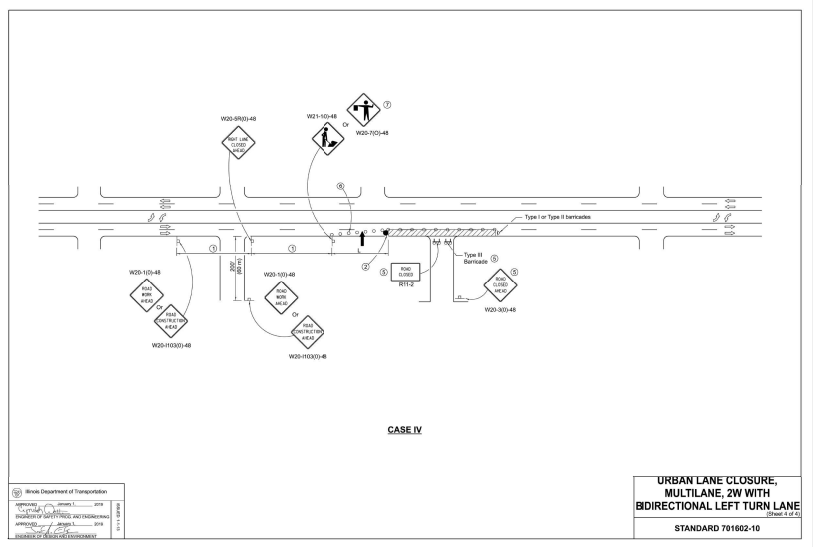
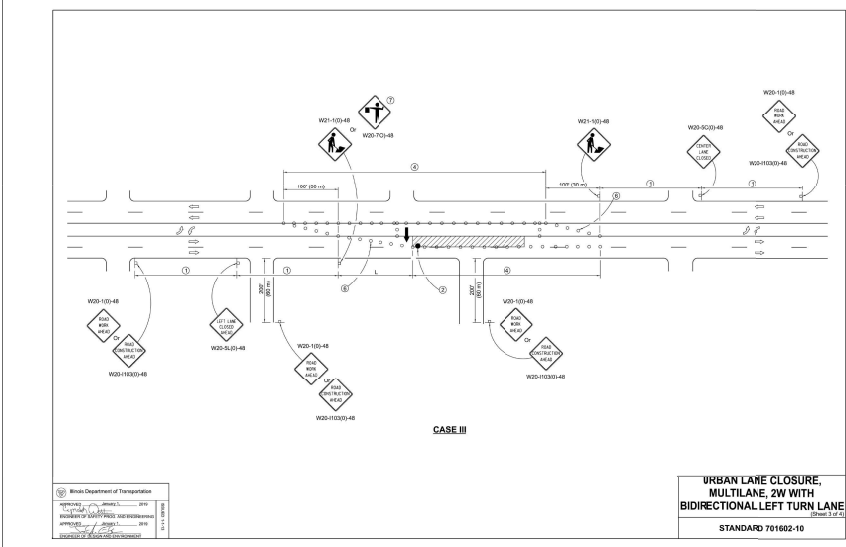
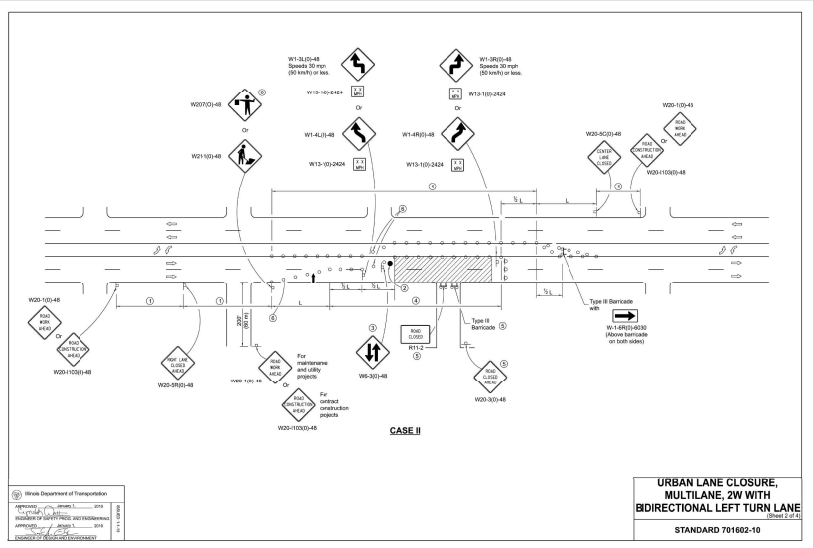
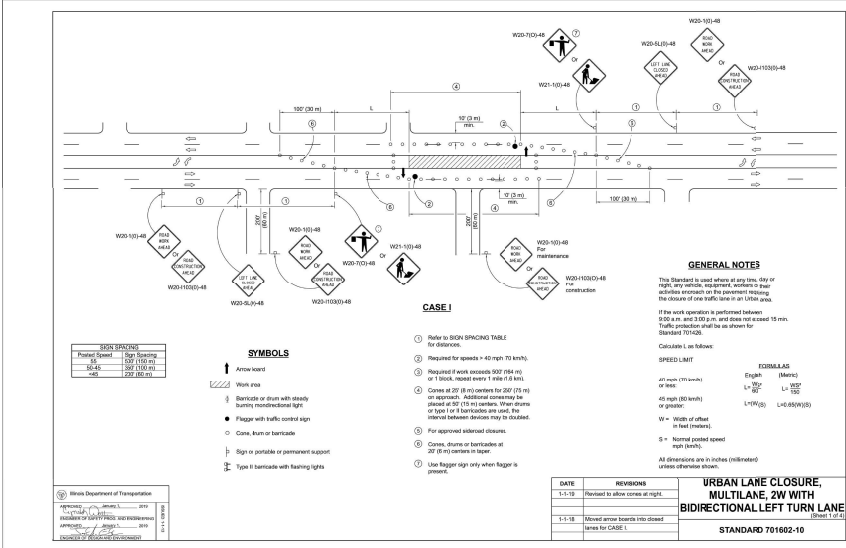
JOB NUMBER
250156100

SHEET NUMBER
C1.3









| Spacing | Sign | Sign Spacing |
|---------|------------|--------------|
| 100' | W11-101.4B | 100' |
| 100' | W11-101.4C | 100' |
| 100' | W11-101.4D | 100' |
| 100' | W11-101.4E | 100' |
| 100' | W11-101.4F | 100' |
| 100' | W11-101.4G | 100' |
| 100' | W11-101.4H | 100' |
| 100' | W11-101.4I | 100' |
| 100' | W11-101.4J | 100' |
| 100' | W11-101.4K | 100' |
| 100' | W11-101.4L | 100' |
| 100' | W11-101.4M | 100' |
| 100' | W11-101.4N | 100' |
| 100' | W11-101.4O | 100' |
| 100' | W11-101.4P | 100' |
| 100' | W11-101.4Q | 100' |
| 100' | W11-101.4R | 100' |
| 100' | W11-101.4S | 100' |
| 100' | W11-101.4T | 100' |
| 100' | W11-101.4U | 100' |
| 100' | W11-101.4V | 100' |
| 100' | W11-101.4W | 100' |
| 100' | W11-101.4X | 100' |
| 100' | W11-101.4Y | 100' |
| 100' | W11-101.4Z | 100' |

SYMBOLS

- ↑ Arrow board
- Closure ahead on barrier
- Sign on portable or permanent support
- Work area
- ▲ Barricade or drum with flashing light
- Flagger with traffic control sign

GENERAL NOTES

- Refer to SIGN SPACING TABLE for distances.
- Use flagger sign only when flagger is present.
- Required for speeds > 40 mph.
- Closest to 20' (8 m) centers for 200' (75 m). Additional centers may be added at 10' (3 m) intervals. Street crossing Type I or Type II barricades are used. The interval between devices may be doubled.
- Closest to 20' (8 m) centers for 200' (75 m) in urban areas.

DATE 1-1-15 **REVISIONS** Retained standard. Moved case on sheet to new highway location.

URBAN SINGLE LANE CLOSURE, MULTILANE, 2W WITH MOUNTLAINE, 2W WITH MOUNTLAINE

STANDARD 701606-10

DAYTIME USE

CONES

DAY OR NIGHTTIME USE

TUBULAR MARKER

VERTICAL PANEL POST MOUNTED

DRUM

TYPE I BARRICADE

TYPE II BARRICADE

TYPE III BARRICADE

DIRECTION INDICATOR BARRICADE

VERTICAL BARRICADE

DETECTABLE PEDESTRIAN CHANNELIZING BARRICADE

GENERAL NOTES

All heights shown shall be measured above the pavement surface. All dimensions are in inches (mm) unless otherwise noted.

DATE 1-1-15 **REVISIONS** Updated Checklist Program; Channelizing Barricade (Type I); Temporary Rumble Strips (Sheet 02 of 03); Updated Temporary Rumble Strips (Sheet 01 of 03).

TRAFFIC CONTROL DEVICES

STANDARD 701901-11

POST MOUNTED SIGNS

SIGNS ON TEMPORARY SUPPORTS

WORK LIMIT SIGNING

TRAFFIC CONTROL DEVICES

FLAGGER TRAFFIC CONTROL SIGN

DATE 1-1-15 **REVISIONS** Retained standard. Moved case on sheet to new highway location.

ROAD CONSTRUCTION NEXT X MILES

ROAD CONSTRUCTION NEXT X MILES SIGN

WORK ZONE SPEED LIMIT

TRAFFIC CONTROL DEVICES

STANDARD 701901-11

TYPE A ROOF MOUNTED

TYPE B ROOF OR TRAILER MOUNTED

TYPE C TRAILER MOUNTED

ARROW BOARDS

MULTI-LANE HIGHWAYS

TWO-LANE HIGHWAYS

TYPICAL INSTALLATION

TEMPORARY RUMBLE STRIPS

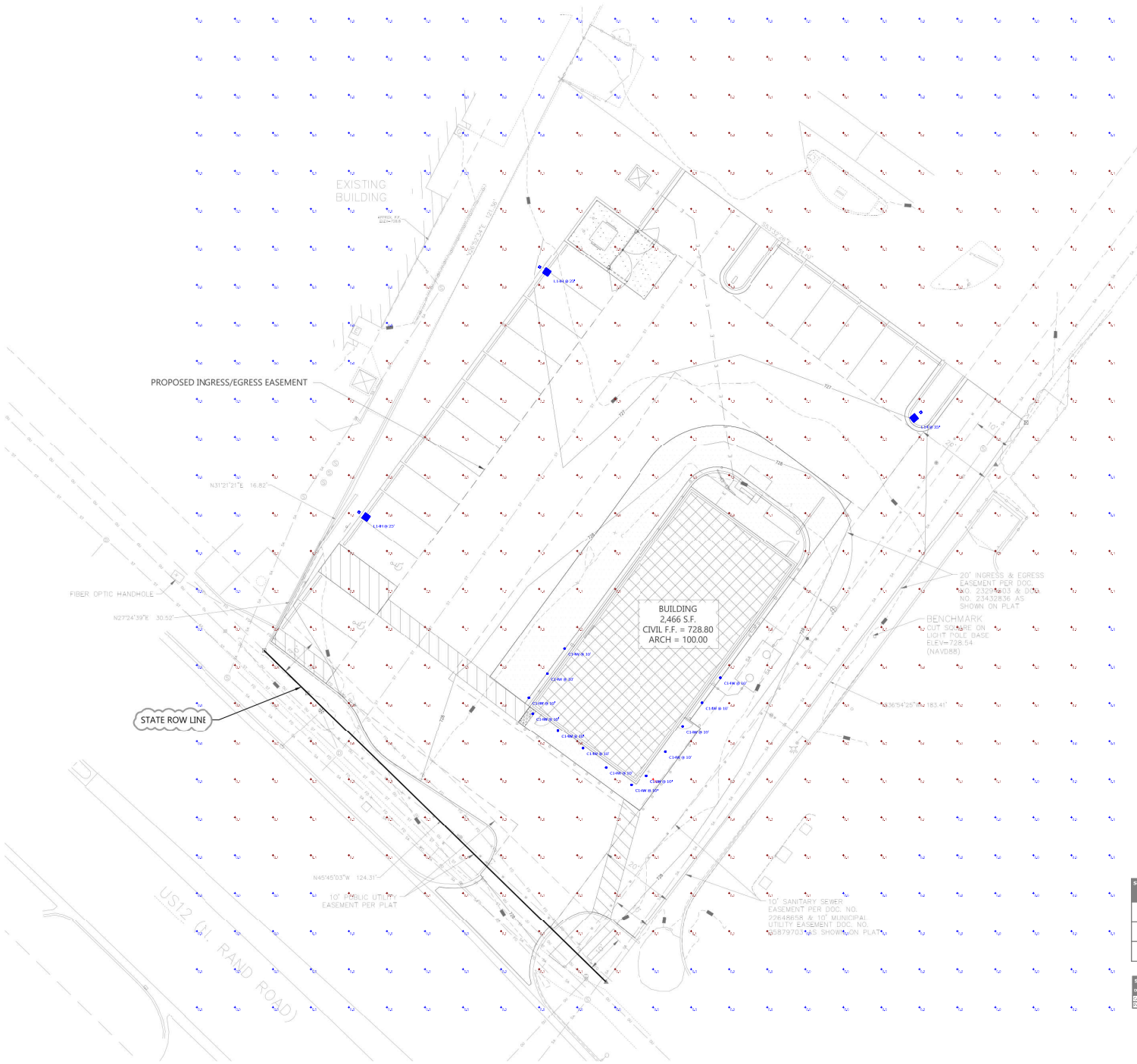
TYPICAL APPLICATIONS OF TYPE III BARRICADES CLOSING A ROAD

TRAFFIC CONTROL DEVICES

DATE 1-1-15 **REVISIONS** Updated Checklist Program; Channelizing Barricade (Type I); Temporary Rumble Strips (Sheet 02 of 03); Updated Temporary Rumble Strips (Sheet 01 of 03).

TRAFFIC CONTROL DEVICES

STANDARD 701901-11



Mirada Medium (MRM)
Outdoor LED Area Light

Features:

- High quality aluminum housing with 303 stainless steel mounting arm
- High quality die cast aluminum housing
- High quality die cast aluminum housing
- High quality die cast aluminum housing
- High quality die cast aluminum housing

FEATURES & SPECIFICATIONS

Construction

- High quality aluminum housing with 303 stainless steel mounting arm
- High quality die cast aluminum housing
- High quality die cast aluminum housing
- High quality die cast aluminum housing
- High quality die cast aluminum housing

Material

- High quality aluminum housing with 303 stainless steel mounting arm
- High quality die cast aluminum housing
- High quality die cast aluminum housing
- High quality die cast aluminum housing
- High quality die cast aluminum housing

Lighting

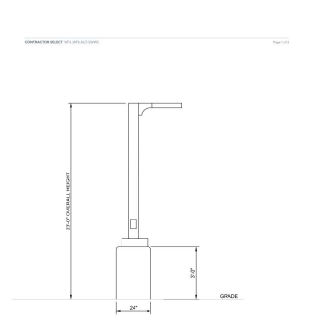
- High quality aluminum housing with 303 stainless steel mounting arm
- High quality die cast aluminum housing
- High quality die cast aluminum housing
- High quality die cast aluminum housing
- High quality die cast aluminum housing

CS CITY Juno

Outdoor Area Light
WF4 & WF6 ALO + SWW5
4" x 5" Flat LED Downlight

Features:

- High quality aluminum housing with 303 stainless steel mounting arm
- High quality die cast aluminum housing
- High quality die cast aluminum housing
- High quality die cast aluminum housing
- High quality die cast aluminum housing



Schedule

| Symbol | Label | Quantity | Manufacturer | Catalog Number | Number Lamps | Footcandle Per Fixture | Light Level (Footcandle) | Wattage |
|--------|-------|----------|--------------|----------------|--------------|------------------------|--------------------------|---------|
| □ | L14H | 2 | CS CITY | NR14H124134400 | 1 | 10000 | 1 | 05 |
| □ | L14 | 1 | CS CITY | NR14H124134400 | 1 | 12000 | 1 | 05 |
| ○ | C14W | 13 | CS CITY | NR14W124134400 | 1 | 1350 | 1 | 15 |

Statistics

| Orientation | Symbol | Avg | Max | Min | Max/Min | Avg/Min |
|-------------|--------|------|------|------|---------|---------|
| 030° | 14H | 10.0 | 10.0 | 10.0 | 10.0 | 10.0 |
| 030° | 14 | 12.0 | 12.0 | 12.0 | 12.0 | 12.0 |
| 030° | 14W | 13.5 | 13.5 | 13.5 | 13.5 | 13.5 |

Scale: 1" = 10'

Scale: 1" = 10'

EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920.906.9800
excelengineer.com

PROJECT INFORMATION

PROPOSED BUILDING RENOVATION
OM GROUP - HAWAIIAN BROS - STR: 124
1597 N RAND ROAD • PALATINE, IL 60074

PROFESSIONAL SEAL

SHEET DATES

| IFC | ISSUED FOR CONSTRUCTION |
|-----|-------------------------|
| AD1 | AUG. 11, 2025 |
| AD2 | AUG. 22, 2025 |
| | OCT. 13, 2025 |

JOB NUMBER
250156100

SHEET NUMBER
C3.1

PROJECT INFORMATION

PROPOSED QUICK SERVE RESTAURANT FOR:
OM GROUP - HAWAIIAN BROS - STR: 124
1597 N RAND ROAD • PALATINE, IL 60074

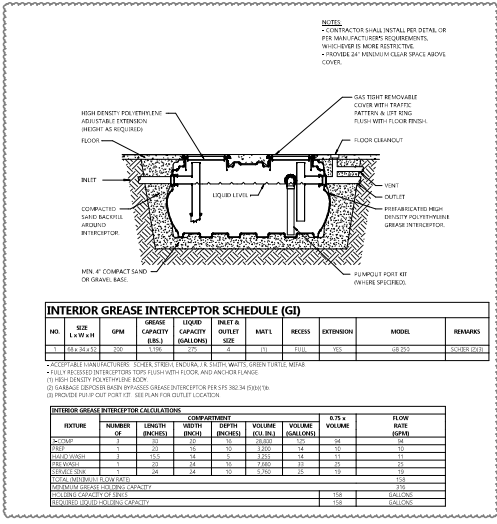
PROFESSIONAL SEAL

SHEET DATES

| ISSUED FOR CONSTRUCTION |
|-------------------------|
| IFC AUG. 11, 2025 |
| AD2 OCT. 13, 2025 |
| AD4 NOV. 10, 2025 |

JOB NUMBER
250156100

SHEET NUMBER
C3.2



CIVIL GREASE INTERCEPTOR DETAIL AND SCHEDULE

PROJECT INFORMATION

PROPOSED QUICK SERVE RESTAURANT FOR:
OM GROUP - HAWAIIAN BROS - STR: ###
1597 N RAND ROAD • PALATINE, IL 60074

PROFESSIONAL SEAL

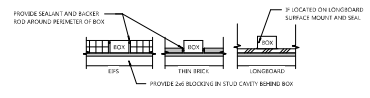
SHEET DATES
ISSUED FOR CONSTRUCTION
IFC AUG. 11, 2025
AD1 AUG. 22, 2025

JOB NUMBER
250156100

SHEET NUMBER
A1.1

SALES & SERVICE COUNTERS

IN RETAIL STORES WHERE COUNTERS HAVE CASH REGISTERS AND ARE PROVIDED FOR SALES OR DISTRIBUTION OF GOODS OR SERVICES TO THE PUBLIC, AT LEAST ONE OF EACH TYPE SHALL HAVE A PORTION OF THE COUNTER WHICH IS AT LEAST 36" WIDE AND WITH A MAXIMUM HEIGHT OF 36" ABOVE THE FINISH FLOOR. COUNTER SHALL BE ON AN ACCESSIBLE FLOOR COMPLYING WITH ADA GUIDELINE 4.1.

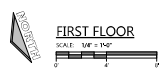
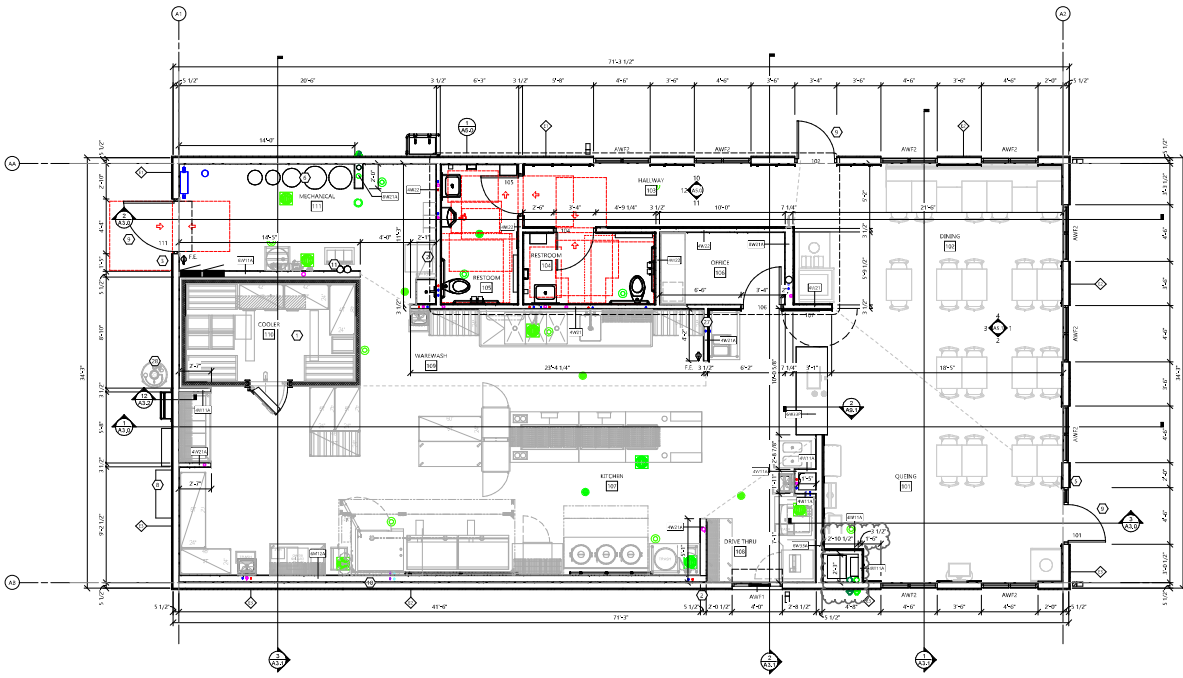
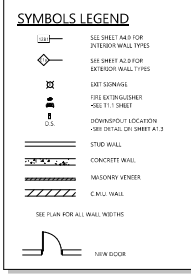


D.C. TO PROVIDE AND INSTALL RILLET OF STORAGE BOX NEAR CENTER OF BUILDING AT 48" MAX. TOP OF BOX FLAT AT RIGHT OR LEFT OF BOX. (PREFERRED LOCATION TO BE ON LATCH SIDE OF DOOR)

LOCKBOX MOUNTING
SCALE: 1/8" = 1'-0"

- KEYNOTES**
- LOCKBOXES BEHIND SUPPLIER, E.G. TO COORDINATE INSTALLATION AND ENCLOSURE TO ADJACENT WALLS.
 - WASHWASH HOOK UP ON EXTERIOR WALL. WASHWASH TO PROVIDE COUNTER BOX END WORKING SURFACE WALL PLATE, BALL VALVE AND QUICK DISCONNECT. COORDINATION WITH SEAMLESS SUPPLIER. CONTACT 1-800-888-8888. E.G. TO PROVIDE BOX OUT AND CONDUIT STUBS FOR WASHWASH SYSTEM. SEE PLUMBING FOR ADDITIONAL INFORMATION.
 - TO PROVIDE AND MOUNT RILLET KEY STORAGE BOX JAMB-3 ON EXTERIOR OF BUILDING AT 48" MAX. TOP OF BOX FLAT AT RIGHT OR LEFT OF DOOR. PREFERRED LOCATION ON LATCH SIDE OF DOOR. SEE DETAIL ON SHEET.
 - PROVIDE KEY LOCK BOXES, E.G. TO COORDINATE LOCATION WITH LOCAL FIRE DEPARTMENT.
 - PROVIDE A PADDED PAD AT PLUMBING EQUIPMENT ELECTRICAL EQUIPMENT POINT TO MATCH ADJACENT WALL. SEE ELECTRICAL DRAWINGS.
 - COOKER STOPS. SLOPE AWAY FROM BUILDING. SEE STRUCTURAL DRAWINGS.
 - GYP-SUM BOARD ON EXTERIOR WALL TO RUN CONTRASTRUCTURAL BRANDED FLOORING WALL.
 - PROVIDE CASKIN ON GROUND METER ABOVE BAG IN BOX. SEE DRAWINGS FROM KITCHEN SUPPLIER FOR FINAL BAG-IN BOX LOCATION. PROVIDE HEIGHT FOR RADIANT REMOTE CO2 STORAGE SAFETY ALARM WITH LCD DISPLAY, AUDIBLE/STROBE ALARM.
 - PROVIDE CHASE IN WALL FOR CO2 LINES AND PLUMBING CO2 TANK ON CONCRETE SLAB BY OTHERS.

- GENERAL NOTES**
- ALL INTERIOR DOORS ARE FROM FACTORY TO FACE ON STUD.
 - PROVIDE SOUND BATT INSULATION AROUND PERIMETER OF ENTRY ROOM AND STITCH IN WALLS.
 - UNDEVELOPED HARDWARE INCLUDED: HANDICAP HARDWARE.
 - PROVIDE WOOD BUILDING FOR AN FURNISHINGS BY CHAIR/UPHOLSTERY SUPPLIER/UPHOLSTERY SUPPLIER. VERIFY LOCATIONS.
 - ALL INTERIOR WINDOWS TO HAVE ALL-GLASS GLASSING. REFLECT AT HEAD, JAMB, AND SILL OF ALL WINDOWS.
 - 1000 PSI PUMP AREA TO BE VERIFIED BY OWNER. PROVIDE SHOP DRAWINGS ON EQUIPMENT.



ARCHITECTURAL FIRST FLOOR PLAN

PROJECT INFORMATION

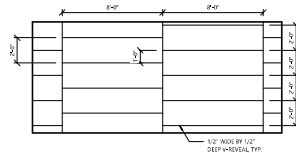
PROPOSED QUICK SERVE RESTAURANT FOR:
OM GROUP - HAWAIIAN BROS - STR: ###
 1597 N RAND ROAD • PALATINE, IL 60074

PROFESSIONAL SEAL

SHEET DATES
 ISSUED FOR CONSTRUCTION
 IFC AUG. 11, 2025

JOB NUMBER
 250156100

SHEET NUMBER
A2.0



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

- GENERAL NOTES**
- ALL FINISH UNITS TO BE SCREENED BY FINANCIST
 - COORDINATE FINAL STORAGE AND SIGNAGE REQUIREMENTS WITH STORAGE VENDOR.
- KEYNOTES**
- ELECTRICAL EQUIPMENT FINISH TO MATCH ADJACENT WALL SEE ELECTRICAL DRAWINGS.
 - MANUFACTURED CANOPY SEE SPECIFICATIONS ON A1.2 FOR ADDITIONAL INFORMATION. SEE STRUCTURAL FOR BLOCKING REQUIREMENTS.
 - FRONT DOORS, WINDOWS, AND EQUIPMENT TO MATCH FINISH MATERIAL (HONEY, DOORS, LUTTER, LADDER AND EQUIPMENT)
 - SIGNAGE SHOWN FOR REFERENCE ONLY. COORDINATE FINISHER AND FINISHER SPACING LOCATION WITH SIGNAGE SUPPLIER AND PROVIDE BLOCKING AS REQUIRED.
 - SEE SHEET A1.2 FOR DOWNSPOUT SPEC AND COLOR.

EXTERIOR MATERIAL KEY

| | |
|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | EIFS EIFS SYSTEMS CO. TO MATCH SANDRAST (SEE DETAIL ON S1-BET FOR REVEALS) COLOR: PAINTED (MATCH TO ADJACENT) |
| | THIN BRICK MATERIAL: TAC (EAO) 24 (SLASH) 3115 COLOR: BROWN |
| | WOOD LOOK ALUMINUM SIDING & SHIRT BOARD MATERIAL: SHIRT BOARD COLOR: SHIRT BOARD (MATCH TO ADJACENT) SEE F1.2 FOR NATIONAL VENDOR CONTRACT INFORMATION |
| | METAL SIDING MATERIAL: TAC (EAO) 24 (SLASH) 3115 COLOR: BROWN |
| | METAL VERTICALS MATERIAL: TAC (EAO) 24 (SLASH) 3115 COLOR: BROWN |
| | METAL ROOFING MATERIAL: TAC (EAO) 24 (SLASH) 3115 COLOR: BROWN |
| | METAL SCREEN MATERIAL: TAC (EAO) 24 (SLASH) 3115 COLOR: BROWN |

EXTERIOR WALL TYPE LEGEND

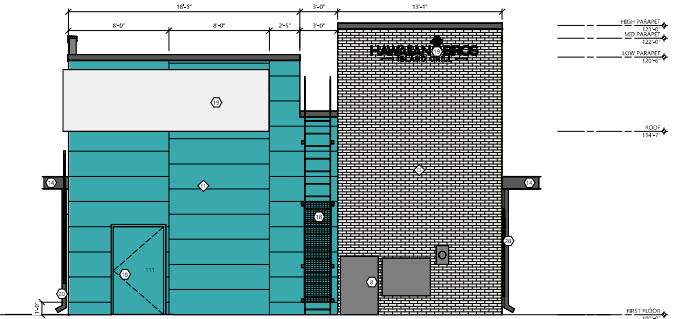
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|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| EIFS (TYP. WOOD STUD CONSTRUCTION) | LONGBOARD (TYP. WOOD STUD CONST.) |
| <ul style="list-style-type: none"> EIFS INSTALLED PER MFR SPECIFICATIONS 1" RIGID INSUL. (R-10) AND INTEG. DRAINAGE FLASH 1/2" GYP. BOARD OR MOISTURE BARRIER WOOD SHEATHING 2X6 WOOD STUD (1 1/2" O.C. @ 16" O.C. @ R-21) BATT INSUL. WOOD KLEINER 5/8" GYPSUM BOARD | <ul style="list-style-type: none"> LONGBOARD 1/4" GROOVE SIDING PANELS 1/2" GYP. BOARD OR MOISTURE BARRIER WOOD SHEATHING 2X6 WOOD STUD (1 1/2" O.C. @ 16" O.C. @ R-21) BATT INSUL. VAPOR BARRIER 5/8" GYPSUM BOARD |
| THIN BRICK (TYP. WOOD STUD CONST.) | |
| <ul style="list-style-type: none"> THIN BRICK VENEER SCRATCH COAT 1/2" GYP. BOARD OR MOISTURE BARRIER WOOD SHEATHING 2X6 WOOD STUD (1 1/2" O.C. @ 16" O.C. @ R-21) BATT INSUL. WOOD KLEINER 5/8" GYPSUM BOARD | |



SOUTHWEST ELEVATION
 US ROUTE 12
 SCALE: 1/4" = 1'-0"



NORTHWEST ELEVATION
 DRIVE THRU
 SCALE: 1/4" = 1'-0"



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



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

Stratus

onstratus.com
888.503.1569

LOCATION NUMBER:

124

SITE ADDRESS:

1597 N. Rand Rd.
Palatine, IL 60074-2919

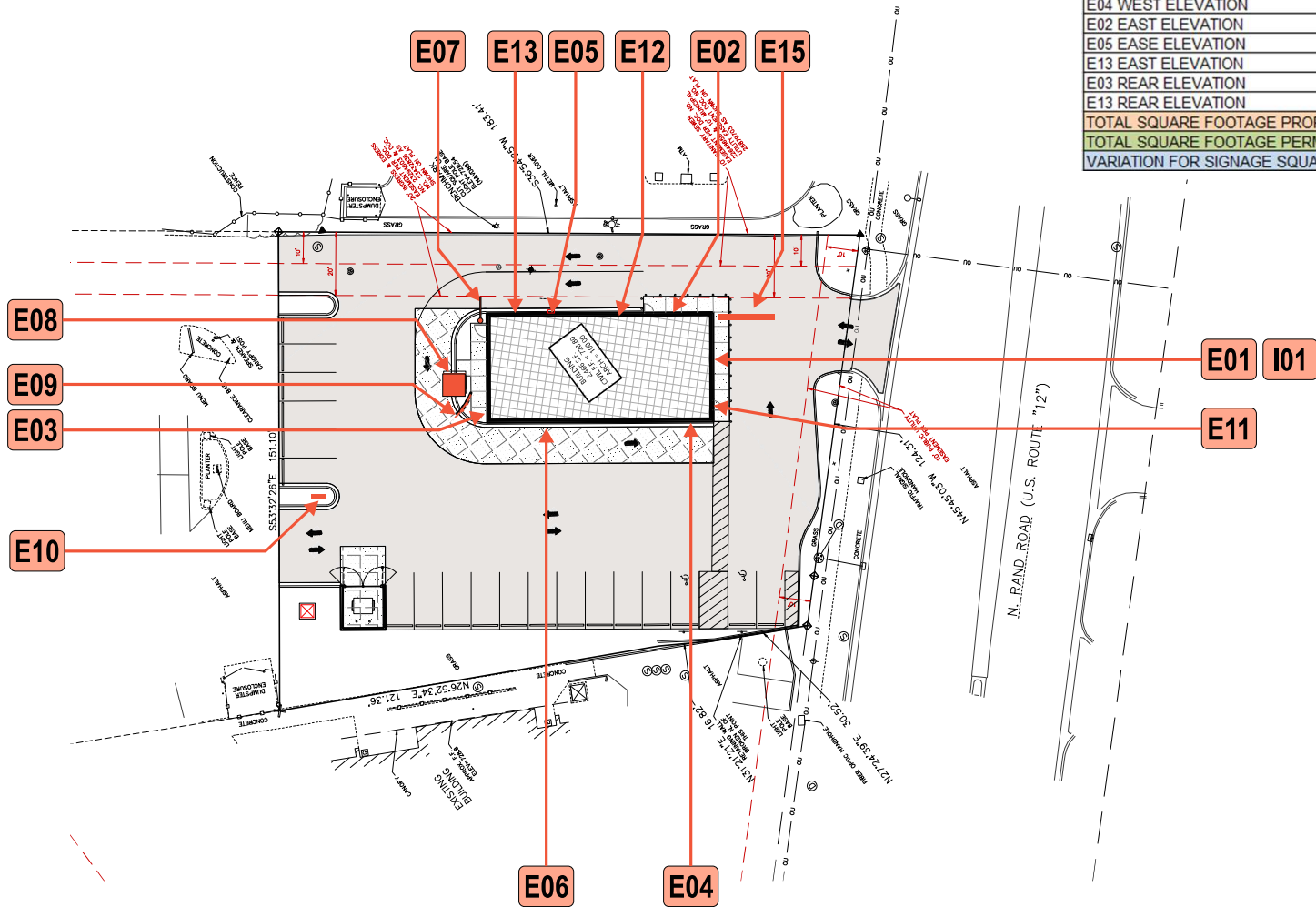
[View in Google Maps](#)

HAWAIIAN  BROS™
— ISLAND GRILL —

Infinite possibilities, ideal solutions.

SITE PLAN

Scale: FOR REFERENCE



| SIGNS | SQUARE FOOTAGE |
|--------------------------------------|----------------|
| FREESTANDING | 66.2 |
| E01 FRONT ELEVATION | 12.7 |
| E06 WEST ELEVATION | 26.2 |
| E04 WEST ELEVATION | 12.7 |
| E02 EAST ELEVATION | 29.4 |
| E05 EASE ELEVATION | 19 |
| E13 EAST ELEVATION | 88 |
| E03 REAR ELEVATION | 12.7 |
| E13 REAR ELEVATION | 76 |
| TOTAL SQUARE FOOTAGE PROPOSED | 342.9 |
| TOTAL SQUARE FOOTAGE PERMITTED | 186 |
| VARIATION FOR SIGNAGE SQUARE FOOTAGE | 156.9 |

Stratus

onestratus.com
 8959 Tyler Boulevard
 Mentor, Ohio 44060
 888.503.1569

CLIENT: **HAWAIIAN BROS**
 ISLAND GRILL
 ADDRESS: 1597 N. RAND RD.,
 PALATINE, IL 60074-2919

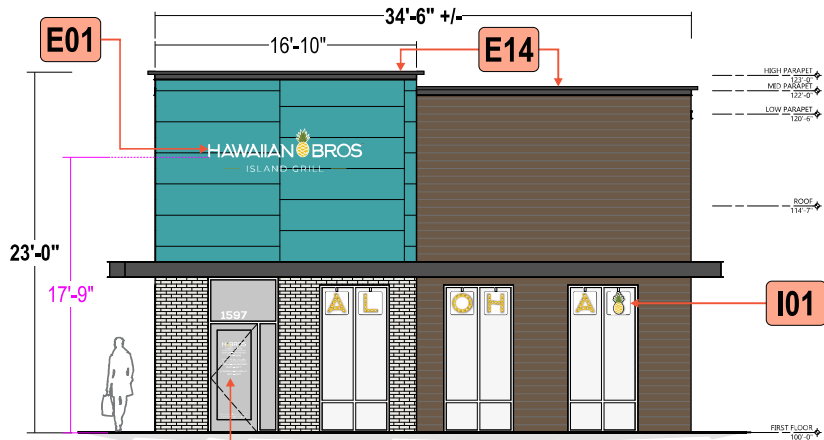
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 PROJECT NUMBER: 89222
 SITE NUMBER: 124
 PROJECT MANAGER: ANDY CONCEPCION
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| Rev # | Req # | Date/Artist | Description | Rev # | Req # | Date/Artist | Description |
|----------|--------|--------------|------------------------------------------------|-------|-------|-------------|-------------|
| Original | 544495 | 07/29/25 JCH | | | | | |
| Rev 1 | 546436 | 08/08/25 RH | Updated site plan | | | | |
| Rev 2 | 563464 | 11/12/25 JY | Updated location # & order # through all pages | | | | |
| Rev 3 | 567202 | 12/04/25 JCH | | | | | |
| Rev 4 | 567516 | 12/05/25 JY | | | | | |

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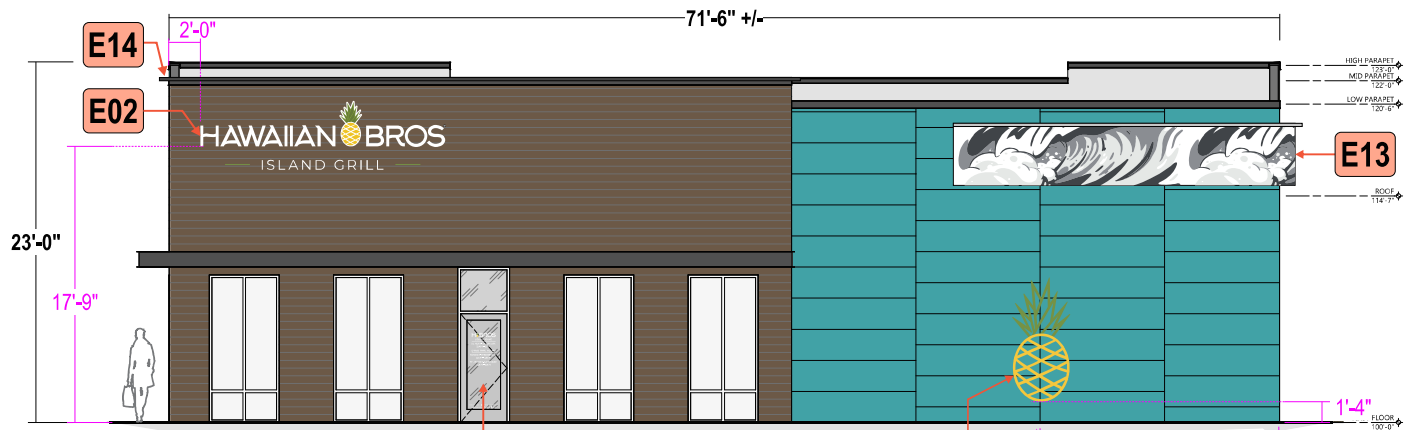
ELEVATION

Scale: 1/8" = 1'-0"



FRONT ELEVATION

E11



ONLINE ORDER ELEVATION

E12

E05

Stratus

onestratus.com
8959 Tyler Boulevard
Mentor, Ohio 44060
888.503.1569

CLIENT:
HAWAIIAN BROS
ISLAND GRILL

ADDRESS:
1597 N. RAND RD.
PALATINE, IL 60074-2919

ORDER NUMBER:
1246220

SITE NUMBER:
124

ELECTRONIC FILE NAME:
G:\ACCOUNTS\HH-BROS_LOCATIONS\2025\IL\124_Palatine\124_Palatine_R4.cdr

PROJECT NUMBER:
89222

PROJECT MANAGER:
ANDY CONCEPCION

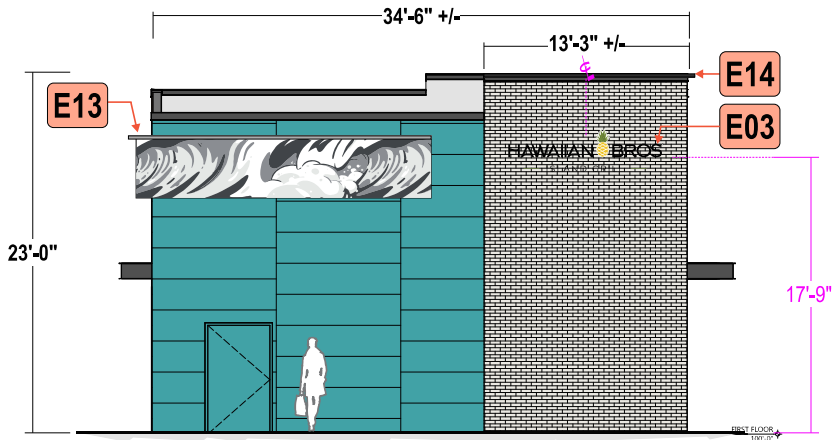
PAGE NO.:
3

| Rev # | Req # | Date/Artist | Description | Rev # | Req # | Date/Artist | Description |
|----------|--------|--------------|-------------|-------|-------|-------------|-------------|
| Original | 544495 | 07/29/25 JCH | | | | | |
| Rev 1 | 546436 | 08/08/25 RH | | | | | |
| Rev 2 | 563464 | 11/12/25 JY | | | | | |
| Rev 3 | 567202 | 12/04/25 JCH | | | | | |
| Rev 4 | 567516 | 12/05/25 JY | | | | | |

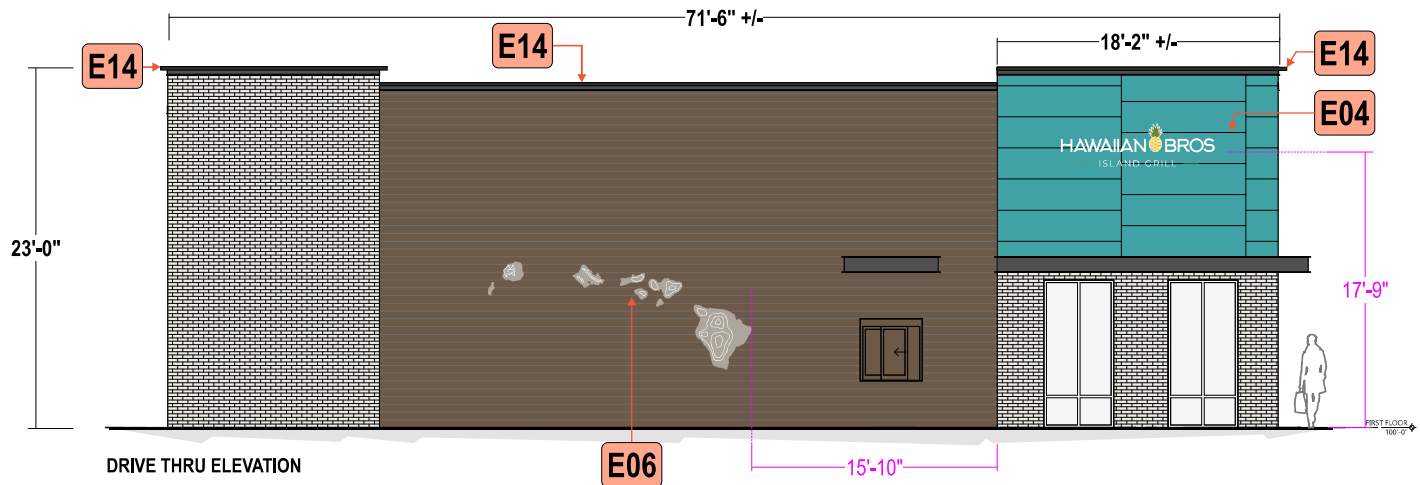
PRINTS ARE THE EXCLUSIVE PROPERTY OF STRATUS. THIS MATERIAL SHALL NOT BE USED, DUPLICATED, OR OTHERWISE REPRODUCED WITHOUT THE PRIOR WRITTEN CONSENT OF STRATUS.

ELEVATION

Scale: 1/8" = 1'-0"



REAR ELEVATION



DRIVE THRU ELEVATION

Stratus

onestratus.com
8959 Tyler Boulevard
Mentor, Ohio 44060
888.503.1569

CLIENT:
HAWAIIAN BROS
ISLAND GRILL

ADDRESS:
1597 N. RAND RD.
PALATINE, IL 60074-2919

ORDER NUMBER:
1246220

SITE NUMBER:
124

ELECTRONIC FILE NAME:
G:\ACCOUNTS\HH-BROS_LOCATIONS\2025\IL\124_Palatine\124_Palatine_R4.cdr

PROJECT NUMBER:
89222

PROJECT MANAGER:
ANDY CONCEPCION

PAGE NO.:
4

| Rev # | Req # | Date/Artist | Description | Rev # | Req # | Date/Artist | Description |
|----------|--------|--------------|-------------|-------|-------|-------------|-------------|
| Original | 544495 | 07/29/25 JCH | | | | | |
| Rev 1 | 546436 | 08/08/25 RH | | | | | |
| Rev 2 | 563464 | 11/12/25 JY | | | | | |
| Rev 3 | 567202 | 12/04/25 JCH | | | | | |
| Rev 4 | 567516 | 12/05/25 JY | | | | | |

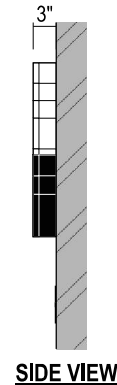
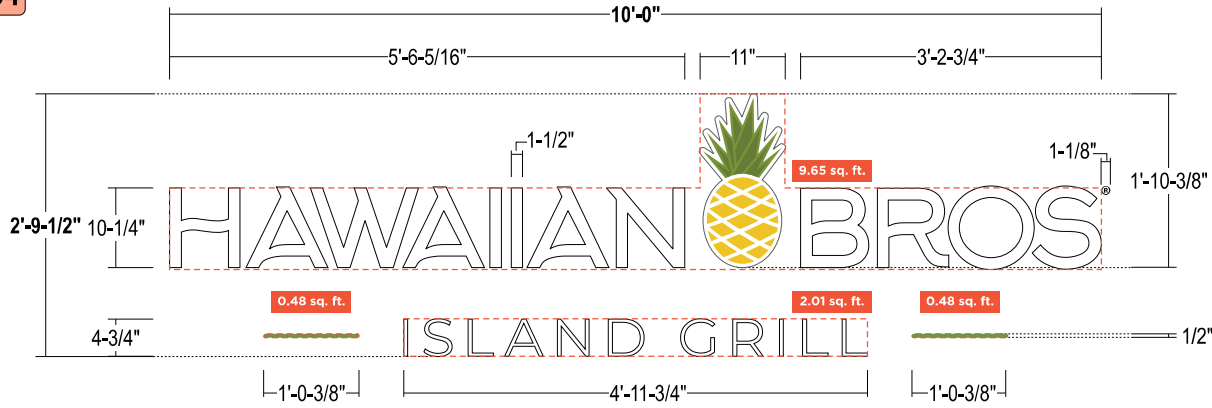
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E01 FACE LIT CHANNELS | NON-ILLUM. FLAT CUT OUTS **FL10.i.w.f**

Scale: 3/4"=1'-0"

12.7 square feet

E04



SIMULATED NIGHT VIEW:



COLOR PALETTE

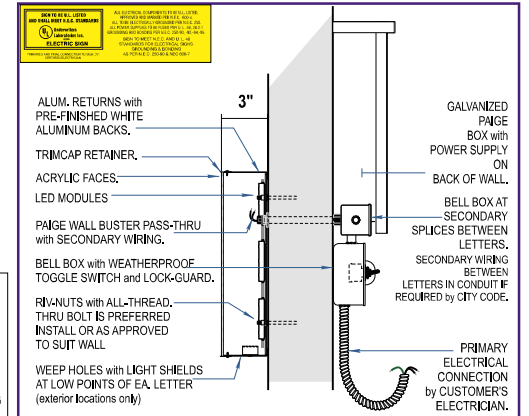
| | |
|------------------------------|------------------------------|
| Black | Pantone 576 Burnt Leaf Green |
| Pantone 129C Yellow | Pantone 575 Palm Green |
| White 3M 7725-10 "R" mark | |

Paint finish to be satin unless otherwise specified

- FACES:** .177" #7328 white acrylic w/ surface applied digitally printed translucent vinyl
- TRIMCAP:** 1" black jewelite trimcap - letters; 1" white jewelite trimcap - logo
- RETURNS:** 3" Deep .040" alum. returns pre-finished white interior. Letters - Exterior pre-finished black; logo - Exterior pre-finished white
- BACKS:** .063" alum. insides painted Reflective white
- ILLUM.:** Principal Sloan White LED's as required by manufacturer; **Remote Power Supplies**
- "ISLAND GRILL":** .125" thk. aluminum flat cut out painted white and green as shown; stud mounted flush to wall; penetrations silicone filled
- "(R)":** .125" thk. aluminum flat cut out painted black with white vinyl applied; stud mounted flush to wall; penetrations silicone filled
- INSTALL:** Thru bolted flush to wall surface using all thread into approved blocking 12" standard length of min 3/8" threaded rod will be supplied unless otherwise noted;
- QUANTITY:** (2) REQUIRED

ALL SIGNS TO COMPLY WITH UL 48 AND WILL BE MARKED AS SUCH WITH APPROPRIATE LABORATORY LABELS.
 THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.
 THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATIONAL ELECTRIC CODE.

Contact **PRODUCTION CONTROL** for approval on deviation from Stratus standards.



FACE LIT CHANNELS: remote
 CHL-01 NOT TO SCALE

| | | |
|---------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|--------------------------------------------|
| CLIENT: HAWAIIIAN BROS ISLAND GRILL | ORDER NUMBER: 1246220 | PROJECT NUMBER: 89222 |
| ADDRESS: 197 N. RAND RD. PALATINE, IL 60074-2919 | SITE NUMBER: 124 | PROJECT MANAGER: ANDY CONCEPCION |
| PAGE NO.: 5 | ELECTRONIC FILE NAME: G:\ACCOUNTS\HH-BROS_LOCATIONS\2025\IL\124_Palatine\124_Palatine_R4.cdr | |

| Rev # | Req # | Date/Artist | Description | Rev # | Req # | Date/Artist | Description |
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| Rev 2 | 563464 | 11/12/25 JY | | | | | |
| Rev 3 | 567202 | 12/04/25 JCH | Updated square footage calc's | | | | |
| Rev 4 | 567516 | 12/05/25 JY | | | | | |

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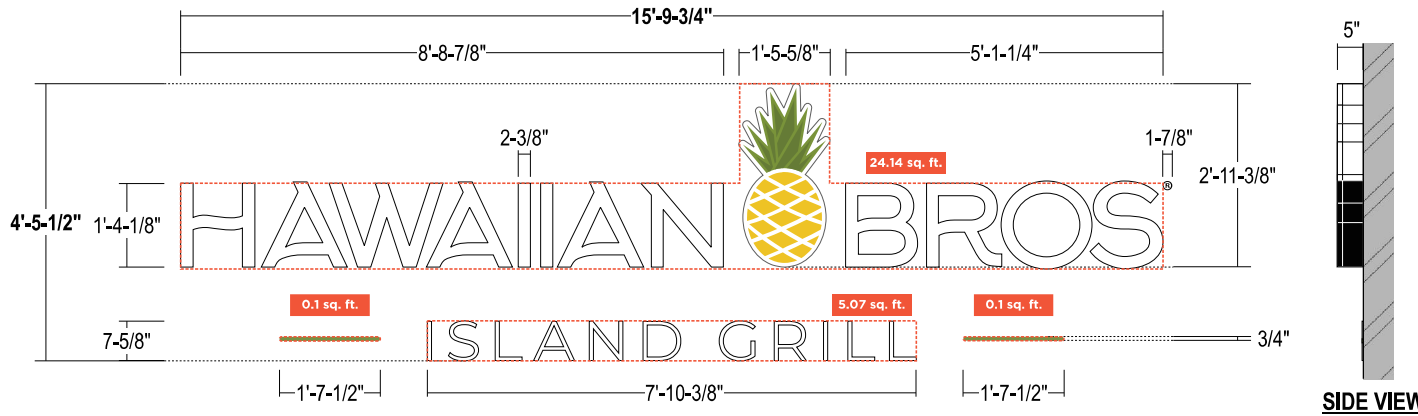
E02

FACE LIT CHANNELS | NON-ILLUM. FLAT CUT OUTS

FL16.i.w.f

Scale: 1/2"=1'-0"

29.4 square feet



SIMULATED NIGHT VIEW:



COLOR PALETTE

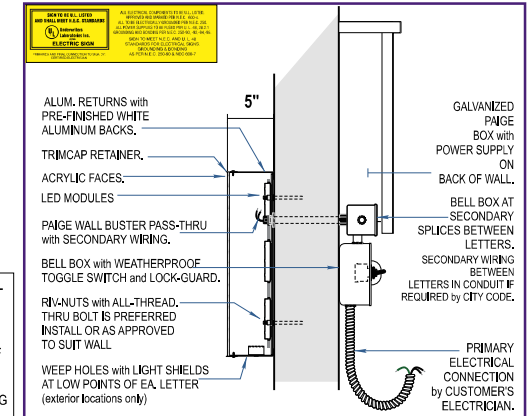
| | |
|------------------------------|------------------------------|
| Black | Pantone 576 Burnt Leaf Green |
| Pantone 129C Yellow | Pantone 575 Palm Green |
| White 3M 7725-10 "R" mark | |

Paint finish to be satin unless otherwise specified

- FACES:** .177" #7328 white acrylic w/ surface applied digitally printed translucent vinyl
- TRIMCAP:** 1" black jewelite trimcap - letters; 1" white jewelite trimcap - logo
- RETURNS:** 5" Deep .040" alum. returns pre-finished white interior. Letters - Exterior pre-finished black; logo - Exterior pre-finished white
- BACKS:** .063" alum. insides painted Reflective white
- ILLUM.:** Principal Sloan White LED's as required by manufacturer; Remote Power Supplies
- "ISLAND GRILL":** .125" thk. aluminum flat cut out painted white and green as shown; stud mounted flush to wall; penetrations silicone filled
- "(R)":** .125" thk. aluminum flat cut out painted black with white vinyl applied; stud mounted flush to wall; penetrations silicone filled
- INSTALL:** Thru bolted flush to wall surface using all thread into approved blocking 12" standard length of min 3/8" threaded rod will be supplied unless otherwise noted;
- QUANTITY:** (2) REQUIRED

SIDE VIEW

Contact PRODUCTION CONTROL for approval on deviation from Stratus standards.



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THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATIONAL ELECTRIC CODE.

FACE LIT CHANNELS: remote
CHL-01
NOT TO SCALE

Stratus

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8959 Tyler Boulevard
Mentor, Ohio 44060
888.503.1569

| | |
|-----------|---------------------------------------------|
| CLIENT: | HAWAIIAN BROS ISLAND GRILL |
| ADDRESS: | 1597 N. RAND RD. PALATINE, IL 60074-2919 |
| PAGE NO.: | 6 |

| | | | |
|-----------------------|------------------------------------------------------------------------|------------------|-----------------|
| ORDER NUMBER: | 1246220 | PROJECT NUMBER: | 89222 |
| SITE NUMBER: | 124 | PROJECT MANAGER: | ANDY CONCEPCION |
| ELECTRONIC FILE NAME: | G:\ACCOUNTS\HH-BROS_LOCATIONS\2025\IL\124_Palatine\124_Palatine_R4.cdr | | |

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| Rev 3 | 567202 | 12/04/25 JCH | Updated square footage calc's | | | | |
| Rev 4 | 567516 | 12/05/25 JY | | | | | |

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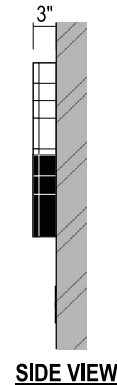
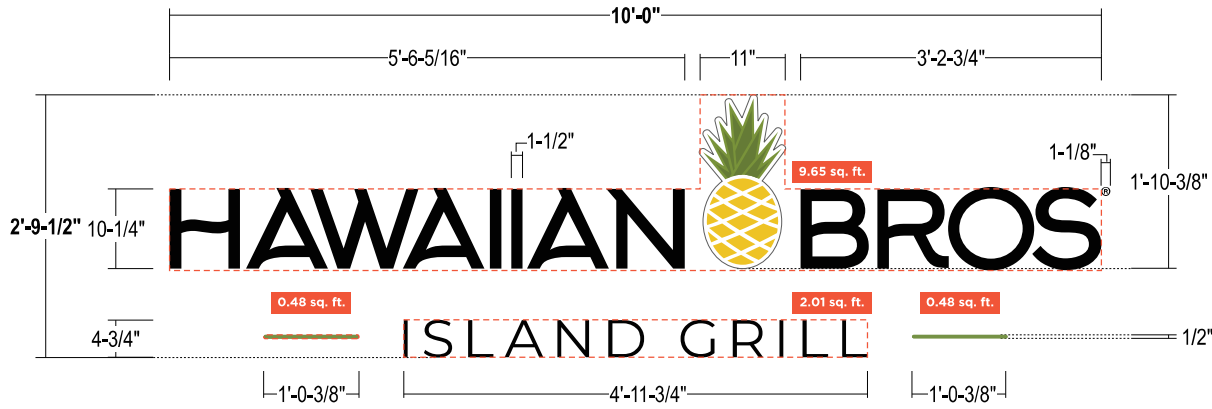
E03

FACE LIT CHANNELS | NON-ILLUM. FLAT CUT OUTS

FL10.i.b.f

Scale: 3/4"=1'-0"

12.7 square feet



SIMULATED NIGHT VIEW:



COLOR PALETTE

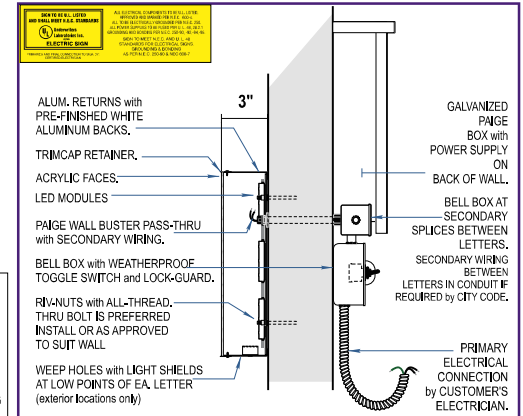
| | |
|------------------------------|------------------------------|
| Black | Pantone 576 Burnt Leaf Green |
| Black 3M 3635-222 Dual-Color | Pantone 575 Palm Green |
| Pantone 129C Yellow | White 3M 7725-10 "R" mark |

Paint finish to be satin unless otherwise specified

- FACES:** "HAWAIIAN" & "BROS": .177" #2447 white acrylic w/ surface applied dual-colored film. Letters will illuminate White at night
PINEAPPLE LOGO: .177" #7328 white acrylic w/ surface applied digitally printed translucent vinyl
- TRIMCAP:** 1" black jewelite trimcap - letters; 1" white jewelite trimcap - logo
- RETURNS:** 3" Deep .040" alum. returns pre-finished white interior. Letters - Exterior pre-finished black; logo - Exterior pre-finished white
- BACKS:** .063" alum. insides painted Reflective white
- ILLUM.:** Principal Sloan White LED's as required by manufacturer;
Remote Power Supplies

- "ISLAND GRILL":** .125" thk. aluminum flat cut out painted black and green as shown; stud mounted flush to wall; penetrations silicone filled
- "(R)":** .125" thk. aluminum flat cut out painted black with white vinyl applied stud mounted flush to wall; penetrations silicone filled
- INSTALL:** Thru bolted flush to wall surface using all thread into approved blocking 12" standard length of min 3/8" threaded rod will be supplied unless otherwise noted;
- QUANTITY:** (1) REQUIRED

Contact PRODUCTION CONTROL for approval on deviation from Stratus standards.



ALL SIGNS TO COMPLY WITH UL 48 AND WILL BE MARKED AS SUCH WITH APPROPRIATE LABORATORY LABELS.
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THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATIONAL ELECTRIC CODE.

FACE LIT CHANNELS: remote
CHL-01 NOT TO SCALE

| | | |
|----------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|--------------------------------------------|
| CLIENT: HAWAIIAN BROS ISLAND GRILL | ORDER NUMBER: 1246220 | PROJECT NUMBER: 89222 |
| ADDRESS: 1597 N. RAND RD. PALATINE, IL 60074-2919 | SITE NUMBER: 124 | PROJECT MANAGER: ANDY CONCEPCION |
| PAGE NO.: 7 | ELECTRONIC FILE NAME: G:\ACCOUNTS\HH-BROS_LOCATIONS\2025\IL\124_Palatine\124_Palatine_R4.cdr | |

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| Rev 2 | 563464 | 11/12/25 JY | | | | | |
| Rev 3 | 567202 | 12/04/25 JCH | Updated square footage calc's | | | | |
| Rev 4 | 567516 | 12/05/25 JY | | | | | |

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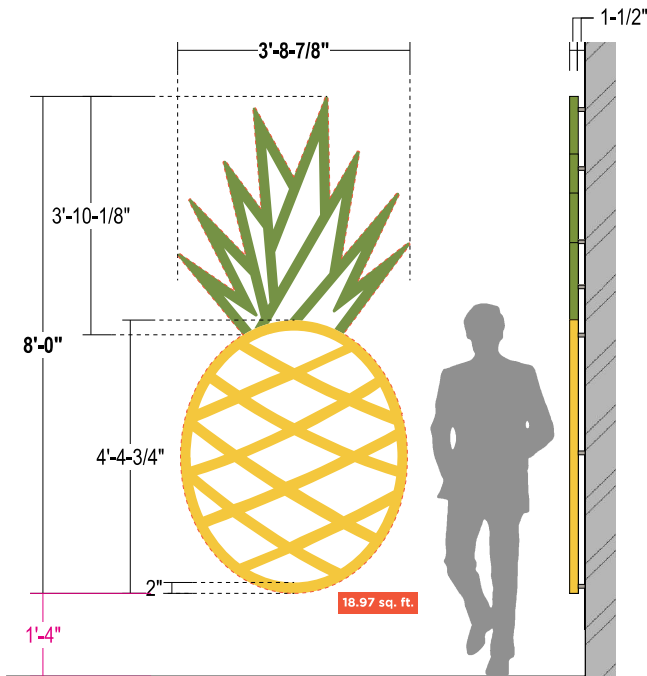
E05

HALO LIT PINEAPPLE LOGO

Scale: 1/2"=1'-0"

HL96.i.l.al.so

19 square feet



SIDE VIEW



SIMULATED NIGHT VIEW

- FACES:** .125" aluminum faces painted yellow and green
- RETURNS:** 1-1/2" deep .063" aluminum returns; returns welded to faces; All welds sanded smooth; painted yellow and green
- BACKS:** .177" Clear polycarbonate w/ applied White diffuser film to diffuse LED's
- ILLUM.:** Principal Sloan White LED's as required by manufacturer;
Remote Power Supplies
- INSTALL:** Thru bolted to wall surface with 1-1/2" stand offs into approved blocking
12" standard length of min 3/8" threaded rod will be supplied unless otherwise noted;
Spacers to be provided and painted to match sign band
- QUANTITY:** (1) ONE SET REQUIRED

COLOR PALETTE

- Pantone 129C Yellow
- Pantone 576 Burnt Leaf Green
- Spacers - **TO MATCH WALL**
- 3M 3635-70 diffuser

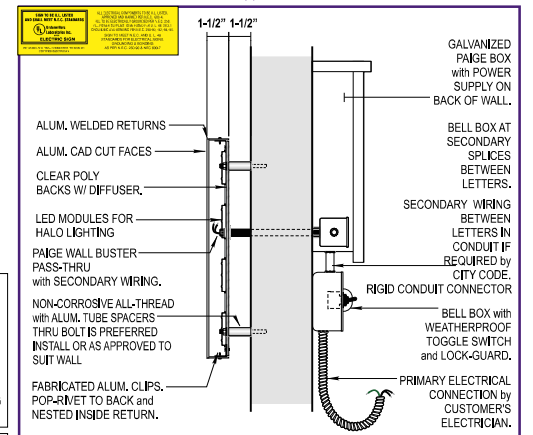
Paint finish to be satin unless otherwise specified

ALL SIGNS TO COMPLY WITH UL 48 AND WILL BE MARKED AS SUCH WITH APPROPRIATE LABORATORY LABELS.

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THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATIONAL ELECTRICAL CODE.

Contact PRODUCTION CONTROL for approval on deviation from Stratus standards.



HALO LIT CHANNELS: Stand Off

CHL-02

NOT TO SCALE

Stratus

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8959 Tyler Boulevard
Mentor, Ohio 44060

888.503.1569

CLIENT:
ADDRESS:
 1597 N. RAND RD.
 PALATINE, IL 60074-2919

ORDER NUMBER:
1246220

SITE NUMBER:
124

ELECTRONIC FILE NAME:
G:\ACCOUNTS\HH-BROS_LOCATIONS\2025\IL\124_Palatine\124_Palatine_R4.cdr

PROJECT NUMBER:
89222

PROJECT MANAGER:
ANDY CONCEPCION

| Rev # | Req # | Date/Artist | Description |
|----------|--------|--------------|-------------------------------|
| Original | 544495 | 07/29/25 JCH | |
| Rev 1 | 546436 | 08/08/25 RH | |
| Rev 2 | 563464 | 11/12/25 JY | |
| Rev 3 | 567202 | 12/04/25 JCH | |
| Rev 4 | 567516 | 12/05/25 JY | Updated square footage calc's |

| Rev # | Req # | Date/Artist | Description |
|-------|-------|-------------|-------------|
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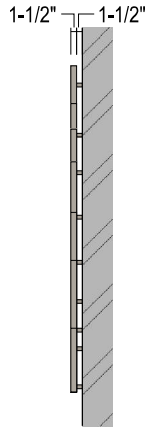
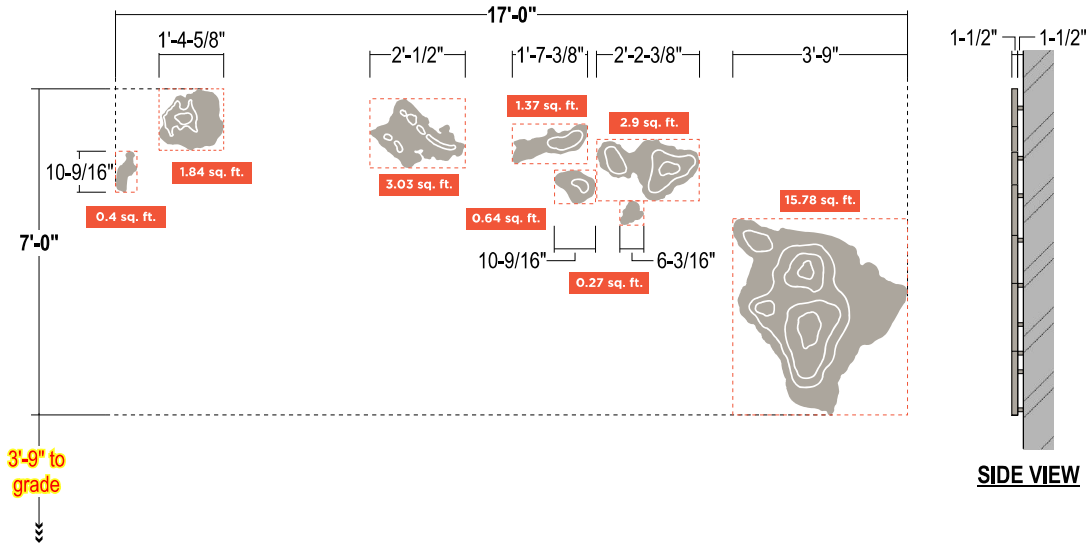
E06

HALO LIT CHANNELS | LARGE ISLAND DISPLAY

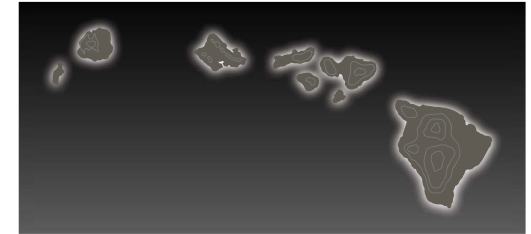
HL84.i.l.al.so

Scale: 3/8"=1'-0"

26.2 square feet

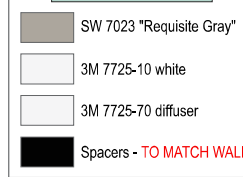


SIMULATED NIGHT VIEW:



- FACES:** .090" alum. faces painted Gray with surface applied White vinyl decoration
- RETURNS:** 1-1/2" deep .063" aluminum returns; returns welded to faces; All welds sanded smooth; painted gray
- BACKS:** .177" Clear polycarbonate w/ applied White diffuser film to diffuse LED's
- ILLUM.:** Principal Sloan White LED's as required by manufacturer; Remote Power Supplies
- INSTALL:** Thru bolted to wall surface with 1-1/2" stand offs into approved blocking 12" standard length of min 3/8" threaded rod will be supplied unless otherwise noted; Spacers to be provided and painted to match sign band
- QUANTITY:** (1) REQUIRED

COLOR PALETTE



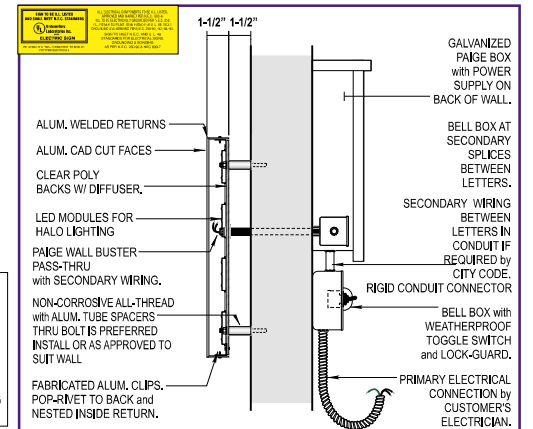
Paint finish to be satin unless otherwise specified

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Contact PRODUCTION CONTROL for approval on deviation from Stratus standards.



HALO LIT CHANNELS: Stand Off

CHL-02

NOT TO SCALE

Stratus

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8959 Tyler Boulevard
Mentor, Ohio 44060

888.503.1569

CLIENT: **HAWAIIAN BROS**
ISLAND GRILL

ADDRESS: 1597 N. RAND RD.,
PALATINE, IL 60074-2919

PAGE NO.: **9**

ORDER NUMBER: 1246220

PROJECT NUMBER: 89222

SITE NUMBER: 124

PROJECT MANAGER: ANDY CONCEPCION

ELECTRONIC FILE NAME:
G:\ACCOUNTS\HH-BROS_LOCATIONS\2025\IL\124_Palatine\124_Palatine_R4.cdr

| Rev # | Req # | Date/Artist | Description | Rev # | Req # | Date/Artist | Description |
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| Rev 2 | 563464 | 11/12/25 JY | | | | | |
| Rev 3 | 567202 | 12/04/25 JCH | | | | | |
| Rev 4 | 567516 | 12/05/25 JY | Updated square footage calc's | | | | |

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E15

D/F ILLUMINATED PYLON

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



PY66.is.s.al.p

66.2 square feet

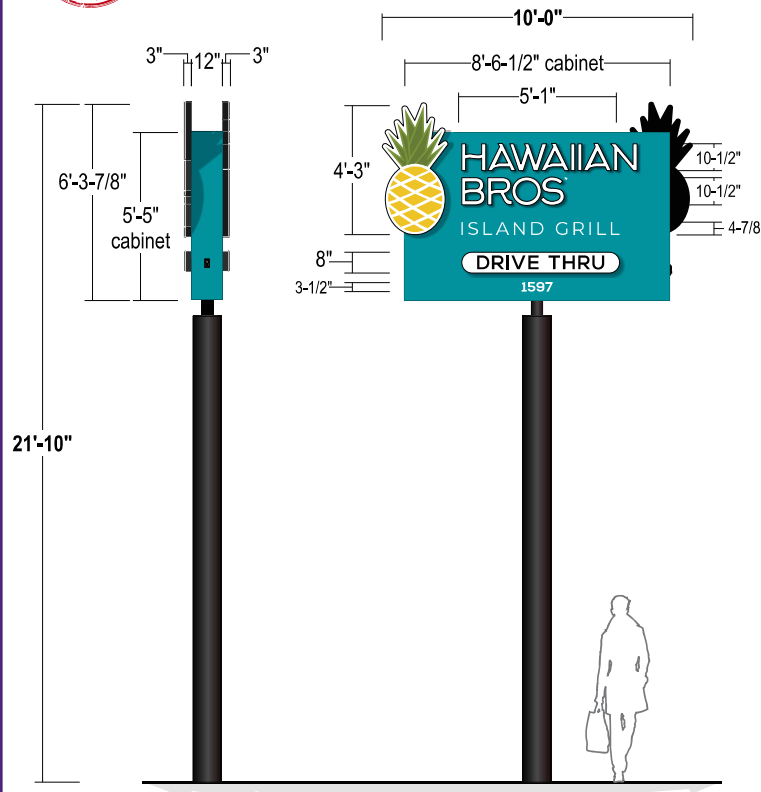


EXISTING SIGNAGE

Scaled proportionally



Existing sign cabinets to be removed; leave first stage pipe support; repaint existing steel black



- CABINET:** 1'-0" Deep fabricated aluminum cabinet with routed copy; .125" thk. aluminum face; .063" thk. aluminum filler; faces painted blue; filler painted black
- CHANNEL LTR. FACES:** .177 #7328 white acrylic w/ surface applied translucent vinyl for pineapple and black vinyl for Drive thru capsule
- TRIMCAP:** 1" Black Jewelrite trimcap
- RETURNS:** 3" Deep x .040" alum. returns pre-finished white interior / exterior painted black
- BACKS:** .063 alum. insides painted Reflective white
Backside of pineapple logo to be finished and painted Black
- ILLUM.:** Pineapple, Letters, Capsule & Cabinet "Island Grill" copy to illuminate w/ Principal Sloan White LED's as required by manufacturer;
Power Supplies located inside cabinet

"ISLAND GRILL": Routed copy backed with .125" thk. #7328 white acrylic

"R" & ADDRESS: Opaque white vinyl applied to face

FONT: Nexa Extra Bold (Regular, ExtraBold)

INSTALL: Internal steel support, stabs into existing steel support; existing foundation
Details to be verified by engineering

QUANTITY: (1) EA. REQUIRED



COLOR PALETTE

- Black
3M 7725-12 Black Opaque
- Pantone 129C
Pineapple Yellow
- Pantone 320C
Pacific Blue
- Pantone 576
Burnt Leaf Green
- Pantone 575
Palm Green
- 3M 7725-10 white

Paint finish to be satin unless otherwise specified

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CLIENT:
HAWAIIAN BROS
ISLAND GRILL

ADDRESS:
1597 N. RAND RD.
PALATINE, IL 60074-2919

PAGE NO.:
27

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| Rev 3 | 567202 | 12/04/25 JCH | | | | | |
| Rev 4 | 567516 | 12/05/25 JY | | | | | |

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September 2, 2025

Project: Hawaiian Bros
1597 N. Rand Road
Palatine, IL 60074

Village of Palatine
Attn: Lyn Bremanis
200 E. Wood Street
Palatine, IL 60067

RE: Business Plan

A Hawaiian Bros quick serve restaurant with dining room and drive through is proposed at 1597 N. Rand Road.

The intended hours of operation will be between 8AM to 11PM everyday.

The maximum number of employees on a shift is 7. The average number of employees per shift is 4. The estimated number of walk in customers at max hour is 20. The estimated number of drive thru customers at max hour 40.

Trash collection is usually 2 to 3 times per week based on need.

Menu

MADE FRESH WITH ALOHA

At Hawaiian Bros, we treat everyone like family. That means our menu has generous portions of island-inspired fare.

[Order Online](#) →

[Order Catering](#) →



No freezers. No fryers. No microwaves.

Just fresh, island-inspired meals made from scratch every day.

[Nutrition Information](#) →

[Allergen Listing](#) →



Plate Lunch

Comes with white rice, macaroni salad, and your choice of protein.
Available in small, classic and large sizes.



Huli Huli Chicken

Our signature dish! Marinated teriyaki chicken grilled fresh.



Molokai Chicken

Sweet & spicy grilled chicken with a little heat.

Spice Level: 1 of 3



Honolulu Chicken

Savory chicken with garlic, green onions and sesame.



Luau Pig

Slow roasted Kalua Pork seasoned with Hawaiian sea salt.



Seasoned Vegetables

Mix of fresh vegetables with our own spice blend. Seasonal vegetable selection may vary based on availability.



Kilauea Chicken

Sweet & spicy grilled chicken with a lava hot kick.

Spice Level: 3 of 3



Pacific Island Salad

Huli Huli Chicken on fresh romaine lettuce with mandarin oranges, green onions, cilantro and chow mein noodles served on our own island vinaigrette.



Mixed Plate

Can't decide? Mix it up! Choose any two entrées in one plate for \$1 extra. Classic and large size only.



New to this island-inspired staple?

Learn the incredible history of Hawaii's true island comfort food.

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Huli Huli Wrap

Dive into the sweet and savory flavors of our teriyaki-glazed Huli Huli Chicken, fresh pineapple, crisp romaine lettuce, crunchy noodles, and white rice, hand rolled into a large, soft tortilla.



Molokai Mac Wrap

Get the best of both worlds in every bite with the sweet heat of our Molokai Chicken and the cool creaminess of our classic mac salad folded into a large, soft tortilla with white rice.



Pacific Island Wrap

Savor the fresh taste of our signature salad including romaine lettuce, mandarin oranges, green onions, and cilantro, plus teriyaki-glazed Huli Huli Chicken, crunchy noodles, and white rice – all drizzled with our tangy Island Vinaigrette and hand wrapped in a large, soft tortilla.

Sides



Macaroni Salad

Secret blend of spices.



Pineapple

Fresh chunks.



White Rice

Two heaping scoops.



Seasoned Vegetables

Seasonal, spiced mix.



SPAM® Musubi

Seared spam, teriyaki glaze, rice, seaweed.

Sauces

Teriyaki Sauce

Signature house sauce.

Pineapple BBQ Sauce

Pineapple-infused BBQ sauce.

Dessert



Dole Soft Serve®

Fat-free, dairy-free, gluten-free, low-calorie tropical soft serve.

Drinks

Bottled Water

20 oz.

Hawaiian Sun®

Tropical fruit drinks

Fountain Drinks

Medium 20 oz. / Large 32 oz.



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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 1597 N. RAND RD.

 County of COOK

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

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 20TH day of NOVEMBER, A.D. 2025, and the last publication thereof was made on the 20TH day of NOVEMBER, A.D. 2025.

- Your Legal appeared in the following Journal & Topics Newspapers (Des Plaines Journal, Inc.)
- Des Plaines Journal
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Mary A. 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 20TH day of NOVEMBER A.D., 2025.

By Todd Wessell
President
 Title of Corporate Officer

County of Cook
 State of Illinois

Subscribed and sworn to before me this 20TH day of NOVEMBER A.D., 2025.

My commission expires the 6TH day of AUGUST A.D., 2029.