VILLAGE OF PALATINE

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

PLANNING AND ZONING COMMISSION

AGENDA ● SEPTEMBER 10, 2024

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

I. CALL TO ORDER

II. MEETING MINUTES

1. Planning and Zoning Commission - Regular Meeting - Aug 13, 2024 7:00 PM

III. PUBLIC HEARING

1. 501 S. Brighton Lane

(a) Special Use to permit a fence to be set back 31 feet from the side property line abutting a street, instead of the minimum required 35 feet.

2. 217 N. Benton Street

(a) Variation to permit a residential driveway to be set back 0.25 feet from the side property line, instead of the minimum required 2 feet.

3. 1101 E. Dundee Road

(a) Special Use to permit a Restaurant, with a drive-through.

IV. COMMUNICATIONS

V. ADJOURNMENT

VI. STAFF REPORTS

VILLAGE OF PALATINE

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PLANNING AND ZONING COMMISSION

MINUTES ● AUGUST 13, 2024

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

I. CALL TO ORDER

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

II. MEETING MINUTES

1. Planning and Zoning Commission - Regular Meeting - Jun 25, 2024 7:00 PM - **Accepted**

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

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III. PUBLIC HEARING

1. 201-213 W. Dundee Road **- Recommend To Approve**

SU-000115-2024 - 201-213 W. Dundee Rd

Notice was published in the Journal & Topics on July 25th, 2024 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. **Special Use Amendment Application**
2. **Proof of Ownership**
3. **Plat of Survey**
4. **Floor Plan**
5. **Business Plan**
6. **0-058-16- 201 W Dundee Rd SU**
7. **Public Notice**

Background:

The Subject Property is located in the English Valley Shopping Center and is zoned P- Planned Development. The PUD follows the B-1 zoning district standards. The shopping center is located at the southeast corner of Smith Street and Dundee Road.

The original Special Use (O-58-16) permitted the operation of a daycare facility, Kiddie City Learning Center, at the subject property. The approved business plan indicated that the child care facility serves children from 15 months - 12 years old.

The Petitioner is proposing to expand the existing day care facility, Kiddie City Learning Center, into the adjoining tenant space. Per the submitted application, the 1,000 square foot expansion would help to accommodate an additional 20 children at the facility. Therefore, the Petitioner is requesting a Special Use Amendment to permit an expanded floor plan for an existing day care facility at the subject property.

Sworn in petitioner: Anna Zielinska (owner) - 201 W Dundee Rd, Palatine
Gabriella Zielinska (employee) - 27881 W Wood Creek Dr, Barrington, IL

Ms. Gabriella Zielinska explains that there is currently a waitlist for enrollment. They presently have 84 children enrolled and are planning to expand to accommodate 20 more children, specifically 3-4 year olds. This expansion will also include the addition of two more teachers.

Chairman Wood asks if the outdoor area would have any changes and if there have been any parking issues.

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Commissioner Friedman also asks if they have specific parking for drop off of children enrolled at the daycare.
Ms. Gabriella Zielinska confirms that the outdoor area will remain unchanged. Regarding parking, she states that there is sufficient parking at the location, and it is not an issue.
Commissioner Friedman expresses concern about the lack of designated drop-off parking spots and asks if there have been any issues with traffic congestion during peak drop-off and pick-up times.
Ms. Gabriella Zielinska states that there have not been any significant issues with traffic congestion. She mentions that parents typically stagger their drop-off and pick-up times, which helps to avoid congestion. Additionally, the daycare staff monitors the process to ensure it runs smoothly.
Commissioner Cavanaugh asks if the additional entrance at the new space will be closed off or used as a second entrance.
Ms. Gabriella Zielinska explains that the new entrance will have the same security measures as the main entrance, including secure keycard access and monitoring by staff. All entrances and exits are monitored by cameras, and the daycare maintains strict protocols for pick-up and drop-off to ensure the safety of the children.

Commissioner Shubert asks if entrance to the new space can be accessed from within the building.
Ms. Gabriella Zielinska confirms that there will be internal access between the existing daycare space and the new expansion area. This ensures that staff and children can move freely and safely between different sections of the facility without needing to exit and re-enter the building.

Commissioner Fedota confirms that the new space will accommodate the 3-4 age group.
Ms. Gabriella Zielinska confirms that the majority of the kids on the waitlist are 3 & 4-year-olds and require more room. She anticipates they will have that age group in both the existing and new areas.

Mr. Bradshaw confirms that the daycare operates from 7am to 6pm Monday thru Friday and notes that the expansion will not necessitate additional parking. He highlights that the parking lot is generally underutilized. He also shares photos of the building's rear, showing that the back door, which leads to the outdoor play area, is fenced along the path.
Commissioner Kolososki notes that the play area is enclosed with bollards and asks whether these were included in the initial approval. Mr. Bradshaw confirms that the bollards were part of the original plan and that there will be no alterations to the outdoor area.
Commissioner Fedota inquires if the fence at the rear will be extended to encompass the expansion space’s rear exit door.
Ms. Gabriella Zielinska confirms that it will.

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STAFF RECOMMENDATION:

The Petitioner's proposal to expand the existing day care facility will provide additional space for the business to continue to grow. Other than an increase in the number of children attending the day care, all operations would effectively remain the same. No issues with the existing facility have been identified, and the expansion to the adjoining tenant space should not cause substantial injury to the value of the properties in the surrounding neighborhood. Therefore, Staff recommends approval of the proposed Special Use Amendment, subject to the following condition:

1. The Special Use shall substantially conform to the floor plan and business plan submitted by the Petitioner, Anna Zielinska, Kiddie City Learning Center, except as such plans may be changed to conform to Village Codes and Ordinances.

Commissioner Friedman asks if there have been any parking issues noted by other tenants or surrounding residents.
Mr. Bradshaw states there have been no reported issues.

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

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

Discussion:

Commissioner Fedota acknowledges that the growth in the business and the existing waiting list indicate that this daycare is a trusted choice for parents.
Commissioner Friedman agrees that expanding the daycare is a beneficial alternative to retail use for this location.
Chairman Wood remarks that the expansion poses no concerns regarding safety, health, or welfare. She highlights the business's success, the thorough planning behind the project, the lack of parking issues, and the organization's overall effectiveness, affirming that the expansion is a positive development.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 9-0. This item will tentatively go to Village Council on Monday, August 19th, 2024.

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

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2. 21 N. Brockway Street Unit 203 **- Recommend To Approve**

SU-000116-2021 - 21 N. Brockway Street Unit 203

Notice was published in the Journal & Topics on July 25th, 2024 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. **Special Use Application**
2. **Proof of Ownership**
3. **Plat of Survey**
4. **Floor Plan (full building)**
5. **Floor Plan (annotated room)**
6. **Business Plan**
7. **Public Notice**

Mr. Bradshaw provides background:
The Subject Property is zoned B-1 Shopping Center District, and is in downtown Palatine located at the southeast corner of N. Brockway St and W. Slade St. The approximately subject tenant space was previously occupied by a Management Services company, but has been vacant for several years.

The Petitioner is proposing to open a massage therapy business, Healing By Edyta. The proposed business would operate out of a single office space within the building, and would offer a variety of massage and healing therapies.

Sworn in petitioner: Edyta Dolecki - Healing by Edyta LLC - 21 N Brockway
Angelica Bolltnikov- 519 Jennifer Cr, Mundelein, IL

Ms. Dolecki describes her 20 years of experience as a massage therapist, emphasizing her specialization in holistic techniques, including aromatherapy and various therapeutic methods. She explains that the new location is more convenient and closer to her home, ensuring her clients will have no trouble accessing the new site. While she previously rented space in Lake Zurich, she is relocating to this closer location.
Commissioner Friedman inquires whether the previous location was at ground level and if the new second-floor location might present any issues for clients, particularly due to the lack of an elevator and potential mobility concerns. Ms. Dolecki responds that there should be no issues.
Commissioner Friedman also asks about the availability of a hand sink in the treatment room.
Ms. Dolecki explains that the building has a hallway bathroom she will use, and a hand sink in the room is not necessary.
Commissioner Shubert asks if aromatherapy, specifically essential oils, might affect other tenants or involve incense.
Ms. Dolecki clarifies that she uses essential oils, which will not disturb other

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tenants.
Commissioner Shubert further notes the absence of a changing area.
Ms. Dolecki details that she typically explains the process to clients and then steps out while they change.
Commissioner Friedman inquires if the other doors along the corridor will be locked and if Ms. Dolecki will have access from her suite to the bathrooms down the hall.
Ms. Dolecki confirms that they will have access to the bathrooms in the hall.
Mr. Bradshaw notes that the petitioner holds a valid state issued massage therapy license and has extensive experience as a therapist. He provides the business hours and mentions that services are offered by appointment only.
Commissioner Fedota asks about the other businesses on the floor. Mr. Bradshaw indicates that there are vacant spaces and other similar businesses in the building.

STAFF RECOMMENDATION:
The Petitioner is proposing to open a new massage therapy clinic at the subject property. The Petitioner is a licensed therapist and is taking over a single office tenant space within a multi-tenant building in the Village's downtown area. Ultimately, as all services offered are by appointment only and there is ample parking for clients to utilize in the downtown, the proposed use should not cause injury to the value of the other properties in the surrounding neighborhood. Therefore, Staff recommends approval of the Special Use subject to the following condition:

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

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

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

Discussion:
Commissioner Shubert remarks that it is a niche business likely to thrive in the space.
Commissioner Roth-Wurster highlights Ms. Dolecki's 20 years of experience as impressive, notes that the new location being closer to her home is advantageous, and agrees that the proposal meets the necessary standards.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 9-0. This item will tentatively go to Village Council on Monday, August 19th, 2024.

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

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3. 1711 N. Rand Rd Unit 100 **- Recommend To Approve**

SU-000112-2024 - 1711 N. Rand Road Unit 100

Notice was published in the Journal & Topics on July 25th, 2024 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. **Special Use Application**
2. **Proof of Ownership**
3. **Plat of Survey**
4. **Floor Plan**
5. **Business Plan**
6. **Public Notice**

Mr. Bradshaw provides background:
The Subject Property is approximately 35,000 square feet and is zoned B-2 General Business and is within the Capri Gardens subdivision. The Rand-Dundee Plaza is a shopping center that is located along the N. Rand Road commercial corridor, directly adjacent to an R-3 multi-family residential complex off of N. Rose Avenue. The Petitioner will occupy 902 sq. ft. of retail space within the shopping center, which had been previously occupied by Complete Tax Service - Accounting Solutions. Other tenants within the building include Wolf Cabinetry-Granite, Consumer Final Services, Alexis' Hair Solon, Sunny Spa, Dymok Smoke Shop, and others.
The Petitioner is proposing to open a frozen food store, Handmade Frozen Food - Multi Cook, at the subject property. The proposed store would function as a typical grocery store, with freezers stocked with handmade frozen meals for purchase. Customers would also have the option to preorder product for pick up.
Sworn in petitioner: Olya Vakun - 1711 N. Rand Road

Ms. Vakun explains that her business, Handmade Frozen Foods, will operate a store offering handmade European frozen foods. These products are made at their main location on Cumberland Ave in Norridge. The store will allow customers to browse and purchase frozen foods, with an option to buy online and pick up in-store. She assures that the business adheres to all health codes, and since no food preparation occurs at this location, there will be no issues with food waste, odors, or garbage. Deliveries will be made by their own vehicle to the rear of the building, and she does not foresee any problems affecting neighboring businesses.

Chairman Wood inquires about the duration of the Norridge location's operation.
Ms. Vakun responds that it has been open since April of this year.
Commissioner Wood asks if the Norridge tenant space is comparable to the

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Palatine location.
Ms. Vakun explains that the Palatine store will have a larger retail area, as the Norridge location primarily consists of a kitchen that occupies most of the space.

Commissioner Schubert asks if customers would have the option to order through other online services, such as Instacart.
Ms. Vakun replies that the business will only offer ordering through its own website and will not be using third-party delivery services.
Chairman Wood inquires if the food offered is primarily Polish, Russian, or Ukrainian. Ms. Vakun explains that it is mostly European cuisine, with plans to expand to include other international varieties.
Chairman Wood also asks if they fulfill orders from Palatine residents.
Ms. Vakun confirms that they do, in addition to serving other surrounding towns.
Commissioner Fedota inquires about other locations they are planning to open.
Ms. Vakun mentions they are looking to expand to Algonquin and Schaumburg.
Commissioner Fedota also asks if she or any employees hold a ServSafe Food Handler Certification.
Ms. Vakun confirms that she has certifications in food management, food handling, and allergen management, and that all staff members also have food handler and allergen certifications.
Commissioner Cavanaugh asks if the business is a franchise, noting that the business plan mentions over 100 locations worldwide.
Ms. Vakun confirms that it is a franchise.
Commissioner Bettenhausen inquires about the number of employees, noting that the business plan includes two cashiers and asking if there will be any additional staff or stock personnel.
Ms. Vakun states that there will not be any additional employees.
Ms. Vakun further explains that all food items are packaged with expiration dates, and expired products will be removed in accordance with health code regulations.
Mr. Bradshaw states that the parking lot requirements will remain unchanged with the proposed use. He adds that the Village will seek a licensing agreement with the property owner for the parking spaces that extend into the village right-of-way along East Capri Drive.
Chairman Wood questions the parking requirements, and Mr. Bradshaw refers to the Village Zoning Ordinance for clarification.

STAFF RECOMMENDATION:
The Petitioner's proposal to open a new frozen food store should have minimal impact on the other businesses within the Rand-Dundee Plaza as they will not be preparing any food onsite and only a couple employees will be working at the retail location on a regular basis. Ultimately, the proposed frozen food store would maintain the same parking requirement as the previous occupant of the subject tenant space, and all product deliveries would utilize the alley in the rear of the Plaza. Therefore, Staff recommends approval of the proposed Special Use, subject to the following condition:

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1. The Special Use shall substantially conform to the floor plan and business plan submitted by the Petitioner, Olya Vakun, Handmade Frozen Food - Multi Cook, except as such plans may be changed to conform to Village Codes and Ordinances.

Chairman Wood asks if any parking issues have been identified.
Mr. Bradshaw states that there have been no noted issues.

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

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

Discussion:

Commissioner Kolososki comments that the menu is appealing and extends a warm welcome to the business in Palatine.
Chairman Wood notes that Palatine has a large population that will appreciate this food choice. She believes the location is ideal and that the business will be popular within the community, while also conforming to the special use requirements.
Commissioner Roth-Wurster agrees, stating that the business is well-suited for the location and finds the menu appealing.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 9-0. This item will tentatively go to Village Council on Monday, August 19th, 2024.

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

Minutes Acceptance: Minutes of Aug 13, 2024 7:00 PM (Meeting Minutes)

IV. COMMUNICATIONS

V. ADJOURNMENT

Minutes Acceptance: Minutes of Aug 13, 2024 7:00 PM (Meeting Minutes)

VILLAGE OF PALATINE

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 09/10/24 07:00 PM

STAFF REPORT (ID # 9321)

501 S. Brighton Lane

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Alex Bradshaw

PETITIONER: Jacob Von Holt

PLAN NUMBER: SU-000120-2024

BACKGROUND:

The Subject Property is zoned R-1A and is part of the Whytecliff at Palatine subdivision. The property is a corner lot and contains a single-family residence. The Petitioner is proposing to construct a 6-foot tall vinyl fence in their rear side yard, which runs parallel W. Whytecliff Road. Therefore, the Petitioner is requesting the following:

1. **Special Use to permit a fence to be set back 31 feet from the side property line abutting a street, instead of the minimum required 35 feet.**

Surrounding Zoning/Uses:

North:	R-1A Single-Family Residential
South:	R-1A Single-Family Residential
East:	R-1A Single-Family Residential
West:	R-1A Single-Family Residential

KEY ISSUES:

- The proposed fence would be in-line with the rear corner of the existing house on the subject property, and would maintain the existing 31-foot existing setback as the fence continues to the rear property line.
- The proposed fence would be directly adjacent to the front side yard of the property to the southeast, 1207 W. Whytecliff Road, which has a 30-foot front yard setback.
- Per the submitted application, the Petitioner indicated that the fence will be utilized to enclose their rear yard and to create a safe place for their children to play.

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), (3) and (5) are applicable. Specifically, the Petitioners must show that the Special Use, if granted, will be operated in a manner consistent with the public health, safety, and welfare, and that the Special Use will not have a negative impact on the value of surrounding properties. The Petition for a Special Use is attached, and the Petitioners have attempted to address the required standards.

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

a. Will meet the following aesthetic criteria:
   i. Will not destroy existing vistas in the area;
   ii. Will enhance the appearance of the homes and the streets in the area; and
   iii. Will not detract from the overall appearance of the community; or
b. The fencing is found to be necessary to protect private property or the safety of the inhabitants of the property.

STAFF RECOMMENDATION:

The Petitioner is proposing to construct a 6-foot tall vinyl fence off of the rear building line of their existing single-family residence. The proposed fence will maintain the existing distance between the side of the house and the side property line abutting the street. With that in mind, the fence should not destroy the existing vista in the area, nor should the new fence have a negative impact on the surrounding property values. Therefore, Staff recommends approval of the Special Use, subject to the following conditions:

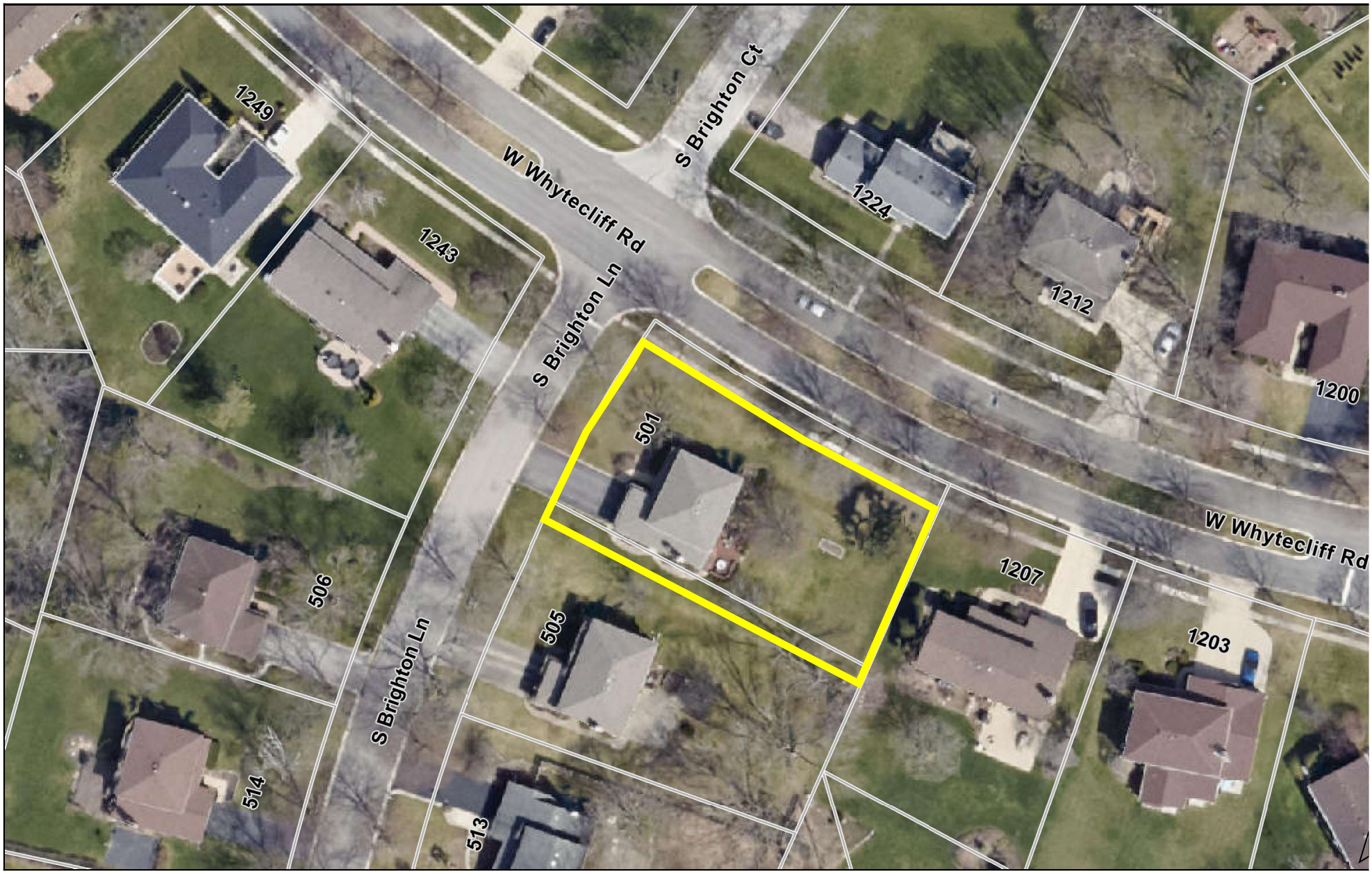
1. The Special Use shall substantially conform to the site plan and fence elevation plans submitted by the Petitioner, Jacob Von Holt, except as such plans may be changed to conform to the Village Codes and Ordinances.

ATTACHMENTS:

- Aerial Map
- Special Use Application
- Plat of Survey - Site Plan
- Fence Elevation
- Public Notice

GISConsortium

501 S. Brighton Lane



0 100 200 ft

Print Date: 8/21/2024

Notes

Cook County Aerial 2023

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

Attachment: Aerial Map (501 S. Brighton Ln - SU Fence SYAS)

VILLAGE OF PALATINE

SPECIAL USE APPLICATION

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

Petitioner Name

Jacob Von Holt

Business Name (if applicable)

Subject Property Address

501 S. Brighton Lane

Please provide a description of your proposed request:

See BLDE-018163-2024 for 6-foot tall vinyl fence.

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:

Our home is on the corner, which on one side is on the main road that runs through the neighborhood. Since there is no stop sign at our intersection and we are at the top of the hill, many people speed and very few people stop at the stop sign at the bottom of the hill. With two young children in our home, the fence would provide us with a safe space for our family to spend time. This fence would also give us some privacy to our yard.

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

As mentioned above, the main reason for wanting this fence is for safety for our family. With living on a main street in the neighborhood, this fence would allow us to feel comfortable having, not only our children, but also friends and family in our yard. We are simply asking that our fence be allowed to align with the edge of our house to maximize the area in our yard, as well as keep our yard aesthetically pleasing. With having to move the fence in 5ft from the edge of our house, the fence would have to be place in front of one of our windows.

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

Prior to getting information for getting a fence installed, we has landscaping removed that was overgrown, not care for or aesthetically pleasing from the prior owners. Our fence would increase the value of nearby property by enhancing its aesthetic appeal, providing privacy and security, defining boundaries, and offering functional benefits, such as noise reduction to create a more peaceful living environment. These factors collectively make the property more attractive to potential buyers and can contribute to a higher market value.

Attachment: Special Use Application (501 S. Brighton Ln - SU Fence SYAS)

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.

Again, as mentioned above, we really are seeking to have this fence put in place for safety. With our side yard abutting up to Whytecliff Rd, no stop sign at our intersection and being at the top of the hill, many people speed and very few people stop at the stop sign at the bottom of the hill. With two young children in our home, the fence would provide us with a safe space for our family to spend time.This fence would also give us some privacy to our yard.

Additionally, our fence would enhance the aesthetic appeal our property, providing privacy and security, defining boundaries, and offering functional benefits, such as noise reduction to create a more peaceful living environment.

Attachment: Special Use Application (501 S. Brighton Ln - SU Fence SYAS)

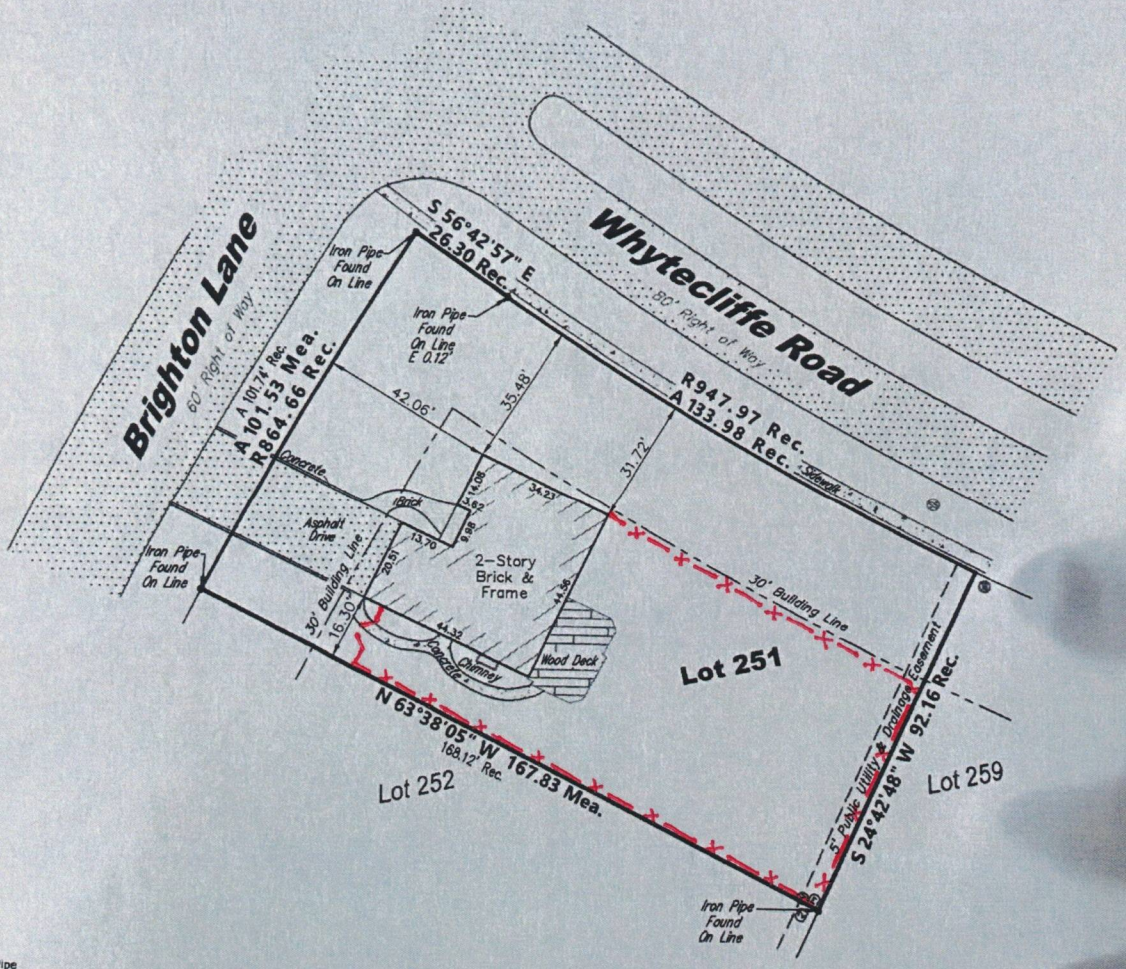
PLAT OF SURVEY

LOT 251 IN WHYTECLIFF AT PALATINE, BEING A SUBDIVISION IN THE NORTH WEST QUARTER OF THE SOUTH EAST QUARTER AND THE NORTH EAST QUARTER OF THE SOUTH WEST QUARTER OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

N

Scale: 1" = 30'

6'H vinyl Fence



Legend:

O-Set 1/2" Iron Pipe
●-Found Iron Pipe
X-Found Cross

Surveyor Notes:

1. Field Work Completed on 9-30-2020
2. Prepared for Angelina & Herrick, P.C., for real estate transaction.
3. Site Address: 501 South Brighton Lane, Palatine, 60067
4. Pin No.: 05-32-200-139
5. The easements shown hereon are provided from the current title and the use of the recorded subdivision plat. No search of the records for easements or encumbrances was made as part of this survey.
6. Compare deed description and site conditions with the data given on this plat and report any discrepancies to the surveyor at once.
7. Auto Cad Files will not be released under this contract.
8. All building dimensions and ties are to the current siding material and not to the foundation.
9. Title Commitment Date: August 20, 2020 Number: BW20050791

State of Illinois)
SS)
County of Lake)

We, Land Surveying Services, Inc. do hereby state that we have surveyed the above described property and that this is the Plat that represents the conditions found on the date of said survey.

Given under my hand and seal this 1st day of October, A.D. 2020 in Lake Zurich, Illinois.

Gloria Jean Koter, an agent for Land Surveying Services, Inc.

Illinois Professional Land Surveyor Number 3323
License Expiration Date 11-30-20

This professional service conforms to the current Illinois minimum standards

STATE OF ILLINOIS
GLORIA JEAN KOTER
035-003323
REGISTERED LAND SURVEYOR

Attachment: Plat of Survey - Site Plan (501 S. Brighton Ln - SU Fence SYAS)

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 501 S. BRIGHTON LANE

(●) ( ) ( ) ( )

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 22ND day of AUGUST, A.D. 20 24., and the last publication thereof was made on the 22ND day of AUGUST, A.D. 20 24.

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

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

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

Mary Alice Wenzl

IN WITNESS WHEREOF, **THE DES PLAINES JOURNAL, INC.,** has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 22ND day of AUGUST A.D., 20 24.

By Todd Wessel

President
Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 22ND day of AUGUST A.D., 20 24.

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

Attachment: Public Notice (501 S. Brighton Ln - SU Fence SYAS)

VILLAGE OF PALATINE

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 09/10/24 07:00 PM

STAFF REPORT (ID # 9320)

217 N. Benton Street

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Alex Bradshaw

PETITIONER: Charles Rowley

PLAN NUMBER: VAR-000119-2024

BACKGROUND:

The Subject Property is zoned R-2 Single-Family, and is within the Joel Woods Subdivision. The property is approximately 8,760 square feet and consists of a single-family residence with a one-car detached-garage. The Petitioner is proposing to expand the existing non-conforming driveway width by 2 feet, increasing from the existing 7.69-foot non-conforming driveway to a 10-foot wide driveway. Therefore, the Petitioner is requesting the following:

1. **Variation to permit a residential driveway to be set back 0.25 feet from the side property line, instead of the minimum required 2 feet.**

Surrounding Zoning/Uses:

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

KEY ISSUES:

- The proposed expansion will encroach into the required 2-foot setback from the side property line by approximately 1’-9”, leaving approximately 3” between the edge of the driveway expansion and the side property line.
- Per the submitted application, the Petitioner is constrained for space between the existing house and the fence on the shared side property line to the north. Per the Plat of Survey for the Subject Property, the home is setback 10.31 feet from the north property line and the driveway maintains a 2.62-foot setback. In order for the driveway to meet the minimum required 9-foot driveway width, the driveway would need to expand into the required 2-foot setback from the side property line.

- Both the building coverage and lot coverage are under the allowable percentages per Code.
- The subject property was granted a Variation for a front porch canopy to encroach 6 feet into the required front yard in 2018 (#O-6-18).
- Staff notes that there are other properties on N. Benton Street that have existing driveways that appear to be on the respective shared-side property line (208 & 216 N. Benton Street). Each of these examples are existing non-conforming circumstances.

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

STAFF RECOMMENDATION:

The Petitioner is proposing to expand the existing driveway to better accommodate their personal vehicles, for parking and maneuvering, and to expand a non-conforming narrow driveway. The existing driveway is existing non-conforming to the current zoning ordinance requirement for residential driveway width. Staff notes that any expansion of the current 7.69-foot wide driveway would necessitate encroachment into the required setback from the side property line, due to the constructed setback of the existing home.

Therefore, Staff recommends action at the discretion of the Planning and Zoning Commission. If the Planning and Zoning Commission recommends approval, Staff recommends the following conditions:

1. The Variation shall substantially conform to the site plan submitted by the Petitioner, Charles Rowley, except as such plans may be changed to conform to Village Codes and Ordinances.

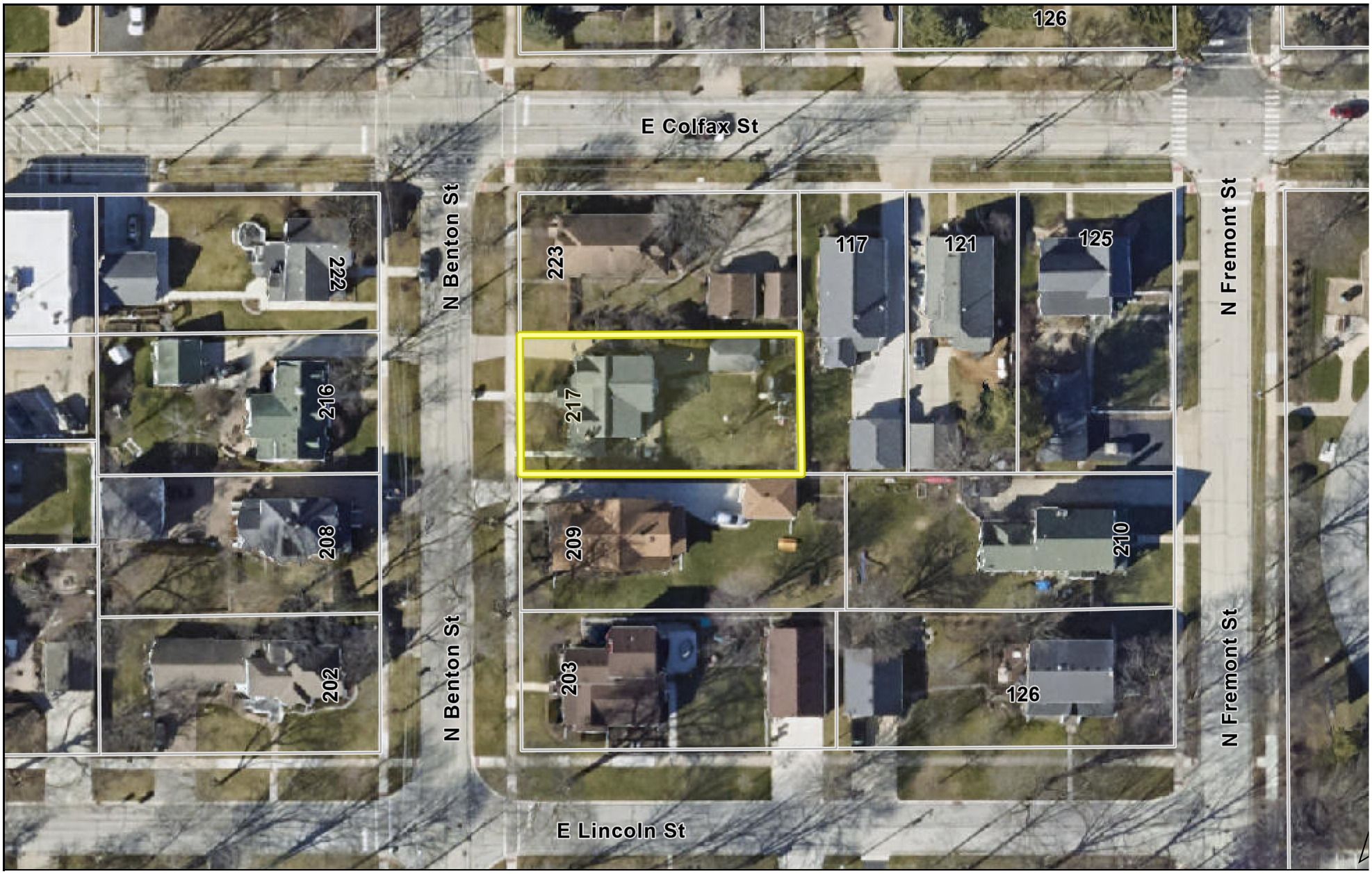
ATTACHMENTS:

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

- Objection Letter - P.Diaz
- Public Notice

GISConsortium

217 N. Benton Street



0 100 200 ft

Print Date: 8/15/2024

Notes

Cook County Aerial 2023

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

Attachment: Aerial Map (217 N. Benton St - VAR Driveway)

VILLAGE OF PALATINE

VARIATION APPLICATION

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

Petitioner Name

Charles Rowley

Business Name (if applicable)

Subject Property Address

217 N. Benton Street

Please provide a description of your proposed request:

Add approx 65 feet long x 2 feet wide concrete pad adjacent (north side) to current concrete driveway. Existing concrete driveway is very narrow on a non-conforming size home lot. New pad will adhere to code depth of

Petitioner Justification

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

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

The additional concrete added will enhance and widen a very narrow driveway where we already have a difficult time opening our car doors 1/4 of the way if the vehicle is parked in the center of our driveway.

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

Correct, unique circumstances but removing the existing gravel will only enhance both visually and aesthetically.

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

Correct, this will not alter the character but actually improve.

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

Attachment: Variation Application (217 N. Benton St - VAR Driveway)

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

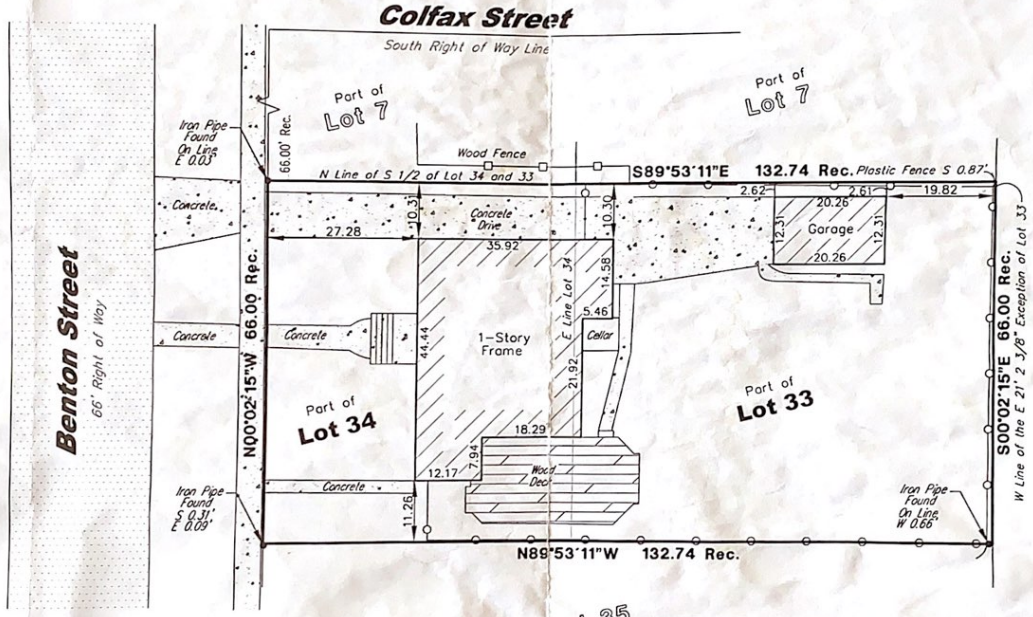
Attachment: Variation Application (217 N. Benton St - VAR Driveway)

PLAT OF SURVEY

THE SOUTH ½ OF LOT 33 (EXCEPT THE EAST 21 FEET AND 2 ⅜ INCHES THEREOF) AND THE SOUTH ½ OF LOT 34, IN JOEL WOODS SUBDIVISION OF BLOCK "Z" IN THE ASSESSOR'S DIVISION OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 23, PART OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 15 AND PART OF THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 14, ALL IN TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

N

Scale: 1" = 20'



Legend:

- ○-Set 1/2" Iron Pipe
- ●-Found Iron Pipe
- X-Found Cross

Surveyor Notes:

1. Field Work Completed on 3-26-2014
2. Prepared for Angelina & Herrick P.C., for real estate transaction.
3. Site Address: 217 N. Benton St., Palatine, IL 60067
4. Pin No.: 02-14-311-002
5. The easements shown hereon are provided from the current title and the use of the recorded subdivision plat. No search of the records for easements or encumbrances was made as part of this survey.
6. Compare deed description and site conditions with the data given on this plat and report any discrepancies to the surveyor at once.
7. Auto Cad files will not be released under this contract.
8. Due to snow and unplowed areas, some information is approximated and may not have been located and should be verified.

State of Illinois)
SS)
County of Cook)

We, Land Surveying Services, Inc. do hereby state that we have surveyed the above described property and that this is the Plat that represents the conditions found at the time of survey.

Given under my hand and seal this 28th day of March, A.D. 2014 at Palatine, Illinois.

Gloria Jean Koter, an agent for Land Surveying Services, Inc.

Illinois Professional Land Surveyor Number 3323
License Expiration Date 11-30-14

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

STATE OF ILLINOIS ★ REGISTERED LAND SURVEYOR ★ GLORIA JEAN KOTER 035-003323

Drawn By:	LP	Checked By:	GJK
Drawing Revisions			
REVISION	Date	Drawn	Checked

Field Work Completed:	03-26-2014
Scale: 1" = 20'	Date: 03-28-2014

Site Address:
217 N. Benton Street
Palatine, Illinois

Land Surveying Services, Inc.
574 W. Colfax Street Palatine, Illinois 60067
Ph.: (847)991-7700 Fax: (847)991-7707
Professional Design Firm License No. 184-003632

Job Number
LS140122

Sheet Name
PLAT OF SURVEY

Sheet Number
SURVEY

Attachment: Plat of Survey (217 N. Benton St - VAR Driveway)

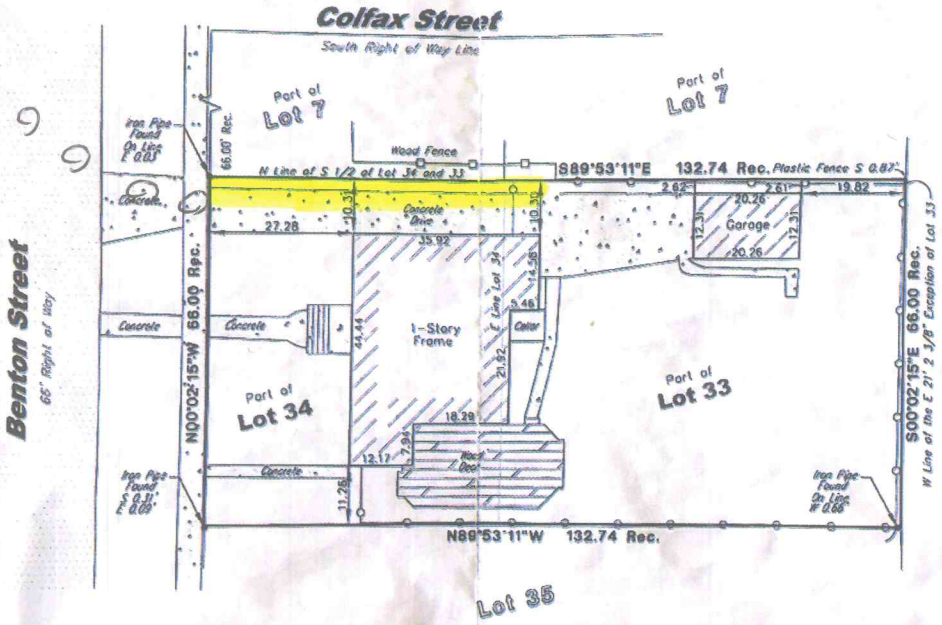
PLAT OF SURVEY

THE SOUTH ½ OF LOT 33 (EXCEPT THE EAST 21 FEET AND 2 ½ INCHES THEREOF) AND THE SOUTH ½ OF LOT 34, IN JOEL WOODS SUBDIVISION OF BLOCK "Z" IN THE ASSESSOR'S DIVISION OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 23, PART OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 15 AND PART OF THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 14, ALL IN TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

N

Scale: 1" = 20'

- Current driveway width 8' feet
- Proposed new width with new side concrete pad 10' feet
- Remove existing gravel



Legend

○-Set 1/2" Iron Pipe
●-Found Iron Pipe
X-Found Cross

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6. Compare deed description and site conditions with the data given on this plat and report any discrepancies to the surveyor at once.
7. Auto Cad files will not be released under this contract.
8. Due to snow and unplowed areas, some information is approximated and may not have been located and should be verified.

State of Illinois)
SS)
County of Cook)

We, Land Surveying Services, Inc. do hereby state that we have surveyed the above described property and that this is the Plat that represents the conditions found

Given under my hand and seal this 28th day of March, A.D. 2014 [illegible], Illinois

Gloria Jean Koter, an agent for Land Surveying Services, Inc.

Illinois Professional Land Surveyor Number 035-003323
License Expiration Date 11-30-14

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

STATE OF ILLINOIS ★ GLORIA JEAN KOTER 035-003323 ★ REGISTERED LAND SURVEYOR

Drawing Revisions			
REVISION	Date	Drawn/Checked	

Drawn By: LP | Checked By: GJK

Field Work Completed: 03-26-2014
Scale: 1" = 20' | Date: 03-28-2014

Site Address:
217 N. Benton Street
Palatine, Illinois

Land Surveying Services, Inc.
379 W. Colfax Street, Palatine, Illinois 60067
Ph. (847)991-7700 Fax (847)991-7707
Professional Design Firm License No. 184-005532

Job Number: LS140122

Sheet Name: PLAT OF SURVEY

Sheet Number: SURVEY

Attachment: Site Plan (217 N. Benton St - VAR Driveway)

September 6th, 2024

RE: File Number VAR-000119-2024

Dear Mr Bradshaw and Members of the Planning and Zoning Commission,

This letter is to state my strong opposition to the Variation requested by the petitioner at 217 N Benton St., Palatine, IL. I am the owner of the property at 223 N Benton St Palatine, IL. I am the only homeowner that shares the property line that is the subject of this application. I am the only homeowner effected by this application.

The situation that gives rise to the Variation application was created by the Petitioner himself. The Petitioner has created the situation for which a Variation is now being requested. The Petitioner utilizes a gate across the width of the driveway. This is an example of the Petitioner creating the very difficulty for which he now seeks a Variation. Their vehicles can be parked on the existing driveway, concrete pad and garage. A Variation is not needed to park on your own driveway or in your garage. (Please see attached pictures)

The Petitioner is attempting to squeeze more out of his property by utilizing the property in the setback instead of using the existing section of his own driveway past the gate, or the garage. The basis for the variation application is mere inconvenience. A **"mere inconvenience"** is an insufficient factual basis for a Variation approval. The property value is not affected by the 2 foot driveway setback. The Petitioner purchased 217 N Benton in or about 10 years ago. At the time the property was purchased, the driveway, 2 foot set back, house footprint and garage location are as they exist today. There is no special circumstance that exists today, that did not exist at the time the Petitioner purchased the property. Many properties in the Village have single lane driveways and homeowners park toward the rear part of the driveway or in their garages. This is common.

If the Variation is granted, the Village will sanction the Petitioner's encroachment on my property, authorize parking up against my fence and cause damage to my legally constructed fence. The Variation request if granted, is detrimental to my property rights and such an encroachment will have a negative impact on my property value and marketability. Set backs are established to protect homeowner's property rights from this very type of encroachment. I am deserving of this protection. Petitioner has been parking against my fence and inside the setback. Approval of this Variation application will make damage and encroachment to my property worse. The Variation is not necessary because the situation is avoidable by the petitioner parking on his existing driveway and/or in his garage.

The petitioner has not met their burden of proof nor satisfied the criteria for a Variation. In fact, this is an application of mere convenience for a difficulty created by the Petitioner himself, for which there are several alternative solutions available to the petitioner that do not encroach on my property rights, damage my fence, or involve utilization of the setback.

Respectfully,

Patricia Diaz, 223 N Benton St Palatine, IL

Attachment: Objection Letter - P.Diaz (217 N. Benton St - VAR Driveway)

FENCE
847-383-6964

GROOT
www.groot.com
Waste Services
4-1977

Attachment: Objection Letter - P.Diaz (217 N. Benton St - VAR Driveway)

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 217 N. BENTON ST.

(●) ( ) ( ) ( )

County of COOK

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

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 22ND day of AUGUST, A.D. 20 24., and the last publication thereof was made on the 22ND day of AUGUST, A.D. 20 24.

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- ☐ Buffalo Grove Topics
- ☑ Palatine Topics
- ☐ Rolling Meadows Topics
- ☐ Wheeling Topics
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- ☐ Northwest Journal
- ☐ Glenview Journal

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

Mary Alice Wenzl

IN WITNESS WHEREOF, **THE DES PLAINES JOURNAL, INC.,** has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 22ND day of AUGUST A.D., 20 24.

By Todd Wessell

President
Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 22ND day of AUGUST A.D., 20 24.

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

Attachment: Public Notice (217 N. Benton St - VAR Driveway)

VILLAGE OF PALATINE

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 09/10/24 07:00 PM

STAFF REPORT (ID # 9322)

1101 E. Dundee Road

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Ben Vyverberg

PETITIONER: Hamra Gateway, LLC

PLAN NUMBER: SU-000118-2024

BACKGROUND:

The Petitioner proposes to redevelop the former Famous Dave's restaurant and construct an approximately 2,300 square foot Wendy's restaurant and drive-through (east side of the building). Therefore, the Petitioner is seeking approval of the following:

1. **A Special Use for a Restaurant, with a drive-through**

Surrounding Zoning/Uses:

North:	B-2 General Business; Car-X and Hertz Rental
South:	Planned Development/Wal-Mart; Northwest Community Hospital Resource Center and Huntington Bank
East:	Planned Development (Park Place Shopping Center); Chase Bank
West:	B-2; Einstein's Bros. bagels

KEY ISSUES:

- The Subject Property is an outlot, within the Park Place Shopping Center Planned Development. It is the site of the former Famous Dave's restaurant, which was subsequently demolished in preparation for a new development.

- In 2022, the Village granted a Planned Development Amendment and Special Use for a multi-tenant building, with a drive-through and anchored with a new Wendy's restaurant.

- After receiving Village approval, the developer both evaluated the multi-tenant feasibility of the proposed building and also submitted the plans for the required

review by the Metropolitan Water Reclamation District (MWRD).

- The MWRD stormwater requirements and multi-tenant evaluation led to the current proposal for a standalone Wendy's restaurant, with drive-through, and a detention basin on the west side of the property.

- The building is approximately 2,300 square feet, with 25 interior seats and 20 exterior seasonal seats proposed on the north side of the building. There are 46 parking spaces proposed, which exceeds the minimum required 23 parking spaces. The drive-through provides both the necessary escape lane and exceeds the required minimum 7 stacking spaces.

- The proposed elevations for the single-story building include both EIFS and pre-finished siding. The front (Dundee Road) elevation includes both a delivery pick-up window and glass window portion of the façade. The west elevation also includes a wider window section.

- After the initial 2022 approval, a cross-access agreement was required with the Einstein's Bros. bagels (directly west at 987 E. Dundee Road). This agreement was subsequently executed and recorded and memorializes western access through to Dundee Road. From the west, 2-way access would be allowed through to the drive-through, with traffic then circulating through the drive-through and either exiting to the east to the full-access to Dundee Road or transitioning back to the shared cross-access.

- As an existing condition, there were 10 spaces dedicated for daytime use by Northwest Community Hospital Community Resource Center, at the southwest corner of the parking lot. The continued use of those spaces is again reflected in the proposed site plan.

- The proposed .84-acre detention basin would maintain an approximately 5 to 6-foot grade depth and accommodate the required stormwater management proscribed through the MWRD review. The Village Engineer has also conditionally approved the proposed plans.

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

have attempted to address the required standards.

STAFF RECOMMENDATION:

The proposed restaurant and drive-through is consistent with the surrounding uses and developments, within both the Park Place outlots and the surrounding Dundee Road corridor developments. The proposed site plan and drive-through exceed the Village's minimum zoning requirements. Additionally, the proposed detention basin would address a required MWRD existing circumstance, and would also provide separation and greenspace from the surrounding impervious parking lots. Therefore, Staff recommends approval of the proposed Special Use, subject to the prosed conditions:

1. **The Special Use shall substantially conform to the site plan and elevations prepared by Wertzberger Architects, dated March 2024, and engineering plans prepared bv WMA Ltd., dated July 2024, except as such plans may be changed to conform to Village Codes and Ordinances.**

2. **The signage shall be revised in a manner acceptable to the Director of Planning and Zoning and in compliance with the Park Place Planned Development Ordinance requirements.**

3. **The final landscaping plan shall be submitted in a manner acceptable to the Director of Planning and Zoning, in conjunction with the building permit application.**

4. **IDOT and MWRD permits are required.**

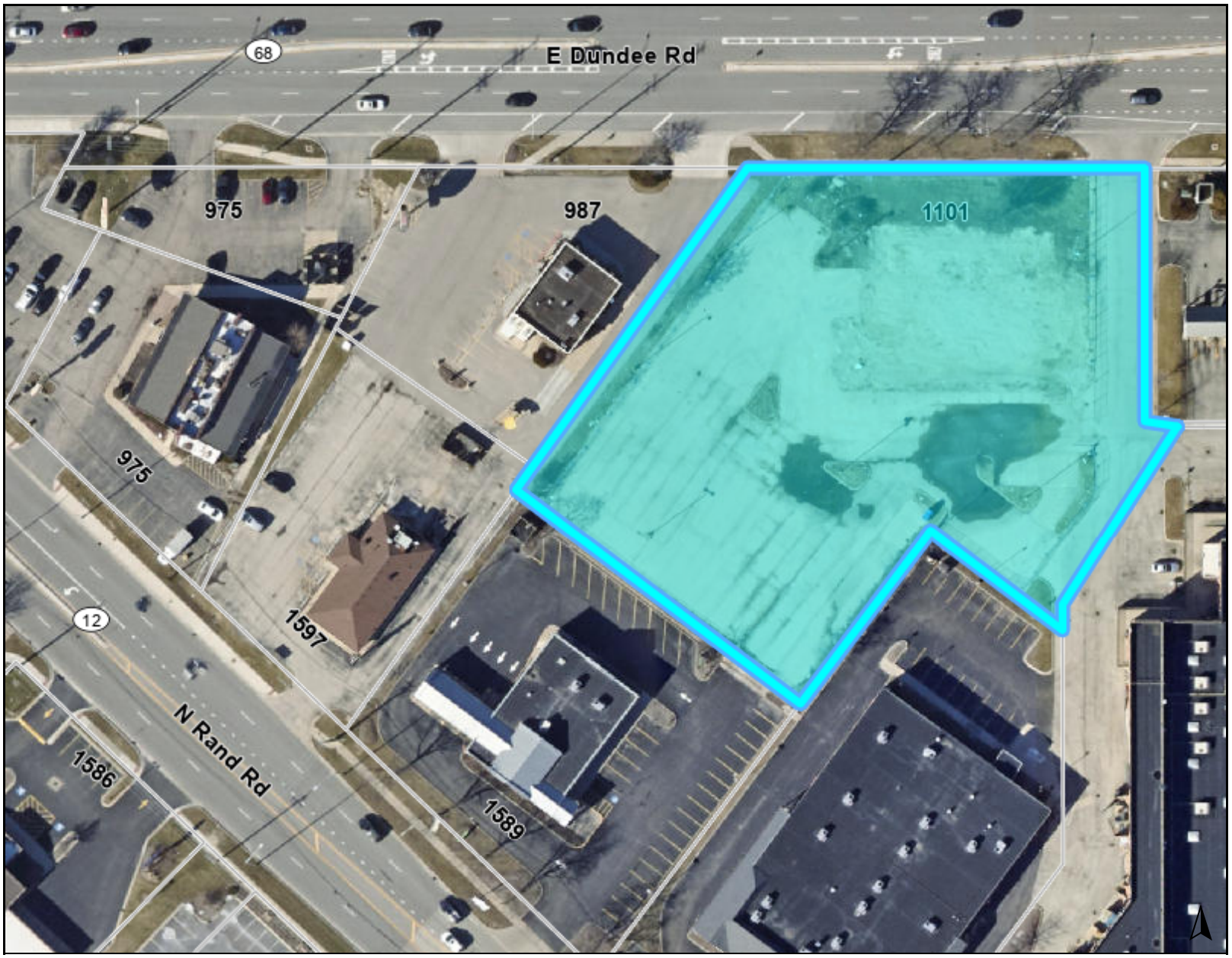
5. **The Special Use shall be granted to Hamra Gateway LLC, in conjunction with the operation of restaurant with drive-through.**

ATTACHMENTS:

- Aerial Map
- Site-Plan - Wendy's
- ENG plans
- Palatine Wendy's preliminary floorplan and elevations
- Wendy's elevation rendering
- Wendy's front elevation (color)
- 2022 Planned Development Amendnment and Special Use - Ordinance #O-010-22
- Public Notice

GISConsortium

1101 E. Dundee Road



Legend

0 150 300 ft

Print Date: 9/4/2024

Notes

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

Attachment: Aerial Map (1101 E. Dundee Road - SU Wendys Drive-Thru)

ILLINOIS ROUTE 68

CONCRETE CURB AND GUTTER

DUNDEE ROAD

APPROXIMATE LOCATION OF COMED AND ILLINOIS BELL EASEMENT PER DOC. 87177406 DOCUMENT NOT LEGIBLE

CONCRETE WALK

Monument Sign

FOUND IRON PIPE AT CORNER

S89°52'14"W 707
S89° 52'21"W(R)

6.00 227.00
227.00(R)

5.00

10.34

Landscape Retaining Wall

CUT CROSS 9.0' NORTH AND ON LINE EXT.

30' BUILDING LINE PER DOC. 1008822049

9 SPACES

3 SPACES

R 19.50

R 2.50

21.00

9.00

5.00

100.21

ASPHALT PAVEMENT

EINSTEIN BROS. BAGELS
1 STORY BRICK BUILDING

Reverse Pitch Curb (Dashed Line Style) (Typ.)

25.00

ONLY

EXIT ONLY

R 11.50

18.00

R 7.50

R 1.50

1 Space

10.00

21.00

6.00

3.00

Reverse Pitch Curb (Dashed Line Style) (Typ.)

145.00
145.00(R)

N00°07'46"W
N00° 07'39"W(R)

LOT 3
PARK PLACE/WAL MART SUDIVISION
DOC.0312103000

S36°54'31"W
S36° 54'41"W(R)
236.59
237.00(R)

8.00

13.00

R 41.00

Start of 4" Yellow Stripe

0.85

1.00

Safety Railing

4" Yellow Stripe

B:6-12 Curb (Typ.)

8 SPACES

7.00

9.00

8.00

9.06

13.33

ASPHALT PAVEMENT

Walk-up Window

34.45

8.76

44.19

US GLOBAL NEXT GEN 30
2,278 SF

Wendy's

46.06

17.00

5.00

Safety Railing

End of 4" Yellow Stripe

4" Yellow Stripe

3.00

R 1.50

FOUND IRON PIPE AT CORNER

N38°39'22"W N38° 46'09"W(R)
7.49 7.44(R)

34.50

33.10

11.92

Cooler/ Freezer

8.60

23.00

27.50

2.09

12.00

Bollard (Typ.)

21.96

9.62

ASPHALT PAVEMENT

FOUND CROSS CUT AT CORNER

LOT 1
FREND FIRST ADDITION
DOC. 16928705

Detention Basin
0.84 Acre-Feet

13.08

19.00

25.00

19.00

9.06

5.00

12.00

12.00

Depressed Curb

CONCRETE

R 2.50

7.00

R 87.09

R 2.00

6.73

18.00

R 20.00

1.14

4.00

12.00

R 2.50

Mountable Median

FOUND IRON PIPE 1.92 FEET NORTH ON LINE

POINT OF BEGINNING

TRASH ENCLOSURE

CURB 0.6' NORTH

LOT 1
RESUBDIVISION OF LOT 2 IN
PARK PLACE/WAL MART SUBDIVISION
DOC. NO. 0312103000
DOC. NO. 1008822049

ASPHALT PAVEMENT

Reverse Pitch Curb (Dashed Line Style) (Typ.)
DEPRESSED CURB

26.75

1.70

Escape Lane

FOUND IRON PIPE AT CORNER

Drainage Path Through Median

22.00

ASPHALT PAVEMENT

EXIT ONLY

36.96

R 2.50

R 46.00

123.76(R)
123.76

S33°18'00"E(R)
S33°11'40"E

R 57.00

R 4.50

N32°34'57"E(R)
N32°39'18"E
120.77(R)
120.50

R 2.50

26.83

14.88

12.25

S53°05'07"E
S53°05'49"E(R)
198.93
198.86(R)

9.00

19.00

25.00

9.00

19.00

8 SPACES

26.76

10 SPACES

DEPRESSED CURB

CURB 1.1' NORTH

ASPHALT PAVEMENT

FOUND MAG. NAIL AT CORNER

7.33

9.34

34.29

ELEVATED WALK

LOT 1
PARK PLACE/WAL MART SUDIVISION
DOC.0312103000

WALMART
1 STORY BRICK BUILDING

N37°01'05"E(R)
N37°01'16"E

Northwest Palatine Community Center
Entitled to Use of 10 Parking Spaces
Mon-Fri 8:00am-5:00pm Only

N00° 11'22"W(R)
N00°14'08"W
14.59
14.52(R)

FOUND MAG. NAIL AT CORNER

ASPHALT PAVEMENT

1 STORY BRICK BUILDING
HUNTINGTON BANK

FOUND CROSS CUT IN BRICK PAVERS

NORTHEASTERLY LINE OF LOT 1

167.72(R)

POINT OF COMMENCEMENT

CURB 1.4' NORTH

STEPS

BRICK PAVERS

SOUTHEASTERLY LINE OF LOT 1

1 STORY BRICK BUILDING
COMMUNITY RESOURCE CENTER

LOT 4
PARK PLACE/WAL MART SUDIVISION
DOC.0312103000

RAND ROAD

ILLINOIS ROUTE 12

CURB PITCH LEGEND

= Normal Pitch Curb

= Reverse Pitch Curb

PARKING SUMMARY

2 ADA SPACES
3 DELIVERY PICKUP SPACES
2 MOBILE ORDER SPACES
40 REGULAR SPACES
47 TOTAL SPACES

Site Area	= 1.74 ac
Existing Site Impervious Area	= 1.19 ac
Proposed Site Impervious Area	= 1.03 ac

SITE NUMBER:
BUILDING TYPE:
ASSET TYPE:
CLASSIFICATION:
OWNER:
BASE VERSION:
UPGRADE CLASSIFICATION:
PROJECT YEAR:
DESIGN TYPE:
DRAWING RELEASE:

PROJECT TYPE:

Wendy's

1105 E. DUNDEE RD
PALATINE, IL 60074

REV.	DATE	DESCRIPTION

ISSUE DATE: 03/1/2024
PROJECT NUMBER: *****
DRAWN BY: MWS
CHECKED BY: MWH

SEAL

DESIGN GUIDELINE ONLY - NOT FOR CONSTRUCTION

SHEET NAME

SHEET NUMBER

Attachment: Site-Plan - Wendy's (1101 E. Dundee Road - SU Wendys Drive-Thru)

GENERAL NOTES:

1. Unless otherwise noted in the special project specifications, the Project shall be built in accordance with the "Standard Specifications for Road and Bridge Construction for Illinois" latest edition, and "Supplemental Specifications and Recurring Special Provisions" latest edition by the Illinois Department of Transportation.

2. Sewer and Water Main Construction shall be in accordance with the Standard Specifications for Sewer and Water Main Construction in Illinois, latest edition.

3. Any reference to "supervision" by the Engineer in the Illinois Department of Transportation, Standard Specifications for Road and Bridge Construction or any other referenced documents shall be changed to "observation".

4. The Engineer shall not advise on, issue directions regarding or assume control over safety precautions and programs in connection with the work. The Engineer shall not have authority over or responsibility for safety precautions and programs incident to the work of Contractor(s) or any failure of Contractor(s) to comply with laws, rules, regulations, ordinances, codes or orders applicable to Contractor(s) furnishing and performing the work.

5. The Contractor shall be responsible for the general supervision of the work and assume sole responsibility for the job site conditions during the course of construction including the safety of all persons and property. This requirement shall apply continuously and shall not be limited to normal working hours.

6. It shall be the Contractor's responsibility to provide necessary signs, barricades, fences, etc. as required to insure the safety of vehicles and the general public during all phases of construction.

7. Contractors shall use appropriate equipment to expedite completion of the Project while avoiding any encroachment of neighboring property with any materials, equipment or excavation.

8. Overflow drainage routes and swales must be installed when shown.

9. Surface drainage shall be maintained during all phases of construction.

10. Erosion control practices shall be constructed in accordance with standard specifications for soil erosion and sediment control as contained in IEPA/WCM/R-012 or current issue.

11. All areas disturbed by construction shall be restored to their original condition at no additional cost to the Owner.

12. It shall be the Contractor's responsibility to properly dispose of any and all excess excavation material. This shall be considered as an incidental expense.

13. Elevations shown are NAVD-1988 datum.

14. Return radii are as shown.

15. Disposal of debris from clearing and tree removal shall be the Contractor's responsibility and considered as an incidental expense.

16. Natural plant covering and trees shall be retained and protected during construction where practical.

17. Topsoil replacement for landscaping is six (6) inches.

18. Final seeding and finishing shall be done as soon as possible in accordance with Section 250, Illinois Department of Transportation Standard Specifications.

19. All existing sewers and water mains shall be protected during construction by the Contractor. Any damages shall be repaired at the Contractor's expense.

20. The Contractor shall utilize a laser for all sewer main construction, except those locations waived by the Engineer.

21. All trenches under or within the zone of influence (1:1 slope) of existing or proposed pavement or sidewalks shall be backfilled with selected granular backfill.

22. All trenches shall be water jetted or mechanically compacted to the satisfaction of the Engineer.

23. The Contractor shall notify the Village of Palatine and all Utility Companies two (2) working days before construction is started in any work area.

24. Any field tile encountered during the course of construction must be reconnected or connected to the storm sewer system. Notify the Village of Palatine field Inspector if any field tile is found.

25. The Contractor shall be responsible for locating all utilities (Northern Illinois Gas, Ameritech, and Commonwealth Edison Company). Call J.U.L.I.E. 1-800-892-0123 prior to construction for location of utilities. All utilities damaged and/or disturbed by the Contractor shall be repaired at no additional cost to the Owner. Locations as shown on the plans are approximate and are based on the best available information.

26. All reinforced concrete pipe (RCP) shown herein shall be ASTM C-76 Class IV with gasketed joints complying with ASTM C-443 or C-361.

27. All water main shall be Ductile Iron Class 52, Zinc coated, single sewer, double sealing pipe per AWWA C151/ANSI A21.51 Latest Edition with Cement Mortar Lining per AWWA C104/ANSI 21.4 Latest Edition. Pipe shall be polywrapped, unless otherwise noted. Minimum depth of cover for all water main and services shall be 5'-5" unless noted otherwise.

28. All asphalt and concrete mixtures shall be IDOT approved.

CONTRACTOR'S INSURANCE:

1. Prior to the commencement of the work, the Owner shall require the Contractor and any Subcontractors to submit evidence to the Owner, Municipality and Engineer the he (they) have obtained for the period of the Construction Contract and the guarantee period comprehensive general liability insurance coverage (including completed operations coverage) and comprehensive automobile liability (including non-ownership and hired car coverage, as well as all owned vehicles). This coverage shall provide for bodily injury and property damage arising directly or indirectly out of, or in connection with, the performance of the work under the Construction Contract, and have a limit of not less than $500,000.00 for all damages arising out of bodily injury, sickness or death of one person and an aggregate of $5,000,000.00 for damages arising out of bodily injury, sickness or death of two or more persons in any one occurrence. The property damage portion will provide for a limit of not less than $1,000,000.00 for all damages arising out of injury to or destruction of property of others arising directly or indirectly out of or in connection with the performance of the work under the Construction Contract and in any one occurrence including explosion, collapse and underground exposures.

2. In addition, the Contractor shall carry the necessary public liability and workers' compensation insurance to protect the Village of Palatine, the Village Engineer, Owner, and the Engineer/Resident Project Representative and their consultants from any claims which may arise during construction and to submit two (2) acceptable certificates of insurance naming the Village of Palatine, the Village Engineer, the Engineer/Resident Project Representative and their consultants as additional insured.

3. In the event of accidents of any kind, the Contractor shall furnish the Village with copies of all reports of such accidents at the same time that the reports are forwarded to any other interested parties.

4. The Village Attorney shall review and approve the insurance contract to the satisfaction of the Village of Palatine.

INDEMNIFICATION:

1. To the fullest extent permitted by laws and regulations, the Contractor shall indemnify and hold harmless the Owner, the Village and the Engineer and their consultants, agents and employees from and against all claims, damages, losses and expenses, direct, indirect or consequential (including, but not limited to, fees and charges of engineers, architects, attorneys and other professionals and court and arbitration costs) arising out of or resulting from the performance of the work, provided that any such claim, damage, loss or expense (a) is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the work itself) including the loss of use resulting therefrom and (b) is caused in whole or in part by any negligent act or omission of the Contractor, any Subcontractor, any person or organization directly or indirectly employed by any of them to perform or furnish any of the Work or anyone for whose acts any of them may be liable, regardless of whether or not it is caused in part by a party indemnified hereunder or arises by or is imposed by law and regulations regardless of the negligence of any such party.

2. In any and all claims against the Owner, the Village or Engineer or any of their consultants, agents or employees by any employee of the Contractor, any Subcontractor, any person or organization directly or indirectly employed by any of them to perform or furnish any of the work or obligation under not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable by or for the Contractor or any such Subcontractor or other person or organization under workers' or workmen's compensation acts, disability benefit acts or other employee benefit acts.

3. The obligations of the Contractor shall not extend to the liability of the Engineer, the Engineer's consultants, agents or employees arising out of the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications.

4. To the fullest extent permitted by law, the Contractor shall indemnify and hold harmless the Owner, Engineer, and the Engineer's consultants and their respective agents and employees (indemnitees) from and against any and all claims, damages, losses, economic losses and expenses, including but not limited to attorneys' fees, arising out of or specifically claims arising under the Illinois Structural Work Act, provided that such claim, loss or expense is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the Work itself), including loss of use resulting therefrom, but only to the extent caused in whole or in part by negligent acts or omissions of the Contractor, a Subcontractor, anyone directly or indirectly employed by them or anyone for whose acts they may be liable, excluding any proportionate amount of any claim, damage, loss or expense which is caused by a party indemnified hereunder. Such obligation shall not be construed to negate, abridge or reduce other rights or obligations of indemnity, which would otherwise exist as to a party or person described in the paragraph.

5. In claims against any person or entity indemnified under this paragraph by an employee of the Contractor, a Subcontractor, anyone directly or indirectly employed by them or anyone for whose acts they be liable, the indemnification obligation under the paragraph shall not be limited by a limitation on the amount or type of damages, compensation or benefits payable by or for the Contractor or a Subcontractor under workers' or workmen's compensation acts, disability benefit acts or other employee benefit acts.

SAFETY AND PROTECTION:

A. CONTRACTOR shall be solely responsible for initiating, maintaining and supervising all safety precautions and programs in connection with the Work. CONTRACTOR shall take all necessary precautions for the safety of, and shall provide the necessary protection to prevent damage, injury or loss to:

1. all persons on the Site or who may be affected by the Work;

2. all the Work and materials and equipment to be incorporated therein, whether in storage on or off the Site; and

3. other property at the Site or adjacent thereto, including trees, shrubs, lawns, walks, pavements, roadways, structures, utilities, and Underground Facilities not designated for removal, relocation, or replacement in the course of construction.

B. CONTRACTOR shall comply with all applicable Laws and Regulations relating to the safety of persons or property, or to the protection of persons or property from damage, injury, or loss; and shall erect and maintain all necessary safeguards for such safety and protection. CONTRACTOR shall notify owners of adjacent property and of underground facilities and other utility owners when prosecution of the Work may affect them, and shall cooperate with them in the protection, removal, relocation, and replacement of their property. All damages, injury, or loss to any property referred to in paragraph A.2 of A.3 caused, directly or indirectly, in whole or in part, by CONTRACTOR, any Subcontractor, Supplier, or any other individual or entity directly or indirectly employed by any of them to perform any of the work, or anyone for whose acts any of them may be liable, shall be remedied by CONTRACTOR (except damage or loss attributable to the fault of Drawings or Specifications or to the acts or omissions of OWNER or ENGINEER or ENGINEER's Consultant, or any one employed by any of them, or anyone for whose acts any of them may be liable and not attributable, directly or indirectly, in whole or in part, to the fault or negligence of CONTRACTOR or any Subcontractor, Supplier, or other individual or entity directly or indirectly employed by any of them). CONTRACTOR's duties and responsibilities for safety and for protection of the Work shall continue until such time as all the Work is completed.

Final Engineering Plans for:

WENDY'S RESTAURANT

1101 East Dundee Road, Village of Palatine, Cook County, IL

NW 1/4 Section 12 - Township 42 N - Range 10 E

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

COMMENCING AT THE MOST WESTERLY CORNER THEREOF, SAID CORNER ALSO BEING THE MOST SOUTHERLY CORNER OF FREMD 1ST ADDITION RECORDED AS DOCUMENT NUMBER 16928705, SAID CORNER ALSO BEING A POINT ON THE NORTHEASTERLY LINE OF THE RAND ROAD (U.S. ROUTE 12) RIGHT-OF-WAY; THENCE NORTH 36 DEGREES 54 MINUTES 11 SECONDS EAST, ALONG A NORTHWESTERLY LINE OF SAID LOT 1, A DISTANCE OF 167.72 FEET, TO THE POINT OF BEGINNING THENCE SOUTH 53 DEGREES 05 MINUTES 49 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED COURSE 198.96 FEET TO A SOUTHEASTERLY LINE OF SAID LOT 1, SAID LINE BEING A COMMON LINE WITH LOT 4 IN PARK PLACE/WAL-MART SUBDIVISION RECORDED AS DOCUMENT NUMBER 0312103000; THENCE NORTH 37 DEGREES 01 MINUTE 06 SECONDS EAST ALONG SAID COMMON LINE, 123.76 FEET TO A COMMON CORNER THEREOF; THENCE SOUTH 53 DEGREES 18 MINUTES 00 SECONDS EAST, ALONG A COMMON LINE THEREOF, 94.40 FEET, TO A COMMON CORNER THEREOF SAID CORNER ALSO BEING A COMMON LINE WITH LOT 1 IN SAID PARK PLACE/WAL-MART SUBDIVISION; THENCE NORTH 00 DEGREES 11 MINUTES 22 SECONDS WEST ALONG SAID COMMON LINE, 14.52 FEET TO A COMMON CORNER THEREOF; THENCE NORTH 32 DEGREES 34 MINUTES 57 SECONDS EAST ALONG A COMMON LINE THEREOF, 120.77 FEET, TO A COMMON CORNER THEREOF;THENCE NORTH 38 DEGREES 46 MINUTES 09 SECONDS WEST, 7.44 FEET TO A CORNER OF LOT 1 IN SAID RESUBDIVISION SAID CORNER ALSO BEING A COMMON CORNER OF LOT 3 IN SAID PARK PLACE/WAL-MART DIMSION; THENCE NORTH 00 DEGREES 07 MINUTES 39 SECONDS WEST, ALSO A COMMON THEREOF, 145.20 FEET TO A COMMON CORNER THEREOF, SAID CORNER ALSO BEING A POINT ON THE SOUTHERLY LINE OF THE DUNDEE ROAD (STATE ROUTE 68) RIGHT-OF-WAY; THENCE SOUTH 89 DEGREES 52 MINUTES 21 SECONDS WEST, ALONG SAID SOUTHERLY LINE, 227.00 FEET TO A COMMON CORNER OF SAID FREMD 1ST ADDITION AND SAID RESUBDIVISION; THENCE SOUTH 36 DEGREES 54 MINUTES 11 SECONDS WEST ALONG A COMMON LINE THEREOF 237.00 FEET TO THE POINT OF BEGINNING.

INDEX OF SHEETS

C-0 ..... COVER SHEET

C-1.0 ..... EXISTING CONDITIONS
C-1.1 ..... DEMOLITION PLAN

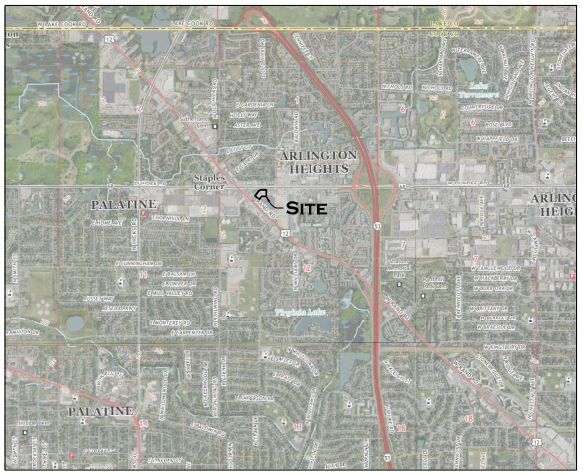
C-2 ..... PAVING & LAYOUT PLAN

C-3 ..... GRADING & EROSION CONTROL PLAN

C-4 ..... UTILITY PLAN

C-5.1 ..... RUNOFF EXHIBIT
C-5.2 ..... DETENTION EXHIBIT
C-5.3 ..... STORM SEWER PROFILES

C-6.0 ..... CIVIL DETAILS
C-6.1 ..... UTILITY NOTES
C-6.2 ..... MAINTENANCE & MONITORING PLAN



LEGEND

EXISTING SANITARY MANHOLE		EXISTING LIGHT POLE	
PROPOSED SANITARY MANHOLE		PROPOSED LIGHT POLE	
SANITARY CLEANOUT		OVERHEAD LIGHT POLE	
EXISTING STORM MANHOLE		RAILROAD SIGNAL POLE	
PROPOSED STORM MANHOLE		RAILROAD SIGNAL VAULT	
EXISTING STORM CATCH BASIN		UTILITY POLE	
PROPOSED STORM CATCH BASIN	OH	OVERHEAD WIRES	
EXISTING STORM IN LET	E	UNDERGROUND ELECTRIC	
PROPOSED STORM INLET	G	UNDERGROUND GAS	
FLARED END SECTION	T	UNDERGROUND TELEPHONE	
STORMPIPE	C&T	UNDERGROUND CABLE T.V.	
TRANSFORMER	W	EXISTING WATER MAIN	
ELECTRIC MANHOLE	W	PROPOSED WATER MAIN	
ELECTRIAL BOX	S	EXISTING SANITARY SEWER	
CABLE T.V. BOX	S	PROPOSED SANITARY SEWER	
TELEPHONE BOX	S	EXISTING COMBINED SEWER	
TELEPHONE MANHOLE	S	PROPOSED COMBINED SEWER	
ELECTRIC METER	S	EXISTING STORM SEWER	
GAS METER	S	PROPOSED STORM SEWER	
GAS VALVE		FENCE LINE	
BOOM		GUARD RAIL	
WATER VALVE		DECIDUOUS TREE	
EXISTING WATER VAULT VAULT		PINE TREE	
PROPOSED WATER VAULT VAULT		OVERHANG APRON	
EXISTING FIRE HYDRANT		DROVE IRON PIPE	
PROPOSED FIRE HYDRANT		FOUND IRON PIPE	
POST INDICATOR VALVE	R	RECORD DIMENSION	
IRON	M	MEASURED DIMENSION	
FLAG POLE	FE	FLOOR ELEVATION	
MAILBOX	TW	TOP OF WALL	
TRAFFIC SIGNAL POLE	TC	TOP OF CURB	
TRAFFIC SIGNAL VAULT	FL	CURB FLOW LINE	

Call Before You Dig
JULIE
ILLINOIS ONE CALL SYSTEM
Simply Call 811

Contact the Metropolitan Water Reclamation District of Greater Chicago 2 days before starting work

P (708) 588-4055
E WMOJobStart@mwrd.org

IEPA GENERAL NOTES:

Sewer construction, as a minimum, must comply with the following requirements:

1. Standard Specifications for Water and Sewer Main Construction in Illinois, latest edition, shall govern all sanitary sewer construction on this project except as modified by the Special Provisions.
2. Horizontal and or vertical separation between sanitary sewer or sanitary services and water main or water services shall be as described in Section 370.350 of the Illinois Recommended Standards for Sewage Works or Section 41-2.01 of the Standard Specifications for Water and Sewer Main Construction in Illinois, latest edition.
3. Protection of water works structures including basins, wells and other treatment units shall be as described in Section 370.350 of the Illinois Recommended Standards for Sewage Works.
4. All flexible gravity thermoplastic sanitary sewer pipe shall be installed in accordance with ASTM D2321-89. Embedment material for bedding, haunching and initial backfill shall extend from at least 4 inches below the pipe to at least 6 inches above the pipe and shall be Class IA, IB, II or III. Processed materials produced for highway construction should be classified in accordance with ASTM D2321-89, Section 5 and Table 1 according to particle size, shape and gradation.
5. Sanitary sewer bedding for rigid pipe sanitary sewers shall be class A, B or C in accordance with ASTM C-12-95.
6. All sanitary sewers shall be tested for either infiltration, exfiltration or exfiltration of air under pressure, and for deflection of flexible thermoplastic pipe as described in Section 31-1.11 of the Standard Specifications for Water and Sewer Main construction in Illinois, latest edition.
7. Precast manhole inlet and outlet connections fitted with "O" rings or equally watertight connection shall be provided.
8. All manholes shall be inspected and leakage tested for water tightness in accordance with ASTM C 969.94 or ASTM C 1244-93, prior to being placed into service.
9. Pick holes in sanitary sewer manhole covers shall not be larger than 1 inch in diameter or shall be of the concealed type.
10. Watertight manhole covers shall be used whenever the manhole tops are buried or may be flooded by surface runoff or high water.
11. A drop pipe shall be provided for a sanitary sewer entering a manhole where its invert is 24 inches or greater above the manhole invert.

FLOOD ZONE CLASSIFICATION

AS DEPICTED ON FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR COOK COUNTY AND INCORPORATED AREAS, MAP NUMBER 17031C0041J WITH AN EFFECTIVE DATE OF AUGUST 19, 2008, THIS PROPERTY IS WITHIN ZONE "UNSHADED X." AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

BENCHMARK INFORMATION

SOURCE/SITE BENCHMARK

CONTROL POINT NO. 4
DROVE REBAR IN FLUSH WITH GROUND IN CURB ISLAND
AS NOTED HEREON.

ELEVATION =724.23 (NAVD 88 MEASURED WITH TRIMBLE VRS)

NGS MONUMENT LD020
PID DM3897

STAINLESS STEEL ROD IN SLEEVE

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

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

STEPHEN M. RICHARDS 062-054556 STATE OF ILLINOIS

STATE OF ILLINOIS)
COOK COUNTY)SS

THESE PLANS HAVE BEEN PREPARED UNDER MY SUPERVISION AND ARE BASED UPON AVAILABLE INFORMATION.

STEPHEN MARK RICHARDS — DATE
LICENSE EXPIRES 11/30/2025

WEBSTER, MCGRATH & AHLBERG, LTD.
WMA
LAND SURVEYING CIVIL ENGINEERING LANDSCAPE ARCHITECTURE
1550 NORTH NORTHWEST HIGHWAY, PARK RIDGE, ILLINOIS 60068 (847) 823-0500
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.006107

0 20 40 GRAPHIC SCALE - FEET

1101 EAST DUNDEE ROAD
WENDY'S RESTAURANT
Mount Prospect, IL 60056

NO.	DATE	REVISION DESCRIPTION
		Update Details

Cook: NW/4 12

JOB # 44858 SE
DRAWN: MJB BY
SCALE: 1"=20' DA
SHEET NAME
COV
SHE
SHEET # C-

Attachment: ENG plans (1101 E. Dundee Road - SU Wendys Drive-Thru)

E:\ACTIVE-PROJECTS\44858-124210-Civil\ENGR-MR\44858-Wendys.dgn, Model: C-0, Date: 7/2/2024

UTILITY INFORMATION

A J.U.L.I.E. DESIGN STAGE UTILITY REQUEST WAS ORDERED BY THE SURVEYOR, DIG NO. X240261206 ON JANUARY 26, 2024. THE FOLLOWING UTILITY COMPANIES WERE CONTACTED:

ATT DISTRIBUTION
EMAIL: G11629@ATT.COM
PHONE: NONE PROVIDED
NO MAP REVIEWED

COMCAST BLUE ISLAND
CONTACT: MARTHA GIERAS
PHONE: 630.600.6352
NO MAP REVIEWED

COMED
CONTACT: PRTIL@USICLLC.COM
MAP PROVIDED

VILLAGE OF PALATINE
CONTACT: GEORGE RUPPERT
PHONE: 847.202.6963
MAP PROVIDED

MCI/VERIZON
CONTACT: INVESTIGATIONS@VERIZON.COM
PHONE: 217.373.3286
MAP REVIEWED

UNITE PRIVATE NETWORK
CONTACT: GEORGE FORBES
PHONE: 478.832.0669
MAP PROVIDED

NICOR
CONTACT: UTILITY CONSULTANT G03W
PHONE: 630.388.2362
MAP REVIEWED

LEVEL 3/LUMEN
CONTACT: NETWORK RELOCATIONS
PHONE: 877.366.38334
MAP REVIEWED

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

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

CONTACT JULIE/811 BEFORE DOING ANY UNDERGROUND WORK.

GENERAL NOTES

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

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

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

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

FLOOR ELEVATIONS (FE) TAKEN OUTSIDE AT DOORWAYS.

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

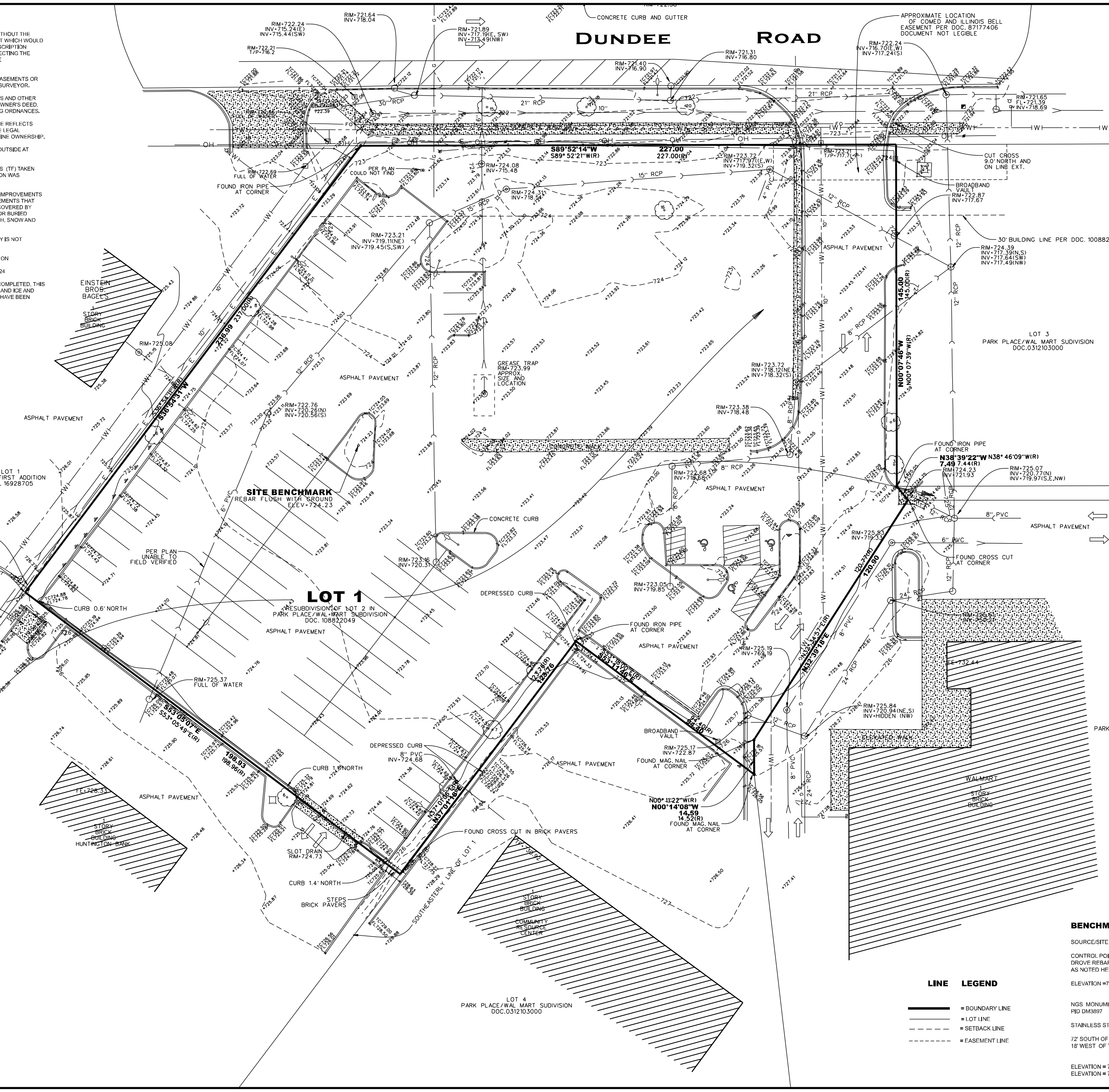
THE SURVEY REFLECTS VISIBLE IMPROVEMENTS AND MAY NOT REFLECT IMPROVEMENTS THAT ARE HIDDEN BY LANDSCAPING, COVERED BY DUMPSTERS, UNDER VEHICLES OR BURIED UNDER SOIL, VEGETATION, MULCH, SNOW AND ICE,

LAWN SPRINKLER SYSTEM, IF ANY IS NOT DEPICTED HEREON.

BUILDING TIES ARE TO FOUNDATION

FIELDWORK COMPLETED 1-28-2024

AT THE TIME THIS SURVEY WAS COMPLETED, THIS SITE WAS COVERED WITH SNOW AND ICE AND SOME IMPROVEMENTS MAY NOT HAVE BEEN LOCATED.



LEGEND

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

ABBREVIATIONS

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

BENCHMARK INFORMATION

SOURCE/SITE BENCHMARK

CONTROL POINT NO. 4
DROVE REBAR IN FLUSH WITH GROUND IN CURB ISLAND AS NOTED HEREON.

ELEVATION =724.23 (NAVD 88 MEASURED WITH TRIMBLE VRS)

NGS MONUMENT LD020
PID DM3897

STAINLESS STEEL ROD IN SLEEVE

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

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

E:\ACTIVE-PROJECTS\44858-124210-Cook\ENGR-MR\44858-Wendys.dgn, Model: C-1.0, Date: 7/2/2024

0 20 0
GRAPHIC SCALE - FEET

1101 EAST DUNDEE ROAD
WENDY'S RESTAURANT

Marshalltown, IA 50158

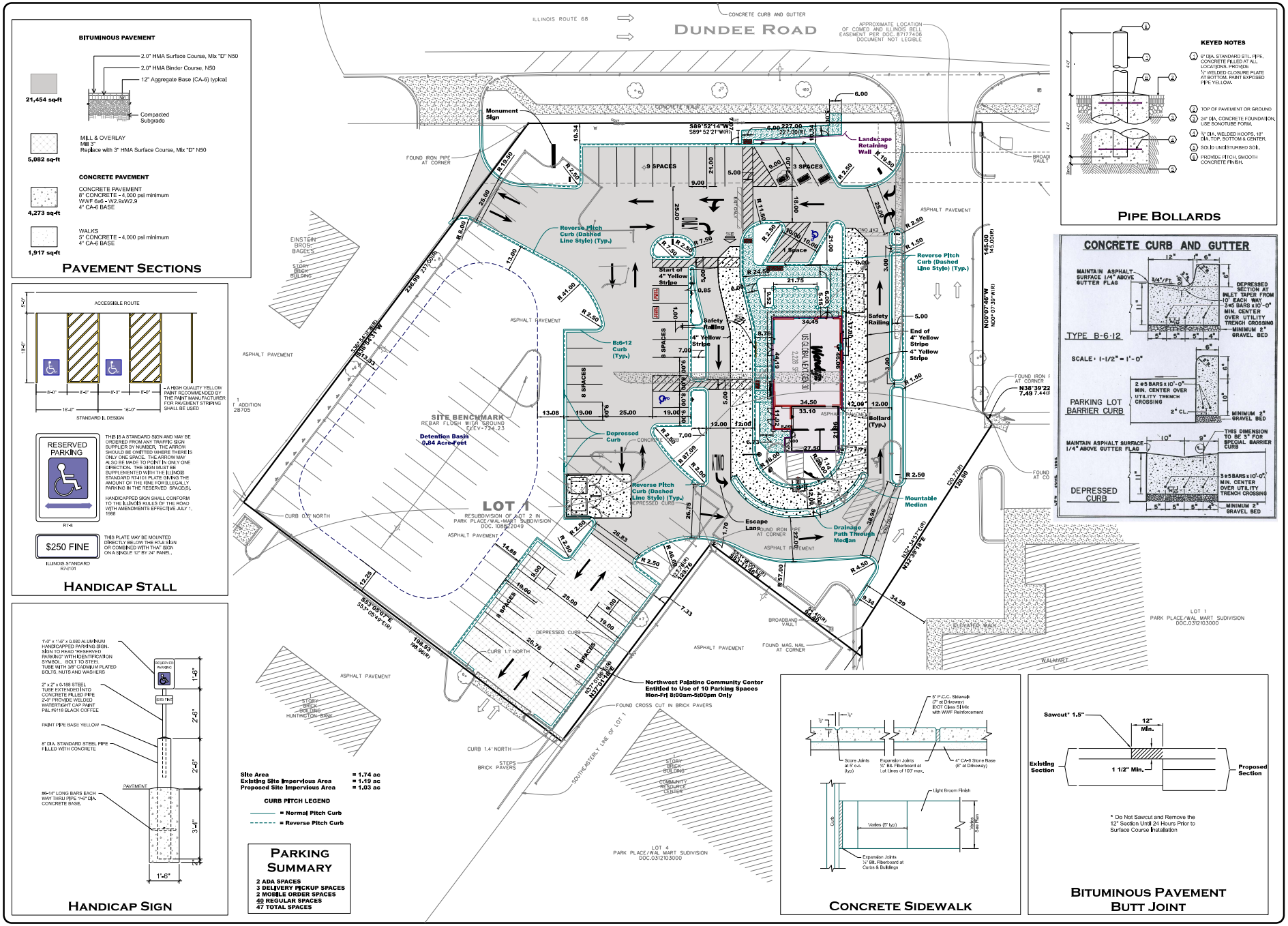
WEBSTER, MCGRATH & AHLBERG, LTD.
WMA
LAND SURVEYING - CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE
DESIGN FIRM LICENSE NO. 184-003101

REV#	DATE	REVISION DESCRIPTION	BY

Section-Townshi
Cook: NW¼ 12

JOB # 44858
DRAWN: MJB
SCALE: 1"=20'
SHEET NAME
EXIST CONDIT S
SHEET #
C-1

Attachment: ENG plans (1101 E. Dundee Road - SU Wendys Drive-Thru)



PAVEMENT SECTIONS

BITUMINOUS PAVEMENT

21,454 sq-ft

- 2.0" HMA Surface Course, Mix "D" N50
- 2.0" HMA Binder Course, N50
- 12" Aggregate Base (CA-6) typical
- Compacted Subgrade

5,082 sq-ft — MILL & OVERLAY
Mill 3"
Replace with 3" HMA Surface Course, Mix "D" N50

CONCRETE PAVEMENT

4,273 sq-ft — CONCRETE PAVEMENT
8" CONCRETE - 4,000 psi minimum
WWF 6x6 - W2.9xW2.9
4" CA-6 BASE

1,917 sq-ft — WALKS
5" CONCRETE - 4,000 psi minimum
4" CA-6 BASE

HANDICAP STALL

HANDICAP SIGN

PIPE BOLLARDS

CONCRETE CURB AND GUTTER

CONCRETE SIDEWALK

BITUMINOUS PAVEMENT BUTT JOINT

1101 EAST DUNDEE ROAD
WENDY'S RESTAURANT

WEBSTER, MCGRATH & AHLBERG, LTD.
WMA
LAND SURVEYING · CIVIL ENGINEERING · LANDSCAPE ARCHITECTURE

JOB #	44858	SHEET
DRAWN	MJB	
SCALE	1"=20'	

SHEET NAME: PAVING LAYOUT PLAN
SHEET # C-2

Attachment: ENG plans (1101 E. Dundee Road - SU Wendys Drive-Thru)

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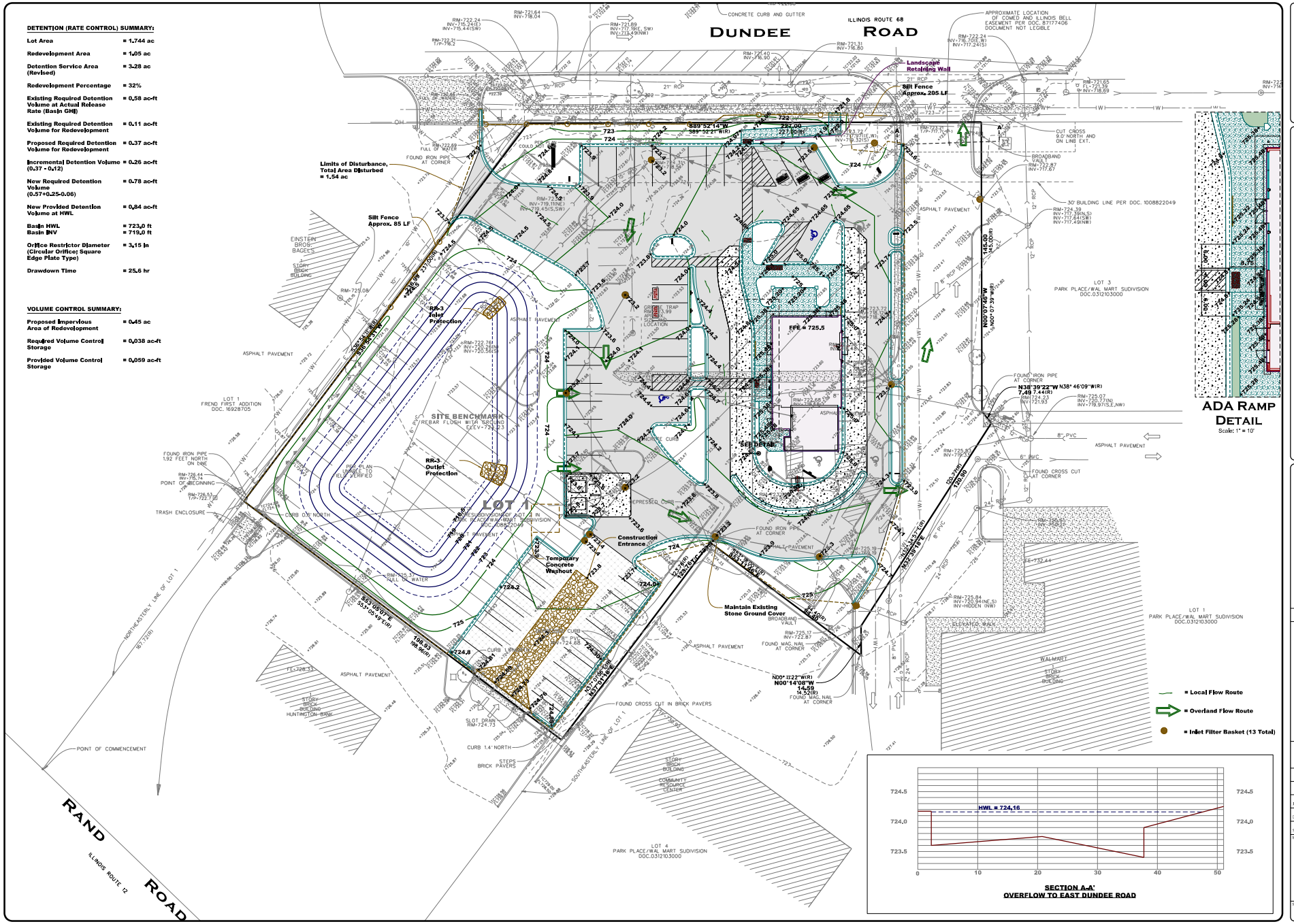
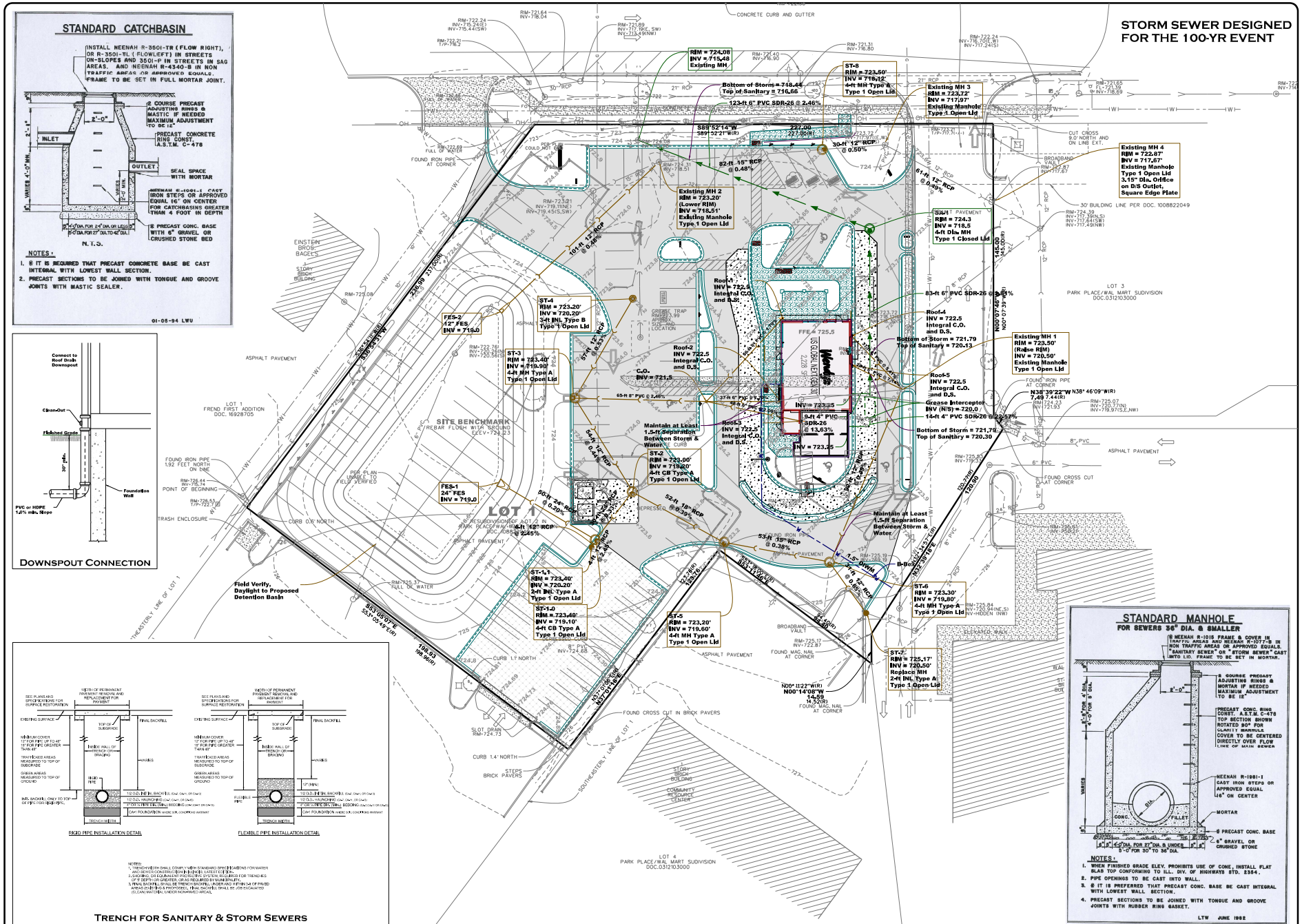
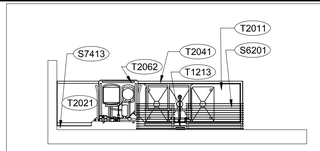

DETENTION (RATE CONTROL) SUMMARY:
Lot Area = 1.744 ac
Redevelopment Area = 1.05 ac
Detention Service Area (Revised) = 3.28 ac
Redevelopment Percentage = 32%
Existing Required Detention Volume at Actual Release Rate (Basin GH) = 0.58 ac-ft
Existing Required Detention Volume for Redevelopment = 0.11 ac-ft
Proposed Required Detention Volume for Redevelopment = 0.37 ac-ft
Incremental Detention Volume (0.37 - 0.12) = 0.26 ac-ft
New Required Detention Volume (0.57+0.25-0.06) = 0.78 ac-ft
New Provided Detention Volume at HWL = 0.84 ac-ft
Basin HWL = 723.0 ft
Basin INV = 719.0 ft
Orifice Restrictor Diameter (Circular Orifice; Square Edge Plate Type) = 3.15 in
Drawdown Time = 25.6 hr
VOLUME CONTROL SUMMARY:
Proposed Impervious Area of Redevelopment = 0.45 ac
Required Volume Control Storage = 0.038 ac-ft
Provided Volume Control Storage = 0.059 ac-ft
DUNDEE ROAD
ILLINOIS ROUTE 68
RAND ROAD
ILLINOIS ROUTE 12
Limits of Disturbance, Total Area Disturbed = 1.54 ac
Silt Fence Approx. 85 LF
Silt Fence Approx. 205 LF
Landscape Retaining Wall
RR-3 Inlet Protection
RR-3 Outlet Protection
Construction Entrance
Temporary Concrete Washout
Maintain Existing Stone Ground Cover
SITE BENCHMARK
LOT 1
FFE = 725.5
SEE DETAIL
ADA RAMP DETAIL
Scale: 1" = 10'
= Local Flow Route
= Overland Flow Route
= Inlet Filter Basket (13 Total)
HWL = 724.16
SECTION A-A'
OVERFLOW TO EAST DUNDEE ROAD
1101 EAST DUNDEE ROAD
WENDY'S RESTAURANT
WEBSTER, MCGRATH & AHLBERG, LTD.
WMA
Attachment: ENG plans (1101 E. Dundee Road - SU Wendys Drive-Thru)


STORM SEWER DESIGNED FOR THE 100-YR EVENT
STANDARD CATCHBASIN
DOWNSPOUT CONNECTION
TRENCH FOR SANITARY & STORM SEWERS
RIGID PIPE INSTALLATION DETAIL
FLEXIBLE PIPE INSTALLATION DETAIL
STANDARD MANHOLE
FOR SEWERS 36" DIA. & SMALLER
LOT 1
SITE BENCHMARK
Field Verify, Daylight to Proposed Detention Basin
Maintain at Least 1.5-ft Separation Between Storm & Water
Maintain at Least 1.5-ft Separation Between Storm & Watermain
Bottom of Storm = 718.44
Top of Sanitary = 716.66
Bottom of Storm = 721.79
Top of Sanitary = 720.13
Bottom of Storm = 721.79
Top of Sanitary = 720.30
Existing MH 1
RIM = 723.50'
(Reuse RIM)
INV = 720.50'
Existing Manhole
Type 1 Open Lid
Existing MH 2
RIM = 723.20'
(Lower RIM)
INV = 718.51'
Existing Manhole
Type 1 Open Lid
Existing MH 3
RIM = 723.72'
INV = 717.97'
Existing Manhole
Type 1 Open Lid
Existing MH 4
RIM = 722.87'
INV = 717.67'
Existing Manhole
Type 1 Open Lid
3.15" Dia. Orifice
on D/S Outlet,
Square Edge Plate
ST-1
RIM = 723.40'
INV = 720.20'
2-ft INL Type A
Type 1 Open Lid
ST-1.1
RIM = 723.40'
INV = 719.10'
4-ft CB Type A
Type 1 Open Lid
ST-1.0
RIM = 723.40'
INV = 719.10'
4-ft CB Type A
Type 1 Open Lid
ST-2
RIM = 723.00'
INV = 719.20'
4-ft CB Type A
Type 1 Open Lid
ST-3
RIM = 723.40'
INV = 719.90'
4-ft MH Type A
Type 1 Open Lid
ST-4
RIM = 723.20'
INV = 720.20'
3-ft INL Type B
Type 1 Open Lid
ST-5
RIM = 723.20'
INV = 719.60'
4-ft MH Type A
Type 1 Open Lid
ST-6
RIM = 723.30'
INV = 719.90'
4-ft MH Type A
Type 1 Open Lid
ST-7
RIM = 725.17'
INV = 720.50'
Replace MH
2-ft INL Type A
Type 1 Open Lid
ST-8
RIM = 723.50'
INV = 718.12'
4-ft MH Type A
Type 1 Open Lid
FES-1
24" FES
INV = 719.0
FES-2
12" FES
INV = 719.0
Roof-1
INV = 722.5
Integral C.O.
and D.S.
Roof-2
INV = 722.5
Integral C.O.
and D.S.
C.O.
INV = 721.5
Roof-3
INV = 722.5
Integral C.O.
and D.S.
Roof-4
INV = 722.5
Integral C.O.
and D.S.
Roof-5
INV = 722.5
Integral C.O.
and D.S.
Grease Interceptor
INV (N/S) = 720.0
14-ft 4" PVC SDR-26 @ 2.57%
9-ft 4" PVC SDR-26 @ 13.63%
INV = 723.25
INV = 723.25
FFE = 725.5
RIM = 724.08
INV = 715.48
Existing MH
RIM = 724.3
INV = 718.5
4-ft Dia. MH
Type 1 Closed Lid
82-ft 15" RCP @ 0.48%
101-ft 12" RCP @ 0.49%
61-ft 12" RCP @ 0.49%
30-ft 12" RCP @ 0.50%
83-ft 6" PVC SDR-26 @ 2.49%
65-ft 8" PVC @ 2.46%
37-ft 6" PVC @ 2.46%
54-ft 12" RCP @ 0.41%
50-ft 24" RCP @ 0.20%
52-ft 18" RCP @ 0.39%
53-ft 15" RCP @ 0.38%
54-ft 12" RCP @ 0.46%
256.69 27.00(R)
S89°52'14"W
S89°52'21"W(R)
297.00
227.00(R)
N00°01'46"W
N00°01'39"W(R)
145.00
145.00(R)
S53°05'07"E
S53°05'49"E(R)
169.93
169.90(R)
N00°11'22"W(R)
N00°14'08"W
14.50
14.52(R)
1101 EAST DUNDEE ROAD
WENDY'S RESTAURANT
Attachment: ENG plans (1101 E. Dundee Road - SU Wendys Drive-Thru)



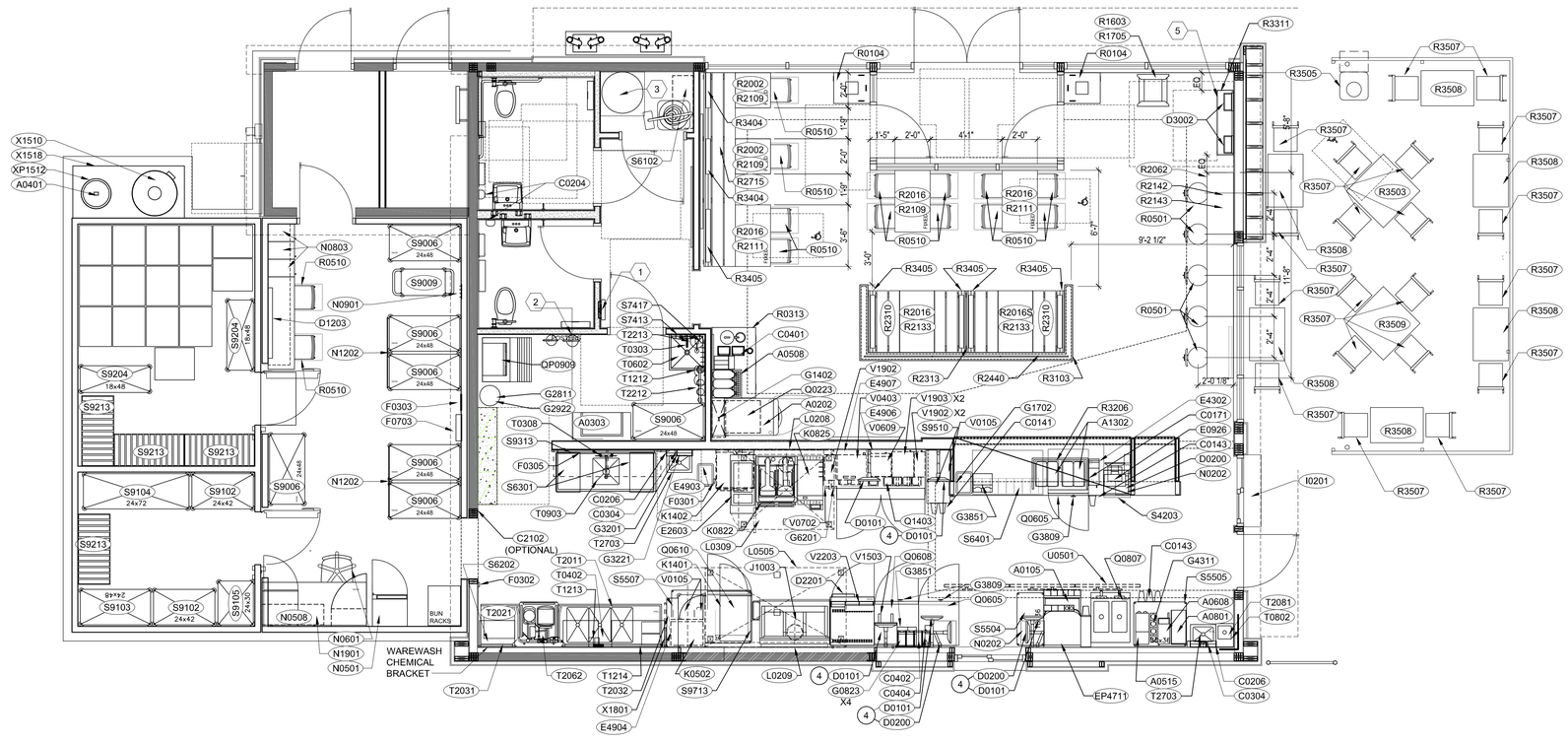
ALTERNATE WAREWASH (T2062)
REMOVE T2051, CHANGE T2061-T2062

CODED NOTES:

1. FRONT OF HOUSE FIRE EXTINGUISHER.
2. BACK OF HOUSE FIRE EXTINGUISHER.
3. WATER HEATERS.
4. WALL MOUNTED KVS SCREEN - PROVIDE SOLID IN-WALL BLOCKING FOR SUPPORT OF EQUIPMENT.
5. ENSURE BLOCKING IS IN WALL. COORDINATE WITH STRUCTURAL DRAWINGS.

ALTERNATIVE WAREWASH 2

1/4" = 1'-0"



EQUIPMENT PLAN 1

1/4" = 1'-0"

SITE NUMBER: 12983
BUILDING TYPE: GLOBAL NEXT GEN 30
ASSET TYPE: FREESTANDING
CLASSIFICATION: NEW
OWNER: FRANCHISE
BASE VERSION: 2023
UPGRADE CLASSIFICATION: NEW BUILD
PROJECT YEAR: 2024
DESIGN TYPE: GLOBAL
DRAWING RELEASE: SPRING 2023

WERTZBERGER ARCHITECTS, P.C.
107 NICHOLAS DRIVE
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www.wertzbergerarchitects.com
Wertzberger Architects, P.C.

STRUCTURAL ENGINEERS, P.C.
114 NICHOLAS DRIVE
MARSHALLTOWN, IA 50158
TEL: 641.752.6224
FAX: 641.752.6859

PROJECT TYPE: NEW
GLOBAL NEXT GEN 30

Wendy's

1105 EAST DUNDEE ROAD
PALATINE, IL 60074

REV.	DATE	DESCRIPTION
1		
2		
3		
4		

ISSUE DATE: 3/28/24
PROJECT NUMBER: 12983
DRAWN BY: MWS
CHECKED BY: HMH

SEAL

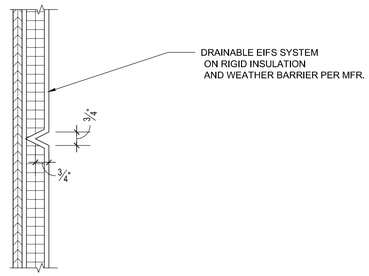
BID SET

SHEET NAME
EQUIPMENT PLAN
NARROW FROZEN BUN

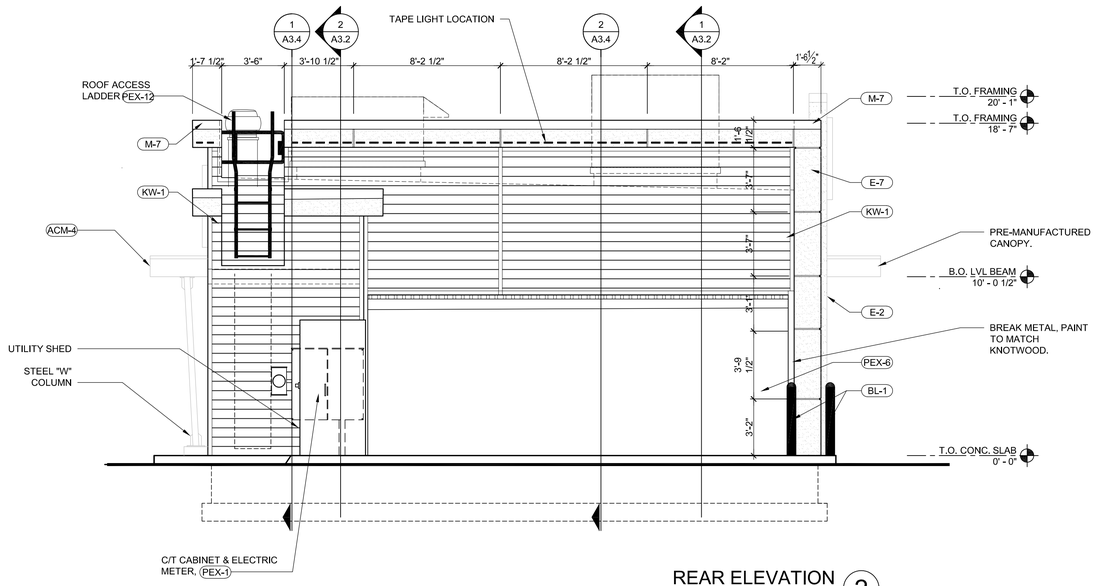
SHEET NUMBER
EQ1.1

Attachment: Palatine Wendy's preliminary floorplan and elevations (1101 E. Dundee Road - SU Wendys Drive-Thru)

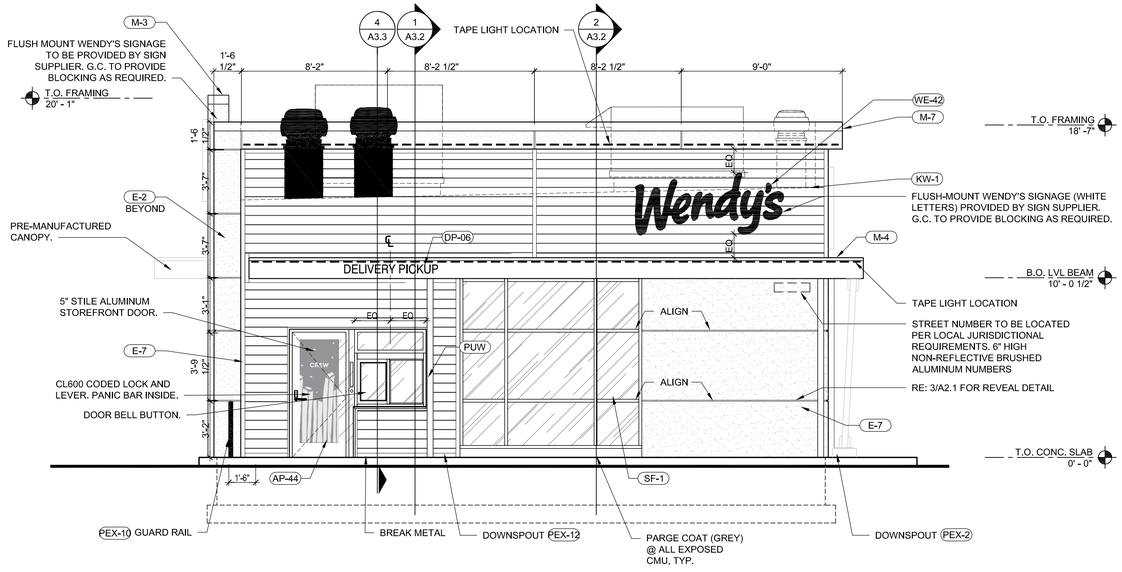
3/28/2024, 4:13 PM, W:\Herrra 2024\Palatine GNG0040_GlobalNextGen-30_EQ1-1_Equipment Plan.dwg, Hall



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



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



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

EXTERIOR FINISH SCHEDULE

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

EXTERIOR SIGNAGE SCHEDULE

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

SITE NUMBER:	12983
BUILDING TYPE:	GLOBAL NEXT GEN 30
ASSET TYPE:	FREESTANDING
CLASSIFICATION:	NEW
OWNER:	FRANCHISE
BASE VERSION:	2023
UPGRADE CLASSIFICATION:	NEW BUILD
PROJECT YEAR:	2024
DESIGN TYPE:	GLOBAL
DRAWING RELEASE:	SPRING 2023

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PROJECT TYPE: NEW
GLOBAL NEXT GEN 30

Wendy's

1105 EAST DUNDEE ROAD
PALATINE,IL 60074

REV.	DATE	DESCRIPTION

ISSUE DATE: 3/28/24
PROJECT NUMBER: 12983
DRAWN BY: MWS
CHECKED BY: HMH

SEAL

SHEET NAME
EXTERIOR ELEVATIONS EIFS

SHEET NUMBER
A2.1

Attachment: Palatine Wendy's preliminary floorplan and elevations (1101 E. Dundee Road - SU Wendys Drive-Thru)

3/28/2024, 4:08 PM, W:\Hanna 2024\Palatine GNG30\3D_GlobalNextGen-30_A2-1_Exterior Elevations.dwg, Heidi

EXTERIOR FINISH SCHEDULE

SF-1	STOREFRONT- "DARK BRONZE"
PUW	PICK-UP WINDOW TO MATCH STOREFRONT
M-3	EXCEPTIONAL METALS DRIP EDGE - "BRIGHT RED"
M-4	EXCEPTIONAL METALS - "SILVER METALLIC"
M-5	BRAKE METAL - "CLEAR ANNODIZED"
M-7	EXCEPTIONAL METALS - "DARK GRAY"
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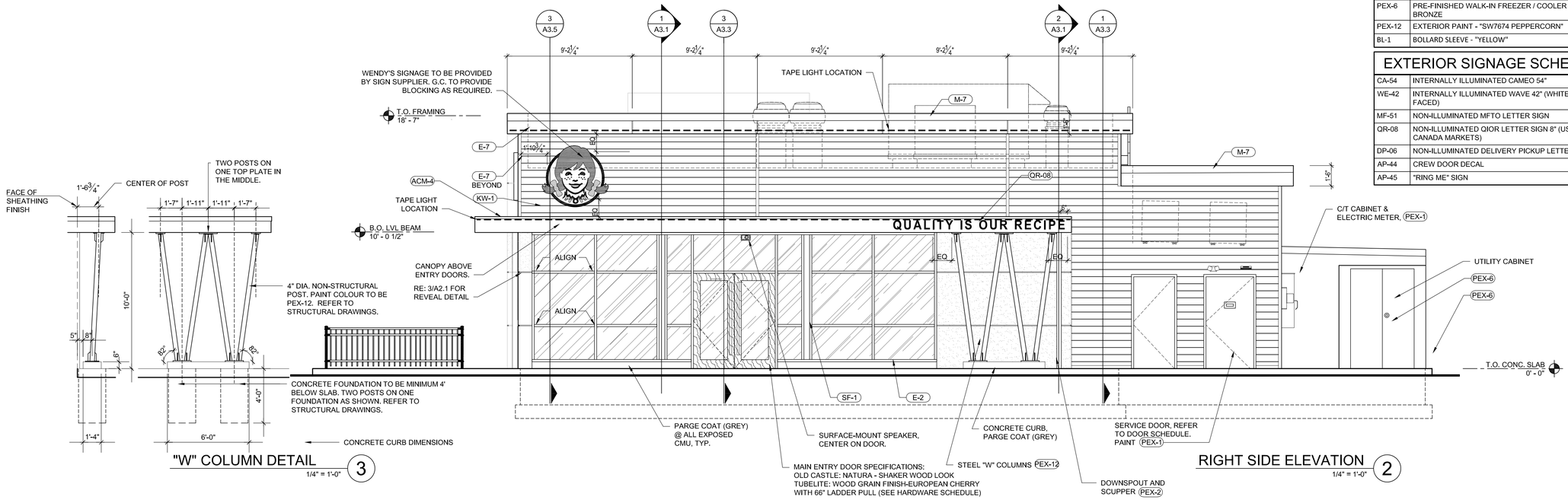
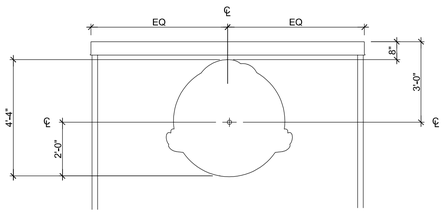
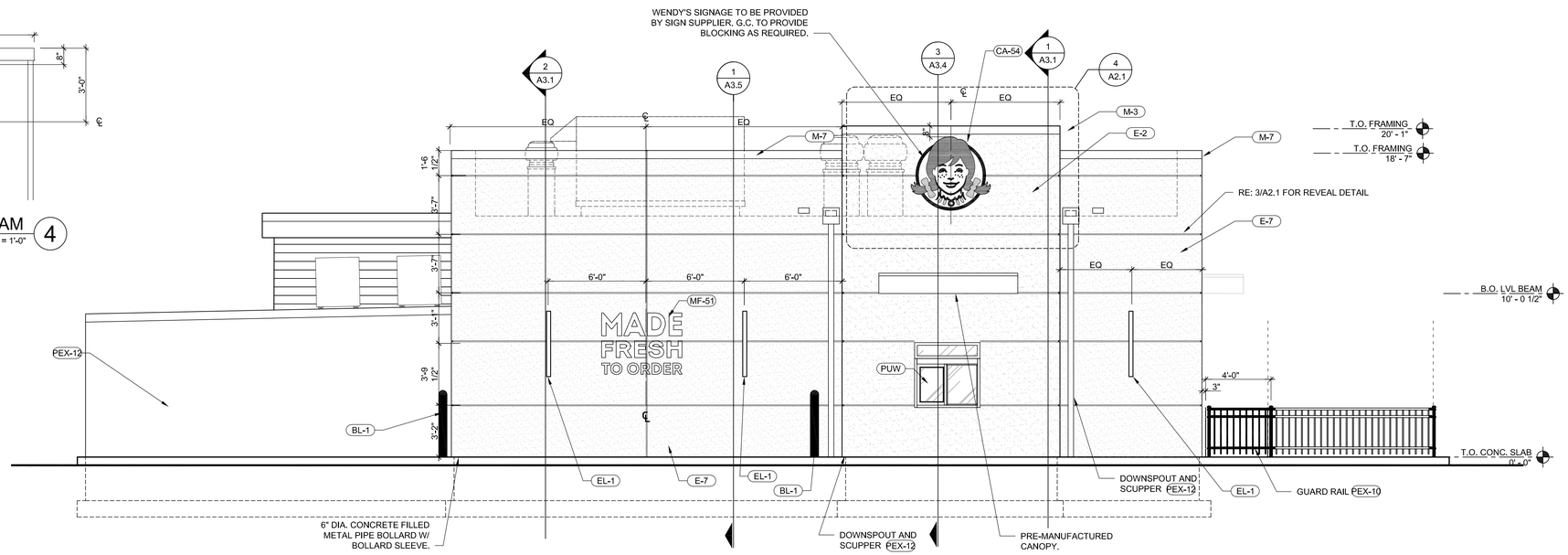


RIGHT SIDE ELEVATION 2
1/4" = 1'-0"

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



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



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

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SITE NUMBER:	12983
BUILDING TYPE:	GLOBAL NEXT GEN 30
ASSET TYPE:	FREESTANDING
CLASSIFICATION:	NEW
OWNER:	FRANCHISE
BASE VERSION:	2023
UPGRADE CLASSIFICATION:	NEW BUILD
PROJECT YEAR:	2024
DESIGN TYPE:	GLOBAL
DRAWING RELEASE:	SPRING 2023

PROJECT TYPE: NEW
GLOBAL NEXT GEN 30

1105 EAST DUNDEE ROAD
PALATINE,IL 60074

REV.	DATE	DESCRIPTION

ISSUE DATE: 3/28/24
PROJECT NUMBER: 12983
DRAWN BY: MWS
CHECKED BY: MWH
SEAL

SHEET NAME
EXTERIOR ELEVATIONS EIFS

SHEET NUMBER
A2.2

Attachment: Palatine Wendy's preliminary floorplan and elevations (1101 E. Dundee Road - SU Wendys Drive-Thru)

3/28/2024, 4:07 PM, W:\Hanna 2024\Palatine GNG30\30_Global\NextGen-30_A2-2_Exterior Elevations.dwg, Heidi

Attachment: Wendy's elevation rendering (1101 E. Dundee Road - SU Wendys Drive-Thru)

Attachment: Wendy's front elevation (color) (1101 E. Dundee Road - SU Wendys Drive-Thru)

Attachment: 2022 Planned Development Amendnment and Special Use - Ordinance #O-010-22 (1101 E. Dundee Road - SU Wendys Drive-

ORDINANCE NO. O-10-22

AN ORDINANCE GRANTING A PLANNED DEVELOPMENT AMENDMENT AND A SPECIAL USE FOR A RESTAURANT, WITH DRIVE-THROUGH AT 1101 E. DUNDEE ROAD

Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
on January 24, 2022

ORDINANCE NO. O-10-22

AN ORDINANCE GRANTING A PLANNED DEVELOPMENT AMENDMENT AND A SPECIAL USE FOR A RESTAURANT, WITH DRIVE-THROUGH AT 1101 E. DUNDEE ROAD

WHEREAS, pursuant to a petition and public hearing on January 18, 2022, of which public notice was given as required by law, the Plan Commission of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings relative to a request for Planned Development Amendment to Park Place Shopping Center Planned Development #O-132-85 to Allow for the Construction of a New Multi-Tenant Building and a Special Use to permit a restaurant, with drive-through, on the following legally described property:

SEE ATTACHED LEGAL DESCRIPTION: Commonly known as 1101 E. Dundee Road – Park Place Shopping Center (PIN# 02-12-101-048).

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Village Council of the Village of Palatine, Cook County, Illinois, acting in the exercise of their home rule power:

SECTION 1: Planned Development Amendment to Park Place Shopping Center Planned Development #O-132-85 and a Special Use to permit a restaurant, is hereby granted, subject to the following condition(s):

1. The Planned Development Amendment and Special Use shall substantially conform to the site plan and elevations prepared by MRV Architects, dated 12/08/2021 and engineering plans by Northwestern Engineering Consultants, dated 12/08/21, and the attached business plan and narrative, except as such plans may be changed to conform to Village Codes and Ordinances.

Attachment: 2022 Planned Development Amendnment and Special Use - Ordinance #O-010-22 (1101 E. Dundee Road - SU Wendys Drive-

2. The signage shall be revised in a manner acceptable to the Director of Planning and Zoning and in compliance with the Park Place Planned Development Ordinance requirements.

3. Parking lot lighting shall be revised in a manner acceptable to the Village Engineer.

4. IDOT and MWRD permits are required.

5. A cross access agreement with the property owner at 987 E. Dundee Road (Einstein's), shall be revised and executed in a manner acceptable to the Village Attorney.

6. The final traffic directional sign plan within the subject property shall be submitted in a manner acceptable to the Village Engineer and Director of Planning and Zoning.

7. The Special Use shall be granted to Hamra Chicago LLC.

SECTION 2: That a copy of the public notice is attached hereto and form a part of this ordinance.

SECTION 3: That this ordinance shall be in full force and effect from and after its passage and approval as provided by law.

PASSED: This 24 day of January, 2022

AYES: 6 NAYS: 0 ABSENT: 0 PASS: 0

APPROVED by me this 24 day of January, 2022

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this 24 day of January, 2022

Village Clerk

Attachment: 2022 Planned Development Amendnment and Special Use - Ordinance #O-010-22 (1101 E. Dundee Road - SU Wendys Drive-

EXHIBIT - 1101 E. Dundee Road - Legal description
02-12-101-048-0000

LEGAL DESCRIPTION

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

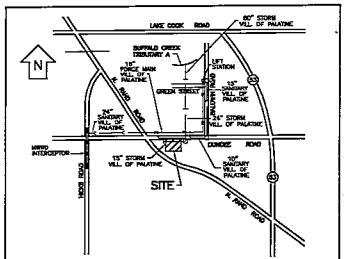
COMMENCING AT THE MOST WESTERLY CORNER THEREOF, SAID CORNER ALSO BEING THE MOST SOUTHERLY CORNER OF FREMD 1ST ADDITION RECORDED AS DOCUMENT NUMBER 16928705, SAID CORNER ALSO BEING A POINT ON THE NORTHEASTERLY LINE OF THE RAND ROAD (U.S. ROUTE 12) RIGHT-OF-WAY; THENCE NORTH 36 DEGREES 54 MINUTES 11 SECONDS EAST, ALONG A NORTHWESTERLY LINE OF SAID LOT 1, A DISTANCE OF 167.72 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 53 DEGREES 05 MINUTES 49 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 198.96 FEET TO A SOUTHEASTERLY LINE OF SAID LOT 1, SAID LINE BEING A COMMON LINE WITH LOT 4 IN PARK PLACE/WAL-MART SUBDIVISION, RECORDED AS DOCUMENT NUMBER 0312103000; THENCE NORTH 37 DEGREES 01 MINUTES 06 SECONDS EAST, ALONG SAID COMMON LINE, 123.76 FEET, TO A COMMON CORNER THEREOF; THENCE SOUTH 53 DEGREES 18 MINUTES 00 SECONDS EAST, ALONG A COMMON LINE THEREOF, 94.40 FEET, TO A COMMON CORNER THEREOF, SAID CORNER ALSO BEING ON A COMMON LINE WITH LOT 1 IN SAID PARK PLACE/WAL-MART SUBDIVISION; THENCE NORTH 00 DEGREES 11 MINUTES 22 SECONDS WEST, ALONG SAID COMMON LINE, 14.52 FEET TO A COMMON CORNER THEREOF; THENCE NORTH 32 DEGREES 34 MINUTES 57 SECONDS EAST, ALONG A COMMON LINE THEREOF, 120.77 FEET, TO A COMMON CORNER THEREOF; THENCE NORTH 38 DEGREES 46 MINUTES 09 SECONDS WEST, 7.44 FEET TO A CORNER OF LOT 1 IN SAID RESUBDIVISION, SAID CORNER ALSO BEING A COMMON CORNER OF LOT 3 IN SAID PARK PLACE/WAL-MART SUBDIVISION; THENCE NORTH 00 DEGREES 07 MINUTES 39 SECONDS WEST, ALONG A COMMON LINE THEREOF, 145.00 FEET, TO A COMMON CORNER THEREOF, SAID CORNER ALSO BEING A POINT ON THE SOUTHERLY LINE OF THE DUNDEE ROAD (STATE ROUTE 68) RIGHT-OF-WAY; THENCE SOUTH 89 DEGREES 52 MINUTES 21 SECONDS WEST, ALONG SAID SOUTHERLY LINE, 227.00 FEET TO A COMMON CORNER OF SAID FREMD 1ST ADDITION AND SAID RESUBDIVISION; THENCE SOUTH 36 DEGREES 54 MINUTES 11 SECONDS WEST, ALONG A COMMON LINE THEREOF, 237.00 FEET, TO A POINT OF BEGINNING.

CONTAINING 75,972 SQUARE FEET (1.744 ACRES), MORE OR LESS.

Attachment: 2022 Planned Development Amendnment and Special Use - Ordinance #O-010-22 (1101 E. Dundee Road - SU Wendys Drive-

WENDY'S RESTAURANT PUD AMENDMENT

PARK PLACE SHOPPING CENTER
1101 E. DUNDEE ROAD
PALATINE, ILLINOIS



LEGEND

EXISTING		PROPOSED
820.12	WALK GRADE	W=831.76
825.27	CURB GRADE	C=830.82
818.84	GUTTER GRADE	G=830.36
819.62	PAVEMENT GRADE	P=831.29
819.75	GRADE	832.81
826	CONTOUR	826
	CONCRETE CURB	
	CONC. CURB TO BE REMOVED	
	RETAINING WALL	
S	SANITARY SEWER	S
CC	COMBINED SEWER	CC
ST	STORM SEWER	ST
W12"	WATERMAIN	W12"
X X X	METAL FENCE	X X X
	GUARD RAIL	
	DITCH FLOWLINE	
	MANHOLE	
	CATCH BASIN	
	INLET BASIN	
	VALVE VAULT	
	VALVE BOX	
	LIGHT POLE	
	WOOD POLE	
	FIRE HYDRANT	
	DIRECTION OF DRAINAGE	
	CONCRETE WALK/PAVEMENT	
	SILT FENCE	S
	TREE	
	PROPERTY LINE	
E	UNDERGROUND ELECTRIC	E
G	GAS MAIN	G
T	UNDERGROUND TELEPHONE	T
OH	OVERHEAD WIRES	
	OVERLAND FLOW ROUTE	
	WOOD FENCE	

GENERAL DEVELOPMENT NOTES

1. All work shall be performed in a manner so as not to unreasonably impair or interfere with the use, occupancy or enjoyment of, or with any business conducted on, any adjacent property.
2. At all times during the performance of any Work all areas other than the construction site proper and the staging area shall be kept free from any loose dirt, debris, equipment or construction materials relating to the work.
3. Upon completion of the Work, Constructing Party shall promptly restore the area to as good or better condition than existed before the start of the area commenced. Restoration shall include, without limitation, clearing the areas of all loose dirt, debris, equipment and construction materials, the repair or replacement of paving, striping and landscaping, and the repair or replacement of any and all damaged areas or improvements.

STATE OF ILLINOIS }
} SS
COUNTY OF COOK }

To the best of our knowledge and belief the drainage of surface waters will not be changed by the construction of such subdivision or any part thereof or that if such surface water drainage will change, adequate provision has been made for the collection and diversion of such surface waters into public areas or drains which the subdivider has a right to use, and that surface waters will not be discharged on the property of adjoining land owners in such concentrations as may cause damage to the adjoining property because of the construction of the subdivision.

Dated at Palatine, Illinois this 8TH Day of DECEMBER A.D., 20 21

Daniel M. Havlir Design Engineer
Illinois Professional Engineer No. 062-039375

GENERAL NOTES AND SPECIFICATIONS

1. All roadway and pavement construction shall comply with the requirements of the Illinois Department of Transportation "Standard Specifications for Road and Bridge Construction", latest edition, except as may be modified by the project plans and specifications.
2. All underground construction shall comply with the requirements of the "Standard Specifications for Water and Sewer Main Construction in Illinois", Illinois Municipal League, latest edition, except as may be modified by project plans and specifications.
3. Water mains shall be protected in accordance with the requirements of the Illinois EPA. Where a sewer crosses a water main, a minimum vertical separation of 18" shall be provided between the top of the sewer pipe and the bottom of the water main pipe. Where this 18" vertical separation is not provided or when the water main crosses below the sewer, the sewer shall be constructed to water main standards for a minimum of 10 feet on each side of the water main unless otherwise noted on the drawings. If the water main crosses beneath the sewer, 18" vertical separation shall be provided in all cases. Minimum water main cover is 5.5 feet. Minimum horizontal separation of 10' between sewer and water main is required.
4. All sewer and water main trenches under or within 2 feet of existing or proposed curbs or roadway pavement shall be backfilled with compacted porous granular backfill (IDOT gradation CA-6).
5. Commonwealth Edison, A.T. & T. Telephone, NICOR Gas and other utility company facilities are not necessarily shown on the drawings and must be located in the field prior to construction. Call J.U.L.I.E. (1-800-892-0123) at least 48 hours prior to the start of construction.
6. Any pavement or other improvements disturbed by contractor's operations shall be replaced in kind at no additional cost.
7. Valve vault, catch basin, and manhole covers and rings shall be set in workmanlike manner in mastic bed.
8. All elevations shown are NAVD 88 datum.
9. The Village of Palatine Building, Engineering, and Public Works Departments shall be notified at least two working days prior to the start of construction.
10. All structures shall be clean at time of final acceptance by the Village at no additional cost.
11. All work to meet all State and local codes and requirements.
12. Water and sewer locations are shown on the drawing from the best available information and must be located in the field by the contractor prior to construction. Any discrepancy that the contractor may find with the plan shall be immediately reported to the engineer and the Village for resolution prior to proceeding with construction.
13. Valve vault lids shall be stamped "Water", storm manhole covers shall be stamped "Storm", and sanitary manhole covers shall be stamped "Sanitary".
14. PVC sanitary sewer pipe to be PVC SDR 26 pipe meeting the requirements of ASTM D 3034 with flexible elastomeric joints per ASTM D3212 unless otherwise noted on the drawings.
15. D.I. sewer pipe to be cement-lined ductile iron, Class 52 conforming to ANSI specification A21.51 with push-on rubber gasket joints, ANSI A21.11.
16. All sanitary sewer construction (and storm sewer construction in combined sewer areas), requires stone bedding with stone 1/4 inch to 1 inch in size, with minimum bedding thickness equal 1/4 the outside diameter of the sewer pipe, but not less than four (4) inches nor more than eight (8) inches. Material shall be IDOT gradation CA-11 or CA-13 and shall be extended at least 12 inches above the top of the pipe when PVC pipe is used. Ductile iron does require stone bedding. If a concrete cradle or encasement is provided, bedding can be eliminated.
17. All floor drains shall be connected to the sanitary sewer system. All downspouts and footing drains shall discharge into the storm sewer system.
18. A non-sewer mission coupling shall be used for the connection of sewer pipe of dissimilar materials.
19. Concrete thrust blocks to prevent movement of water main under pressure shall be placed at all tees, valves, and bends of 11 1/4° and greater. Meg-a-lugs are an acceptable alternative to concrete thrust blocks.
20. PVC Storm sewer pipe shall be PVC SDR 26 pipe meeting the requirements of ASTM D 3034 with flexible elastomeric joints per ASTM D 3212, except as noted.
21. Concrete and reinforced concrete storm sewer to be type and class noted on the drawing with rubber gasket joints conforming to ASTM C-443.
22. Water service lines (2 1/2" and smaller) shall be copper water tube, type K, soft temper, for underground service conforming to ASTM B-88 and B251 and also conforming to all Village of Palatine requirements. Water mains and service lines larger than 2 1/2" shall be cement-lined ductile iron, Class 52, conforming to ANSI specification A21.51 with push-on rubber gasket joints. All fittings to be cement lined. Sterilization and pressure testing in accordance with the local governing authority's requirements is included.
23. The contractor(s) shall indemnify the owner, Northwestern Engineering Consultants, P.C. and the municipality, their agents, etc. from all liability involved with the construction, installation and testing of the work on this project. The contractor(s) is (are) solely responsible for jobsite safety.
24. All concrete used shall be I.D.O.T. Class SI, except for concrete pavement which shall be Class PV.
25. When connecting to an existing sewer main by other than an existing wye, tee, or an existing manhole, one of the following methods shall be used:
    A. Using a circular coring machine, core drill an opening into the existing pipe and install a saddle or prefabricated tee.
    B. Remove an entire section of pipe (breaking only the top of one bell) and replace with a wye or tee branch section.
    C. With pipe cutter, neatly and accurately cut out desired length of pipe for insertion of proper fitting using a non-sewer mission coupling to hold it firmly in place.
26. All existing field drainage tile encountered or damaged during construction are to be restored to their original condition, properly rerouted, and/or connected to the storm sewer system. The contractor shall keep a record of all locations of field drainage tile encountered, and shall notify the Village Engineer whenever encountering a drainage tile.
27. The contractor is responsible for maintaining a clean construction area and shall remove debris resulting from his operations. Open trenches or other construction hazards shall be protected with barricades at the end of each day's operations.
28. The contractor shall be responsible for compliance with all of the requirements of the Occupational Safety and Health Act including three requirements for open cut trenches and sheeting and bracing as required. At no time will the engineer or any of his employees be held liable, either directly or as third party participants to any litigation concerned with the construction project.
29. All existing buildings, foundations, utilities, landscaping, fences, and other improvements on adjacent properties shall be protected at all times during construction. The contractor is responsible to provide and install any materials, equipment, and/or manpower necessary to accomplish this.
30. In order to prevent damage due to settlement, structural support shall be provided for the upper pipe at all water main/sewer crossings in accordance with standard drawings 19, 20, 21, 22, and/or 23 (whichever is applicable to the particular situation) as shown in the "Standard Specifications for Water and Sewer Main Construction in Illinois", 2014 edition.
31. The sanitary sewer shall be tested in accordance with the "Standard Specifications for Water and Sewer Main Construction in Illinois", and all Village of Palatine and MWRD requirements including deflection testing and air testing. All sanitary manholes shall be tested for leakage in accordance with ASTM C1244-02 (vacuum test).
32. All construction and traffic control within the highway rights-of-way shall comply with all Illinois Department of Transportation and Village requirements. Pavement, curb, concrete walk or any other improvements disturbed by contractor's operations shall be replaced in kind. All signage, traffic control devices, etc. shall comply with the Manual of Uniform Traffic Control Devices (MUTCD), latest adopted edition.
33. All excess excavated material shall become the property of the contractor and shall be removed from the site and legally disposed of by him. The contractor shall have a meeting with the developer prior to the start of earthwork operations to discuss his schedule and plan for the earthwork operations. The contractor shall comply with all the current requirements of the State of Illinois EPA Clean Construction and Demolition Debris (CCDD) Requirements.
34. The contractor and its employees are responsible to comply with all the requirements of the IDOT "Confined Space Entry Policy" as published by IDOT, latest edition, insofar as it relates to entry into manholes, sewers, pipes, lift stations, vaults, wet wells, tanks, and other confined spaces that may be involved with this project.
35. Any damage to perimeter street curbs and/or pavement caused by the contractor's activity shall be repaired by the contractor.
36. The MWRD Local Sewer Systems Field Office (708) 588-4055 must be notified at least two working days prior to the start of construction.
37. Subgrade preparation for all pavements and other improvements shown on the drawings shall include topsoil stripping and removal of any underlying unstable/deleterious material. Fill placement under all paved areas shall be compacted to 95% Modified Proctor density and shall comply with all the recommendations of the soils engineer.
38. All work shall comply with the EPA "Standard Specifications for Soil Erosion and Sediment Control" current edition. The contractor shall take whichever steps are necessary to provide erosion control. Erosion control features shall be constructed concurrently with other work on the site. The contractor shall take sufficient precaution to prevent pollution of streams, lakes and reservoirs with fuels, oils, bituminous, calcium chloride or other harmful materials and shall conduct and schedule his operations so as to avoid or minimize siltation of streams, lakes and reservoirs. Hauling will not be allowed when the work site is too wet to maintain acceptable conditions on adjacent streets. Adjacent streets and driveways shall be manually or mechanically swept periodically as may be required to maintain clean conditions.
39. All streetlighting material and construction shall comply with the State of Illinois "Standard Specifications for Road and Bridge Construction" latest edition, "American Standard Practice for Roadway Lighting" current edition, the National Electric Code, current edition, and the current Village of Palatine standards.
40. All sanitary manholes, (and storm manholes in combined sewer areas), shall have a minimum inside diameter of 48 inches, and shall be cast in place or precast reinforced concrete. Flexible connections conforming to ASTM C-923 are required at all manhole pipe connections. See manhole details, sheet C-6.
41. Drainage from upstream properties shall not be blocked at any time in any manner by any of the proposed construction work shown on these drawings.
42. The design engineer shall not be responsible for the means, methods, procedures, techniques, or sequences of construction not specified herein, nor for the safety on the job site, nor shall the design engineer be responsible for the contractor's failure to carry out the work in accordance with the contract documents.
43. All abandoned sewers/force mains shall be plugged at both ends with a minimum of two (2) feet long non-shrink concrete/mortar plugs.
44. Except for foundation/footing drains provided to protect buildings, and for underdrains serving green infrastructure, drain tiles/field tiles/ underdrains/perforated pipes are not allowed to be connected to or tributary to combined sewers, sanitary sewers, or storm sewers tributary to combined sewers in combined sewer areas. Construction of new facilities of this type is prohibited, and all existing drain tiles and perforated pipes other than those serving green infrastructure, encountered within the project area shall be plugged or removed, and shall not be connected to combined sewers, sanitary sewers, or storm sewers tributary to combined sewers.
45. All work shall conform to NICOS Standards as described in the current edition of the Illinois Urban Manual.
46. The contractor is advised that the site contains areas of trees and brush. He shall make his own investigation and shall include the cost of tree and brush removal in his total price bid. Any trees whose trunk is located on both sides of any Wendy's property line shall remain and be protected, unless written permission is obtained from the adjoining property owner to remove said trees.

SPECIAL NOTE

Prior to the commencement of construction, the contractor shall meet with the construction representative of the developer to discuss the construction schedule for the project. The existing shipping center shall remain in full operation and open to employees and customers at all times during the course of this project. Work shall be scheduled and performed so as not to interrupt the operation of the shipping center. The contractor shall provide and maintain barricades, warning devices, flag men, etc. as required to insure safe passage for vehicular and pedestrian traffic to and from the shipping center. The contractor shall so conduct and stage his work such that there is always an adequate parking area available. The existing parking areas and walkways shall remain free from mud, dirt, debris and contractor's stored materials at all times during construction, except for those areas shown on the plans as being removed and replaced. See cutting, removal and replacement of pavement shall be conducted so as to minimize inconvenience to vehicles and pedestrians, and shall allow safe access to entrances at all times. The contractor shall use only rubber tired equipment on and over those areas of existing pavement to remain, and shall remove and replace in kind any sections of existing pavement shown to remain that are damaged by his operations at no additional cost.

SPECIAL NOTE:

THE CONTRACTOR SHALL AT ALL TIMES CONDUCT HIS WORK IN A MANNER AS TO MINIMIZE HAZARDS TO VEHICULAR AND PEDESTRIAN TRAFFIC. TRAFFIC CONTROLS AND WORK SITE PROTECTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 6 (TRAFFIC CONTROLS FOR HIGHWAY CONSTRUCTION AND MAINTENANCE OPERATIONS) OF THE ILLINOIS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS. ALL SIGNS, BARRICADES, FLAGGERS, ETC. REQUIRED FOR TRAFFIC CONTROL SHALL BE FURNISHED BY THE CONTRACTOR. ALL WORK IN THE ROADWAY RIGHTS OF WAY SHALL COMPLY WITH ALL IDOT AND VILLAGE OF PALATINE STANDARDS AND REQUIREMENTS.

ARCHITECT
MR. MARIO VALENTINI
MRV ARCHITECTS, INC.
5105 TOLLVIEW DRIVE, SUITE 197
ROLLING MEADOWS, IL 60008
224-318-2140

DEVELOPER
MR. BEN KAPLAN
HAMRA ENTERPRISES
1800 S. INGRAM MILL ROAD
SPRINGFIELD, MO 65804
617-418-9039

CALL JULIE 1-800-892-0123
WITH THE FOLLOWING:
COUNTY: COOK
CITY-TOWNSHIP: PALATINE
SEC. # 1/4 SEC. NO.# 2021/4.12-SE-19
48 HOURS BEFORE YOU DIG
EXCLUDING SAT., SUN. & HOLIDAYS

INDEX OF DRAWINGS

C-1 TITLE SHEET
C-2 SITE PLAN
C-3 GRADING AND DRAINAGE PLAN
C-4 UTILITY PLAN
C-5 STORM WATER POLLUTION PREVENTION PLAN
C-6 DETAILS
C-7 DEMOLITION PLAN
C-8 MWRD NOTES
C-9 IDOT HIGHWAY STANDARDS

BENCHMARKS:

B.M. NO. 2 = 723.82 (NAVD 88 DATUM)=NORTHWEST UPPER FLANGE BOLT, UNDER THE "RA" IN TRAVERSE, ON A FIRE HYDRANT LOCATED APPROXIMATELY 58 FEET WEST AND 7 FEET SOUTH OF THE NORTHWEST PROPERTY CORNER OF THE WENDY'S PARCEL.

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

REVISIONS

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

DANIEL M. HAVLIR
062-039375
LICENSED PROFESSIONAL ENGINEER OF ILLINOIS

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

PREPARED BY
NORTHWESTERN ENGINEERING CONSULTANTS, P.C.
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002695
LICENSE EXPIRES APRIL 30, 2023
675 N. NORTH COURT
PALATINE, ILLINOIS 60067
(847) 520-8410
MAY 28, 2021

19-08

S.R. 68 (DUNDEE ROAD)
Wendy's
COMMERCIAL BUILDING
DEVELOPMENT PARCEL LINE
EX. ASPHALT PAVEMENT (TO REMAIN)
EX. CONC. CURB
EX. CONC. SIDEWALK (TO REMAIN)
EX. BRICK PAVERS
EX. GRASS AND LS
EX. WOOD AND CONCRETE BLOCK SIGNS (TO REMAIN)
EX. CONC. CURB & GUTTER
EX. CONC. PAVEMENT
EX. BRICK PAVERS (TO REMAIN)
EX. BRICK WALL
EX. BRICK PAVERS (TO REMAIN)
EX. BRICK WALL (TO REMAIN)
EX. BRICK WALL (TO REMAIN)
EX. BRICK WALL

GRADING DETAIL
SCALE: 1"=10'
S.R. 68 (DUNDEE ROAD)
EX. ASPHALT PAVEMENT
S39°54'11"W
237.80'
S89°54'21"W
227.00'
188.00'
N00°07'39"W
145.00'
EX. GRASS AND LS
N38°46'09"W
7.44'
N00°11'22"W
14.52'
N89°48'51"E
130.11'
90.77'
EX. ASPHALT PAVEMENT
EX. CONC. CURB
EX. CONC. SIDEWALK
EX. BLDG. CURB & GUTTER
EX. ASPHALT PAVEMENT
EX. WOOD AND CONCRETE BLOCK STAIRS TO BE REMOVED
EX. ASPH. PAVEMENT
EX. CONC.
EX. BRICK
EX. ASPHALT PAVEMENT
EX. CONC. CURB
EX. CONC. SIDEWALK
EX. BRICK
EX. CONC.
EX. ASPHALT PAVEMENT
EX. CONC.
EX. ASPHALT PAVEMENT
EX. CONC.
EX. ASPHALT PAVEMENT

Attachment: 2022 Planned Development Amendnment and Special Use - Ordinance #O-010-22 (1101 E. Dundee Road - SU Wendys Drive-

S.R. 68 (DUNDEE ROAD)
EX. ASPHALT PAVEMENT
EX. CONC. CURB
EX. GRASS AND LS
EX. SIGN
EX. UTILITY VAULT
EX. CONC. SIDEWALK
EX. BUILDING
EX. CONCRETE SIDEWALK
EX. ASPHALT PAVEMENT
EX. CONCRETE PAVEMENT
EX. SILTY CLAY & GRAVEL
EX. GRASS
EX. ASPHALT PAVEMENT
EX. WOOD AND CONCRETE BLOCK SHED (TO REMAIN)
EX. ASPHALT PAVEMENT
EX. CONC. CURB
EX. ASPHALT PAVEMENT
EX. CONC. CURB
EX. ASPHALT PAVEMENT
EX. ASPHALT PAVEMENT
EX. ASPHALT PAVEMENT

Attachment: 2022 Planned Development Amendment and Special Use - Ordinance #O-010-22 (1101 E. Dundee Road - SU Wendys Drive-

CIVIL ENGINEERS SITE PLANNERS LAND SURVEYORS

NORTHWESTERN ENGINEERING CONSULTANTS, P

575 N. NORTH COURT PALATINE, ILLINOIS 60099 (8

ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002695

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

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

DRAWN BY: TTS
CHECKED BY: RDL
DATE: 9-28-21
SCALE: N.T.S.
DRAWING NO. C-6
JOB NO. 19-08

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

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

CIVIL ENGINEERS SITE PLANNERS LAND SURVEYORS
NORTHWESTERN ENGINEERING CONSULTANTS, P.C.
675 N. NORTH COURT PALATINE, ILLINOIS 60067
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-00

JOB NO. 19-08
DRAWING NO. C-7
DRAWN BY: KDL
CHECKED BY: DJH
SCALE: 1"=20'

Attachment: 2022 Planned Development Amendnment and Special Use - Ordinance #O-010-22 (1101 E. Dundee Road - SU Wendys Drive-

A. REFERENCED SPECIFICATIONS

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING, EXCEPT AS MODIFIED HEREIN OR ON THE PLANS:
   * STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION), BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT SS) FOR ALL IMPROVEMENTS EXCEPT SANITARY SEWER AND WATER MAIN CONSTRUCTION;
   * STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION (SSWS) FOR SANITARY SEWER AND WATER MAIN CONSTRUCTION;
   * VILLAGE OF PALATINE MUNICIPAL CODE;
   * THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO (MWRD) WATERSHED MANAGEMENT ORDINANCE AND TECHNICAL GUIDANCE MANUAL;
   * IN CASE OF CONFLICT BETWEEN THE APPLICABLE ORDINANCES NOTED, THE MORE STRINGENT SHALL TAKE PRECEDENCE AND SHALL CONTROL ALL CONSTRUCTION.

B. NOTIFICATIONS

1. THE MWRD LOCAL SEWER SYSTEMS SECTION FIELD OFFICE MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK (CALL 708-588-4055).
2. THE VILLAGE OF PALATINE ENGINEERING DEPARTMENT AND PUBLIC MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO EACH PHASE OF WORK. CONTRACTOR SHALL DETERMINE ITEMS REQUIRING INSPECTION PRIOR TO START OF CONSTRUCTION OR EACH WORK PHASE.
3. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION FOR THE EXACT LOCATIONS OF UTILITIES AND FOR THEIR PROTECTION DURING CONSTRUCTION. IF EXISTING UTILITIES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, IMMEDIATELY NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED. CALL J.U.L.I.E. AT 1-800-892-0123.

C. GENERAL NOTES

1. ALL ELEVATIONS SHOWN ON PLANS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). CONVERSION FACTOR IS _____ FT.
2. MWRD, THE MUNICIPALITY AND THE OWNER OR OWNER'S REPRESENTATIVE SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION IMPROVEMENTS.
3. THE CONTRACTOR(S) SHALL INDEMNIFY THE OWNER, ENGINEER, MUNICIPALITY, MWRD, AND THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, OR TESTING OF THIS WORK ON THE PROJECT.
4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS AS APPROVED BY MWRD AND THE MUNICIPALITY UNLESS CHANGES ARE APPROVED BY MWRD, THE MUNICIPALITY, OR AUTHORIZED AGENT. THE CONSTRUCTION DETAILS, AS PRESENTED ON THE PLANS, MUST BE FOLLOWED. PROPER CONSTRUCTION TECHNIQUES MUST BE FOLLOWED ON THE IMPROVEMENTS INDICATED ON THE PLANS.
5. THE LOCATION OF VARIOUS UNDERGROUND UTILITIES WHICH ARE SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND REPRESENT THE BEST KNOWLEDGE OF THE ENGINEER. VERIFY LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING THE CONSTRUCTION OPERATIONS.
6. ANY EXISTING PAVEMENT, SIDEWALK, DRIVEWAY, ETC., DAMAGED DURING CONSTRUCTION OPERATIONS AND NOT CALLED FOR TO BE REMOVED SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
7. MATERIAL AND COMPACTION TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPALITY, MWRD, AND OWNER.
8. THE UNDERGROUND CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS TO NOTIFY ALL INSPECTION AGENCIES.
9. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS DISTURBED DURING CONSTRUCTION SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO FINAL INSPECTION.
10. RECORD DRAWINGS SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER AS SOON AS UNDERGROUND IMPROVEMENTS ARE COMPLETED. FINAL PAYMENTS TO THE CONTRACTOR SHALL BE HELD UNTIL THEY ARE RECEIVED. ANY CHANGES IN LENGTH, LOCATION OR ALIGNMENT SHALL BE SHOWN IN RED. ALL WYES OR BENDS SHALL BE LOCATED FROM THE DOWNSTREAM MANHOLE. ALL VALVES, B-BOXES, TEES OR BENDS SHALL BE TIED TO A FIRE HYDRANT.

D. SANITARY SEWER

1. THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT ANY POLLUTED WATER, SUCH AS GROUND AND SURFACE WATER, FROM ENTERING THE EXISTING SANITARY SEWERS.
2. A WATER-TIGHT PLUG SHALL BE INSTALLED IN THE DOWNSTREAM SEWER PIPE AT THE POINT OF SEWER CONNECTION PRIOR TO COMMENCING ANY SEWER CONSTRUCTION. THE PLUG SHALL REMAIN IN PLACE UNTIL REMOVAL IS AUTHORIZED BY THE MUNICIPALITY AND/OR MWRD AFTER THE SEWERS HAVE BEEN TESTED AND ACCEPTED.
3. DISCHARGING ANY UNPOLLUTED WATER INTO THE SANITARY SEWER SYSTEM FOR THE PURPOSE OF SEWER FLUSHING OF LINES FOR THE DEFLECTION TEST SHALL BE PROHIBITED WITHOUT PRIOR APPROVAL FROM THE MUNICIPALITY OR MWRD.
4. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS (LATEST EDITION).
5. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER SYSTEM.
6. ALL DOWNSPOUTS AND FOOTING DRAINS SHALL DISCHARGE TO THE STORM SEWER SYSTEM.
7. ALL SANITARY SEWER PIPE MATERIALS AND JOINTS (AND STORM SEWER PIPE MATERIALS AND JOINTS IN A COMBINED SEWER AREA) SHALL CONFORM TO THE FOLLOWING:

PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
VITRIFIED CLAY PIPE	ASTM C-700	ASTM C-425
REINFORCED CONCRETE SEWER PIPE	ASTM C-76	ASTM C-443
CAST IRON SOIL PIPE	ASTM A-74	ASTM C-564
DUCTILE IRON PIPE	ANSI A21.51	ANSI A21.11
POLYVINYL CHLORIDE (PVC) PIPE 6-INCH TO 15-INCH DIAMETER SDR 26 18-INCH TO 27-INCH DIAMETER F/DY=46	 ASTM D-3034 ASTM F-679	 ASTM D-3212 ASTM D-3212
HIGH DENSITY POLYETHYLENE (HDPE)	ASTM D-3350 ASTM D-3035	ASTM D-3261,F-2620 (HEAT FUSION) ASTM D-3212,F-477 (GASKETED)
WATER MAIN QUALITY PVC 4-INCH TO 36-INCH 4-INCH TO 12-INCH 14-INCH TO 48-INCH	 ASTM D-2241 AWWA C900 AWWA C905	 ASTM D-3139 ASTM D-3139 ASTM D-3139

THE FOLLOWING MATERIALS ARE ALLOWED ON A QUALIFIED BASIS SUBJECT TO DISTRICT REVIEW AND APPROVAL PRIOR TO PERMIT ISSUANCE. A SPECIAL CONDITION WILL BE ADDED TO THE PERMIT WHEN THE PIPE MATERIAL BELOW IS USED FOR SEWER CONSTRUCTION OR A CONNECTION IS MADE.

PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
POLYPROPYLENE (PP) PIPE		
12-INCH TO 24-INCH DOUBLE WALL	ASTM F-2736	D-3212, F-477
30-INCH TO 60-INCH TRIPLE WALL	ASTM F-2764	D3212, F-477

8. ALL SANITARY SEWER CONSTRUCTION (AND STORM SEWER CONSTRUCTION IN COMBINED SEWER AREAS), REQUIRES STONE BEDDING WITH STONE ¾ " TO 1" IN SIZE, WITH MINIMUM BEDDING THICKNESS EQUAL TO ¼ THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NOT LESS THAN FOUR (4) INCHES NOR MORE THAN EIGHT (8) INCHES. MATERIAL SHALL BE CA-7, CA-11 OR CA-13 AND SHALL BE EXTENDED AT LEAST 12" ABOVE THE TOP OF THE PIPE WHEN USING PVC.
9. NON-SHEAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPES OF DISSIMILAR PIPE MATERIALS.
10. ALL MANHOLES SHALL BE PROVIDED WITH BOLTED, WATERTIGHT COVERS. SANITARY LIDS SHALL BE CONSTRUCTED WITH A CONCEALED PICKHOLE AND WATERTIGHT GASKET WITH THE WORD "SANITARY" CAST INTO THE LID.
11. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED:
    a) A CIRCULAR SAW-CUT OF SEWER MAIN BY PROPER TOOLS ("SEWER-TAP" MACHINE OR SIMILAR) AND PROPER INSTALLATION OF HUBWYE SADDLE OR HUB-TEE SADDLE.
    b) REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION.
    c) WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING "BAND SEAL" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE.
12. WHENEVER A SANITARY/COMBINED SEWER CROSSES UNDER A WATERMAIN, THE MINIMUM VERTICAL DISTANCE FROM THE TOP OF THE SEWER TO THE BOTTOM OF THE WATERMAIN SHALL BE 18 INCHES. FURTHERMORE, A MINIMUM HORIZONTAL DISTANCE OF 10 FEET BETWEEN SANITARY/COMBINED SEWERS AND WATERMAINS SHALL BE MAINTAINED UNLESS: THE SEWER IS LAID IN A SEPARATE TRENCH, KEEPING A MINIMUM 18" VERTICAL SEPARATION; OR THE SEWER IS LAID IN THE SAME TRENCH WITH THE WATERMAIN LOCATED AT THE OPPOSITE SIDE ON A BENCH OF UNDISTURBED EARTH, KEEPING A MINIMUM 18" VERTICAL SEPARATION. IF EITHER THE VERTICAL OR HORIZONTAL DISTANCES DESCRIBED CANNOT BE MAINTAINED, OR THE SEWER CROSSES ABOVE THE WATER MAIN, THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN STANDARDS OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.
13. ALL EXISTING SEPTIC SYSTEMS SHALL BE ABANDONED. ABANDONED TANKS SHALL BE FILLED WITH GRANULAR MATERIAL OR REMOVED.
14. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES, AND SHALL BE CAST IN PLACE OR PRE-CAST REINFORCED CONCRETE.
15. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE PRECAST "RUBBER BOOTS" THAT CONFORM TO ASTM C-923 FOR ALL PIPE CONNECTIONS. PRECAST SECTIONS SHALL CONSIST OF MODIFIED GROOVE TONGUE AND RUBBER GASKET TYPE JOINTS.
16. ALL ABANDONED SANITARY SEWERS SHALL BE PLUGGED AT BOTH ENDS WITH AT LEAST 2 FEET LONG NON-SHRINK CONCRETE OR MORTAR PLUG.
17. EXCEPT FOR FOUNDATION/FOOTING DRAINS PROVIDED TO PROTECT BUILDINGS, OR PERFORATED PIPES ASSOCIATED WITH VOLUME CONTROL FACILITIES, DRAIN TILES/FIELD TILES/UNDERDRAINS/PERFORATED PIPES ARE NOT ALLOWED TO BE CONNECTED TO OR TRIBUTARY TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS IN COMBINED SEWER AREAS. CONSTRUCTION OF NEW FACILITIES OF THIS TYPE IS PROHIBITED; AND ALL EXISTING DRAIN TILES AND PERFORATED PIPES ENCOUNTERED WITHIN THE PROJECT AREA SHALL BE PLUGGED OR REMOVED, AND SHALL NOT BE CONNECTED TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS.
18. A BACKFLOW PREVENTER IS REQUIRED FOR ALL DETENTION BASINS TRIBUTARY TO COMBINED SEWERS. REQUIRED BACKFLOW PREVENTERS SHALL BE INSPECTED AND EXERCISED ANNUALLY BY THE PROPERTY OWNER TO ENSURE PROPER OPERATION, AND ANY NECESSARY MAINTENANCES SHALL BE PERFORMED TO ENSURE FUNCTIONALITY. IN THE EVENT OF A SEWER SURCHARGE INTO AN OPEN DETENTION BASIN TRIBUTARY TO COMBINED SEWERS, THE PERMITTEE SHALL ENSURE THAT CLEAN UP AND WASH OUT OF SEWAGE TAKES PLACE WITHIN 48 HOURS OF THE STORM EVENT.

E. EROSION AND SEDIMENT CONTROL

1. THE CONTRACTOR SHALL INSTALL THE EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.
2. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL PRIOR TO HYDROLOGIC DISTURBANCE OF THE SITE.
3. ALL DESIGN CRITERIA, SPECIFICATIONS, AND INSTALLATION OF EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL.
4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
5. INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED, AT A MINIMUM:
   a) UPON COMPLETION OF INITIAL EROSION AND SEDIMENT CONTROL MEASURES, PRIOR TO ANY SOIL DISTURBANCE.
   b) ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION.
6. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. IF STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE CO-PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.
7. A STABILIZED MAT OF CRUSHED STONE MEETING THE STANDARDS OF THE ILLINOIS URBAN MANUAL SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE. SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.
8. CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL AND SHALL BE INSTALLED PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITIES INVOLVING CONCRETE.
9. MORTAR WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ADDITION TO CONCRETE WASHOUT FACILITIES FOR ANY BRICK AND MORTAR BUILDING ENVELOPE CONSTRUCTION ACTIVITIES.
10. TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN. VOLUME CONTROL FACILITIES SHALL NOT BE USED AS TEMPORARY SEDIMENT BASINS.
12. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) DAYS.
13. ALL FLOOD PROTECTION AREAS AND VOLUME CONTROL FACILITIES SHALL, AT A MINIMUM, BE PROTECTED WITH A DOUBLE-ROW OF SILT FENCE (OR EQUIVALENT).
14. VOLUME CONTROL FACILITIES SHALL NOT BE CONSTRUCTED UNTIL ALL OF THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
15. SOIL STOCKPILES SHALL, AT A MINIMUM, BE PROTECTED WITH PERIMETER SEDIMENT CONTROLS. SOIL STOCKPILES SHALL NOT BE PLACED IN FLOOD PROTECTION AREAS OR THEIR BUFFERS.
16. EARTHEN EMBANKMENT SIDE SLOPES SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL BLANKET.
17. STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY APPROPRIATE SEDIMENT CONTROL MEASURES.
18. THE CONTRACTOR SHALL EITHER REMOVE OR REPLACE ANY EXISTING DRAIN TILES AND INCORPORATE THEM INTO THE DRAINAGE PLAN FOR THE DEVELOPMENT. DRAIN TILES CANNOT BE TRIBUTARY TO A SANITARY OR COMBINED SEWER. DRAIN TILES ALLOWED IN COMBINED SEWER AREA FOR GREEN INFRASTRUCTURE PRACTICES.
19. IF DEWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DEWATERING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS. THE SITE INSPECTOR MUST BE PRESENT AT THE COMMENCEMENT OF DEWATERING ACTIVITIES.
20. THE CONTRCTOR SHALL BE RESPONSIBLE FOR TRENCH DEWATERING AND EXCAVATION FOR THE INSTALLATION OF SANITARY SEWERS, STORM SEWERS, WATERMAINS AS WELL AS THEIR SERVICES AND OTHER APPURTENANCES. ANY TRENCH DEWATERING, WHICH CONTAINS SEDIMENT SHALL PASS THROUGH A SEDIMENT SETTLING POND OR EQUALLY EFFECTIVE SEDIMENT CONTROL DEVICE. ALTERNATIVES MAY INCLUDE DEWATERING INTO A SUMP PIT, FILTER BAG OR EXISTING VEGETATED UPSLOPE AREA. SEDIMENT LADEN WATERS SHALL NOT BE DISCHARGE TO WATERWAYS, FLOOD PROTECTION AREAS OR THE COMBINED SEWER SYSTEM.
21. ALL PERMANENT EROSION CONTROL PRACTICES SHALL BE INITIATED WITHIN SEVEN (7) DAYS FOLLOWING THE COMPLETION OF SOIL DISTURBING ACTIVITIES.
22. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS NEEDED ON A YEAR-ROUND BASIS DURING CONSTRUCTION AND ANY PERIODS OF CONSTRUCTION SHUTDOWN UNTIL PERMANENT STABILIZATION IS ACHIEVED.
23. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER PERMANENT SITE STABILIZATION.
24. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER, SITE INSPECTOR, OR MWRD.

THE USE OF ANY DRAWING OR PART THEREOF WITHOUT THE WRITTEN CONSENT OF NORTHWESTERN ENGINEERING CONSULTANTS, P.C. IS PROHIBITED BY LAW AND WILL SUBJECT THE VIOLATOR TO LEGAL PROSECUTION. ALL DRAWINGS, PLANS, SPECIFICATIONS AND COPIES THEREOF FURNISHED BY NORTHWESTERN ENGINEERING CONSULTANTS, P.C. ARE AND SHALL REMAIN THE PROPERTY OF NORTHWESTERN ENGINEERING CONSULTANTS, P.C. THEY ARE NOT TO BE USED ON ANY OTHER PROJECT AND WITH RESPECT TO THIS PROJECT ARE NOT TO BE LOANED, COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF NORTHWESTERN ENGINEERING CONSULTANTS, P.C. THESE RESTRICTIONS SHALL APPLY TO ALL FORMS OF REPRODUCTION AND ALL FORMS OF STORAGE OF INFORMATION IN ANY MEDIUM, INCLUDING ELECTRONIC MEDIA.

CIVIL ENGINEERS SITE PLANNERS LAND SURVEYORS
NORTHWESTERN ENGINEERING CONSULTANTS, P.C.
875 N. ROBERT CROWN COURT PALATINE, ILLINOIS 60067 (847) 934-0200
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-005865

MWRD NOTES
WENDY'S RESTAURANT PUD AMENDMENT
1101 E. DUNDEE ROAD
PALATINE, ILLINOIS

REVISIONS		
NO	DATE	DESCRIPTION

DRAWN BY: MSL
CHECKED BY: DMH
DATE: 5-25-21
SCALE: N.T.S.

DRAWING NO. C-8

JOB NO. 19-08

TECHNICAL GUIDANCE MANUAL

MWRD GENERAL NOTES

7/12/16

STD. DWG. NO.18

PAGE NO. 19

ALL RIGHTS OF REPRODUCTION AND TRANSMISSION BY ANY PROCESS UNDERSTOOD AND RESERVED.
THE DRAWINGS AND SPECIFICATIONS AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF NORTHWESTERN ENGINEERING CONSULTANTS, P.C. ALONE WITH ALL COPYRIGHTS. THEY ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF NORTHWESTERN ENGINEERING CONSULTANTS, P.C. ALONE. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. ANY REPRODUCTION, UNAUTHORIZED PUBLICATION OR USE OF THESE DRAWINGS AND SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF NORTHWESTERN ENGINEERING CONSULTANTS, P.C. ALONE WILL BE UNLAWFUL AND WILL BE SUBJECT TO LEGAL ACTION. ANY REPRODUCTION, UNAUTHORIZED PUBLICATION OR USE OF THESE DRAWINGS AND SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF NORTHWESTERN ENGINEERING CONSULTANTS, P.C. ALONE WILL BE UNLAWFUL AND WILL BE SUBJECT TO LEGAL ACTION. ANY REPRODUCTION, UNAUTHORIZED PUBLICATION OR USE OF THESE DRAWINGS AND SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF NORTHWESTERN ENGINEERING CONSULTANTS, P.C. ALONE WILL BE UNLAWFUL AND WILL BE SUBJECT TO LEGAL ACTION. ANY REPRODUCTION, UNAUTHORIZED PUBLICATION OR USE OF THESE DRAWINGS AND SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF NORTHWESTERN ENGINEERING CONSULTANTS, P.C. ALONE WILL BE UNLAWFUL AND WILL BE SUBJECT TO LEGAL ACTION. ANY REPRODUCTION, UNAUTHORIZED PUBLICATION OR USE OF THESE DRAWINGS AND SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF NORTHWESTERN ENGINEERING CONSULTANTS, P.C. ALONE WILL BE UNLAWFUL AND WILL BE SUBJECT TO LEGAL ACTION.

TRAFFIC CONTROL DEVICES
STANDARD 701901-08
(Sheet 1 of 2)

TRAFFIC CONTROL DEVICES
STANDARD 701901-08
(Sheet 2 of 2)

TRAFFIC CONTROL DEVICES
STANDARD 701901-08
(Sheet 3 of 3)

OFF-RD OPERATIONS, MULTILANE, 15' (4.5 m) TO 24' (600 mm) FROM PAVEMENT EDGE
STANDARD 701101-05

IDOT STANDARDS
WENDY'S RESTAURANT PUD AMENDMENT
1101 E. DUNDEE ROAD
PALATINE, ILLINOIS

CIVIL ENGINEERS SITE PLANNERS LAND SURVEYORS
NORTHWESTERN ENGINEERING CONSULTANTS, P
675 N. NORTH COURT PALATINE, ILLINOIS 60067
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002

REVISIONS		
NO.	DATE	DESCRIPTION

JOB NO. 19-08
DRAWING NO. C-9
DRAWN BY: JRT
CHECKED BY: JRT
DATE: 5-26-21
SCALE: N.T.S.

Attachment: 2022 Planned Development Amendment and Special Use - Ordinance #O-010-22 (1101 E. Dundee Road - SU Wendys Drive-

TERRA ENGINEERING LTD.
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LICENSED LANDSCAPE ARCHITECT
State of Illinois
KEVEN GRAHAM
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SITE NUMBER: 2019
BASE MCU: SMART 55-2.0
ASSET TYPE: COMP_FRAN
CLASSIFICATION: NEW
OWNER: 2019
BASE VERSION: 2019
UPGRADE CLASSIFICATION: NEW BUILD
PROJECT YEAR: 2019
FURNITURE PACKAGE: 2019
DRAWING RELEASE: SPRING 2019

PROJECT TYPE: NEW BUILD
SMART 55 - 2.0

Wendy's

1101 E. DUNDEE ROAD
PALATINE, ILLINOIS

MARK	DATE	DESCRIPTION
1	5.14.21	PERMIT COMMENTS
2	6.4.21	PERMIT COMMENTS
3	7.6.21	PERMIT COMMENTS

SHEET NAME
TREE REMOVAL PLAN

SHEET NUMBER
L0.0

Attachment: 2022 Planned Development Amendnment and Special Use - Ordinance #O-010-22 (1101 E. Dundee Road - SU Wendys Drive-

1 LANDSCAPE PLAN
SCALE: 1" = 20'-0"

Plant Schedule
Wendy's - 1101 E. Dundee Rd, Palatine, IL

Qty.	Key	Botanical name	Common name	Min. Size	Notes
		SHADE TREES			
2	ACA	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	2.5" B&B	Central Leader
3	PAB	Pyrus x 'Redspire' PNI Redspire	Redspire Flowering Pear	2.5" B&B	Central Leader
4	LAM	Ulmus x 'Morton'	Morton Hybrid Elm	2.5" B&B	Central Leader
		EVERGREEN TREES			
3	PIA	Picea abies	Norway Spruce	8' Ht. B&B	
		DECIDUOUS SHRUBS			
24	ARM	Aronia melanocarpa	Black Chokeberry	30" B&B	4.5' O.C.
10	HYA	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	#5 Cont.	4' O.C.
39	HER	Hydrangea macrophylla 'Glo-Ball'	Endless Summer Bloomstruck Hydrangea	#5 Cont.	4' O.C.
13	RKO	Rosa 'Knockout'	Knock Out Rose	#5 Cont.	4' O.C.
92	VID	Viburnum dentatum 'Blue Muffin'	Blue Muffin Arrowwood Viburnum	36" B&B	5' O.C.
		PERENNIALS/GROUNDCOVER			
10	TAD	Tanacetum x 'Denseleaf'	Dense Yew	24" B&B	4' O.C.
		PERENNIALS AND GRASSES			
40	HAK	Hakonechloa macra 'Aureola'	Hakonechloa 'Aureola'	#1 Cont.	2' O.C.
70	COZ	Coreopsis 'Zagreb'	Zagreb Coreopsis	#1 Cont.	18" O.C.
99	HER	Hemerocallis 'Happy Returns'	Happy Returns Daylily	#1 Cont.	18" O.C.
154	LIS	Liriope spicata	Lilyturf	#1 Cont.	18" O.C.
23	LIS	Liriope spicata 'Variegata'	Variegated Lilyturf	#1 Cont.	18" O.C.
32	PAV	Panicum virgatum 'Northwind'	Switch Grass	#1 Cont.	3' O.C.
99	SPH	Sporobolus heterolepis	Prairie Dropseed	#1 Cont.	2' O.C.

Palatine Landscape Requirements

Wendy's - 1101 E. Dundee Rd, Palatine, IL	
Zoning	PUD
Right-of-Way Landscape:	
Requirement: (1) street tree per 40 LF of frontage	
Dundee Road - 285' requires 4.7 street trees	
	(0) existing trees to remain, (5) proposed
Site Landscape	
Parking Lot:	
Requirement: (1) shade tree for every 10 parking stalls, 73 parking stalls / 10 = 7.3 trees	
	Proposed: (8) parking lot trees, (0) existing trees, 11 total trees.

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LICENSED LANDSCAPE ARCHITECT
KEVEN GRAHAM
157.000150
State of Illinois

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ph: 312.467.0123

#157-000150
exp. 8/31/21

Wendy's
1101 E. DUNDEE ROAD
PALATINE, ILLINOIS

PROJECT TYPE: NEW BUILD
SMART 55 - 2.0

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SITE NUMBER:	
BASE MDL:	SMART 55-2.0
ASSET TYPE:	COMP.PRAN
CLASSIFICATION:	NEW
OWNER:	
BASE VERSION:	2019
UPGRADE CLASSIFICATION:	
	NEW BUILD
PROJECT YEAR:	2019
FURNITURE PACKAGE:	2019
DRAWING RELEASE:	SPRING 2019

REV.	DATE	DESCRIPTION
1	10/4/19	Owner Comments
2	10/21/19	Owner Comments
3	11/4/19	Owner Comments

PROJECT NUMBER: 19016
DRAWN BY: MW / DN
CHECKED BY: KG

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
L1.0

Attachment: 2022 Planned Development Amendment and Special Use - Ordinance #O-010-22 (1101 E. Dundee Road - SU Wendys Drive-

Attachment: 2022 Planned Development Amendnment and Special Use - Ordinance #O-010-22 (1101 E. Dundee Road - SU Wendys Drive-

MR
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TEL: 847.749.0900
MRV ARCHITECTS, INC. 2011

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SITE NUMBER: SMART 55 - 2.0
BASE MDL: SMART 55 - 2.0
ASSET TYPE: COMP-FRAN
CLASSIFICATION: NEW
OWNER: 2018
BASE VERSION:
UPGRADE CLASSIFICATION: NEW BUILD
PROJECT YEAR: 2019
FURNITURE PACKAGE: 2019
DRAWING RELEASE: SPRING 2019

Wendy's

1101 E. DUNDEE ROAD
PALATINE, ILLINOIS

PROJECT TYPE: NEW BUILD
SMART 55 - 2.0

TERRA ENGINEERING LTD.
25 NORTH BROADWAY, SUITE 200
NANUET, NEW YORK 10954
(T) 845.624.4100 (F) 845.624.4105

LICENSED LANDSCAPE ARCHITECT
KEVEN GRAHAM
157.000150
STATE OF ILLINOIS

Keven Graham FASLA, PLA
Principal, Graham Landscape Architecture
225 W. Ohio Street, Fourth Floor
Chicago, Illinois 60610
ph: 312.467.0123

#157-000150
EXP. 6/31/21

NO.	DATE	DESCRIPTION
1	12.5.21	COMMENTS
2	12.6.21	COMMENTS

PROJECT NUMBER: 18044
DRAWN BY: AV / DN
CHECKED BY: KG
SCALE:

SHEET NAME
LANDSCAPE DETAILS

SHEET NUMBER
L2.0

Luminaire Schedule										
Symbol	Qty	Label	Arrangement	Description	LLD	LDF	LLF	Arr. Lum. Lumens	Arr. Watts
	4	A	D180° 2@TD	SLM-LED-30L-SIL-4(1-FT-3L-4(3-FT-4L-R-SQ-70CRI-BIBD DN 24" POLE + 2' BASE	1.000	1.000	1.000	40854	464
	2	B	SINGLE	SLM-LED-30L-SIL-FT-SQ-70CRI-3L-SINGLE DN 24" POLE + 2' BASE	1.000	1.000	1.000	20027	232
	2	D	D180°	SLM-LED-30L-SIL-3W-SQ-70CRI-BIBD DN 24" POLE+2' BASE	1.000	1.000	1.000	62474	464
	1	W	SINGLE	XWS-LED-02L-FTW-40-80CRI MTD @ 7'-2"	1.000	1.000	1.000	3759	26
	3	W1	SINGLE	XWS-LED-02L-FTW-40-80CRI MTD @ 8'-3"	1.000	1.000	1.000	3759	26

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALC POINTS AT GRADE	Illuminance	Fc	1.58	15.5	0.0	N.A.	N.A.
PROPERTY LINE TAKEN @ GRADE	Illuminance	Fc	0.89	3.2	0.0	N.A.	N.A.
OTHER LOT PARKING & DRIVES	Illuminance	Fc	3.83	11.8	0.7	5.47	16.86
WENDY'S PARKING & DRIVES	Illuminance	Fc	6.93	15.5	0.3	13.66	31.00

Total Project Watts
Total Watts = 322

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

This lighting plan represents illumination levels calculated from laboratory data taken in accordance with the Illuminating Engineering Society of North America approved methods. Actual performance of any manufacturer's luminaires may vary due to variation in electrical voltage, tolerance in lamps and other variable field conditions. Calculations do not include obstructions such as buildings, trees, shrubs, or any other architectural elements unless noted. Future construction may affect the performance of this lighting system.

The lighting system pattern(s) contained herein shall be used as a layout only and should not be used as a construction document or as a final engineering product.

MR ARCHITECTS

5180 TOLLVIEW DR., SUITE 147
ROLLING MEADOWS, IL 60008
TEL: (847) 749-5936
FAX: (847) 749-5937
WWW.MRARCHITECTS.COM

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SITE NUMBER	12983
BASE MDL	SMART 55 - 2.0
ASSET TYPE	COMP/FRSN
CLASSIFICATION	NEW
OWNER	
BASE VERSION	2021
UPGRADE CLASSIFICATION	
	END CAP
PROJECT YEAR	2021
FURNITURE PACKAGE	2021
DRAWING RELEASE	SUMMER 2021

Wendy's

PUD AMENDMENT
1101 E. DUNDEE ROAD
PALATINE, ILLINOIS

PROJECT TYPE: END CAP
SMART 55 - 2.0

REV.	DATE	DESCRIPTION
1	04/26/21	UPDATED SITE PLAN PER COMMENTS
2	11/04/21	UPDATED SITE PLAN PER COMMENTS

DRAWN BY: MRV
CHECKED BY: MRV

LIGHTING PROPERTY OF:
WENDY'S
1101 E DUNDEE RD
PALATINE, IL

PH1.1

PHOTOMETRIC PLAN

SCALE: 1"=20'

SITE PLAN NOTES

1. NEW LIGHT POLE. SEE PHOTOMETRIC PLAN AND 7/AS2.1 FOR DETAILS
2. 6" x 6' CONCRETE PAD AND BOLLARDS FOR BRANDSTANDARD MENU BOARD AND ORDER CANOPY. SEE DETAIL 4/AS2.1.
3. SEATING: INSTALL BOLLARD 1'-0" CLEAR OF WALL FINISHES. REFER TO DETAIL 1/AS2.1.
4. CLEARANCE BAR. SEE DETAIL 4/AS3.1.
5. ODD WITH CANOPY. SEE DETAILS AS3.1.
6. MENU BOARD. SEE DETAILS AS3.1.
7. ADA COMPLIANT CURB RAMP. SEE DETAIL 5/AS2.1. (WITHOUT TEXT)
8. PAVEMENT MARKER. SEE DETAIL 2/AS2.1.
9. PAVEMENT MARKER. SEE DETAIL 2/AS2.1.
10. TRASH ENCLOSURE. SEE SHEET AS4.1.
11. SEE CIVIL DRAWINGS FOR GRADING AND DRAINAGE.
12. SIGN SUBJECT TO MAXIMUM ALLOWABLE SIGNAGE AREA AND HEIGHT PER LOCAL CODE.
13. ADA COMPLIANCY SIGN TO SET ON THE CENTERLINE OF EACH STALL AND NO FARTHER THAN 5'-0" FROM PAVEMENT. SEE DETAIL 9/AS2.1.
14. MENU BOARD SIGN.
15. ADA COMPLIANT RAMP. SEE DETAIL 5/AS2.1.
16. ACCESSIBLE ROUTE SIGNAGE
17. ACCESSIBLE PARKING SIGN
18. DIRECTIONAL SIGN
19. DIRECTIONAL SIGN
20. DIRECTIONAL SIGN

MONUMENT SIGN
FRONT & SIDE
1/4" = 1'-0"
2

DIRECTIONAL
SIGNAGE FRONT &
SIDE
1/4" = 1'-0"
3

MRI ARCHITECTS

Wendy's

PUD AMENDMENT
1101 E. DUNDEE ROAD
PALATINE, ILLINOIS

PROJECT TYPE: END CAP SMART 55 - 2.0

SITE NUMBER	12983
BASE MDL	SMART 55 - 2.0
ASSET TYPE	COMP/FRAN
CLASSIFICATION	NEW
OWNER	
BASE VERSION	2021
UPGRADE CLASSIFICATION	
	END CAP
PROJECT YEAR	2021
FURNITURE PACKAGE	2021
DRAWING RELEASE	SUMMER 2021

ARCHITECTURAL SITE PLAN & SIGNAGE DETAILS

AS1.1

PUD AMENDMENT
1101 E. DUNDEE ROAD
PALATINE, ILLINOIS

PROJECT TYPE: END CAP SMART 55 - 2.0

DRAWING RELEASE: SUMMER 2021
FURNITURE PACKAGE: 2021
PROJECT YEAR: 2021
UPGRADE CLASSIFICATION: END CAP
BASE VERSION: 2021
OWNER: NEW
CLASSIFICATION: COMP./PRAN
ASSET TYPE: SMART 55-2.0
BASE MDL: 12983
SITE NUMBER:

MRA ARCHITECTS
2150 TOLLVIEW DR., SUITE 197
TOLLVIEW, ILLINOIS 60189

AS1.2

FIRE TRUCK TURNING STUDY

Attachment: 2022 Planned Development Amendnment and Special Use - Ordinance #O-010-22 (1101 E. Dundee Road - SU Wendys Drive-

Attachment: 2022 Planned Development Amendment and Special Use - Ordinance #O-010-22 (1101 E. Dundee Road - SU Wendys Drive-

Wendy's

PUD AMENDMENT
1101 E. DUNDEE ROAD
PALATINE, ILLINOIS

PROJECT TYPE: END CAP
SMART 55 - 2.0

MR ARCHITECTS

SITE NUMBER: 12563
BASE MDL: SMART 55 - 2.0
ASSET TYPE: COMP/FRAN
CLASSIFICATION: NEW
OWNER: 2021
BASE VERSION:
UPGRADE CLASSIFICATION: END CAP
PROJECT YEAR: 2021
FURNITURE PACKAGE: 2021
DRAWING RELEASE: SUMMER 2021

AS2.1

SITE DETAILS

Attachment: 2022 Planned Development Amendnment and Special Use - Ordinance #O-010-22 (1101 E. Dundee Road - SU Wendys Drive-

PLAN

FLOOR PLAN

PROJECT TYPE: END CAP
SMART 55 - 2.0

Wendy's

PUD AMENDMENT
1101 E. DUNDEE ROAD
PALATINE, ILLINOIS

SITE NUMBER: 12983
BASE MDL: SMART 55 - 2.0
ASSET TYPE: COMP./FRAN
CLASSIFICATION: NEW
OWNER: 2021
BASE VERSION:
UPGRADE CLASSIFICATION: END CAP
PROJECT YEAR: 2021
FURNITURE PACKAGE: 2021
DRAWING RELEASE: SUMMER 2021

MR ARCHITECTS

MR ARCHITECTS, INC.
3250 TOLLVIEW DR., SUITE 107
ROLLING MEADOWS, ILLINOIS 60008
TEL: (224) 538-7746
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Attachment: 2022 Planned Development Amendnment and Special Use - Ordinance #O-010-22 (1101 E. Dundee Road - SU Wendys Drive-

NORTH ELEVATION
3/16" = 1'-0" (2)

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

EXTERIOR FINISH SCHEDULE

SF-1	STONEFRONT - "DARK BRONZE"
PWW	PICK-UP WINDOW TO MATCH STONEFRONT
M-1	PARAPET CAP/ BRAKE METAL - "DARK BRONZE"
M-3	EXCEPTIONAL METAL - "BRIGHT RED"
M-4	EXCEPTIONAL METAL - "PAINTED TO MATCH BRICK BELOW
M-5	BRAKE METAL - "CLEAR ANNODIZED"
M-7	EXCEPTIONAL METAL - "CUSTOM DARK GREY"
M-8	EXCEPTIONAL METAL - "PAINTED TO MATCH CORNICE
E-2	EIFS - "WENDY'S RED"
E-7	EIFS - "DARK GREY"
E-8	EIFS - "TAN"
RL-1	REVEAL AND SLEEVE - "YELLOW"
PSH-1	PAINT - DARK BRONZE (SEE PAINT SCHEDULE)
PSH-3	PAINTED DARK BRONZE SIGN CABINETS (SEE PAINT SCHEDULE)
PSH-10	PAINT / POWDER COAT - BLACK (SEE PAINT SCHEDULE)
PSH-12	PAINT - DARK GREY (SEE PAINT SCHEDULE)
BR-1	THRU-WALL - INTERSTATE (7 5/8"H x 3 5/8"D x 15 5/8"L) "BRONZESTONE"
BR-2	THRU-WALL - INTERSTATE (7 5/8"H x 3 5/8"D x 15 5/8"L)
ST-1	CAST STONE SILL - SHOULDICE DESIGNER STONE "624" WATER TABLE, "CRYSTAL WHITE - LS"

MR ARCHITECTS

ROLLING MEADOWS, IL

PROJECT TYPE END CAP
SMART 55 - 2.0

Wendy's

PUD AMENDMENT
1101 E. DUNDEE ROAD
PALATINE, ILLINOIS

SITE NUMBER	12983
BASE MDL	SMART 55 - 2.0
ASSET TYPE	COMP./FRAN
CLASSIFICATION	NEW
OWNER	2021
BASE VERSION	
UPGRADE CLASSIFICATION	
	END CAP
PROJECT YEAR	2021
FURNITURE PACKAGE	2021
DRAWING RELEASE	SUMMER 2021

EXTERIOR ELEVATIONS

A2.1

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

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

EXTERIOR FINISH SCHEDULE

SF-1	STOREFRONT - "DARK BRONZE"
PUW	PICK-UP WINDOW TO MATCH STOREFRONT
M-1	PANAFIET CAP / BRAKE METAL - "DARK BRONZE"
M-3	EXCEPTIONAL METALS - "BRIGHT RED"
M-4	EXCEPTIONAL METALS - PAINTED TO MATCH BRICK BELOW
M-5	BRAKE METAL - "CLEAR ANNODIZED"
M-7	EXCEPTIONAL METALS - "CUSTOM DARK GREY"
M-8	EXCEPTIONAL METALS - PAINTED TO MATCH CORNICE
E-3	EIFS - "WENDY'S RED"
E-7	EIFS - "DARK GREY"
E-8	EIFS - "TAN"
BK-1	BOLLARD SLEEVE - "YELLOW"
PEP-1	PAINT - DARK BRONZE (SEE PAINT SCHEDULE)
PEP-3	PRE-FINISHED DARK BRONZE SIDING (SEE PAINT SCHEDULE)
PEP-10	PAINT / POWDER COAT BLACK (SEE PAINT SCHEDULE)
PEP-12	PAINT - DARK GREY (SEE PAINT SCHEDULE)
BR-1	THRU-WALL - INTERSTATE (7.59"H x 3.94"D x 15.59"L) "ENGLISH BOND"
BR-2	THRU-WALL - INTERSTATE (7.59"H x 3.94"D x 15.59"L) "RUNNING"
STI-1	CAST STONE SILL - SHOULDER DESIGNER STONE "ROX" WATER TABLE - "CRYSTAL WHITE - LSF"

MRA ARCHITECTS

1100 KENSINGTON ROAD, SUITE 107
OAK BROOK, ILLINOIS 60523
TEL: 224.343.2040
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SITE NUMBER: 12965
BASE MDL: SMART 55 - 2.0
ASSET TYPE: COMP-FRAN
CLASSIFICATION: NEW
OWNER:
SAGE VERSION: 2021
UPGRADE CLASSIFICATION: END CAP
PROJECT YEAR: 2021
FURNITURE PACKAGE: 2021
DRAWING RELEASE: SUMMER 2021

Wendy's

PUD AMENDMENT
1101 E. DUNDEE ROAD
PALATINE, ILLINOIS

PROJECT TYPE: END CAP
SMART 55 - 2.0

NO.	DATE	DESCRIPTION
1	04.01.21	PRELIM. MEETING SUBMISSION
2	11.04.21	PRELIM. MEETING RESUBMISSION

SALE DATE: 03.04.21
PROJECT NUMBER: 21074
DRAWN BY: RAC
CHECKED BY: MRY
SCALE:

SHEET TITLE: EXTERIOR ELEVATIONS
SHEET NUMBER: A2.2

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

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

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

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

MR
ARCHITECTS

SITE NUMBER 12983
BASE MDL SMART 55 - 2.0
ASSET TYPE COMP/FRAN
CLASSIFICATION HBV
OWNER
BASE VERSION 2021
UPGRADE CLASSIFICATION
END CAP
PROJECT YEAR 2021
FURNITURE PACKAGE 2021
DRAWING RELEASE SUMMER 2021

Wendy's

PUD AMENDMENT
1101 E. DUNDEE ROAD
PALATINE, ILLINOIS

PROJECT TYPE END CAP
SMART 55 - 2.0

COLOR ELEVATIONS

CE1.1

MRV ARCHITECTS, INC.
5105 Tollview Dr., Suite 197, Rolling Meadows, IL 60008 Ph. (224) 318-2140

July 19, 2021

Multi-Tenant Building:
Wendy's / Tenant Space(s)
1101 E. Dundee Rd
Palatine, IL 60074

Project Narrative Letter

Hamra Enterprises is proposing to demolish and redevelop the commercial property of that part of Lot 1 in the re-subdivision of Lot 2 located in the Park Place/Wal-Mart subdivision. The address of the subject property is 1101 E. Dundee Road, Palatine, IL. The property is currently zoned P – Planned Urban Development. The site currently has a vacant restaurant building that Hamra Enterprises proposes to demolish and construct a state-of-the-art Wendy's fast-food restaurant with drive thru window. In addition, the building will have additional tenant spaces for a multi-tenant building.

The total building will be an approximate 6,618 sq. ft. Approximately 2,450 sq. ft. will be a Wendy's fast-food restaurant with approximately 40 interior seats. The remainder of the building will be a one / two-tenant commercial building, with the future tenant's TBD. Current standard business operations for this Wendy's restaurants include providing consumers with operational hours from 10am to 1am. The dining room will most likely close at or before 11:00 pm. With more than enough customer service, this location will engaging roughly 40-50 employees in total. Wendy's is all about serving up fresh food, even if it means going the extra mile.

The future tenant spaces will begin to be advertised once the development is underway, so there are currently no proposed tenants for the adjacent spaces.

The site is designed in a manner to provide adequate parking and safe vehicle and pedestrian traffic flow. We are not asking for any parking variances. The site will meet or exceed the Village's requirements for landscaping and appropriate site lighting. The cross access agreements with the neighboring parcels will allow for minimal to no congestion and safe circulation patterns. The development will work without any additional aprons on to Dundee Rd., and the owners have agreed to a cross access option to the West neighboring parcel.

We look forward to accelerating the development process to begin construction as soon as possible.

Attachment: 2022 Planned Development Amendnment and Special Use - Ordinance #O-010-22 (1101 E. Dundee Road - SU Wendys Drive-

All Menus | Food Near Me | Cuisine | Nutrition | Food Channel

Search for KFC menu?

Wendy's Prices

1 View PDF - Start Here View PDF Files Instantly With ViewPDF. Open Your PDF Files Now! Vi

2 Cater Hand-Crafted Sandwiches - Soups & Our Famous Sweet Tea Catering Han Spuds & Our

3 Free Download - View PDF Download Free Version of Media Converter App to Convert Files

Wendy's Menu

Wendy's Nutrition

Burger

Hours of Operation

Mon: 09:00 am - 02:00 pm	**Tue:** 09:00 am - 02:00 pm
Wed: 09:00 am - 02:00 pm	**Thu:** 09:00 am - 02:00 pm
Fri: 09:00 am - 02:00 pm	**Sat:** 09:00 am - 02:00 pm
Sun: 09:00 am - 02:00 pm	

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Restaurant Menu

Hot 'n Juicy Cheeseburgers

Combo Includes A Drink and Choice of a Side

Dave's Hot 'n Juicy 1/4 lb. Single with Cheese	$4.19	Dave's Hot 'n Juicy 1/4 lb. Single with Cheese - Combo	$6.19
Dave's Hot 'n Juicy 1/2 lb.. Double with Cheese	$5.19	Dave's Hot 'n Juicy 1/2 lb.. Double with Cheese - Combo	$7.19
Dave's Hot 'n Juicy 3/4 lb. Triple with Cheese	$6.09	Dave's Hot 'n Juicy 3/4 lb. Triple with Cheese - Combo	$8.09
Baconator	$6.09	Baconator - Combo	$8.09
Son of Baconator	$4.69	Son of Baconator - Combo	$6.69
Gouda Bacon Cheeseburger (Limited Time)	$4.99	Gouda Bacon Cheeseburger - Combo (Limited Time)	$6.99
Upgrade to Medium Combo	$0.60	Upgrade to Large Combo	$1.10

Tender Juicy Chicken

Combo Includes A Drink and Choice of a Side

Spicy Chicken	$4.69	Spicy Chicken - Combo	$6.69
Homestyle Chicken	$4.69	Homestyle Chicken - Combo	$6.69

Hot Menus

Applebee's Menu
Arby's Menu
Carl's Jr. Menu
Chick-fil-A Menu
Domino's Pizza Menu
Dunkin' Donuts Menu
Hardee's Menu
Jack in the Box Menu
KFC Menu
Little Caesars Pizza Menu
McDonald's Menu
Papa Murphy's Menu
Popeyes Louisiana Kitchen Menu
Qdoba Menu
Starbucks Coffee Menu
Subway Menu
Waffle House Menu
Wendy's Menu
Whataburger Menu
Zaxby's Menu

Attachment: 2022 Planned Development Amendnment and Special Use - Ordinance #O-010-22 (1101 E. Dundee Road - SU Wendys Drive-

Asiago Ranch Chicken Club	$5.49	Asiago Ranch Chicken Club - Combo	$7.49
Ultimate Chicken Grill	$4.69	Ultimate Chicken Grill - Combo	$6.69
10 Pc. Chicken Nuggets - Combo	$5.99	Upgrade to Medium Combo	$0.60
Upgrade to Large Combo	$1.10		

Fresh Salads

Apple Pecan Chicken Half	$4.69	Apple Pecan Chicken Full	$6.69
Asian Cashew Chicken Half	$4.69	Asian Cashew Chicken Full	$6.69
BBQ Ranch Chicken Half	$4.69	BBQ Ranch Chicken Full	$6.69
Spicy Chicken Caesar Half	$4.69	Spicy Chicken Caesar Full	$6.69

Right Price Right Size Menu

Jr. Cheeseburger Deluxe	$1.89	Jr. Bacon Cheeseburger	$1.99
Double Stack	$2.09	6 Pc. Regular or Spicy Chicken Nuggets	$1.79
Chicken Go Wrap (Spicy or Grilled)	$1.79	Caesar or Garden Side Salad	$1.49
Chili Small	$2.09	Jr. Cheeseburger	$0.99
Crispy Chicken Sandwich	$0.99	4 Pc. Regular or Spicy Chicken Nuggets	$0.99
Value Natural-Cut Fries	$0.99	Value Soft Drink	$0.99
Small Frosty	$0.99		

Hot Stuffed Baked Potatoes

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

Sides

Natural-Cut Fries Small	$1.69	Natural-Cut Fries Medium	$1.99
Natural-Cut Fries Large	$2.19	Cheese Fries	$2.19
Bacon Fondue Fries (Limited Time)	$1.99	Sour Cream & Chives Baked Potato	$2.79
Rich & Meaty Chili Small	$2.09	Rich & Meaty Chili Large	$2.79
Caesar Side Salad	$1.49	Garden Side Salad	$1.49

4 for $4 Meal

Meal (Limited Time) 4 Pc.	$4.00

Drinks

Soft Drink or Freshly Brewed Iced Tea Small	$1.69	Soft Drink or Freshly Brewed Iced Tea Medium	$1.89
Soft Drink or Freshly Brewed Iced Tea Large	$2.19	Nestle Bottled Water	$1.59
Trumoo Milk 1% Low-Fat (White or	$1.29		

Attachment: 2022 Planned Development Amendnment and Special Use - Ordinance #O-010-22 (1101 E. Dundee Road - SU Wendys Drive-

Chocolate)

Redhead Roasters

Hot Coffee (Regular or Decaf) Regular	$0.99	Hot Coffee (Regular or Decaf) Large	$1.49
Iced Coffee (Vanilla, Caramel, Mocha, or Skinny Vanilla) Small	$1.79	Iced Coffee (Vanilla, Caramel, Mocha, or Skinny Vanilla) Medium	$2.49
Premium Hot Tea Regular	$0.99		

Fresh-Baked Favorites

Espresso Chip Bar	$1.39	Oatmeal Bar	$1.39
Sugar Cookie	$1.39	Chocolate Chunk Cookie	$1.39
Double Chocolate Chip Cookie	$1.39		

Thick, Rich Frosty

Classic Frosty (Chocolate or Vanilla) Small	$0.99	Classic Frosty (Chocolate or Vanilla) Medium	$1.99
Classic Frosty (Chocolate or Vanilla) Large	$2.29		

Signature Beverages

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

Kid's Meal

Comes with a Side and Drink

Cheeseburger	$3.69	Grilled Chicken Wrap	$3.79
4 Pc. Chicken Nuggets	$3.69	Hamburger	$3.39

*** DISCLAIMER:** Information shown on the website may not cover recent changes. For current price and menu information, please contact the restaurant directly.

COUPON CODES AVAILABLE GET

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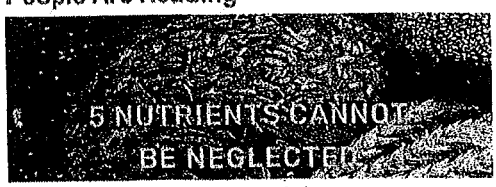
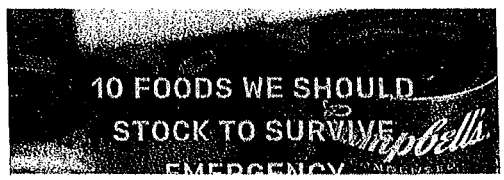




Attachment: 2022 Planned Development Amendnment and Special Use - Ordinance #O-010-22 (1101 E. Dundee Road - SU Wendys Drive-

THIS DOCUMENT
WAS PREPARED BY
AND AFTER RECORDING
RETURN TO:

Krista Kron, Esq.
c/o Hamra Enterprises
1855 S. Ingram Mill Road, Suite 100
Springfield, MO 65804

ACCESS EASEMENT AGREEMENT

THIS ACCESS EASEMENT AGREEMENT (this "Agreement") is made as of the ___ day of _____, 2021, by and between HAMRA GATEWAY, LLC, a Missouri limited liability company ("Hamra"), and DON-A-BAR, LLC, an Illinois limited liability company ("Don-A-Bar").

RECITALS:

This Agreement is entered into upon the basis of the following facts, understandings and intentions of the parties hereto:

A. Hamra is the owner of the parcel of land situated in Cook County, Illinois, being more particularly described on Exhibit A attached hereto, and which is identified as the "Hamra Tract" on the site plan (the "Site Plan") attached hereto as Exhibit C.

B. Don-A-Bar is the owner of the parcel of land situated immediately adjacent to the Hamra Tract, being more particularly described on Exhibit B attached hereto, and which is identified as the "Don-A-Bar Tract" on the Site Plan.

C. Governmental approval has been or will be obtained for a curb cut (the "Curb Cut") from the Hamra Tract to the Don-A-Bar Tract, at the location designated on the Site Plan.

D. The Hamra Tract and the Don-A-Bar Tract are sometimes hereinafter collectively referred to as "Tracts" and individually as a "Tract". Hamra and Don-A-Bar, and their respective successors and assigns who become owners of a Tract, are sometimes hereinafter referred to collectively as "Parties" and individually as a "Party".

E. The Parties desire to create reciprocal easements for vehicular and pedestrian ingress and egress for the benefit of their respective Tracts.

NOW, THEREFORE, in consideration of the above Recitals and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree and covenant as follows:

Attachment: 2022 Planned Development Amendnment and Special Use - Ordinance #O-010-22 (1101 E. Dundee Road - SU Wendys Drive-

ACKNOWLEDGMENTS

STATE OF_____)
) SS.
COUNTY OF _____)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MICHAEL K. HAMRA, the President and CEO of HAMRA GATEWAY, LLC, a Missouri limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such President and CEO, appeared before me this day in person and acknowledged that he signed and delivered said instrument as such President and CEO of said limited liability company, as his own free and voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth.

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

_____
NOTARY PUBLIC

My Commission Expires:

_____

STATE OF_____)
) SS.
COUNTY OF _____)

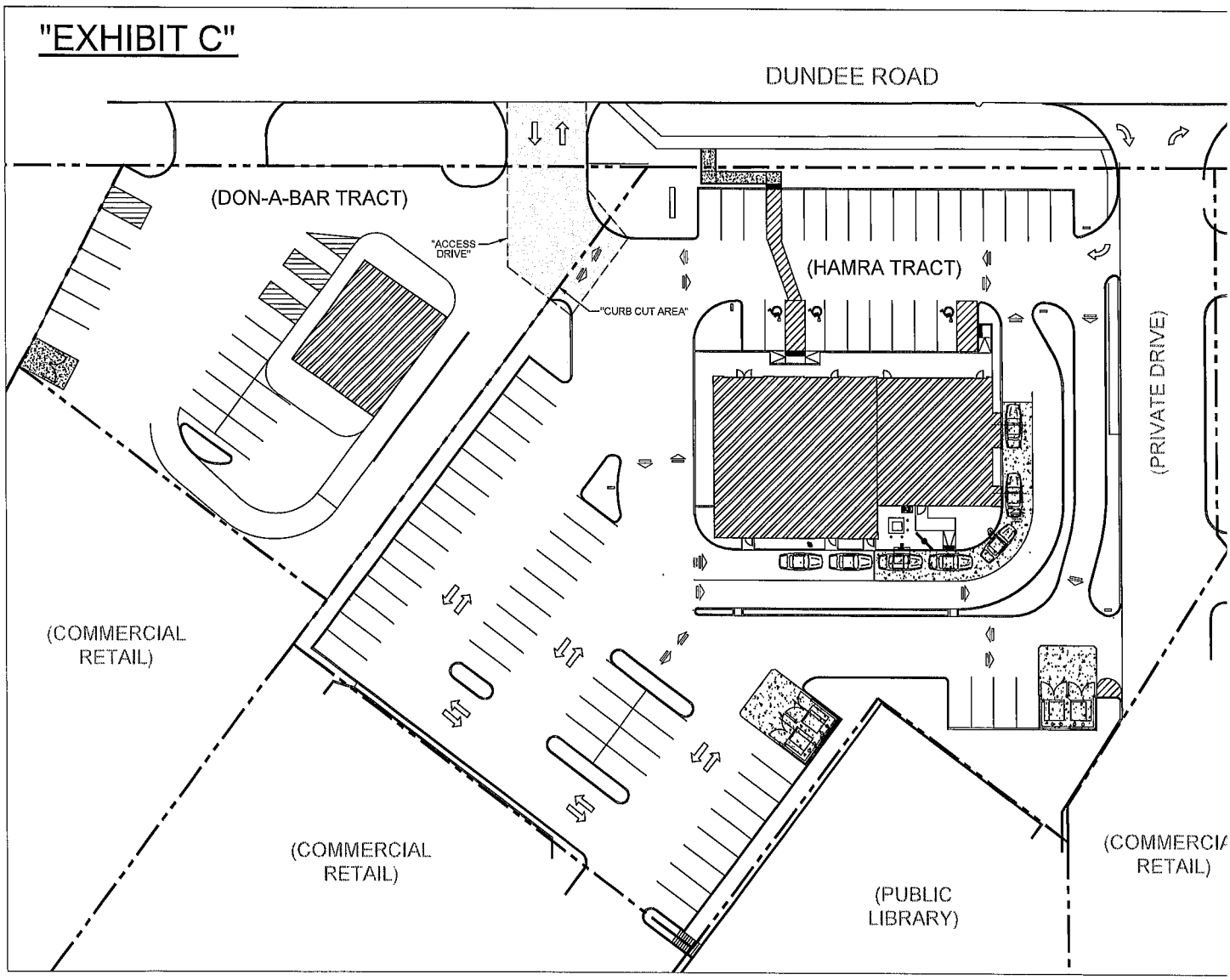
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that _____ , the _____ of DON-A-BAR, LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such_____ , appeared before me this day in person and acknowledged that he/she signed and delivered said instrument as such _____ of said limited liability company, as his/her own free and voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth.

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

_____
NOTARY PUBLIC

My Commission Expires:

Attachment: 2022 Planned Development Amendnment and Special Use - Ordinance #O-010-22 (1101 E. Dundee Road - SU Wendys Drive-



Attachment: 2022 Planned Development Amendnment and Special Use - Ordinance #O-010-22 (1101 E. Dundee Road - SU Wendys Drive-

PUBLIC NOTICE
A Public Hearing will be held before the Village of Palatine Plan Commission on Tuesday, January 18, 2022 at 7 PM, in the Village Council Chambers at Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
Planned Development Amendment to the Park Place Shopping Center Planned Development to allow for the construction of a new multi-tenant building; and
A Special Use to permit a restaurant, with drive-through, as a tenant in the new building.
The property is commonly known as 1101 E. Dundee Road (02-12-101-048-0000).
The Petitioner is proposing to construct a new approximately 4,000 square foot multi-tenant building, with an additional approximately 2,450 square foot restaurant (Wendy's) and drive-through on the end cap of the new building. The Park Place Planned Development would also be amended to reflect these changes.
The above petition has been filed by Kelsi Hall (Hamra Chicago LLC) and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
FILE #: 19-73, with a 2021 Resubmission.
VILLAGE OF PALATINE
Dennis Dwyer, Chair
Palatine Plan Commission
DATED: This 31st day of December, 2021.
Published in Daily Herald December 31, 2021 (4575660)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DAILY HERALD**. That said **DAILY HERALD** is a secular newspaper and has been circulated daily in the Village(s) of Algonquin,Antioch,Arlington Heights,Aurora,North Aurora,Bannockburn, Barrington,Barrington Hills,Lake Barrington,North Barrington,South Barrington,Bartlett,Batavia,Buffalo Grove,Burlington,Campton Hills, Carpentersville,Cary,Crystal Lake,Deerfield,Deer Park,Des Plaines,Elburn, East Dundee,Elgin,South Elgin,Elk Grove Village,Fox Lake, Fox River Grove,Franklin Park,Geneva,Gilberts,Glenview,Grayslake, Green Oaks,Gurnee,Hainesville,Hampshire,Hanover Park,Hawthorn Woods, Highland Park,Highwood,Hoffman Estates,Huntley,Inverness,Island Lake, Kildeer,Lake Bluff,Lake Forest,Lake in the Hills,Lake Villa,Lake Zurich, Libertyville,Lincolnshire,Lindenhurst,Long Grove,Melrose Park,Montgomery Morton Grove,Mt.Prospect,Mundelein,Niles,Northbrook,Northfield,Northlak Palatine,Park Ridge,Prospect Heights,River Grove,Riverwoods, Rolling Meadows,Rosemont,Round Lake,Round Lake Beach, Round Lake Heights,Round Lake Park,Schaumburg,Schiller Park,Sleepy Hol St. Charles,Streamwood,Sugar Grove,Third Lake,Tower Lakes,Vernon Hills, Volo,Wadsworth,Wauconda,Waukegan,West Dundee,Wheeling,Wildwood, Wilmette
County(ies) of Cook, Kane, Lake, McHenry
and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 12/31/2021 in said DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY _____
Authorized Agent

Control # 4575660

Attachment: 2022 Planned Development Amendnment and Special Use - Ordinance #O-010-22 (1101 E. Dundee Road - SU Wendys Drive-

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 1101 E. DUNDEE RD.

(●) ( ) ( ) ( )

County of COOK

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

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 22ND day of AUGUST, A.D. 20 24., and the last publication thereof was made on the 22ND day of AUGUST, A.D. 20 24.

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

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

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

Mary Alice Wenzl

IN WITNESS WHEREOF, **THE DES PLAINES JOURNAL, INC.,** has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 22ND day of AUGUST A.D., 20 24.

By Todd Wessell

President
Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 22ND day of AUGUST A.D., 20 24.

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

Attachment: Public Notice (1101 E. Dundee Road - SU Wendys Drive-Thru)