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 ● AUGUST 22, 2023

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

I. CALL TO ORDER

II. MEETING MINUTES

1. Planning and Zoning Commission - Regular Meeting - Aug 8, 2023 7:00 PM

III. PUBLIC HEARING

1. 666 N. Hawk Street

   Special Use to permit an addition to be set back 25 feet from the front lot line, instead of the minimum required 30 feet.

2. 1307 N. Doe Road

   Special Use to permit an addition to be set back 21 feet from the side lot line abutting a street, instead of the minimum required 40 feet.

3. 879 W. Leonard Road

   Special Use to permit a 2-story addition to be set back 21 feet from the side lot line abutting a street, instead of the minimum required 40 feet.

4. 1108 W. Northwest Highway

   Planned Development Amendment to the Hidden Cove Planned Development to permit an indoor sports and recreational facility as a Special Use.

5. 139 N. Northwest Highway

   Special Use to permit a restaurant, with liquor service and a drive-thru.

IV. COMMUNICATIONS

V. ADJOURNMENT

VILLAGE OF PALATINE

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PLANNING AND ZONING COMMISSION

MINUTES ● AUGUST 8, 2023

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	
Jerry Luszczak	Commissioner	Present	
Rodney Bettenhausen	Commissioner	Present	
Robert Kolososki	Commissioner	Present	
Kevin Cavanaugh	Commissioner	Absent	
Stephen Fedota	Commissioner	Present	

Staff present: Mr. Alex Bradshaw

II. MEETING MINUTES

1. Planning and Zoning Commission - Regular Meeting - Jul 25, 2023 7:00 PM **- Accepted**

   Mr. Luszczak made a motion to approve the minutes of July 25, 2023; seconded by Ms. Roth-Wurster

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

Minutes Acceptance: Minutes of Aug 8, 2023 7:00 PM (Meeting Minutes)

III. PUBLIC HEARING

1. 874-912 N. Qunetin Road - Final Planned Development to allow a 9-unit development (4 duplex & 1 single unit) NOTE - the developer requested that this item be referred back to Staff, as the plans are being further evaluated for potential amendments. A new notice and another Public Hearing will be required in the future. No further action is required at this time. -

Minutes Acceptance: Minutes of Aug 8, 2023 7:00 PM (Meeting Minutes)

2. 969 N. Carmel Drive **- Recommend To Approve**

Notice was published in the Journal & Topics on July 20, 2023 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application for Special Use
2. Proof of Ownership
3. Plat of Survey/ Site Plan
4. Floor Plan & Elevations
5. Public Notice

Mr. Bradshaw gave a brief outline of the request explaining the Petitioner is proposing to construct a single-story addition to the rear of the existing single-family residence. The proposed 350 square foot addition would be set back approximately 26 feet from the rear property line. Therefore, the Petitioner is requesting:

- Special Use to permit an addition to be set back 26 feet from the rear lot line, instead of the minimum required 40 feet.

Sworn in the petitioner: Mr. Mark Sullivan 904 S. Roselle Rd. Schaumburg, IL
Mr. Sullivan stated the homeowner would like to construct a room addition off the back to be used as a great room for entertaining. He stated there will be lots of windows and will add property value to the home and the surrounding area.

Commissioner Friedman asked Mr. Sullivan what his relationship to project.
Mr. Sullivan stated he is under contract with the owners.

Commissioner Friedman asked Mr. Sullivan if he has done additions in Palatine.
Mr. Sullivan answered yes and surrounding areas.

Chairman Wood clarified the addition is 350 square feet.
Mr. Sullivan answered yes.

Chairman Wood asked if it's a great room or 3 seasons room.
Mr. Sullivan answered yes, it would function as a great room addition.

Commissioner Kolososki asked if it would be heated and air conditioned.
Mr. Sullivan answered yes, with a split system to just power the addition.

Chairman Wood asked if the addition is going on the concrete slab.
Mr. Sullivan stated the condenser will be freestanding.

Chairman Wood asked if the addition is going on the existing concrete patio slab.
Commissioner Fedota asked if the addition has a slab foundation.

Minutes Acceptance: Minutes of Aug 8, 2023 7:00 PM (Meeting Minutes)

Mr. Sullivan answered yes, the addition will be on a slab.

Commissioner Fedota stated the slides look like it extends beyond the building line.
Mr. Sullivan explained it is straight with roofline.

Commissioner Friedman asked if they tried to meet code.
Mr. Sullivan stated the homeowner did not want to reduce square footage.

Chairman Wood asked about the current set back.
Mr. Bradshaw stated it is approx. 43ft.

Commissioner Kolososki stated there are other homes in the area with setback encroachments referring to aerial slide.

Mr. Bradshaw gave a brief overview stating the existing home is setback 43ft so any addition would require zoning relief. He stated both building and lot coverage are under the maximum permitted by zoning ordinance. He referred to aerial slide to show other properties with similar setbacks and explained all are existing non-conforming.

Chairman Wood clarified with addition it is still under building and lot coverage.
Mr. Bradshaw answered, yes.

Mr. Bradshaw stated Community Services and Engineering reviewed the petition, with Community Services having no issues and Engineering indicating further review will be done as part of the building permit process.

Commissioner Kolososki asked if there were any complaints from neighbors.
Mr. Bradshaw answered no, nothing was reported to Staff.

STAFF RECOMMENDATION:

The Petitioner is proposing to construct a home addition off the rear of their existing residence. The required 40-foot setback for the subject property is restricting to the point where any addition to the rear of the existing residence would require zoning relief. Additionally, there are several residences in the surrounding neighborhood with existing non-conforming rear yard setbacks that are comparable, or lesser than, the Petitioner's proposal it should not cause any substantial injury to the value of the other properties in the surrounding area. Therefore, Staff recommends approval of the requested Special Use, subject to the following condition:

1. The Special Use shall substantially conform to the Site Plan and Elevations submitted by the Petitioner, Jim Dunne, Rite Way Construction, except as such plans may be changed to conform to the Village's Codes and Ordinances.

Chairman Wood asked if all the lots are the same size in the area.
Mr. Bradshaw stated they are standard for the R-2 zoning district.

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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.

DELIBERATIONS:

Commissioner Friedman stated the proposed setback is similar to other properties in the area. He stated it is single story and won't impose on surrounding neighbors.

Commissioner Kolososki stated the proportion of addition to original house is good.

Chairman Wood stated it should not have any issues with health safety and welfare, fits in with neighborhood, no injury to property so the standards have been met.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 8-0. This item will tentatively go to Village Council on August 21, 2023.

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

Minutes Acceptance: Minutes of Aug 8, 2023 7:00 PM (Meeting Minutes)

3. 615 E. Delgado Drive **- Recommend To Approve**

Notice was published in the Journal & Topics on July 20, 2023 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application for Special Use
2. Proof of Ownership
3. Plat of Survey/ Site Plan
4. Fence Elevations
5. Neighbor Objection Letter G. George
6. Public Notice

Mr. Bradshaw gave a brief outline of the request explaining the Petitioner is proposing to install a 6-foot tall solid fence to be set back 10 feet from the side property line abutting E. Princeton Street, instead of the minimum required 20 feet. Therefore, the Petitioner is requesting:

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

Sworn in the petitioner: Mr. Tyler Nicolay, 615 E. Delgado Drive
Mr. Nicolay stated they moved in last October. He stated there is a wall of bushes along the south and east lot line that are 20 feet high and need upkeep. He stated the bushes run directly on the sidewalk. Mr. Nicolay stated they want to close in yard for dog and son and remove bushes and install fence but maintain square footage. He referred to site plan slide to show location. He pointed out by taking out the bushes the sidewalk will be more usable and make the stop sign more visible and will open the site line for all neighbors. Mr. Nicolay stated it will improve the property value as the bushes stick out and the fence will look more like other homes.

Chairman Wood asked what area requires relief.
Mr. Bradshaw explained referring to slide.

Discussion on location being in right of way and removal.

Commissioner Kolososki asked if this will be done this year.
Mr. Nicolay answered, yes.

Chairman Wood asked Mr. Nicolay if they considered a shorter fence or open style.
Mr. Nicolay answered, yes, but explained they have a 70-pound dog and doesn't think the objecting neighbor is happy with that either.

Commissioner Fedota pointed out the difference in square footage with the 20-

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foot setback is approximately 550 square feet of yard space.
Mr. Nicolay pointed out the Zoning Ordinance is centralized around not blocking line of site and this will make the line of site more open than existing. He stated he wants to retain as much square footage as possible.

Chairman Wood asked Mr. Nicolay if he would be open to a shorter open picket style fence.
Mr. Nicolay answers, not both, but open to further discussing.

Discussion on current landscaping and possible options of keeping-up existing landscaping.

Commissioner Kolososki asked what the relief is needed for.
Mr. Nicolay explained zoning says the fence needs to be setback 20 feet from sidewalk and they are asking for 10 feet from sidewalk.
Mr. Bradshaw referred to slide to show area requiring relief.

Mr. Bradshaw gave a brief overview explaining the proposed fence would be directly adjacent to the 30-foot front yard of 608 E Princeton Street. He stated it would be 90 feet from their driveway. He stated the petition indicated that the dense landscaping will be entirely removed which will help the line of site issues. Mr. Bradshaw stated the required landscaping will be installed between the fence and the side property line abutting Princeton Street. He referred to the aerial slide showing comparable fence relief in the area.

Commissioner Fedota asked if there are any issues with water migration.
Mr. Bradshaw stated Engineering has reviewed an no issues were identified.

Sworn in Ms. Helen George & Mr. George George, 608 E. Princeton Street, abutting the backyard of subject property
Ms. George stated they are objecting the variance because it is directly in their front yard and they don't want a fence in their front yard. She stated there are no fences in their subdivision in the front yard. Ms. George stated fences tend to deteriorate and will be an eyesore in front of their home and bring down the property value. She stated they want to destroy the greenery that has been there for 50 years. She stated they had a working relationship with the previous owners on landscaping maintenance. Ms. George referred to the existing conditions slide to the current view being bushes and expressed concern with the fence.

Discussion on location being considered their front yard view/side yard view.

Commissioner Kolososki asked Ms. George if an open fence would be preferred.
Ms. George stated their dog would be barking and it would not be appealing.

Commissioner Kolososki asked Ms. George if they prefer unruly landscaping.
Ms. George stated it wasn't always unruly.

Commissioner Fedota clarified the variance is only for the 10 feet, the bushes

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can be removed and a fence can be installed 20 feet from side property line.
Mr. Bradshaw answered, yes.

Ms. George stated the shrubbery does absorb water.

Chairman Wood pointed out Ms. George can plant shrubbery on their side.
Ms. George stated they can't because their elevation is higher.

Discussion on other fences abutting directly on sidewalk

Chairman Wood asked if the fences directly on sidewalks are in their subdivision.
Ms. George explained they are in Concord and possibly annexed in that way.
Mr. Bradshaw explained the starred properties on the aerial slide were granted zoning relief for fences in side yards abutting a street.

Ms. George suggested removing bushes on sidewalk and they can help maintain bushes along their lot line.
Commissioner Luszczak stated this is outside of the boards purview and they need to discuss with the petitioner.

Mr. George read into record his objection letter submitted.

Commissioner Roth-Wurster stated the homeowner is trying to improve the property. She pointed out there are invasive plants within the existing landscaping. The Petitioner is trying to clean up the property and put a new fence.

STAFF RECOMMENDATION:
The Petitioner is requesting to fence in the required side yard of the subject property. The proposed 6-foot tall solid wood fence would enclose the rear and side yard abutting E. Princeton Street. The new fence would be set back approximately 10 feet from the subject side lot line abutting the street. Per the Zoning Ordinance, the minimum required setback is 20 feet. Nonetheless, the intended removal of the existing shrubs will undoubtedly improve the current lines of sight around the intersection of Princeton Street and Delgado Drive. However, the removal of the existing landscaping and the installation of a solid 6-foot privacy fence 10 feet off the side property line could be a significant alteration to the existing vista.

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

1. The Special Use shall substantially conform to the Site Plan and Fence Elevation submitted by the Petitioner, Tyler Nicolay, 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.

Minutes Acceptance: Minutes of Aug 8, 2023 7:00 PM (Meeting Minutes)

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

DELIBERATIONS:

Commissioner Luszczak stated it is an improvement to the property and will provide a better sightline for the road, protecting the family's kids and pets.

Commissioner Roth-Wurster pointed out it is very overgrown and this will improve the line of sight and not cause issues with neighbors' drive. She stated the bushes are on the Petitioner's lot and they have the right to remove and use their back yard. She stated the additional 10 feet will cause more hardship to petitioner limiting the usage of their yard. Commissioner Roth-Wurster stated this will improve the vista and the line of site.

Commissioner Kolososki agreed fences deteriorate and thinks they should consider a different material that weathers better.

Commissioner Fedota expressed concern with 619 E. Princeton and their possible issue with line of sight. He stated he thinks the Village should issue a citation for the bushes encroaching on the sidewalk.

Chairman Wood pointed out the board is here to discuss the setback relief. She stated she thinks the 10 feet is too much and thinks there is a better solution. She stated she doesn't think the standards have been met.

Commissioner Noonan pointed out there will be landscaping facing the neighbors across the street.
Discussion on landscaping requirements.

Commissioner Roth-Wurster asked about location of property line.
Mr. Bradshaw explained it is roughly a foot off the sidewalk.

Commissioner Bettenhausen agreed the bushes are unkept but thinks removing them and putting a 6-foot solid fence is too stark of a contrast. He stated he is in favor if it was shorter.

Chairman Wood summarized that this request has met the standards and was approved by a vote of 5-3. This item will tentatively go to Village Council on August 21, 2023.

RESULT:	**RECOMMEND TO APPROVE [5 TO 3]**
MOVER:	Jerry Luszczak, Commissioner
SECONDER:	Cindy Roth-Wurster, Commissioner
AYES:	Noonan, Roth-Wurster, Friedman, Luszczak, Kolososki
NAYS:	Wood, Bettenhausen, Fedota
ABSENT:	Cavanaugh

Minutes Acceptance: Minutes of Aug 8, 2023 7:00 PM (Meeting Minutes)

IV. COMMUNICATION

V. ADJOURNMENT

1. Motion to Adjourn **- Motion Carried by Voice Vote**

Mr. Noonan made a motion to adjourn; seconded by Ms. Roth-Wurster

RESULT:	**MOTION CARRIED BY VOICE VOTE [UNANIMOUS]**
MOVER:	Patrick Noonan, Commissioner
SECONDER:	Cindy Roth-Wurster, Commissioner
AYES:	Noonan, Roth-Wurster, Friedman, Wood, Luszczak, Bettenhausen, Kolososki, Fedota
ABSENT:	Cavanaugh

Minutes Acceptance: Minutes of Aug 8, 2023 7:00 PM (Meeting Minutes)

Minutes Acceptance: Minutes of Aug 8, 2023 7:00 PM (Meeting Minutes)

VILLAGE OF PALATINE

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 08/22/23 07:00 PM

STAFF REPORT (ID # 8550)

666 N. Hawk Street

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Alex Bradshaw

PETITIONER: Chris Lindgren

PLAN NUMBER: SU-000064-2023

ADDRESS: 666 N. Hawk Street

PROPOSAL:
Special Use to permit an addition to be set back 25 feet from the front lot line, instead of the minimum required 30 feet.

LOCATION:	666 N. Hawk Street District 6 (Helms)	**CURRENT ZONING:**	R-2 Single-Family Residential

SURROUNDING CONDITIONS:

North:	R-2 Single-Family Residential
South	R-2 Single-Family Residential
East:	R-2 Single-Family Residential
West:	R-1 Single-Family Residential (St. Joseph's Home for the Elderly)

BACKGROUND:
The Petitioner is proposing to construct a covered, open-style porch, along the front of the existing single-family residence. The proposed setback for the porch addition would be approximately 25 feet from the front lot line. Therefore, the Petitioner is requesting:

> **Special Use to permit an addition to be set back 25 feet from the front lot line, instead of the minimum required 30 feet.**

SITE ANALYSIS:

- The Subject Property is zoned R-2 Single Family and is part of the Cinderella Park Subdivision. The Subject Property is approximately 9,040 square feet. The lot currently consists of a 2-story residence with a two-car garage and a small deck off the rear of the residence.
- The existing residence is set back approximately 35.5 feet from the front lot line, and therefore conforms to the required 30-foot front yard setback for the subject zoning

district. The residence, however, is existing non-conforming to the required 40-foot rear yard setback, as the existing screened in porch off the rear of the home appears to be set back approximately 27 feet from the rear lot line.

- Per the submitted application, the Petitioner has indicated that the proposed 10-foot deep front porch will allow them to fit a small table and chairs to comfortably enjoy the space. The proposal will also be an open style porch to mitigate any visibility concerns.
- Per Staff's review of the surrounding neighborhood, it appears that there are only a few existing front porches, and none of which were granted zoning relief for front yard setbacks. However, comparable relief for a front porch encroaching into the required front yard setback was recently granted to the property commonly known as 849 W. Kenilworth Ave. Although, not in the same neighborhood, 849 Kenilworth is also within the R-2 zoning district and had proposed a 20-foot front yard setback, instead of the minimum required 30 feet. Also, Cinderella Park was platted in 1960 and the homes were constructed in the early 1960's.

DEPARTMENTAL REVIEWS:

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

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

STAFF RECOMMENDATION:
The Petitioner is requesting to construct a new open-style covered porch on the front of the existing residence. Although there are not many comparable front porches in the surrounding area. the proposed porch's open-style, should diminish the visual impact, when compared to adjacent properties in the neighborhood. Ultimately, the design and location of the proposed addition should not cause substantial 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 submitted site plan and elevation plans submitted by the Petitioner, Chris Lindgren, except as such plans may be changed to conform to Village Codes and Ordinances.

ATTACHMENTS:

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

GISConsortium

666 N. Hawks Street

0 50 100 ft

Print Date: 7/24/2023

Notes

Cook County Aerial 2022

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 (666 N Hawk Street - SU setback)

VILLAGE OF PALATINE

SPECIAL USE APPLICATION

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

Petitioner Name

Chris Lindgren

Business Name (if applicable)

Subject Property Address

666 N. Hawk Street

Please provide a description of your proposed request:

Building a front porch (not enclosed) to front of our home. Concrete slab with one step down to sidewalk to extend 10' from existing edge of home. Permit has been submitted to the building department and is in the review process.

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:

We love our neighborhood and spend a lot of time in our front yard with our young children and want to have a functional porch to use for this outdoor connection. We have two dogs currently and back up to the senior home, so we do not use our backyard as much with the infant/toddler age children. We want the slightly larger porch (10' wide) so that we can fit a small table to dine outdoors. A smaller porch within zoning at (5.5') would not allow us the use of the dining or gathering for our family.

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

As an extension of the front of the home, we are asking for 4.5' of relief from zoning for the frontage of our home and do not believe that this encroachment on the front yard would pose a risk to any public health, safety or welfare. This is an open porch and visibility of this from the street will not be impacted due to the use/change. Many homes in our neighborhood have plantings/shrubs & trees in this area that block some visibility from the street and this would not.

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

My wife and I believe that this change would only add value to the neighboring homes. Many of our homes are the same in our neighborhood with only a couple that have a front porch like this and it not only adds some character to our street, but also improves the aesthetics of our neighbors. We are a very close community here and I know that my neighbors welcome the addition to our street.

Attachment: Special Use Application (666 N Hawk Street - SU setback)

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

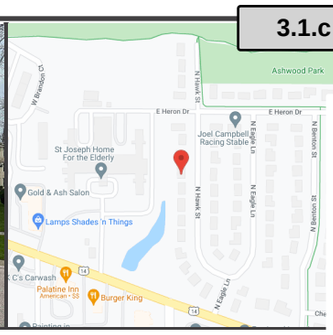
b. The fencing is found to be necessary to protect private property or the safety of the inhabitants of the property.

No fencing included in this special use request.

Attachment: Special Use Application (666 N Hawk Street - SU setback)

EXACTA
Land Surveyors, LLC

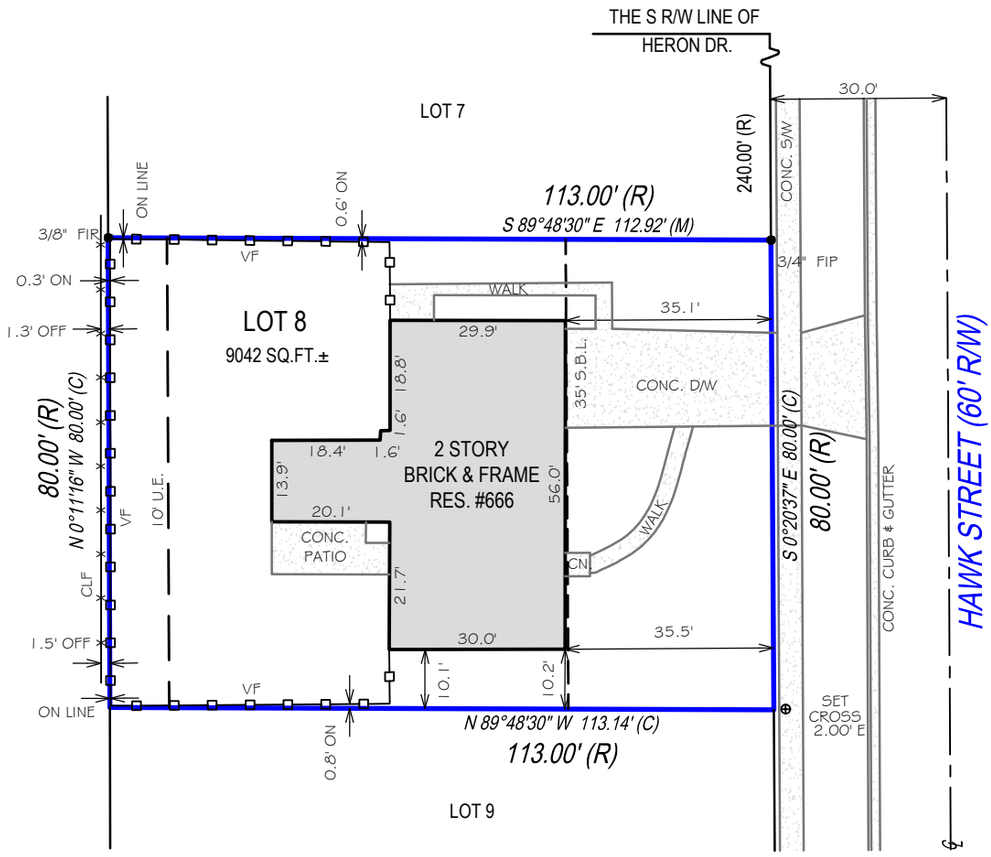
www.exactaland.com | office: 773.305.4011

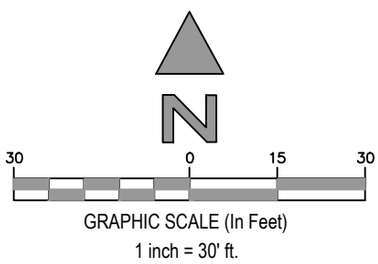


PROPERTY ADDRESS: 666 HAWK STREET, PALATINE, ILLINOIS 60067

SURVEY NUMBER: IL2204.4879

IL2204.4879
BOUNDARY SURVEY
COOK COUNTY





Attachment: Plat of Survey (666 N Hawk Street - SU setback)

STATE OF ILLINOIS
COUNTY OF LASALLE } SS

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

ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2971
LICENSE EXPIRES 11/30/2022
EXACTA LAND SURVEYORS, LLC
PROFESSIONAL DESIGN FIRM 184008059-0008

POINTS OF INTEREST:
NONE VISIBLE

EXACTA
Land Surveyors, LLC

Exacta Land Surveyors, I
PLS# 184008
o: 773.305.4(
316 East Jackson Street | Morris, IL 60

SurveySTARS

DATE OF SURVEY: 04/27/22
FIELD WORK DATE: 4/26/2022
REVISION DATE(S): (REV.1 4/27/2022)

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

PROPERTY ADDRESS: 666 HAWK STREET, PALATINE, ILLINOIS 60067 **SURVEY NUMBER:** IL2204.4879

JOB SPECIFIC SURVEYOR NOTES:

LEGAL DESCRIPTION:

LOT 8 IN THE VILLAGE OF PALATINE CINDERELLA PARK SUBDIVISION OF PART OF THE NORTH WEST QUARTER OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED APRIL 22, 1960 AS DOCUMENT 17835768 IN COOK COUNTY, ILLINOIS.

GENERAL SURVEYOR NOTES:

1. The Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown hereon. Unless otherwise noted, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
2. The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning.
3. If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was performed to determine its location.
4. This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.
5. Alterations to this survey map and report by other than the signing surveyor are prohibited.
6. Dimensions are in feet and decimals thereof.
7. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at www.fema.gov and may not reflect the most recent information.
8. Unless otherwise noted "SIR" indicates a set iron rebar, 5/8 inch in diameter and twenty-four inches long.
9. The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximate center of the field location and may not represent the actual shape or size of the feature.
10. Points of Interest (POI's) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI's may not represent all items of interest to the viewer. There may be additional POI's which are not shown or called-out as POI's, or which are otherwise unknown to the surveyor.
11. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
12. The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only.
13. Due to varying construction standards, building dimensions are approximate and are not intended to be used for new construction or planning.
14. Surveyor bearings are used for angular reference and are used to show angular relationships of lines only and are not related or orientated to true or magnetic north. Bearings are shown as surveyor bearings, and when shown as matching those on the subdivision plats on which this survey is based, they are to be deemed no more accurate as the determination of a north orientation made on and for those original subdivision plats. North 00 degrees East is assumed and upon preparation of this plat, the resulting bearing between found points as shown on this survey is the basis of said surveyor bearings as defined and required to be noted by Illinois Administrative Code Title 68, Chapter VII, Sub-Chapter B, Part 1270, Section 1270.56, Paragraph B, Sub-Paragraph 6, Item k.
15. THIS SURVEY IS A PROFESSIONAL SERVICE IN COMPLIANCE WITH THE MINIMUM STANDARDS OF THE STATE OF ILLINOIS. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. PLEASE REFER ALSO TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES. COPYRIGHT BY EXACTA ILLINOIS SURVEYORS. THIS DOCUMENT MAY ONLY BE USED BY THE PARTIES TO WHICH IT IS CERTIFIED. PLEASE DIRECT QUESTIONS OR COMMENTS TO EXACTA ILLINOIS SURVEYORS, INC. AT THE PHONE NUMBER SHOWN HEREON.

SURVEYOR'S LEGEND

LINETYPES
Boundary Line
Center Line
Chain Link or Wire Fence
Easement
Edge of Water
Iron Fence
Overhead Lines
Structure
Survey Tie Line
Vinyl Fence
Wall or Party Wall
Wood Fence
SURFACE TYPES
Asphalt
Brick or Tile
Concrete
Covered Area
Water
Wood
SYMBOLS
Benchmark
Center Line
Central Angle or Delta
Common Ownership
Control Point
Catch Basin

ELEV.	Elevation
	Fire Hydrant
	Find or Set Monument
	Guywire or Anchor
	Manhole
	Tree
	Utility or Light Pole
W	Well

ABBREVIATIONS

(C) - Calculated
(D) - Deed
(F) - Field
(M) - Measured
(P) - Plat
(S) - Survey
A/C - Air Conditioning
AE - Access Easement
ANE - Anchor Easement
ASBL - Accessory Setback Line
B/W - Bay/Box Window
BC - Block Corner
BFP - Backflow Preventer
BLDG - Building
BLK - Block
BM - Benchmark
BR - Bearing Reference
BRL - Building Restriction Line
BSMT - Basement
C - Curve
C/L - Center Line
C/P - Covered Porch
C/S - Concrete Slab
CATV - Cable TV Riser
CB - Concrete Block
CH - Chord Bearing
CHIM - Chimney
CLF - Chain Link Fence
CME - Canal Maintenance Easement
CO - Clean Out
CONC - Concrete
COR - Corner
CS/W - Concrete Sidewalk
CUE - Control Utility Easement
CVG - Concrete Valley Gutter
D/W - Driveway
DE - Drainage Easement
DF - Drain Field
DH - Drill Hole
DUE - Drainage & Utility Easement
ELEV - Elevation
EM - Electric Meter
ENCL - Enclosure
ENT - Entrance
EOP - Edge of Pavement
EOW - Edge of Water
ESMT - Easement
EUB - Electric Utility Box
F/DH - Found Drill Hole
FCM - Found Concrete Monument
FF - Finished Floor
FIP - Found Iron Pipe
FIPC - Found Iron Pipe & Cap
FIR - Found Iron Rod
FIRC - Found Iron Rod & Cap
FN - Found Nail
FN&D - Found Nail & Disc
FRRSPK - Found Rail Road Spike
GAR - Garage
GM - Gas Meter
ID - Identification
IE/EE - Ingress/Egress Easement
ILL - Illegible
INST - Instrument
INT - Intersection
IRRE - Irrigation Easement
L - Length
LAE - Limited Access Easement
LB# - License No. (Business)
LBE - Limited Buffer Easement
LE - Landscape Easement
LME - Lake/Landscape Maintenance Easement
LS# - License No. (Surveyor)
MB - Map Book
ME - Maintenance Easement
MES - Mitered End Section
MF - Metal Fence
MH - Manhole
MHWL - Mean High Water Line
NR - Non-Radial
NTS - Not to Scale
NAVD88 - North American Vertical Datum 1988
NGVD29 - National Geodetic Vertical Datum 1929
OG - On Ground
ORB - Official Records Book
ORV - Official Record Volume
O/A - Overall
O/S - Offset
OFF - Outside Subject Property
OH - Overhang
OHL - Overhead Utility Lines
OHWL - Ordinary High Water Line
ON - Inside Subject Property
P/E - Pool Equipment
PB - Plat Book
PC - Point of Curvature
PCC - Point of Compound Curvature
PCP - Permanent Control Point
PI - Point of Intersection
PLS - Professional Land Surveyor
PLT - Planter
POB - Point of Beginning
POC - Point of Commencement
PRC - Point of Reverse Curvature
PRM - Permanent Reference Monument
PSM - Professional Surveyor & Mapper
PT - Point of Tangency
PUE - Public Utility Easement
R - Radius or Radial
R/W - Right of Way
RES - Residential
RGE - Range
ROE - Roof Overhang Easement
RP - Radius Point
S/W - Sidewalk
SBL - Setback Line
SCL - Survey Closure Line
SCR - Screen
SEC - Section
SEP - Septic Tank
SEW - Sewer
SIRC - Set Iron Rod & Cap
SMWE - Storm Water Management Easement
SN&D - Set Nail and Disc
SQFT - Square Feet
STL - Survey Tie Line
STY - Story
SV - Sewer Valve
SWE - Sidewalk Easement
TBM - Temporary Bench Mark
TEL - Telephone Facilities
TOB - Top of Bank
TUE - Technological Utility Easement
TWP - Township
TX - Transformer
TYP - Typical
UE - Utility Easement
UG - Underground
UP - Utility Pole
UR - Utility Riser
VF - Vinyl Fence
W/C - Witness Corner
W/F - Water Filter
WF - Wood Fence
WM - Water Meter/Valve Box
WV - Water valve

CERTIFIED TO:
KAYLA AND CHRISTOPHER LINDGREN; CHICAGO TITLE INSURANCE CO; CALIBER HOME LOANS

FLOOD ZONE INFORMATION:

DATE SIGNED: 04/27/22

BUYER: KAYLA AND CHRISTOPHER LINDGREN

LENDER: CALIBER HOME LOANS

TITLE COMPANY: CHICAGO TITLE INSURANCE CO

COMMITMENT DATE: NOT REVIEWED **CLIENT FILE NO:** LINDGREN

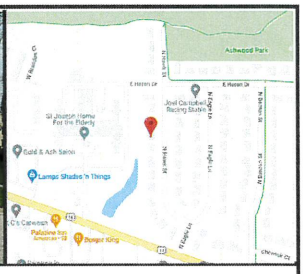
SEE PAGE 1 OF 2 FOR MAP OF PROPERTY
PAGE 2 OF 2 - NOT VALID WITHOUT ALL PAGES

EXACTA Land Surveyors, LLC
Exacta Land Surveyors, LI
PLS# 1840080
o: 773.305.4011
316 East Jackson Street | Morris, IL 60450

Attachment: Plat of Survey (666 N Hawk Street - SU setback)

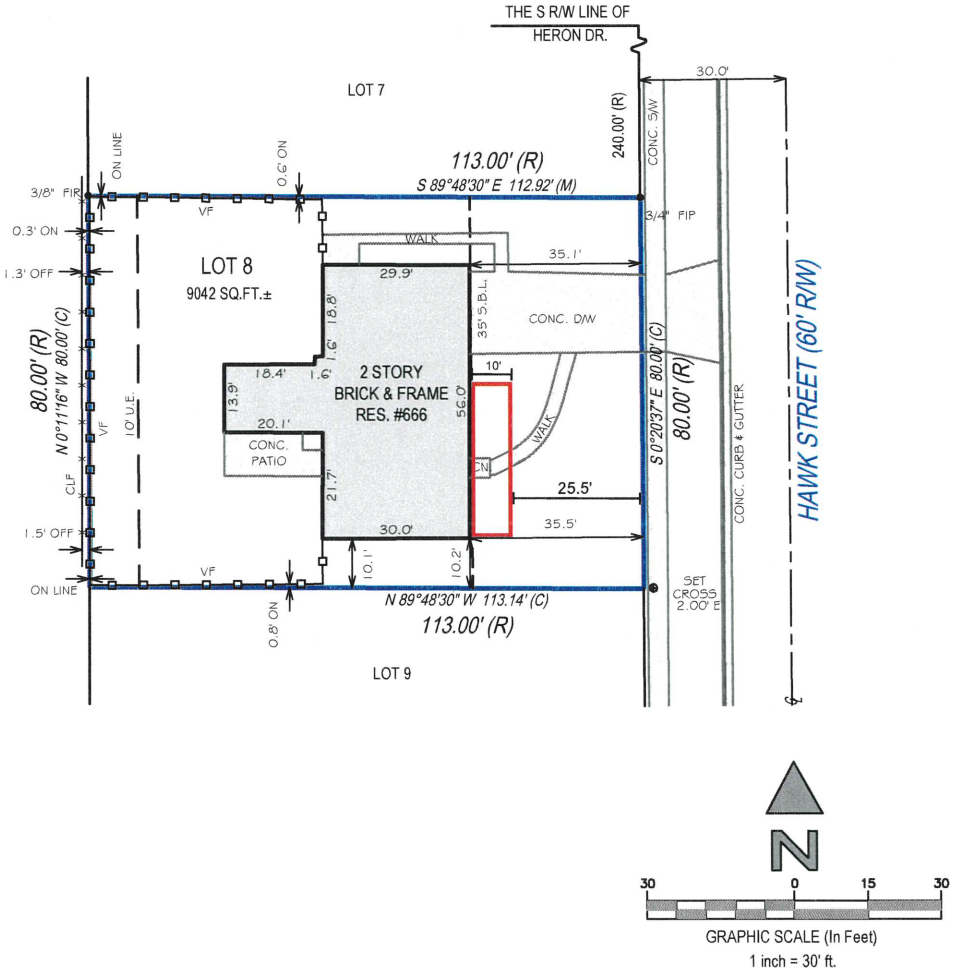
EXACTA
Land Surveyors, LLC

www.exactaland.com | office: 773.305.4011



PROPERTY ADDRESS: 666 HAWK STREET, PALATINE, ILLINOIS 60067 **SURVEY NUMBER:** IL2204.4879

IL2204.4879
BOUNDARY SURVEY
COOK COUNTY



STATE OF ILLINOIS
COUNTY OF LASALLE } SS

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

ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2971
LICENSE EXPIRES 11/30/2022
EXACTA LAND SURVEYORS, LLC
PROFESSIONAL DESIGN FIRM 184008059-0008

POINTS OF INTEREST:
NONE VISIBLE

EXACTA Land Surveyors, LLC

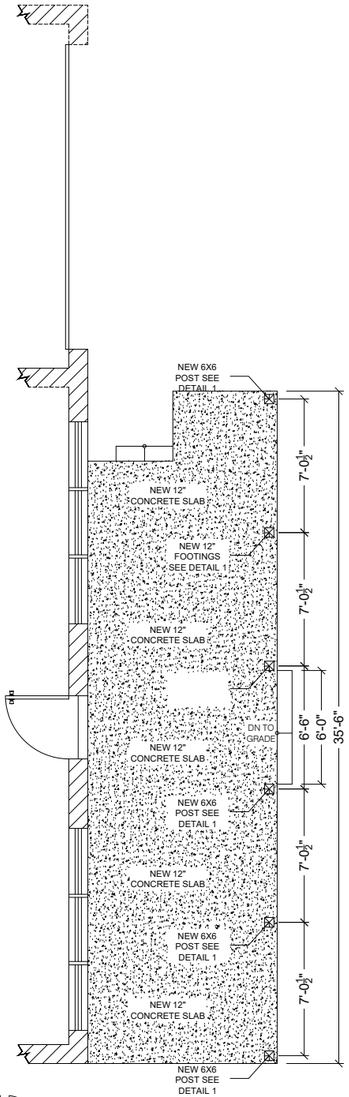
Exacta Land Surveyors, LLC
PLS# 184008059
o: 773.305.4011
316 East Jackson Street | Morris, IL 60450

SurveySTARS

DATE OF SURVEY: 04/27/22
FIELD WORK DATE: 4/26/2022
REVISION DATE(S): (REV.1 4/27/2022)

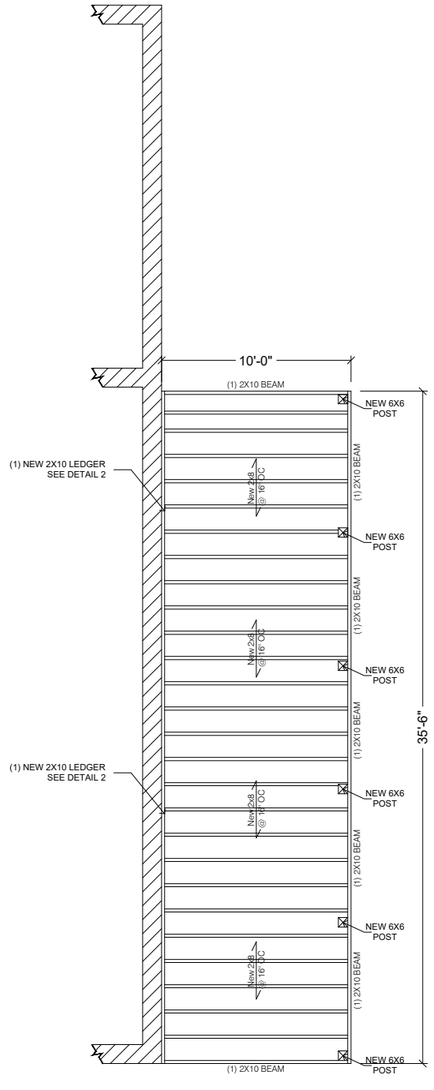
SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

Attachment: Site Plan (666 N Hawk Street - SU setback)



1 PROPOSED GRADE PLAN

SCALE: ⅛"=1'-0"

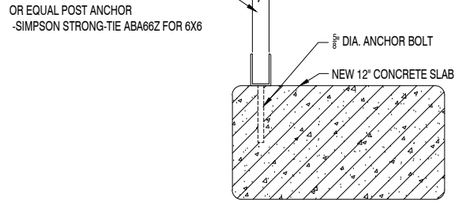


2 PROPOSED ROOF FRAMING PLAN

SCALE: ⅛"=1'-0"

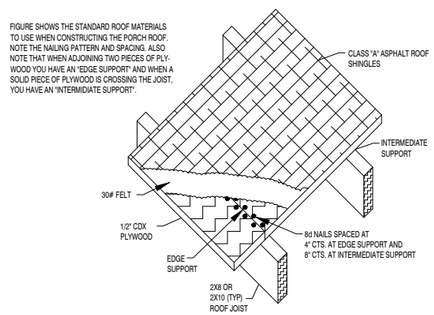
3 PROPOSED EAST ELEVATION

SCALE: ⅛"=1'-0"



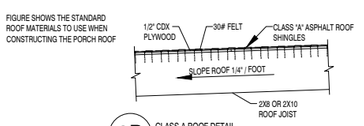
1 POST CONNECTION DETAIL

N.T.S.



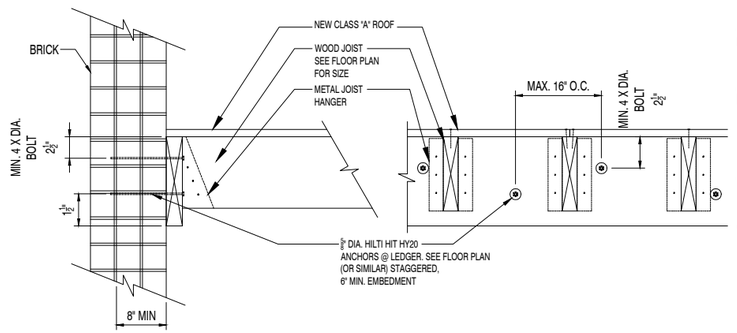
3A CLASS A ROOF DETAIL

N.T.S.



3B CLASS A ROOF DETAIL

N.T.S.



2 TYP. LEDGER DETAIL @ MASONRY WALL

N.T.S.

0 2 4 8 16 FT

⅛"=1'-0"

PROPOSED PLANS & DETAILS
666 N. HAWK ST. PALATINE. IL, 60067

O.G. CONSULTING, INC.
ARCHITECTURAL & DESIGN SERVICES

TEL: 877-461-0924
EMAIL: Office@OGConsultinginc.com

JUNE 26, 2023
DRAWN BY: O.G.

A-1
2 OF 2

Attachment: Floor Plan & Elevations (666 N Hawk Street - SU setback)

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 666 N. HAWK STREET

(●) ( ) ( ) ( )

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 3RD day of AUGUST, A.D. 20 23., and the last publication thereof was made on the 3RD day of AUGUST, A.D. 20 23.

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 3RD day of AUGUST A.D., 20 23.

By Todd Wessell

President
Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 3RD day of AUGUST A.D., 20 23.

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

Attachment: Public Notice (666 N Hawk Street - SU setback)

VILLAGE OF PALATINE

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 08/22/23 07:00 PM

STAFF REPORT (ID # 8549)

1307 N. Doe Road

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Alex Bradshaw

PETITIONER: Adam Plawer

PLAN NUMBER: SU-000060-2023

ADDRESS: 1307 N. Doe Road

PROPOSAL:
Special Use to permit an addition to be set back 21 feet from the side lot line abutting a street, instead of the minimum required 40 feet.

LOCATION:	1307 N. Doe Road District 1 (Millar)	**CURRENT ZONING:**	R-1 Single-Family Residential

SURROUNDING CONDITIONS:

North:	Deer Grove Forest Preserve
South	R-1 Single-Family Residential
East:	R-2 Single-Family Residential
West:	R-1 Single-Family Residential

BACKGROUND:
The Petitioner is proposing to construct a home addition that includes a new family room and the expansion of their existing 2-car attached garage into a 3-car garage. The proposed addition to the residence would result in a 21-foot setback from the side lot line abutting Dundee Road. Therefore, the Petitioner is requesting:

> **Special Use to permit an addition to be set back 21 feet from the side lot line abutting a street, instead of the minimum required 40 feet.**

SITE ANALYSIS:

- The Subject Property is zoned R-1 Single Family and is part of the Deer Grove subdivision. The Subject Property is approximately 22,300 square feet and consists of a one-story home with a side load 2-car garage. The existing primary structure is set back 35 feet from the side yard abutting a street lot line along Dundee Road. Therefore, the residence is existing non-conforming to the required 40-foot setback

for the side yard abutting a street. In addition to the residence, there is also an above ground swimming pool and a 67 square foot shed in the rear yard.

- The Petitioner is requesting a Special Use to permit a home addition that includes constructing a new family room and expanding the attached garage into a 3-car garage. The proposed addition to the residence would result in a 21-foot set back from the side property abutting Dundee Road (only the proposed garage space will encroach into the required setback).
- Per the submitted application, the proposed 3-car garage, oriented to the west towards Doe Road, would make parking personal vehicles within the garage more manageable.
- Per Staff's review of the surrounding area, the residence across the street, 1304 N. Doe Rd, and the residences on the corners of both Arbor Ln and Crabtree Dr, which are the two streets directly east of Doe Rd, have existing non-conforming side yard setbacks along Dundee Rd. The existing side yard setbacks for 1329 N. Arbor, 1370 N. Crabtree, 1373 N. Crabtree, and 1304 N. Doe Rd all appear to be between 20-30 feet.
- Both building and lot coverage are under the maximum percentage allowed by the Zoning Ordinance.

DEPARTMENTAL REVIEWS:

Community Services	No Issues Identified.
Engineering	Addition is subject to engineering review during the building permit process.
Environmental Health	N/A
Fire Prevention	N/A
Public Works	N/A
Police	N/A

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

STAFF RECOMMENDATION:
The Petitioner is proposing to construct an addition to the north side of the existing residence that will reorient the attached garage to face west, towards Doe Road. The expanded portion of the garage will be the only portion of the residence that will

encroach into the required 40-foot setback. Additionally, there are multiple corner lots in the immediate area that have existing non-conforming side yard setbacks along Dundee Road. With that said, the proposal should not cause substantial injury to the value of 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 site plan, floor plan, and elevation plan submitted by the Petitioner, Adam Plawer, 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
- Floor Plan
- Elevation Plan
- Public Notice

GISConsortium

1307 N. Doe Road

0 150 300 ft

Print Date: 7/17/2023

Notes

Cook County Aerial 2022

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 (1307 N Doe Road - SU setback)

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

Adam Plawer

Business Name (if applicable)

Subject Property Address

1307 N. Doe Road

Please provide a description of your proposed request:

New 3 car attached garage, room addition on the rear of the house, and a covered front porch. Relocate the kitchen to make a more open floor plan concept.

Petitioner Justification

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

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

The house was built in 1955 and the original driveway was off of Dundee Rd. The driveway is now off of Doe Rd and the garage is a side load garage currently. This project will orient the garage to a front load garage making it easier to park our vehicles inside.

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

I am asking for an exception to the 40 foot setback. This project will put the garage at a 21 foot setback. This is an uninhabited area of the home and garage space only.

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

This project will increase the property value dollar for dollar of the total cost. By increasing the property value, it will increase the mean property value in the neighborhood.

Attachment: Special Use Application (1307 N Doe Road - SU setback)

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

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

a. Will meet the following aesthetic criteria:

i. Will not destroy existing vistas in the area;

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

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

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

There are no plans to disturb the fencing or ditch outside of the project area.

Attachment: Special Use Application (1307 N Doe Road - SU setback)

PROPERTY ADDRESS: 1307 NORTH DOE ROAD PALATINE, ILLINOIS 60067

SURVEY NUMBER: 1410.0089

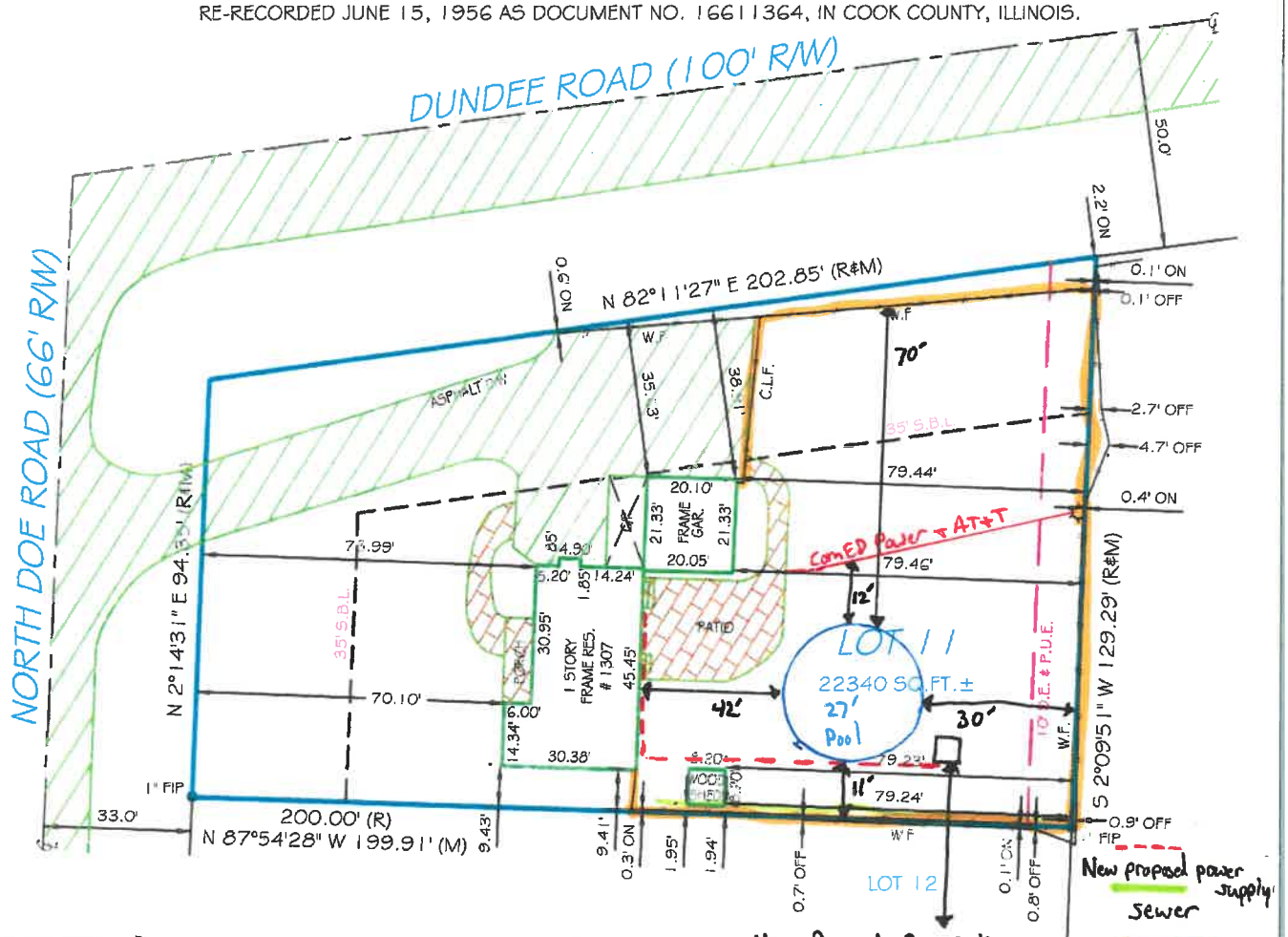
FIELD WORK DATE: 10/3/2014 REVISION DATE(S): (REV.0 10/5/2014)

1410.0089

BOUNDARY SURVEY

COOK COUNTY

LOT 11 IN DEER GROVE SUBDIVISION OF PART OF THE. EAST HALF OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THIRD PRINCIPAL MERIDIAN AND PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE. THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 28, 1955 AS DOCUMENT NO. 16404903 AND RE-RECORDED JUNE 15, 1956 AS DOCUMENT NO. 16611364, IN COOK COUNTY, ILLINOIS.



STATE OF ILLINOIS
COUNTY OF GRUNDY } SS

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL THIS 6th DAY OF OCTOBER, 2014 AT 316 E. JACKSON STREET IN MORRIS, IL 60450.

Kenneth Kennedy

ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3403
LICENSE EXPIRES 11/30/2014
EXACTA LAND SURVEYORS LB# 5763

KENNETH A. KENNEDY
035-003403
PROFESSIONAL
LAND SURVEYOR
MORRIS, IL
STATE OF ILLINOIS

40 0 20 40
GRAPHIC SCALE (In Feet)
1 inch = 40' ft.

N

THE ABOVE SURVEY IS A PROFESSIONAL SERVICE IN COMPLIANCE WITH THE MINIMUM STANDARDS OF THE STATE OF ILLINOIS. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. PLEASE REFER ALSO TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES. COPYRIGHT BY EXACTA ILLINOIS SURVEYORS. THIS DOCUMENT MAY ONLY BE USED BY THE PARTIES TO WHICH IT IS CERTIFIED. PLEASE DIRECT QUESTIONS OR COMMENTS TO EXACTA ILLINOIS SURVEYORS, INC. AT THE NUMBER IN THE BOTTOM RIGHT CORNER.

CLIENT NUMBER:

DATE: 10/3/2014

BUYER: Adam Plawer and Lauren Plawer

SELLER: LILLIAN M. CASEY

POINTS OF INTEREST
NONE VISIBLE

Exacta Illinois Surveyors, Inc. is a full service, bonded land survey firm registered with the state of Illinois.

Attachment: Plat of Survey (1307 N Doe Road - SU setback)

REPORT OF SURVEY 1410.0089

LEGAL DESCRIPTION:

LOT 11 IN DEER GROVE SUBDIVISION OF PART OF THE. EAST HALF OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THIRD PRINCIPAL MERIDIAN AND PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE. THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 28, 1955 AS DOCUMENT NO.16404903 AND RE-RECORDED JUNE 15, 1956 AS DOCUMENT NO. 16611364, IN COOK COUNTY, ILLINOIS.

JOB SPECIFIC SURVEYOR NOTES:

GENERAL SURVEYOR NOTES:

1. The Legal Description used to perform this survey was supplied by others. The survey does not determine or imply ownership.
2. This survey only shows improvements found above ground. Underground footings, utilities and encroachments are not located on this survey map.
3. If there is a septic tank, well or drain field on this survey, the location of such items was shown to us by others and are not verified.
4. This survey is exclusively for the use of the parties to whom it is certified.
5. Any additions or deletions to this 2 page survey document are strictly prohibited.
6. Dimensions are in feet and decimals thereof.
7. Due to varying construction standards, house dimensions are approximate.
8. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain such data was performed at www.fema.gov.
9. All pins marked as set are 5/8 diameter, 18" iron rebar.
10. An examination of the abstract of title was not performed by the signing surveyor to determine which instruments, if any, are affecting this property.
11. Points of Interest (POI's) are selected above-ground improvements which may be in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. There may be additional POI's which are not shown, not called-out as POI's, or which are otherwise unknown to the surveyor. These POI's may not represent all items of interest to the viewer.
12. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
13. The information contained on this survey has been performed exclusively, and is the sole responsibility, of Exacta Surveyors. Additional logo or references to third party firms are for informational purposes only.
14. House measurements should not be used for new construction or planning. Measurements should be verified prior to such activity.

LEGEND:

SURVEYOR'S LEGEND

LINETYPES: (UNLESS OTHERWISE NOTED)

BOUNDARY LINE
STRUCTURE
CENTERLINE
CHAIN-LINK or WIRE FENCE
EASEMENT
EDGE OF WATER
IRON FENCE
OVERHEAD LINES
SURVEY TIE LINE
WALL OR PARTY WALL
WOOD FENCE
VINYL FENCE

SURFACE TYPES: (UNLESS OTHERWISE NOTED)

ASPHALT, BRICK or TILE, CONCRETE, COVERED AREA, WATER, WOOD

SYMBOLS: (UNLESS OTHERWISE NOTED)

BENCH MARK
CENTERLINE
CENTRAL ANGLE or DELTA
COMMON OWNERSHIP
CONTROL POINT
CONCRETE MONUMENT
CATCH BASIN
ELEVATION
FIRE HYDRANT
FND OR SET MONUMENT
GUYWIRE OR ANCHOR
MANHOLE
TREE
UTILITY OR LIGHT POLE
WELL

A/C	AIR CONDITIONING
B.R.	BEARING REFERENCE
B.C.	BLOCK CORNER
B.F.P.	BACKFLOW PREVENTOR
BLK.	BLOCK
BLDG.	BUILDING
BM .	BENCHMARK
B.R.L.	BUILDING RESTRICTION LINE
BSMT.	BASEMENT
BW	BAYBOX WINDOW
(C)	CALCULATED
C	CURVE
CATV	CABLE TV. RISER
C.B.	CONCRETE BLOCK
CHIM.	CHIMNEY
C.L.F.	CHAIN LINK FENCE
C.O.	CLEAN OUT
CONC.	CONCRETE
COR.	CORNER
CSW	CONCRETE SIDEWALK
C.V.G.	CONCRETE VALLEY GUTTER
C/L	CENTER LINE
C/P	COVERED PORCH
C/S	CONCRETE SLAB
(D)	DEED
D.F.	DRAIN FIELD
DW	DRIVEWAY
ELEV.	ELEVATION
ENCL.	ENCLOSURE
ENT.	ENTRANCE
EM	ELECTRIC METER
E.O.P.	EDGE OF PAVEMENT
E.O.W.	EDGE OF WATER
EUB	ELECTRIC UTILITY BOX
(F)	FIELD
FCM	FND. CONCRETE MONUMENT
FDH	FOUND DRILL HOLE
F.F.	FINISHED FLOOR
FIP	FOUND IRON PIPE
FIPC	FOUND IRON PIPE & CAP
FIR	FOUND IRON ROD
FIRC	FOUND IRON ROD & CAP
FN	FOUND NAIL
FNHD	FOUND NAIL & DISC
FND.	FOUND
FPKN	FOUND PARKER-KALON NAIL
FPKNHD	FOUND PK NAIL & DISK
FRRSPK	FOUND RAILROAD SPIKE
GAR.	GARAGE
GM	GAS METER
ID.	IDENTIFICATION
ILL.	ILLEGIBLE
INST.	INSTRUMENT
INT.	INTERSECTION
L	LENGTH
LB#	LICENSE # - BUSINESS
LS#	LICENSE # - SURVEYOR
(M)	MEASURED
M.B.	MAP BOOK
M.E.S.	MITERED END SECTION
M.F.	METAL FENCE
N.R.	NON RADIAL
N.T.S.	NOT TO SCALE
O.C.S.	ON CONCRETE SLAB
O.G.	ON GROUND
OFF	OUTSIDE OF SUBJECT PARCEL
OH.	OVERHANG
OHL	OVERHEAD LINES
ON	INSIDE OF SUBJECT PARCEL
O.R.B.	OFFICIAL RECORD BOOK
O.R.V.	OFFICIAL RECORD VOLUME
O/A	OVERALL
O/S	OFFSET
(P)	PLAT
P.B.	PLAT BOOK
P.C.	POINT OF CURVATURE
P.C.C.	POINT OF COMPOUND CURVATURE
P.C.P.	PERMANENT CONTROL POINT
P/E	POOL EQUIPMENT
PG.	PAGE
P.I.	POINT OF INTERSECTION
PLS	PROFESSIONAL LAND SURVEYOR
PLT	PLANTER
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.P.	PINCHED PIPE
P.R.C.	POINT OF REVERSE CURVATURE
P.R.M.	PERMANENT REFERENCE MONUMENT
PSM	PROFESSIONAL SURVEYOR AND MAPPER
P.T.	POINT OF TANGENCY
R	RADIUS or RADIAL
(R)	RECORD
RGE.	RANGE
RES.	RESIDENCE
R/W	RIGHT OF WAY
(S)	SURVEY
S.B.L.	SETBACK LINE
S.C.L.	SURVEY CLOSURE LINE
SCR.	SCREEN
SEC.	SECTION
SEP.	SEPTIC TANK
SEW.	SEWER
SGD	SET GLUE DISC
SIRC	SET IRON ROD & CAP
SNHD	SET NAIL & DISC
SQ.FT.	SQUARE FEET
STY.	STORY
S.T.L.	SURVEY TIE LINE
SV	SEWER VALVE
SW	SIDEWALK
S.W.	SEAWALL
TBM	TEMPORARY BENCHMARK
TEL.	TELEPHONE FACILITIES
T.O.B.	TOP OF BANK
TWP.	TOWNSHIP
TX	TRANSFORMER
TYP.	TYPICAL
U.R.	UTILITY RISER
WC	WITNESS CORNER
WF	WATER FILTER
W.F.	WOODEN FENCE
WM	WATER METER/VALVE BOX
WV	WATER VALVE
V.F.	VINYL FENCE

A.E.	ACCESS EASEMENT
AN.E.	ANCHOR EASEMENT
C.M.E.	CANAL MAINTENANCE ESMT.
C.U.E.	COUNTY UTILITY ESMT.
D.E.	DRAINAGE EASEMENT
D.U.E.	DRAINAGE AND UTILITY ESMT.
ESMT.	EASEMENT
I.E./E.E.	INGRESS/EGRESS ESMT.
IRR.E.	IRRIGATION EASEMENT
LA.E.	LIMITED ACCESS ESMT.
L.B.E.	LANDSCAPE BUFFER ESMT.
L.E.	LANDSCAPE ESMT.
L.M.E.	LAKE OR LANDSCAPE MAINTENANCE EASEMENT
M.E.	MAINTENENCE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
R.O.E.	ROOF OVERHANG ESMT.
S.W.E.	SIDEWALK EASEMENT
S.W.M.E.	STORM WATER MANAGEMENT ESMT.
T.U.E.	TECHNOLOGICAL UTILITY ESMT.
U.E.	UTILITY EASEMENT

ELECTRONIC SIGNATURE:

In order to "Electronically Sign" all of the PDFs sent by STARS, you must use a hash calculator. A free online hash calculator is available at

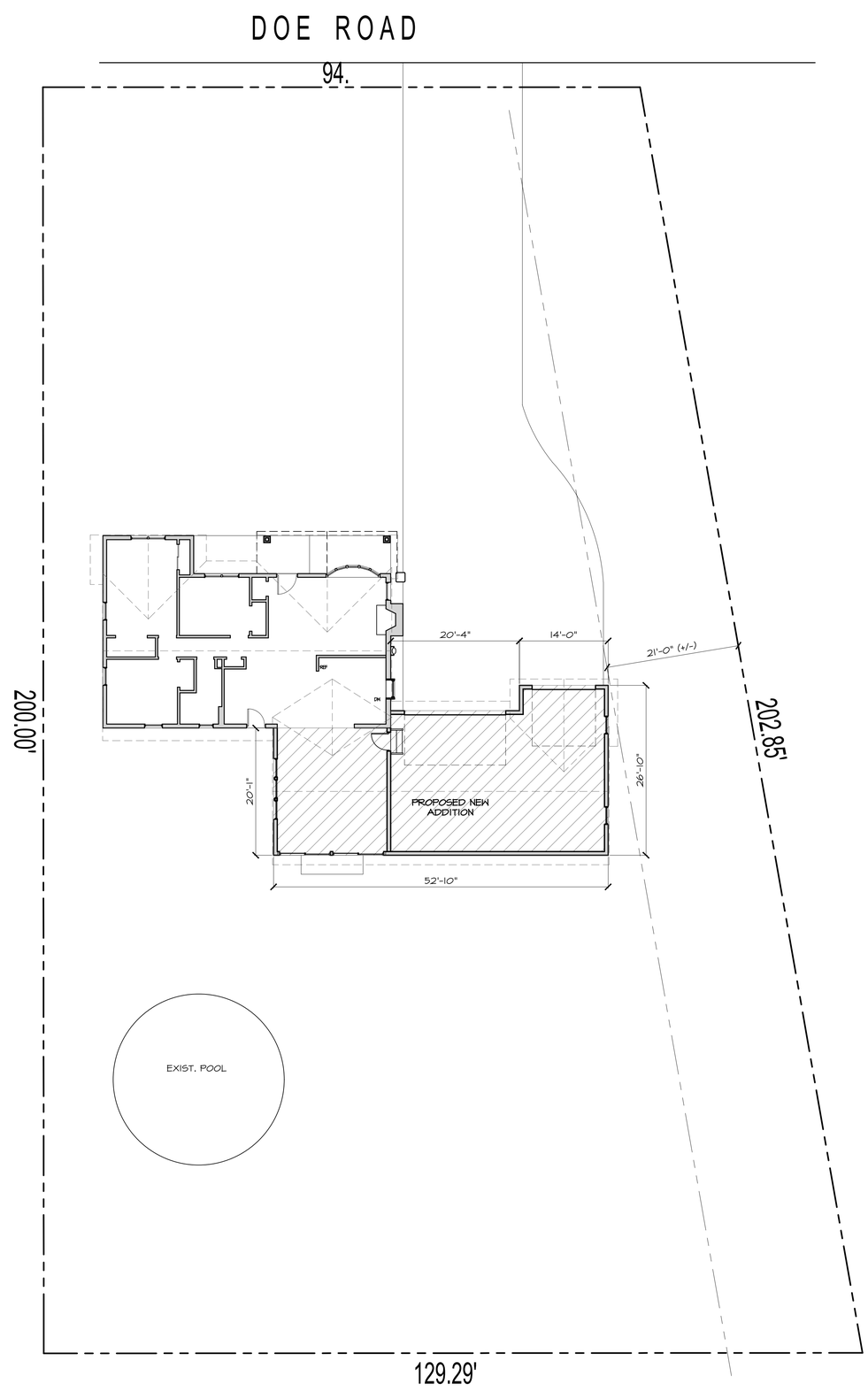
PRINTING INSTRUCTIONS:

1. While viewing the survey in Adobe Reader, select the "Print" button under the "File" tab.
2. Select a printer with legal sized paper.

OFFER VALID ONLY FOR THE BUYERS LISTED ON THE FIRST PAGE OF THIS SURVEY:

EXACTA

Attachment: Plat of Survey (1307 N Doe Road - SU setback)



WARNING:
IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF THE ARCHITECT OF RECORD, TO ALTER THESE DRAWINGS ORSPECIFICATIONS IN ANY WAY.

JOHN NELSON - ARCHITECT, INC.
1420 WHISPERING SPRINGS CIRCLE
PALATINE, IL 60074
847 991-9154

PROPOSED ALTERATIONS FOR;

PLAWER RESIDENCE

1307 N. DOE RD.
PALATINE, IL

DATE	
5/8/23	REVIEW SET
6/26/23	REVIEW SET

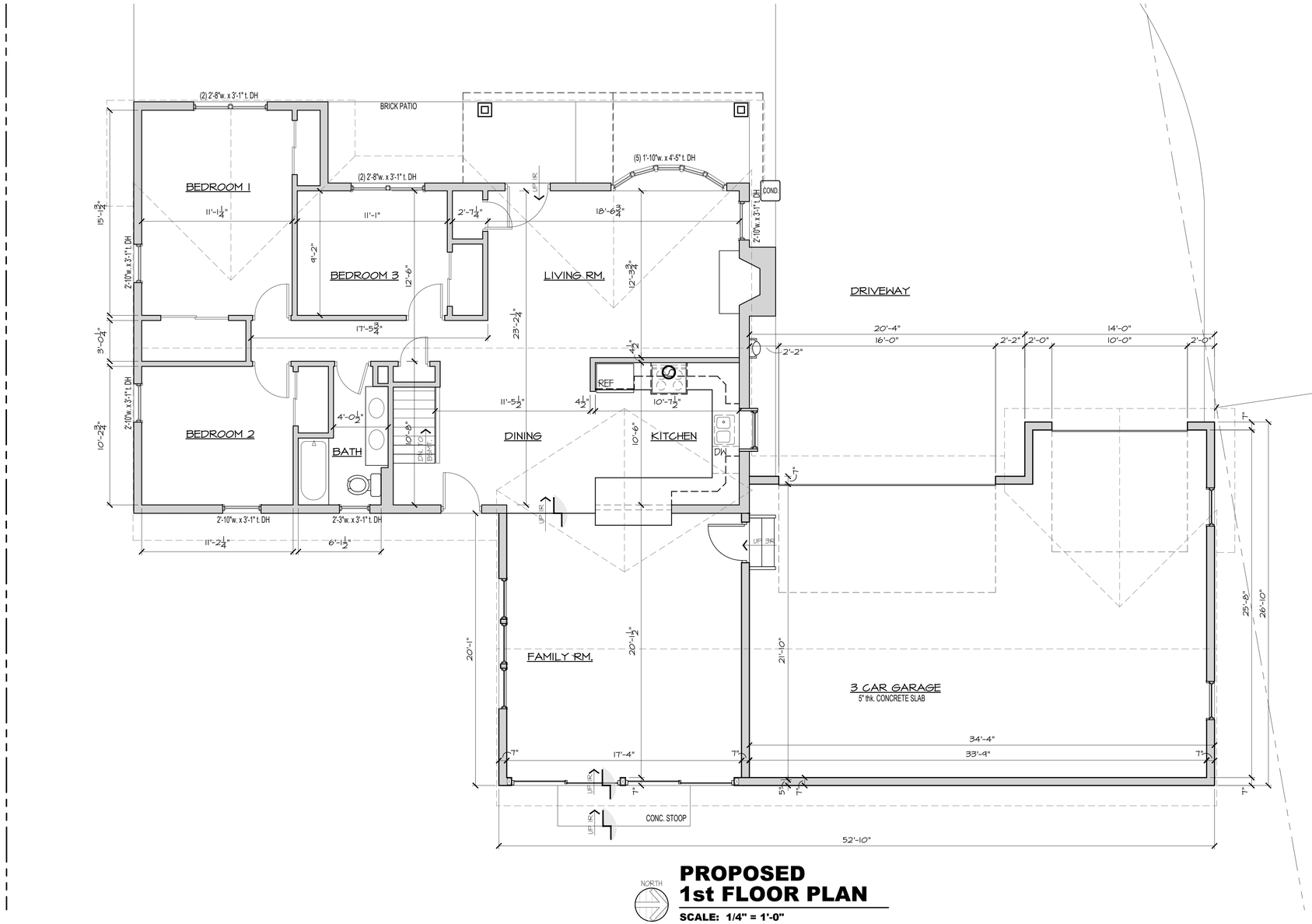
DATE:
DRAWN BY:
CHECKED BY:
SCALE:

© COPYRIGHT 2023

SHEET TITLE:
PRPOSED SITE PLAN

SHEET NUMBER:
ST1

Attachment: Site Plan (1307 N Doe Road - SU setback)



NORTH

PROPOSED 1st FLOOR PLAN

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

WARNING:

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF THE ARCHITECT OF RECORD, TO ALTER THESE DRAWINGS ORSPECIFICATIONS IN ANY WAY.

JOHN NELSON - ARCHITECT, INC.
1420 WHISPERING SPRINGS CIRCLE
PALATINE, IL 60074
847 991-9154

PROPOSED ALTERATIONS FOR;

PLAWER RESIDENCE

1307 N. DOE RD.
PALATINE, IL

DATE	
5/8/23	REVIEW SET
6/26/23	REVIEW SET

DATE:

DRAWN BY:

CHECKED BY:

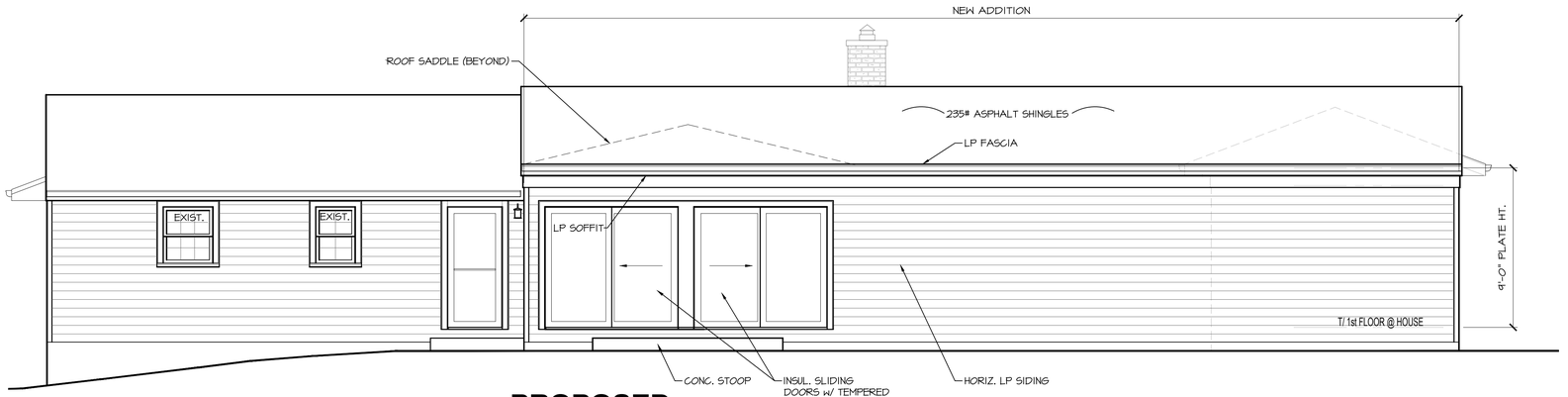
SCALE:

© COPYRIGHT 2023

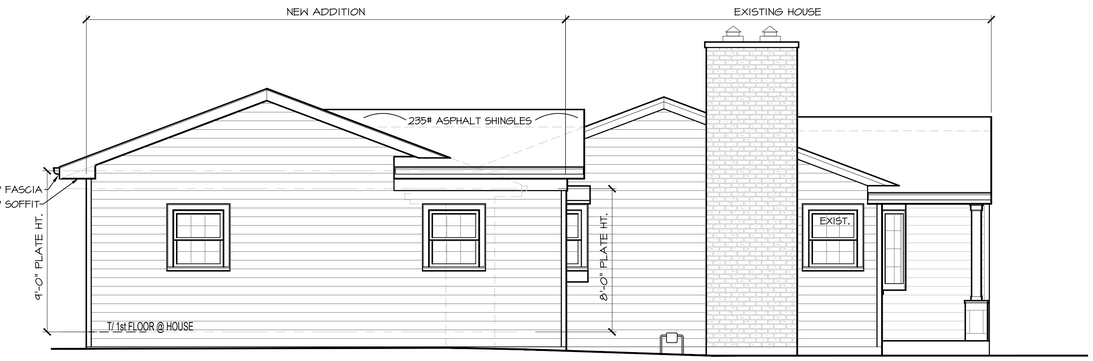
SHEET TITLE:
PROPOSED
1st FLOOR PLAN

SHEET NUMBER:
A4

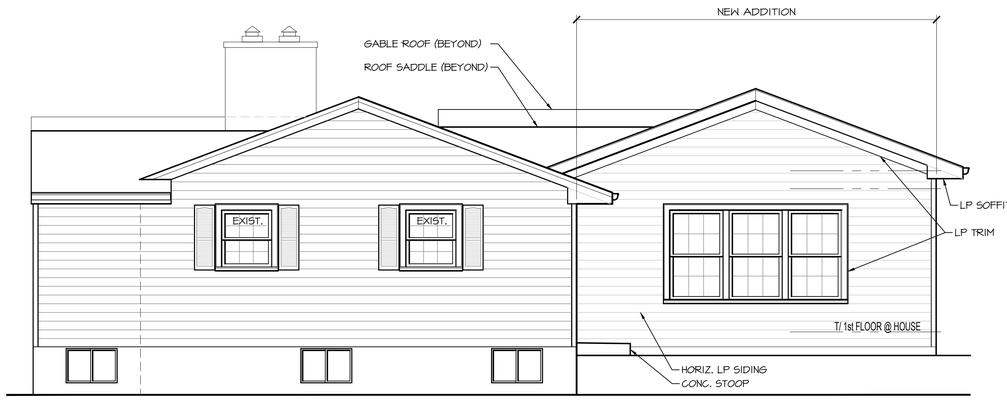
Attachment: Floor Plan (1307 N Doe Road - SU setback)



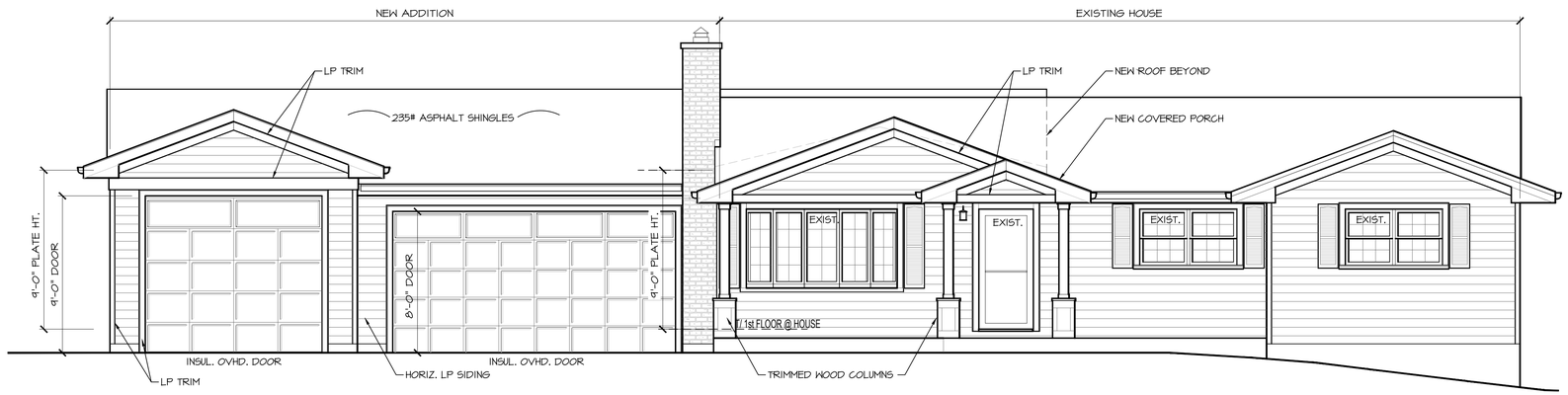
PROPOSED
EAST ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED
NORTH ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED
WEST ELEVATION
SCALE: 1/4" = 1'-0"

WARNING:
IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF THE ARCHITECT OF RECORD, TO ALTER THESE DRAWINGS ORSPECIFICATIONS IN ANY WAY.

JOHN NELSON - ARCHITECT, INC.
1420 WHISPERING SPRINGS CIRCLE
PALATINE, IL 60074
847 991-9154

PROPOSED ALTERATIONS FOR;
PLAWER RESIDENCE
1307 N. DOE RD.
PALATINE, IL

DATE	
5/8/23	REVIEW SET
6/26/23	REVIEW SET

DATE:
DRAWN BY:
CHECKED BY:
SCALE:

© COPYRIGHT 2023

SHEET TITLE:
PROPOSED
EXT. ELEVATIONS

SHEET NUMBER:
A2

Attachment: Elevation Plan (1307 N Doe Road - SU setback)

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 1307 N. DOE 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 3RD day of AUGUST, A.D. 20 23., and the last publication thereof was made on the 3RD day of AUGUST, A.D. 20 23.

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 3RD day of AUGUST A.D., 20 23.

By Todd Wessell

President
Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 3RD day of AUGUST A.D., 20 23.

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

Attachment: Public Notice (1307 N Doe Road - SU setback)

VILLAGE OF PALATINE

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 08/22/23 07:00 PM

STAFF REPORT (ID # 8548)

879 W. Leonard Road

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Alex Bradshaw

PETITIONER: Paul Sieben

PLAN NUMBER: SU-000063-2023

ADDRESS: 879 W. Leonard Road

PROPOSAL:
Special Use to permit a 2-story addition to be set back 21 feet from the side lot line abutting a street, instead of the minimum required 40 feet.

LOCATION:	879 W. Leonard Road District 1 (Millar)	**CURRENT ZONING:**	R-1 Single-Family Residential

SURROUNDING CONDITIONS:

North:	R-2 Single-Family Residential; vacant former commercial building and segment of Salt Creek (floodplain)
South	R-1 Single-Family Residential
East:	R-1 Single-Family Residential
West:	R-1 Single-Family Residential; Palatine Park District - Wally Denger park

BACKGROUND:
The Petitioner is proposing to construct a 2-story addition to the existing single-family residence on the subject property. The proposed addition includes a covered open-style front porch, which would be set back approximately 21 feet from the side lot line abutting W. Leonard Road. Ultimately, the footprint of the existing residence will remain the same, except for the addition of the covered front porch. Therefore, the Petitioner is requesting:

> **Special Use to permit a 2-story addition to be set back 21 feet from the side lot line abutting a street, instead of the minimum required 40 feet.**

SITE ANALYSIS:

- The Subject Property is zoned R-1 Single Family and is part of the Arthur T. McIntosh and Company's "Palatine Hills" subdivision. The Subject Property is

approximately 20,220 square feet (0.46 acres). The lot currently consists of a single-story residence, a patio, and a gazebo in the rear yard.

- The existing residence is currently existing non-conforming to the required corner side yard abutting a street setback. The residence is set back 30.2 feet, instead of the minimum required 40 feet. Additionally, there is about 20+ feet of parkway between the subject property lot line and the W. Leonard Road curb. The Village has no additional plans to further widen this section of W. Leonard Road; therefore, it is anticipated that parkway will remain in its current configuration.
- The Petitioner is seeking a Special Use for a front yard setback to permit the construction a 2-story addition and an open-style covered porch along the front of the home. The proposed setback for the open-style porch addition for the is approximately 21.5 feet to the edge of the front stoop. Ultimately, the bulk of the residence will remain set back approximately 30 feet.
- Per the submitted application, the Petitioner has indicated that the addition will help to provide shelter to guests, delivery personnel, and delivered packages. The covered porch will also prevent snow from accumulating directly against the main entry door to the home.
- Per the submitted elevation plans, the 2-story addition will have a peak height of 28.5 feet.
- Staff's review concluded that very few residences in this neighborhood conform to the required front yard and side abutting a street setback. Typically, most homes in this area, that fall within the R-1 zoning district, have an approximately 30-foot setback for each respective yard. The current zoning dates to the subdivision's annexation in 1995.
- Comparable relief was recently granted to a property a few blocks south, commonly known as 849 W. Kenilworth Ave. The Special Use granted permitted a 2-story addition and a covered porch to be set back approximately 20 feet from the front lot line, instead of the minimum required 30 feet (O-66-23).
- Both building and lot coverage are well within maximum permitted by Code.

DEPARTMENTAL REVIEWS:

Community Services	No Issues Identified.
Engineering	No Issues Identified.
Environmental Health	N/A
Fire Prevention	It appears proposed scope of work will be greater than 50%, therefore fire sprinkler will be required.
Public Works	N/A

Police	N/A

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

STAFF RECOMMENDATION:

The Petitioner is proposing to construct a 2-story addition to the existing residence at the corner of W. Leonard Road and S. Crescent Avenue. Most of the proposed addition will be on the existing footprint of the home set back approximately 30 feet from Leonard Road. Although the residence is currently existing non-conforming, most of the properties in the surrounding neighborhood are existing non-conforming to either the required front yard or side yard abutting a street set back. Conclusively, the proposed addition should not cause substantial injury to the value of the other properties within the neighborhood. Therefore, Staff recommends approval of the Special Use subject to the following condition:

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

ATTACHMENTS:

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

GISConsortium | 879 W. Leonard Road

0 150 300 ft

Print Date: 7/20/2023

Notes

Cook County Aerial 2022

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 (879 W Leonard Rd - SU setback)

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

Paul Sieben

Business Name (if applicable)

Subject Property Address

879 W. Leonard Road

Please provide a description of your proposed request:

Entire house remodel, including a covered concrete front porch.

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:

A covered porch provides shelter to guests entering the home, as well as keeping snow from accumulating directly against the main entry door.

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

The covered porch preventing snow accumulation at the door will be a safety factor for exiting the home in an emergency, and provides a safety factor for any delivery personnel coming to the home.

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

A covered porch is a typical fixture for many homes in this area. The total lot coverage, including this porch, the house, driveway and walkways, is only 18%, so we are in no way crowding any adjacent properties.

Attachment: Special Use Application (879 W Leonard Rd - SU setback)

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

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

a. Will meet the following aesthetic criteria:

i. Will not destroy existing vistas in the area;

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

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

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

N/A

Attachment: Special Use Application (879 W Leonard Rd - SU setback)

LEGEND

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

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

PLAT OF SURVEY

OF

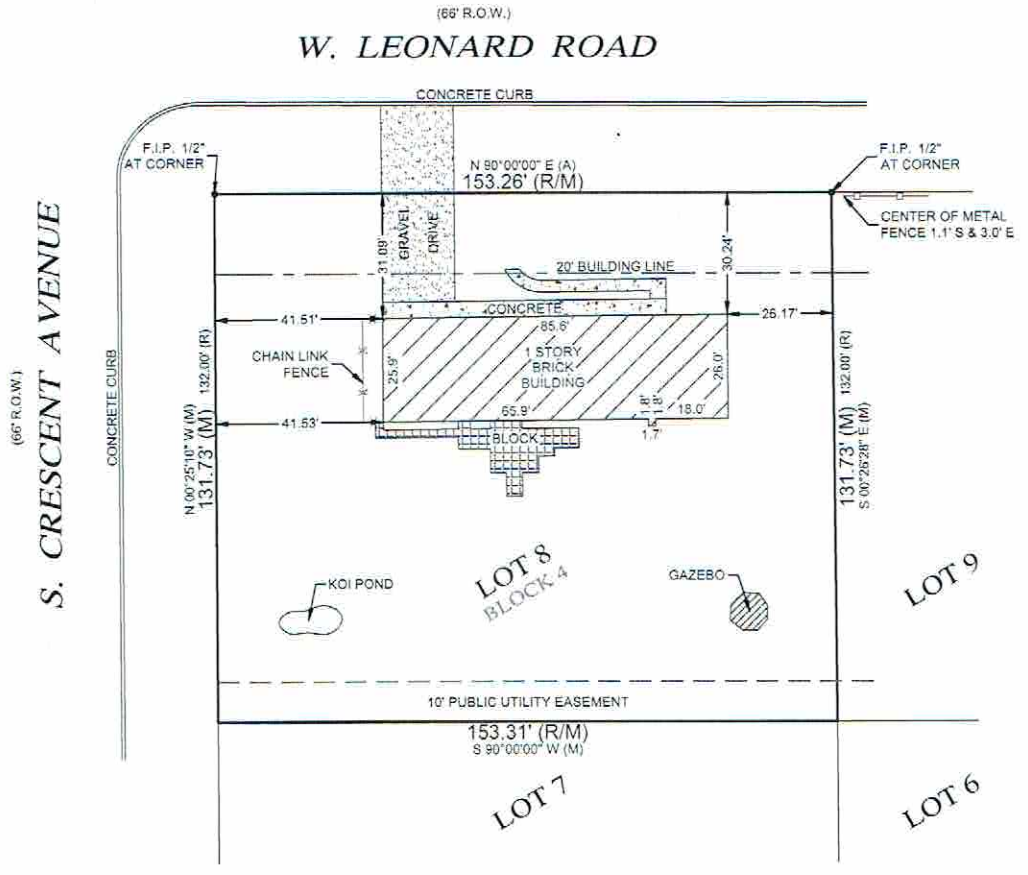
LOT 8 IN BLOCK 4 IN ARTHUR T. MCINTOSH AND COMPANY'S "PALATINE HILLS" BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AREA OF SURVEY:

"CONTAINING 20,220 SQ. FT. OR 0.46 ACRES MORE OR LESS"

30' 15' 0 30'

BASIS OF BEARING:
SOUTH LINE OF W. LEONARD ROAD AS FOUND MONUMENTED AND OCCUPIED PER RECORD SUBDIVISION.
N 90°00'00" E (A)



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

STATE OF ILLINOIS }SS
COUNTY OF DUPAGE }

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

DATED, THIS 5TH DAY OF OCTOBER, A.D. 2022, AT LISLE, ILLINOIS.

JOSEPH P. MAIKISCH
3253
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
LISLE, ILLINOIS

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3253
LICENSE EXPIRATION DATE NOVEMBER 30, 2022.
ILLINOIS BUSINESS REGISTRATION NO. 184.001245

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

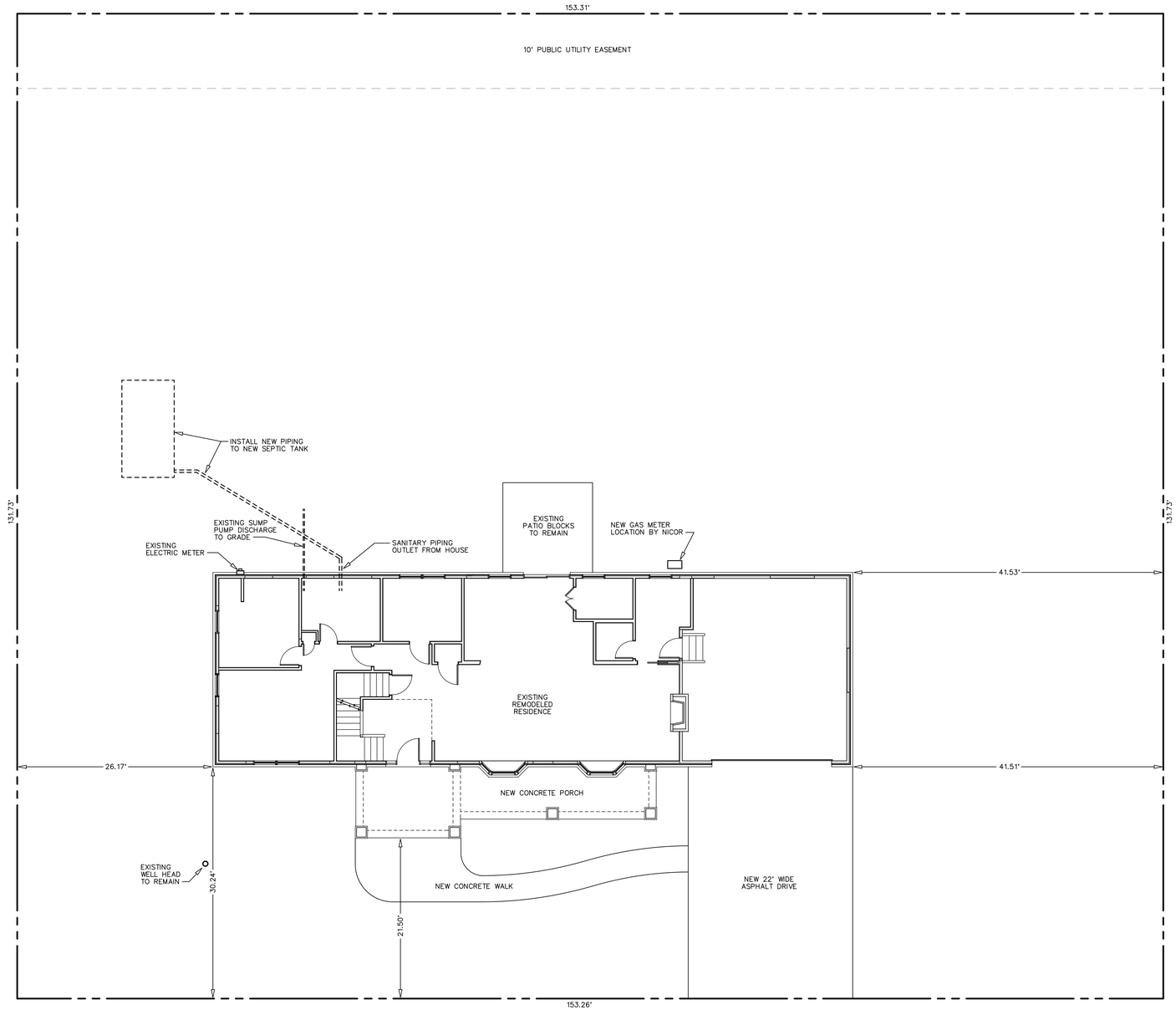
ADDRESS COMMONLY KNOWN AS 879 W. LEONARD ROAD
PALATINE, ILLINOIS

CLIENT TRIVEDI & KHAN LLP

FIELDWORK DATE (CREW) 10/04/2022 (MM/DA)

DRAWN BY: RE.S. REVISED: JOB NO. 22-09-0426

Attachment: Plat of Survey (879 W Leonard Rd - SU setback)

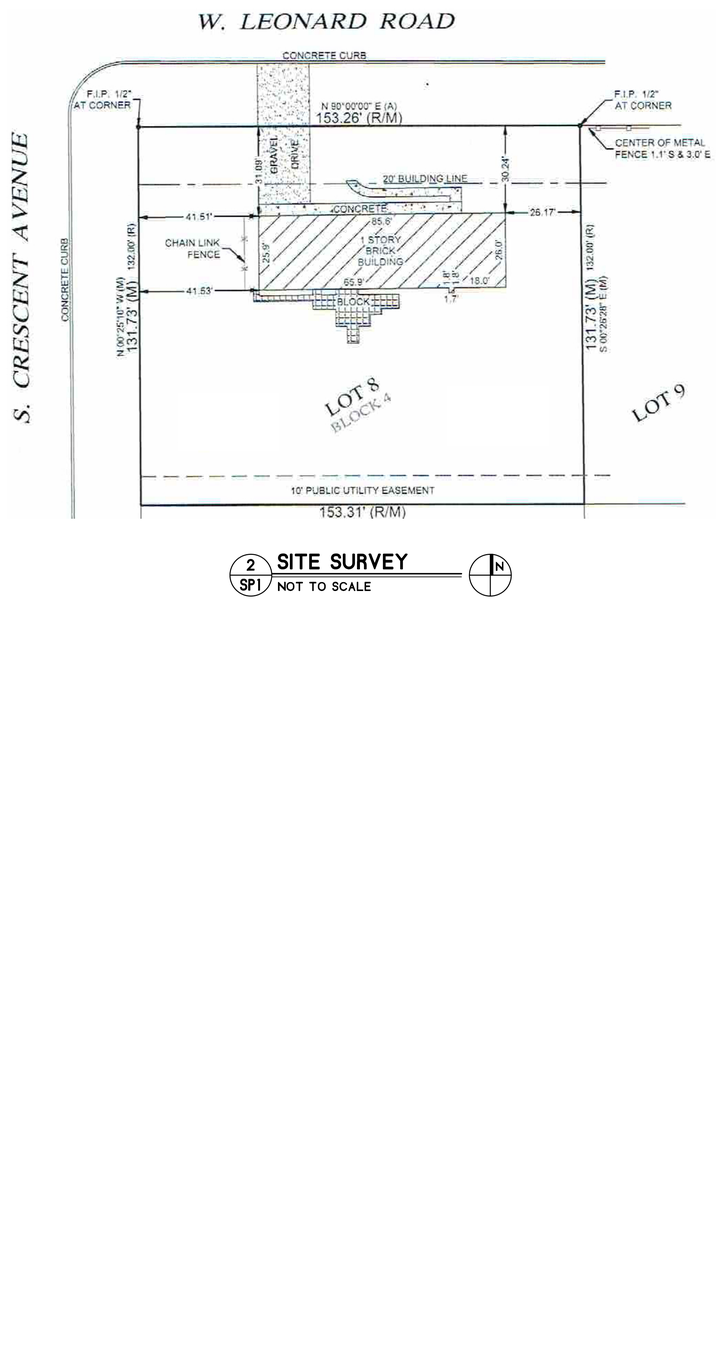


DRIVEWAY SHALL BE 3" COMPACTED ASPHALT WITH EDGES HAND TAMPED TO A 45 DEGREE ANGLE OVER COMPACTED GRAVEL BASE

CONCRETE WALKS SHALL BE 4" CONCRETE WITH 6x6 10/10 WWF OVER COMPACTED GRAVEL BASE

1 / SP1 **SITE PLAN**
SCALE: 1/8" = 1'-0"

SITE COVERAGES	
SITE AREA:	20,194 SQ. FT.
BUILDING AREA:	2,225 SQ. FT.
BUILDING COVERAGE:	11 %
DRIVEWAY AREA:	682 SQ. FT.
PORCH AREA:	320 SQ. FT.
PATIO/ WALK AREA:	370 SQ. FT.
TOTAL LOT COVERAGE:	18 %



2 / SP1 **SITE SURVEY**
NOT TO SCALE

No.	Date	Revisions	By
1	6-30-2023	ISSUED FOR PERMIT COMMENTS	PS

ENGINEER:

ARCHITECT:

PAUL SIEBEN
— ARCHITECT —

870 West Hillside Street
Palatine, Illinois 60067
(224) 725-8563
archcons@sbcglobal.net

Date: MARCH 14, 2023
Scale: AS NOTED

RESIDENTIAL HOUSE REMODELING
FOR:

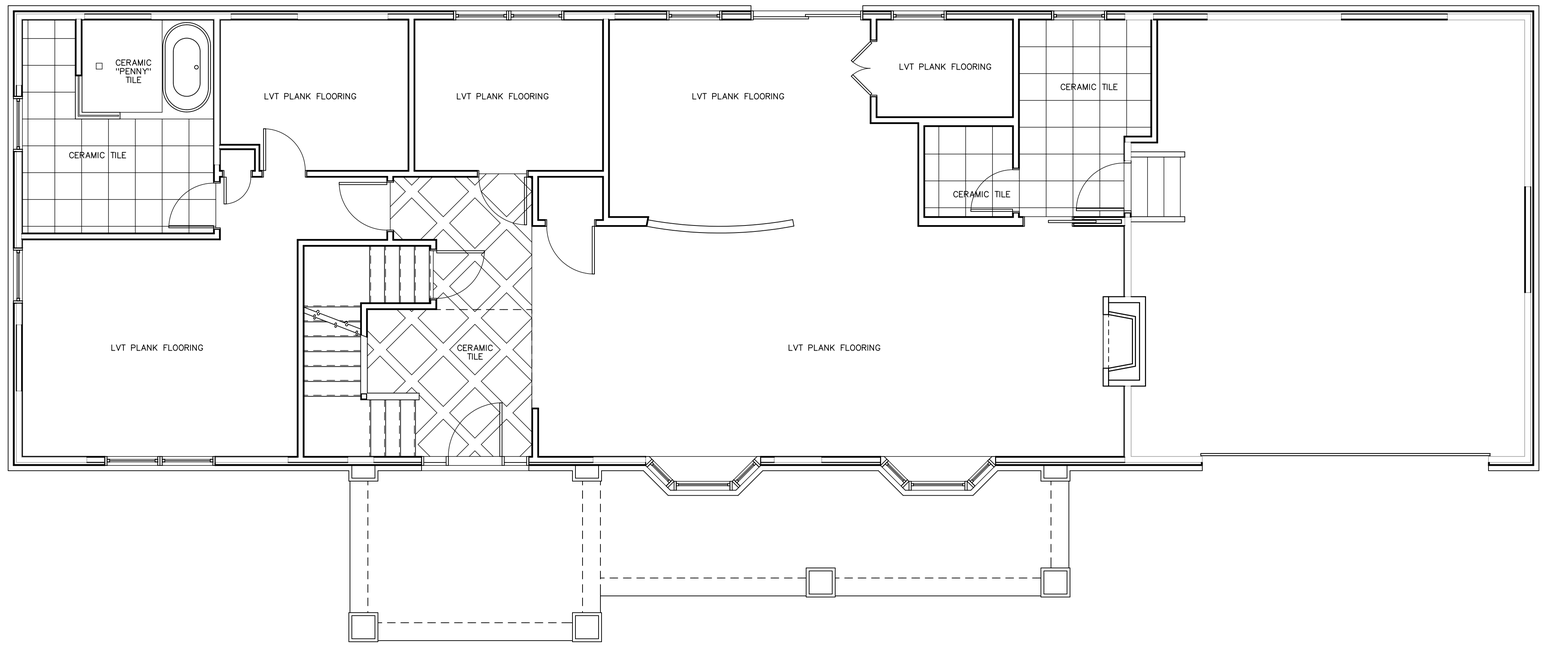
SIEBEN RESIDENCE

879 W. LEONARD ROAD
PALATINE, IL 60067

SITE PLAN and SITE SURVEY

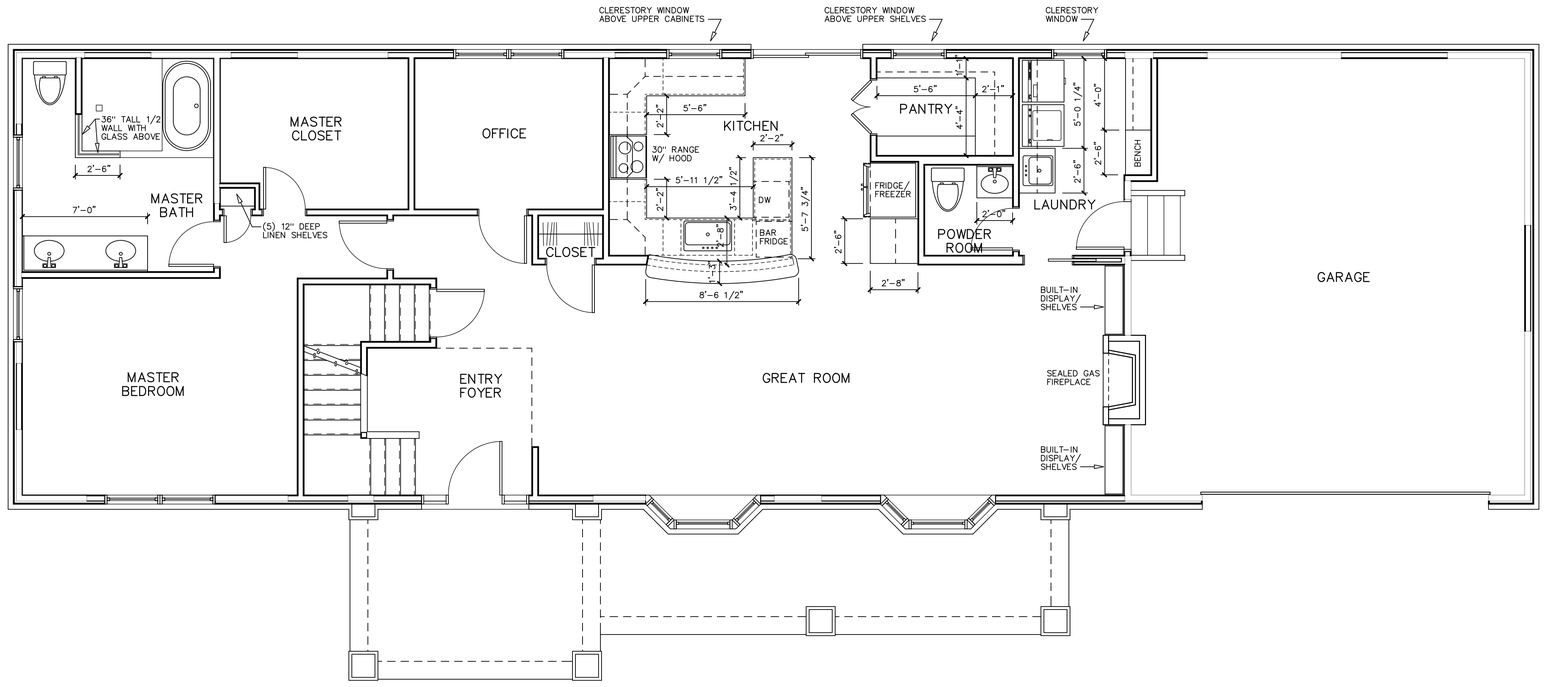
PROJECT KEY: 1
BINDING ORDER:

SP-1



2 A3 1st FLOOR FINISH PLAN

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



1 A3 1st FLOOR FIXTURE/CABINET PLAN

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

No.	Date	Revisions	By
1	6-30-2023	ISSUED FOR PERMIT COMMENTS	PS
	3-14-2023	ISSUED FOR PERMIT	PS

ENGINEER:

ARCHITECT:

PAUL SIEBEN
—ARCHITECT—

870 West Hillside Street
Palatine, Illinois 60067
(224) 725-8563
archcons@sbcglobal.net

STATE OF ILLINOIS
PAUL W. SIEBEN
001-013708
LICENSED ARCHITECT

Date: MARCH 14, 2023

Scale: AS NOTED

RESIDENTIAL HOUSE REMODELING
FOR:

SIEBEN RESIDENCE

879 W. LEONARD ROAD
PALATINE, IL 60067

1st FLOOR FIXTURE / CABINET PLAN and FLOOR FINISH PLAN

PROJECT KEY:

BINDING ORDER:

A-3

2 A6 REAR (SOUTH) ELEVATION

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

DETERMINING SURFACE PREPARATIONS FOR INSTALLATION OF BUECHEL STONE'S NATURAL THIN VENEER (NTV)

Exterior Framed Back up Wall (See Figure 1)
(Includes wood stud and steel stud framing. Material, size and spacing needs to be in compliance to local building codes and/or any of the manufacture's structural requirements that may apply.) An exterior sheathing is required to provide a base for the application surface. This sheathing must meet local building codes for use as an acceptable exterior product which can include plywood, green treated plywood, rigid composite board and flush metal siding. Cover sheathing with weather resistant vapor barrier. Lap vapor barrier at the joints by a minimum of 4 inches.

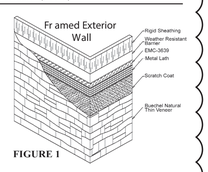


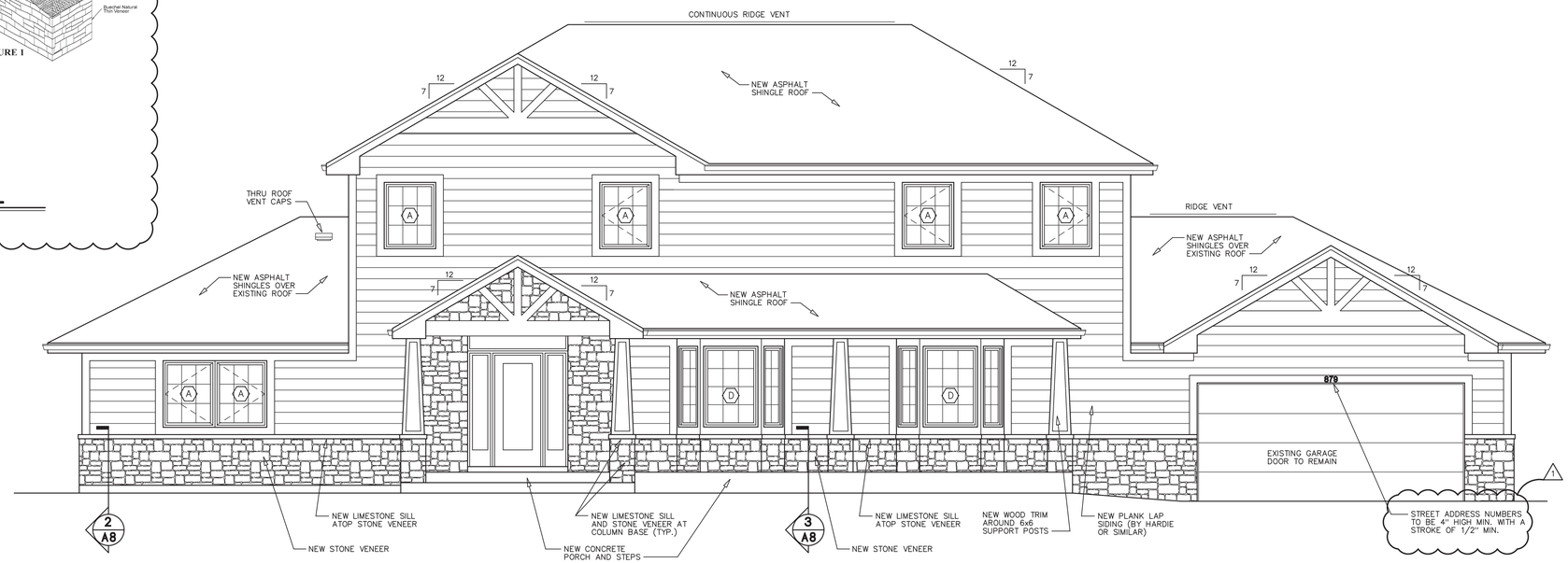
FIGURE 1

Then, Buechel Stone Corp. recommends that you apply *EMC-3639 weep matt with galvanized nails or staples and the corrugated plastic side toward the vapor barrier. There is a fabric flap that is provided at the bottom of each roll of *EMC-3639 to lap over the seam as you work up the wall with this material. On the first course of this material, wrap the fabric flap under to cover the bottom of the EMC-3639. End to end joints of this material are installed to create a butt joint. No overlapping is required.

Then, in accordance with local building codes, install expanded metal lath with galvanized nails or galvanized screws. Fasteners should be installed at a minimum of 6 inches on center vertically and 16 inches on center horizontally. It is important to note that at a corner application, the expanded metal lath needs to wrap the corner completely and overlap the expanded metal lath that is applied to each adjacent flat wall surface a minimum of 4 inches. Apply 1/2" to 3/4" thick scratch coat, and your NTV can now be applied.

3 A6 STONE VENEER DETAIL

NO SCALE



1 A6 FRONT (NORTH) ELEVATION

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

No.	Date	Revisions	By
2	8-08-2023	ISSUED FOR PERMIT COMMENTS	PS
1	6-30-2023	ISSUED FOR PERMIT COMMENTS	PS
	3-14-2023	ISSUED FOR PERMIT	PS

ENGINEER:

ARCHITECT:

PAUL SIEBEN
—ARCHITECT—

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(224) 725-8563
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STATE OF ILLINOIS
PAUL W. SIEBEN
001-013708
LICENSED ARCHITECT

Date: MARCH 14, 2023

Scale: AS NOTED

RESIDENTIAL HOUSE REMODELING
FOR:

SIEBEN RESIDENCE

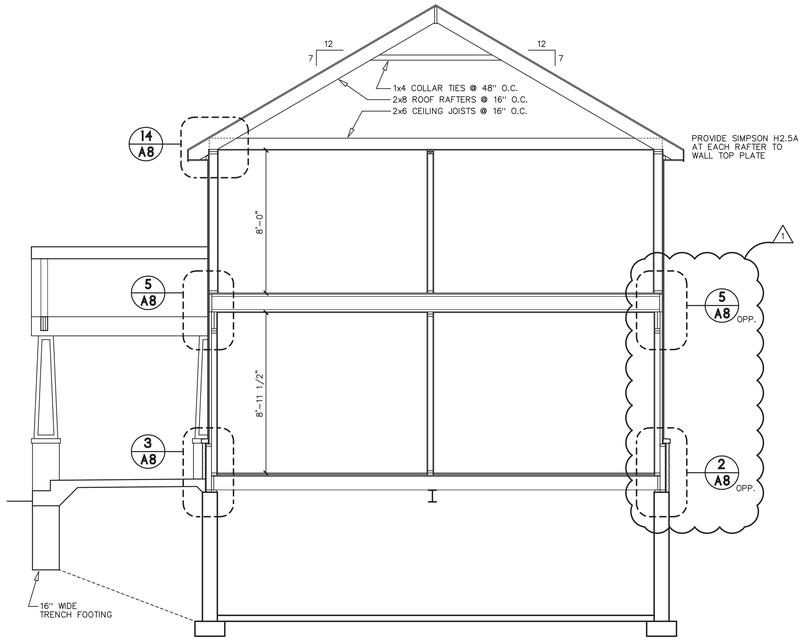
879 W. LEONARD ROAD
PALATINE, IL 60067

EXTERIOR ELEVATIONS

PROJECT KEY:

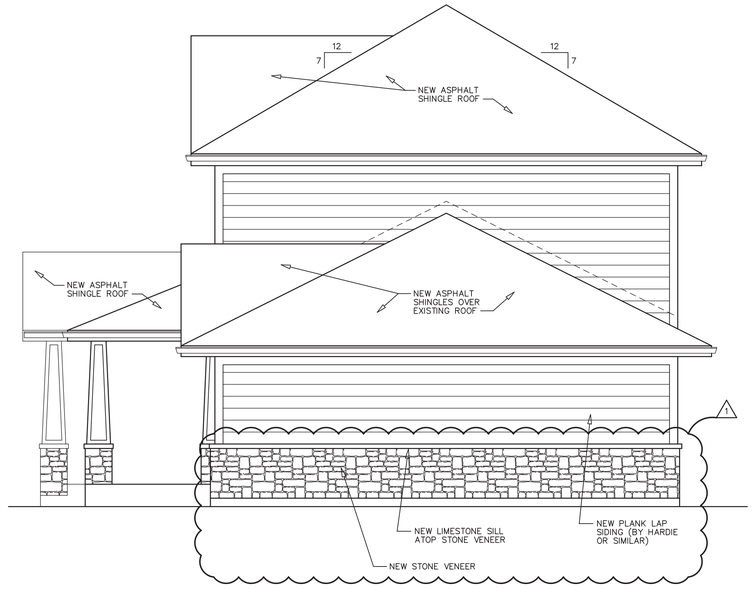
BINDING ORDER:

A-6



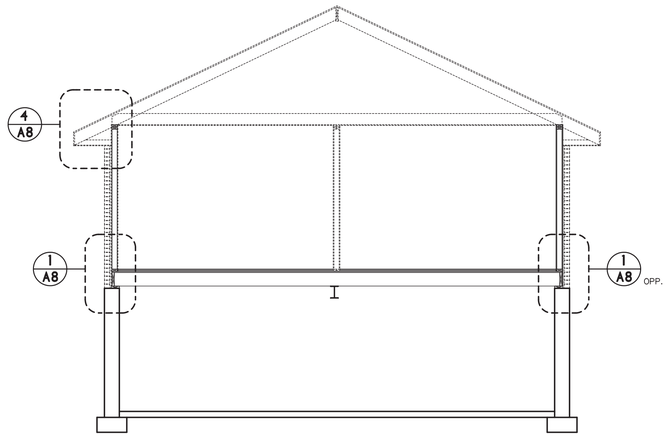
4 A7 NEW BUILDING SECTION

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



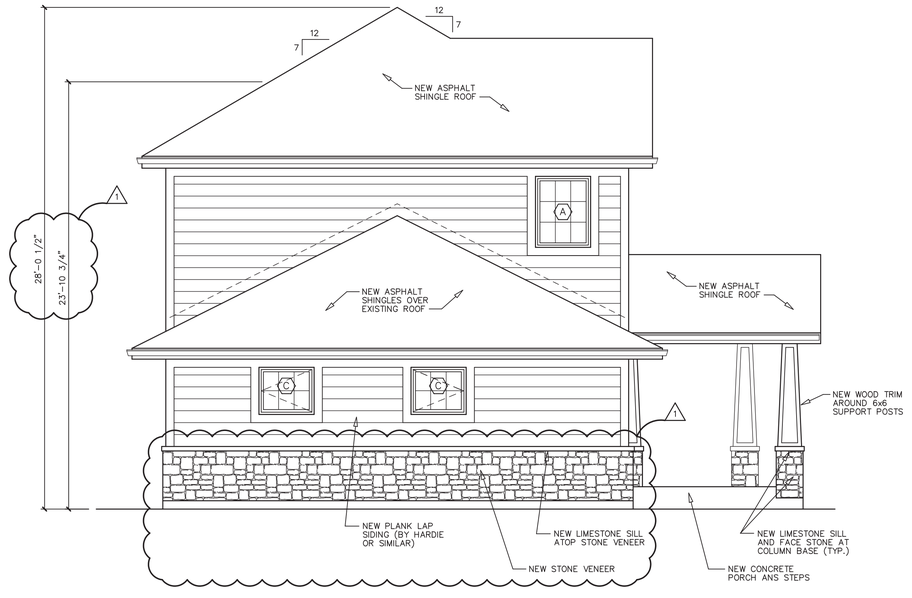
2 A7 WEST (SIDE) ELEVATION

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



3 A7 EXISTING/DEMOLITION BUILDING SECTION

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



1 A7 EAST (SIDE) ELEVATION

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

No.	Date	Revisions	By
2	8-08-2023	ISSUED FOR PERMIT COMMENTS	PS
1	6-30-2023	ISSUED FOR PERMIT COMMENTS	PS
	3-14-2023	ISSUED FOR PERMIT	PS

ENGINEER:

ARCHITECT:

PAUL SIEBEN
—ARCHITECT—

870 West Hillside Street
Palatine, Illinois 60067
(224) 725-8563
archcons@sbcglobal.net

STATE OF ILLINOIS
PAUL W. SIEBEN
001-013708
LICENSED ARCHITECT

Date: MARCH 14, 2023

Scale: AS NOTED

RESIDENTIAL HOUSE REMODELING
FOR:

SIEBEN RESIDENCE

879 W. LEONARD ROAD
PALATINE, IL 60067

EXTERIOR ELEVATIONS and BUILDING SECTIONS

PROJECT KEY:

BINDING ORDER:

A-7

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 879 W. LEONARD 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 3RD day of AUGUST, A.D. 20 23., and the last publication thereof was made on the 3RD day of AUGUST, A.D. 20 23.

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 3RD day of AUGUST A.D., 20 23.

By Todd Wessell

President
Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 3RD day of AUGUST A.D., 20 23.

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

Attachment: Public Notice (879 W Leonard Rd - SU setback)

VILLAGE OF PALATINE

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 08/22/23 07:00 PM

STAFF REPORT (ID # 8545)

1108 W. Northwest Highway

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Anastasiia Filippova, Bee Happy Club LLC

PLAN NUMBER: SU-000057-2023

ADDRESS: 1108 W Northwest Highway.

PROPOSAL:
Planned Development Amendment to the Hidden Cove Planned Development to permit an indoor sports and recreational facility as a Special Use.

LOCATION:	1116-1120 W. Northwest Hwy District 1 (Millar)	**CURRENT ZONING:**	P- Planned Development

SURROUNDING CONDITIONS:

North:	P - Planned Development Hidden Cove Subdivision
South	P - Planned Development Townhomes of Oakridge
East:	P - Planned Development Sutton Park Place Subdivision
West:	P - Planned Development Countryside

BACKGROUND:
The Petitioner is proposing to open a second location for a children's play place, Bee Happy Club in The Cove Shopping Center. Therefore, the Petitioner is requesting:

> **Planned Development Amendment to the Hidden Cove Planned Development to permit an indoor sports and recreational facility as a Special Use.**

SITE ANALYSIS:

- The Subject Property is zoned Planned Development, Hidden Cove Subdivision annexed into the Village in 1989. Hidden Cove Subdivision states the B-1 regulations apply. This zoning ordinance contemplates this use as a special use for an "indoor sports and recreation facility", which is not contemplated in the B-1 District. Therefore, a Planned Development Amendment would be required to

allow this business and a Special Use for the proposed Bee Happy Club.

- The proposed space is approximately 2,500 square feet and was previously a health club, Finish Line Fitness, however is currently vacant. The building is approximately 10,800 square feet. The only building occupant is a veterinarian office. The rest are vacant. The business plan indicates that the interior space would include various toys, a mini maze, and other interior items for children's activities. All activities are indoors.
- The petitioner currently has a similar business in Bolingbrook, IL. This would be the second location. The proposed hours of operation are:
    - Monday - Closed
    - Tuesday - Saturday 9 AM - 3 PM
    - Sunday 10 AM - 7 PM
- The Petitioner indicates there will be 1 employee. At peak times there would be approximately 14-15 people (includes children and adults)
- The use requires 8 parking spaces. There is a current parking variation allowing 39 spaces instead of the required 54 spaces. As this included the 8 spaces required for this tenant space, the parking meets the Code requirements.

DEPARTMENTAL REVIEWS:

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

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

STAFF RECOMMENDATION:
The Petitioner is proposing to open a second location for a kid's play place in a vacant tenant space previously occupied by a health club in Cove Shopping Center. The shopping center is currently vacant, with the exception of the Animal Hospital. The

proposed used should be compatible with the other retail, service, and restaurant uses permitted in the center and should not alter the essential character of the locality. Therefore, Staff recommends approval of the Planned Development Amendment to allow an indoor sports and recreational facility as a Special Use, subject to the following condition:

1. The Special Use shall substantially conform to the floor plan and Bee Happy Club business plan, prepared by the petitioner submitted on 07/18/2023, except such plans may be changed to conform to Village Codes and Ordinances.

ATTACHMENTS:

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

GISConsortium | 1108 W Northwest Highway

0 400 800 ft

Print Date: 8/11/2023

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 (1108 W Northwest Hwy - SU Kids Play Place)

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

Filippova, Anastasiia

Business Name (if applicable)

Bee Happy Club

Subject Property Address

1108 W Northwest Highway

Please provide a description of your proposed request:

Indoor playground for kids 0-7 y.o.
The play space where parents can bring their kids and let them play and burn their energy during bad weather, super-hot summer days and winter time.
it is 2500 sq ft and we are planning to host not more than 9-10 kids per one time.

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:

there are about 7000 kids under 7 years old in
Palatine, IL and a lot of them need some place to burn their energy in cozy, quite place during days when weather does not allow to do it outdoor. A lot of parents need the place where they can bring their kids, keep them busy and meet friends, drink some coffee, read the book etc.

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

We will not change anything in interior or exterior overview of building.
We will not plan to prepare any food in our playground.
All parents supposed to be instructed before start playing, sign the waiver.
We will install safety cameras all around playground.
All activities will be only indoor and during day times.

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

The unit is in commercial plaza, we will do all activities indoor and during day time only, we will not sell, serve or allow alcohol.

Attachment: Application (1108 W Northwest Hwy - SU Kids Play Place)

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.

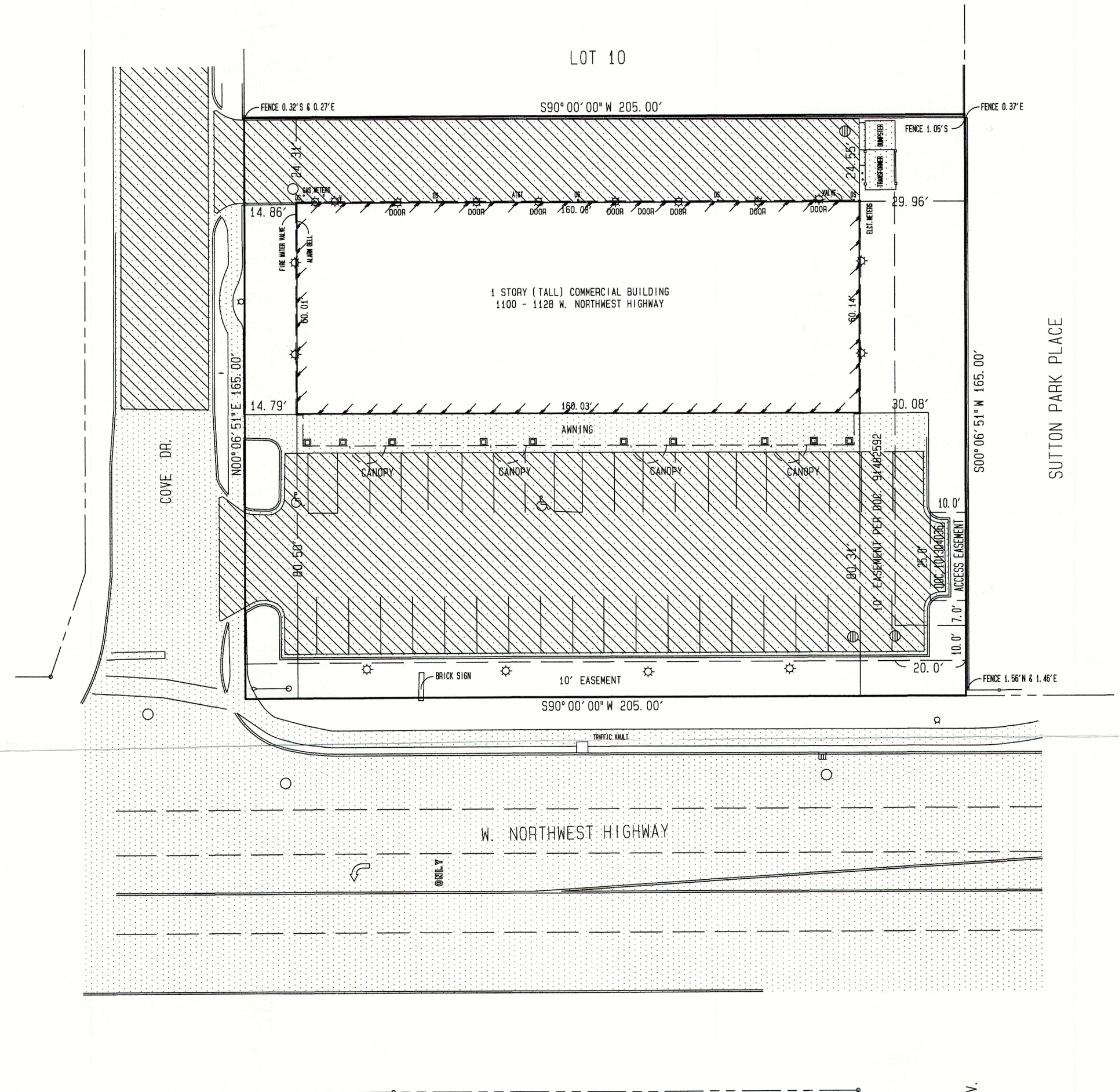
we will not change anything outdoor and all our structures are portable.

Attachment: Application (1108 W Northwest Hwy - SU Kids Play Place)

LAND TITLE SURVEY

Order No. 2015474

LOT 11 IN HIDDEN COVE, BEING A SUBDIVISION OF THE EAST 250 FEET OF THE WEST 2/3 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 21, 1990 AS DOCUMENT NO. 90254792, IN COOK COUNTY, ILLINOIS.



SCALE 1" = 25'

LEGEND
LIMITS of BUILDING = ———
R = RECORD
M = MEASURED
D = DEED
● = FOUND IRON PIPE
○ = SET IRON PIPE
☼ = HYDRANT
☼ = LIGHT
CONCRETE =
ASPHALT =

LAND DIVISIONS, Inc.
Professional Surveying Services
P.O. Box 835
West Dundee, Illinois 60118
(847) 841-8305 (847) 551-9171
fax (841) 551-9193
EMAIL LANDDIVISIONS @ AOL.COM

GENERAL NOTES:

1. THE LEGAL DESCRIPTION, EASEMENTS AND BUILDING LINES SHOWN HEREON ARE PER TITLE COMMITMENT PREPARED BY ATTORNEYS' TITLE GUARANTY FUNE, INC. KNOWN AS COMMITMENT NO. 190168203955 WITH AN EFFECTIVE DATE OF JUNE 29, 2020.

2. NOTE: UTILITY INFORMATION SHOWN IS BASE ON VISIBLE SURFACE EVIDENCE ONLY

   WARNING: BEFORE BEGINNING ANY CONSTRUCTION CONTACT DIGGER FOR UTILITY STAKING AT J.U.L.I.E. AT 1-800-892-0123

3. UTILITY LETTERS WERE NOT PROVIDED BY CLIENT FOR OUR REVIEW THUS INFORMATION CONTAINED THEREIN HAS NOT BEEN SHOWN.

5. EASEMENT PROVISIONS PER SCHEDULE B SECTION II SPECIAL EXCEPTIONS OF ATTORNEYS TITLE GUARANTY FUND, INC. COMMITMENT NO. 190168203955.

EXCEPTION 1- 5	DO NOT PERTAIN TO MATTERS OF SURVEY
EXCEPTION 4	DO NOT PERTAIN TO MATTERS OF SURVEY
EXCEPTION 5- 6	APPLIES AND AFFECTS AS SHOWN ON PLAT
EXCEPTION 7	APPLIES AND AFFECTS AS SHOWN ON PLAT
EXCEPTION 8	DOES NOT PERTAIN TO MATTERS OF SURVEY
EXCEPTION 9	APPLIES AND AFFECTS AS SHOWN ON PLAT
EXCEPTION 10	APPLIES AND AFFECTS AS SHOWN ON PLAT
EXCEPTION 11- 12	DO NOT PERTAIN TO MATTERS OF SURVEY
EXCEPTION 13	APPLIES AND AFFECTS AS SHOWN ON PLAT
EXCEPTION 14- 20	DO NOT PERTAIN TO MATTERS OF SURVEY
EXCEPTION 21	APPLIES AND AFFECTS AS SHOWN ON PLAT

TO: ATTORNEYS' TITLE GUARANTY FUND. INC. FOR COMMITMENT NO. 190168203955
ARTA & LEONDION, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY
PEOPLES BANK, IT'S SUCCESSORS AND/OR ASSIGNS

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS,

AND INCLUDES ITEMS 2, 4, 7a, 8, 9, 11 & 16 OF TABLE "A" THEREO

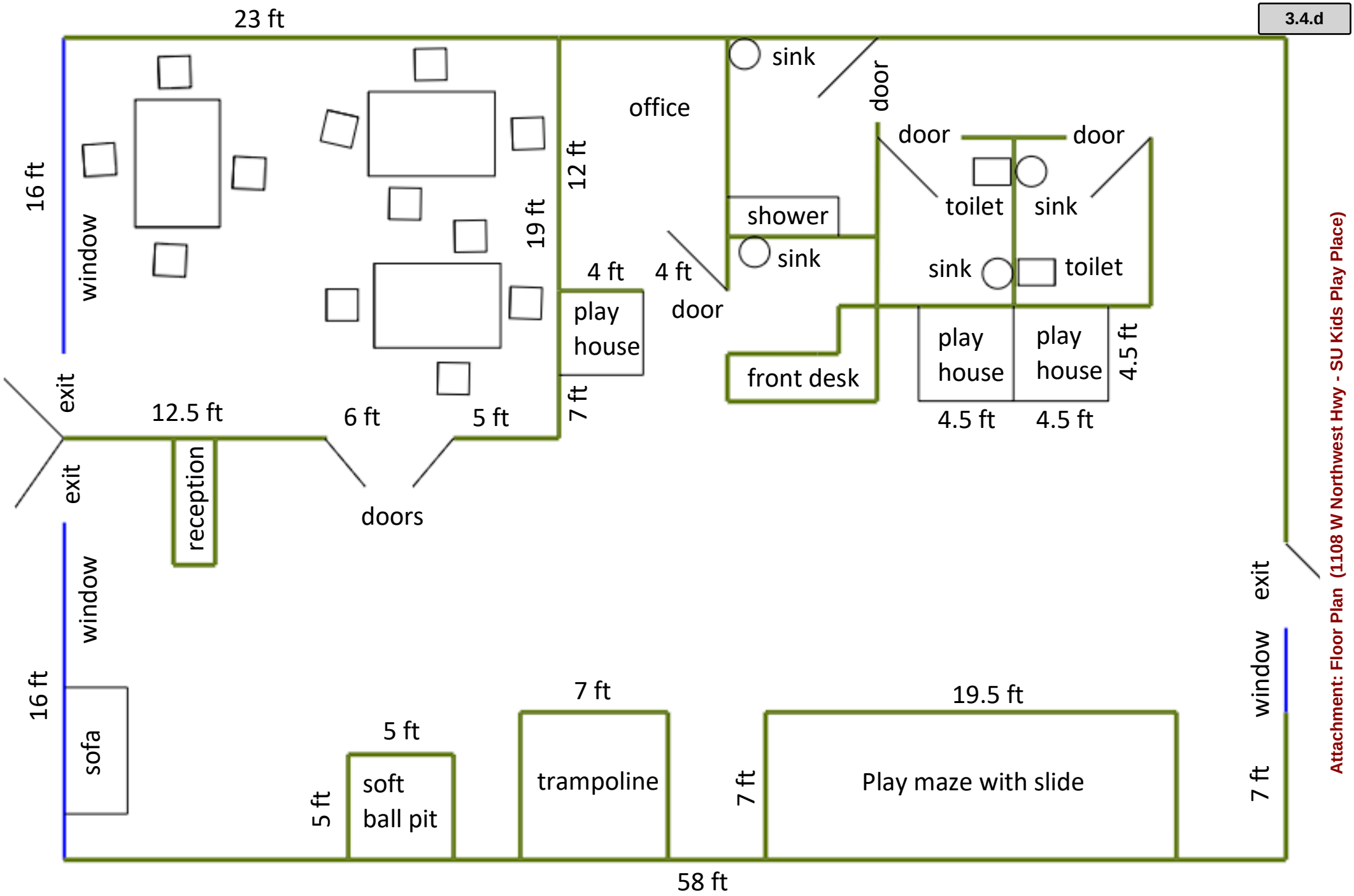
THE FIELD WORK WAS COMPLETED ON: APRIL 20, 2020.

DATE ISSUED: MAY 15, 2020. REVISED JULY 15, 2020.

COURTNEY W. SHROPSHIRE IV. PLS 035002783
MY LICENSE EXPIRES NOVEMBER 30, 2020

COURTNEY W. SHROPSHIRE IV 2783 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS WEST DUNDEE, IL

Attachment: Plat of Survey (1108 W Northwest Hwy - SU Kids Play Place)



Attachment: Floor Plan (1108 W Northwest Hwy - SU Kids Play Place)

Business plan of the «BEE HAPPY CLUB» children's playroom.

1108 w. Northwest Hwy, Palatine, IL 2023

Stay-at-home moms and moms working from home, as our place is ideal for communication and

socialization, which is often not enough for both children and mothers who are constantly at home.

Babysitters and people who take care of children, as this is a wonderful place to spend time with

children in bad **What is a playground/playroom?**

This is a safe, cozy place, specially created and equipped for children up to 7 years old.

This is not a cafe, since we do not plan to cook and sell food, and this is not a daycare center, since we do not offer childcare and do not allow parents to leave children unattended, there is no "drop -in" option. In other words, parents should constantly monitor their children and children must be under supervision of adults (parents or caregivers) all the time.

Our playground/ playroom covers an area of 2500 sq ft and it is an indoor playground with a lot of educational toys and game structures. All toys and structures help to develop fine and large motor skills, abstract thinking, social communication, etc.

Our space can be a venue for small events and meetings, as we have a separate room where parents and children can take a break, eat a snack that they brought with them, or enjoy socializing with each other.

We can also hold thematic events of parents with kids, for example, "mommy and me art and crafts

Activities", storytelling for kids or meetings with invited experts and teachers.

Target audience

Mothers with children under 7 years old living in Cook and Lake Counties

weather and an excellent replacement for outdoor playgrounds and parks.

Parents who are just looking for new interesting places to spend time with their children.

What will it look like?

2500 sq ft of space with toys, a mini maze, slides, a mini trampoline, a soft pool with balls and a zone for a pretended play.

Approximately a quarter of the area will be occupied by entrance area (where kids and parents can leave coats and jackets, strollers etc. and a separate room with tables and chairs, where you can have a snack with food brought with you, leave your belongings, etc.)

Half will be allocated for the play area, you can see in more detail on the floor plan.

Another quarter of the area is allocated for two restrooms, a small office and a reception area.

Attachment: Business Plan (1108 W Northwest Hwy - SU Kids Play Place)

Opening hours:

Monday: closed

Tuesday: 9 am – 3 pm

Wednesday: 9 am – 3 pm

Thursday: 9 am – 3 pm

Friday: 9 am – 3 pm

Saturday: 9 am – 3 pm

Sunday: 10 am – 7 pm

*CAN BE CHANGE SESSONALLY

How many people do we plan to serve daily?

As a rule, mothers with very young children come to us, they spend an average of 1-2 hours in our facility. (As our experience in our first location shows)

Therefore, we expect to receive about 6-7 children and 6-7 adults at a time. That is, about 14-15 people at most.

On the busiest days (Saturday and Sunday), we plan to use advance booking, which can be made by phone.

Also, if there are no seats in our play area, we make an appropriate announcement on social Media (Facebook and Instagram) and on the website, as well as put up a banner at the entrance.

This practice has proven itself well in our center in Bolingbrook, IL location.

Management and employees

To begin with, we need only 1 employee who will perform the functions of an administrator, cashier and cleaner.

Since we do not provide childcare services (children are always under the supervision of their parents) and the flow of people is not so large, one person will be quite enough for us.

The employee must meet the guests, take payment for the visit, make sure that the guests are informed about the rules and safety precautions, keep clean and do the cleaning.

At the first stage, this function will be performed by the business owner and her family (spouse).

Attachment: Business Plan (1108 W Northwest Hwy - SU Kids Play Place)

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 1108 W. NORTHWEST HIGHWAY

◉ ○ ○ ○

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 3RD day of AUGUST, A.D. 20 23., and the last publication thereof was made on the 3RD day of AUGUST, A.D. 20 23.

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

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- ☐ Elk Grove Village Journal
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- ☐ Park Ridge-Golf Mill Journal
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- ☐ Arlington Heights Topics
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- ☑ 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 3RD day of AUGUST A.D., 20 23.

By Todd Wessel

President
Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 3RD day of AUGUST A.D., 20 23.

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

Attachment: Public Notice (1108 W Northwest Hwy - SU Kids Play Place)

VILLAGE OF PALATINE

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 08/22/23 07:00 PM

STAFF REPORT (ID # 8546)

139 N. Northwest Highway

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Mike Reppe, Rep's Place

PLAN NUMBER: SU-000040-2023

ADDRESS: 139 N. Northwest Highway

PROPOSAL:
Special Use to permit a restaurant with liquor service and a drive-thru.

LOCATION:	139 N Northwest Hwy District 6 (Helms)	**CURRENT ZONING:**	B-2 General Business District

SURROUNDING CONDITIONS:

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

BACKGROUND:
The Petitioner is proposing to renovate the existing building, formally Arby's to open a restaurant with a drive-thru and liquor service for dine in. Therefore, the Petitioner is requesting:

Special Use to permit a restaurant with liquor service and a drive-thru.

SITE ANALYSIS:

- The Subject Property is 19,958 square feet and is zoned B-2 General Business District. The existing building was formerly occupied by Arby's which closed in January of 2022.
- The Petitioner is proposing to renovate the existing building on the site to open a restaurant, with liquor service and a drive-thru.
- The proposed hours of operation are: Sunday - Thursday from 11 AM - 10 PM,

Friday and Saturday 11 AM - Midnight. The business plan indicates that they will have up to 20 full time employees and 15 part-time. The floor plan indicates 48 seats and, per the business plan, 250-300 customers are anticipated, per day.

- The initial plans indicate that there will be no exterior site plan changes. As a requirement, during the building permit process, a dumpster enclosed will have to be provided for the proposed restaurant. In addition, the existing 4-foot fence at the rear of the property does not provide an adequate buffer and should be replaced with a taller fence.
- Required parking would be 20 spaces per 1 to 2.5 seats calculation as there are 48 proposed seats. There are 26 parking spaces provided, of which 2 are handicapped.

DEPARTMENTAL REVIEWS:

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

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

STAFF RECOMMENDATION:
The Petitioner is proposing to open a new restaurant, with drive-thru at the former Arby's. The existing building site plan will generally remain the same and the use is consistent with the neighboring businesses along Northwest Highway. Per Staff review and submitted resident comments, the existing 4' fence does not appear to provide an adequate buffer between the commercial business and the residential neighborhood to the east. To that end, a taller fence would help contain loose debris & refuse and dampen the noise from the drive-thru speaker. There are also Code requirements that will insure that such deficiencies are managed. Ultimately, as the previous use operated with a drive-thru, with no identified issues, the proposal should not cause any injury to the value of the other properties within the surrounding neighborhood. Therefore, Staff recommends approval of the Special Use, subject to the following conditions:

1. The Special Use shall substantially conform to the Site Plan, Floor Plan, and Business Plan submitted by the Petitioner, Mike Reppe, Rep's Place, except as such plans may be changed to conform to Village Codes and Ordinances.
2. A revised site plan, including a dumpster enclosure and solid fence plan/ elevation along the east side of the property, shall be submitted through the building permit process, in a manner acceptable to the Planning and Zoning Director.

ATTACHMENTS:

- Aerial Map
- Application
- Plat of Survey
- Floor Plans
- Rep's Burgers Business Plan
- Letter of Objection
- Letter of Objection 2
- Public Notice

GISConsortium

139 N Northwest Highway

0 300 600 ft

Print Date: 8/11/2023

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 (139 N Northwest Highway - SU Reps Place)

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

Mike Reppe

Business Name (if applicable)

Rep's Place

Subject Property Address

139 N Northwest Highway

Please provide a description of your proposed request:

We intend to lease the building located at 139 N. Northwest Highway in Palatine (the former Arbys) and open a diner type burger joint that serves smashed burgers & smashed chicken sandwiches as well as milkshakes, fries, & fountain sodas. We plan to make minor cosmetic changes to the building's exterior and interior that include painting, landscaping, & new furniture and kitchen equipment also intend to use the existing drive thru window.

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 restaurant will be an excellent addition to the area and will provide a safe and exciting place for families to gather and enjoy one of the best burgers Palatine has to offer!

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

We intend to follow all food safety & sanitation regulations. Protecting this community and serving the public the best

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

No because the building was previously occupied by Arbys. No structural changes will be made to the building. Only repairs and cosmetic improvements.

Attachment: Application (139 N Northwest Highway - SU Reps Place)

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

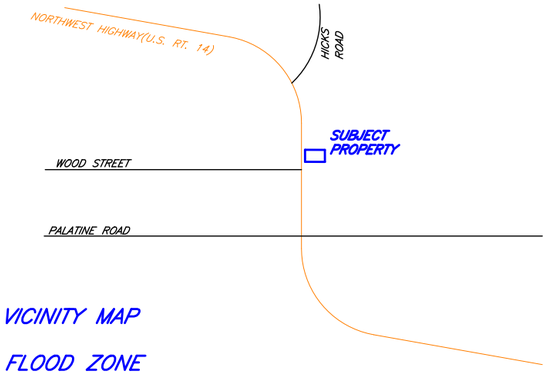
iii. Will not detract from the overall appearance of the community; or

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

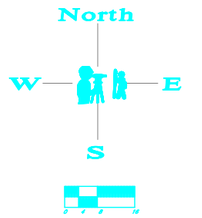
We fully intend on improving the overall look of the area and not creating something that is loud or offensive to the community.

Attachment: Application (139 N Northwest Highway - SU Reps Place)

PLAT OF SURVEY
ALTA \NSPS LAND TITLE SURVEY
by
Michael J. Emmert Surveys, Inc.



VICINITY MAP



BASIS OF BEARINGS IS ASSUMED

FLOOD ZONE

MICHAEL J. EMMERT SURVEY'S INC., DOES HEREBY CERTIFY THAT WE HAVE EXAMINED THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY OF THE FEDERAL INSURANCE ADMINISTRATION AND DETERMINED THE FOLLOWING:
PROPERTY IS LOCATED WITHIN COMMUNITY NUMBER – 175170
CURRENT EFFECTIVE MAP DATE – AUGUST 19, 2008
ON PANEL NUMBER – 17031C0181J
AND FIND THAT THE PROPERTY IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)

BEARING BASIS

THE CENTERLINE OF NORTHWEST HIGHWAY IS ASSUMED TO BE NORTH 00 DEGREES 10 MINUTES 48 SECONDS WEST

PARKING

AS BUILT PARKING SUMMARY
REGULAR SPACES – 24
HANDICAP SPACES – 2
TOTAL SPACES – 26

LEGALLY DESCRIBED AS FOLLOWS:

LOT 16 (EXCEPT THE SOUTH 10.00 FEET) AND LOT 17 IN BLOCK 3 IN ARTHUR T. MC INTOSH AND COMPANY'S PALATINE NORTHWEST HIGHWAY ADDITION, IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 28, 1925 AND DECEMBER 30, 1926 AS DOCUMENT 9019237, IN COOK COUNTY, ILLINOIS.

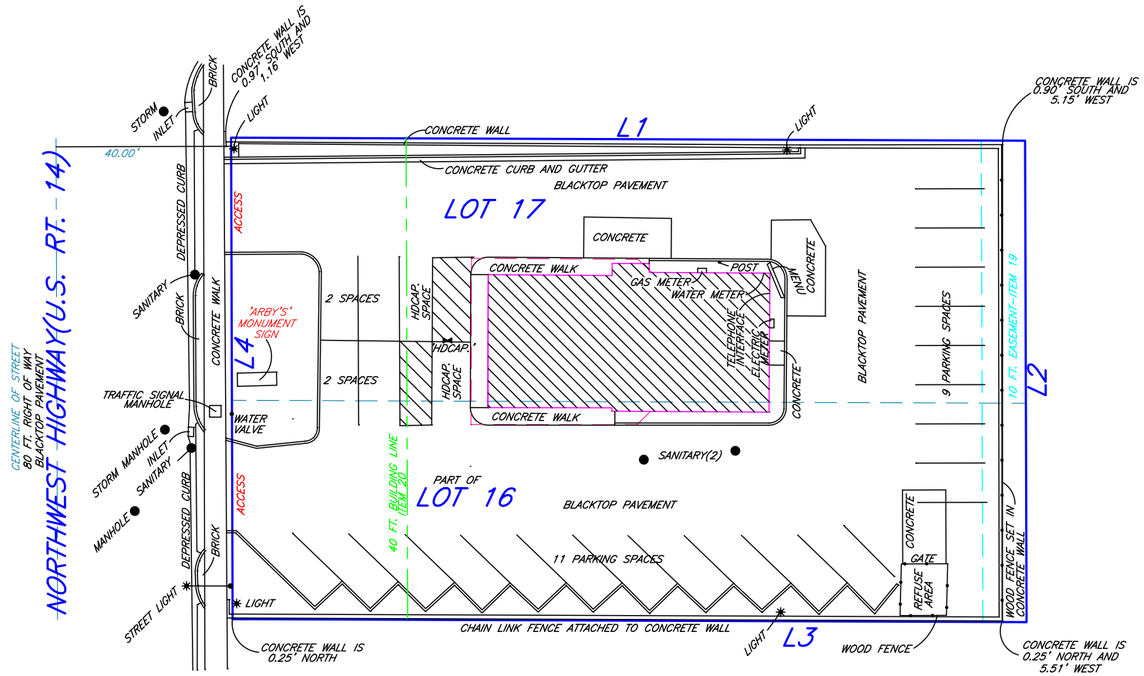
REFERENCE BEING HAD TO TITLE INSURANCE COMMITMENT NUMBER 1719741 BEARING AN EFFECTIVE DATE OF AUGUST 9, 2917 AS PREPARED BY SATURN TITLE LLC AND FIDELITY NATIONAL TITLE INSURANCE COMPANY .

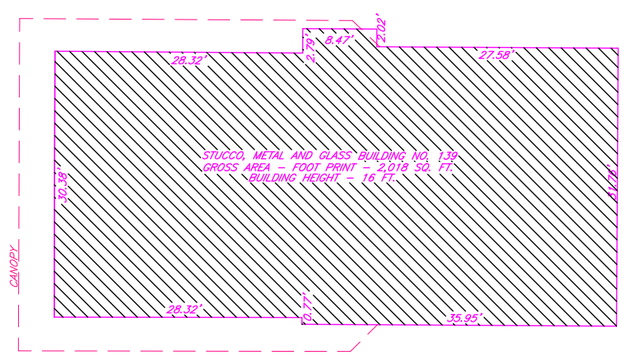
CONTAINING 19,958 SQ. FT. OR 0.4587 ACRES

THE SUBJECT PROPERTY ADJOINS NORTHWEST HIGHWAY (A PUBLIC STREET) ON THE WEST. DIRECT ACCESS IS PROVIDED VIA THE AFOREMENTIONED STREET.

SCHEDULE B SPECIAL EXCEPTIONS

1. PERMANENT INDEX NUMBER 02-14-402-004-0000
2. PERMANENT INDEX NUMBER 02-14-402-023-0000
ITEMS 3 THROUGH 18 – NOT SURVEY RELATED
19. 10 FT. EASEMENT – PLOTTED
20. 40 FT. BUILDING LINE PER SUBDIVISION – PLOTTED
ITEMS 21 THROUGH 26 – NOT SURVEY RELATED





LINE TABLE

Line	Bearing	Distance	Measure
L1	S.89°46'59"E.	181.44'	181.44'
L2	S.00°10'48"E.	110.00'	110.00'
L3	N.89°46'59"W.	181.44'	181.44'
L4	N.00°10'48"W.	110.00'	110.00'

AS PER MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS EFFECTIVE FEBRUARY 23, 2016 – ITEM 7 CERTIFICATION:
THE PLAT OR MAP OF AN ALTA/NSPS LAND TITLE SURVEY SHALL BEAR ONLY THE FOLLOWING CERTIFICATION, UNALTERED, EXCEPT AS MAY BE REQUIRED PURSUANT TO SECTION 3.B

TO: MSG GROUP II, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
BANK OF THE WEST, ITS SUCCESSORS AND/OR ASSIGNS
SATURN TITLE LLC AND
FIDELITY NATIONAL TITLE INSURANCE COMPANY
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 2, 3, 4, 7(A), 8, 9, 16 AND 17 OF TABLE A THEREOF.
THE FIELD WORK WAS COMPLETED ON SEPTEMBER 5, 2017.

DATED THIS 5TH. DAY OF SEPTEMBER, 2017

BY: MICHAEL J. EMMERT SURVEYS, INC.
MICHAEL J. EMMERT PRESIDENT
PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 2499

STATE OF ILLINOIS
MICHAEL J. EMMERT
No. 2499
PROFESSIONAL LAND SURVEYOR

original plat is in colors
Michael J. Emmert Surveys, Inc
185 East Valletta Street
Elmhurst, Illinois 60126
Office 630-516-0383
Fax 630-516-0387

NOTES

1. SURVEY SHOWN HEREON IS AN "AS-BUILT" SURVEY.
2. SURVEY SHOWN HEREON IS LIMITED TO ABOVE GROUND VISIBLE IMPROVEMENTS AND NO UNDERGROUND INFORMATION IS INTENDED TO BE PROVIDED.
3. ALL UTILITIES APPEAR TO ENTER THE PROPERTY VIA A PUBLIC RIGHT OF WAY.
4. THE SUBJECT PROPERTY APPEARS TO DRAIN INTO A PUBLIC RIGHT OF WAY.
5. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
6. THERE ARE NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED TO THE BEST OF OUR KNOWLEDGE, AND AVAILABLE FROM THE CONTROLLING JURISDICTION.
7. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
8. THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL OR CEMETERY.

SYMBOLS

- CONCRETE FILLED POST
- HYDRANT
- MANHOLE
- SIGN
- LIGHT
- UTILITY POLE
- CONCRETE CURB
- CONCRETE CURB AND GUTTER
- CONCRETE

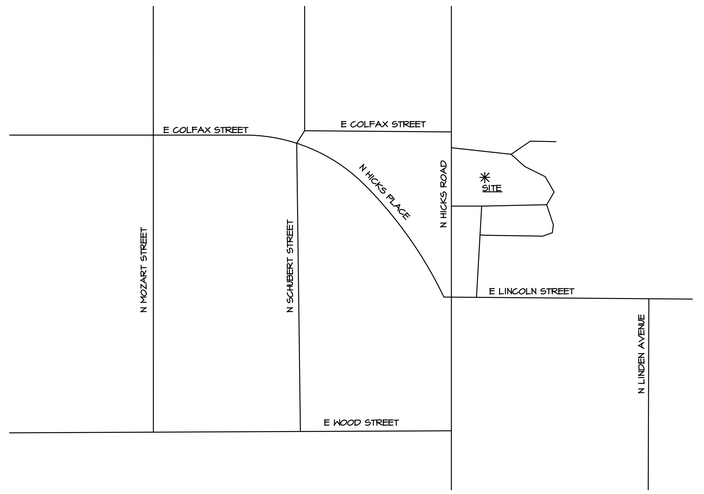
A.C. – AIR CONDITIONER
W.M.–WATER METER
G.M.–GAS METER
T.I.–TELEPHONE INTERFACE
C.S.–CABLE SERVICE
E.M.–ELECTRIC METER

139 N. NORTHWEST HIGHWAY
PALATINE, ILLINOIS

SCALE: 1" = 16'	CHKD. / AP'VD:
DATE: SEPTEMBER 5, 2017	APPROVED:
DWN. BY: MJE	
CHKD. BY: ADE	

Attachment: Plat of Survey (139 N Northwest Highway - SU Reps Place)

TENANT FINISH OUT FOR:
REP'S PLACE
139 N NW HIGHWAY
PALATINE, ILLINOIS 60067



N LOCATION MAP
N.T.S.

GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH THE RULE AND REGULATIONS OF APPLICABLE BUILDING AND ZONING CODES AND ALL OTHER AUTHORITIES HAVING JURISDICTION.

2. NOT USED.

3. THE CONTRACTOR SHALL OBTAIN FULL KNOWLEDGE BY PERSONAL, DIRECT AND CAREFUL EXAMINATION OF ALL REQUIREMENTS OF THE SPECIFICATIONS AND DRAWINGS. THE CONTRACTOR HEREBY ACCEPTS ALL SUCH CONDITIONS AND REQUIREMENTS AND HEREBY ASSUMES ALL RESPONSIBILITY AND COSTS RESULTING FROM HIS FAILURE TO OBTAIN FULL KNOWLEDGE OF ANY OF THEM.

4. THE CONTRACTOR SHALL GUARANTEE FOR A PERIOD OF ONE (1) YEAR AFTER DATE OF WORK ACCEPTANCE AND IT IS UNDERSTOOD BY HIS ACCEPTANCE OF THE CONTRACT THAT HE WILL MAKE GOOD ANY AND ALL WORK WHICH IN ANY WAY BECOMES DEFECTIVE AS TO THE QUALITY OF MATERIALS AND WORKMANSHIP FOR ANY CAUSE OTHER THAN ORDINARY WEAR AND TEAR.

5. THE CONTRACTOR SHALL VISIT THE SITE AND FULLY INFORM HIMSELF OF ALL CONDITIONS AND LIMITATIONS THAT WILL AFFECT HIS WORK AND INCLUDE IN HIS PROPOSAL A SUM TO COVER ALL WORK CALLED FOR OR REASONABLY INFERABLE FROM THE DRAWINGS AND SPECIFICATIONS INCLUDING ALL LABOR, MATERIALS AND MEANS OF CONSTRUCTION NECESSARY FOR A COMPLETE INSTALLATION.

6. THE SUBMISSION OF A PROPOSAL WILL BE CONSTRUED AS EVIDENCE THAT SUCH AN EXAMINATION HAS BEEN MADE AND LATER CLAIMS FOR ALL LABOR, EQUIPMENT AND MATERIALS REQUIRED FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN FORESEEN, WILL NOT BE RECOGNIZED.

7. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR QUESTIONS REGARDING THE DRAWINGS AND SPECIFICATIONS OR CONFLICTS AMONG THE DRAWINGS, SPECIFICATIONS AND FIELD CONDITIONS PRIOR TO THE START OF WORK.

8. ALL DRAWINGS AND CONSTRUCTION NOTES ARE COMPLEMENTARY AND WHAT IS CALLED FOR BY ONE SHALL BE BINDING AS IF CALLED FOR BY ALL.

9. N.I.C. INDICATES NOT IN CONTRACT.

10. WHERE THE TERM "APPROVED EQUAL" IS USED IN THE DRAWINGS OR SPECIFICATIONS, IT SHALL BE UNDERSTOOD THAT THE REFERENCE IS MADE TO THE RULING AND JUDGMENT OF THE ARCHITECT AND SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL. SUBMIT ACTUAL SAMPLES AND ANY NECESSARY TECHNICAL DATA OR INFORMATION OF ALL PROPOSED SUBSTITUTIONS.

11. THE CONTRACTOR SHALL SUBMIT MANUFACTURERS CATALOG CUTS AND ACTUAL SAMPLES OF ALL FIXTURES AND EQUIPMENT CALLED FOR IN THE DRAWINGS AND SPECIFICATIONS.

12. THE CONTRACTOR SHALL SUBMIT ALL FABRICATION SHOP DRAWINGS AND FIXTURE CUTS TO THE ARCHITECT FOR REVIEW AND APPROVAL. ALL SHOP DRAWINGS AND CUTS ARE SIGNED "PROVIDE AS SUBMITTED" OR "PROVIDE AS CORRECTED" FOR CONFORMATION TO DESIGN APPEARANCES ONLY. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ALL ERRORS AND/OR OMISSIONS ON HIS DRAWINGS.

13. THE CONTRACTOR SHALL FURNISH A FIELD PROGRESS SCHEDULE TO THE ARCHITECT FOR ALL PHASES OF ERECTION.

14. THE CONTRACTOR SHALL COORDINATE WITH ALL WORK OF THE VARIOUS TRADES WHETHER INCLUDED IN HIS CONTRACTOR OR NOT. HE SHALL MAKE OPENINGS AS REQUIRED BY OTHER TRADES AND CLOSE SAME. HE SHALL SCHEDULE WORK OF THE VARIOUS TRADES SO AS NOT TO IMPEDE THE PROPER SEQUENCE OF THE PROGRESS OF THE WORK.

15. REMOVAL OF DEBRIS SHALL BE MADE OFTEN AND AS NECESSARY TO MAINTAIN SAID PREMISES IN A SAFE, CLEAN AND ACCESSIBLE CONDITION.

16. NOT USED.

17. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND HIS AGENTS FOR AND AGAINST ALL SUITS, CLAIMS OR LIABILITY ON ACCOUNT OF PERSONAL INJURIES OR PROPERLY DAMAGES ARISING OUT OF NEGLIGENT ACTS OF THE CONTRACTOR IN THE PERFORMANCE OF THE WORK COVERED BY THE CONTRACT.

18. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL TEMPORARY PROTECTION OF ADJACENT WORK, EQUIPMENT AND OCCUPIED AREA AND SAME SHALL BE SUBJECT TO THE OWNER'S APPROVAL.

19. ALL NEW LUMBER SHALL BE GRADE MARKED AT THE MILL PRIOR TO DELIVERY TO THE JOB SITE AS SPECIFIED.

20. PROVIDE WOOD GROUNDS AT DRYWALL CONSTRUCTION WHERE REQUIRED FOR CABINETWORK AND TRIMWORK. ALL GROUNDS SHALL BE FURNISHED AS SET BY THE CABINETWORK CONTRACTOR AND THE DRYWALL CONTRACTOR SHALL COORDINATE THEIR WORK TO ASSURE THAT CABINET WORK GROUNDS ARE SET ACCURATELY AND TIMELY.

21. ALL DRYWALL PARTITION DIMENSIONS ARE TO FINISH FACE OF GYPSUM BOARD UNLESS SPECIFICALLY DETAILED OR NOTED OTHERWISE ON THE DRAWINGS.

22. ALL WALL MOUNTED LIGHT FIXTURE LOCATION DIMENSIONS ARE TO THE CENTERLINE OF THE OUTLET BOX UNLESS SPECIFICALLY DETAILED OR NOTED OTHERWISE ON THE DRAWINGS.

23. ALL CEILING MOUNTED LIGHT FIXTURE LOCATIONS ARE TO THE CENTERLINE OF THE OUTLET/JUNCTION BOX UNLESS SPECIFICALLY DETAILED OR NOTED OTHERWISE ON THE DRAWINGS.

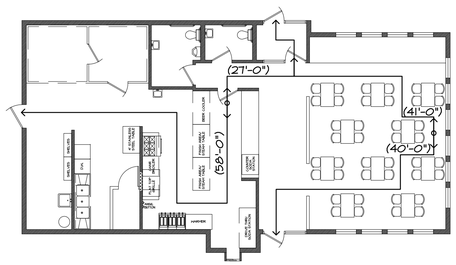
24. ALL GYPSUM WALL BOARD AT TOILETS SHALL BE WATER RESISTANT TYPE.

25. ALL SWITCHES AND CONTROLS FOR LIGHTS, HEAT, VENTILATION, WINDOW DRAPERIES AND ALL SIMILAR CONTROLS OF FREQUENT OR ESSENTIAL USE SHALL BE PLACED WITHIN REACH OF INDIVIDUALS IN WHEELCHAIRS(48" ABOVE THE FLOOR - MAX.)

ABBREVIATIONS

AB	ANCHOR BOLT	d	PENNY (NAIL)	FD	FLOOR DRAIN	LAM	LAMINATED
A/C	AIR CONDITIONING	DBL	DOUBLE	FE	FIRE EXTINGUISHER	LAV	LAVATORY
AC	ACOUSTIC	DEG	DEGREE	FEC	FIRE EXTINGUISHER CABINET	LL	LIVE LOAD
ADJ	ADJUSTABLE	DF	DRINKING FOUNTAIN	FH	FIRE HYDRANT	LLH	LONG LEG HORIZONTAL
AFF	ABOVE FINISH FLOOR	DIA	DIAMETER	FHC	FIRE HOSE CABINET	LLV	LONG LEG VERTICAL
AL	ALUMINUM	DIFF	DIFFUSER	FHMS	FLAT HEAD MACHINE SCREW		
ALT	ALTERNATE	DIM	DIMENSION	FHWS	FLAT HEAD WOOD SCREW	MAINT	MAINTENANCE
APPROX	APPROXIMATE	DL	DEAD LOAD	FIN	FINISH	MATL	MATERIAL
ARCH	ARCHITECTURAL	DN	DOWN	FL	FLOOR	MAX	MAXIMUM
ASPH	ASPHALT	DR	DOOR	FND	FOUNDATION	MECH	MECHANICAL
ASSY	ASSEMBLY	DS	DOWN SPOUT	FPHB	FROST PROOF HOSE BIBB	MEMB	MEMBRANE
AUTO	AUTOMATIC	DTL	DETAIL	FLSG	FLASHING	MEZZ	MEZZANINE
AVG	AVERAGE	DW	DISHWASHER	FT	FOOT/FEET	MFR	MANUFACTURER
				FTG	FOOTING	MIN	MINIMUM
BY	BOTTOM OF	E	EAST			MISC	MISCELLANEOUS
BAL	BALANCE	EA	EACH	GA	GAGE	MO	MASONRY OPENING
BD	BOARD	EB	EXPANSION BOLT	GALV	GALVANIZED	MSNRY	MASONRY
BIT	BITUMINOUS	EJ	EXPANSION JOINT	GL	GLASS	MTG	MOUNTING
BLDG	BUILDING	EL/ELEV	ELEVATION	GR	GRADE	MTL	METAL
BLKG	BLOCKING	ELECT	ELECTRIC	GR BM	GRADE BEAM	MUL	MULLION
BM	BEAM	ENCL	ENCLOSURE	GWB	GYPSUM WALL BOARD		
BOT	BOTTOM	ENTR	ENTRANCE	GYP	GYPSUM	(N)	NEW
BSMT	BASEMENT	EQ	EQUAL			N	NORTH
BTW	BETWEEN	EQPT	EQUIPMENT	HAT	HEAD ANCHOR STUD	NIC	NOT IN CONTRACT
		EWC	ELECTRIC WATER COOLER	HB	HOSE BIBB	No.	NUMBER
CAB	CABINET	EXP	EXPANSION	HC	HOLLOW CORE	NOM	NOMINAL
CAP	CAPACITY	(EX)	EXISTING	HDBD	HARDBOARD	NTS	NOT TO SCALE
CB	CATCH BASIN	EXT	EXTERIOR	HDR	HEADER		
CEM	CEMENT			HDWD	HARDWOOD	OBS	OBSCURE
CER	CERAMIC			HDWR	HARDWARE	OC	ON CENTER
CFM	CUBIC FEET PER MINUTE			HM	HOLLOW METAL	OD	OUTSIDE DIAMETER
CI	CAST IRON			HORIZ	HORIZONTAL	OH	OVER HEAD
CJ	CONSTRUCTION JOINT			HGT	HEIGHT	OPP	OPPOSITE
CL	CENTERLINE			HVAC	HEATING, VENTILATING & AIR CONDITIONING		
CLG	CEILING			HYD	HYDRANT	PART	PARTITION
CLO	CLOSET					PERF	PERFORATED
CLR	CLEAR			ID	INSIDE DIAMETER	P LAM	PLASTIC LAMINATE
CMU	CONCRETE MASONRY UNIT			IN	INCHES	PL GL	PLATE GLASS
COL	COLUMN			INSUL	INSULATION	PLMB	PLUMBING
CONC	CONCRETE			INT	INTERIOR	PLYWD	PLYWOOD
CONF	CONFERENCE					POL	POLISHED
CONN	CONNECTION			JT	JOINT	PR	PAIR
CONSTR	CONSTRUCTION					PREFAB	PREFABRICATED
CONT	CONTINUOUS			KIT	KITCHEN	PRV	POWER ROOF VENTILATOR
CONTR	CONTRACTOR					PSF	POUNDS PER SQUARE FOOT
CT	CERAMIC TILE					PSI	POUNDS PER SQUARE INCH
CTSK	COUNTERSINK					PART	PARTITION
						PT	PAINT
						PVMT	PAVEMENT

QT	QUARRY TILE	T/	TOP OF
		T&B	TOP AND BOTTOM
R	RISER	T&G	TONGUE AND GROVE
RAD	REINFORCING/REINFORCEMENT	TB	TACKBOARD
RD	ROOF DRAIN	TC	TOP OF CONCRETE
REF	REFERENCE	TEMP	TEMPERATURE
REFR	REFRIGERATOR	TS	TOP OF STEEL
REINF		THK	THICK/THICKNESS
REQ	REQUIRED	TYP.	TYPICAL
RM	ROOM		
RO	ROUGH OPENING	UNFIN	UNFINISHED
		UR	URINAL
S	SOUTH		
SC	SOLID CORE	V	VENT, VOLT
SCHED	SCHEDULE	VCT	VINYL COMPOSITION TILE
SECT	SECTION	VENT	VENTILATION
SHT	SHEET	VRT/VERT	VERTICAL
SH	SHOWER		
SIM	SIMILAR	W	WEST
SPEC	SPECIFICATION	W/	WITH
SQ	SQUARE	W/O	WITHOUT
S.F./SQ FT	SQUARE FOOT	WC	WATER CLOSET
SS	SERVICE SINK	WD	WOOD
S/S	STAINLESS STEEL	WGL	WIRE GLASS
ST	STREET	WM	WIRE MESH
STA	STATION	WP	WEATHERPROOF
STD	STANDARD	WWF	WELDED WIRE FABRIC
STL	STEEL		
STOR	STORAGE	YD	YARD
STR	STRUCTURAL/STRUCTURE		
SUSP	SUSPENDED		
S+V	STAIN AND VARNISH		



MAX. TRAVEL DISTANCE
A USE GROUP (NON-SPRINKLERED).
200'-0"

N EGRESS PLAN
N.T.S.

SITE & BUILDING STATISTICS

JURISDICTION:	VILLAGE OF PALATINE
ZONING CLASSIFICATION:	B-2 - GENERAL BUSINESS DISTRICT
CONSTRUCTION TYPE :	V-B - COMBUSTIBLE, UNPROTECTED.
OCCUPANCY TYPE:	A-2 ASSEMBLY
FIRE SPRINKLER:	NO
ALLOWABLE BUILDING AREA:	6,000 S.F. PER STORY
ACTUAL AREA:	2,018 S.F.
ALLOWABLE BUILDING HEIGHT:	1 STORIES
ACTUAL BUILDING HEIGHT:	1 STORIES
OCCUPANT LOAD: (BASED ON ACTUAL AREAS)	EATING AREA (UNCONCENTRATED) 704/15 S.F. = 47 KITCHEN AREA 553/200 S.F. = 3 EMPLOYEES =6 TOTAL BUILDING OCCUPANT LOAD: 56
OCCUPANT LOAD: (PER ILLINOIS PLUMBING CODE, SECTION 890.810(2))	FOOD SERVICE ESTABLISHMENT AREA - CLUBS, TAVERNS, AND OTHER EATING/DRINKING FACILITIES AREA: 1/30 S.F. GROSS = 2,018 SQ FT/30 S.F. = 67 PEOPLE USE ACTUAL OCCUPANT LOAD OF 56 WATER CLOSET REQ'D: 1 MALE, 1 FEMALE LAVATORIES REQ'D: 1 MALE, 1 FEMALE OTHER REQ'D: 1 SERVICE SINK

DESCRIPTION:
THIS FACILITY IS TO BE REMODELED AS A RESTAURANT. THE PREVIOUS USE OF THE FACILITY WAS AS A RESTAURANT. TOILET FACILITIES HAVE BEEN PROVIDED FOR PUBLIC USE.

CODES

BUILDING CODE:	2015 INTERNATIONAL BUILDING CODE W/ AMENDMENTS 2015 EXISTING BUILDING CODE W/ AMENDMENTS
MECHANICAL CODE:	2015 INTERNATIONAL MECHANICAL CODE
ELECTRICAL CODE:	2017 NATIONAL ELECTRIC CODE
PLUMBING CODE:	2014 ILLINOIS STATE PLUMBING CODE
FUEL GAS CODE:	2015 INTERNATIONAL FUEL GAS CODE
FIRE CODE:	2015 INTERNATIONAL FIRE CODE
ENERGY CONSERVATION CODE:	2018 ILLINOIS ENERGY CONSERVATION CODE W/ ILLINOIS AMENDMENTS
ACCESSIBILITY CODE:	2018 ILLINOIS ACCESSIBILITY CODE

DRAWING INDEX

T-1	TITLE SHEET, BLDG. STATS , DRAWING INDEX , GENERAL NOTES
A-1	PARTIAL FLOOR PLAN, PARTIAL DEMOLITION PLAN, WALL TYPES, EQUIPMENT SCHEDULE
A-2	REFLECTED CEILING PLAN, ENLARGED PLANS, PLUMBING SCHEDULE, PLUMBING RISER DIAGRAMS
A-3	DOOR SCHEDULE, DOOR DETAILS, ROOM FINISH SCHEDULE, PANEL SCHEDULE

COMPLIANCE STATEMENT

I HAVE PREPARED, OR CAUSED TO BE PREPARED UNDER MY DIRECT SUPERVISION, THE ATTACHED PLANS AND SPECIFICATIONS AND STATE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF AND TO THE EXTENT OF MY CONTRACTUAL OBLIGATION, THEY ARE IN COMPLIANCE WITH THE ENVIRONMENTAL BARRIERS ACT (410 ILCS 25), AND THE ILLINOIS ACCESSIBILITY CODE, 71 ILL. ADM. CODE 400.

STATE OF ILLINOIS
RICHARD J.
BIERMAN
001-016521
LICENSED ARCHITECT

ARCHITECT

DESIGN FIRM REGISTRATION NO.: 184-004981

ILLINOIS REGISTRATION NO.: 001-016521

DATE: JUNE 14, 2023

EXPIRES: NOVEMBER 30, 2024

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REVISIONS	BY

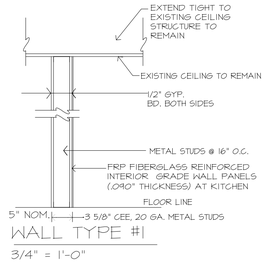
TITLE SHEET, BUILDING STATS, DRAWINGS INDEX, GENERAL NOTES

TENANT FINISH OUT FOR:
REP'S PLACE
139 N NW HIGHWAY
PALATINE, ILLINOIS 60067

R.B. CUSTOM DESIGNS INC.
2108 W. Lomberg Road
Lombard, Illinois 60050
Phone: 815-754-4454
Fax: 815-307-8200

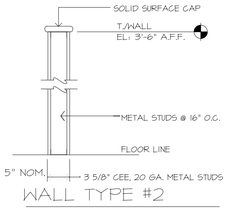
Date	6/14/23
Scale	AS NOTED
Drawn	RJB
Job	202344
Sheet	T-1
Of	Sheets

Attachment: Floor Plans (139 N Northwest Highway - SU Reps Place)



WALL TYPE #1

3/4" = 1'-0"



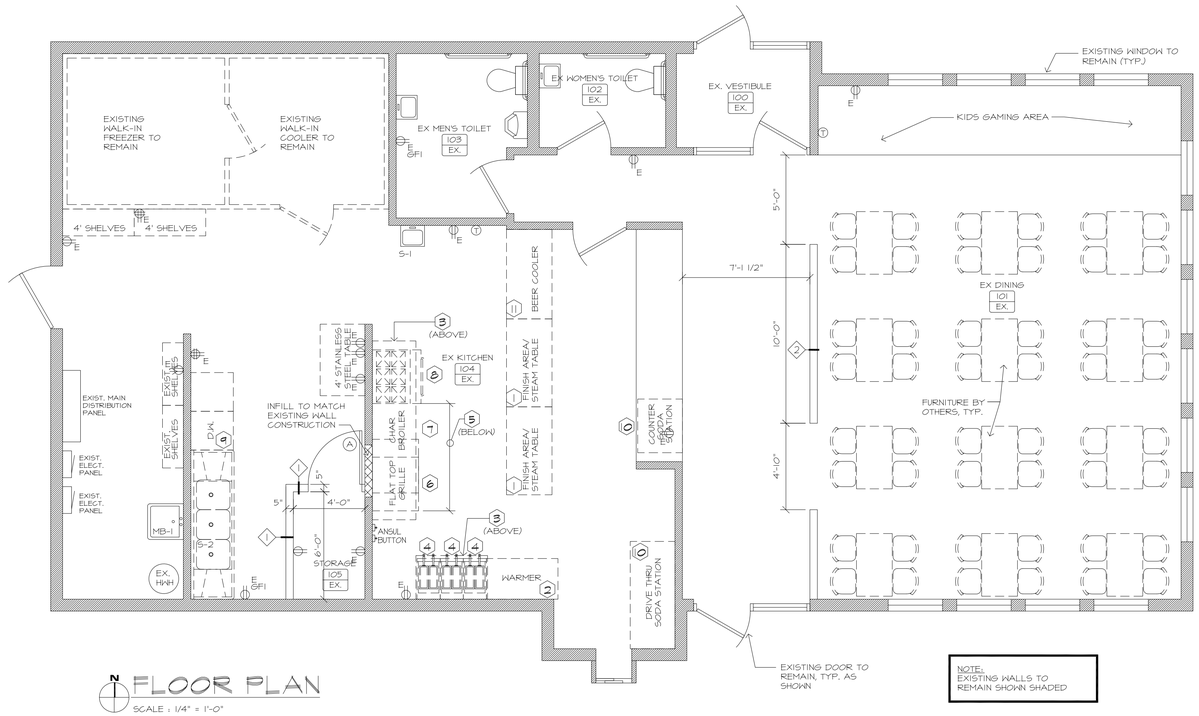
WALL TYPE #2

3/4" = 1'-0"

SYMBOLS LIST

GFI	GROUND FAULT INTERRUPT
	RECEPTACLE - DUPLEX
	RECEPTACLE - QUAD
	WALL MOUNTED TELEPHONE/DATA OUTLET
AV	AUDIO/VISUAL ALARM
M	MANUAL ALARM PULL STATION
T	THERMOSTAT
E	EXISTING TO REMAIN

NOTE:
SECURITY WIRING & LOW VOLTAGE DATA/INTERNET WIRING TO BE PROVIDED & INSTALLED BY TENANT.



NOTE:
EXISTING WALLS TO REMAIN SHOWN SHADED

N

FLOOR PLAN

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

KITCHEN EQUIPMENT SCHEDULE

ITEM NO.	QTY	EQUIPMENT CATEGORY	HOT WATER SIZE (IN.)	COLD WATER SIZE (IN)	DIRECT DRAIN SIZE (IN.)	INDIRECT DRAIN SIZE (IN)	GAS SIZE (IN)	MBTUH	HP	KW	AMPS	VOLTS	DIRECT	PLUG	PHASE	EQUIPMENT REMARKS
1	2	ADVANCE TABCO SEALED WELL ELECTRIC TABLE #SW-4E-120									21.33	120		X		WITH UNDERSHELF
2	1	CHEF FRY HARMER DUMP STATION #JL-102										220		X		
3	1	ACCUREX KITCHEN EXHAUST HOOD W/ ANSUL SYSTEM #XB-E-W														NOTE 6
4	3	VULCAN FREE STANDING GAS FRYER #LG300					1/2	90								
5	1	CONTINENTAL GRIDDLE STAND REFRIGERATOR #D10BGN							1/4		4.5	115		X		
6	1	VULCAN GAS GRIDDLE #MSA36					3/4	81								
7	1	VULCAN COUNTER CHARBROILER #VAC36					3/4	102								
8	1	VULCAN 6-BURNER GAS RANGE W/ STANDARD OVEN #36S-6BN					3/4	215								
9	1	CMA DISHWASHER #CMA-180		3/4		2			1		36	208	X			
10	1	SERVEND BEVERAGE DISPENSOR W/ ICE MAKER #SV-250		1/2		3/4					2.8	120		X		
11	1	TRUE UNDERBAR COOLER #TBB-4G-HC-LD							1/4		2.8	115		X		
S-1	1	HAND SINK - ADVANCE TABCO #T-PS-23 W/ GOOSENECK FAUCET	1/2	1/2		1 1/2										WRIST BLADE FAUCET
S-2	1	3-COMP. SINK - ADVANCE TABCO #DTC-3-2020-12OR W/ DTA-100	1/2	1/2		1 1/2										NOTE 7
MB-1	1	ADVANCE TABCO FLOOR MOP SINK #4-OP-20-EC-X W/ K-240 FAUCET	1/2	1/2		2										

KITCHEN EQUIPMENT NOTES:

1. REFERENCE EQUIPMENT MANUFACTURER RECOMMENDATIONS PRIOR TO INSTALLATION.
2. SIZES SHOWN ABOVE FOR FIXTURE ONLY, UNLESS NOTED OTHERWISE ON PLAN.
3. FIXTURE STOPS SHALL BE 12" MINIMUM ABOVE FINISHED FLOOR.
4. PROVIDE OTHER EQUIPMENT (TRIM, STRAINER, ACCESSORIES, VALVES, WATER HAMMER ARRESTORS).
5. IF NOT COVERED ABOVE, PROVIDE REQUIRED ITEMS BY MANUFACTURER TO MAKE PLUMBING SYSTEMS COMPLETE.
6. NEW 3'-0" x 21'-0" EXHAUST HOOD CONNECTED TO EXHAUST AND FRESH AIR INTAKE DUCTWORK.
7. PROVIDE K-116 SPLASH MOUNT PRERINSE FAUCET W/ WRIST BLADES.

DOOR SCHEDULE

MK.	DOOR TYPE	DOOR SIZE	DOOR THK.	DOOR MAT'L.	FRAME JAMB	FRAME HEAD	FRAME SILL	FRAME MAT'L.	HDWR.	FIRE	REMARKS
A	A	3'-0" x 7'-0"	1 3/4"	H.M.	A	B	C	WD	2		

HARDWARE SCHEDULE

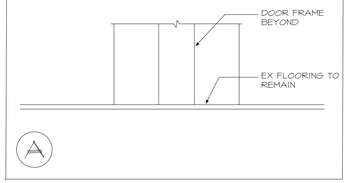
HDW SET 2
- 1 1/2 PAIR BUTTS
- 1 LEVER LOCKSET - STORAGE FUNCTION
- 3 SILENCERS
- 1 WALL BUMPER

MANUFACTURER & FINISHES

ITEM	MFR.	MODEL	FINISH
BUTTS	STANLEY	BALL BEARING 5 KNUCKLE	626 or 605 VERIFY W/ OWNER
LOCKSET	SCHLAGE	LATITUDE LEVER W/ COLLINS TRIM	F40-LAT-619-COL VERIFY W/ OWNER
CLOSER	LCN	SURFACE MOUNTED	626 or 605 VERIFY W/ OWNER
THRESHOLD	REESE	VARIES (MAX 1/2" H.)	ALUMINUM
H.M. FRAME	---	16ga. WELDED	PAINTED
H.M. DOOR	---	18ga. FACES	PAINTED

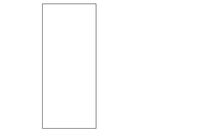
NOTE:
1. DOOR HARDWARE SHALL BE CAPABLE OF OPERATION WITH THE USE OF ONE (1) HAND AND SHALL NOT REQUIRE TIGHT PINCHING, TIGHT GRASPING OR TWISTING OF THE WRIST TO OPERATE. THUMBTURN DEADBOLTS ARE PROHIBITED; LEVER, U-SHAPED HANDLES OR PADDLE DEADBOLT RELEASES ARE ACCEPTABLE. ALL EGRESS DOORS SHALL BE READILY OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. DOOR THRESHOLD SHALL NOT EXCEED ONE-HALF INCH (½") IN HEIGHT, THRESHOLDS EXCEEDING ONE-QUARTER INCH (¼") IN HEIGHT SHALL HAVE A 1:2 BEVEL. DOOR CLOSERS SHALL MEET OPENING FORCE AND SWEEP PERIOD REQUIREMENTS.
2. OPENING FORCE FOR PUSHING/PULLING EXTERIOR SWING DOORS SHALL NOT EXCEED 8.5 LBF. OPENING FORCE FOR PUSHING/PULLING INTERIOR SWINGING DOORS SHALL NOT EXCEED 5 LBF WHEN APPLIED TO THE LATCH SIDE OF THE DOOR. THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT HOLD THE DOOR IN A CLOSED POSITION
3. ALL DOORS OF SPECIAL HAZARD ROOMS SHALL HAVE SIGNS POSTED TO IDENTIFY THE ROOMS SUCH AS FIRE EQUIPMENT, MECHANICAL, ELECTRICAL, UTILITY, ETC.
4. DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL BE INSTALLED 34" MINIMUM AND 48" MAXIMUM ABOVE THE FINISHED FLOOR. LOCKS USED ONLY FOR SECURITY PURPOSES AND NOT USED FOR NORMAL OPERATION ARE PERMITTED AT ANY HEIGHT.
5. DOOR CLOSERS AND GATE CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS MINIMUM. DOOR AND GATE SPRING HINGES SHALL BE ADJUSTED SO THAT FROM THE OPEN POSITION OF 70 DEGREES, THE DOOR OR GATE SHALL MOVE TO THE CLOSED POSITION IN 1.5 SECONDS MINIMUM.

SILL TYPES



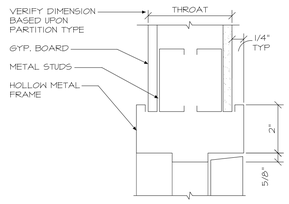
A

DOOR TYPES



A SINGLE FLUSH DOOR

DOOR DETAILS



A HEAD/JAMB

SCALE: 3"=1'-0"

LIGHT FIXTURE SCHEDULE

TYPE	MRFG.	MODEL NUMBER	LAMPS	DESCRIPTION
F-1	LSI	GA22 LED SS NA UE P12 FGI	28W LED	2x4 RECESSED PRISMATIC FIXTURE LISTED FOR KITCHEN

NOTES:
- FLUORESCENT FIXTURES SHALL BE 120V UNLESS NOTED, <10% THD ELECTRONIC BALLASTS IN ALL FIXTURES.
- MASTER/SLAVE UNITS WHERE EVER POSSIBLE TO MINIMIZE BALLAST QUANTITIES.
- FIXTURES SHALL UTILIZE DUAL LEVEL SWITCHING (TANDEM WIRING PER COMM. 63.53) AS SHOWN ON PLANS
- PROVIDE SPECIFIED FIXTURES ONLY.
- CONNECT ALL FIXTURES TO EXISTING LIGHTING CIRCUITS & SWITCHING AT AREA OF REPLACEMENT.

NOTE:
EXISTING WALLS TO REMAIN SHOWN SHADED

N

REFLECTED CEILING PLAN

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

REVISIONS	BY

PARTIAL DEMOLITION PLAN
PARTIAL FLOOR PLAN
WALL TYPES
EQUIPMENT SCHEDULE

TENANT FINISH OUT FOR:
REP'S PLACE
139 N. NORTHWEST HIGHWAY
PALATINE, ILLINOIS 60067

R.B. CUSTOM DESIGNS INC.
2108 N. Jonsburg Road
Jonsburg, Illinois 6005
Phone: 815-154-9454
Fax: 815-307-3200

Date	6/14/23
Scale	AS NOTED
Drawn	RJB
Job	202344
Sheet	A-1
Of	Sheets

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Attachment: Floor Plans (139 N Northwest Highway - SU Reps Place)

DRIVE THRU EST. 2020 REP'S BURGERS • CHICKEN • FRIES • SHAKES

Business Plan

HOURS OF OPERATION

Sunday - Thursday : 11am to 10pm
Friday & Saturday : 11am to Midnight

NUMBER OF EMPLOYEES

10 Full Time
15 Part - Time

DAILY ANTICIPATED TRAFFIC

We anticipate we will serve between 250 to 300 customers per day. This number is based on location alone. We expect patrons from from the aquatic center , the park, commuter traffic, & community members

OBJECTIVE

To offer Palatine & surrounding communities a unique & delicious dining option. Our menu is simple so we can serve you fast and keep our product consistent. We're serving up Smashed Burgers, Smashed Chicken Sandwiches, Fries, & Milkshakes. That's it! Unless you count the good vibes and fast service that come complimentary with every meal :)

Attachment: Rep's Burgers Business Plan (139 N Northwest Highway - SU Reps Place)

mike@repsplace.com

DRIVE THRU
EST. 2020
REP'S
BURGERS • CHICKEN • FRIES • SHAKES

SMASHERS

THE ORIGINAL SMASHER
TWO FRESH GROUND BEEF MEAT BALLS SMASHED TO PERFECTION AND LAYERED WITH TWO SLICES OF CHEESE ON A TOASTED BRIOCHE BUN & PICKLES ON THE SIDE

DOUBLE SMASHER
THREE FRESH GROUND BEEF MEAT BALLS SMASHED TO PERFECTION AND LAYERED WITH THREE SLICES OF CHEESE ON A TOASTED BRIOCHE BUN & PICKLES ON THE SIDE

COMING SOON

CHICKEN SMASHER
coming soon

LEVEL-UP TOPPINGS

LETTUCE • TOMATO • RED ONION
(NOT RECOMMENDED, TRUST US!)

BACON • GRILLED ONION

BEER CHEESE FOR SMASHER DIPPIN'

EXTRAS

SEASONED WAFFLE FRIES | $3.49
GET CHEESY WITH IT | +$2.25
24 OZ SODA | $2.75

MILKSHAKES $8.49
chocolate, strawberry, vanilla

MAKE IT A MEAL
ADD FRIES + DRINK TO ANY SMASHER

Attachment: Rep's Burgers Business Plan (139 N Northwest Highway - SU Reps Place)

PLEASE NOTE THIS IS NOT A FINAL MENU.
BUT ALL OF THESE ITEMS WILL BE INCLUDED.
PORTION, PRICE, AND DESCRIPTION ARE SUBJECT TO CHANGE

Lyn Bremanis

From: Lindemann, Lisa
Sent: Wednesday, August 9, 2023 10:28 AM
To: Lyn Bremanis
Subject: Reps Place

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

Hello Lyn,
Thank you for speaking with me today.

We live in the house that is directly behind the old Arby's establishment. After 32 years of living in this house we have experienced the following issues and would like to share with the Village. We have experienced headlights from cars into our bedroom windows late at night because of low fence along with gap in fence. Speaker volume so loud talking to customers in drive thru late at night that we can hear in our house with windows closed. Garbage and food thrown over the fence into our back yard. Workers and customers standing on concrete slab at fence smoking and hanging over fence looking into our back yard.

The old Arby's establishment is raised with concrete by about a foot above other establishments on northwest highway. The fence behind the establishment is built upon a concrete ledge that is approximately a foot higher above that raised concrete. Please note the fence is not very tall and the village allows up to an 8-foot-high fence. The fence is placed at the back of this concrete ledge and the small fence placed on top of concrete ledge.. Please note the following issues:

- The concrete Ledge allows for people to stand on ledge and see directly in our back yard.
- Small fence allows for people to throw garbage and leftover food into our back yard which happened daily.
    - Our dogs have eaten this food tossed over fence and have gotten sick.
- Fences generally have the pretty side of fence facing outward. This fence is the opposite and good side faces the establishment.
- The drop from the top of fence to our backyard is approximately 10 feet and if anyone jumps over fence it would injure them severely.

We ask that the fence be replaced with a taller fence that would be a better blocker of noise volume from speaker, car lights and garbage being thrown in our yard.

Lisa and Bob Lindemann
132 North Linden Avenue
Palatine, IL 60074

Please be advised that this email may contain confidential information. If you are not the intended recipient, please notify us by email by replying to the sender and delete this message.

Attachment: Letter of Objection (139 N Northwest Highway - SU Reps Place)

Lyn Bremanis

From: Lars Andersen
Sent: Wednesday, August 16, 2023 7:42 AM
To: Lyn Bremanis
Subject: Reps Resturant

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

Good morning Lyn

We will be attending the hearing on the 22nd but wanted to voice our concerns
The light spillage from the parking lot and the headlights
The volume of the drive-thru speaker
There are many mature trees that block light and noise already, please dont cut them down.
If a new fence is installed please build around the tree.

Thank you
Lars Andersen
128 N Linden Ave
Palatine

Lars Andersen
Kaplan Pavement Services

Attachment: Letter of Objection 2 (139 N Northwest Highway - SU Reps Place)

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 139 N. NORTHWEST HIGHWAY

(●) ( ) ( ) ( )

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 3RD day of AUGUST, A.D. 20 23., and the last publication thereof was made on the 3RD day of AUGUST, A.D. 20 23.

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 3RD day of AUGUST A.D., 20 23.

By Todd Wessell

President
Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 3RD day of AUGUST A.D., 20 23.

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

Attachment: Public Notice (139 N Northwest Highway - SU Reps Place)