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 13, 2024

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

I. CALL TO ORDER

II. MEETING MINUTES

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

III. PUBLIC HEARING

1. 201-213 W. Dundee Road

(a) Special Use Amendment to permit an expanded floor plan for an existing day care facility at the subject property.

2. 21 N. Brockway Street Unit 203

(a) Special Use to permit a massage therapy business at the subject property.

3. 1711 N. Rand Rd Unit 100

(a) Special Use to permit a frozen food store at the subject property.

IV. COMMUNICATIONS

V. ADJOURNMENT

VILLAGE OF PALATINE

VILLAGE HALL - COUNCIL CHAMBERS 200 E. WOOD STREET
PALATINE, IL 60067-5339 – (847) 359-9050
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PLANNING AND ZONING COMMISSION

MINUTES ● JUNE 25, 2024

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

I. CALL TO ORDER

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

II. MEETING MINUTES OF JUNE 11, 2024

1. Planning and Zoning Commission - Regular Meeting - Jun 11, 2024 7:00 PM - **Accepted**

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

Minutes Acceptance: Minutes of Jun 25, 2024 7:00 PM (Meeting Minutes)

III. PUBLIC HEARING

1. 1855 N. Hicks Road - a. Final Planned Development, b. Special Use for Fill in a Floodplain c. Preliminary and Final Plat of Subdivision (Plat Consolidation); and d. Rezoning to Planned Development. **- Recommend To Approve**

   FPD-000107-2024 - 1855 N HICKS RD

   Notice was published in the Journal & Topics on June 6TH, 2024 and mailed to the owners of the surrounding properties.

   Petitioner's Exhibits:

1. CSEC NARRATIVE FOR PUD APPLICATION FINAL V1
2. FINAL ENGINEERING PLANS V1
3. FINAL ARCHITECTURAL 1855 HICKS RD PUD 5/2/24
4. 1855 HICKS ROAD RENDERING 4.3_V1 ORIGIN
5. PLAT OF SUBDIVISION - CONSOLIDATION - 1855 N HICKS
6. PALATINE GRHM LANDSCPLAN SUBMISSION SET
7. PHOTOMETRIC PLAN
8. 1855 N HICKS STORMWATER MGMNT REPORT
9. ZONING APPLICATION - SIGNED V1
10. PUBLIC NOTICE

   Background:

   Mr. Vyverberg explains that the petitioners, Housing Opportunity Development Corporation (HODC) and Shelter, Inc., initially received Preliminary Planned Development approval in August 2023 for a 12-bedroom residential facility. The property now consists of three vacant lots and the petitioners proposes to redevelop the property with a new approximately 6,000 square foot residential building, with 12 bedrooms for 12 residents. The building also includes office space for support staff and counseling administration, to be staffed by Shelter, Inc.

   Sworn in petitioner: Richard Koenig, Executive Director, Housing Opportunity Development Corporation - 5340 Lincoln Ave., Skokie, IL - he states the development team is also present for questions or clarifications, if needed.

   Mr. Koenig explains that HODC has been a non-profit organization for 50 years, dedicated to ending the cycle of child abuse and operating safe homes and shelters. They have worked within the Palatine community for the past 30 years, focusing on helping families, seniors, and people with disabilities who need shelter or housing. The proposed new site aims to address a critical need in Illinois by creating a 12-bedroom house that provides a stable environment for victims of sexual abuse or human trafficking. The facility will include case

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workers and 24/7 staffing on-site, employed by Shelter, Inc. The average stay for residents will be 6 months to 2 years, offering long-term support and services to help individuals achieve stability in their lives.

Mr. Koenig emphasizes that safety is their top priority. All residents will be thoroughly screened before being accepted into the program. The property will be fenced on three sides, equipped with cameras outside and in common areas inside the residence. No signage will be displayed, and the proximity to the police station, which is just two minutes away, enhances safety. He also mentions that the proposed development will add value to the surrounding properties. The existing dilapidated home has been demolished, and the new home will feature modern, energy-efficient, and code-compliant systems, including sprinklers.
Stormwater mitigation will be implemented on-site, reducing runoff and positively impacting stormwater management. The development is not expected to affect current traffic conditions significantly, as residents will not have cars, and staff will have no more than four vehicles. Construction is also expected to have minimal impact, as the building's exterior will be pre-manufactured, and shipping containers will be used for the interior construction foundations. This approach will ensure quick construction with minimal disruption to neighbors.
The new home will be situated on a three-acre wooded site, with efforts to preserve most trees and wetlands. The landscaping plan includes additional trees, shrubs, perennials, and groundcover around the building. There will be a courtyard on the west side of the building with further landscaping, and the building will be set back to minimize visibility from the road.
Since the original Planned Development meeting 11 months ago, the project has secured funding from DCFS, the existing dilapidated home has been demolished, and architectural and engineering plans have been completed. Mr. Koenig notes that site issues were identified during the engineering plans, leading to a change in the building's orientation from west-facing to north-facing. The revised plan includes 19 parking spaces.
Sworn In: Stan Kranenburg, V3 Companies - 7325 Janes Ave., Woodridge, IL
Mr. Kranenburg explains that after receiving preliminary approval, it was discovered that the original building site was on a floodplain. Instead of filling in the area and requesting FEMA to remap the floodplain, the decision was made to relocate the building to the high point of the site. This new location not only expedites the project timeline but also helps to preserve the site's natural characteristics and existing wetlands. This strategic move ensures that the development aligns better with environmental considerations and regulatory requirements.

Commissioner Friedman asks about any leveling or filling in the floodplain.
Mr. Kranenburg points out the floodplain location on the engineering plan, explaining that only a minimal amount of fill will be required for the driveway. He confirms that the access road has been relocated, ensuring easy access in and out during a flood event. The proposed fill is limited to what is necessary for the driveway installation, meets MWRD requirements, and has been approved by the

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Village Engineer.

Commissioner Friedman observes that the updated site plan includes an outdoor recreation area, noting that this is a new addition.
Mr. Koenig explains that the outdoor space is intended for informal use by the residents and is part of the landscape plan.
Commissioner Friedman asks if there is any hardscape in the outdoor area.
Mr. Koenig clarifies that it will be a mulched area, not landscaped.

Commissioner Bettenhausen notes that the fencing only secures three sides of the property.
Mr. Koenig responds by explaining that the access road is visually monitored, and he believes it does not require a fence. He also states that security cameras will be in place 24/7, and this area will be part of the continuous monitoring system.
Chairman Wood inquires if family visits would be allowed.
Mr. Koenig states that family visits would be prearranged and monitored by staff, with no walk-in visits, and most likely conducted off-site.
Chairman Wood asks if there is any background information on other locations, and since there is no facility like this in Illinois, whether there is information from other states.
Mr. Koenig responds that Carina Homann Santa Maria from Shelter, Inc. is better qualified to answer that question. Although she is not currently at the meeting, she is expected to arrive before final deliberations.
Chairman Wood then asks for information regarding the residents attending school.
Mr. Koenig explains that Carina is also better suited to answer this question but adds that residents will have study areas within the facility. The intent is to gradually reintegrate them into a normal life, including attending local schools, through a gradual process.
Commissioner Kolososki asks for clarification on the ADA entrance, noting that it appears to be the furthest from the parking lot.

Sworn In: Clifford Town - Town Studio Architects -1297 Shermer Rd., Northbrook, IL

Mr. Town addresses the question, stating that the main entrance is built to code and is ADA compliant. He further states that the rear entrance is to code for a secondary exit and there is a ramp at both exits and the rear is a secondary.
Commissioner Kolososki inquires if there will be lighting at this entrance.
Mr. Town confirms that security lights will be installed along the full perimeter of the building, ensuring adequate lighting at the ADA entrance.
Commissioner Bettenhausen notes the outdoor patio and expresses concern about safety or wheelchair accidents should there be any handicapped residents, mentioning the risk of rolling into the pond.
Mr. Town states that the ramp can be redirected and railing installed to avoid potential accidents, and this will be noted in the final drawings.
Commissioner Bettenhausen notes that on the civil drawings show the

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crawlspace and the landscape plans do not.
Mr. Town states it will by synced - it was a recent add and added a secondary means out of the crawl as a security.
Commissioner Bettenhausen asks if it will be locked.
Mr. Town states it is locked at the inside for safety reasons.

Commissioner Friedman asks if the residents will be able to go anywhere on foot.
Mr. Koenig states that the shelter would provide any needed transportation.

Further discussion regarding residents and how their time would be spent.
Mr. Koenig states that there is no fixed schedule for the residents. The goal is to work with them individually to help them get back to a normal lifestyle while looking for a permanent solution. He explains that the residents will have structured support, including counseling and case management, to assist them in this transition period. Activities and programs will be tailored to meet the needs of each resident, ensuring they have the necessary resources and guidance to achieve stability and independence.
Commissioner Roth-Wurster asks about the filling in of the flood plain and notes that the creek running through the property at the back may have a tendency to fill and wonders how it will impact the tributary work and if the added storm water will impact the natural flow.

Mr. Kranenburg, notes that there is both a Flood Plain and a Flood Way associated with the creek. He clarifies that they are not doing any filling or modifications to the flood way, as this would require special permitting. He explains that the flood plain is used for flood storage, and the fill being added is only to accommodate the access drive. He further states that the compensatory storage being provided exceeds the minimum requirements, ensuring that the added storm water will not negatively impact the natural flow of the creek or the surrounding area.
Commissioner Cavanaugh asks what type of fencing will be installed.
Mr. Koenig states that is will be 6’ wood privacy fence - Board on Board

Mr. Vyverberg provides an overview of the discussion and states that the Final Planned Development has slight modifications to the building location and will be constructed mainly of pre constructed materials. Petitioner and contractor have met with building staff and code reviewers and both have expressed their approval of the final plans.

Resident: Dennis Dwyer - 1032 W Raven Ln.
Mr. Dwyer asks how project is being funded.
Mr. Koenig states it is funded by DCFS
Mr. Dwyer asks if he can provide per person cost to that of an out of state facility
Mr. Koenig does not have that information and states the goal is to keep families in state.
Mr. Dwyer is disappointed that this information is not available and further inquired about the background of the residents.

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Mr. Vyverberg states that from a Staff perspective, the question is not relevant to the requested Final Planned Development, Preliminary and Final Plat of Subdivision/Consolidation, Special Use and Rezoning to Planned Development.

Resident: John Schuh - 405 E Diane Dr
Mr. Schuh states his property is on the other site of the creek and asks how close the resident will be to the creek.
The plans are referred to and he is satisfied with the distance to his house.

Sworn In: Carina H. Santa Maria - Executive Director of Shelter,Inc. - Owner and Operator of the proposed property.

Chairman Wood asks Ms. Santa Maria if, in her experience, security could be an issue with traffickers trying to locate or access the site.
Ms. Santa Maria states that other areas servicing similar residents have not encountered issues with individuals trying to approach the residents.
Chairman Wood asks if visitors would be allowed.
Ms. Santa Maria explains that all visits would be monitored, and case workers would decide if a visit is permitted. She adds that DCFS oversees the policies, and supervised visits may be allowed based on their guidelines.
Commissioner Friedman notes that the proximity is a good use with minimal risks to surrounding residents. He mentions that the original plan had security gates, but the new plan has eliminated them and wonders why.
Ms. Santa Maria states that due to donations, the high-level security monitoring systems will compensate for the removal of the security gates.

Commissioner Noonan asks if the residents will have the freedom to enjoy the space and roam the premises unsupervised and how they would get to jobs or school.
Ms. Santa Maria explains that transportation to schools would be provided by the district. She adds that there would be two vehicles for the residence, which would be used to transport residents to doctors' appointments or other necessary appointments.
Commissioner Bettenhausen inquires about the security monitoring and asks if it would be monitored 24/7.
Ms. Santa Maria confirms that it would be monitored 24/7.

STAFF RECOMMENDATION:
The Final Planned Development conforms to the Preliminary Planned Development requirements. Shelter Inc. and HODC have established operational histories for existing projects in the Village. Additionally, Shelter Inc. has identified an unmet need in the State to serve a supportive housing need. With the existing encumbrances on the property, Staff agrees that the proposed is an appropriate use and it conforms with the 2011 Comprehensive Plan

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recommendations for a multi-family use of this section of Hicks Road. Therefore, Staff recommends approval of the Final Planned Development, Preliminary and Final Plat of Subdivision (Plat of Consolidation), Special Use for Fill in a Floodplain, and Rezoning to Planned Development, subject to the following conditions:

1. **The development shall substantially conform to the required Preliminary Planned Development conditions, and the engineering plans by V3, last revised as part of the Final Planned Development submission, the architectural plans by Town Studios, last revised on 5/2/24, and submitted elevations, and the landscaping plans by IRG, Inc., except as such plans may be changed to conform to Village Codes and Ordinances.**

2. **The Final Engineering Plans and EEOPC shall be submitted in a manner acceptable to the Village Engineer and shall include cash in lieu of sidewalks along the Hicks Road frontage.**

3. **The final landscaping and plan shall be revised in a manner acceptable to the Director of Planning and Zoning.**
4. **All required extra agency permits shall be submitted in a manner acceptable to the Village Engineer.**
5. **In conjunction with the building permit application, a construction management plan shall be submitted in a manner acceptable to Village and shall outline the proposed development schedule, identify the material delivery routes, and proposed parking areas for the contractors.**
6. **A $50,000 Planned Development letter of credit shall be submitted in a manner acceptable to the Director of Planning and Zoning and Village Engineer.**
7. **The Public Improvement Letter of Credit in an amount of 115% of the require public improvements shall be submitted in a manner acceptable to the Village Engineer and Director of Planning and Zoning and pursuant to the Code requirements. Review fees, based upon the finally accepted EEOPC, shall be submitted in a manner acceptable to the Village Engineer.**
8. **Any proposed changes to the designated operator (Shelter, INC.) or the developer (Shelter, Inc., HODC, or some partnership between Shelter, Inc. and HODC) shall require Village review and approval, including a Public Hearing before the Planning and Zoning Commission and/or Village Council review, as determined by the Village Manager.**
9. **The final Shelter Inc. business and operations' plan shall be revised in a manner acceptable to the Police Chief and Village Attorney.**
10. **Any proposed changes to the final Shelter Inc. business and operation plan shall require additional Village review and approval. This may include another Public Hearing before the Planning and Zoning Commission and/or Village Council review, as determined by the Village Manager.**

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11. **In addition to ongoing meeting and discussion with Shelter Inc. and the Police Department, the Village and Police Department shall conduct a 6-month and 9-month operational review of the residential use and, if determined necessary by the Staff review, an additional Village Council review may be required. If additional Village Council review is required, the Village Council reserves the right to impose any additional conditions on the Planned Development, at such time of the review. Nothing shall preclude the Village from any other enforcement and/or compliance actions afforded under the Code of Ordinances and Planned Development Ordinance.**

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

Commissioner Cavanaugh Made a motion to approve subject staff's conditions; seconded by Commissioner Bettenhausen.

DELIBERATIONS:

Commissioner Friedman states that the site plan changes made due to the flood plain result in a better layout for the residents functionally, as well as for security and safety. He expresses satisfaction with the updates.
Chairman Wood agrees that the design changes are improvements. She emphasizes that the health, safety, and welfare of the surrounding properties will not be negatively impacted and that the request will serve a greater purpose and cause. She highlights that there are no negative effects on the surrounding properties and praises the proven reputation of the organization. She notes that village staff and the police department have been actively involved and that this is a well-thought-out plan developed with expertise. She expresses confidence in the proposal, stating that it has met the standards and she is happy to have it in their town.
Commissioner Roth-Wurster acknowledges that many issues have been addressed and that due diligence has been done. She highlights Shelter, Inc.'s positive track record and states that this is a good use of the land.

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 July 15th, 2024.

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

Minutes Acceptance: Minutes of Jun 25, 2024 7:00 PM (Meeting Minutes)

IV. COMMUNICATIONS

V. ADJOURNMENT

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VILLAGE OF PALATINE

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 08/13/24 07:00 PM

STAFF REPORT (ID # 9232)

201-213 W. Dundee Road

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Alex Bradshaw

PETITIONER: Anna Zielinska, Kiddie City Learning Center

PLAN NUMBER: SU-000115-2024

BACKGROUND:

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

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

The Petitioner is proposing to expand the existing day care facility, Kiddie City Learning Center, into the adjoining tenant space. Per the submitted application, the 1,000 square foot expansion would help to accommodate an additional 20 children at the facility. Therefore, the Petitioner is requesting:

1. **Special Use Amendment to permit an expanded floor plan for an existing day care facility at the subject property.**

Surrounding Zoning/Uses:

North:	Cook County Forest Preserve
South:	Planned Development (Rosati's Pizza)
East:	Planned Development (Gate of Deer Grove - Multi-Family Residential)
West:	Planned Development (Residential)

KEY ISSUES:

- A Special Use Amendment has been applied for following the submission and review of a building permit (BLDC-017413-2024) to expand the existing facility into the adjoining tenant space, 213 W. Dundee Rd.
- Per the submitted business plan, the expansion of the daycare facility would provide an additional 1000 square feet to accommodate an additional 20 children. The expansion area was previously occupied by B&B World of Drapes.
- The business plan also indicates that the current hours of operation would remain

the same, Monday through Friday 7:00 AM to 6:00 PM.

- No additional signage has been proposed.
- The proposed expansion of the daycare facility would not increase the required parking for the shopping center.

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

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

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

ATTACHMENTS:

- Aerial Map
- Special Use Amendment Application
- Plat of Survey
- Floor Plan
- Business Plan
- 0-058-16 - 201 W. Dundee Rd. SU
- Public Notice

GISConsortium | 201-213 W. Dundee Road

0 150 300 ft

Print Date: 7/9/2024

Notes

Cook County Aerial 2023

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

Attachment: Aerial Map (201-213 W. Dundee Rd - SUA Daycare)

VILLAGE OF PALATINE

SPECIAL USE & VARIATION APPLICATION

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

CONTACT INFORMATION WORKSHEET

PETITIONER(S) ANNA ZIELINSKA	**Business Name (If applicable)** KIDDIE CITY LEARNING CENTER
Address 201 W. DUNDEE RD	City/State/Zip Code PALATINE
Telephone 847 485 7496	Fax
Email office@kiddiecitylearning.net	
Subject Property Address	
AUTHORIZED AGENT (if applicable)	**Business Name (if applicable)**
Address	City/State/Zip Code
Telephone	Fax
Email	

Attachment: Special Use Amendment Application (201-213 W. Dundee Rd - SUA Daycare)

VILLAGE OF PALATINE

SPECIAL USE & VARIATION APPLICATION

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

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

date received

Background Information

PETITIONER(S) ANNA ZIELINSKA **Business Name (if applicable)** KIDDIE CITY LEARNING CENTER

Subject Property Address: 201 W. DUNDEE RD PALATINE IL 60074

AUTHORIZED AGENT (if applicable) **Business Name (if applicable)**

Address | City/State/Zip Code

Telephone | Fax | Email

Relationship to Petitioner (contractor, architect, etc.)

TYPE OF APPLICATION (check one)

☐ Special Use ☒ Special Use Amendment ☐ Variation

Existing Zoning District	Existing Land Use	Proposed Land Use

Generally describe your request:
I want to extend the daycare with the Unit next door. The address we want to expand with is 213 W Dundee Rd. Palatine IL. 60074

Attachment: Special Use Amendment Application (201-213 W. Dundee Rd - SUA Daycare)

VILLAGE OF PALATINE

SPECIAL USE

Required Materials

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

Additional Materials (as required by the Village)

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

Petitioner Justification

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

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

   The daycare is deemed necessary for the public convenience.

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

   The public health and safety will be protected if the daycare expands

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

   No, it will not cause substantial injury to nearby property values

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

Attachment: Special Use Amendment Application (201-213 W. Dundee Rd - SUA Daycare)

UNITED SURVEY SERVICE CO.
CONSTRUCTION AND LAND SURVEYORS
8033 CHURCHILL, NILES, IL 60714
TEL.: (847) 581 - 0040
FAX : (847) 581 - 0041

PLAT OF SURVEY

OF

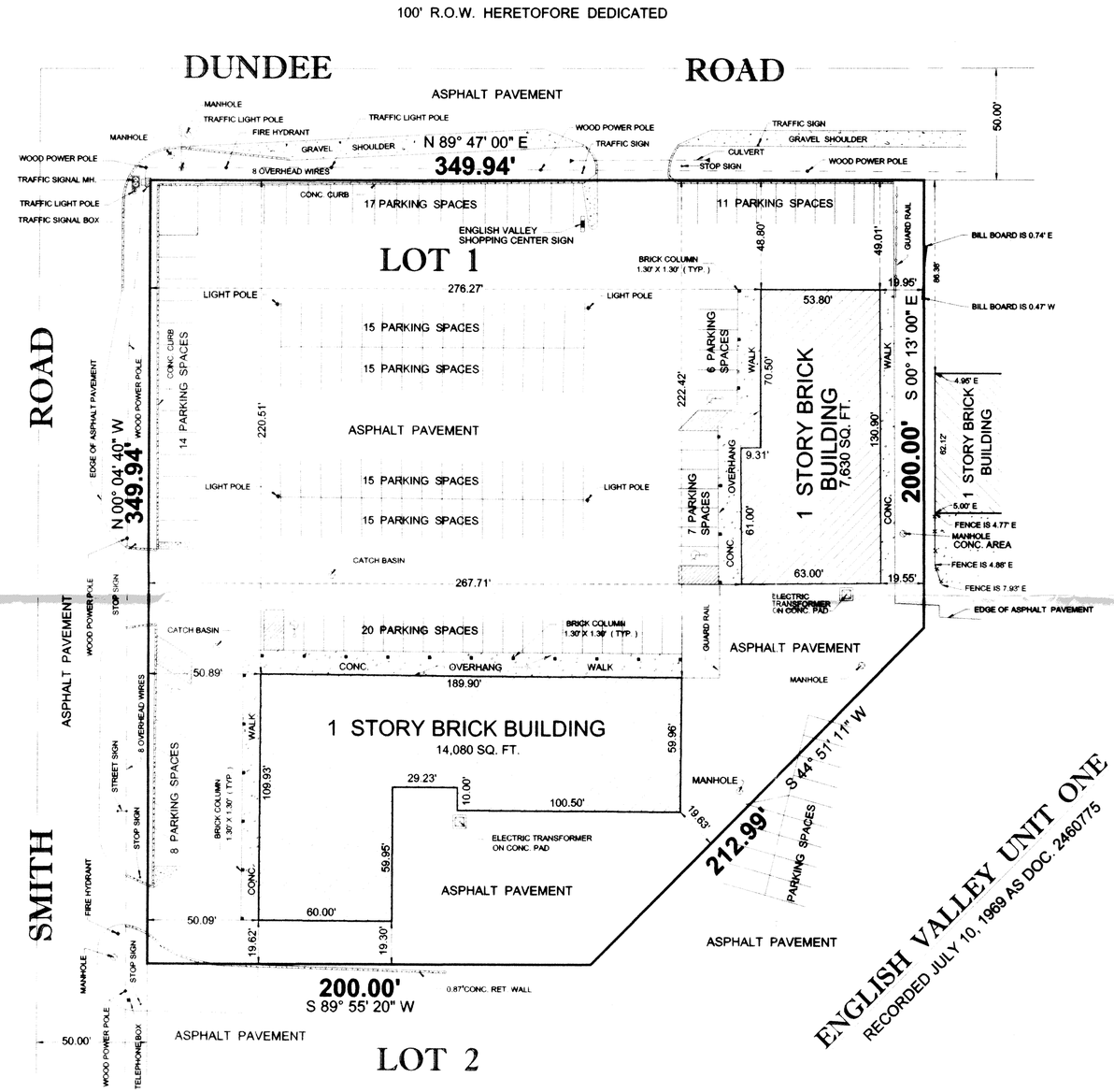
LOT 1 IN ENGLISH VALLEY UNIT NUMBER 1, BEING A SUBDIVISION OF PART OF THE EAST 1 / 2 OF THE NORTHEAST 1 / 4 OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED AT THE OFFICE OF THE REGISTRAR OF TITLES, ON JULY 10, 1969 AS DOCUMENT NUMBER 2460775, IN COOK COUNTY, ILLINOIS.

KNOWN AS: ENGLISH VALLEY SHOPPING CENTER
100 W. DUNDEE ROAD, PALATINE, ILLINOIS

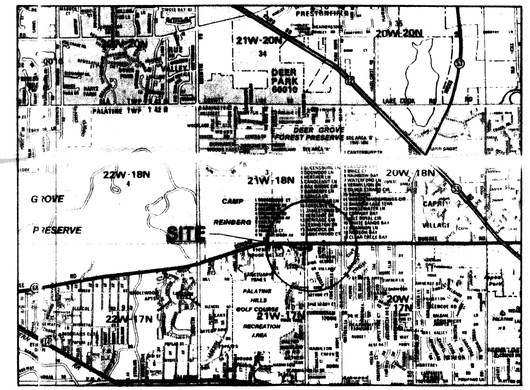
PERMANENT INDEX NUMBER: 02 – 10 – 202 – 001

AREA = 111, 386.5 SQ. FT. OR 2.567 ACRES

TOTAL PARKING SPACES = 143
139 REGULAR PARKING SPACES
4 HANDICAPPED PARKING SPACES



LOCATION MAP



ORDERED BY: DIMUCCI COMPANIES	
SCALE : 1" = 30'	
DATE : AUGUST 10, 1999	
FILE No.: 99 - 5010	

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

I, ROY. G. LAWNICZAK, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY SUPERVISION IN THE MANNER REPRESENTED ON THE PLAT HEREON DRAWN.

DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

NILES, ILLINOIS AUGUST 10, A.D. 1999.

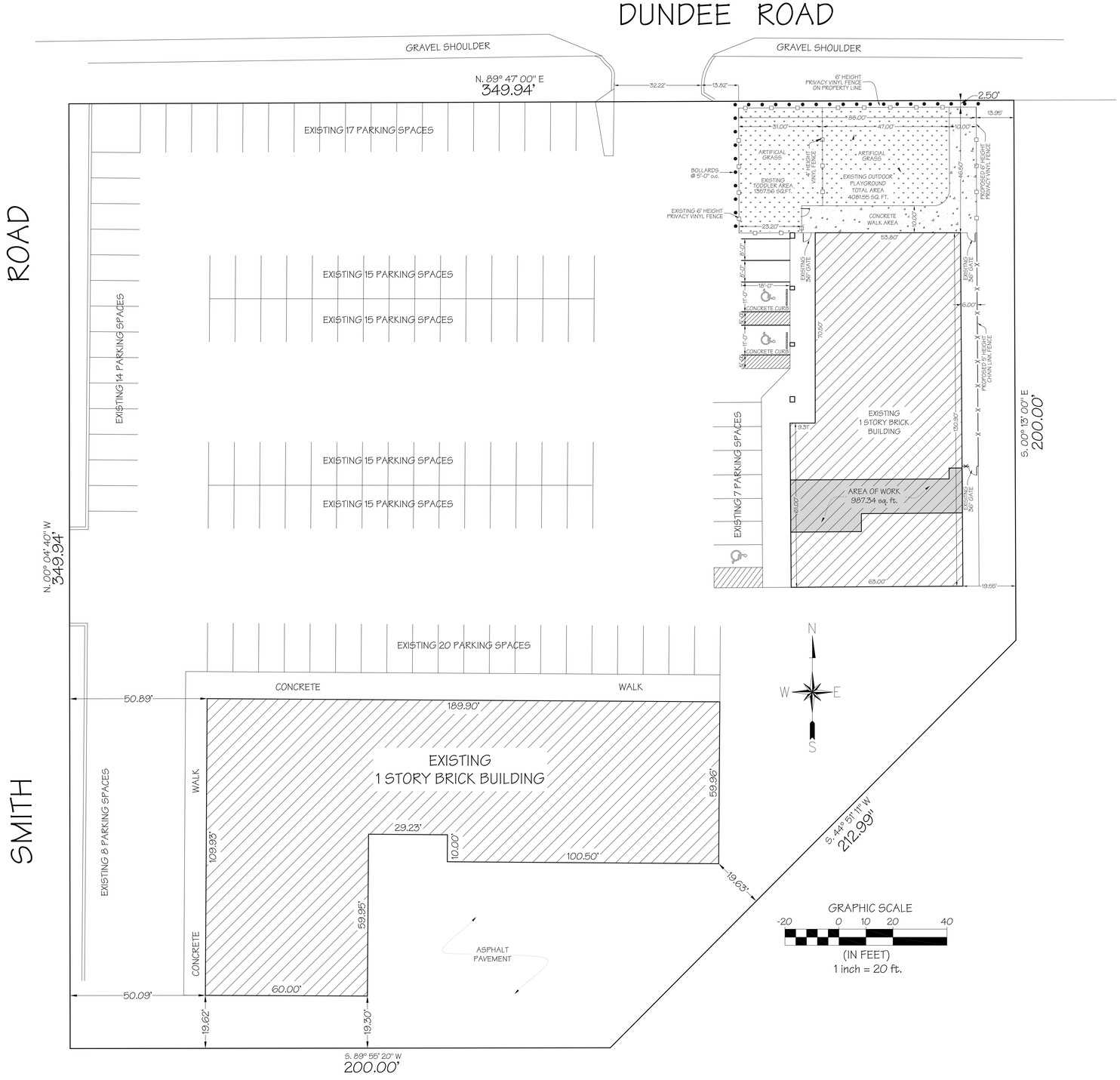
BY: Roy G. Lawniczak
ROY G. LAWNICZAK, ILLINOIS REG. LAND SURVEYOR NO. 35-2290

PETITIONER'S EXHIBIT
4

ROY G. LAWNICZAK
35-002290
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
CHICAGO, IL

Attachment: Plat of Survey (201-213 W. Dundee Rd - SUA Daycare)

DAY CARE CENTER
213 W. DUNDEE RD, PALATINE, IL 60074



EXISTING DAY CARE

PROJECT DATA	
ZONE DISTRICT	P - Planned Unit Development
EXISTING UNIT AREA	5063.63 sq.ft.
CONSTRUCTION TYPE (602 p.89)	2-B
OCCUPANCY (305 p.24)	Educational - E (day care)
OCCUPANCY LOAD (1004.1.1 p.220)	
Office	141.92 sq.ft.
- 100 sq.ft /person	2 persons
Kitchenette	120.48 sq.ft.
- 200 sq.ft /person	1 persons
Day Care	
Infants Room	455.41 sq.ft.
Toddlers Room	363.09 sq.ft.
2 Years Old Room	575.29 sq.ft.
Kindergartners Room	359.95 sq.ft.
4-5 Years Old Room	709.41 sq.ft.
3 Years Old Room	710.02 sq.ft.
Total Day Care areas:	3173.17 sq.ft.
- 35 sq.ft /person	91 persons
Accessory areas	
Vestibule	48.88 sq. ft.
Storage 1	53.14 sq. ft.
Pantry	39.22 sq. ft.
Handicapped Toilet	52.50 sq. ft.
Corridor 1	203.81 sq. ft.
Corridor 2	425.70 sq. ft.
Storage 2	40.00 sq. ft.
Electrical Room	25.00 sq. ft.
Janitor Room	42.15 sq. ft.
Toilet #1	106.08 sq. ft.
Toilet #2	122.47 sq. ft.
Total Accessory areas:	1158.95 sq. ft.
- 300 sq.ft /person	4 persons
Total occupancy load	98 persons

PROPOSED DAY CARE EXTENSION

PROJECT DATA	
ZONE DISTRICT	P - Planned Unit Development
EXISTING UNIT AREA	987.34 sq.ft.
CONSTRUCTION TYPE (602 p.89)	2-B
OCCUPANCY (305 p.24)	Educational - E (day care)
OCCUPANCY LOAD (1004.1.1 p.220)	
Day Care	
4-5 YEAR OLD ROOM	710.85
- 35 sq.ft /person	20 persons
Accessory areas	
HANDICAPPED TOILET	48.88 sq. ft.
CORRIDOR	94.35 sq. ft.
STORAGE	49.64 sq. ft.
Total Accessory areas:	192.87
- 300 sq.ft /person	1 person
Total occupancy load	21 persons

PROPOSED TOTAL DAY CARE OCCUPANCY LOAD: 119 PERSONS

INDEX OF DRAWINGS	
NO	SHEET TITLE
A-0	PROPOSED SITE PLAN AND INDEX OF DRAWINGS
A-1	PROPOSED FIRST FLOOR DEMOLITION PLAN
A-2	PROPOSED FIRST FLOOR PLAN AND EVACUATION PLAN
A-3	HANDICAPPED DETAILS
A-4	PROPOSED DROPPED CEILING PLAN
E-1	PROPOSED FIRST FLOOR ELECTRICAL PLAN
E-2	ELECTRICAL DETAILS
M-1	PROPOSED FIRST FLOOR MECHANICAL PLAN
M-2	PROPOSED ROOF PLAN
P-1	PROPOSED PLUMBING PLAN

Building Code Information
15The Village of Palatine has adopted the following codes.
International Residential Code, 2015 Edition (with amendments).

(a) Appendix A, Sizing and Capacities of Gas Piping
(b) Appendix B, Sizing of Venting Systems Serving Appliances Equipped with draft hoods
(c) Appendix C, Exit Terminals of Mechanical Draft and Direct-Vent Venting Systems,
(d) Appendix E, Manufactured Housing used as Dwellings
(e) Appendix F, Passive Radon Gas Control Methods
(f) Appendix H, Patio Covers
(g) Appendix J, Existing Buildings and Structures
(h) Appendix K, Sound Transmission
(i) Appendix M, Home Day Care R-3 Occupancy
International Building Code, 2015 Edition
(a) Patio Covers, Appendix I
International Mechanical Code, 2015 Edition
International Fuel Gas Code, 2015 Edition
International Energy Conservation Code, 2021 Edition (with Illinois Amendments)
International Existing Building Code, 2015 Edition
International Fire Code, 2015 Edition
(a) Fire Apparatus Access, Appendix D
(b) Fire Protection Systems-Non-compliant Conditions, Appendix I
(c) Building Information Sign, Appendix J
Life Safety Code, NFPA 101, 2015 Edition
National Electrical Code, 2017 Edition
Illinois Plumbing Code, Latest Edition
Illinois Accessibility Code, Latest Edition
Village of Palatine Code Amendments:
Building Code: Chapter 6
Fire Prevention: Chapter 7

NOTE:
Street address signage to be provided. Letters to be 4"-6" high of a color contrasting with the background.

A COPY OF APPROVED PLANS SHALL BE KEPT ON THE SITE OF THE BUILDING OR WORK AT THE TIME OF INSPECTION.

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, COMPLY WITH THE ORDINANCES AND CODES OF THE VILLAGE OF PALATINE, AND THE STATE OF ILLINOIS.

Kacprzynski Andrzej — June 12, 2024

ANDRZEJ KACPRZYNSKI — REGISTERED ARCHITECT # 001 - 021686

NOVEMBER 30, 2024
LICENSE EXP.

PRO-PLAN ARCHITECTS PC
714 KRAUSE AVE. STREAMWOOD, IL 60107
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184.006386

ISSUE DATES

DATE	DESCRIPTION
June 12th, 2024	PERMIT ISSUE

PRO-PLAN ARCHITECTS,PC
andy kacprzynski
714 krause ave
streamwood, il 60107
tel. 773 577 6304

DAY CARE CENTER
213 W. Dundee Rd, Palatine, IL 60074

JOB NO 24-017
DRAWN BY: PRO-PLAN ARCHITECTS,PC
773-577-6304
Pro-Plan@sbcglobal.net
CHECKED BY: A.K.

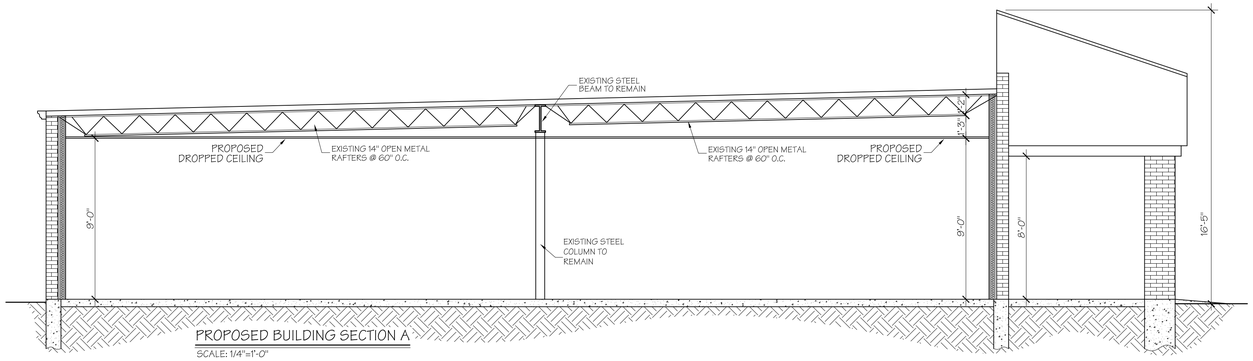
DRAWING LIST
PROPOSED SITE PLAN AND INDEX OF DRAWINGS

SHEET NO
A-0

STATE OF ILLINOIS
ANDRZEJ KACPRZYNSKI
001.021686
LICENSED ARCHITECT

APP. #

Attachment: Floor Plan (201-213 W. Dundee Rd - SUA Daycare)



PROPOSED BUILDING SECTION A

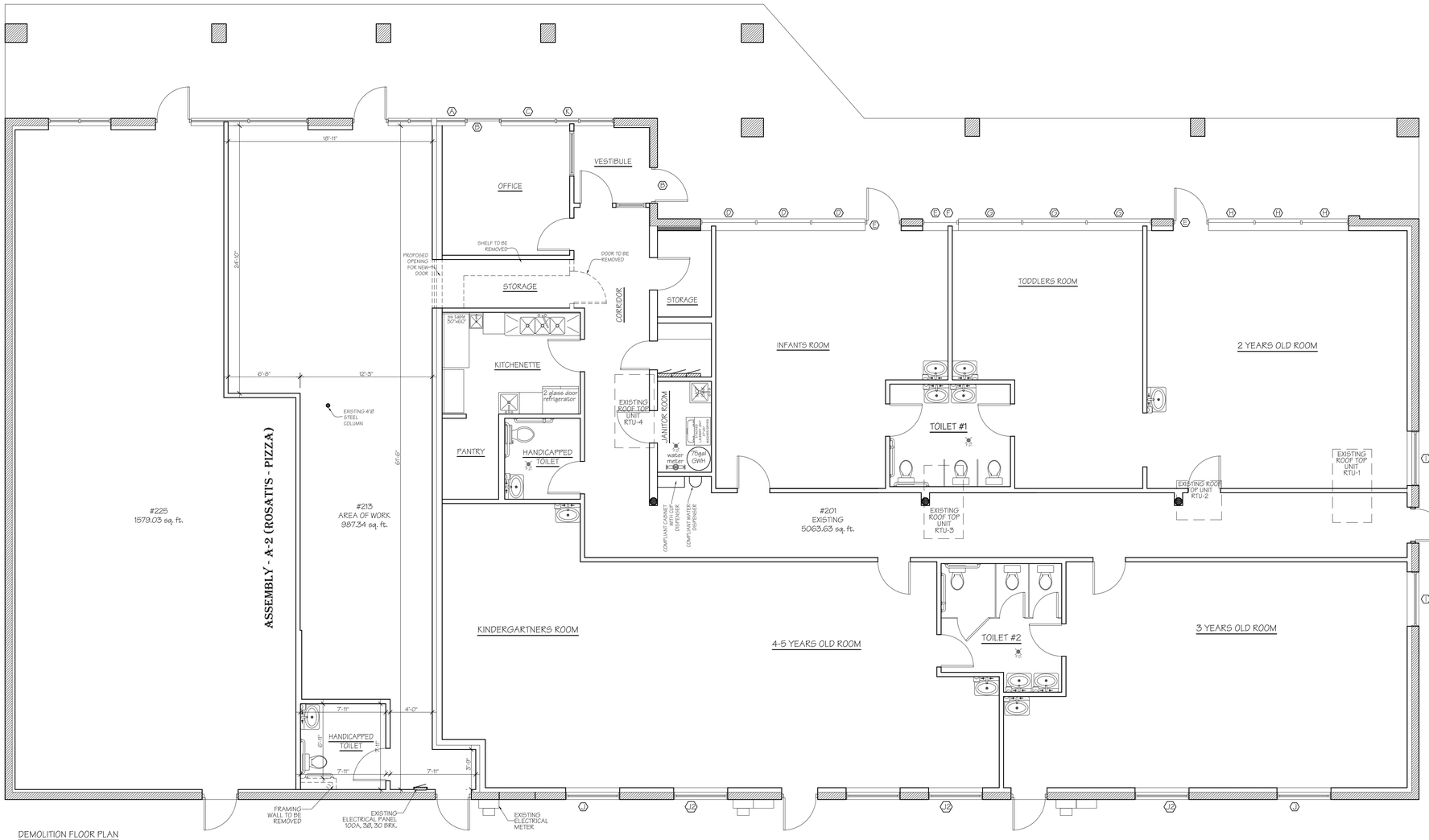
SCALE: 1/4"=1'-0"

GRAPHIC SCALE

-10 0 5 10

(IN FEET)

1/4"=1'-0"



DEMOLITION FLOOR PLAN

SCALE: 3/16"=1'-0"

GRAPHIC SCALE

-10 0 5 10

(IN FEET)

3/16"=1'-0"

ISSUE DATES

DATE	DESCRIPTION
June 12th, 2024	PERMIT ISSUE

PROPLAN ARCHITECTS,PC
Andrzej Kacprzynski
Licensed Architect
tel. 773 577 6304

DAY CARE CENTER

213 W. Dundee Rd, Palatine, IL 60074

JOB NO 24-017

DRAWN BY: A.K.
PROPLAN ARCHITECTS
773-577-6304
E-mail:
Proplan@sbcglobal.net

CHECKED BY: A.K.

DRAWING LIST

PROPOSED
FIRST FLOOR
DEMOLITION PLAN

SHEET NO

A-1

STATE OF ILLINOIS
ANDRZEJ
KACPRZYNSKI
001.021686
LICENSED ARCHITECT

APP. #

Attachment: Floor Plan (201-213 W. Dundee Rd - SUA Daycare)

PROPOSED
4"-6" high street number address of a color contrasting with the background.

A Knox box exterior key safe shall be installed

Must have an 18" wall area on the pull side and 12" clear space on the push side of the door
THRESHOLD MAX. 1/2", NO STEP INTO THE 1-ST FLOOR, RAMP MAX. SLOPE 1:12

- THRESHOLD MAX. 1/2"
- NO STEP INTO THE 1-ST FLOOR
- RAMP MAX. SLOPE 1:12

10LB FIRE EXTINGUISHER MINIMUM RATING 4A:80BC

18'-11"

4-5 YEARS OLD ROOM
710.85 sq.ft.

OFFICE
EXISTING NO WORK TO BE DONE

Required: 20 Children x min 35 sq.ft.=min 700 sq.ft.

24'-5"

1 HOUR WALL

#213
AREA OF WORK
987.34 sq. ft.

12'-0"
PROPOSED RAMP
MAX SLOPE 1" per 12"
4'-6"

36"

se table 30"x60"

KITCHENETTE
EXISTING DROPPED CEILING NO WORK TO BE DONE

2 glass door refrigerator

6'-8"
12'-3"

EXISTING 4"ø STEEL COLUMN

6'-8"

61'-6"

#225
1579.03 sq. ft.

ASSEMBLY - A-2 (ROSATI'S - PIZZA)

EXISTING DAY CARE
PANTRY

HANDICAPPED TOILET

19'-11"

EXISTING NO WORK TO BE DONE

KINDERGARTNERS ROOM

12"min
36"
5'-6"
6'-2"
1'-6"
8'-0"
STORAGE
bench and lockers
CORRIDOR
4'-0"

HANDICAPPED TOILET
7'-11"
36"
PERMANENT ROOM SIGN A
EXISTING WALL
3'-9"
7'-10"
8'-0"

10LB FIRE EXTINGUISHER MINIMUM RATING 4A:80BC

EXISTING ELECTRICAL PANEL 100A, 3Ø, 30 BRK.

EXISTING ELECTRICAL METER

CORRIDOR

EXISTING ROOF TOP UNIT RTU-4

JANITOR ROOM

MOP SINK

WASHER AND DRYER LAUNDRY UNIT (STACKED WASHER/DRYER)

water meter

75gal GWH

COMPLIANT CABINET WITH CUP DISPENSER

COMPLIANT WATER DISPENSER

PROPOSED FLOOR PLAN
SCALE: 1/4"=1'-0"

Must have an 18" wall area on the pull side and 12" clear space on the push side of the door
THRESHOLD MAX. 1/2", NO STEP INTO THE 1-ST FLOOR, RAMP MAX. SLOPE 1:12

- THRESHOLD MAX. 1/2"
- NO STEP INTO THE 1-ST FLOOR
- RAMP MAX. SLOPE 1:12

10LB FIRE EXTINGUISHER MINIMUM RATING 4A:80BC

18'-11"

4-5 YEARS OLD ROOM
710.85 sq.ft.

OFFICE
EXISTING NO WORK TO BE DONE

Required: 20 Children x min 35 sq.ft.=min 700 sq.ft.

24'-5"

1 HOUR WALL

#213
AREA OF WORK
987.34 sq. ft.

11 persons
36" to exit

12'-0"
PROPOSED RAMP
MAX SLOPE 1" per 12"
4'-6"

36"

se table 30"x60"

KITCHENETTE
EXISTING DROPPED CEILING NO WORK TO BE DONE

2 glass door refrigerator

6'-8"
12'-3"

EXISTING 4"ø STEEL COLUMN

6'-8"

61'-6"

#225
1579.03 sq. ft.

ASSEMBLY - A-2 (ROSATI'S - PIZZA)

EXISTING DAY CARE
PANTRY

HANDICAPPED TOILET

19'-11"

10 persons
36" to exit

EXISTING NO WORK TO BE DONE

KINDERGARTNERS ROOM

12"min
36"
5'-6"
6'-2"
1'-6"
8'-0"
STORAGE
bench and lockers
CORRIDOR
4'-0"

HANDICAPPED TOILET
7'-11"
36"
PERMANENT ROOM SIGN A
EXISTING WALL
3'-9"
7'-10"
8'-0"

10LB FIRE EXTINGUISHER MINIMUM RATING 4A:80BC

EXISTING ELECTRICAL PANEL 100A, 3Ø, 30 BRK.

EXISTING ELECTRICAL METER

CORRIDOR

EXISTING ROOF TOP UNIT RTU-4

JANITOR ROOM

MOP SINK

WASHER AND DRYER LAUNDRY UNIT (STACKED WASHER/DRYER)

water meter

75gal GWH

COMPLIANT CABINET WITH CUP DISPENSER

COMPLIANT WATER DISPENSER

PROPOSED EVACUATION PLAN
SCALE: 1/4"=1'-0"

GRAPHIC SCALE
-10 0 5 10
(IN FEET)
1/4"=1'-0"

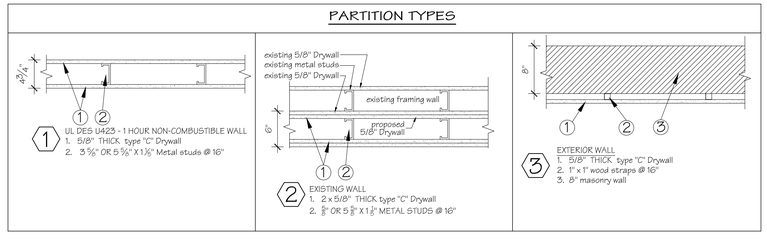
WINDOWS SCHEDULE													
MARK	QUANTITY	SIZE WIDTH		SIZE HEIGHT	ABOVE FLOOR	WINDOW AREA	LIGHT	VENT	TYPE	COMMENT	FRAME	Glass Package	U-Factor
EXISTING													
A	2	22"	x	94"	12"	14.36	12.01	N/A	Picture Window	Existing	Aluminium	-	-
B	1	63"	x	94"	12"	41.29	38.07	N/A	Picture Window	Existing	Aluminium	-	-
C	1	24"	x	94"	12"	15.67	13.27	N/A	Picture Window	Existing	Aluminium	-	-
Total													

Clean equipment and utensil storage. Cleaned and sanitized utensils and equipment shall be stored at least six inches above the floor in a clean, dry location in a way that protects them from contamination by splash, dust and other means.

CLEAN EQUIPMENT AND UTENSIL STORAGE WILL BE STORED IN

A Knox box exterior key safe shall be installed, and all necessary entry keys shall be supplied. This can be ordered by going on line to Knoxbox.com look for Palatine Fire Prevention. If you will be placing more than 6 keys with tags in the box you will need to order a 4400 series box.

PARTITION TYPES



ROOM FINISH SCHEDULE											
NO.	ROOM NAME	ROOM AREA (SQ. FT.)	FLOOR: PORCELAIN TILES 8" X 8"	FLOOR: ENGINEERED HARDWOOD FLOOR, 5" x 36"	BASEBOARDS: PORCELAIN COVE BASE TILES 4" HEIGHT	BASEBOARDS: VINYL WALL COVE BASE 4"	WALLS: PAINTED 5/8" GYPSUM BOARD	WALLS: CERAMIC TILES 24"X12" 4'-0" HEIGHT	CEILING: DROPPED CEILING 2' X 4' GYPSUM LAY-IN CEILING PANEL, LIGHT COLORED, SMOOTH, DURABLE	CEILING: DROPPED CEILING 2' X 2' GYPSUM LAY-IN CEILING PANEL, LIGHT COLORED, SMOOTH, DURABLE (GRIDSTONE GYPSUM CEILING PANELS)
1	4-5 YEARS OLD ROOM	710.85		●		●	●		●	
2	HANDICAPPED TOILET	141.92	●		●		●	●	●	
3	CORRIDOR	94.35		●		●	●		●	
4	STORAGE	49.64		●		●	●		●	
		936.76								

ISSUE DATES

DATE	DESCRIPTION
June 12th, 2024	PERMIT ISSUE

PROPLAN ARCHITECTS,PC
andy kacprzynski
ARCHITECT
tel. 773 577 6304

DAY CARE CENTER
213 W. Dundee Rd, Palatine, IL 60074

JOB NO 24-017
DRAWN BY: A.K.
PROPLAN ARCHITECTS
773-577-6304
Email: andy@proplanarchitects.com
CHECKED BY: A.K.

DRAWING LIST
PROPOSED FIRST FLOOR PLAN AND EVACUATION PLAN

SHEET NO
A-2

STATE OF ILLINOIS
ANDRZEJ KACPRZYNSKI
001.021686
LICENSED ARCHITECT

APP. #

Attachment: Floor Plan (201-213 W. Dundee Rd - SUA Daycare)

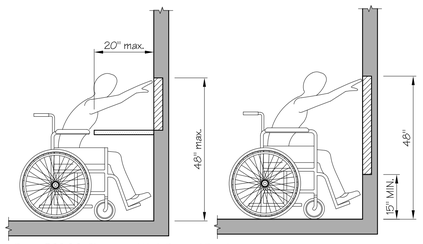


Figure 308.2.2 Obstructed High Forward Reach

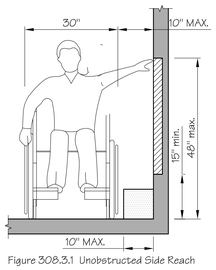


Figure 308.3.1 Unobstructed Side Reach

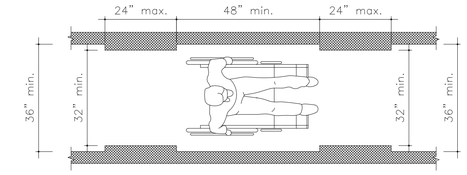


Figure 403.5.1. Clear Width of an Accessible Route

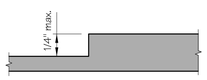


Figure 303.2 Vertical Change in Level

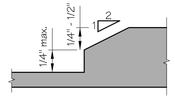
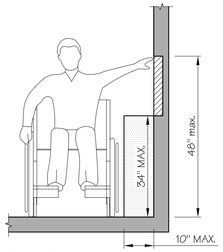


Figure 303.3 Beveled Change in Level



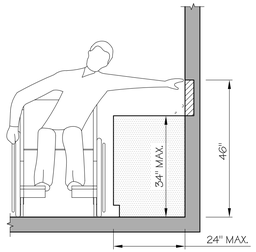
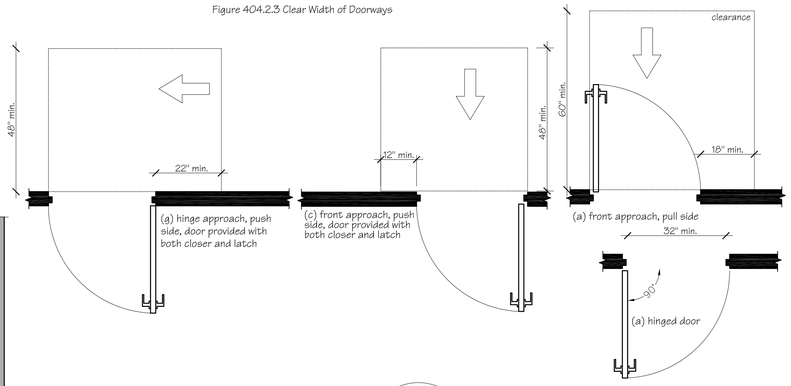


Figure 308.3.2 Obstructed High Side Reach

Figure 404.2.3 Clear Width of Doorways



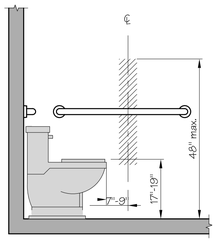


Figure 604.7 Dispenser Outlet Location

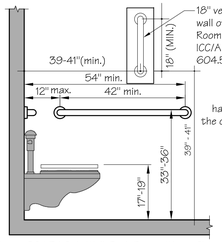


Figure 604.5.1 Side Wall Grab Bar at Water Closets

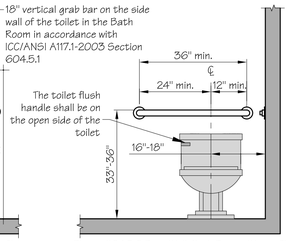
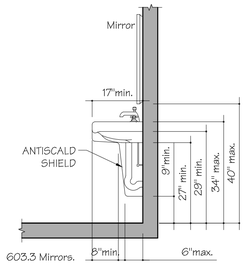


Figure 604.5.2 Rear Wall Grab Bar at Water Closets



603.3 Mirrors.

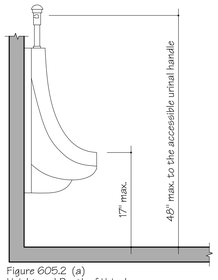
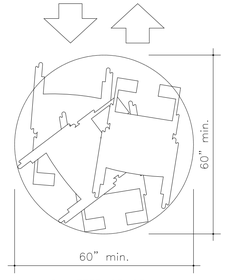


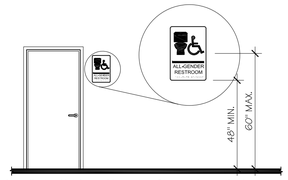
Figure 605.2 (a)
Height and Depth of Urinals



60 IN. DIAMETER SPACE
DETAIL G

Sign: A

Sign: B



Installation Height and Location. Signs with tactile characters shall comply with 703.4.

703.4.1 Height above Finish Floor or Ground. Tactile characters on signs shall be located 48" min. above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60" maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character.
EXCEPTION: Tactile characters for elevator car controls shall not be required to comply with 703.4.1.

703.4.2 Location. Where a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side. Where a tactile sign is provided at double doors with one active leaf, the sign shall be located on the inactive leaf. Where a tactile sign is provided at double doors with two active leafs, the sign shall be located to the right of the right hand door. Where there is no wall space at the latch side of a single door or at the right side of double doors, signs shall be located on the nearest adjacent wall. Signs containing tactile characters shall be located so that a clear floor space of 18" min. by 18" min., centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position. EXCEPTION: Signs with tactile characters shall be permitted on the push side of doors with closers and without hold-open devices.

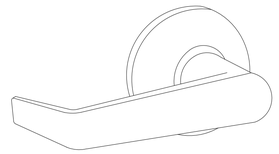
IBC Sec. 719.1 FIRE RESISTANCE REQUIREMENTS:
Concealed installation. **Thermal Insulating** materials shall have a flame spread index of not more than 25 and a smoke-developed index of not more than 450

IBC Sec. 713

INTERIOR WALL AND CEILING FINISH MATERIALS REQUIREMENTS			
GROUP	NONSPRINKLERED		
	Exit enclosures and exit passageways (a, b)	Corridors	Rooms and enclosed spaces
Educational - E (day care)	A	B	C

Class A: Flame spread index 0-25; smoke-developed index 0-450.
Class B: Flame spread index 26-75; smoke-developed index 0-450.
Class C: Flame spread index 76-200; smoke developed index 0-450.

804.2 Classification. **Interior floor finish** and floor covering materials required by Section 804.4.1 to be of Class **I** or **II** materials shall be classified in accordance with NFPA253. The classification referred to herein corresponds to the classifications determined by NFPA253 as follows: Class I, 0.45watts/cm2 or greater; Class II, 0.22watts/cm2 or greater.



All operating devices on doors shall have a shape that does not require tight grasping or twisting to operate: lever-operated mechanisms, push-type mechanisms and U-shaped handles are acceptable designs. All egress doors shall be readily operable from the egress side without the use of a key or special knowledge or effort.

DOOR & DOOR HARDWARE SCHEDULE						
MARK	QUANTITY	SIZE (WIDTH x HEIGHT)	DOOR AND FRAME FIRE RATING	DOOR MAT'L	FRAME MAT'L	REMARKS
1	1	3'-0" X 6'-10" EXISTING	-	ALUMINIUM & GLASS	ALUMINIUM	-KEYLESS LOCKSET ON THE EGRESS SIDE. NO FLUSH BOLTS, DEAD OR DRAW BOLTS, ETC. WILL BE ALLOWED. SELF CLOSING DEVICE, PANIC HARDWARE
2	1	3'-0" X 6'-10" EXISITNG	45 min.	METAL	METAL	-KEYLESS LOCKSET ON THE EGRESS SIDE. NO FLUSH BOLTS, DEAD OR DRAW BOLTS, ETC. WILL BE ALLOWED. SELF CLOSING DEVICE, PANIC HARDWARE
3	1	3'-0" x 6'-8"	-	WOOD	METAL	-SELF CLOSING DEVICE
4	1	3'-0" x 6'-8"	-	WOOD	WOOD	
5	1	3'-0" x 6'-8"	-	WOOD	METAL	-SELF CLOSING DEVICE , PRIVACY LOCK

PANIC HARDWARE TO BE INSTALLED FOR EXTERIOR GATES

Clear Width. Doorways shall have a minimum clear opening of 32 in. with the door open 90 degrees, measured between the face of the door and the opposite stop. EXCEPTION: Doors not requiring full user passage, such as shallow closets, may have the clear opening reduced to 20 in. minimum.
Door Hardware. Handles, pulls, latches, locks, and other operating deviceson accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, tight pinching, or twisting of the wrist tooperate. Lever-operated mechanisms, push-type mechanisms, and U-shaped handles are acceptable designs. Hardware required for accessible door passage shall be mounted no higher than 48 in. above finished floor.
Door Closers. If a door has a closer, then the sweep period of the closer shall be adjusted so that from an open position of 70 degrees, the door will take at least 3 seconds to move to a point 3 in. from the latch, measured to the leading edge of the door.

Notes:

Floors and Floor Covering. Floors and floor coverings of all food preparation, food storage, and utensil-washing areas, and the floors of all walk-in refrigerating units, dressing rooms, locker rooms, toilet rooms and vestibules shall be constructed of smooth durable material such as sealed concrete, terazzo, ceramic tile, durable grades of linoleum or plastic, or tight wood impregnated with plastic.

Walls, wall coverings and ceilings. The walls, including non-supporting partitions, wall coverings and ceilings of walk-in refrigerating units, food-preparation areas, equipment-washing and utensil-washing areas, toilet rooms and vestibules shall be light-colored, smooth, non-absorbent and easily cleanable. Concrete or pumice blocks used for interior wall construction in these locations shall be finished and sealed to provide an easily cleanable surface.

ISSUE DATES

DATE	DESCRIPTION
June 12th, 2024	PERMIT ISSUE

PROPLAN ARCHITECTS,PC
Andrzej Kacprzynski
ARCHITECT
tel. 773 577 5304

DAY CARE CENTER

213 W. Dundee Rd, Palatine, IL 60074

Attachment: Floor Plan (201-213 W. Dundee Rd - SUA Daycare)

JOB NO	24-017	A.K.
DRAWN BY:		CHECKED BY:

DRAWN BY:
Eric Kacprzynski
773-577-6304
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DRAWING LIST

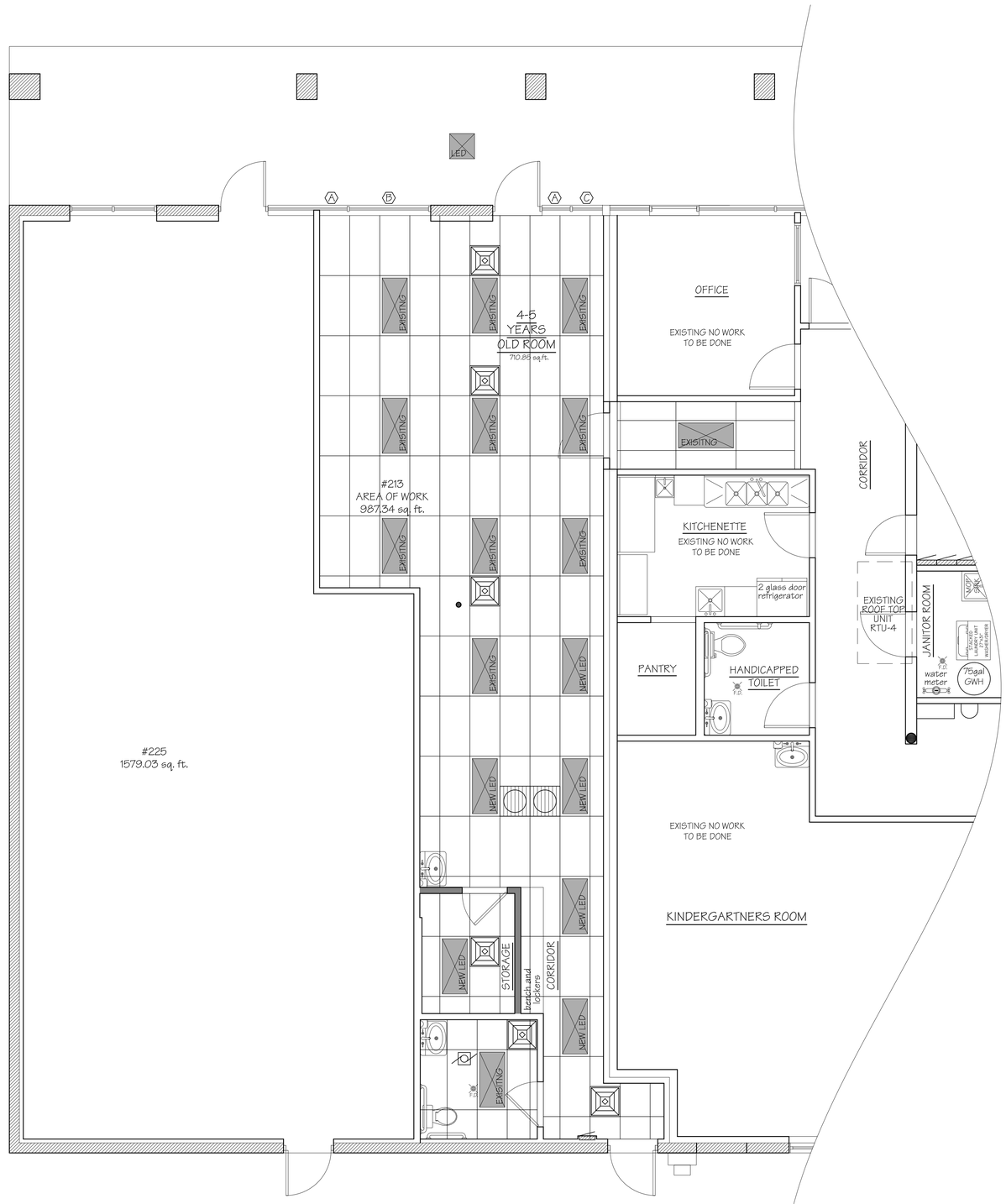
HANDICAPPED DETAILS

SHEET NO

A-3

STATE OF ILLINOIS
ANDRZEJ KACPRZYNSKI
001.021686
LICENSED ARCHITECT

APP. #



GRAPHIC SCALE

-10 0 5 10

(IN FEET)

1/4"=1'-0"

LEGEND	
	-RETURN 2' x 2'
	-HEATING/COOLONG SUPPLY VENTS
	- 2' X 4' DROP-CEILING LIGHT
	DROPPED CEILING 2' X 4' GYPSUM LAY-IN CEILING PANEL, LIGHT COLORED, SMOOTH, DURABLE
	-EXHAUST FAN

PROPOSED FLOOR PLAN

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

ISSUE DATES

DATE	DESCRIPTION
June 12th, 2024	PERMIT ISSUE

PROPLAN ARCHITECTS,PC
Andrzej Kacprzynski
ARCHITECT
tel. 773 577 6304

DAY CARE CENTER

213 W. Dundee Rd, Palatine, IL 60074

JOB NO 24-017 | A.K.

DRAWN BY: PROPLAN ARCH. LLC 773-577-6304 Email: akatlick.net

CHECKED BY:

DRAWING LIST

PROPOSED DROPPED CEILING PLAN

SHEET NO

A-4

STATE OF ILLINOIS
ANDRZEJ KACPRZYNSKI
001.021686
LICENSED ARCHITECT

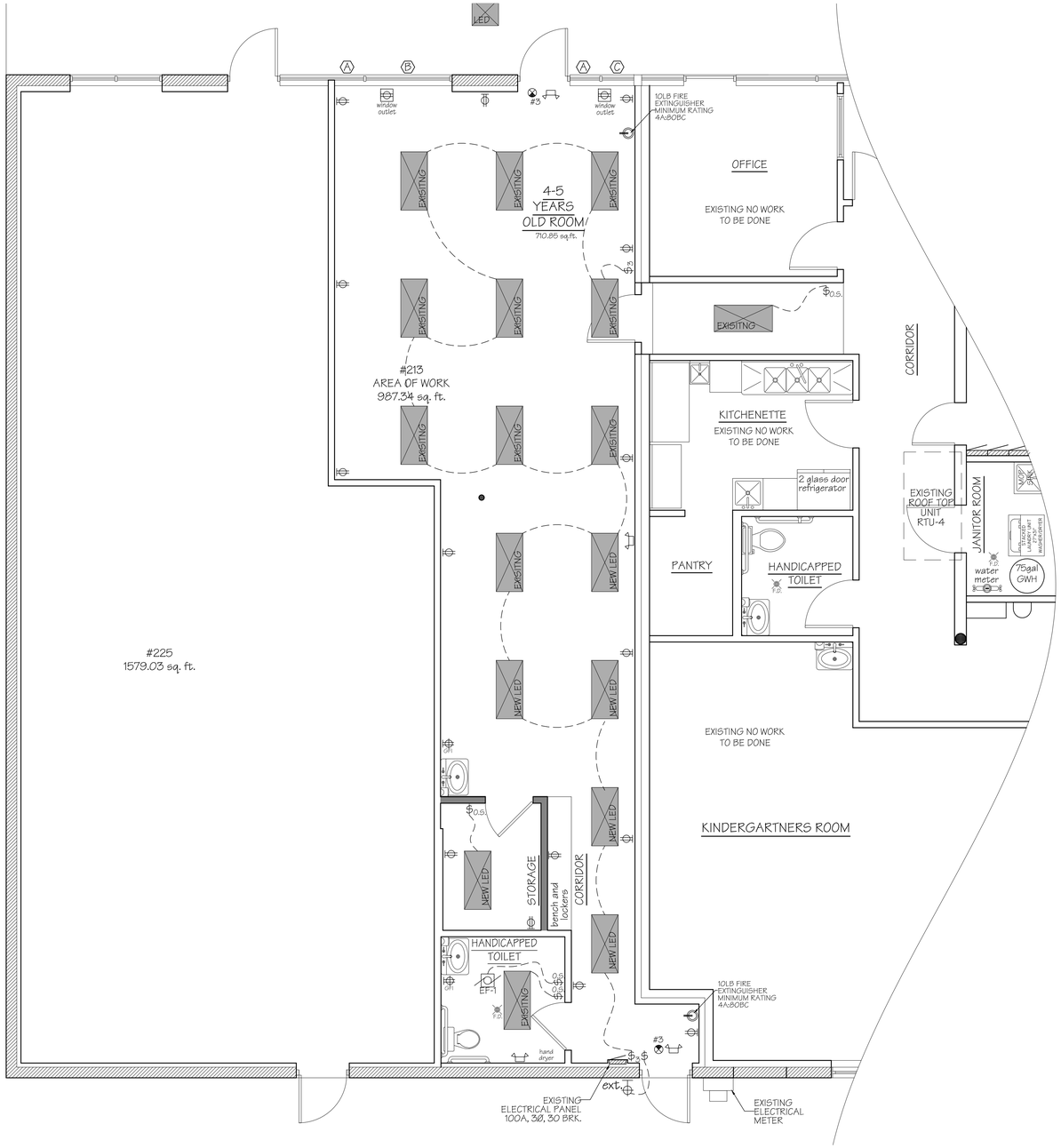
APP. #

Attachment: Floor Plan (201-213 W. Dundee Rd - SUA Daycare)

FIXTURE SCHEDULE							
quantity	SYMBOL	DESCRIPTION	CATALOG NO.	LAMPS			VOLTS
				NO	Watt	TYPE	
4		WALL MOUNTED EMERGENCY BATTERY UNIT WITH TWO HEADS & REMOTE HEAD	SURE-LITES	2	7.5W	LED	120 V
2		SURFACE CEILING OR WALL MOUNTED EXIT SIGN	SURE-LITES: LPX SERIES	1	3.2 W	LED	120 V
15	EXISTING	DROP CEILING FIXTURE 4'-0" X 2'-0"	48" T8	2	32W	LINEAR FLUORESCENT LIGHT	115V
2	LED	DROP CEILING FIXTURE 4'-0" X 2'-0"	48" T8	2	50W	LED PANEL	115V
2	ext.	WALL MOUNTED EXTERIOR LIGHT		1	23W	LED A SERIES BULB	115V

ELECTRICAL SYMBOL LIST			
	-STANDARD LIGHT		-SECURITY CAMERA
	-RECESSED CAN LIGHT	CAT6	-CATEGORY 6 ETHERNET OUTLET
	-ROD HUNG PENDANT LIGHT	HDMI	-HDMI OUTLET
	-LIGHT WALL MOUNTED	TEL	-TELEPHONE OUTLET
	-EXHAUST FAN		-ELECTRICAL PANEL
	-DUPLEX CONVENIENCE OUTLET	PC	-PHOTOCELL
GFCI	-QUADRAPLEX OUTLET (DOUBLE D.C.O.)	SD	-SMOKE DETECTOR
GFCI	-GROUND FAULT INTERRUPTER D.C.O.	CM	-CARBON MONOXIDE DETECTOR
	-CEILING DUPLEX CONVENIENCE OUTLET		-EXIT SIGN
$	-SINGLE POLE WALL SWITCH		-SECURITY LIGHT
$3	-THREE WAYS WALL SWITCH	EXISTING	- EXISTING LINEAR FLUORESCENT LIGHT
$4	-FOUR WAYS WALL SWITCH		
$OS	-OCCUPANCY SWITCH	NEW LED	- PROPOSED LED PANEL
(OS)	-CEILING MOUNTED OCCUPANCY SENSOR		

ALARMS, IF FIRE ALARMS INSTALLED SHALL BE AUDIABLE AND VISUAL. ALARMS MUST ALSO BE SYNCHRONIZED AND PERMANENTLY CONNECTED TO THE WIRING OF THE PREMISES ELECTRIC SYSTEM, AND BE KERMANENTLY INSTALLED.



PROPOSED FIRST FLOOR ELECTRICAL PLAN
SCALE: 1/4"=1'-0"

Note:
Light shielding. Shielding to protect against broken glass falling into food shall be provided for all artificial light fixtures located over, by or within food storage, preparation, service and display facilities and facilities where utensils and equipment are cleaned and stored.

GRAPHIC SCALE
-10 0 5 10
(IN FEET)
1/4"=1'-0"

ISSUE DATES

DATE	DESCRIPTION
June 12th, 2024	PERMIT ISSUE

PROPLAN ARCHITECTS,PC
Andrzej Kacprzynski
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tel. 773 577 6304

DAY CARE CENTER

213 W. Dundee Rd, Palatine, IL 60074

Attachment: Floor Plan (201-213 W. Dundee Rd - SUA Daycare)

JOB NO 24-017
DRAWN BY: Andrzej Kacprzynski
773-577-6304
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CHECKED BY: A.K.

DRAWING LIST

PROPOSED FIRST FLOOR ELECTRICAL PLAN

SHEET NO
E-1

STATE OF ILLINOIS
ANDRZEJ KACPRZYNSKI
001.021686
LICENSED ARCHITECT

APP. #

COMMERCIAL
LOAD CALCULATION

GENERAL PROJECT INFORMATION
Commercial Address: [213 W. Dundee Rd, Palatine, IL 60074]
Type of Commercial Occupancy:[DAY CARE CENTER, Educational - E (day care)]
Outside building Dimensions: [ ]

Number of floors [1] Total Square Feet: 987

Type of Electrical Service: [4] Wire, [3] Phase, [120/208] Volts

					Ungrounded	Grounded
1.) General Lighting Load Calculations:						
General Lighting:	987.3	sq. ft X	3.0	Watts per sqft = Total VA	Watts	2962 Watts
General Lighting Demand Load Calculation:					Ungrounded	Grounded
					Watts	Watts
					Watts	Watts
					Watts	Watts
				Total VA	Watts	Watts
2.) General Purpose Receptacles:					Ungrounded	Grounded
General Purpose Receptacles:	18	X 180W =	3240		Watts	3240 Watts
General Purpose Receptacle Demand Load Calculation:					Ungrounded	Grounded
				Total VA	Watts	3240 Watts
3.) Show Window Lighting					Ungrounded	Grounded
Show Window Lighting:	11.5	X 200W =		Total VA	Watts	2300 Watts
4.) Track Lighting					Ungrounded	Grounded
Track Lighting:	0	X 75W/ft =		Total VA	Watts	0 Watts
5.) Specific Appliances:					Ungrounded	Grounded
1500 W X 100%=	1500			Total VA	Watts	1500 Watts
6.) Motor Loads					Ungrounded	Grounded
	5075 W			Total VA	Watts	5075 Watts
7.) Sign Lighting:					Ungrounded	Grounded
Sign Lighting Circuits:	1	X 1,200 W =		Total VA	Watts	1200 Watts
8.) Noncoincident Load Calculation					Ungrounded	Grounded
				Total VA	Watts	0 Watts
9.) Total Computed Load					Ungrounded	Grounded
1.) General Lighting Demand Load					Watts	2962 Watts
2.) General Purpose Receptacle Demand Load					Watts	3240.0 Watts
3.) Show Window Lighting					Watts	2300.0 Watts
4.) Track Lighting					Watts	0.0 Watts
5.) Specific Appliances					Watts	1500.0 Watts
6.) Motor Loads					Watts	5075 Watts
7.) Sign Lighting					Watts	1200.0 Watts
8.) Noncoincident Load					Watts	0.0 Watts
				Total Computed Load in VA	Watts	16277 Watts

10.) Sizing of Service-Entrance Conductors						
Net Computed Grounded Conductor Load	16277	Watts	415.7	Volts =	39	Amps
Net Computed Ungrounded Conductor Load		Watts		Volts =		Amps
Minimum Service Equipment Rating:	[100 A]	Amps				
Selected Size of Service:	[4 -#3AWG]	Selected Type of Main O.C.D:		[100 A]	Amps	
Grounded Conductor Size:	[ ]	Ungrounded Conductor Size		[ ]		
Service Conductors Rated For	[ ]	Amps				
Grounding Electrode Conductor: [#6] in [1/2"] Raceway: Supplemental Grounding Conductor #6 awg in 1/2" Raceway						
Available Fault Current Utility:	[ ]	A.I.C				

PROPOSED PANEL SCHEDULE - EP#1

PANEL MTG. SURFACE
MAIN CIRCUIT BRKR. YES
MAIN LUGS 100 AMPS
NO OF CCTS 30
GROUND BAR NO

VOLTAGE 120/208V, 3Ø, 4W
LOCATION CORRIDOR
FEEDER SIZE 4-#3 AWG
SERVED FROM DISCONNECT #1

PANEL DIMENSIONS:
HEIGHT: AS REQUIRED
WIDTH:
DEPH:

CCT	AMP	WIRE SIZE	DESCRIPTION	A Ø KWATTS	B Ø KWATTS	C Ø KWATTS	DESCRIPTION	WIRE SIZE	AMP	CCT
1	20	12	Emergency Lights & Signs	1.2			Spare			2
3	20	12	Lights 4-5 Year Old Room Front		10.0		Spare			4
5	20	12	Sign Light			1.2	Spare			6
7	20	12	Outlets Corridor	3.0			Spare			8
9	20	12	Outlets 4-5 Year Old Room Front		12.0		Spare			10
11	20	12	Handicapped Toilet fan, outlet			1.5	Spare			12
13			Spare				Spare			14
15	20	12	Outlets 4-5 Year Old Room Back		6.0		Spare			16
17	30	10	ROOF TOP UNIT RTU-5			24.0	Spare			18
19	30	10		24.0			Spare			20
21	20	12	Lights Corridor and Storage		3.3		Spare			22
23	20	12	Hand dryer			12.5	Spare			24
25	20	12		12.5			Spare			26
27	20	12	Outlets Storage		3.0		Spare			28
29			Spare				Spare			30
TOTAL KWATS/PHASE				40.7	34.3	39.2				
TOTAL KWATS THIS PANEL				114.2						

BATTERY UNITS SHALL COMPLY WITH:

1. ALL UNIT BATTERIES SHALL BE LABELED AS EMERGENCY LIGHTING EQUIPMENT. INDIVIDUAL UNIT EQUIPMENT FOR CODE REQUIRED STANDBY EMERGENCY ILLUMINATION SHALL CONSIST OF THE FOLLOWING:
A. A RECHARGABLE BATTERY,
B. A BATTERY CHARGING MEANS,
C. PROVISIONS FOR ONE OR MORE LAMPS,
D. A RELAYING DEVICE ARRANGED TO AUTOMATICALLY ENERGISE THE LAMPS UPON FAILURE OF THE SUPPLY TO THE UNIT EQUIPMENT,
E. BATTERIES OF SUITABLE RATING AND CAPACITY TO SUPPLY AND MAINTAIN NOT LESS THAN 87 1/2 PERCENT OF THE NOMINAL BATTERY VOLTAGE FOR THE TOTAL LAMP LOAD ASSOCIATED WITH THE UNIT FOR A PERIOD OF AT LEAST 1 1/2 HOURS, AND
F. ACID OR ALKALI STORAGE BATTERIES DESIGNED AND CONSTRUCTED TO MEET THE REQUIREMENTS OF EMERGENCY SERVICE.

THE UNIT EQUIPMENT SHALL BE PROVIDED WITH:

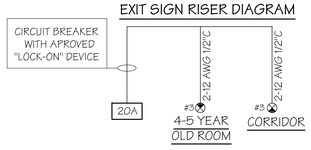
A. A TEST SWITCH FOR CHECKING THE OPERATING CONDITIONS OF THE UNIT,
B. A PILOT LIGHT TO INDICATE CURRENT SUPPLY FROM THE NORMAL SOURCE, AND
C. A PILOT LIGHT OR METER TO INDICATE THE BATTERY IS CHARGING. WHERE A COMMON PILOT LIGHT IS USED IT SHALL HAVE A DISTINCTIVE DIFFERENCE IN ILLUMINATION TO INDICATE THE NORMAL CHARGING RATE AND THE FLOAT CHARGING RATE. IT IS NOT PERMITTED FOR THIS PILOT LIGHT TO BE MARKED "READY" TO INDICATE POWER AVAILABLE.

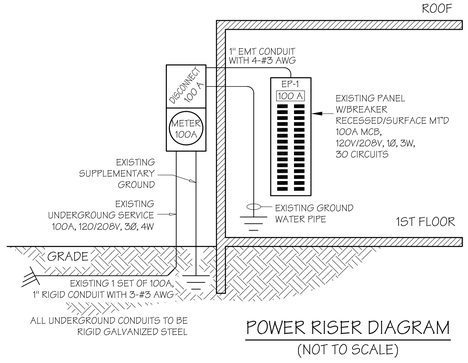
INSTRUCTIONS FOR THE OPERATION AND MAINTENANCE OF UNIT BATTERY

UNIT BATTERY SHALL BE MAINTAINED BY COMPETENT MAINTANANCE PERSONNEL AND THE FOLLOWING RECORDS SHALL BE MAINTAINED:

A. THE MANUFACTURER SHALL SUPPLY WITH EACH UNIT BATTERY A COMPLETE SET OF INSTRUCTIONS FOR THE OPERATION AND MAINTANANCE OF THE EQUIPMENT. A COPY OF THIS INSTRUCTIONS SHALL BE FILED WITH THE ELECTRICAL BUREAU AT THE TIME OF APPROVAL OF THE UNIT BATTERY,
B. THE DATE OF ORIGINAL ANSTALATION AND OF SUBSEQUENT BATTERY REPLACEMENTS SHALL BE POSTED CONSPICUOUSLY ON THE BATTERY CONTAINER,
C. EACH UNIT SHALL BE TESTED ANNUALY,
D. THERE SHALL BE A WATER LEVEL INDICATOR WHERE APPLICABLE AND THE WATER SHALL BE CHECKED MONTHLY,
E. A REALY AVAILABLE LOG OF THIS INSPECTIONS SHALL BE MAINTAINED ON A CARD ATTACHED TO THE UNIT BATTERY THE CARD SHALL CONTAIN THE NAME AND ADDRESS OF THE RESPONSIBLE MAINTENANCE PERSONNEL THAT PERFORMED THE TESTING REQUIRED IN <C> AND <D> OF THIS SUBSECTION.

EXIT SIGN RISER DIAGRAM





POWER RISER DIAGRAM
(NOT TO SCALE)

NOTES:

ALL NEW PANELS MUST BE BOLT ON TYPE

TAMPER RESISTANT RECEPTACLES ARE REQUIRED FOR CHILD CARE FACILITIES

ISSUE DATES

DATE	DESCRIPTION
June 12th, 2024	PERMIT ISSUE

PROPLAN ARCHITECTS,PC
Andrzej Kacprzynski
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DAY CARE CENTER
213 W. Dundee Rd, Palatine, IL 60074

JOB NO 24-017
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CHECKED BY: A.K.

DRAWING LIST

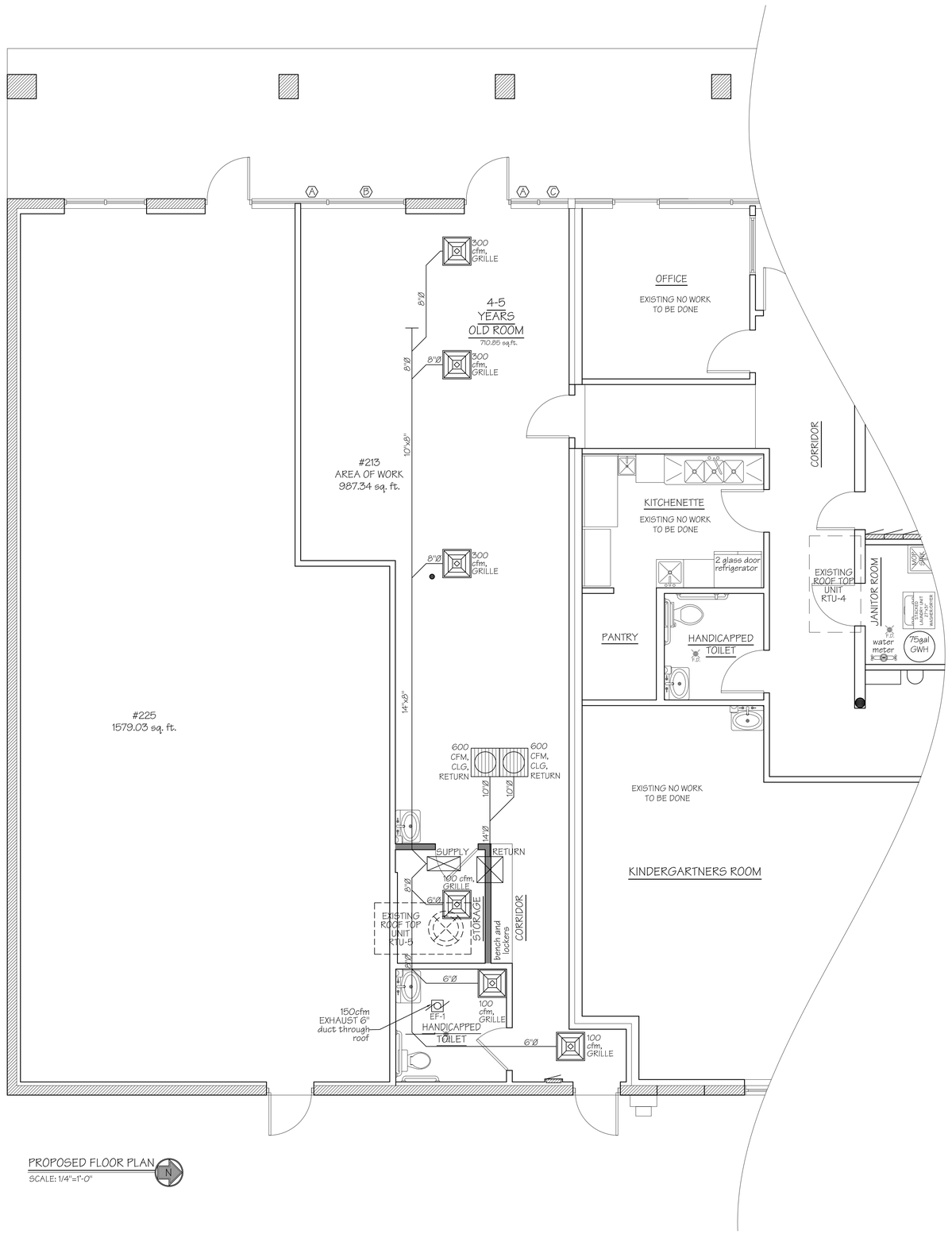
ELECTRICAL DETAILS

SHEET NO
E-2

STATE OF ILLINOIS
ANDRZEJ KACPRZYNSKI
001.021686
LICENSED ARCHITECT

APP. #

Attachment: Floor Plan (201.213 W. Dundee Rd - SUA Daycare)



PROPOSED FLOOR PLAN

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

LIGHT & VENT SCHEDULE																HEAT DATA		
ROOM DESCRIPTION			ORDINANCE REQUIREMENTS									ACTUAL PROVIDED						
			NATURAL LIGHT & VENTIL (SF)		MECHANICAL VENTIL. (CFM)							NATURAL LIGHT & VENTIL. (SF)		MECHANICAL VENTIL. (CFM)				
ROOM NO.	ROOM NAME	FLOOR AREA (SF)	GLASS AREA	VENT AREA	PEOPLE OUTDOOR AIRFLOW RATE IN BREATHING ZONE CFM/PERSON - (Rp)	OCCUPANCY - (Pz)	AREA OUTDOOR AIRFLOW RATE IN BREATHING ZONE CFM/SQFT - Ra	BREATHING ZONE OUTDOOR (Voz)	ZONE AIR DISTRIBUTION EFFECTIVENESS (Ez)	ZONE OUTDOOR AIR (Voz)	EXHAUST AIR FROM ROOM	GLASS AREA	VENT AREA	SUPPLY AIR	EXHAUST AIR FROM ROOM	HEAT LOSS FACTOR	ACTUAL BTU HEAT LOSS	ACTUAL CFM - RTU-5
1	4-5 YEARS OLD ROOM	710.85	75.27	N/R	25	20	0.18	628	0.8	785	NR	86.69	20.50	180	-	ASHRAE	34832	900
2	STORAGE	49.64	N/R	N/R	0	0	0.12	6	0.8	7	NR	-	-	20	-		2432	100
3	CORRIDOR	94.35	N/R	N/R	0	0	0.06	6	0.8	7	NR	-	20.50	20	-		4623	100
4	HANDICAPPED TOILET	120.48	N/R	N/R	0	1	0.00	0	0.8	0	70	-	-	20	150		5904	100
TOTAL		975.32								799	70			240	150		47791	1200
						MINIMUM FURNACE IS:				47941		+15%=		55247		BTU/HR	921	CFM
						EXISTING ROOF TOP UNIT RTU-5 IS:				BTU/HR INPUT		EFFICIENCY [%]		BTU/HR OUTPUT			CFM	
										100000		80.5		80500			1200	

EQUIPMENT SCHEDULE						
TAG	QUANTITY	DESCRIPTION	ELECTRICAL			
			VOLT	PH	HERTZ	AMPS	WATTS
RTU-5	1	EXISTING ROOF TOP UNIT -YORK DJ036N08A1AAA2B HEATING: AFUE 80.5%, 100,000 BTU INPUT, 80,500 BTU OUTPUT, 1 STAGE COOLING: SEER 13.5, 35,800 BTU, R22 Refrigerant, 3 Tones, 1200 CFM	208/230	1	60	24.4	5075
EF-1	1	CEILING EXHAUST FAN, Panasonic model FV-0811RQ1 or approved equal; 150 cfm provide with gravity back draft damper integral grille and duct to wall cap	120	1	60	0.2	24

GRAPHIC SCALE

-10 0 5 10

(IN FEET)

1/4"=1'-0"

International Mechanical Code. 804.3.4 Horizontal terminations.

Horizontal terminations shall comply with the following requirements:

1. Where located adjacent to walkways, the termination of mechanical draft systems shall be not less than 7 feet above the level of the walkway.
2. Vents shall terminate at least 3 feet above any forced air inlet located within 10 feet.
3. The vent system shall terminate at least 4 feet below, 4 feet horizontally from or 1 foot above any door, window or gravity air inlet into the building.
4. The vent termination point shall not be located closer than 3 feet to an interior corner formed by two walls perpendicular to each other.
5. The vent termination shall not be mounted directly above or within 3 feet horizontally from an oil tank vent or gas meter.
6. The bottom of the vent termination shall be located at least 12 inches above finished grade.

ISSUE DATES

DATE	DESCRIPTION
June 12th, 2024	PERMIT ISSUE

PROPLAN ARCHITECTS,PC
andy kacprzynski
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tel. 773 577 6304

DAY CARE CENTER

213 W. Dundee Rd, Palatine, IL 60074

Attachment: Floor Plan (201-213 W. Dundee Rd - SUA Daycare)

JOB NO 24-017

DRAWN BY: Andrzej Kacprzynski 773-577-6304 Email:akacprzynski@gmail.com

CHECKED BY: A.K.

DRAWING LIST

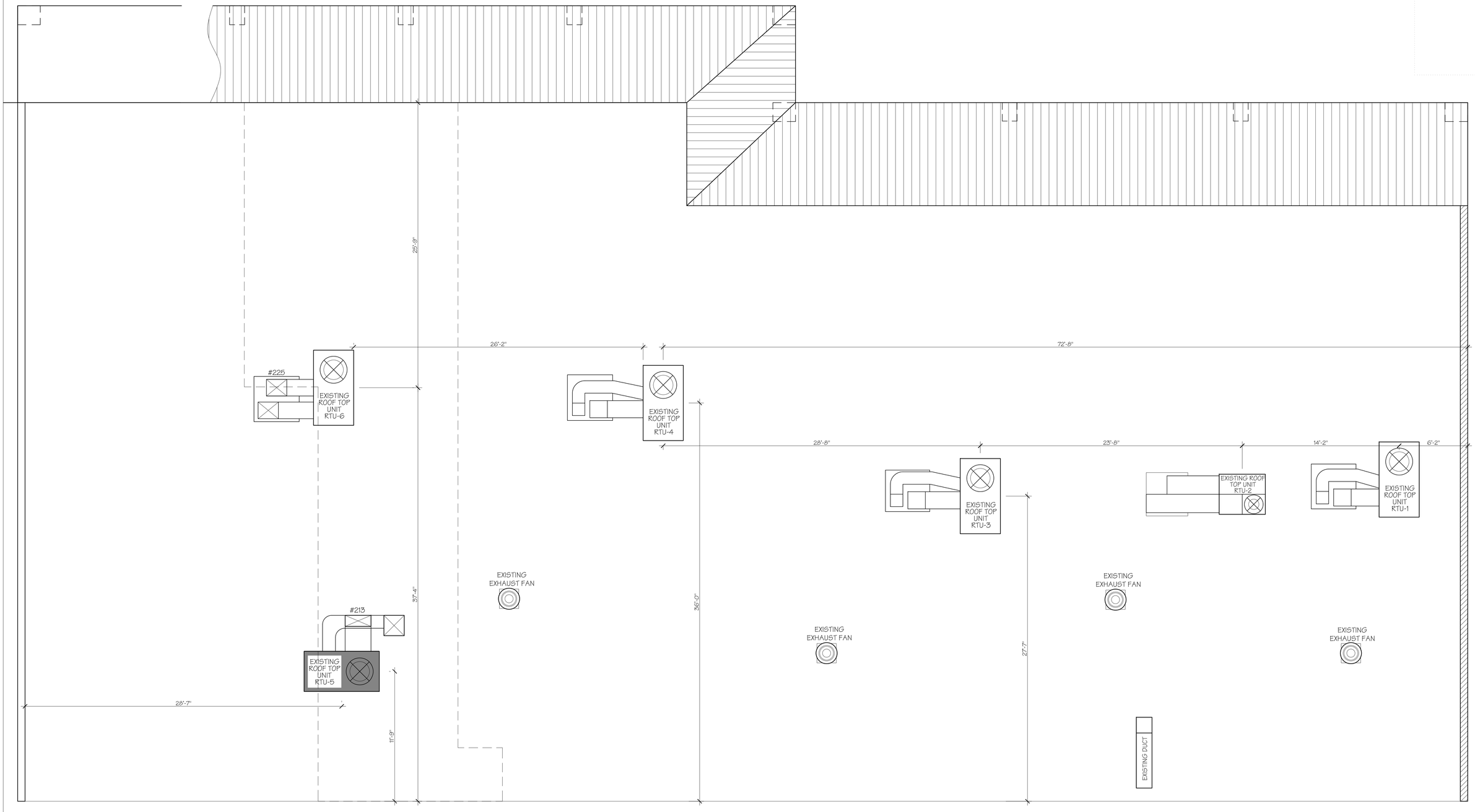
PROPOSED FIRST FLOOR MECHANICAL PLAN

SHEET NO

M-1

STATE OF ILLINOIS
ANDRZEJ KACPRZYNSKI
001.021686
LICENSED ARCHITECT

APP. #



PROPOSED FLOOR PLAN
SCALE: 1/4"=1'-0"

GRAPHIC SCALE
-10 0 5 10
(IN FEET)
1/4"=1'-0"

ISSUE DATES

DATE	DESCRIPTION
June 12th, 2024	PERMIT ISSUE

PROPLAN ARCHITECTS,PC
andy kacprzynski
ARCHITECT
tel. 773 577 6304

DAY CARE CENTER
213 W. Dundee Rd, Palatine, IL 60074

JOB NO 24-017
DRAWN BY: PROPLAN, LLC 773-577-6304 Proplan@sbcglobal.net
CHECKED BY: A.K.

DRAWING LIST

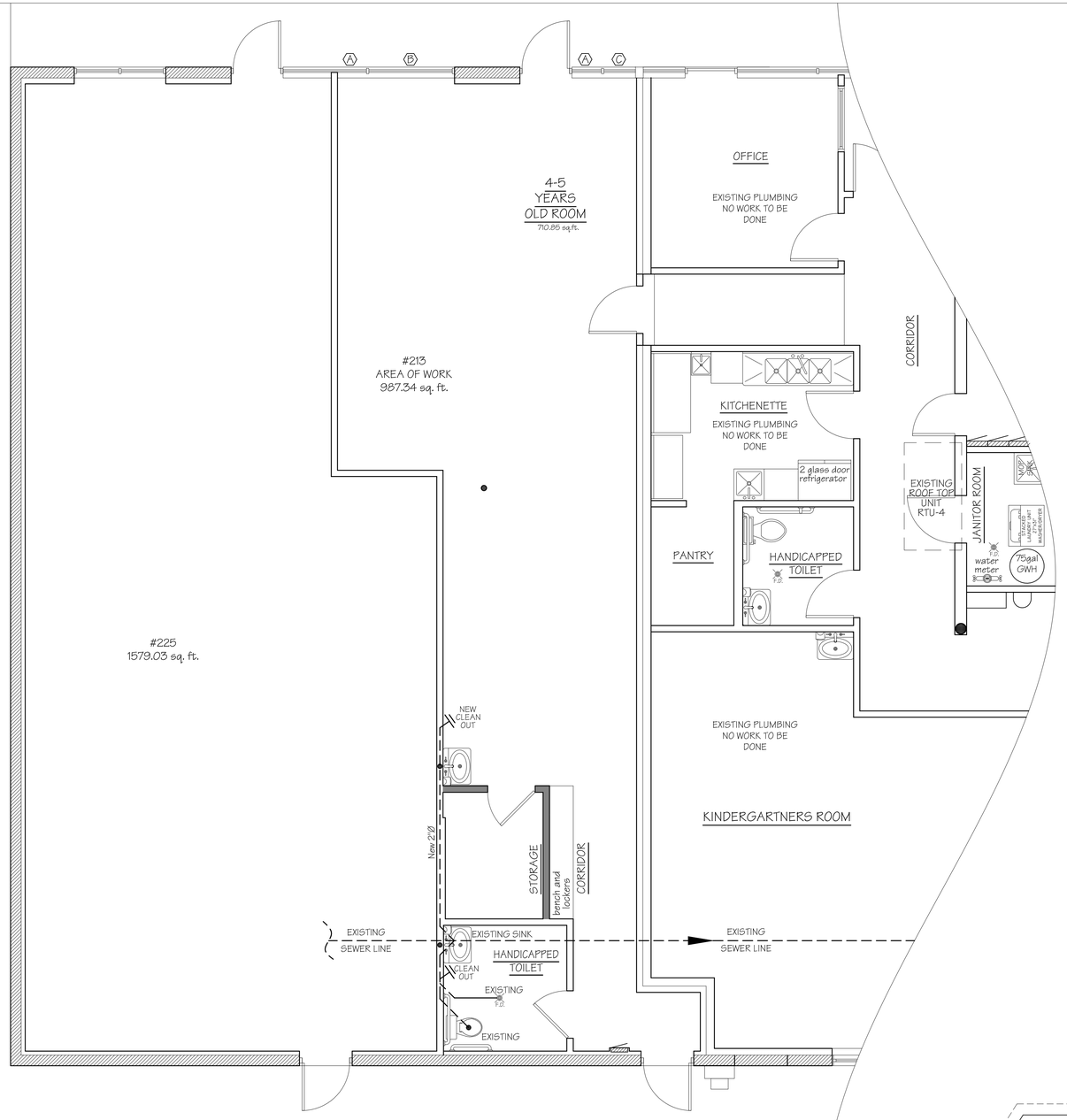
PROPOSED ROOF PLAN

SHEET NO
M-2

STATE OF ILLINOIS
ANDRZEJ KACPRZYNSKI
001.021686
LICENSED ARCHITECT

APP. #

Attachment: Floor Plan (203-213 W. Dundee Rd - SUA Daycare)



PROPOSED FIRST FLOOR PLAN

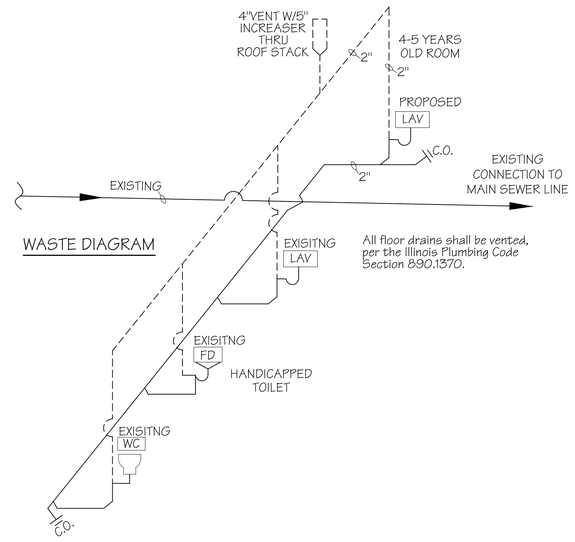
SCALE: 1/4"=1'-0"

GRAPHIC SCALE

-10 0 5 10

(IN FEET)

1/4"=1'-0"



WASTE DIAGRAM

All floor drains shall be vented, per the Illinois Plumbing Code Section 890.1370.

PLUMBING NOTES
-PROVIDE 12" AIR CHAMBER AT ALL FIXTURES
-PROVIDE 24" AIR CHAMBER AT ALL RISERS
-PROVIDE SHUT OFF VALVES AT EACH FIXTURE
-PROVIDE CITY OF CHICAGO APPROVED RELIEF VALVE TO WATER HEATERS

NOTES:
ALL PLUMBING FIXTURES TO BE INSTALLED COMPLETE WITH ALL RELATED HARDWARE AND ACCESSORIES

PLUMBING NOTES

1. GENERAL NOTES ON THE DRAWING ARE PART OF THIS CONTRACT.

2. ALL PREMITS, LICENSES, APPROVALS AND OTHER ARRANGEMENTS FOR WORK SHALL BE OBTAINED BY THE PLUMBING CONTRACTOR AT HIS OWN EXPENSE.

3. ALL NEW WORK AND MATERIAL SHALL CONFORM TO ALL APPLICABLE STATE AND CITY CODES AND ORDINANCES.

4. THE INTENT OF THE DRAWINGS IS TO FURNISH THE OWNER A PLUMBING INSTALLATION RADY

6. INSULATION SHALL BE PROVIDED AS FOLLOWS:
DOMESTIC COLD WATER
ABOVE GRADE: LIGHT DENSITY, FIBERGLASS PIPE INSULATION, 1" THICK, WITH VAPOR BARRIER JACKET.
DOMESTIC HOT WATER
ABOVE GRADE: LIGHT DENSITY, FIBERGLASS PIPE INSULATION, 1" THICK, WITH GLASS CLOTH JACKET.
AT CONTRACTOR'S OPTION 1/2" FIBERGLASS SNAPON INSULATIONWITH FOAM VAPOR BARRIER MAY BE SUBSTITUED FOR ABOVE.

7. PROVIDE DIELECTRIC FITTINGS WHERE COPPER JOIN FERROUS METAL

8. FLASHING SHALL BE 4# LEAD MINIMUM.

9. PROVIDE AIR CHAMBERS, FULL SIZE, 12" LONG FOR EACH HOT AND/OR COLD WATER SUPPLY AT EACH FIXTURE. PROVIDE 24' AIR CHAMBER AT RISERS.

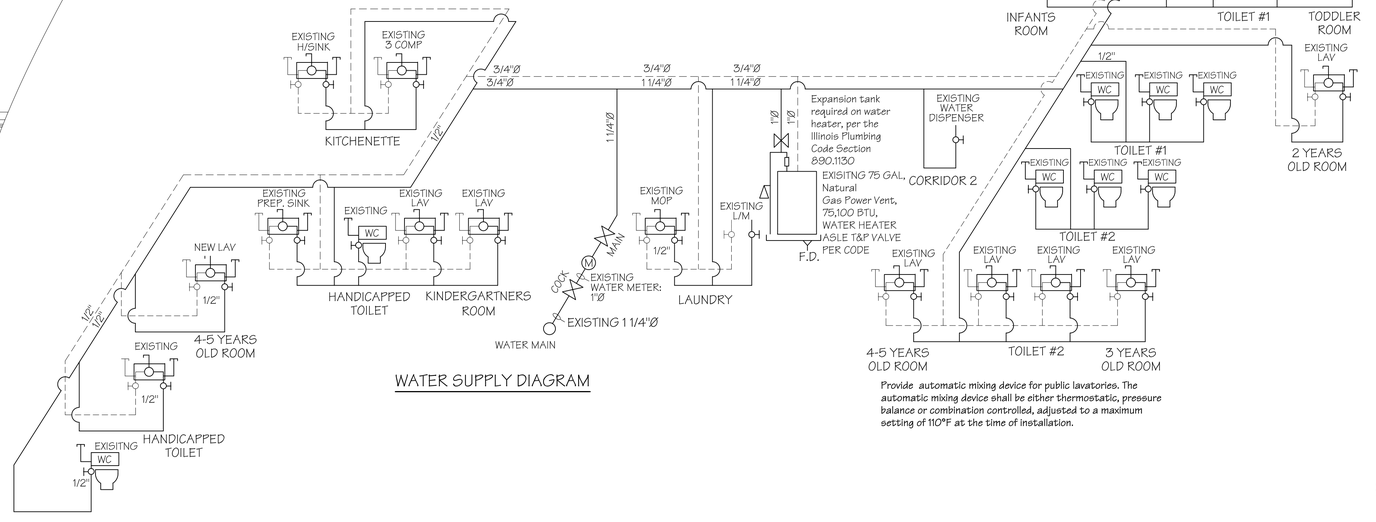
10. ALL CUTTING AND PATCHING FOR PLUMBING TRADES WORK SHALL BE BY PLUMBING CONTRACTOR.

11. CONTRACTOR SHALL GUARNTEE ALL WORK, MATERIAL, EQUIPTMENT, ETC, FURNISHED BY HIMFOR A PERIOD OF ONE (1) YEAR AFTER FINAL ACCEPTANCE OF INSTALLATION.

12. PROVIDE SHUT-OFF VALVES AT EACH HOT AND/OR COLD WATER SUPPLY AT EACH FIXTURE.

MATERIAL LIST:
1. DRAINAGE, VENT AND SEWER PIPE: Polyvinyl Chloride (PVC) Pipe
2. WATER SERVICE PIPES: SEAMLESS COPPER WATER TUBE TYPE "K" OR "L" (ASTM B-88.83) W/BRASS FITTINGS AND NO LEAD SOLDER.

FIXTURE LOAD						
TAG	TYPE OF FIXTURE	No.		Water Supply Fixture Units		FIXTURE LOAD
WC	WATER CLOSET (flush tank)	8	X	3	=	24
LAV	LAVATORY	13	X	1	=	13
3 COMP	3 COMPARTMENT SINK	1	X	3	=	3
H/SINK	HAND SINK	1	X	1	=	1
WATER DISPENSER	WATER DISPENSER (drinking fountain)	1	x	0.25	=	0.25
PREP. SINK	1 COMP. PREPARATION SINK	1	X	2	=	2
MOP	FLOOR MOP SINK	1	X	2	=	2
L/M	LAUNDRY MACHINE	1	X	2	=	2
	TOTAL	27				47.25
	EXISTING WATER SERVICE PIPE SIZE			PROPOSED WATER METER SIZE		
	1 1/4"Ø			1"Ø		
REQUIRED						
DEMND (GPM)	PIPE SIZE (INCHES)	Pressure Loss (PSI/100' of Pipe)		Velocity (Ft./Sec.)		Meter Size (Inches)
27.0	1 1/4"Ø	8.2		6.9		1"Ø



WATER SUPPLY DIAGRAM

Provide automatic mixing device for public lavatories. The automatic mixing device shall be either thermostatic, pressure balance or combination controlled, adjusted to a maximum setting of 110°F at the time of installation.

ISSUE DATES

DATE	DESCRIPTION
June 12th, 2024	PERMIT ISSUE

PROPLAN ARCHITECTS,PC
andy kacprzynski
ARCHITECT
tel. 773 577 6304

DAY CARE CENTER

213 W. Dundee Rd, Palatine, IL 60074

JOB NO 24-017 | A.K.

DRAWN BY: MIKE LOZU, 773-577-6304, Email:mail@clickart.net | CHECKED BY:

DRAWING LIST

PROPOSED PLUMBING PLAN

SHEET NO P-1

STATE OF ILLINOIS
ANDRZEJ KACPRZYNSKI
001.021686
LICENSED ARCHITECT

APP. #

Attachment: Floor Plan (201-213 W. Dundee Rd - SJA Daycare)

201 W. Dundee Rd.
Palatine, IL 60074
Ph: (847) 485 7496
E-mail: office@kiddiecitylearning.net

BUSINESS PLAN

June/27/2024

Attachment: Business Plan (201-213 W. Dundee Rd - SUA Daycare)

1. EXECUTIVE SUMMARY

Kiddie City Learning Center has been working since 2018. This childcare facility (approximately 84 children) serves children from 6 weeks to 12 years old. Their services are safe and secure, providing the parents with an excellent place for their children to take care of.

2. THE MANAGEMENT TEAM

Kiddie City Learning Center is led by Anna Zielinska. She is a childcare industry veteran, who directed several day care centers. She also works a director of an elementary school in Poland.
Kiddie City Learning Center is an exciting opportunity that provides safe and secure childcare to the Palatine area. Through a combination of well-priced services, outstanding customer service, and well-seasoned management, Kiddie City quickly gained market share and a reputation as a premier childcare provider.

3. THE CUSTOMERS

Kiddie City Learning Center is concentrating on two groups of customers: full time and part time. A lot of the customers seem happy with being at this location. We currently have a waitlist of parents wanting to sign their children up.

4. MISSION

Kiddie City Learning Center aims to always offer safe and secure childcare. Close personal attention to each child is essential to providing a quality experience for all children: therefore, adequate personnel will be hired to ensure each child has

Attachment: Business Plan (201-213 W. Dundee Rd - SUA Daycare)

5. BENEFITS

Kiddie City Learning Center will open from 7:00am to 6:00pm.
Our program fits with the schedules of working parents. Our program cares for children from 6 weeks to 12 years old. Our program cares for all ages of children so parents don't have to split them up and take them to different locations.
Our program is licensed. Our program meets all health and safety requirements to make sure all children are always safe.
Our program serves breakfast, lunch and two snacks. We serve catering. We post weekly menus, so parents know in advance what we are serving every day.
Our program meets all child-to-staff ratio requirements.
Our program`s teachers are selected for their knowledge of child development, their experience with children, and their warmth and love for children.

6. KEYS TO SUCCESS

Keys to success for the company will include:

- Maintaining a reputable and untarnished reputation in the community.
- Quality care.
- Competitive pricing.
- Flexible hours

7. COMPANY SUMMARY

Kiddie Learning Center Ltd is a startup managed by Anna Zielinska who has extensive experience in the childcare industry and has maintained excellent reputations throughout. In addition, she is capable of handling the sales/management and finance/administration areas, respectively.

Attachment: Business Plan (201-213 W. Dundee Rd - SUA Daycare)

8. SERVICES

Kiddie City Learning Center offers childcare services for ages from 6 weeks to 12 years old. The hours of operation are from 7:00am to 6:00pm, from Monday through Friday.

9. COMPANY LOCATION AND FACILITIES

Kiddie City Learning Center is in Palatine, a suburb of Chicago. The facility has a 4800 sq ft building with an outside playground. The playground comes with full fencing to ensure no one can come in or wander away. The yard is furnished with safe entertaining toys, as well as safe rubber flooring.
The building has 6 rooms adequate to children`s age group accessible and preparation of fresh snacks.
We plan to expand the facility by 1000 sq ft. to accommodate an additional 20 children.
Kiddie City Learning Center works with DCFS through the architectural plans and remodeling of the place to ensure the bast quality and safety of requirements of Village of Palatine Department of Buildings.

10. STRATEGY AND IMPLEMENTATION SUMMARY

Kiddie City Learning Center is succeeded by offering its clients children a safe and secure care environment, and close personal attention. The center is dual - sided: to help parents feel good about the care of their children, and to make it safe, educational, and fun experience for the children.

11. COMPETITIVE EDGE

Childcare competitive edge is the facility`s efforts in obtaining all appropriate licensing and certifications. Additionally, thorough pre-hire background screenings are performed on all individuals before hired for employment

Attachment: Business Plan (201-213 W. Dundee Rd - SUA Daycare)

12. STAFF

Kiddie City Learning Center is hiring experienced knowledgeable and loving teachers. The Center has adequate children – teacher – ratio. In the new part we plan to have 20 children and employ two teachers.

13. MENU

Attachment: Business Plan (201-213 W. Dundee Rd - SUA Daycare)

ORDINANCE NO. 0-58-16

AN ORDINANCE GRANTING A SPECIAL USE
201 W. DUNDEE ROAD

Attachment: 0-058-16 - 201 W. Dundee Rd. SU (201-213 W. Dundee Rd - SUA Daycare)

Published in pamphlet form by authority of the
Mayor and Village Council of the Village of Palatine
on May 9, 2016

ORDINANCE NO. 0-58-16

AN ORDINANCE GRANTING A SPECIAL USE
201 W DUNDEE ROAD

WHEREAS, upon petition of owners of said property, a public hearing was held by the Zoning Board of Appeals on April 12, 2016 in accordance with the Zoning Ordinance of the Village of Palatine, in such cases made and provided, and said Zoning Board of Appeals having made its findings in a report to the Mayor and Village Council of the Village of Palatine regarding a request for a Special Use to permit a day care facility pursuant to Section 11.02 (d)(8) of the Palatine Zoning Ordinance., on the following legally described property:

Lot 1 in English Valley Unit Number 1, being a subdivision of part of the East 1/2 of the Northeast 1/4 of Section 10, Township 42 North, Range 10 East of the Third Principal Meridian, according to the plat thereof registered at the Office of the Registrar of Titles, on July 10, 1969 as Document Number 2460775 in Cook county, Illinois.

commonly known as 201 W. Dundee Road (PIN# 02-10-202-001)

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

SECTION 1: Special Use to permit a day care facility pursuant to Section 11.02 (d)(8) of the Palatine Zoning Ordinance, is hereby granted, subject to the following condition(s):

1. The Special Use shall substantially conform to the architectural plans prepared by Pro-Plan Architects, PC, dated 02/17/2016, except as such plans may be changed to conform to Village Codes and Ordinances.

Attachment: 0-058-16 - 201 W. Dundee Rd. SU (201-213 W. Dundee Rd - SUA Daycare)

2. The maximum building occupancy shall not be more than 99 persons, without installing a sprinkler. The Director of Fire Prevention shall post the maximum occupancy.
3. The final certificate of occupancy will be contingent upon approval by DCFS.

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

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

PASSED: This 9th day of May, 2016

AYES: 5 NAYS: 0 ABSENT: 1 PASS: 0

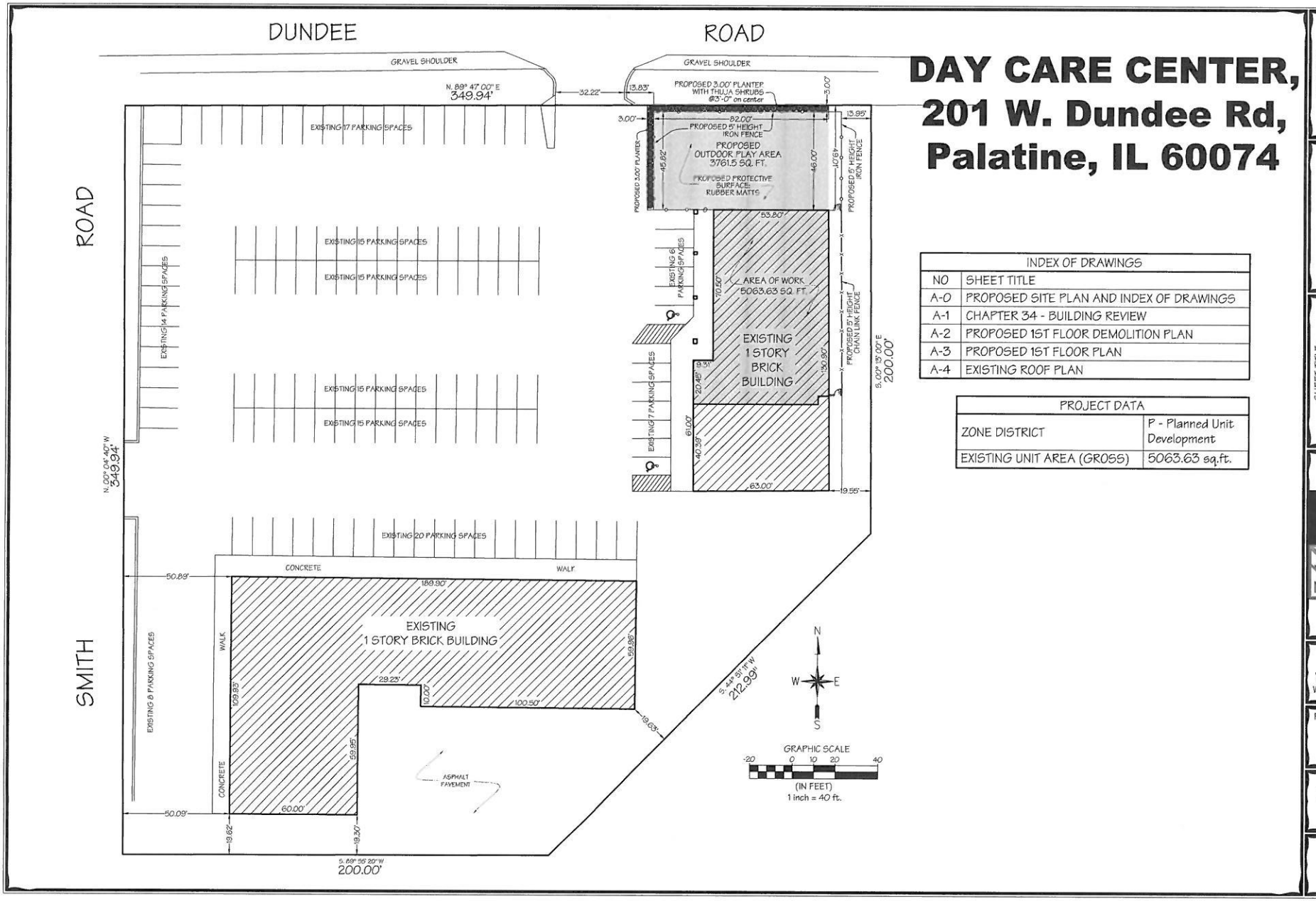
APPROVED by me this 9th day of May, 2016

Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this 9th day of May, 2016

Village Clerk

Attachment: 0-058-16 - 201 W. Dundee Rd. SU (201-213 W. Dundee Rd - SUA Daycare)



DAY CARE CENTER, 201 W. Dundee Rd, Palatine, IL 60074

INDEX OF DRAWINGS	
NO	SHEET TITLE
A-0	PROPOSED SITE PLAN AND INDEX OF DRAWINGS
A-1	CHAPTER 34 - BUILDING REVIEW
A-2	PROPOSED 1ST FLOOR DEMOLITION PLAN
A-3	PROPOSED 1ST FLOOR PLAN
A-4	EXISTING ROOF PLAN

PROJECT DATA	
ZONE DISTRICT	P - Planned Unit Development
EXISTING UNIT AREA (GROSS)	5063.63 sq.ft.

REVISIONS

MARK	DATE

DAY CARE CENTER
201 W. Dundee Rd,
Palatine, IL 60074

SHEET TITLE: PROPOSED SITE PLAN

PRO-PLAN ARCHITECTS,PC
andy kacprzynski
108 Elliott Street Naperville IL 60540
tel/fax 630 228 7082

DRAWN BY:
PIOTR NAKLICKI
773-577-6304
WWW.NAKLICKI.NET

PERMIT NUMBER:

DATE:
February 17
2016

SHEET NO.
A-0

TABLE 3412.7
SUMMARY SHEET - BUILDING CODE

Existing occupancy: Business - B (architects, animal barber shop)
Year building was constructed: 1975
Type of construction: 2 B
Percentage of open perimeter increase: 0 %

Proposed occupancy: Educational - E (day care)
Number of stories: 1 Height in feet: 12.2'
Area per floor: 5063.63 SQ. FT.
-

Completely suppressed: Yes No X
Compartmentation Yes X No

Corridor wall rating: 0 hr
Required door closers: Yes No X

Fire-resistance rating of vertical opening enclosures: N/A

Type of HVAC system: FORCED AIR, (ROOF TOP UNITS) , serving number of floors: 1

Automatic fire detection: Yes X No
Fire alarm system: Yes X No
Smoke control: Yes X No
Adequate exit routes: Yes X No
Maximum exit access travel distance: 55 Ft
Means of egress emergency lighting: Yes X No

Type and location N/A
Type: silent knight
Type: addressable photoelectric
Dead ends: Yes No X
Elevator controls: not applicable
Mixed occupancies: Yes No X

SAFETY PARAMETERS	FIRE SAFETY (FS)	MEANS OF EGREES (ME)	GENERAL SAFETY (GS)
3412.6.1 Building Height	3.4	3.4	3.4
3412.6.2 Building Area	15.5	15.5	15.5
3412.6.3 Compartmentation	10	10	10
3412.6.4 Tenant and Dwelling Unit Separations	4	4	4
3412.6.5 Corridor Walls	-5	-5	-5
3412.6.6 Vertical Openings	2	2	2
3412.6.7 HVAC Systems	0	0	0
3412.6.8 Automatic Fire Detection	8	8	8
3412.6.9 Fire Alarm Systems	5	5	5
3412.6.10 Smoke Control	****	0	0
3412.6.11 Means of Egrees Capacity	****	10	10
3412.6.12 Dead Ends	****	2	2
3412.6.13 Maximum Exit Access Travel Distance	****	14.5	14.5
3412.6.14 Elevator Control	0	0	0
3412.6.15 Means of Egress Emergency Lighting	****	4	4
3412.6.16 Mixed Occupancies	0	****	0
3412.6.17 Automatic Sprinklers	0	0÷2=0	0
3412.6.18 Standpipes	0	0	0
3412.6.19 Incidental Accessory Occupancy	0	0	0
Building score - total value	42.9	73.4	73.4

REVISIONS
MARK | DATE

DAY CARE CENTER
201 W. Dundee Rd,
Palatine, IL 60074

SHEET TITLE:
CHAPTER 34
- BUILDING REVIEW

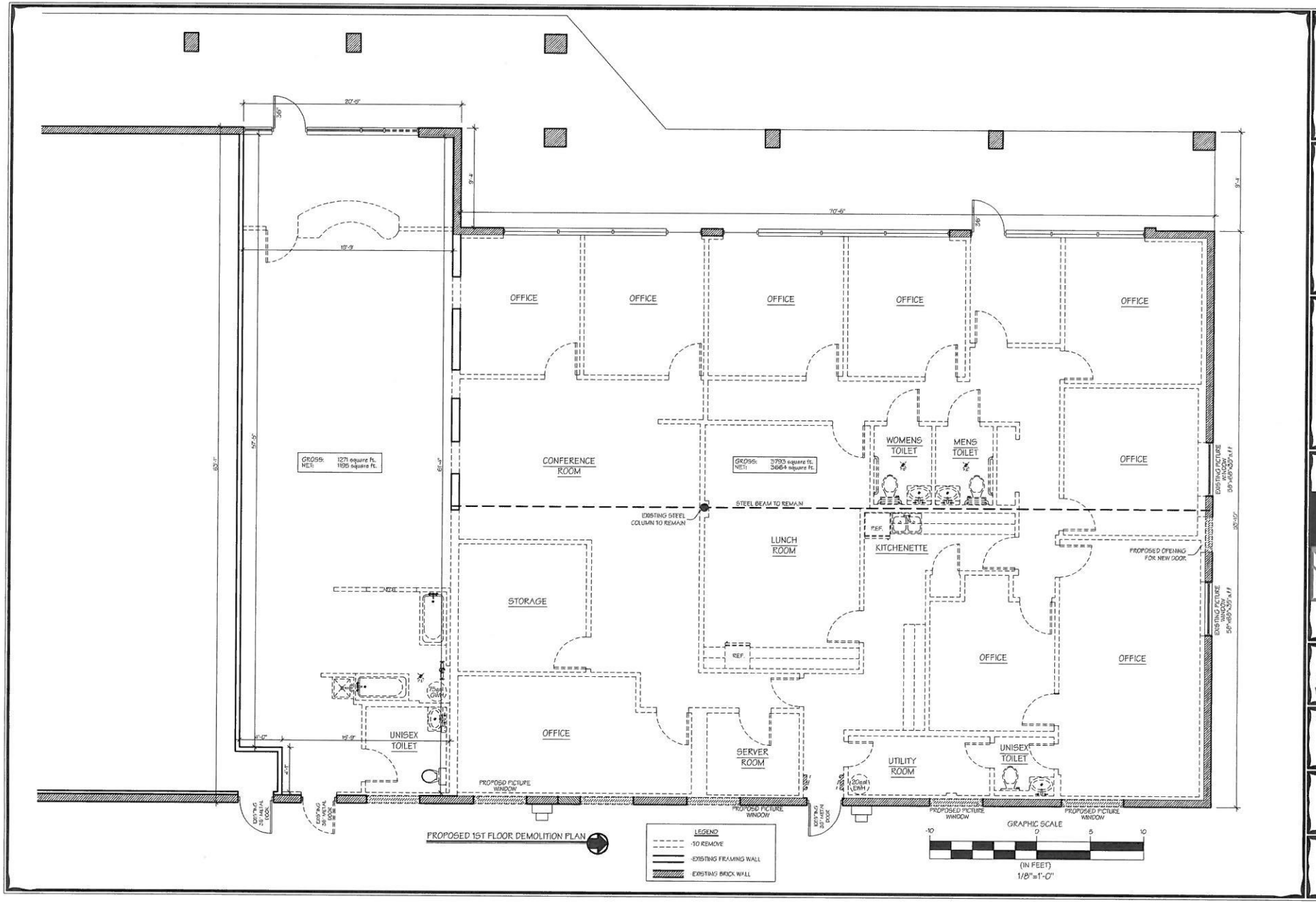
PRO-PLAN ARCHITECTS, PC
and Associates, Inc.
108 Elsie Ct. Steamwood, IL 60107
tel/fax 630 228 7082

DRAWN BY:
PIOTR NAKLICKI
773-577-6304
WWW.NAKLICKI.NET

PERMIT NUMBER:

DATE:
February 17
2016

SHEET NO.
A-1



REVISIONS

MARK	DATE

DAY CARE CENTER
201 W. Dundee Rd,
Palatine, IL 60074

SHEET TITLE:
PROPOSED 1ST FLOOR DEMOLITION PLAN

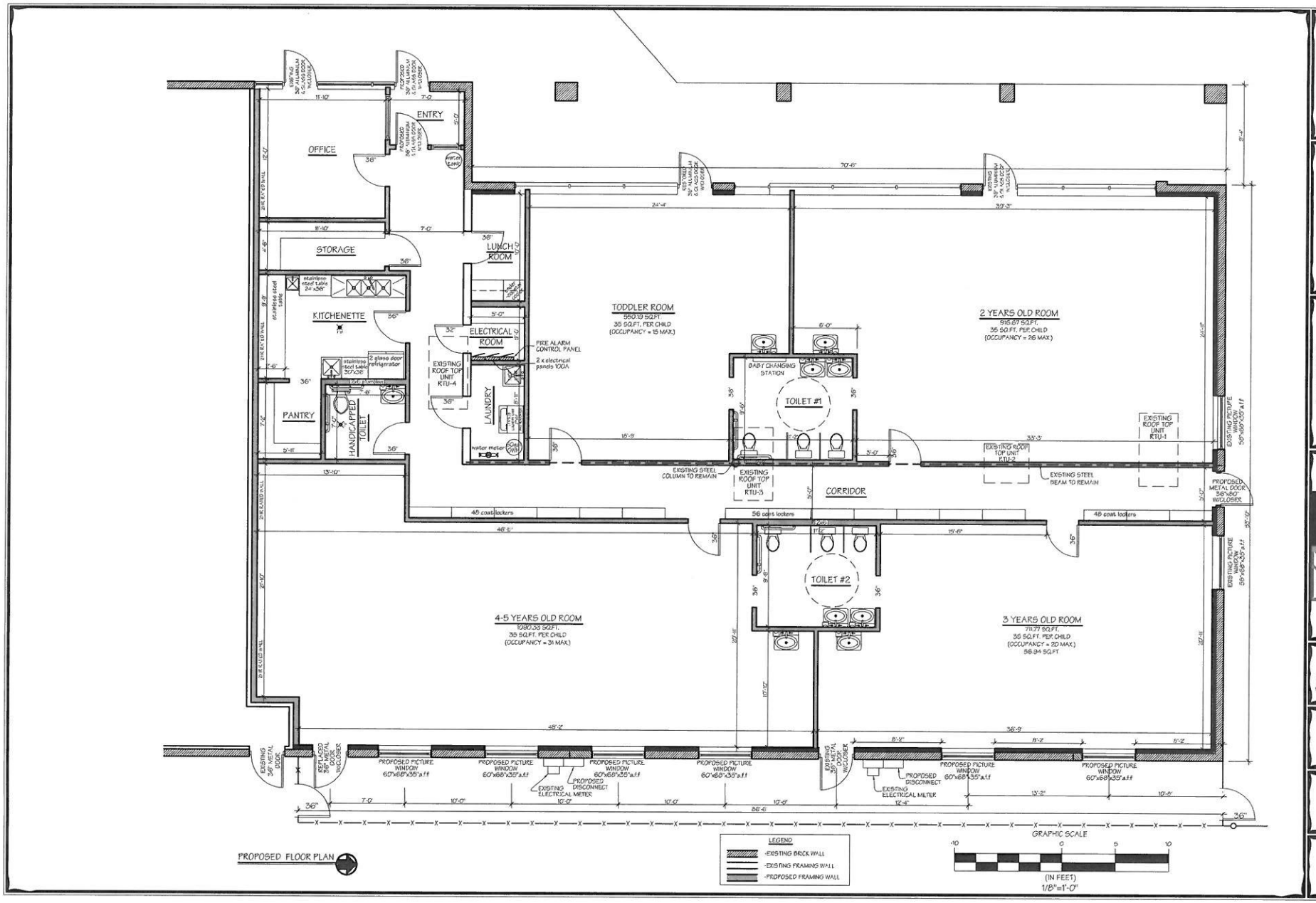
PRO-PLAN ARCHITECTS,PC
andy kacprzynski
108 Ellasek Ct, Streamwood, IL 60107
tel/fax 630 228 7082

DRAWN BY:
PIOTR NAKLICKI
773-577-6304
WWW.NAKLICKI.NET

PERMIT NUMBER:

DATE:
February 17
2016

SHEET NO.
A-2



REVISIONS

MARK	DATE

DAY CARE CENTER
201 W. Dundee Rd,
Palatine, IL 60074

SHEET TITLE:
PROPOSED
1ST FLOOR PLAN

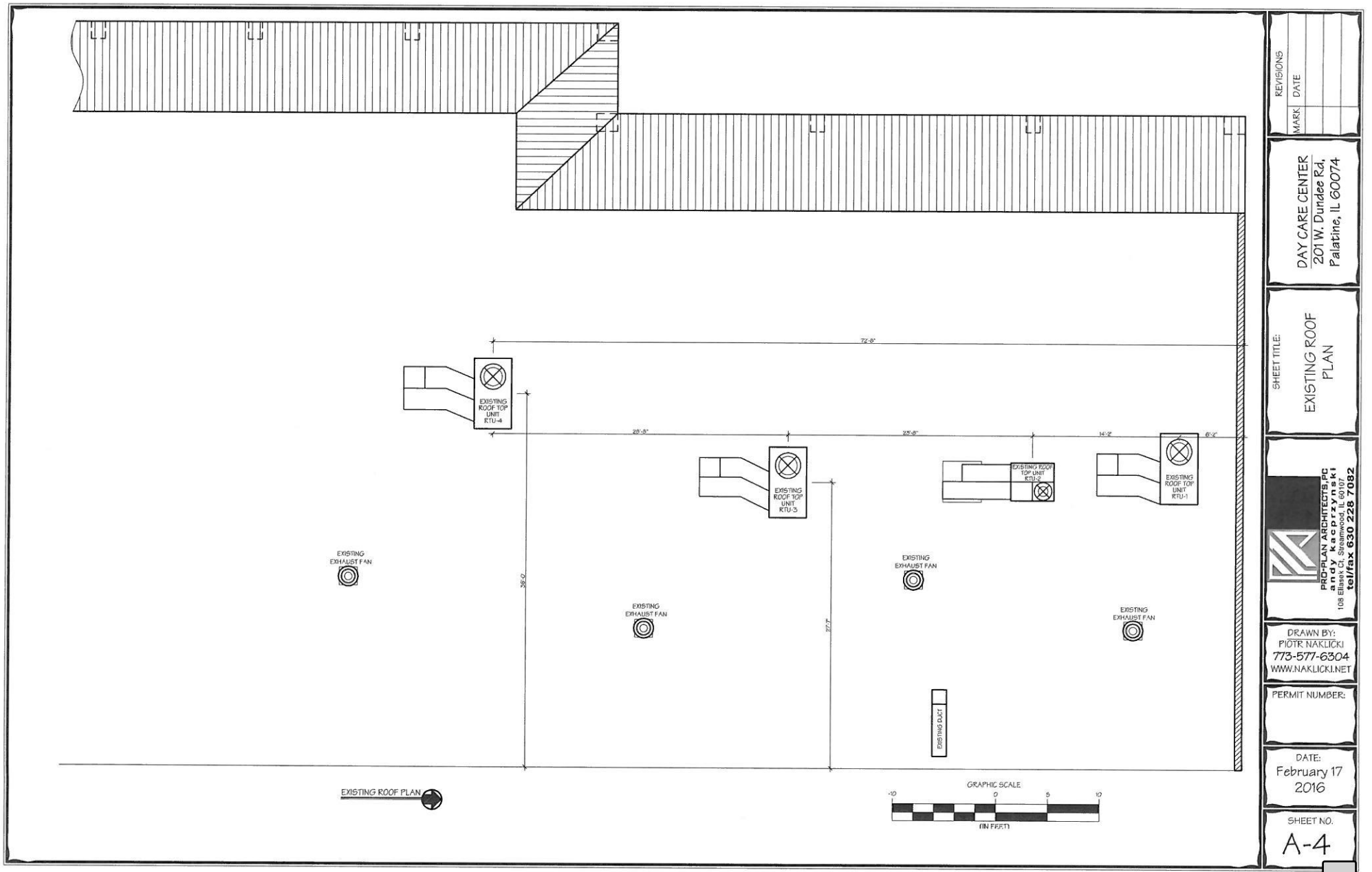
PRO-PLAN ARCHITECTS,PC
andy kacprzynski
108 Ellasek Ct, Streamwood, IL 60107
tel/fax 630 228 7082

DRAWN BY:
PIOTR NAKLICKI
773-577-6304
WWW.NAKLICKI.NET

PERMIT NUMBER:

DATE:
February 17
2016

SHEET NO.
A-3



REVISIONS

MARK	DATE

DAY CARE CENTER
201 W. Dundee Rd,
Palatine, IL 60074

SHEET TITLE:
EXISTING ROOF PLAN

PRO-PLAN ARCHITECTS,PC
andy kacprzynski
108 Ellasek Ct, Streamwood, IL 60107
tel/fax 630 228 7082

DRAWN BY:
PIOTR NAKLICKI
773-577-6304
WWW.NAKLICKI.NET

PERMIT NUMBER:

DATE:
February 17
2016

SHEET NO.
A-4

BUSINESS PLAN

KIDDIE CITY LEARNING CENTER LTD

02/19/2016

RECEIVED
FEB 23 2016
PLANNING & ECONOMIC
DEVELOPMENT

Attachment: 0-058-16 - 201 W. Dundee Rd. SU (201-213 W. Dundee Rd - SUA Daycare)

1. EXECUTIVE SUMMARY

Kiddie City Learning Center Ltd is a start-up organization that provides day care services to Palatine IL., a suburb of Chicago. This mid-sized child care facility (approximately 92 children) serves children from fifteen months to twelve years of age. Their services are safe and secure, providing the parents with an excellent place where their children can be taken care of.

2. THE MANAGEMENT TEAM

Kiddie City Learning Center Ltd will be lead by Anna Zielinska and Anna Antosiak. Anna Zielinska is a child care industry veteran, who directed several day care centers in Illinois. She also work as a director of elementary school in Poland.
Anna Zielinska`s partner is Anna Antosiak, who work with children as a caregiver for several years. She also worked as a real estate broker.

Kiddie City Learning Center is an exciting opportunity that provides safe and secure child care to the Palatine, IL neighborhood. Through a combination of well-priced services, outstanding customer service, and a well seasoned management team, Kiddie City will quickly gain market share and a reputation as a premier child care provider.

3. THE CUSTOMERS

Kiddie City Learning Center Ltd will be concentrating on two groups of customers: full time and part time.

4. MISSION

Kiddie City Learning Center Ltd aims to offer safe and secure child care at all times. Close personal attention to each child is essential to providing a quality experience for all children; therefore, adequate personnel will be hired to ensure each child has the proper supervision will be in our care.

Attachment: 0-058-16 - 201 W. Dundee Rd. SU (201-213 W. Dundee Rd - SUA Daycare)

5. BENEFITS

1. Kiddie City Learning Center will be open from 6:00am to 6:00 pm. Our program fits with the schedules of working parents. Our program cares for children from toddlers through school age. Our program cares for all ages of children so parents don`t have to split them up and take them to different locations
2. Our program will be licensed. Our program will meet all health and safety requirements to make sure your child is safe at all time.
3. Our program will serve breakfast, lunch and two snacks. Our program will serve catering. We will post weekly menus so parents know in advance what we are serving every day.
4. Our program meets all child-to-staff ratio requirements.
5. Our program`s teachers will be selected for their knowledge of child development, their experience with children, and their warmth and love for children.

6. KEYS TO SUCCESS

Keys to success for the company will include:

1. Maintaining a reputable and untarnished reputation in the community.
2. Quality care.
3. Competitive pricing.
4. Flexible hours

7. COMPANY SUMMARY

Kiddie City Learning Center Ltd is a start-up managed by two partners. Both have extensive experience in the child care industry, and have maintained excellent reputations in this same industry. In addition, these two partners are capable of handling the sales/management and finance/administration areas, respectively.

Attachment: 0-058-16 - 201 W. Dundee Rd. SU (201-213 W. Dundee Rd - SUA Daycare)

8. SERVICES

Kiddie City Learning Center Ltd offers child care services for ages from toddlers to 12 years old. Hours of operation are from 6:00 A.M. to 6:00 P.M., from Monday through Friday.

9. COMPANY LOCATION AND FACILITIES

Kiddie City Learning Center will base it`s operations in Palatine, Illinois, a suburb of Chicago the facility will of 5,000 sq. ft. building with outside playground. The playground will be fully iron fences in, to ensure no one can either come in or wander away. The yard will be furnished with safe, entertaining toys, as well as safe rubber flooring.

The building will have 4 rooms adequate to children's age group accessible bathrooms for children. It will also contain kitchenette for catering and preparation of fresh snacks.

The building will be used for rainy-day activities and the serving and preparation of meals. The building will also contain toys, games, and books for the education, entertainment of the children.

Kiddie City Learning Center will work with DCFS (Department of Children and Family Services) through the architectural plans and remodeling of the place to ensure the best quality and safety requirements of Village of Palatine Department of Building.

10.STRATEGY AND IMPLEMENTATION SUMMARY

Kiddie City Learning Center Ltd will succeed by offering its clients' children a safe and secure care environment, and close personal attention. The goals of the center are dual-sided: to help parents feel good about the care of their children, and to make it a safe, educational, and fun experience for the child.

Attachment: 0-058-16 - 201 W. Dundee Rd. SU (201-213 W. Dundee Rd - SUA Daycare)

11. COMPETITIVE EDGE

Child care competitive edge is the facility's efforts in obtaining all appropriate licensing and certifications. Additionally, thorough pre-hire background screenings are performed on all individuals before hired for employment.

12.STAFF

Kiddie City Learning Center will hire experienced knowledgeable and loving teachers. The Center will have about 92 children: 62 full time and 30 part time (15 children in the morning from 6AM to 12:30PM and 15 children in the afternoon from 1PM to 6PM).
The Center will have adequate children – teacher – ratio. We will hire about 11 teachers and one employee who would work in the kitchen. In the peak time there will be 77 children, 11 teachers, 1 employee working in the kitchen, 2 owners and up to 5 parents.

13. MENU

Attachment: 0-058-16 - 201 W. Dundee Rd. SU (201-213 W. Dundee Rd - SUA Daycare)

Attachment: 0-058-16 - 201 W. Dundee Rd. SU (201-213 W. Dundee Rd - SUA Daycare)

Kiddie City Learning Center Ltd

MENU

	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY
BREKFAST	waffers w/ jam & milk	Choice of assorted cereal & milk	Bagel w/ cream cheese & milk	Ham sandwich & milk	Choice of assorted cereal & milk
LUNCH	Soup Baked chiken, fingers, patatoes, peas, mandarine, milk	Soup Stuffed cabbage in tomato sauce, mashed potatoes peaches, milk	Soup Fish patties, carrots, mashed potatoes, apricot, milk	Soup Breaded chicken, rice with veggies, orange, milk	Soup Cheese pierogi, cheese blintz, apple, milk
SNACK	yogurt, fruit, juice	graham crackers fruit, juice	whole grain bar fruit, juice	yogurt, fruit juice	oatmeal cookies, fruit, juice

PUBLIC NOTICE
A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, April 12, 2016, at 7:00 PM, in the Police Training Room of the Palatine Police Department, 595 N. Hicks Road, relative to a request for the following:
Special Use to permit a day care facility pursuant to Section 11.02 (d)(8) of the Palatine Zoning Ordinance.
The property is commonly known as 201 W. Dundee Road (PIN# 02-10-202-001).
The Petitioner is proposing to operate a day care facility.
The above petition has been filed by Anna Antosiak and Anna Zielinska, Kiddie City Learning Center Ltd., and is available for examination in the office of the Village Clerk, 150 W. Wilson Street.
FILE #: 16-010 V I L L A G E OF PALATINE
Jan Wood, Chair
Palatine Zoning Board of Appeals
Published in Daily Herald March 28, 2016 (4436289)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DAILY HERALD**. That said **DAILY HERALD** is a secular newspaper and has been circulated daily in the Village(s) of Algonquin, Antioch, Arlington Heights, Aurora, Barrington, Barrington Hills, Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Campton Hills, Carpentersville,Cary,Deer Park, Des Plaines, South Elgin, East Dundee, Elburn, Elgin,Elk Grove Village, Fox Lake, Fox River Grove, Geneva, Gilberts,Grayslake, Green Oaks, Gurnee, Hainesville, Hampshire, Hanover Park,Hawthorn Woods, Hoffman Estates, Huntley, Inverness, Island Lake,Kildeer, Lake Villa, Lake in the Hills, Lake Zurich, Libertyville,Lincolnshire, Lindenhurst, Long Grove, Mt.Prospect, Mundelein,Palatine, Prospect Heights, Rolling Meadows, Round Lake, Round Lake Beach,Round Lake Heights,Round Lake park,Schaumburg, Sleepy Hollow, St. Charles, Streamwood, Tower Lakes, Vernon Hills, Volo, Wauconda, Wheeling, West Dundee, Wildwood, Sugar Grove, North Aurora

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

I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 7150, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published March 28, 2016 in said DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Paula Baltzman
Authorized Agent

Control # 4436289

Attachment: 0-058-16 - 201 W. Dundee Rd. SU (201-213 W. Dundee Rd - SUA Daycare)

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 201-213 W. DUNDEE RD.

County of COOK

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

Further, that the notice, of which the attached is a true copy, was published ONE times in the said newspaper(s), namely once each week for ONE successive week(s) and that the first publication of said notice was made on the 25TH day of JULY, A.D. 20 24., and the last publication thereof was made on the 25TH day of JULY, A.D. 20 24.

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

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

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

Mary Alice Wenzl

IN WITNESS WHEREOF, **THE DES PLAINES JOURNAL, INC.,** has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 25TH day of JULY A.D., 20 24.

By Todd Wessell

President
Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 25TH day of JULY A.D., 20 24.

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

Attachment: Public Notice (201-213 W. Dundee Rd - SUA Daycare)

VILLAGE OF PALATINE

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 08/13/24 07:00 PM

STAFF REPORT (ID # 9254)

21 N. Brockway Street Unit 203

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Alex Bradshaw

PETITIONER: Dolecki Edyta - Healing By Edyta LLC

PLAN NUMBER: SU-000116-2024

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

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

1. **Special Use to permit a massage therapy business at the subject property.**

Surrounding Zoning/Uses:

North:	B-1 Shopping Center District (Monson Jewlers)
South:	B-1 Shopping Center District (Village Barber Shop)
East:	B-1 Shopping Center District (TJ O'Brien's Bar & Grill)
West:	B-1 Shopping Center District (The Music Room)

KEY ISSUES:

- The Petitioner's submitted Special Use application indicates that they would be the only massage therapist working for the business, and that they currently maintain an active State of Illinois issued Massage Therapist License. The Petitioner has worked as part of other establishments, but has not operated their own business.
- The submitted business plan indicates that they would offer a variety of massages and healing therapies including therapeutic, deep tissue, prenatal, sports, lymphatic drainage, hot stone, reflexology, and integrated healing.
- Per the floor plan, the Petitioner will be leasing a single office space within the existing

building at 21 N. Brockway St. The subject tenant space is a single office and is approximately 242 square feet. The space will have a single massage table.

- Per the submitted business plan, an appointment only business model would be implemented to manage client flow and to ensure convenience, therefore, there will not be a waiting area or reception. The hours of operation would be as follows:
    - Monday: 9 AM - 5 PM
    - Tuesday: Closed
    - Wednesday - Friday: 9 AM - 5 PM
    - Saturday: 9 AM - 3 PM
    - Sunday: Closed
- The parking requirement for the property would be unchanged from the previous use.

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

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

ATTACHMENTS:

- Aerial Map
- Special Use Application
- Plat of Survey
- Floor Plan (full building)

- Floor Plan (annotated room)
- Business Plan
- Public Notice

GISConsortium

21 N. Brockway Street

0 50 100 ft

Print Date: 7/15/2024

Notes
Cook County Aerial 2023

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

Attachment: Aerial Map (21 N. Brockway Street Unit 203 - SU Massage Therapy)

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

Dolecki Edyta

Business Name (if applicable)

Healing By Edyta LLC

Subject Property Address

21 N. Brockway Street Unit 203

Please provide a description of your proposed request:

Massage therapist with holistic services such as sound healing, cupping, reiki.

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:

Providing services to clients

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

Yes, I have business insurance as well.

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

No issues to nearby properties. Only one client at a time, by appointment only.

Attachment: Special Use Application (21 N. Brockway Street Unit 203 - SU Massage Therapy)

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

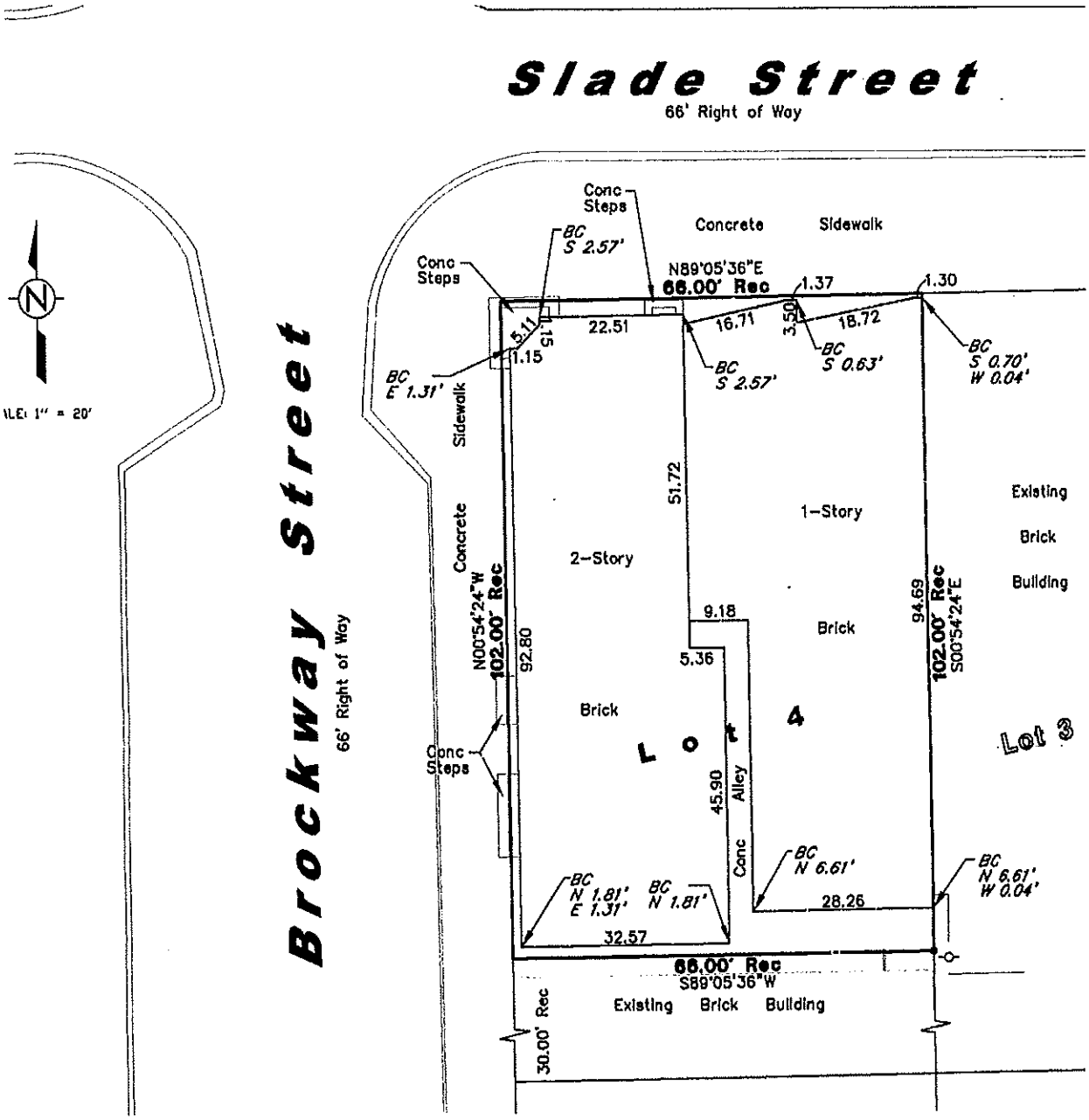
iii. Will not detract from the overall appearance of the community; or

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

n/a

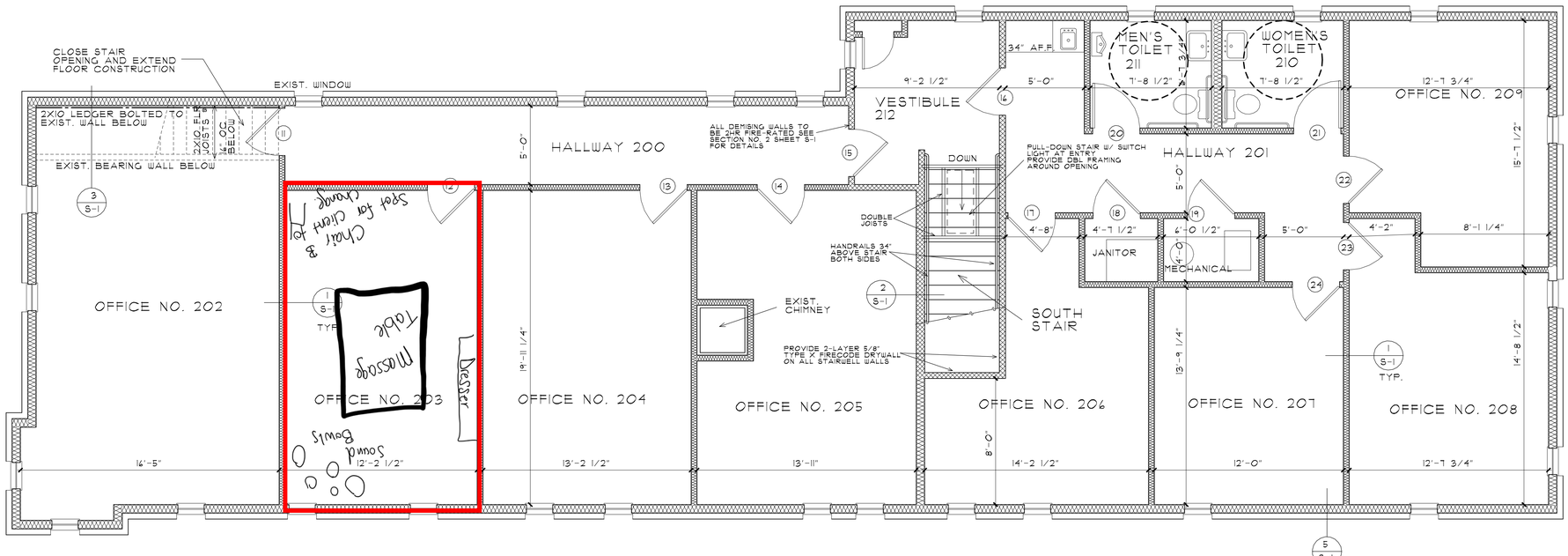
Attachment: Special Use Application (21 N. Brockway Street Unit 203 - SU Massage Therapy)

PLAT OF SURVEY



HARRISON & Associates, Inc.

Attachment: Plat of Survey (21 N. Brockway Street Unit 203 - SU Massage Therapy)



SECOND FLOOR CONSTRUCTION PLAN

SCALE 1/4" = 1'-0"

NORTH

● 10 LB ABC TYPE FIRE EXTINGUISHER

FIRE EXTINGUISHERS TO BE MOUNTED SO THAT THEY CAN BE REACHED BY TRAVELING NOT MORE THAN 75 FT IN ANY DIRECTION IN ACCORDANCE W/ NFPA #10
ALL FIRE EXTINGUISHERS TO BE TAGGED FROM A LICENSED COMPANY

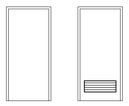
DOOR SCHEDULE

NO.	DOOR WIDTH	DOOR HEIGHT	DOOR THICK.	DOOR MAT'L.	DOOR TYPE	FRAME MAT'L.	FRAME HEAD	FRAME JAMB	FRAME SILL	HARDWARE LOCK	HARDWARE HINGES	HARDWARE CLOSER	HARDWARE MISC.	REMARKS
10	——	——	——	——	——		——	——	——	——	——	——	——	OMITTED
11	3'-0"	7'-0"	1 3/4"	WD	A	HM	——	——	——	——	H-1	——	——	
12	3'-0"	7'-0"	1 3/4"	WD	A	HM	——	——	——	——	H-1	——	——	
13	3'-0"	7'-0"	1 3/4"	WD	A	HM	——	——	——	——	H-1	——	——	
14	3'-0"	7'-0"	1 3/4"	WD	A	HM	——	——	——	——	H-1	——	——	
15	3'-0"	7'-0"	1 3/4"	WD	A	HM	——	——	——	——	H-1	C-1	——	1 HR. FIRE RATED
16	3'-0"	7'-0"	1 3/4"	WD	A	HM	——	——	——	——	H-1	C-1	——	1 HR. FIRE RATED
17	3'-0"	7'-0"	1 3/4"	WD	A	HM	——	——	——	——	H-1	——	——	
18	3'-0"	7'-0"	1 3/4"	WD	A	HM	——	——	——	L-1	H-1	C-1	——	
19	3'-6"	7'-0"	1 3/4"	WD	A	HM	——	——	——	L-1	H-1	C-1	——	1 HR. FIRE RATED
20	3'-0"	7'-0"	1 3/4"	WD	B	HM	——	——	——	L-1	H-1	C-1	——	PRIVACY LOCK
21	3'-0"	7'-0"	1 3/4"	WD	B	HM	——	——	——	L-1	H-1	C-1	——	PRIVACY LOCK
22	3'-0"	7'-0"	1 3/4"	WD	A	HM	——	——	——	——	H-1	——	——	
23	3'-0"	7'-0"	1 3/4"	WD	A	HM	——	——	——	——	H-1	——	——	
24	3'-0"	7'-0"	1 3/4"	WD	A	HM	——	——	——	——	H-1	——	——	

HINGES
H-1 COMMERCIAL DUTY 3-1/2IN. X 3-1/2IN. BALL BEARING

LOCKS
L-1 KEYED LOCKSET - ALWAYS FREE IN EXITING DIRECTION

CLOSER
C-1 LCN 4040 SERIES DOOR CLOSER - NON HANDED (ALUMINUM)



DOOR TYPE

DOOR NOTES

ALL DOOR CLOSERS SHALL COMPLY W/ ANSI SECTIONS 4.13.10 & 4.13.11 & ADA SECTIONS 4.13.10 & 4.13.11

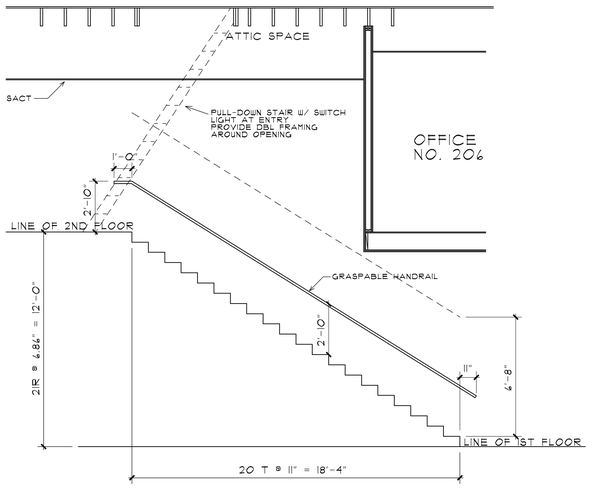
ALL LOCKS & LATCHES SHALL BE LEVER TYPE

ALL DOOR CONTROLS SHALL BE MOUNTED NO HIGHER THAN 48" A.F.F.

THRESHOLDS SHALL COMPLY W/ ANSI 4.13.8

ALL DOORS FOR HIGHER HAZARD AREAS/ROOMS SHALL BE PROPERLY FIRE RATED, AND HAVE APPROVED AUTOMATIC DOOR CLOSERS. THOSE ROOMS WOULD INLUDE FURNACE, UTILITY, STORAGE ROOM, AND BASEMENT DOORS.

DOORS TO HAVE 18" (MIN.) CLEAR SPACE ON PULL SIDE & 12" (MIN.) ON PUSH SIDE PER A.D.A. COMPLIANCE



STAIR SECTION

SCALE 1/4" = 1'-0"

THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8". THE GREATEST TREAD RUN WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8".

HANDRAIL TO BE 34" (MIN.) ABOVE TOP OF NOSING

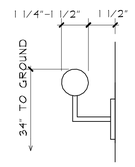
ALL REQ'D HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF STAIRS W/ 2 OR MORE RISERS, & THE ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS

HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2" BETWEEN THE WALL AND THE HANDRAIL.

HANDRAILS SHALL HAVE A CIRCULAR CROSS SECTION WITH DIAMETER OF 1 1/4" - 2", OR A NONCIRCULAR CROSS SECTION W/ PERIMETER DIMENSION OF AT LEAST 4" BUT NOT MORE THAN 6 1/4", & LARGEST CROSS SECTION DIMENSION NOT EXCEEDING 2 1/4", PROVIDE MIN. 1/8" RADIUS EDGES.

THE MINIMUM TREAD WIDTH IS TO BE NO LESS THAN 11" & THE MAXIMUM RISER HEIGHT NO MORE THAN 7" TO TOP OF NOSING

PROVIDE MINIMUM 6'-8" CLEAR HEADROOM



HANDRAIL DETAIL

SCALE 3" = 1'-0"

WALL LEGEND

- EXIST. WALLS
- NEW FRAME WALLS
- NEW 2HR RATED FRAME WALLS
- EXIST. WALLS TO BE REMOVED
- (10) DOOR NUMBER

PROPOSED TENANT IMPROVEMENTS TO SECOND FLOOR

2-24-11 RELEASED FOR BUILDING PERMIT SUBMITTAL

BROCKWAY BUILDING

21 N. BROCKWAY PALATINE, ILLINOIS

THOMAS BUCKLEY ARCHITECT
2400 HASSELL RD. SUITE 340
HOFFMAN ESTATES, IL 60169
TEL. 847-310-9530
FAX 847-310-9539
WWW.THOMASBUCKLEYARCHITECT.COM

2010-018E JF TB

2-22-11

A-1 OF SIX

Attachment: Floor Plan (full building) (21 N. Brockway Street Unit 203 - SU Massage Therapy)

Attachment: Floor Plan (annotated room) (21 N. Brockway Street Unit 203 - SU Massage Therapy)

Alex Bradshaw

From: Edyta Dolecki <healingbyedyta@gmail.com>
Sent: Monday, July 15, 2024 11:36 AM
To: Alex Bradshaw
Subject: Re: 21 N. Brockway Street - Special Use for M

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

Business Plan for Healing by Edyta LLC

Executive Summary
This business plan outlines the establishment and operations of a massage therapy business located in Palatine. As the sole owner and operator, the business will offer a variety of massage services by appointment only, ensuring a personalized and focused experience for each client. The business will maintain a maximum use of two parking spots at a time, aligning with the appointment-only model to manage client flow and ensure convenience. I will not have a waiting area, or a receptionist since it will be appointment only. I step out of the room to allow the client to change in privacy. I will also provide holistic approach for services such as reiki, reflexology.

Business Description
- **Business Name:** Healing by Edyta LLC
- **Owner and Operator:** Edyta Dolecki
- **Location:** 21 N. Brockway St Palatine, IL Suite 203
- **Services Offered:** Therapeutic massage, deep tissue massage, prenatal massage, sports massage, lymphatic drainage, and hot stone massage, reflexology, integrated healing.

- **Business Hours:**
- Monday: 9:00 AM - 5:00 PM
- Tuesday: Closed
- Wednesday: 9:00 AM - 5:00 PM
- Thursday: 9:00 AM - 5:00 PM
- Friday: 9:00 AM - 5:00 PM
- Saturday: 9:00 AM - 3:00 PM
- Sunday: Closed

Services

1. **Therapeutic Massage:**

- Focuses on relieving stress and tension.
- Customizable to client needs
2. **Deep Tissue Massage:**
- Targets deeper layers of muscle and connective tissue.
- Ideal for chronic pain and tension.
3. **Prenatal Massage:**
- Specially designed for expectant mothers.
- Relieves pregnancy-related discomfort
4. **Sports Massage:**

Attachment: Business Plan (21 N. Brockway Street Unit 203 - SU Massage Therapy)

- Aims to enhance athletic performance and recovery.
- Includes techniques for injury prevention and rehabilitation
5. **Lymphatic Drainage:**
- Gentle technique to promote lymph flow and detoxification.
- Supports the immune system
6. **Hot Stone Massage:**
- Uses heated stones to relax and ease muscle stiffness.
- Enhances circulation and calms the nervous system.
7. **Integrated Healing:*
-Use aromatherapy, essential oils
-Chaka healing elements.

Market Analysis
Palatine, IL, offers a robust market for massage therapy services, with a population increasingly aware of the health benefits of regular massage. The business will target local residents, office workers, athletes, and expectant mothers. The personalized, appointment-only model ensures a tailored experience that caters to the unique needs of each client.

Marketing Strategy
- **Online Presence:** Leverage a professional website and social media platforms to attract and engage clients.
- **Local Advertising:** Use local newspapers, community boards, and flyers to promote services.
- **Referral Program:** Encourage existing clients to refer new clients by offering discounts on future services.

Operational Plan
- **Appointment Management:** Utilize an online booking system to streamline appointments and minimize no-shows.
- **Client Experience:** Ensure a serene and professional environment to enhance the therapeutic experience.
- **Hygiene and Safety:** Maintain high standards of cleanliness and hygiene to ensure client safety and comfort.

Financial Plan
- **Startup Costs:** Include expenses for leasehold improvements, equipment, initial marketing, and operating capital.
- **Revenue Projections:** Based on an estimated number of appointments per week, with pricing structured to reflect the high quality of services provided.
- **Break-Even Analysis:** Determine the number of appointments required to cover fixed and variable costs.

Conclusion
This massage therapy business aims to provide exceptional service in a relaxing and professional environment. By focusing on personalized care and effective marketing strategies, the business is poised to become a trusted and sought-after destination for massage therapy in Palatine.

Thank you, Edyta Dolecki

On Jul 12, 2024, at 3:17 PM, Alex Bradshaw <ABradshaw@palatine.il.us> wrote:

Hi Edyta –

Attachment: Business Plan (21 N. Brockway Street Unit 203 - SU Massage Therapy)

I am reaching out to confirm that the Special Use application was received. Following my quick review of the submittal materials it appears we are missing a few things (see below). Once we are able to get these items submitted we can proceed with the internal Staff review. Following the review we will be able to schedule the required public hearing before the Planning and Zoning Commission (see attached for an overview of the entire Special Use process).

1. Business Plan (overview of the proposed business including but not limited to the types of services offered, hours of operation, number of employees, estimated number of customers, products sold, etc.)
2. Floor Plan (illustrate how tenant space will be utilized showing things like waiting room/reception area, massage tables/rooms, bathroom, etc.)
3. Copy of State Massage License

Contact me with any questions.

Thank you,

Alex Bradshaw | Planner
Planning & Zoning Department
200 E. Wood Street | Palatine, IL 60067
T: 847-359-9056 | abradshaw@palatine.il.us

<Special Use Process Overview.pdf>

Attachment: Business Plan (21 N. Brockway Street Unit 203 - SU Massage Therapy)

CERTIFICATE OF PUBLICATION

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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 21N. BROCKWAY ST., UNIT 203

(●) ( ) ( ) ( )

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 25TH day of JULY, A.D. 20 24., and the last publication thereof was made on the 25TH day of JULY, A.D. 20 24.

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- [ ] Prospect Heights Journal
- [ ] Rosemont Journal
- [ ] Arlington Heights Topics
- [ ] Buffalo Grove Topics
- [x] Palatine Topics
- [ ] Rolling Meadows Topics
- [ ] Wheeling Topics
- [ ] Suburban Journal
- [ ] Northwest Journal
- [ ] Glenview Journal

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

Mary Alice Wenzl

IN WITNESS WHEREOF, THE DES PLAINES JOURNAL, INC., has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 25TH day of JULY A.D., 20 24.

By Todd Wessel

President
Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 25TH day of JULY A.D., 20 24.

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

Attachment: Public Notice (21 N. Brockway Street Unit 203 - SU Massage Therapy)

VILLAGE OF PALATINE

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 08/13/24 07:00 PM

STAFF REPORT (ID # 9227)

1711 N. Rand Rd Unit 100

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Alex Bradshaw

PETITIONER: Olya Vakun - (Handmade Frozen Food - Multi Cook)

PLAN NUMBER: SU-000112-2024

BACKGROUND:

The Subject Property is approximately 35,000 square feet and is zoned B-2 General Business and is within the Capri Gardens subdivision. The Rand-Dundee Plaza is a shopping center that is located along the N. Rand Road commercial corridor, directly adjacent to an R-3 multi-family residential complex off of N. Rose Avenue. The Petitioner will occupy 902 sq. ft. of retail space within the shopping center, which had been previously occupied by Complete Tax Service - Accounting Solutions. Other tenants within the building include Wolf Cabinetry-Granite, Consumer Final Services, Alexis' Hair Solon, Sunny Spa, Dymok Smoke Shop, and others.

The Petitioner is proposing to open a frozen food store, Handmade Frozen Food - Multi Cook, at the subject property. The proposed store would function as a typical grocery store, with freezers stocked with handmade frozen meals for purchase. Customers would also have the option to preorder product for pick up. Therefore, the Petitioner is requesting:

1. **Special Use to permit a frozen food store at the subject property.**

Surrounding Zoning/Uses:

North:	R-3 Multi-Family Residential
South:	B-2 General Business
East:	B-2 General Business
West:	R-1 Single-Family (New Light Christian Church)

KEY ISSUES:

- The Petitioner is seeking a Special Use permit to allow for a frozen food store, Handmade Frozen Food - Multi Cook, to operate out of the subject tenant space within the Rand-Dundee Plaza. All food would be prepared and packaged at the Petitioner's existing location, 4701 N. Cumberland Ave, Norridge, IL 60706.

- The business plan explains that the proposed food store will not have delivery available to the customer, therefore there will not be any commercial vehicles parked/stored at the plaza.
- Per the submitted business plan, the shop hours of operation will be Monday - Friday from 8 AM to 8 PM and Saturday - Sunday from 9 AM to 6 PM. The Petitioner also indicated they are planning to have 2 employees (cashiers) working at the Rand Road location on a regular basis.
- The frozen food products would be delivered a couple times per week (can vary depending on demand), and would utilize the alley in the rear of the shopping center for all deliveries.
- The parking requirement would remain the same with the proposed use. Additionally, the Village will require a license agreement with the Property Owner for the parking spaces, which encroach into the right-of-way along E. Capri Drive.

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

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

ATTACHMENTS:

- Aerial Map
- Special Use Application

- Plat of Survey
- Floor plan
- Business Plan
- Public Notice

GISConsortium

1711 N. Rand Road Unit: 100

0 100 200 ft

Print Date: 6/14/2024

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 (1711 N. Rand Rd Unit 100 - SU Frozen Food Store)

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

Olya Vakun & Pavlo Vakun

Business Name (if applicable)

Handmade Frozen Food - Multi Cook

Subject Property Address

1711 N. Rand Road Unit 100

Please provide a description of your proposed request:

Our company, Handmade Frozen Food, is a leading frozen food business that specializes in providing high quality, convenient, and delicious semi-finished meals. We offer wide-range of products, from dumplings/pierogies to variety of crepes and cheese pancakes. We understand the importance of convenience without compromising on taste, which is why our meals are carefully prepared and frozen to lock-in their flavors. Handmade Frozen Food has a main location located at 4701 N Cumberland Ave, Norridge IL, 60706 where our team prepares, labels, and packages our frozen food. The intended use for Palatine location is for retail purpose only.

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 use of frozen food business is deemed necessary for public convenience at that location because it provides a convenient and accessible option for residents to purchase and store perishable food items. The frozen food business can help to reduce the need for frequent grocery trips, especially for those with limited mobility or busy schedules, and can also provide a reliable source of fresh and healthy food options.

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

The frozen food business is designed to ensure the public health, safety, and welfare by implementing proper storage and handling procedures to maintain the quality and safety of frozen food products. This includes storing frozen food at a consistent temperature of 0°F (-18°C) or below to prevent bacterial growth, using proper packaging and labeling to prevent contamination, and ensuring that all employees are trained in food handling and safety practices to prevent cross-contamination and illness.

Attachment: Special Use Application (1711 N. Rand Rd Unit 100 - SU Frozen Food Store)

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

The use of a frozen food business will not cause substantial injury to nearby property values because it is a relatively low-impact industrial operation that does not generate significant noise, pollution, or other nuisances that can negatively impact nearby residential properties. Additionally, frozen food storage and distribution facilities are typically designed with safety and sanitation in mind, which helps to minimize the risk of accidents or environmental hazards that could harm nearby property values.

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.

Our business will follow all of the necessary guidelines listed above.

Attachment: Special Use Application (1711 N. Rand Rd Unit 100 - SU Frozen Food Store)

PLAT of SURVEY

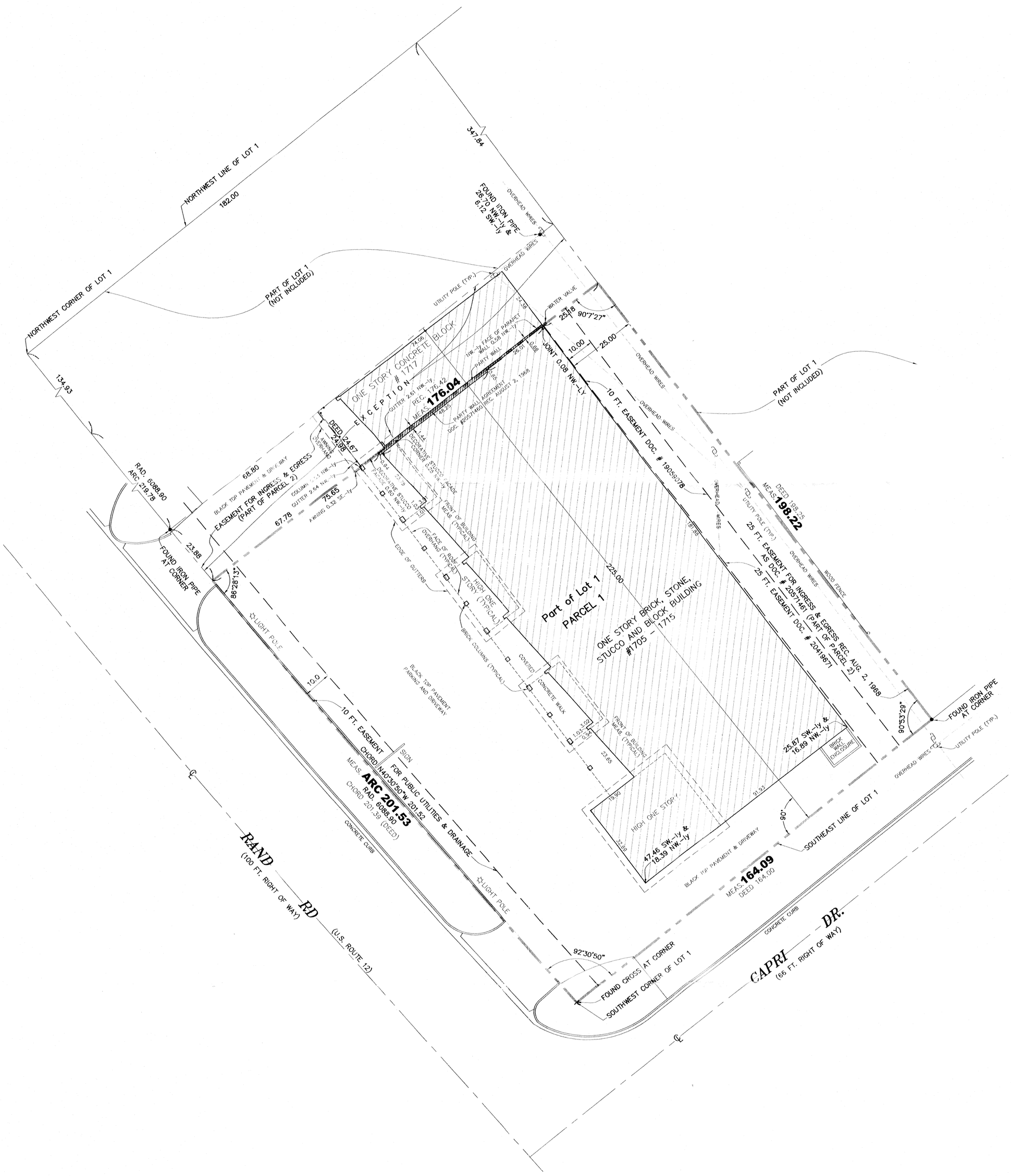
PARCEL 1:

THE SOUTHEAST 225.0 FEET AS MEASURED AT RIGHT ANGLES TO THE SOUTHEAST LINE THEREOF OF THAT PART OF LOT 1 LYING SOUTHWEST OF A LINE DRAWN FROM A POINT ON THE SOUTHEAST THEREOF 164.0 FEET NORTHEAST OF THE SOUTHWEST CORNER THEREOF TO A POINT ON THE NORTHWEST LINE THEREOF, 182.0 FEET NORTHEAST OF THE NORTHWEST CORNER THEREOF IN CAPRI GARDENS BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 1 AND PART OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS (EXCEPTING FROM THE ABOVE DESCRIBED PARCEL THAT PART LYING NORTHWEST OF A LINE DRAWN FROM A POINT ON THE NORTHEAST LINE THEREOF 198.25 FEET NORTHWEST OF THE SOUTHEAST CORNER THEREOF TO A POINT ON THE SOUTHWEST LINE THEREOF 201.39 FEET NORTHWEST OF THE SOUTHWEST CORNER THEREOF).

PARCEL 2:

EASEMENT AS CREATED AND RESERVED IN DEED FROM JOSEPH BOBRYTZKE TO RICHARD D. JOHNSTON AND LORAINE K. JOHNSTON, HIS WIFE DATED JULY 2, 1968 AND RECORDED AUGUST 2, 1968, AS DOCUMENT 20571461 FOR INGRESS AND EGRESS OVER, UNDER, UPON AND THROUGH THE NORTHEAST 25.0 FEET OF PROPERTY DESCRIBED AS FOLLOWS: THE SOUTHEAST 225.0 FEET AS MEASURED AT RIGHT ANGLES TO THE SOUTHEAST LINE THEREOF OF THAT PART OF LOT 1 LYING SOUTHWEST OF A LINE DRAWN FROM A POINT ON THE SOUTHEAST LINE THEREOF 164.0 FEET NORTHEAST OF THE SOUTHWEST CORNER THEREOF TO A POINT ON THE NORTHWEST LINE THEREOF 182.0 FEET NORTHEAST OF THE NORTHWEST CORNER THEREOF OF CAPRI GARDENS BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 1 AND PART OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING FROM THE ABOVE DESCRIBED PARCEL THAT PART LYING SOUTHEAST OF A LINE DRAWN FROM A POINT ON THE NORTHEASTERLY LINE THEREOF 198.25 FEET NORTHWEST OF THE SOUTHEAST CORNER THEREOF TO A POINT ON THE SOUTHWEST LINE THEREOF 201.39 FEET NORTHWEST OF THE SOUTHWEST CORNER THEREOF) AND FOR INGRESS AND EGRESS OVER, UNDER, UPON AND THROUGH THAT PART OF THE SOUTHEAST 225.00 FEET AS MEASURED AT RIGHT ANGLES TO THE SOUTHEAST LINE THEREOF OF THAT PART OF LOT 1 LYING SOUTHWEST OF A LINE DRAWN FROM A POINT ON THE SOUTHEAST LINE THEREOF 164.0 FEET NORTHEAST OF THE SOUTHWEST CORNER THEREOF TO A POINT ON THE NORTHWEST LINE THEREOF 182.0 FEET NORTHEAST OF THE NORTHWEST CORNER THEREOF IN CAPRI GARDENS BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 1 AND PART OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING FROM THE ABOVE DESCRIBED PARCEL THAT PART LYING SOUTHEAST OF A LINE DRAWN FROM A POINT ON THE NORTHEASTERLY LINE THEREOF 198.25 FEET NORTHWEST OF THE SOUTHEAST CORNER THEREOF TO A POINT ON THE SOUTHWEST LINE THEREOF 201.39 FEET NORTHWEST OF THE SOUTHWEST CORNER THEREOF) DESCRIBED AS FOLLOWS: COMMENCING AT A POINT AT THE NORTHWEST CORNER THEREOF THENCE NORTHEAST ALONG THE NORTHWEST LINE THEREOF 68.80 FEET THENCE AT APPROXIMATELY RIGHT ANGLES IN THE SOUTHEAST DIRECTION 24.67 FEET TO A POINT ON THE SOUTHEASTERLY LINE WHICH IS 67.78 FEET FROM THE SOUTHWEST CORNER THEREOF THENCE SOUTHWEST ALONG THE SAID SOUTHEAST LINE 67.78 FEET TO THE SOUTHWEST CORNER THEREOF THENCE NORTHWEST ALONG THE SOUTHWEST LINE THEREOF 23.28 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1705–15 NORTH RAND ROAD, PALATINE, ILLINOIS.
P.I.N. 02–01–307–015
LAND AREA: 34,078 sq. ft.



Legend

FENCE
WD.= WOOD FENCE C.L.= CHAIN LINK
N.F.= NORTH FACE S.F.= SOUTH FACE
I.P.= IRON PIPE I.R.= IRON ROD

SURVEYED by: AFS | DRAWN by: JPK | CHECKED by: AFS
ORDER No. 10-253 AS-BUILT | SCALE: 1" = 20' DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF
ORDERED by: STANLEY KALINOWSKI

PREPARED BY **McTIGUE & SPIEWAK, INC.**
PROFESSIONAL DESIGN FIRM, LAND SURVEYING CORPORATION
5805 W. HIGGINS AVE. CHICAGO, ILLINOIS 60630, (773) 736-1344, FAX (773) 736-4616, WWW.SURVEYORSLAND.COM

THIS SURVEY IS VALID ONLY WITH AN EMBOSSED SEAL.

PROFESSIONAL LAND SURVEYOR
ANDRZEJ F. SPIEWAK
LICENSE #3178
CHICAGO
ILLINOIS
STATE OF ILLINOIS

STATE OF ILLINOIS S.S.
COUNTY OF COOK

McTIGUE & SPIEWAK, INC. A PROFESSIONAL DESIGN FIRM, LAND SURVEYING CORPORATION, LICENSE No. 184–002770 HEREBY CERTIFIES THAT A SURVEY HAS BEEN MADE UNDER THE DIRECTION AND SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR OF THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

CHICAGO, ILLINOIS, DATED THIS 1ST DAY OF JUNE A.D. 2011.

BY _____
ILLINOIS PROFESSIONAL LAND SURVEYOR
LICENSE EXPIRES 11/30/2012.

BEARINGS ARE FOR ANGULAR REFERENCE ONLY AND ARE NOT RELATED TO TRUE OR MAGNETIC NORTH.

Attachment: Plat of Survey (1711 N. Rand Rd Unit 100 - SU Frozen Food Store)

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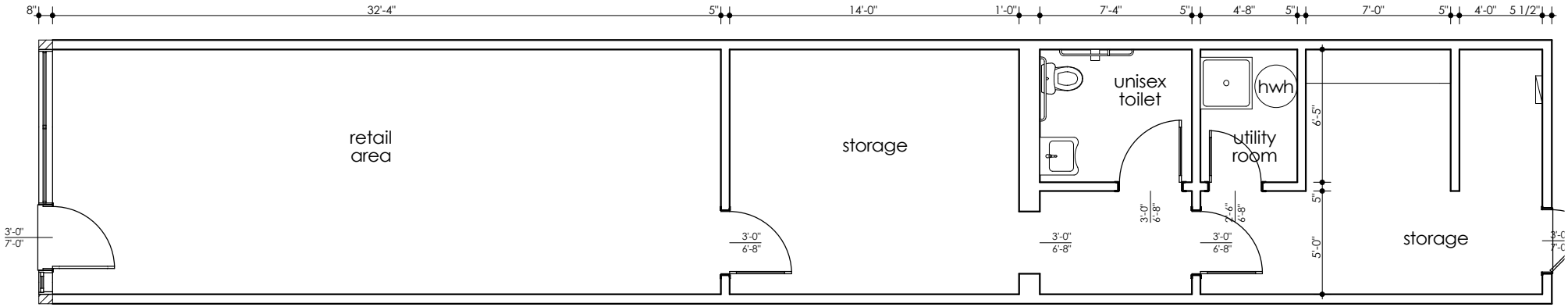

Attachment: Floor plan (1711 N. Rand Rd Unit 100 - SU Frozen Food Store)

BUSINESS PLAN

HANDMADE FROZEN FOOD

MULTI COOK

Attachment: Business Plan (1711 N. Rand Rd Unit 100 - SU Frozen Food Store)

Business Description

The name of the company is Handmade Frozen Food – Multi Cook. The name clearly states what the company is doing and what product/service it provides. This company is an active player on the market. Company opened doors to the customers on April 15th, 2024 and since then has been successful food retailer.

The concept of the company and its' ventures is to allow consumers see how their food is being prepared. All the menu options are being prepared by hand, behind the panoramic wall. This idea increases the trust in consumers to the company because they see kitchen condition, sanitation, appropriate food handling procedures, and of course the process of food prep. Consumers not only receive a handmade semi-prepared product, but also a food preparing show that they watch with interest and excitement. The concept of semi-finished food is very convenient because consumer could purchase a dish and prepare to their convenience at home. Without having to spend money on take outs, groceries, and wasting their time in the kitchen. Most of the dishes that Multi Cook provides, takes between 10-20 minutes to prepare, thus allowing consumers to spend their time doing things that they love. To make it even more convenient, each label contains cooking instructions, as well as a code that consumer could scan and watch a YouTube video on how to prepare the dish.

Store Hours

Store hours are:

Monday – Friday: 8am – 8pm

Saturday – Sunday: 9am – 6pm

Employees

There will be 1 to 2 employees working at the store, located at 1711 N Rand Rd, Palatine 60074. Those employees will be taking position as cashiers.

Logistics

The product would be delivered couple of times a week, depending on the sellout of the product at the store. Most of the deliveries would be done on Monday and during the weekend. The delivery truck shall be utilizing an alley space behind the space for a convenient delivery and to not become a distraction for plaza's traffic. In addition to that, there would be no food waste. If some product would need to be thrown out, they shall be tightly packed into special

Attachment: Business Plan (1711 N. Rand Rd Unit 100 - SU Frozen Food Store)

waste bags and be thrown out into garbage dumpsters behind the space. The dumpster shall be closed at all times, if there is an overload of the garbage, we would communicate to a landlord regarding that issue, in order to find a suitable solution.

Retail Description

The customer has couple of options to purchase a product. First, that is to shop directly at the store. Consumer will have the ability to order the product and have it ready for the pick up when they come to the store. Or the customer can visit a store and purchase it when they arrive. When the customer arrives at the store, they would be able to browse through the freezers on the sales floor and pick out product that they would like to purchase.

Delivery

Our store at the location of 1711 N Rand Rd, will not have delivery available to the customer, thus there will be no commercial vehicles present at the plaza.

Menu

Attachment: Business Plan (1711 N. Rand Rd Unit 100 - SU Frozen Food Store)

MENU

Sweet cheese varenyky (dumplings)	10.50
Brined cheese varenyky	10.50
Potato and mushroom varenyky	9.99
Cherry varenyky	10.99
Potato varenyky	9.99
Blueberry varenyky	10.99
Cabbage varenyky	9.99
Potato and cheese varenyky	9.99
Spinach and cheese varenyky	10.99
Cabbage and white mushroom varenyky	10.99
Potato and bacon crisps varenyky	9.99
Potato and butter varenyky	9.99
Meat varenyky	10.99
Potato and white mushroom varenyky	10.99

Chicken and pork pelmeni	9.99
Veal pelmeni	10.50
Pork and beef pelmeni	10.99
Pork pelmeni	9.99
Three meats pelmeni	10.99
Turkey pelmeni	9.99
Children's chicken pelmeni	9.99
Salmon and spinach pelmeni	10.99
Corn-flour pelmeni	9.99
Salmon and cheese pelmeni	10.99

Pork khinkali	13.49
Turkey cutlet	12.99
Cordon bleu cutlet	13.50
Pork and beef cutlet	12.99
Fish cutlets	12.50
Pork cutlets	12.99
Chicken cutlet	12.50
Meat potato fritters (Deruny)	12.50
Potato fritters (Deruny)	11.49
Mushroom potato fritters (Deruny)	11.99

Cabbage chebureki	10.49
Cheese and herbs chebureki	10.49
Pork chebureki	10.49
Fish chebureki	10.99
Pork, cheese and tomato chebureki	11.50
Syrnyky (cheese pancakes)	12.50
Syrnyky with raisins	12.99

Chicken and mushroom crepes	11.99
Meat crepes	11.99
Sweet cheese crepes	12.99
Salmon and spinach crepes	12.50
Salmon and cheese crepes	11.99
Poppy seeds and cherry crepes	12.50
Cheese and blueberry crepes	12.50
Caramelized apple crepes	11.99
Banana and condensed milk crepes	11.99
Cheese and strawberry crepes	11.99
Spinach and cream cheese crepes	11.99
Ham and dutch cheese crepes	12.50
Bryndza crepes	12.50

Benderiki	12.99
	11.99
Children's quail eggs meatballs	10.99
Turkey meatballs	10.99
Borsch (beet soup)	14.99
Meatball soup	14.99

Potato zrazy w/ mushrooms	11.99
Potato zrazy w/ meat	12.99
Potato zrazy w/ cabbage	12.50
Pork grechaniki	11.99
Veal and beef cabbage rolls	12.99
Meat cabbage rolls	12.99
Mushroom cabbage rolls	12.50
Meat-stuffed pepper	13.99
Mushroom-stuffed pepper	13.50
Home-made sausage	12.99
Grilled pork sausage	12.99
Grilled chicken and cheese sausage	11.99
Potato croquettes	11.50
Cheese croquettes	11.99

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The concept of the company and its' ventures is to allow consumers see how their food is being prepared. All the menu options are being prepared by hand, behind the panoramic wall. This idea increases the trust in consumers to the company because they see kitchen condition, sanitation, appropriate food handling procedures, and of course the process of food prep. Consumers not only receive a handmade semi-prepared product, but also a food preparing show that they watch with interest and excitement. The concept of semi-finished food is very convenient because consumer could purchase a dish and prepare to their convenience at home. Without having to spend money on take outs, groceries, and wasting their time in the kitchen. Most of the dishes that Multi Cook provides, takes between 10-20 minutes to prepare, thus allowing consumers to spend their time doing things that they love. To make it even more convenient, each label contains cooking instructions, as well as a code that consumer could scan and watch a YouTube video on how to prepare the dish.

The company has a lot of potential for growth and success since the concept of handmade food is becoming very popular, nowadays, society is moving away from mechanically prepared foods to more handmade dishes. In addition to that, people are becoming aware of the dangers that chemically prepared food could cause to their health, that is why more and more people are choosing to eat healthy, even when it means to overpay a little. That is why Multi Cook promises to be successful, company provides customers with healthy/live food, that has been prepared by hand, in front of the customer's eyes. This "show" raises interest in customers and makes them come back every time to watch the employees prepare the food. This concept makes the company unique and different from other food retailers, not many food retailers have panoramic wall that separates sales floor from the kitchen and that customers have access to anytime the store is open. As well, as providing semi-finished product to consumers consumption is also a unique concept that makes Multi Cook different from competitors.

As for the leadership, the store/company would be management by one person at the beginning of its career and introduction to the market, after the company expands and starts to make more revenue that has been planned, there will be expansion of management team as well. I will be the manager of this business, and qualifications that I have is the Associates in Business Management and Administration, together with variety of certificates and licenses, for example, Food Protection Management Certificate, Allergen Certificate, Food Handler's

Attachment: Business Plan (1711 N. Rand Rd Unit 100 - SU Frozen Food Store)

Certificate. Together with those certificates I have a lot of experience in business. At the start the business would need 6-9 employees to start operations and production, after the company would be introduced in the market, and would receive a good traffic of customers then there would be a need for more employees. For first two/three months the employees would be making anywhere from $15 - $17 per hour, depending on their position in the company, after that time, there would a major change in their wages. They will start making money from the lbs of product they produce. Meaning, when during the day the team makes 200lbs, that amount will be divided by the number of employees and that would be the salary they make for that day. Employee salary will depend on the amount of work they get done during the day, and how well the team works between each other. From a legal stand point, the company is registered as Corporation Type S, thus the certification that would be needed for the company to operate would be food permits, business license, EIN, Articles of Incorporation, Illinois Sales Tax. All employees would need legal / appropriate food licenses in order to work and operate the store.

Mission & Strategy

Missions that company has:

- Provide customer with a high quality product
- Introduce customers to concept of semi-finished food
- Collaborate with big retailers such as international food marts, Mariano's, Costco
- Collaborate with truck companies
- Create successful social media

Some strategies that will help company achieve those goals are:

- Work with trusted food suppliers. Make a high-quality product by using only best products and ingredients, follow food sanitation rules and be compliant.
- Create marketing ad or social media posts talking about the convenience of semi-finished food and how this concept could bring benefit.
- Have a conversation and presentation with big retailers, introducing the company and the business concept of the handmade frozen food, and how they could benefit from working with Multi Cook.
- In addition, having a conversation and introductory meetings with truck companies is important for future collaboration. Showing the companies why our product could be a benefit to them and their drivers.
- Hiring a social media manager could be helpful for creation of strong social media platform.

Attachment: Business Plan (1711 N. Rand Rd Unit 100 - SU Frozen Food Store)

Situation Analysis

As stated by Brex "Analysis can reveal how your business is performing and help you adapt with course corrections if your plan isn't achieving the expected results" (Brex, How to perform a situation analysis for strategic planning). For Multi Cook's situation analysis I want to include a SWOT analysis to analyze the situation that the company is in.

Company's Strength

The company has been strong player on the international market, currently the company is located in following countries: USA, Monaco, Spain, Czech Republic, Ukraine, England, Poland, Slovakia, Latvia, etc. (Admin, Multi Cook). There are over 200 locations all around the globe, many people are familiar with the brand and the product that are being offered. That is why when new location opens, the company doesn't have the need to launch a verity of campaigns and advertisement for the consumers to visit the business. In addition to the company being known by a huge consumer base, the products that the company offers are known and loved by a lot of customers as well. Many are interested and invested into the idea of their food being prepared by the panoramic wall as well as food being sold frozen, thus offering convenience to the customer.

Company's Weaknesses

The company's weakness is the lack of inside support, the franchise offers their name, technical cards, and other information on how to set up basic business ventures, but they do not have a lot of information regarding business needs. Thus, the franchisee would have to do a lot of self-research and work by themselves in order to launch and operate the business. Another weakness that the company has is the high expenses, because the company makes/sells a handmade product, which takes a lot of time and staff to produce. In addition, the prices for products are higher than the competitor's due to the product being handmade. These weaknesses could become problematic in the long run when it comes to customer satisfaction and economic changes.

Company's Opportunities

Multi Cook has a lot of opportunities that it could leverage for further and future success. First opportunity could be creation of collaborations with bigger food retailers such as Trader's Joe, Costco, Whole Foods, and restaurants in order to increase consumer awareness of the brand and its' products. In addition, these types of collaborations will increase company's revenue which is essential for further expansion. Second opportunity is to create a healthy fast food, something like McDonald's, Panera Bread, and other fast-food chains. Society is moving towards a fast, healthy food, which Multi Cook offers and could become a successful player on the market.

Attachment: Business Plan (1711 N. Rand Rd Unit 100 - SU Frozen Food Store)

Company's Threats

Just like any other retail company, there are significant threats that Multi Cook is facing and that is economic changes that could cause rise in prices for products and labor. Thus, the company would need to adjust prices and could lose some consumers. Another threat that Multi Cook could face is consumer unsatisfaction in a product or service, which could play a significant role on how customers will view the company. Thus, be a leading cause for lost business. Lastly, if the company does not keep up with today's market, trends, technological advancements, and consumer preferences it could significantly hurt the business.

Financial Management

For financial management, Multi Cook is utilizing Odoo system. Odoo is a platform that contains accounting, inventory, product list, menu, time sheets, and other very essential applications for the business. Odoo connects and calculates the inventory, what has been used and sold, and what is left in the storage. Multi Cook utilizes this software because it is very convenient when it comes to financial management. We are able to add the products that are being purchased, in addition to organizing all of the sales that have been made. Expenses and profits are organized on the spreadsheet that it very convenient for use for accounting purposes.

Legal Implications

As for the legal implications, to start and operate a frozen food business a lot of documentations and permits are needed. To start off, the business needs to be registered with a state of Illinois, additionally with IRS. Then, registered business needs to receive a Sales Tax number from the state together with business registration certificate. Next step is to get plans approved with the city and receive a permit for construction. After construction, and after inspections Multi Cook will receive Business License to operate the business. As for the employees, each employee needs a Food Handler's certificate, manager needs Allergen Certificate and Food Protection Manager certificate.

Human Resources

Business needs kitchen staff, cashier's and a manager. For the kitchen, Multi Cook needs 8 people to prepare options from the menu. We also need to hire person to fulfill hot orders, and additional person to be on blast freezers to freeze food. Multi Cook needs a delivery driver as well, because the store offers delivery for frozen food and hot food. Each employee will be interviewed and will be required to fill out an application for the hiring process. Multi Cook hires people who had previous experience in food business, thus the training process and onboarding process will be easier to fulfill. Training will be done based on the requirements from food

Attachment: Business Plan (1711 N. Rand Rd Unit 100 - SU Frozen Food Store)

department and food laws. Employees will be following and learning the food codes and kitchen discipline by the food handler's courses.

Marketing

For marketing, Multi Cook utilizes variety of sources, those include, but are not limited to:

Instagram and Facebook ads, these are very convenient mechanisms to increase consumer awareness of the company and the products that the company offers. Our business hired a SMM specialist that creates very good, high quality, and interesting content that she then shares to company's social media platforms. This has created a very good/stable traffic of consumers ordering and purchasing our product, either at the store or online.

Google ads, this platform has been also helpful when it comes to customers finding a place to purchase food from or finding something local. In addition to visiting our website, social media platforms, and visiting our physical location.

Variety of Facebook and Telegram groups. These groups post our ad on their accounts, thus raising awareness and interest from the consumers and visitors of those pages.

Website. Our website brings a lot of traffic of customers to our store, since the interface allows consumers to see what types of product the company offers, in addition to showing prices, location, and hours of work. On the website, consumer can call the store to make an order, or place an order online (Multi Cook, 2024).

Production and Operation

Multi Cook utilizes blast freezing function when it comes to production, each and every product is made from well chose ingredients that would be suitable for blast freezers. Each product on the menu is made from scratch on our main location in Norridge. Employees cook and prepare each menu option, after that, the food is placed on special trays and are put away into the blast freezers. There, the food is held under the appropriate temperature (-40* C) and are held for appropriate amount of time. Since some products need more time to be completely frozen, rather than others. Average held time is 35minutes. After the food is done freezing, everything is being put away into special containers, labeled, and put away into the storefront freezers for sale.

Exit Strategy

Attachment: Business Plan (1711 N. Rand Rd Unit 100 - SU Frozen Food Store)

Multi Cook does not plan to sell the company or brand to person or an organization. Although if in the future the company would plan to sell out the company, we would do the following:

Merger and Acquisition exit strategy

This type of exit strategy allows the interest company to buy out the company with current employees, equipment, and location, in addition to other very important business factors, such as licenses, permits, and certifications. On the other hand, a business owner has ability to increase prices and “set their own terms” (Fairlie, 2024), which is greatly important when it comes to personal liability.

The con for this exit strategy is that the process is very lengthy and there is a great chance for fail in the negotiations and transfer of the business to an entity or organization.

Attachment: Business Plan (1711 N. Rand Rd Unit 100 - SU Frozen Food Store)

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 1711 N. RAND RD., UNIT 100

(●) ( ) ( ) ( )

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 25TH day of JULY, A.D. 20 24., and the last publication thereof was made on the 25TH day of JULY, A.D. 20 24.

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

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

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

Mary Alice Wenzl

IN WITNESS WHEREOF, **THE DES PLAINES JOURNAL, INC.,** has caused this certificate to be signed and its corporate seal affixed hereto at Des Plaines, Illinois this 25TH day of JULY A.D., 20 24.

By Todd Wessell

President
Title of Corporate Officer

County of Cook
State of Illinois

Subscribed and sworn to before me this 25TH day of JULY A.D., 20 24.

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

Attachment: Public Notice (1711 N. Rand Rd Unit 100 - SU Frozen Food Store)