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 ● MARCH 12, 2024

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

I. CALL TO ORDER

II. MEETING MINUTES

1. Planning and Zoning Commission - Regular Meeting - Feb 27, 2024 7:00 PM

III. PUBLIC HEARING

1. 2379 N. Hicks Road

(a) Variation to permit 135 parking spaces, instead of the minimum required 143 parking spaces.

2. 430-436 E. Northwest Highway

(a) Special Use to allow 3 dwelling units, and
(b) Variation to allow 10 parking spaces, instead of the minimum required 16 parking spaces.

IV. COMMUNICATIONS

V. ADJOURNMENT

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PLANNING AND ZONING COMMISSION

MINUTES ● FEBRUARY 27, 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	Absent	
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

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

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

Minutes Acceptance: Minutes of Feb 27, 2024 7:00 PM (Meeting Minutes)

III. PUBLIC HEARING

1. 430-436 E. Northwest Highway **- Continued**

RESULT:	**CONTINUED [UNANIMOUS]**	**Next: 3/12/2024 7:00 PM**
MOVER:	Robert Kolososki, Commissioner	
SECONDER:	Kevin Cavanaugh, Commissioner	
AYES:	Noonan, Friedman, Wood, Bettenhausen, Kolososki, Cavanaugh, Schubert	
ABSENT:	Roth-Wurster, Fedota	

Minutes Acceptance: Minutes of Feb 27, 2024 7:00 PM (Meeting Minutes)

2. 885 W. Dorchester Road **- Recommend To Approve**

SU-000088-2024 - 885 W. Dorchester Rd

Notice was published in the Journal & Topics on February 8th, 2024 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. **Special Use Application**
2. **Proof of Ownership**
3. **Plat of Survey**
4. **Site Plan**
5. **Fence Elevation**
6. **Public Notice**

Mr. Bradshaw provides background information on the request, mentioning that the subject property is a corner lot. He explains that the petitioner is proposing to construct a 5-foot-tall fence, set back 10 feet from the property's side property line that abuts Crescent Ave, instead of the minimum required 20 feet.
Sworn in petitioner: Jill Niese - 885 W. Dorchester, owner.

Ms. Niese explains that she has been a resident of Palatine for eight years and recently built a house at this property. She expresses that the lot provided the space she was seeking for her dog and the gardening activities she enjoys. Ms. Niese states that she received approval for a dog run on the west side of her property but is now seeking a fence for added safety and privacy. She believes that this addition will not only enhance the value of her property but also benefit the surrounding properties.
Commissioner Cavanaugh inquires about the landscaping shown on the site plan, questioning whether it currently exists.
Ms. Niese clarifies that the landscaping will be added as part of the permit approval.
Chairman Wood observes that the fence being installed appears to match the fencing on the surrounding properties and lot directly to the east.
Ms. Niese confirms this observation, stating that she has hired the same fence company that installed fencing at the surrounding properties and is matching what is currently installed on those properties.
Mr. Bradshaw further explains that the request includes required landscaping to meet village code requirements within 10 feet of the side property abutting a street. He emphasizes that the proposed fence should not impact the lines-of-sight more than the existing line of trees along south property line. Additionally, he states that the edge of the driveway on the adjacent property to the south, 335 S. Crescent Ave, is approximately 40 feet from the shared property line.
Ms. Niese provides a proximate comparison of a fence line set back at approximately 8-9 feet on a corner lot at 888 W. Dorchester, which is less than the 10 feet required setback.

Minutes Acceptance: Minutes of Feb 27, 2024 7:00 PM (Meeting Minutes)

STAFF RECOMMENDATION:

The Petitioner is proposing to construct a new privacy fence set back approximately 10 feet from the subject property's side lot line abutting a street. The Petitioner has included the required landscaping between the proposed fence and the side lot line. In addition, the existing line of trees and shrubs directly along the south shared property boundary will be maintained, and with the proposed 10-foot setback the Staff did not identify any issues with lines-of-sight.

Ultimately, the proposed fence should not destroy the existing vistas in the area nor have a negative impact on the value of the surrounding properties, however, Staff did not identify any other zoning relief for fencing to encroach into the required side yard setback within the immediate surrounding area. The existing landscaping and trees on the property directly south of the subject property also appears to extend to the Crescent Avenue property line. Nevertheless, Staff recommends action at the discretion of the Planning and Zoning Commission. If the Planning and Zoning Commission recommends approval of the Special Use, Staff recommends the following condition:

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

Commissioner Schubert seeks clarification regarding 335 S. Crescent and notes that the aerial photo does not show sidewalks, but the current site plan does. He asks if sidewalks are now installed.
Mr. Bradshaw confirms that sidewalks are now installed in that area and are a continuation of existing sidewalks. He explains that the aerial photograph is dated 2022 and does not reflect the changes from the new house construction or the sidewalk installation.
Commissioner Friedman inquires about the fence at the 888 W. Dorchester lot.
Mr. Bradshaw explains that the fence at the 888 W. Dorchester lot abuts the rear side yard, allowing for a 5-foot setback from the side lot line abutting the street, whereas the subject property abuts the front side yard.
There were no further questions. The public hearing was closed.

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

DELIBERATIONS:

Commissioner Friedman reports on his site visit, noting that he observed the property and surrounding properties. He specifically mentioned the fence at the 888 W. Dorchester, noting that it was also a corner lot and was set back less than 10 feet. Additionally, he found that with the existing landscaping in place on the subject property, the fence may not be visible from the adjoining property, mitigating any safety concerns. He points out that the similar fence installed

Minutes Acceptance: Minutes of Feb 27, 2024 7:00 PM (Meeting Minutes)

across the street makes the request feel appropriate and not out of place.
Commissioner Schubert expresses his initial concern about potential visibility issues for children riding bikes on the sidewalk but found that it would not be affected by the fence installation upon closer inspection of proposed fence location.
Chairman Wood agrees, stating that the proposed fence would complement the house and surroundings without negatively impacting property values, health, or safety.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 7-0. This item will tentatively go to Village Council on Monday, March 11th, 2024.

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

Minutes Acceptance: Minutes of Feb 27, 2024 7:00 PM (Meeting Minutes)

3. 90 W. Northwest Highway **- Recommend To Approve**

SU-000092-2024 - 90 W. Northwest Highway

Notice was published in the Journal & Topics on February 8th, 2024 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

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

Mr. Bradshaw provides background information, stating that the business is located within the Clock Tower Plaza and falls under the B-2 zoning. The petitioner is seeking approval to open a new massage therapy business and is requesting a special use permit for the proposed use.

Sworn in petitioner: Qingjian Fu (agent) - 90 W. Northwest Highway
Mr. Fu explains that the clients considered this location ideal due to its high traffic and good visibility. The owners themselves are licensed massage therapists and will be actively involved in running the business.
Commissioner Friedman seeks clarification on whether the owners are licensed, to which Mr. Fu confirms.
Chairman Wood further confirms that the owners will be actively involved in running the business, which Mr. Fu affirms.
Mr. Bradshaw adds that the submitted business plan indicates the proposed business hours from Monday to Sunday, 10 am to 8 pm. While appointments are encouraged, walk-ins could also be accommodated. Additionally, there is not a code requirement for increased parking at the property, and thus no variance is required.

STAFF RECOMMENDATION:
The Petitioner is proposing to open a new massage therapy business at the subject property. The Petitioner is a state licensed therapist and the Palatine Police Department review did not identify any issues with the petitions or business plan. Ultimately, 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's agent, Qingjian Fu, Red Sun Massage Inc., except as such plans may be changed to conform to Village Codes and Ordinances.

Minutes Acceptance: Minutes of Feb 27, 2024 7:00 PM (Meeting Minutes)

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

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

DELIBERATIONS:

Commissioner Kolososki expresses support for the request, noting that the location seems suitable for this type of business.
Chairman Wood adds that the request appears to have no negative impact on surrounding properties, meets safety standards, and does not require additional parking, all of which lead her to support the request.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 7-0. This item will tentatively go to Village Council on Monday, March 11th, 2024.

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

Minutes Acceptance: Minutes of Feb 27, 2024 7:00 PM (Meeting Minutes)

4. 37 N. Plum Grove Road - Slade Street Crossing **- Recommend To Approve**

FPD-000093-2024 - 37 N. Plum Grove Road

Notice was published in the Journal & Topics on February 8th, 2024 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. **Application**
2. **Proof Of Ownership**
3. **Final Engineering - Slade St Crossing Engineering**
4. **Color Elevations**
5. **Architectural Plans - Permit - Slade Street**
6. **Architectural Plans - Permit - Plan 544**
7. **240102 LS Plan DDs GWR Slade Street Crossing**
8. **Plat of Subdivision**
9. **Plat of Survey**
10. **Approved Preliminary Planned Development Conditions**
11. **Public Notice**

Mr. Vyverberg explains that the petitioner is seeking approval for the final planned development to enable the development of 5 single-family residential lots and preliminary final plan of subdivision. The Village Council approved this plan in October 2023 and recommended the approval. The petitioner has completed all final engineering and architectural plans.
Sworn in petitioner: Greg Rose, ADG Development LLC - 47 N. Bothwell St., Palatine, IL
Mr. Rose confirms that he has completed the final engineering and is sticking with the original plans, with the addition of some landscaping. He emphasizes that there have been virtually no changes from the preliminary plans.

Chairman Wood states her original concerns regarding parking have been addressed with driveways allowing in and out ability.
Mr. Rose explains that the driveways are 16 feet wide, providing space for two spots in the garage, two spots in the driveway, and plenty of room for turning and snow removal.

Commissioner Cavanaugh inquires about trash removal arrangements.
Mr. Rose states that there will be a pad on Plum Grove Rd for the garbage carts, and residents will bring their garbage to those pads on garbage day.

Commissioner Schubert asks about the distance from the residents to the driveway.
Mr. Vyverberg explains that there is a shared driveway with 33.5 feet between the shared dimension leading into the driveway for each of the properties. Engineering has reviewed and agreed that it provides enough room for turns,

Minutes Acceptance: Minutes of Feb 27, 2024 7:00 PM (Meeting Minutes)

noting that it is a lower density area.

Commissioner Schubert inquires if two cars will fit in the garage.
Mr. Rose confirms that there is plenty of room for two cars.

Commissioner Friedman observes that there is only entry through the garage and no pathway to the front door.
Mr. Rose confirms this observation.

Commissioner Shubert asks if there is a community dumpster or if each unit will have their own bins, noting that having 10 bins at the street pad seems abundant.
Mr. Rose confirms this arrangement.
Mr. Vyverberg notes that other townhouse units within the village have the same practice.

Commissioner Friedman notes a discrepancy between the architectural elevations and the sides of the residents. He asks if the elevations represent how the units will be built or if the site plan is more accurate.
Mr. Rose explains that the elevations presented represent the actual design of the units, and wherever the front doors are located, they will match the elevations.
Mr. Vyverberg confirms that the approved elevations and engineering plans are consistent with the preliminary planned approval.

Commissioner Noonan confirms that the project has been approved by the Village Council.
Mr. Vyverberg confirms this is correct.

STAFF RECOMMENDATION:
The Petitioner intends to construct 5 new single-family homes on the subject property. As required, the final engineering and architectural plans conform to the associated Preliminary Planned Development approval. The final engineering and architectural plans have been conditionally approved by Staff. Therefore, Staff recommends approval of the Final Planned Development, Preliminary and Final Plat of Subdivision, and Rezoning to Planned Development, subject to the following conditions:

1. The development shall substantially conform to the engineering plans prepared by Spies and Associated, INC., last revised on 2/2/24 dated 10/10/23 and attached hereto, except as such plans may be revised to conform to Village Codes and Ordinances.
2. The Final Plat of Subdivision and required easement language shall be submitted in a manner acceptable to the Village Engineer. The Final Plat of Subdivision shall be submitted on Mylar with the required signatures and significantly conform to the Plat of Subdivision prepared by Spies and Associates INC. and

Minutes Acceptance: Minutes of Feb 27, 2024 7:00 PM (Meeting Minutes)

attached hereto.

3. The Final Engineering Plans and Final Engineer's Cost Estimate, shall be submitted in a manner acceptable to the Village Engineer and Director of Planning and Zoning.
4. The Final Architectural Plans shall substantially conform to the Gilmore Architectural plans, last revised on 1/31/24, except as such plans may be revised to conform to Village Codes and Ordinances.
5. A Public Improvement letter of credit for 115% of the full amount of the estimate for probable cost for of such Public Improvements and shall be submitted in a manner acceptable to the Village Engineer. A $50,000 Planned Development letter of credit shall be submitted in a manner acceptable to the Director of Planning and Zoning.
6. Review fees in the amount of 1.5% of the total project improvement costs (as defined in the Village Code) and based upon the EEOPC shall be submitted in a manner acceptable to the Village Engineer.
7. A Subdivision Improvement Agreement shall be submitted in a manner acceptable to the Village Attorney.
8. Recording fees in the amount of $300 shall be submitted.
9. The Final Landscaping plan shall be revised in a manner acceptable to the Director of Planning and Zoning and shall include additional plantings along the northern property line.
10. A construction management plan indicating the proposed material delivery routes and contractor parking areas, shall be submitted to the Village Engineer and Director of Planning and Zoning.
11. The final HOA declarations shall be submitted in a manner acceptable to the Village Attorney and shall include language to limit the storage of materials in the front yard. Such things as grills, lawn equipment and furniture, or the storage of other materials would not be permitted.
12. Any required extra agency permits shall be submitted in manner acceptable to the Village Engineer.

Commissioner Bettenhausen seeks clarification on condition #11. He asks if grills are prohibited altogether or just on the front porch. Mr. Vyverberg explains that the HOA declaration would specify that grills cannot be stored or installed in the zoning front yard along Slade St.

Commissioner Bettenhausen inquires if the fire department has reviewed this. Mr. Vyverberg states that the fire department's review would occur when the permit is submitted.

Commissioner Bettenhausen notes that for single-family homes, grills are typically required to be 5 feet away from the main structure. He also asks if grills may be disallowed altogether due to safety concerns. Mr. Vyverberg responds that such a decision would be made by the HOA.

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

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

Minutes Acceptance: Minutes of Feb 27, 2024 7:00 PM (Meeting Minutes)

DELIBERATIONS:

Commissioner Kolososki indicates that he still thinks five homes is still too many, echoing concerns expressed during the preliminary planned development phase. He maintains that the proposed density of units is too high and believes that having five homes, as proposed, could create difficulties with snow removal. He expresses a preference for four units, suggesting that four units as being more appropriate than five and that the proposed is too cramped.

Commissioner Cavanaugh indicated the he tends to agree with the Commission Kolososki's comments.

Commission Kolososki also indicated that if the development were 4 lots, the homes would have to be larger, as there are development and marketing cost considerations.

Commissioner Schubert noted that the parking lot configuration would be right-in right-out, with the parking lot layout. Garbage removal would be challenging for the residents living, particularly with snow on the ground. He anticipates that the homeowners association (HOA) may have their hands full addressing these issues. He confirmed the positive work in completing the final plans and rendering, but also noted the potential practical challenges for the residents residing there.

Commissioner Friedman views the property as transitional, considering the presence of a large multifamily structure to the west. He believes the development is a better use of the property and appreciates the balance achieved with the five individual units.

Chairman Wood acknowledges that there could be some concerns raised with the health, safety, and welfare implications of more dense housing, although it's close. As was discussed by the Commission for Preliminary Planned Development, four homes would be more appropriate. Despite the approval by the Village council, she remains uncertain if all standards have been met.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 6-1. This item will tentatively go to Village Council on Monday, March 11th, 2024.

RESULT:	**RECOMMEND TO APPROVE [6 TO 1]**
MOVER:	Patrick Noonan, Commissioner
SECONDER:	Tim Schubert, Commissioner
AYES:	Noonan, Friedman, Bettenhausen, Kolososki, Cavanaugh, Schubert
NAYS:	Wood
ABSENT:	Roth-Wurster, Fedota

Minutes Acceptance: Minutes of Feb 27, 2024 7:00 PM (Meeting Minutes)

5. 204-216 W. Palatine Road and 222 W. Palatine Road **- Recommend To Approve**

PPD-000008-2024 - 204-216 W. Palatine Road & 222 W. Palatine Road

Notice was published in the Journal & Topics on February 8th, 2024 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. **Application - Redacted**
2. **Proof of Ownership**
3. **Plats of Survey**
4. **Site Plans**
5. **Conceptual Elevations - Floorplans**
6. **Public Notice**

Mr. Vyverberg states the petitioner seeking Preliminary Planned Development approval for a property currently zoned R3, the Village's multifamily classification. The proposal entails constructing a four-unit building on the westerly property with a shared driveway.

Sworn in petitioner: Mark Silver - 1642 Balmoral Circle - Inverness, IL
Mark provides his background and states he has deep roots to the community. He expresses his desire to create a legacy for his family and describes his intention to build and rent the properties. He explains that he acquired the property at 222 W Palatine and has no plans to sell it. Instead, he aims to develop four townhouse units, each with two bedrooms and two baths, along with garages. The units will face the 204-216 location, which he also owns, and will feature a shared driveway while maintaining green space in the back.

Commissioner Friedman expresses concern about the design of the buildings, noting that they don't seem to blend in with the surrounding area of Palatine. He asks Mr. Silver how he came up with the design.
Mr. Silver explains that they were aiming for a design that would fit well on the property. They found the size of the buildings to be ideal, especially with the inclusion of garages and balconies. He indicates that they intend to maintain consistency by keeping all the buildings in the development the same.
Chairman Wood asks what the 204-216 building consists of.
Silver states there it consists of 4 apartments - 2 bedroom - 1 bath.
Chairman Wood asks if would be selling or renting the units.
Mr. Silver clarifies that their intention is to rent out the units.

Commissioner Friedman asks if the intent is to combine the 2 properties.
Mr. Silver confirms that combining the properties is indeed the plan.

Commissioner Kolososki raises concerns about the height of the roof, noting that

Minutes Acceptance: Minutes of Feb 27, 2024 7:00 PM (Meeting Minutes)

it appears to be out of scale compared to the surrounding properties. He asks about the height relative to the townhouses.
Mr. Silver responds that the height of the townhouses would be about 5-7 feet lower than the height of the roofs at the Brownstone Townhomes located directly to the east facing Smith Street.
Commissioner Friedman notes that the units are a full 3 stories above grade. The units on smith are slightly lower.
Mr. Silver agrees.
Mr. Kolososki asks what the ceiling heights are.

Sworn In: Keith Anderson - 283 Firth - Inverness - Potential Builder for property.
Mr. Anderson states they are 9' first floors and 8' second floors

Commissioner Cavanaugh states the peak of roof would be 35'

Commissioner Bettenhausen expresses concern about the number of stairs in the design and questions the type of tenant the units are intended for. Additionally, he notes the lack of windows facing north and south and suggests considering adding them to the design.
Mr. Silver acknowledges the suggestion and states they would consider incorporating windows into the design.

Mr. Vyverberg provides an overview of the property, noting that it is located in a multi-family R-3 zoning area with a total acreage of 0.5 acres. He explains that the petitioner is seeking clarification on land use availability and setbacks. While the required setback for the zoning is 30 feet, the proposed units would have a setback of 25 feet, which is not uncommon in the surrounding area. He confirms that the area per dwelling unit and lot area meet the requirements, and the parking complies with the number of units for both buildings. Mr. Vyverberg mentions that eliminating one of the curb cuts on Palatine Rd is also a sensible move. He emphasizes that while the preliminary planned development does not guarantee final approval, the petitioner's request aligns with R-3 standards, except for the setback. Further evaluation would be needed for final approval, including final architectural and engineering plans, as well as an assessment of building height.
Commissioner Kolososki questions whether all of the presented parking is necessary.
Mr. Vyverberg explains that according to code, two parking spaces per unit are required. The plan complies with the minimum parking requirements and even exceeds them by providing two extra spaces.
Commissioner Friedman inquires about any bulk or height limits for the R-3 zoning.
Mr. Vyverberg responds that in the R-3 district, the height limit is 50 feet or 4 stories.

Sworn In: Thorwald Leen - 223 W. Slade St.

Minutes Acceptance: Minutes of Feb 27, 2024 7:00 PM (Meeting Minutes)

Mr. Leen expresses concern about the amount of asphalt on the property and its potential impact on flooding, particularly since the property has a natural low point. He worries that his property might begin to flood due to the lack of natural space remaining. Additionally, he is concerned about the removal of a shared tree and the limited green space left, suggesting that serious work would be needed for proper stormwater mitigation. He requests that more green space be allowed or that a large underground cistern be installed for water removal. Mr. Leen also mentions that the fence at the back of the property belongs to him and is actually encroaching 2 feet onto his property

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Commissioner Friedman reiterates that code regulations prevent the development of a property in a way that directs water flow onto an adjoining property. He emphasizes that the current low spot on the lot, combined with the proposed development and parking lot, would necessitate significant engineering work to prevent water runoff onto Mr. Leen's property.

Mr. Vyverberg explains that the engineering issues associated with the planned development would need to be addressed during the infrastructure plan review for the Preliminary Planned Development. Any unknown issues would have to be resolved by a private civil engineer hired by the petitioner.

Chairman Wood asks if the resident would have contact information to be informed as to the steps that are being taken to address the issues.

Mr. Vyverberg states the Village would provide him with contact information.

Mr. Silver responds to the concerns of Mr. Leen and states that the trees would not be removed.

STAFF RECOMMENDATION:

The Petitioner has presented sufficient initial land use information to request a Preliminary Planned Development. Staff notes that the underlying R-3 zoning would allow both the proposed number units and the overall parking exceeds the minimum requirements. Also, the proposed density is within the code allowances and comparable to the non-single-family properties near the subject property.

The front yard setback is proposed to be 25 feet, as opposed the minimum required 30 feet. Given the established setbacks in the area, Staff agrees that the proposed setback should not cause substantial injury to the value of other properties in the area. Therefore, Staff recommends approval of the Preliminary Planned Development, subject to the following conditions:

1. The Final Engineering Plans and Final Engineer's Cost Estimate shall be submitted and revised in a manner acceptable to the Village Engineer and Director of Planning and Zoning.
2. The final architectural and material elevation plans shall be submitted in a manner acceptable to the Village and in coordination with the attached submitted plans (Brunier & Associates, INC.), except as such plans shall be except as such plans may be revised to conform to Village Codes and Ordinances.

Minutes Acceptance: Minutes of Feb 27, 2024 7:00 PM (Meeting Minutes)

3. If required, a Public Improvement letter of credit or appropriate security shall be submitted in a manner acceptable to the Village Engineer.
4. Review fees in the amount of 1.5% of the total project improvement costs (as defined in the Village Code) shall be submitted in a manner acceptable to the Village Engineer.
5. A shared driveway access easement shall be prepared and submitted in a manner acceptable to the Village Attorney and Director of Planning and Zoning. The access drive may also have to be noted as no parking on either side, as part of the Fire Prevention Final Planned Development review of the final driveway plan.
6. Recording fees in the amount of $300 shall be submitted.
7. A construction management plan indicating the proposed material delivery routes and contractor parking areas, shall be submitted to the Village Engineer and Director of Planning and Zoning.
8. All required extra agency permits shall be submitted in manner acceptable to the Village Engineer.
9. The required letters of credit shall be submitted in a manner acceptable to the Director of Planning and Zoning.

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 Kolososki expresses that the project is a work in progress, highlighting concerns about the excessive height of the units and the need to address engineering issues.

Commissioner Friedman remarks on the elevations, noting that they appear tall for the area. He compares them to row homes on Smith Street, which are taller but have architectural features that mitigate their height. He mentions another location with a scale closer to the neighborhood and suggests that the proposed building might be the first of taller, denser developments in the area, considering its zoning as R-3.

Chairman Wood concurs with Friedman's assessment, acknowledging the prevalence of multifamily areas in the vicinity. She suggests that the project may need additional architectural features to better blend in with neighboring buildings.

Commissioner Kolososki suggests that adjusting the siding detail from vertical to horizontal at the top of the building might help it blend in better with the surrounding architecture.

Commissioner Cavanaugh compares the proposed plan to others in the area and acknowledges that the buildings are intended for investment purposes as rental properties. He sees the potential for more similar developments in the future and

Minutes Acceptance: Minutes of Feb 27, 2024 7:00 PM (Meeting Minutes)

finds the proposal acceptable in that context.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 7-0. This item will tentatively go to Village Council on Monday, March 18th, 2024.

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

Minutes Acceptance: Minutes of Feb 27, 2024 7:00 PM (Meeting Minutes)

6. 158 W. Aldridge Avenue **- Recommend To Approve**

PFSUB-000001-2023 - 158 W. Aldridge Avenue

Notice was published in the Journal & Topics on February 8th, 2024 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. **Application**
2. **Proof of Ownership**
3. **Plat of Survey**
4. **Plat of Subdivision**
5. **Engineering Plans**
6. **Proposed Tree Preservation**
7. **Representational Elevations**
8. **Public Notice**
9. **Letters of Objection**

Mr. Vyverberg provides background information on the request, stating that the petitioner is seeking preliminary and final subdivision approval for a three-lot single-family subdivision and rezoning from R1 single-family to R2 single-family zoning. The petitioner is also seeking relief from the installation of sidewalks, which are typically required for subdivisions. He explains that the area in question does not have many sidewalks, making this request atypical. Ultimately, it becomes a policy matter for the Village Council to decide upon whether to grant relief from the sidewalk requirement. The Planning and Zoning Commission could also review this requirement and comment upon it for additional Council consideration. Mr. Vyverberg notes that the Staff recommendation is to install sidewalks, but the Village Council may decide that they are only required along Brockway, or a cash-in-lieu option for sidewalks may be considered. He notes that the property was annexed in 1990, and at that time, it was noted that there were no sidewalks in the area. The staff recommendation will adhere to the Subdivision ordinance.

Sworn in petitioner: Jeff Wronkiewicz - 1000 S. Brockway Street, Palatine

Mr. Wronkiewicz provides background information, stating that his company has been in business since 1987 and has built 98 homes in the Palatine area. He mentions that he is also a coach at Fremd High School. He explains that the property in question is 150 feet by 135 feet and that he would like to subdivide it into three R-2 lots. He notes that each lot would exceed the minimum R-2 requirements. Mr. Wronkiewicz points out that properties to the west have already been subdivided into three R-2 lots, as have properties along Aldridge. He believes that subdividing these lots would fit well with the character of the area. He mentions that the annexation for the area states that existing streets should be accepted in their current condition, without curbs, gutters, storm sewers, or sidewalks. He emphasizes that there are six subdivisions bordering the property, all of which were approved without sidewalks or a fee in lieu of

Minutes Acceptance: Minutes of Feb 27, 2024 7:00 PM (Meeting Minutes)

sidewalks. Additionally, there are natural drainage ditches instead of storm sewers, as outlined in the annexation agreement. Mr. Wronkiewicz argues that sidewalks would not fit in with the existing drainage ditches.

Chairman Wood seeks clarification on the presence of sidewalks, noting they are on the west side of Brockway but not the east.
Mr. Wronkiewicz confirms this, adding that there are no sidewalks south of the Planned Unit Development (PUD) directly north of the property.

Commissioner Cavanaugh asks if staff is aware of any similar areas annexed that required sidewalks.
Mr. Vyverberg explains that the property was annexed in 1990 without sidewalks, which is not unusual, but also clarifies that it was an annexation and not annexation agreement.
Chairman Wood points out that properties built after 1990 in the area also lack sidewalks. Mr. Wronkiewicz confirms and highlights that even those built in 1999 didn't require sidewalks.
Mr. Vyverberg states the village would ideally like sidewalks along Brockway, but if the Council waives this requirement, the Staff recommendation would be cash in lieu of sidewalk installation. Commissioner Friedman asks how the dollar amount would be determined, to which Mr. Vyverberg explains it would be calculated based on linear fee and square footage determined by the Village Engineer.
Mr. Wronkiewicz elaborates on the issue of cash in lieu for sidewalks, pointing out that properties to the south and east were never asked for cash in lieu for sidewalks. Additionally, he mentions another issue regarding tree requirements. He notes that there are existing trees along Brockway and Aldridge, but they are situated under utility lines, making it difficult to fulfill tree planting requirements. He proposes to plant trees outside of the utility lines to maintain a natural look.

Mr. Wronkiewicz confirms Commissioner Friedman's understanding, stating that he is indeed asking to install trees inside the utility lines within the property. He requests that the village permit them to plant trees at these locations to maintain a more natural look for the property.

Mr. Wronkiewicz acknowledges Commissioner Bettenhausen's suggestion regarding the culvert pipe size and driveway flare. He agrees to consider using a 12" CMP culvert pipe for better maintenance and to add a flare to the driveway as suggested. Additionally, he confirms that the existing chain-link fence will be removed as part of the project.

Mr. Wronkiewicz confirms Commissioner Schubert's inquiry, stating that the children in the neighborhood are indeed out of walking distance to schools and are instead bussed to school.

Mr. Wronkiewicz responds to Commissioner Bettenhausen's suggestion

Minutes Acceptance: Minutes of Feb 27, 2024 7:00 PM (Meeting Minutes)

regarding a new sanitary connection, stating that it is not included in the current plan, and they intend to utilize the existing sanitary connection.
Mr. Vyverberg acknowledges that the lot sizes of the three lots exceed the standards. Regarding the question about cash in lieu of sidewalks, he mentions that he doesn't have an immediate answer and will consult with the engineering department. Additionally, he confirms that discussions about trees on the parkway have taken place with the petitioner previously, and the Village has provided the approved tree list for planting under the power lines, which is the way to accommodate the situation.
Sworn in Resident: Franklin John Skorski - 145 W Bryant Ave.
Mr. Skorski emphasizes the importance of precedent in the neighborhood, highlighting its unique character with lots typically measuring approximately half an acre. He provides background information about the area, expressing the community's fondness for it. He recounts a previous incident where another developer attempted to rezone land in the neighborhood, which was met with opposition from neighbors and ultimately denied. Mr. Skorski believes that the petitioner should not have purchased the property before seeking rezoning. He points out that surrounding lots are typically larger, around 1 acre or ¾ acre, and argues against changing the zoning to R-2. He also notes that his own property relies on well and septic systems, allowing him to water as often as needed. He warns that altering the current zoning could increase the risk of flooding and requests that it remain R-1.
Sworn in Resident - Mr. Addepalli - 1112 S. Brockway Street
Mr. Addepalli shares that he has resided in the area for 17 years and was drawn to the property because of its unique and rural qualities, which he wishes to see preserved. He echoes Mr. Skorski's sentiments and opposes the rezoning of the property.
Sworn in Resident - Mr. Joe Kanupke - 105 W. Boardwalk Dr
Mr. Kanupke expresses his concerns as an adjoining property owner, focusing primarily on potential water runoff issues resulting from the development. He notes the transition from a grass lot to three lots with driveways and is apprehensive about how this change might affect water drainage in the area. Additionally, he raises concerns about how the development will aesthetically blend with the existing sidewalk that ends at the edge of his property. He expresses a desire to understand better what the finalized project will look like before forming a definitive opinion.

Commissioner Friedman asks if the sidewalk continues northward up to Illinois. Mr. Kanupke states it does.

STAFF RECOMMENDATION:

The Plat of Subdivision is consistent with the many of the existing neighboring lots that are zoned R-2 and some of the existing R-1 lots, which do not meet the current R-1 lot size standards and are similar to the proposed. Additionally, the proposed larger R-2 properties will also serve as a transition from the smaller lot

Minutes Acceptance: Minutes of Feb 27, 2024 7:00 PM (Meeting Minutes)

sizes to the north and the R-1 properties to the south. The proposed rezoning and 3-lot subdivision are also consistent with the 3-lot R-2 zoned properties directly west of the Subject Property. Finally, the proposed lots comply with all of the bulk R-2 standards and exceed the minimum required lot areas and depths. Therefore, Staff recommends approval of the proposed request, subject to the following conditions:

1. The development shall substantially conform to the engineering plans prepared by Morris Engineering, Inc. dated 1/26/24 and attached hereto as Exhibit 'A' except as such plans may be revised to conform to Village Codes and Ordinances.
2. The Final Plat of Subdivision shall be submitted on Mylar with the required signatures and significantly conform to the Plat of Subdivision prepared by Murry and Moody, LTD. and attached hereto.
3. The Final Engineering Plans, Final Engineer's Cost Estimate, and Tree Preservation Plans shall be revised in a manner acceptable to the Village Engineer and Director of Planning and Zoning.
4. Sidewalks and parkway trees will remain Staff recommended conditions of the subdivision review and should be included on both the engineering plans and EEOPC, in a manner acceptable to the Village Engineer. If the Village Council grants a waiver for a sidewalk along either street, the engineering plans and site should be designed and graded to accommodate sidewalks, if they were to be installed in the future. In addition to paying the cash in lieu of fees, the engineering plans should be designed to include sidewalks along both Aldridge Avenue and Brockway Street.
5. A Public Improvement letter of credit or appropriate security shall be submitted in a manner acceptable to the Village Engineer.
6. Review fees in the amount of 1.5% of the total project improvement costs (as defined in the Village Code) shall be submitted in a manner acceptable to the Village Engineer.
7. A Subdivision Improvement Agreement shall be submitted in a manner acceptable to the Village Attorney.
8. Recording fees in the amount of $300 shall be submitted.
9. A construction management plan indicating the proposed material delivery routes and contractor parking areas, shall be submitted to the Village Engineer and Director of Planning and Zoning.
10. All required extra agency permits shall be submitted in manner acceptable to the Village Engineer.

Further discussion regarding the zoning of the subject properties and the surrounding properties.

Mr. Wronkiewicz addresses concerns raised by neighbors, highlighting instances where storm sewers were installed in the rear yards of properties that received Planned Unit Development (PUD) approvals to the north. He notes that these storm sewers run all the way to Salt Creek. Regarding the rezoning request, he points out that properties to the east and west already exceed the requirements for R2 zoning and believes that his proposed development would fit in well with

Minutes Acceptance: Minutes of Feb 27, 2024 7:00 PM (Meeting Minutes)

the existing neighborhood.
Chairman Wood reads letter of objection into the meeting minutes.

Resident Sworn In: Mr. Mangat - 1063 S. Brockway St
Mr. Manjat expresses his agreement with the points raised by Mr. Skorski regarding the unique character of the neighborhood and the concerns about rezoning.
Mr. Skorski emphasizes the importance of maintaining the unique character of the neighborhood and urges the village to make accommodations to preserve the integrity of their real estate. He emphasizes that the precedent set by previous decisions should not alter the essence of the neighborhood.

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

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

DELIBERATIONS:

Commissioner Friedman acknowledges the concerns of the neighbors about maintaining the integrity of the community, but notes that there are already similarly sized parcels on the street. He believes that the proposed development would fit well into the neighborhood, especially considering the existing houses in the area. If there were no other similar properties nearby, his opinion might be different, but he sees the proposed houses as a good fit for the area.
Commissioner Schubert expresses appreciation for the passion of the neighbors. He acknowledges their concerns about the integrity of the neighborhood, whether sidewalks are installed or not. However, he emphasizes that decisions about the neighborhood's integrity, with or without sidewalks, will be made by others, and he reminds everyone that rules are rules.
Commissioner Friedman further notes that a sidewalk does not belong on Aldridge, but it should extend to Aldridge on Brockway. He suggests that it makes sense to keep the sidewalk on Brockway for consistency and accessibility.
Commissioner Kolososki states that residents have a strong opinion that he agrees with and doesn't think that subdividing lots would fit with the neighborhood. He is not in favor of the request.
Commissioner Noonan states that the proposed homes are more of what is selling in this time.

Commissioner Kolososki suggests that it could work nicely as two lots, without the need for rezoning.
Commissioner Cavanaugh expresses his opposition to rezoning the property to R-2, suggesting that two lots would fit nicely within the neighborhood, without the need for rezoning.

Minutes Acceptance: Minutes of Feb 27, 2024 7:00 PM (Meeting Minutes)

Chairman Wood summarized that this request has met the standards and was approved by a vote of 4-3. This item will tentatively go to Village Council on Monday, March 18, 2024.

RESULT:	**RECOMMEND TO APPROVE [4 TO 3]**
AYES:	Noonan, Friedman, Wood, Schubert
NAYS:	Bettenhausen, Kolososki, Cavanaugh
ABSENT:	Roth-Wurster, Fedota

Minutes Acceptance: Minutes of Feb 27, 2024 7:00 PM (Meeting Minutes)

7. 32 - 34 W. Palatine Rd **- Recommend To Approve**

SU-000090-2024 - 32-34 W. Palatine Road

Notice was published in the Journal & Topics on February 8th, 2024 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. **Special Use Application**
2. **Proof of Ownership**
3. **Plat of Survey**
4. **Floor Plan**
5. **Business Plan**
6. **O-047-14 - 34 W Palatine Rd SU & VAR**
7. **Public Notice**

Mr. Bradshaw provides background information on the subject property, stating that it is in the B-1 zoning district at northwest corner of Bothwell Street and Palatine Road. The business has been operating since 2014, originally permitted as a recreational cooking school with retail kitchenware, cookware, beer, and wine. The retail operations will be reduced, but the offered cooking classes remain the same. The petitioner is requesting alterations to the previously approved floor plan and business plan, which include expanding the existing space into the adjoining tenant space to install a wine bar. This wine bar would provide a gathering space for the currently offered cooking classes and would serve wine, beer, and small charcuterie boards. Therefore, the petitioner is requesting a special use amendment to alter the existing floor plan and business plan to include the wine bar.
Sworn in petitioner: John & Mica Mahler - 34 W. Palatine Road, business owners.

Mr. Mahler explains that the business has been operating for the past 9 years. Last year, they served 3000 guests, some coming from as far away as 28 miles. He expresses their desire to leverage their strengths and expand the space to accommodate the increasing number of customers attending classes. They also aim to offer options for a glass of wine or beer, as well as appetizers, to enhance the overall experience. Additionally, they intend to encourage customers to stay after class to socialize.
Commissioner Freidman asks if they have been challenged with parking.
Mr. Maher states they access the public lot across the street and it has worked for them. They also are able to utilize the Harris Bank parking lot after the Bank closes.

Chairman Wood confirms they would also be expanding their hours and asks if they notice that the lot across the street tends to open up.
Mr. Maher states that once the businesses close, parking becomes more

Minutes Acceptance: Minutes of Feb 27, 2024 7:00 PM (Meeting Minutes)

available.

Mr. Bradshaw presents a floor plan illustrating the expansion project, detailing how the space previously occupied by Allstate Insurance will be utilized for the wine bar. He mentions the addition of a second door for access at this end of the space.
Commissioner Friedman seeks clarification on the business plan, particularly how the space will serve dual purposes. He inquires if the village will look for specific accommodations for the food service portion versus the cooking class area.
Mr. Bradshaw explains that there will be a complete separation between the cooking classes and the food being served at the bar. The petitioner is collaborating with the Village Environmental Health Department to ensure compliance with regulations.

Commissioner Schubert inquires about the extension of the awning.
Mr. Mahler confirms that they plan to extend the awning and install new signage. Additionally, he mentions that they have collaborated with the Environmental Health Department and have received approval for their plan to ensure separation between the cooking classes and the food service area.

STAFF RECOMMENDATION:
The Petitioner is proposing to expand their current operations into the adjacent tenant space to construct a new wine bar. With employees and customers utilizing the downtown employee parking areas, the shared public parking lot, and the on-street parking in the surrounding area the parking needs should be adequate and Staff did not identify any initial parking concerns with the proposed. Ultimately, the growth and reimaging of the existing business should not cause injury to the value of the other properties in the surrounding area. Therefore, Staff recommends approval of the Special Use Amendment, subject to the following conditions:

1. The Special Use shall substantially conform to the Business Plan and Floor Plan submitted by the Petitioners, John & Mica Mahler, except as such plans may be changed to conform to Village Codes and Ordinances.

2. All employees of Cook, Cork & Fork shall enroll in and utilize the designated downtown employee parking areas.

3. As necessary, clients and customers should be directed to utilize the parking lot across Palatine Road (lot H) or the surrounding on-street parking along Bothwell Street and Railroad Avenue for additional parking needs.

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

Commissioner Cavanaugh made a motion to approve subject staff's

Minutes Acceptance: Minutes of Feb 27, 2024 7:00 PM (Meeting Minutes)

conditions; seconded by Commissioner Noonan.

DELIBERATIONS:

Commissioner Kolososki expresses his support for the business, acknowledging its positive impact on the location and community, and he is pleased to see its expansion.

Chairman Wood affirms that the proposal meets the necessary standards and ensures the protection of health, safety, and welfare. Additionally, she anticipates that the expansion will contribute to increasing property values in the area.

Chairman Wood summarized that this request has met the standards and was unanimously approved by a vote of 7-0. This item will tentatively go to Village Council on Monday, March 11th, 2024.

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

Minutes Acceptance: Minutes of Feb 27, 2024 7:00 PM (Meeting Minutes)

IV. COMMUNICATIONS

Approved at Village Council:
1122 Pratt - Special Use for Screened Porch addition
1060 Park Avenue - Special Use to permit a fence in the front yard

V. ADJOURNMENT

VI. STAFF REPORTS

Minutes Acceptance: Minutes of Feb 27, 2024 7:00 PM (Meeting Minutes)

VILLAGE OF PALATINE

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 03/12/24 07:00 PM

STAFF REPORT (ID # 8932)

2379 N. Hicks Road

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Alex Bradshaw

PETITIONER: Aldo Hernandez

PLAN NUMBER: VAR-000095-2024

BACKGROUND:

The Subject Property is zoned Planned Development and is part of the Bourbon Square Subdivision. The existing shopping center is located at the southeast corner of N. Hicks Rd and Lake Cook Rd. The proposed tenant space, within the Lake Cook Commons shopping center, was previously occupied by Smart Tech Repair, and follows the B-2 zoning and use requirements.

The Petitioner is proposing to open a new restaurant, Fronteras Mexican Grill, within the subject tenant space. With the proposed use, the total required parking exceeds the number of parking spaces currently provided on-site. Therefore, the Petitioner is requesting:

Variation to permit 135 parking spaces, instead of the minimum required 143 parking spaces.

Surrounding Zoning/Uses:

North:	Long Grove (Menards)
South:	Planned Development (Albion Multi-Family Residential)
East:	Planned Development (Albion Multi-Family Residential)
West:	Planned Development (car wash)

KEY ISSUES:

- The Petitioner is proposing to lease an approximately 1,200 square foot vacant tenant space to open a new restaurant. The business plan does not indicate any liquor/alcohol service; therefore, a Special Use is not required.
- The submitted business plan indicates that they will mainly be focused around carry-out orders with, "…online ordering, efficient delivery services, and hassle-free pick-

up options". The restaurant will also have tables with 16 total seats for those who choose to dine-in. The proposed hours of operation for the restaurant are Monday - Sunday: 10 AM - 9 PM.

- Required Parking Counts for Lake Cook Commons Shopping Center:

Tenant	Address	Square Feet	Required Spaces
Fast Laundry	2365 N Hicks Rd	4,796 sf	16
Viet Taste (154 total seats)	2371 - 2377 N Hicks Rd	4,779 sf	62
Fronteras Mexican Grill	**2379 N Hicks Rd**	**1,200 sf**	**12**
Hicks Family Dental	2381 N Hicks Rd	1,190 sf	4
CCK - Kitchen	2383 N Hicks Rd	1,190 sf	4
Dream Salon	2385 N Hicks Rd	1,200 sf	4
Quick Liquor	2387 N Hicks Rd	1,193 sf	4
CCK (92 total seats - covered patio seating included)	2391 N Hicks Rd	3,593 sf	37
TOTALS		19,141 sf	**143 required**
			135 provided

- In regard to the parking requirements, the proposed restaurant is calculated at 1 space per 100 square feet, resulting in 12 required parking spaces. There are 135 total existing parking spaces that are provided for the shopping center. 143 parking spaces would be required with the inclusion of the proposed restaurant. Therefore, a Variation of 8 parking space would be required.
- Staff notes that the attached Plat of Survey does not fully illustrate the existing parking layout for the shopping center. In addition to field verifying through a site visit, Staff was verified the overall provided parking count at 135 spaces. This is consistent with recent parking expansion site plans, associated with the laundromat build out, recent parking site plans for the center, and satellite aerial maps.

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

STAFF RECOMMENDATION:

The Petitioner is proposing to open a new restaurant, with a primary focus on carry-out orders. However, due to the number of tables included on the floor plan submitted for their building permit a Variation is required. The Petitioner submitted photos of the parking lot for the shopping center during the restaurant's anticipated peak hours, showing ample parking available during said times and Staff also conducted parking surveys at various times. Therefore, Staff concurs, that the proposed use should not alter the character of the locality, and the provided number of parking should continue to adequately serve the mix of tenants in the shopping center.
Therefore, Staff recommends approval of the proposed Variation, subject to the following condition:

1. The Variation shall substantially conform to the floor plan and business plan submitted by the Petitioner, Aldo Hernandez, except as such plans may be changed to conform to the Village's Codes and Ordinances.

ATTACHMENTS:

- Aerial Map
- Variation Application, including Petitioner's supporting parking lot occupancy pictures
- Plat of Survey
- Floor Plan
- Business Plan
- Public Notice

GISConsortium

2379 N. Hicks Road



0 300 600 ft

Print Date: 2/13/2024

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 (2379 N. Hicks Rd - VAR Parking)

VILLAGE OF PALATINE

VARIATION APPLICATION

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

Petitioner Name

Aldo Hernandez

Business Name (if applicable)

Fronteras Mexican Grill

Subject Property Address

2379 N. Hicks Road

Please provide a description of your proposed request:

Our request is for a parking variation. The restaurant is 1,200 square feet and would require 12 parking spaces. Due to other business in the strip, we are applying for parking variation.

Petitioner Justification

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

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

If we are not granted this parking variation we would only be able to have a few tables for our customers to use if they dine-in. Although we do expect the business to be mostly carry-out style, we do want to ensure there is enough seating for customers to use during busy times of the day.

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

Our aim is to provide efficient lunch and dinner options, catering to the needs of busy workers and transient customers alike. We anticipate that those opting for takeout will spend no more than 15 minutes on-site, while dine-in patrons can expect a visit lasting between 25 and 40 minutes. Therefore, the parking lot should turn-over quickly. Our patrons will not be using parking spots for multiple hours.

Attachment: Variation Application, including Petitioner's supporting parking lot occupancy pictures (2379 N. Hicks Rd - VAR Parking)

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

After 3 months of closely observing the parking lot particularly during peak lunch and dinner hours, we are confident that our presence will not disrupt neighboring businesses due to the large amount of parking spaces there is. Our analysis of the parking lot indicates that it consistently maintains between 35 and 40 available spaces, even during the busiest times.

Enclosed are photos illustrating the available parking spaces, taken during both lunch and dinner hours.

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

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

N/A

Attachment: Variation Application, including Petitioner's supporting parking lot occupancy pictures (2379 N. Hicks Rd - VAR Parking)





Attachment: Variation Application, including Petitioner's supporting parking lot occupancy pictures (2379 N. Hicks Rd - VAR Parking)





Attachment: Variation Application, including Petitioner's supporting parking lot occupancy pictures (2379 N. Hicks Rd - VAR Parking)

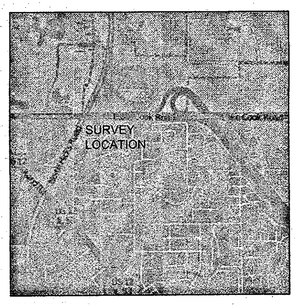




Attachment: Variation Application, including Petitioner's supporting parking lot occupancy pictures (2379 N. Hicks Rd - VAR Parking)



Attachment: Variation Application, including Petitioner's supporting parking lot occupancy pictures (2379 N. Hicks Rd - VAR Parking)



VICINITY MAP

LEGEND

These standard symbols will be found in the drawing.

- Storm CB
- Storm Inlet
- San MH
- Water Fire Hydrant
- Telephone Pedestal
- Utility Pole
- Guy Anchor
- Electric Meter
- Electric Light Pole
- Electric Traffic Signal
- Electric Light Pole with Traffic Signal
- Electric Traffic Control Box
- Electric Traffic Vault
- Electric Mounted Wall Light
- Gas Meter
- Tree – Evergreen
- Sign Post
- Bumper Post

GREMLEY & BIEDERMANN
A DIVISION OF
PLCS Corporation
LICENSE No. 184-005332
PROFESSIONAL LAND SURVEYORS
4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630
TELEPHONE: (773) 685-5102 FAX: (773) 286-4184 EMAIL: INFO@PLCS-SURVEY.COM

EXHIBIT

PARCEL 1:
LOT 1 IN THE PLAT OF RESUBDIVISION OF PARCEL ONE OF BOURBON SQUARE, A PLANNED UNIT DEVELOPMENT OF THAT PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF RESUBDIVISION RECORDED AUGUST 19, 2002 AS DOCUMENT 0020909525, ALL IN COOK COUNTY, ILLINOIS.

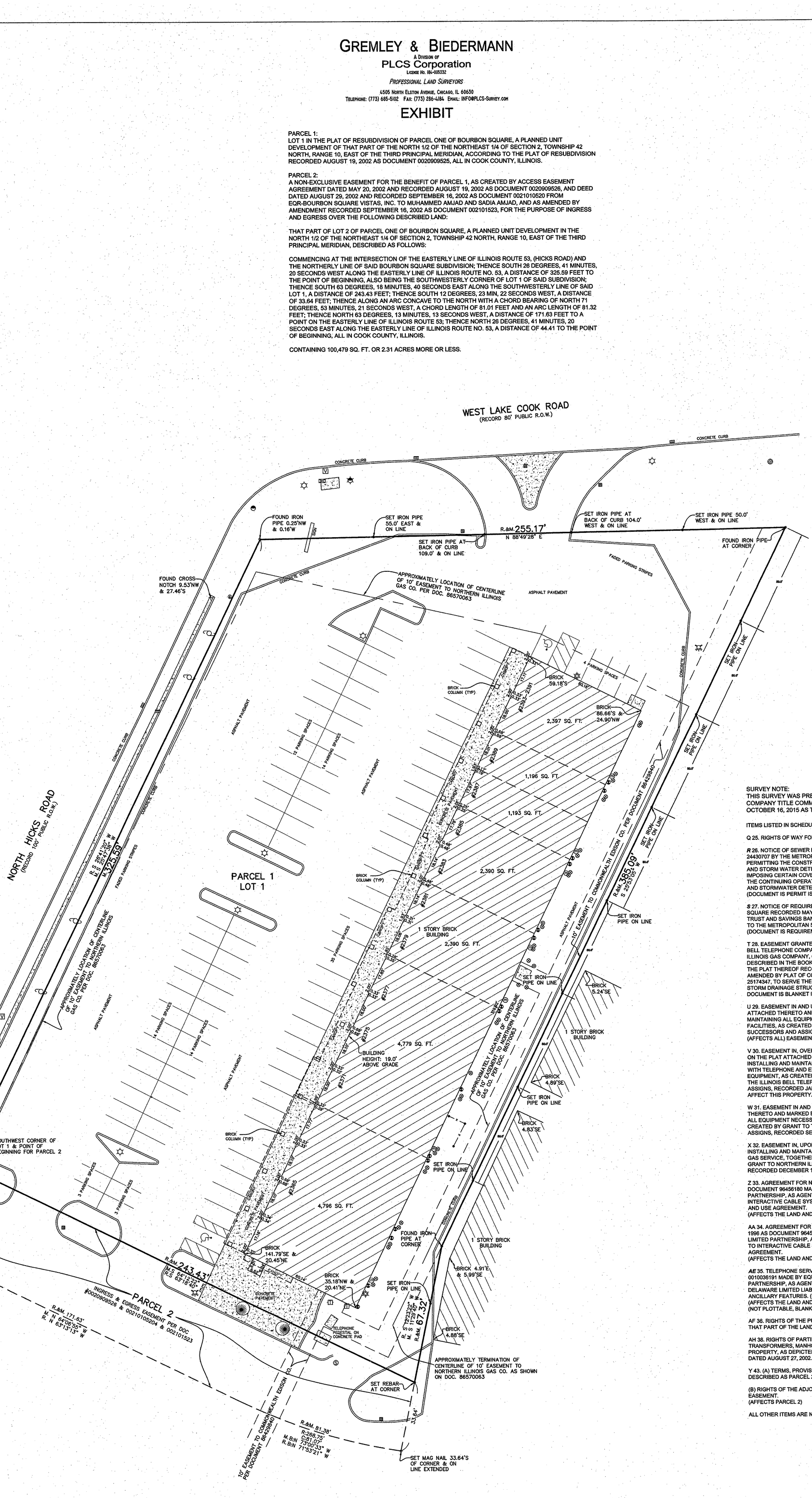
PARCEL 2:
A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1, AS CREATED BY ACCESS EASEMENT AGREEMENT DATED MAY 20, 2002 AND RECORDED AUGUST 19, 2002 AS DOCUMENT 0020909526, AND DEED DATED AUGUST 29, 2002 AND RECORDED SEPTEMBER 16, 2002 AS DOCUMENT 0021010520 FROM EQR-BOURBON SQUARE VISTAS, INC. TO MUHAMMED AMJAD AND SADIA AMJAD, AND AS AMENDED BY AMENDMENT RECORDED SEPTEMBER 16, 2002 AS DOCUMENT 002101523, FOR THE PURPOSE OF INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED LAND:

THAT PART OF LOT 2 OF PARCEL ONE OF BOURBON SQUARE, A PLANNED UNIT DEVELOPMENT IN THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EASTERLY LINE OF ILLINOIS ROUTE 53, (HICKS ROAD) AND THE NORTHERLY LINE OF SAID BOURBON SQUARE SUBDIVISION; THENCE SOUTH 26 DEGREES, 41 MINUTES, 20 SECONDS WEST ALONG THE EASTERLY LINE OF ILLINOIS ROUTE NO. 53, A DISTANCE OF 325.59 FEET TO THE POINT OF BEGINNING, ALSO BEING THE SOUTHWESTERLY CORNER OF LOT 1 OF SAID SUBDIVISION; THENCE SOUTH 63 DEGREES, 18 MINUTES, 40 SECONDS EAST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 1, A DISTANCE OF 243.43 FEET; THENCE SOUTH 12 DEGREES, 23 MIN, 22 SECONDS WEST, A DISTANCE OF 33.64 FEET; THENCE ALONG AN ARC CONCAVE TO THE NORTH WITH A CHORD BEARING OF NORTH 71 DEGREES, 53 MINUTES, 21 SECONDS WEST, A CHORD LENGTH OF 81.01 FEET AND AN ARC LENGTH OF 81.32 FEET; THENCE NORTH 63 DEGREES, 13 MINUTES, 13 SECONDS WEST, A DISTANCE OF 171.63 FEET TO A POINT ON THE EASTERLY LINE OF ILLINOIS ROUTE 53; THENCE NORTH 26 DEGREES, 41 MINUTES, 20 SECONDS EAST ALONG THE EASTERLY LINE OF ILLINOIS ROUTE NO. 53, A DISTANCE OF 44.41 TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

CONTAINING 100,479 SQ. FT. OR 2.31 ACRES MORE OR LESS.

GRAPHIC SCALE
20 0 10 20
(IN FEET)
1" = 20'



SURVEY NOTE:
THIS SURVEY WAS PREPARED BASED ON CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT 1412 008890532 D2 EFFECTIVE DATE: OCTOBER 16, 2015 AS TO MATTERS OF RECORD.

ITEMS LISTED IN SCHEDULE "B":

Q 25. RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS AND LATERALS, IF ANY.

R 26. NOTICE OF SEWER PERMIT ISSUANCE RECORDED MAY 3, 1978 AS DOCUMENT 24430707 BY THE METROPOLITAN SANITARY DISTRICT OF GREATER CHICAGO PERMITTING THE CONSTRUCTION AND OPERATION OF A SANITARY SEWAGE SYSTEM AND STORM WATER DETENTION SYSTEM ON THE LAND AND OTHER PROPERTY, AND IMPOSING CERTAIN COVENANTS AND CONDITIONS ON THE PREMISES WITH RESPECT TO THE CONTINUING OPERATION AND MAINTENANCE OF THE SANITARY SEWERAGE SYSTEM AND STORMWATER DETENTION SYSTEM CONSTRUCTED PURSUANT THERETO.
(DOCUMENT IS PERMIT ISSUANCE, NOT PLOTTABLE)

S 27. NOTICE OF REQUIREMENTS FOR STORM WATER DETENTION FOR BOURBON SQUARE RECORDED MAY 3, 1978 AS DOCUMENT 24430708 EXECUTED BY OAK PARK TRUST AND SAVINGS BANK, AS TRUSTEE UNDER TRUST NUMBER 7635 AND FURNISHED TO THE METROPOLITAN SANITARY DISTRICT OF GREATER CHICAGO.
(DOCUMENT IS REQUIREMENTS FOR STORM WATER, NOT PLOTTABLE)

T 28. EASEMENT GRANTED TO ALL PUBLIC UTILITY COMPANIES, INCLUDING THE ILLINOIS BELL TELEPHONE COMPANY, THE COMMONWEALTH EDISON COMPANY, AND NORTHERN ILLINOIS GAS COMPANY, OVER, UNDER AND THROUGH THE COMMON AREA AS DESCRIBED IN THE BOOK OF LEGAL DESCRIPTIONS ATTACHED THERETO, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 17, 1977 AS DOCUMENT 24151597, AS AMENDED BY PLAT OF CORRECTION RECORDED OCTOBER 2, 1979 AS DOCUMENT 25174347, TO SERVE THE LAND AND OTHER PROPERTY. SAID AREA IS ALSO SUBJECT TO STORM DRAINAGE STRUCTURES AS ARE NECESSARY.
DOCUMENT IS BLANKET IN NATURE, NOT PLOTTABLE.

U 29. EASEMENT IN AND UPON THE PROPERTY APPROXIMATELY SHOWN ON THE PLAT ATTACHED THERETO AND MARKED EXHIBIT "A" FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY TO SERVE THE SUBDIVISION WITH ELECTRIC FACILITIES, AS CREATED BY GRANT TO THE COMMONWEALTH EDISON COMPANY, ITS SUCCESSORS AND ASSIGNS, RECORDED NOVEMBER 28, 1979 AS DOCUMENT 25258707. (AFFECTS ALL) EASEMENT DOES NOT AFFECT THIS PROPERTY.

V 30. EASEMENT IN, OVER, UNDER, ACROSS, ALONG AND UPON THE PROPERTY SHOWN ON THE PLAT ATTACHED THERETO AND MARKED EXHIBIT "A" FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY TO SERVE THE SUBDIVISION WITH TELEPHONE AND ELECTRIC SERVICE TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT, AS CREATED BY GRANT TO THE COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, RECORDED JANUARY 17, 1984 AS DOCUMENT 26930371. - EASEMENT DOES NOT AFFECT THIS PROPERTY.

W 31. EASEMENT IN AND UPON THE PROPERTY SHOWN ON THE PLAT ATTACHED THERETO AND MARKED EXHIBIT "A" FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY TO SERVE THE SUBDIVISION WITH ELECTRIC FACILITIES, AS CREATED BY GRANT TO THE COMMONWEALTH EDISON COMPANY, ITS SUCCESSORS AND ASSIGNS, RECORDED SEPTEMBER 23, 1986 AS DOCUMENT 86429840. - PLOTTED.

X 32. EASEMENT IN, UPON, UNDER, ALONG AND ACROSS THE LAND FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY TO SERVE SAID LAND WITH GAS SERVICE, TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT, AS CREATED BY GRANT TO NORTHERN ILLINOIS GAS COMPANY, ITS SUCCESSORS AND ASSIGNS, RECORDED DECEMBER 1, 1986 AS DOCUMENT 86570063. - PLOTTED.

Z 33. AGREEMENT FOR NON-EXCLUSIVE EASEMENT RECORDED JUNE 10, 1996 AS DOCUMENT 96456180 MADE BY EQUITY RESIDENTIAL PROPERTIES MANAGEMENT LIMITED PARTNERSHIP, AS AGENT FOR THE OWNER EQR-BOURBON SQUARE VISTAS, INC. TO INTERACTIVE CABLE SYSTEMS, INC. UNDER THAT CERTAIN CABLE TELEVISION ACCESS AND USE AGREEMENT.
(AFFECTS THE LAND AND OTHER PROPERTY) - BLANKET, NOT PLOTTABLE.

AA 34. AGREEMENT FOR NON-EXCLUSIVE LICENSE AND EASEMENT RECORDED JUNE 10, 1996 AS DOCUMENT 96456181 MADE BY EQUITY RESIDENTIAL PROPERTIES MANAGEMENT LIMITED PARTNERSHIP, AS AGENT FOR THE OWNER EQR-BOURBON SQUARE VISTAS, INC. TO INTERACTIVE CABLE SYSTEMS, INC. UNDER THAT CERTAIN TELEPHONE LICENSE AGREEMENT.
(AFFECTS THE LAND AND OTHER PROPERTY) - BLANKET, NOT PLOTTABLE.

AE 35. TELEPHONE SERVICES AGREEMENT RECORDED JANUARY 16, 2001 AS DOCUMENT 0010036191 MADE BY EQUITY RESIDENTIAL PROPERTIES MANAGEMENT LIMITED PARTNERSHIP, AS AGENT FOR THE OWNER AND ONEPOINT COMMUNICATIONS, LLC A DELAWARE LIMITED LIABILITY COMPANY FOR WIRELESS TELEPHONE SERVICES AND ANCILLARY FEATURES. (FOR FURTHER PARTICULARS, SEE RECORD.)
(AFFECTS THE LAND AND OTHER PROPERTY)
(NOT PLOTTABLE, BLANKET AGREEMENT)

AF 36. RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF ANY, TAKEN OR USED FOR ROAD PURPOSES.

AH 38. RIGHTS OF PARTIES TO MAINTAIN TELEPHONE CABINETS, ELECTRIC TRANSFORMERS, MANHOLES, GAS METERS AND TELEPHONE RISERS LOCATED ON THE PROPERTY, AS DEPICTED ON SURVEY MADE BY PETER OLESEN AND ASSOCIATES, INC. DATED AUGUST 27, 2002.

Y 43. (A) TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCEL 2 CONTAINED IN THE INSTRUMENT CREATING SAID EASEMENT.

(B) RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENT.
(AFFECTS PARCEL 2)

ALL OTHER ITEMS ARE NOT A MATTER OF SURVEY.

ORDERED BY: LAKE COOK COMMONS LLC	CHECKED: RL	DRAWN: AJM
ADDRESS: 2390-93 HICKS ROAD PALATINE		

GREMLEY & BIEDERMANN
A DIVISION OF
PLCS, CORPORATION
LICENSE No. 184-005332
PROFESSIONAL LAND SURVEYORS
4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630
TELEPHONE: (773) 685-5102 FAX: (773) 286-4184 EMAIL: INFO@PLCS-SURVEY.COM

ORDER NO.	DATE:	PAGE NO.
2017-23682-001	MARCH 2, 2017	1 OF 1
	SCALE: 1 INCH = 20 FEET	

G:\CAD\2017\2017-23682\2017-23682-001.dwg

SURVEY NOTES:

SURVEYOR'S LICENSE EXPIRES NOVEMBER 30, 2018

Note R. & M. denotes Record and Measured distances respectively.

Distances are marked in feet and decimal parts thereof. Compare all points BEFORE building by same and at once report any differences BEFORE damage is done.

For easements, building lines and other restrictions not shown on survey plat refer to your abstract, deed, contract, title policy and local building line regulations.

NO dimensions shall be assumed by scale measurement upon this plat.

Unless otherwise noted hereon the Bearing Basis, Elevation Datum and Coordinate Datum if used is ASSUMED.

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SURVEY NOTES:

PROPERTY APPEARS IN "OTHER AREAS" ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP VILLAGE OF PALATINE, ILLINOIS, MAP NO. 17031C0044J, EFFECTIVE DATE AUGUST 19, 2008.

RECEIVED
JAN 19 2018
BUILDING SERVICES

STATE OF ILLINOIS)
COUNTY OF COOK)SS

WE, GREMLEY AND BIEDERMANN INC, DO HEREBY CERTIFY THAT WE HAVE PREPARED THIS EXHIBIT FOR THE USES AND PURPOSES AS SHOWN HEREON. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

FIELD MEASUREMENTS COMPLETED MARCH 2, 2017.

SIGNED ON: March 10, 2017

PROFESSIONAL ILLINOIS LAND SURVEYOR #2802
My license expires November 30, 2018

ROBERT G. BIEDERMANN 2802 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS CHICAGO, ILLINOIS

Attachment: Plat of Survey (2379 N. Hicks Rd - VAR Parking)

GENERAL NOTES

1. IT SHALL BE ASSUMED THAT ALL CONTRACTORS ARE EXPERIENCED AND THOROUGHLY KNOWLEDGEABLE IN THEIR RESPECTIVE AREAS OF THE CONSTRUCTION INDUSTRY AND SHALL PERFORM IN A RESPONSIBLE MANNER IN ESTABLISHED CONSTRUCTION SEQUENCE, RECOGNIZING PROPRIETY OF DRAWINGS AND DETAILS AND SHALL INFORM THE ARCHITECT OF POTENTIAL PROBLEMS WHEN THE DRAWINGS ARE UNCLEAR OR INCONSISTENT.
2. CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY ARCHITECT OF DISCREPANCIES OR CONFLICTS IN THESE DRAWINGS FOUND DURING BIDDING AND / OR CONSTRUCTION PRIOR TO PERFORMING THE WORK. THE ARCHITECT SHALL RESOLVE SUCH DISCREPANCIES EXPEDITIOUSLY AND NOTIFY CONTRACTOR EITHER VERBALLY OR IN WRITING AS APPLICABLE TO THE CONDITION.
3. CONTRACTOR SHALL VERIFY EXISTENCE AND LOCATION OF ALL UTILITY SERVICES AND COORDINATE AS REQUIRED, NOTIFYING THE ARCHITECT OF VARIATIONS OR CONFLICTS.
4. CONTRACTOR SHALL PERFORM IN A MANNER CONFORMING TO APPLICABLE CODES, REGULATIONS, AND REQUIREMENTS OF ALL GOVERNING AGENCIES AS WELL AS STANDARD INDUSTRY PRACTICES.
5. IF NOT SPECIFICALLY DEFINED ON THESE DRAWINGS, MATERIAL AND/OR EQUIPMENT SHALL BE IDENTIFIED BY CONTRACTOR TO THE ARCHITECT WITHIN A REASONABLE TIME TO ALLOW SELECTION, PURCHASE, AND DELIVERY SO AS TO PREVENT DELAY IN THE JOB SCHEDULE.
6. MATERIAL SUBSTITUTION SHALL BE APPROVED BY ARCHITECT PRIOR TO PURCHASE AND INSTALLATION.
7. ALL MATERIAL SHALL BE HANDLED AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
8. ALL COLORS AND/OR COLOR SAMPLES SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION OR APPLICATION.
9. ALL REQUIRED EXITS SHALL BE IDENTIFIED PER REQUIREMENTS OF GOVERNING CODES AND AGENCIES AND SHALL BE OPERABLE FROM THE INTERIOR WITHOUT THE USE OF A KEY, SPECIAL EFFORT, OR SPECIAL KNOWLEDGE.
10. ALL REQUIRED EXIT SIGNS SHALL HAVE LETTERS 6" HIGH. CONTRACTOR SHALL INSTALL EXIT SIGNS AT LOCATIONS INDICATED BY APPLICABLE GOVERNING AGENCIES.
11. TOILET ROOMS SHALL HAVE A MINIMUM VENTILATION OF 75 CFM PER WATER CLOSET.
12. TOILET ROOMS SHALL HAVE A MINIMUM OF ONE TOILET FOR EACH SEX (IF REQUIRED) WHICH SHALL MEET ALL REQUIREMENTS OF THE PHYSICALLY HANDICAPPED REGULATIONS OF THE STATE AND GUIDELINES OF THE ADA WHICHEVER IS MORE RESTRICTIVE.
13. FIRE EXTINGUISHERS SHALL BE PROVIDED IN A QUANTITY AND QUALITY AND LOCATION AS REQUIRED BY LOCAL FIRE DEPARTMENT AND/OR GOVERNING FIRE PROTECTION AGENCY (OWNER TO PROVIDE AT TIME OF OCCUPANCY).
14. ATTIC SEPARATIONS AS REQUIRED BY GOVERNING AGENCIES SHALL BE PROVIDED, WHETHER INDICATED ON THESE PLANS OR NOT.
15. CONTRACTOR SHALL FURNISH TEMPORARY SANITATION, WATER, AND POWER FACILITIES DURING COURSE OF CONSTRUCTION.
16. DETAILS AND SPECIFICATIONS SHOWN ON THESE DRAWINGS MAY COVER CONDITIONS NOT APPLICABLE TO THIS BUILDING. DETAILS CALLED OUT ON PLANS, SECTIONS & ELEVATIONS REFER TO SPECIFIC DETAILS TO BE EMPLOYED IN THE CONSTRUCTION OF THIS BUILDING. THOSE ADDITIONAL DETAILS AND SPECIFICATIONS WHICH MAY APPEAR DUE TO THE EMPLOYMENT BY THE ARCHITECT OF A SERIES OF STANDARD DETAILS AND SPECIFICATIONS, BUT NOT SPECIFICALLY PERTINENT TO THIS PROJECT ARE TO BE IGNORED.
17. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, MOUNTING, AND DISPLAYING ARCHITECT'S JOB SIGN. CONTRACTOR SHALL ALSO RETURN JOB SIGN TO ARCHITECT AT COMPLETION OF PROJECT IN GOOD CONDITION.
18. ALL BUILDING ENTRANCES THAT ARE ACCESSIBLE TO AND USABLE BY THE PHYSICALLY HANDICAPPED PERSONS SHALL BE IDENTIFIED WITH AT LEAST ONE (1) STANDARD SIGN AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, TO BE VISIBLE TO PERSONS ALONG APPROACHING PEDESTRIAN WAYS.
19. AT THE ENTRANCE TO OFF-STREET PARKING FACILITIES, A CONSPICUOUS SIGN AT LEAST 17" HIGH X 22" WIDE, THAT WOULD HOLD UP TO WEATHER CONDITIONS FOR THE AREA, IS REQUIRED. THE LETTERING IS TO BE A MINIMUM OF ONE-INCH (1") HIGH STATING "UNAUTHORIZED VEHICLES, PARKED IN HANDICAP PARKING STALLS NOT DISPLAYING DISTINGUISHING PLACARDS OR LICENSE PLATES ISSUED FOR PHYSICALLY HANDICAPPED PERSONS MAY BE TOWED AWAY AT THE OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT OR BY TELEPHONING COMPANY POSTED ON SIGNAGE.
20. ALL PRIMARY ENTRANCES TO BUILDINGS AND FACILITIES SHALL BE MADE ACCESSIBLE TO THE PHYSICALLY HANDICAPPED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ADA. THIS SHALL BE SECURITY TYPE COMBINATION RECKONING.
21. THESE IN DRAWINGS, INCLUDING ALL DESIGNS, DETAILS, SPECIFICATIONS AND INFORMATION, ARE THE SOLE PROPERTY AND COPYRIGHT OF AGAMA DESIGNS ARCHITECTS, AND ARE FOR USE DURING THIS SPECIFIC PROJECT AND SHALL NOT BE USED ON ANY OTHER WORK WITHOUT THE AGREEMENT AND WRITTEN PERMISSION OF AGAMA DESIGNS ARCHITECTURE
22. WRITTEN DIMENSIONS ON ALL DRAWINGS SHALL TAKE PRIORITY OVER SCALED DIMENSIONS.
23. CONTRACTORS SHALL VERIFY AND ASSUME RESPONSIBILITY FOR DIMENSIONS AND CONDITIONS ON THE JOB SITE. ANY DISCREPANCY OR VARIATIONS FROM THE DIMENSIONS AND CONDITIONS ON THESE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF AGAMA DESIGNS ARCHITECTS PRIOR TO THE COMMENCEMENT OF ANY WORK.
24. SHOP DRAWINGS AND DETAILS SHALL BE SUBMITTED & APPROVED PRIOR TO PROCEEDING WITH VARIATIONS.
25. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH PLANS ISSUED FOR CONSTRUCTION ONLY.
26. ALL HANDICAPPED SIGNAGE SHALL COMPLY WITH THE APPLICABLE ACCESSIBILITY CODE AND THE ADAAG.
27. ALL RECEPTACLES AND ALL DROP CORDS LOCATED IN THE SHOP AREA SHALL HAVE GFCI PROTECTION PER NEC 510.10
28. ALL LIGHTING FIXTURES LOCATED IN DROP CEILINGS SHALL BE SECURED TO THE GRID WORK BY APPROVED CLIPS OR SCREWS PER NEC 410-16-C.
29. FINAL PLACEMENT OF EXIT SIGNS AND EXIT LIGHTS SHALL BE DETERMINED BY THE LOCAL FIRE OFFICIAL IN THE FIELD.
30. CONSTRUCTION SHALL BE IN ACCORDANCE WITH PLANS THAT ARE PRINTED WITH THE WORDS "ISSUED FOR CONSTRUCTION" AND DATED IN THE TITLE BLOCK. THE CONTRACTOR SHALL DISPOSE OF ALL PREVIOUSLY DATED PLANS.
31. THE CONTRACTOR SHALL PROVIDE AN INSURANCE CERTIFICATE NAMING THE OWNER AND AGAMA DESIGNS ARCHITECTS, THE ARCHITECT, AS NEEDED INSURED ON THE CONTRACTOR'S LIABILITY INSURANCE.
32. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL REQUIRED PEDESTRIAN AND VEHICULAR PROTECTION.
33. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING DUMPSTERS AND FOR PAYING ANY BONDS AS REQUIRED BY THE CITY OR VILLAGE.
34. THE CONTRACTOR SHALL MARK ALL PARKING STALLS THAT ARE SHOWN ON THE PLANS, INCLUDING HANDICAP STALLS WITH WHITE TRAFFIC PAINT. STALLS SHALL BE PAINTED PER DETAILS ON PLANS. ALL WORK SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS AND ANY SPECIAL PROVISIONS REGARDING TRAFFIC MARKINGS.
35. THE CONTRACTOR SHALL PAINT OVER ALL EXISTING STRIPES LOCATED BETWEEN THE PROPOSED STRIPING WITH BLACK TRAFFIC PAINT TO OBLITERATE THEM.
36. THE CONTRACTOR SHALL PROVIDE EROSION CONTROL MEASURES ON THE SITE PRIOR TO LANDSCAPING BEING PLACED.
37. STRAW BALES TO BE STAKED DOWN AROUND ALL INLETS AND POINTS OF SURFACE RUNOFF. STRAW BALES TO REMAIN AND BE MAINTAINED UNTIL PAVEMENT AND LANDSCAPING ARE IN PLACE.
38. CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, INITIATING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS FOR THE SAFETY OF, AND SHALL PROVIDE THE NECESSARY PROTECTION TO PREVENT DAMAGE INJURY OR LOSS TO:
    - A. ALL EMPLOYEES ON THE WORK AND OTHER PERSONS AND ORGANIZATIONS WHO MAY BE AFFECTED THEREBY,
    - B. ALL THE WORK AND MATERIALS AND EQUIPMENT TO BE INCORPORATED THEREIN, WHETHER IN STORAGE ON OR OFF THE SITE AND,
    - C. OTHER PROPERTY AT THE SITE OR ADJACENT THERETO, INCLUDING TREES, SHRUBS, LAWNS, WALKS, PAVEMENTS, ROADWAYS, STRUCTURES, UTILITIES AND UNDERGROUND FACILITIES NOT DESIGNATED FOR REMOVAL, RELOCATION'S OR REPLACEMENT IN THE COURSE OF CONSTRUCTION.
39. CONTRACTOR SHALL DESIGNATE A RESPONSIBLE REPRESENTATIVE AT THE SITE WHOSE DUTY SHALL BE THE PREVENTION OF ACCIDENTS. THIS PERSON SHALL BE THE CONTRACTOR'S SUPERINTENDENT UNLESS OTHERWISE DESIGNATED IN WRITING BY THE CONTRACTOR TO THE OWNER.
40. TO THE FULLEST EXTENT PERMITTED BY LAWS AND REGULATIONS, THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND THE ARCHITECT AND THEIR CONSULTANTS, AGENTS AND EMPLOYEES FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, DIRECT, INDIRECT OR CONSEQUENTIAL (INCLUDING BUT NOT LIMITED TO FEES AND CHARGES OF ENGINEERS, ARCHITECTS, ATTORNEYS AND OTHER PROFESSIONALS AND COURT AND ARBITRATION COSTS) ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK, PROVIDED THAT ANY SUCH CLAIM, DAMAGE, LOSS OR EXPENSE (A) IS ATTRIBUTABLE TO BODILY INJURY, SICKNESS, DISEASE, OR DEATH, OR TO INJURY TO OR DESTRUCTION OF TANGIBLE PROPERTY (OTHER THAN THE WORK ITSELF) INCLUDING LOSS OF USE RESULTING THEREFROM AND (B) IS CAUSED IN WHOLE OR IN PART BY ANY NEGLIGENT ACT OR OMISSION OF CONTRACTOR, ANY SUBCONTRACTOR, ANY PERSON OR ORGANIZATION DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM TO PERFORM OR FURNISH ANY OF THE WORK OR ANYONE FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE, REGARDLESS OF WHETHER OR NOT IT IS CAUSED IN PART BY A PARTY INDEMNIFIED HEREUNDER OR ARISES BY OR IS IMPOSED BY LAWS AND REGULATIONS REGARDLESS OF THE NEGLIGENCE OF ANY SUCH PARTY.
41. IN ANY OR ALL CLAIMS AGAINST THE OWNER OR THE ARCHITECT OR ANY OF THEIR CONSULTANTS, AGENTS OR EMPLOYEES BY ANY EMPLOYEE OF THE CONTRACTOR, ANY SUBCONTRACTOR, ANY PERSON OR ORGANIZATION DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM TO PERFORM OR FURNISH ANY OF THE WORK OR ANYONE FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE, THE INDEMNIFICATION OBLIGATION UNDER PARAGRAPH 1.0 SHALL NOT BE LIMITED IN ANY WAY BY ANY LIMITATIONS ON THE AMOUNT OR TYPE OF DAMAGES, COMPENSATION OR BENEFITS PAYABLE BY OR FOR CONTRACTOR OR ANY SUCH SUBCONTRACTOR OR OTHER PERSON OR ORGANIZATION UNDER WORKERS' OR WORKMEN'S COMPENSATION ACTS, DISABILITY BENEFIT ACTS OR OTHER EMPLOYEE BENEFIT ACTS.
42. THE OBLIGATIONS OF THE CONTRACTOR UNDER PARAGRAPH 38 SHALL NOT EXTEND TO THE LIABILITY OF ARCHITECT, ARCHITECT'S CONSULTANTS, AGENTS OR EMPLOYEES ARISING OUT OF PREPARATION OR APPROVAL OF MAPS, DRAWINGS, OPINIONS, REPORTS, SURVEYS, CHANGE ORDERS, DESIGN OR SPECIFICATIONS.
43. CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS AND REGULATIONS APPLICABLE TO FURNISHING AND PERFORMANCE OF THE WORK. EXCEPT WHERE OTHERWISE EXPRESSLY REQUIRED BY APPLICABLE LAWS AND REGULATIONS, NEITHER THE OWNER NOR ARCHITECT SHALL BE RESPONSIBLE FOR MONITORING CONTRACTORS COMPLIANCE WITH ANY LAWS OR REGULATIONS.
44. WHEN THE PLANS OR SPECIAL PROVISIONS INCLUDE INFORMATION PERTAINING TO THE LOCATION OF UTILITY FACILITIES, SUCH INFORMATION REPRESENTS ONLY THE OPINION OF THE ARCHITECT AS TO LOCATION OF SUCH UTILITIES AND IS ONLY INCLUDED FOR THE CONVENIENCE OF THE BIDDERS. THE ARCHITECT AND OWNER ASSUME NO RESPONSIBILITY WHATSOEVER IN RESPECT TO THE SUFFICIENCY OR ACCURACY OF THE INFORMATION SHOWN ON THE PLANS RELATIVE TO THE LOCATION OF UTILITY FACILITIES, NOR THE MANNER IN WHICH THEY ARE TO BE REMOVED OR ADJUSTED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE ACTUAL LOCATION OF ALL UTILITIES. THE CONTRACTOR SHALL OBTAIN FROM THE RESPECTIVE UTILITY COMPANIES DETAILED INFORMATION RELATIVE TO THE LOCATION OF THEIR FACILITIES AND THE WORKING SCHEDULES OF THE UTILITY COMPANIES FOR REMOVING OR ADJUSTING THEM.
45. IF NOT SPECIFICALLY DEFINED IN THESE DRAWINGS, MATERIALS AND / OR EQUIPMENT SHALL BE IDENTIFIED BY CONTRACTOR TO THE ARCHITECT WITHIN A REASONABLE TIMEFRAME
46. COMBUSTIBLE MATERIALS SHALL NOT BE STORED IN BOILER ROOMS, MECHANICAL ROOMS, ELECTRICAL EQUIPMENT ROOMS, OR SPRINKLER ROOMS
47. ADDRESS / SUITE NUMBER MUST BE POSTED ON BUILDING SITE AT ALL TIMES DURING CONSTRUCTION. NUMBERS TO BE VISIBLE FROM STREET
48. PROVIDE SIGNAGE ON ENTRY DOOR TO IDENTIFY EQUIPMENT INSIDE (RISER ROOM, FIRE ALARM PANEL, ELECTRICAL EQUIPMENT, HEATING / AC EQUIPMENT, ETC.)
49. PROVIDE ACCESS AND WORKING SPACE TO ALL ELECTRICAL PANELS, FIRE ALARM CONTROL PANELS, AND FIRE PROTECTION EQUIPMENT BY PROVIDING A SPACE 30" MINIMUM IN WIDTH, 36" MIN. IN DEPTH, AND 78" MIN. IN HEIGHT
50. APPROPRIATE PORTABLE FIRE EXTINGUISHER SHALL BE SELECTED AND LOCATED IN ACCORDANCE WITH IFC 906
51. THE REQUIREMENTS OF IFC CHAPTER 14 FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION SHALL BE SELECTED AND LOCATED IN ACCORDANCE TO WITH IFC 906
52. PROVIDE THE OCCUPANT LOAD VISIBLE NEAR THE MAIN EXIT OR EXIT ACCESS DOOR
53. TENANT SPACE TO BE PROVIDED WITH IDENTIFICATION TO FRONT AND REAR DOOR. THE ADDRESS SHALL BE VISIBLE FROM THE STREET FRONTING THE PROPERTY. NUMBERS SHALL BE MINIMUM SIX INCHES (6") HIGH BY A MINIMUM ONE HALF INCH (.5") STROKE.
54. A KEY FOR A RAPID ENTRY KEY BOX SHALL BE PROVIDED. CONTACT FIRE DEPARTMENT FOR BOX LOCATION INSTALLATION
55. FIELD VERIFY PORTABLE FIRE EXTINGUISHERS MOUNTED A WITHIN 30 FEET OF ANY COOKING EQUIPMENT. PROVIDE A CLASS K RATED FIRE EXTINGUISHER IN THE KITCHEN
56. PROVIDE SHOP DRAWINGS, CUT SHEETS, SPECIFICATIONS AND CALCULATIONS FOR ANY CHANGES TO THE FIRE ALARM SYSTEM TO BE REVIEWED AND APPROVED BY THE FIRE DEPARTMENT. THE FIRE ALARM REIVEW SHALL BE PERFORMED UNDER A SEPARATE REPORT WHEN THE INFORMATION IS BECOMES AVAILABLE
57. FIELD VERIFY LOCATION OF ACCESSIBLE SEATING IN THE RESTAURANT TO VERIFY THE WHEELCHAIR WHEN LOCATED AT THE ACCESSIBLE TABLE DOES NOT BLOCK ANY MEANS OF EGRESS
58. INDICATE FACTILE EXIT SIGNAGE AT EACH DOOR TO AN EXIT DISCHARGE DOOR
59. INSPECTOR SHALL FIELD VERIFY AT THE TIME OF FINAL INSPECTION THAT ALL THE ISLE WIDTH AND PROJECTIONS ARE ADEQUATE AND CODE COMPLIANT
60. LOCAL INSPECTOR SHALL VERIFY THE EXIT AND MEANS OF EGRESS LIGHTING ONCE ALL THE FIXTURES, PARTITIONS AND EQUIPMENT ARE IN PLACE. ADDITIONAL LIGHTING MAY BE REQUIRED BASED UPON THE FIELD VERIFICATION
61. EVERY ROOM OR SPACE THAT IS AN ASSEMBLY OCCUPANCY SHALL HAVE THE OCCUPANT LOAD OF THE ROOM OR SPACE POSTED IN A CONSPICUOUS PLACE NEAR THE MAIN EXIT ACCESS DOORWAY FROM THE ROOM OR SPACE (2015 IFC, SECTION 1004.3)
62. IT IS THE RESPONSIBILITY OF THE APPLICANT TO INDEPENDENTLY SEEK COUNTY HEALTH DEPT PLAN REVIEW APPROVAL FINAL OCCUPANCY CANNOT BE GRANTED PRIOR TO FINAL INSPECTION APPROVAL BY COUNTY HEALTH DEPT. THE CITY IS NOT RESPONSIBLE FOR ANY RECONSTRUCTION ASSOCIATED WITH COUNTY HEALTH DEPT REVISIONS
63. THE ARCHITECT SHALL MAKE A REPORT AFTER THE SENSOR CONTROLS HAVE BEEN TESTED AND APPROVED PER C 408.3 OF THE 2018 IECC.
64. THE EXTERIOR POLE OR WALL SIGNAGE IS TO BE ISSUED BY SEPARATE PERMIT PER LOCAL ORDINANCE.
65. THE UPBLAST FANS SHALL BE HINGED WITH FLEXABLE WEATHERPROOF ELECTRICAL CABLE.
66. ALL OPERATING AND MAINTENANCE REPORTS/DRAWINGS SHALL BE PROVIDED THE OWNER/TENANT. PER 2018 IECC C408.2.5.

KEY TO SYMBOLS

DETAIL NO. / SHEET NO. — DETAIL CUT

SECTION NO. / SHEET NO. — BUILDING CROSS SECTION

SECTION NO. / SHEET NO. — BUILDING WALL SECTION

DETAIL NO. / SHEET NO. — DETAIL BUBBLE

EXT. ELEV. NO. / SHEET NO. — EXTERIOR ELEVATION NUMBER

MATERIAL FINISH — EXTERIOR FINISH SCHEDULE

INT. ELEV. NO. / SHEET NO. — INTERIOR ELEVATION NUMBERS

INT. ELEV. NO. — INTERIOR ELEVATION NUMBER AS TITLE UNDER ELEVATION

DOOR NO. — DOOR TAG REFER TO DOOR SCHEDULE

F.F.= — ELEVATION FLOOR LINE

MATCH LINE — INDICATES MATCH LINE

INDICATES GRID LINE

ROOM NAME / ROOM # (ROOM / 100) — ROOM TAG

ABBREVIATIONS

ACOUSTIC AGGREGATE	ACST AGGR	FOOTING	FTG	REINFORCING BAR	REBAR
AIR CONDITIONING	AIR COND	FOUNDATION	FDN	REQUIRED	REQD
ALUMINUM	AL/ ALUM	FURNACE	FURN	RETURN	RET
AMERICAN INSTITUTE OF STEEL CONSTRUCTION	AISC	GALLON, GALLONS	GAL	REVISION	REV
AMERICAN NATIONAL STANDARDS INSTITUTE	ANSI	GALVANIZED	GALV	RISER	R
AMERICAN SOCIETY FOR TESTING MATERIALS	ASTM	GALVANIZED IRON	GI	ROAD	RD
AMERICAN SOCIETY OF HEATING, REFRIGERATING, AND AIR CONDITIONING ENGINEERS	ASHRAE	GAUGE	GA	ROOF	RF
		GLASS	GL	ROOF DRAIN	RD
		GLUE-LAMINATED	GLULAM	ROOFING	RFG
		GOVERNMENT	GOVT	ROOM	FM
		GRADE	GR	ROUGH	RGH
		GYPSUM	GYP	ROUGH OPENING	RO
		HARDWARE	HDWD	ROUND	RD
		HEAD	HD	S-SHAPE STEEL BEAM	S
AMERICAN STANDARDS ASSOCIATION	ASA	HEATER	HTR	SCHEDULE	SCH
		HEIGHT	HT or HGT	SECTION	SECT
AMERICAN WIRE GAGE	AWG	HOLLOW METAL	HMD	SELF-CLOSING	SC
ANCHOR BOLT	AB	HORIZON, HORIZONTAL	HOR or HORZ	SERVICE	SERV
ANGLE	L			SEWER	SEW
APPROVED	APP	HORSEPOWER	HP	SHEATHING	SHTHG
APPROXIMATE	APPROX	HOSE BIBB	HB	SHEET	SHT
ASPHALT	ASPH	HOT WATER	HW	SHOWER	SH
BALCONY	BALC	INFORMATION	INFO	SIDING	SDG
BASEMENT	BASMT	INSIDE DIAMETER	ID	SILL COCK	SC
BATHROOM	BATH	INSULATION	INSUL	SINK	S or SK
BEAM	BM	INTERIOR	INT	SLOP SINK	SS
BEDROOM	BR	LAVATORY	LAV	SOIL PIPE	SP
BENCH MARK	BM	LEADER	LDR	SOUTH	S
BEVELED	BEV	LEADER DRAIN	LD	SPECIFICATIONS	SPEC
BLOCKING	BLKG	LENGTH	LGTH	SQUARE	SQ
BOARD	BD	LEVEL	LEV	SQUARE FOOT, SQUARE FEET	SQ FT
BOARD FEET	BD. FT or FBM	LIBRARY	LIB	STAIRS	ST
BOARD, MEASURE	BM	LIGHT	LT	STANDARD	STD
BOTTOM	BOT	LIMESTONE	LS	STANDPIPE	ST P
BUILT-IN	BUI-IN	LINEAR FEET	LIN FT	STATION	STA
CABINET	CAB.	LINEN CLOSET	L. CL	STATION POINT	SP
CAST IRON	CI	LINING	LNG	STEEL	STL
CATCH BASIN	CB	LINOLEUM	LINO	STIRRUP	STIR.
CEMENT	CEM	LIVING ROOM	LR	STORAGE	STOR
CENTER	CTR	LONG	LG	STREET	ST.
CENTER TO CENTER	OC.	LUMBER	LBR	STRUCTURAL	STR
CERAMIC	CER	MACHINE	MACH	SUPPLY	SUP
CHAMFER	CHAM	MANUFACTURE	MFR	SURFACE	SUR
CHANNEL	C	MANUFACTURING	MFG	SURFACE 1 SIDE	S1S
CIRCLE	CIR	MARK	MK	SURFACE 2 SIDES	S2S
CLEAN-OUT	CO	MASONRY OPENING	MO	SURFACE & SIDES	S4S
CLEAR	CLR	MATERIAL	MATL	SURFACE ALL SIDES	S4S
COLD WATER	CW	MAXIMUM	MAX	SURFACE 1 EDGE	S1E
COLUMN	COL	MECHANICAL	MECH	SURFACE 2 EDGES	S2E
CONCRETE	CONC	MEDIUM	MED	SURFACE 1 SIDE & 1 EDGE	S1S1E
CONCRETE MASONRY UNIT	CMU	METAL	MET	SURFACED AND MATCHED	S&M
CONSTRUCTION SPECIFICATION INSTITUTE	CSI	MINIMUM	MIN	SUSPENDED CEILING	SUSP CLG
		MISCELLANEOUS	MISC	SWITCH	S or SW
		NATIONAL ELECTRICAL CODE	NEC	SYMBOL	SYM
COUNTER	CTR	NATIONAL LUMBER MANUFACTURER ASSOCIATION	NLMA	SYSTEM	SYS
COUNTERSINK	CSK			TAR AND GRAVEL	T&G
CUBIC	CU	NOMINAL	NOM	TECHNICAL	TECH
CUBIC FOOT, FEET	CU FT	NORTH	N	TELEPHONE	TEL
CUBIC INCH, INCHES	CU IN	NOT APPLICABLE	NA	TELEVISION	TV
CUBIC YARD, YARDS	CU YD	NOT IN CONTRACT	NIC	TEMPERATURE	TEMP
CYLINDER	CYL	# or NO.	#	TERRA-COTTA	TC
DETAIL	DET or DTL	NUMBER	NO	THERMOSTAT	TSTAT
DIAGRAM	DIAG	OFFICE	OF	THICK, THICKNESS	T or THK
DIMENSION	DIM	ON CENTER	OC.	THOUSAND BOARD FEET	MBM
DINING ROOM	DR	OPENING	OPG	THREAD	THD
DISTANCE, DITTO	DIST " or DO	OPPOSITE	OPP	TONGUE-AND-GROOVE	T&G
		ORNAMENT	ORN	TYPICAL	TYP
DIVISION	DIV	OUTSIDE DIAMETER	OD	ULTIMATE	ULT
DOOR	DR	OVERHEAD	OH	UNFINISHED	UNFIN
DOZEN	DOZ	PAINTED	PTD	UNLESS NOTED	UNO
DOUBLE-HUNG	DH	PAIR	PR	U.S.A. STANDARD SECTIONS	USASI
DOWN	DN	PANEL	PNL	U.S. STANDARD GAUGE	USG
DOWNSPOUT	DS	PARALLEL	PAR	VENTILATE, VENTILATION	VENT.
DRAIN, DRAWING	D or DR	PARTITION	PTN	VERTICAL	VERT
DRINKING FOUNTAIN	DWG	PASSAGE	PASS.	VESTIBULE	VEST
EACH	DF	PEDESTAL	PED	W-SHAPE STEEL BEAM	W
EAST	EA	PENNY (NAIL)	d	WALL CABINET	W CAB
EDGE GRAIN	E	PER	/	WALL VENT	WV
ELECTRIC	EG	PERCENT	%	WATER	W
ELEVATION	ELEC	PERFORATE	PERF	WATER CLOSET	WC
ELEVATOR	EL, ELEV	PERPENDICULAR	PERP	WATERPROOF	WP
EMERGENCY	ELEV	PLASTER	PLAS	WATT, WATTS	W
ENCLOSURE	EMER	PLATE	PL	WEATHERPROOF	WP
ENTRANCE	ENCL	PLATE GLASS	PL GL	WEIGHT	WT
EQUIPMENT	ENT	PLATFORM	PLAT	WEEP HOLE	WH
ESTIMATE	EQUIP	PLUMBING	PLMB	WEST	W
EXCAVATE	EST	PLYWOOD	PLYWD	WIDE FLANGE	WF
EXTERIOR	EXC	POSITION	POS	WIDTH	W
FABRICATE	EXT	POUND, POUNDS	lb or #	WINDOW	WDW
FAMILY ROOM	FAB	POUNDS PER SQUARE INCH	PSI	WIRE GLASS	W GL
FEET	FAM R	POURED CONCRETE	P/C	WITH	W/
FIGURE	FT	PREFABRICATED	PREFAB	WITHOUT	W/O
FINISH	FIG.	PROPERTY	PROP.	WOOD	WD
FINISHED FLOOR	FIN.	QUANTITY	QTY	WROUGHT IRON	WI
FIRE EXTINGUISHER	FIN FL	RADIUS	R	YARD, YARDS	YD
FIREPROOF	F EXT	RECEPTACLE	RECP	YELLOW PINE	YP
FIREPROOF SELF-CLOSING	FP	RECTANGLE	RECT		
FIXTURE	FPSC	REDWOOD	RDWD		
FLANGE	FIX.	REFERENCE	REF		
FLOOR	FLG	REFRIGERATOR	REF		
FLOOR DRAIN	FLR	REGISTER	REG		
FLUORESCENT	FD	REINFORCE, REINFORCING	REINF		
FOOT	FLUOR				
	" or FT				

PROJECT DATA

BUILDING JUSTIFICATION

TOTAL TENANT SPACE AREA:	1,211 G.S.F.
USE GROUP CLASSIFICATION:	BUSINESS (B) RESTAURANT NON SEPARATED INCIDENTAL AREAS – WITH FIRE ALARM
NEW CONSTRUCTION	IIIB – NON SPRINKLERED
BUILDING HEIGHT	12'-0" (ONE STORY)
ALLOWED HEIGHT (TABLE 503)	55'-0" (TWO STORY)
MAX. TRAVEL DISTANCE	200 FT (WITHOUT SPRINKLERS)
ACTUAL TRAVEL DISTANCE	53 FT
AREA AND OCCUPANCY BASIC AREA ALLOWED (TABLE 503)	9,500 S.F.

OCCUPANT LOAD
TABLE 1004.1.1 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT

ROOM NAME	AREAS S.F.	OCUPPANT LOAD
COOK & CASHER	209	209 (NET)/200 = 1
DINING	497	497 (NET)/15 = 33 ACTUAL 16
PREP., DISW	193	193 (GROSS)/200 = 1
ACCESORY STORAGE	122	122 (GROSS)/300 = 1

TOTAL OCCUPANTS		19 OCCUPANTS
REQUIRED EXITS (TABLE 1021.1)	1	
EXISTING EXITS	2	
EGRESS WIDTH CALCULATION (SECTION 1005.1)		
REQUIRED: 36 X 0.2 = 7.2"	PROVIDED: 72"	

NOTE:
NUMBER SEATS WILL BE RESTRICTED.
ACTUAL NUMBER SEATS WILL BE 16.

MINIMUM NUMBER OF PLUMBING FIXTURES (TABLE 403.1)

TOILET RM	# OF PEOPLE	TOILETS REQ.	URINALS REQ.	LAVATORY REQ.	TOILETS PROV.	URINALS PROV.	LAVATORY PROV.
MALE	10	1	1	1	1	1	1
FEMALE	10	1	0	1	1	0	1

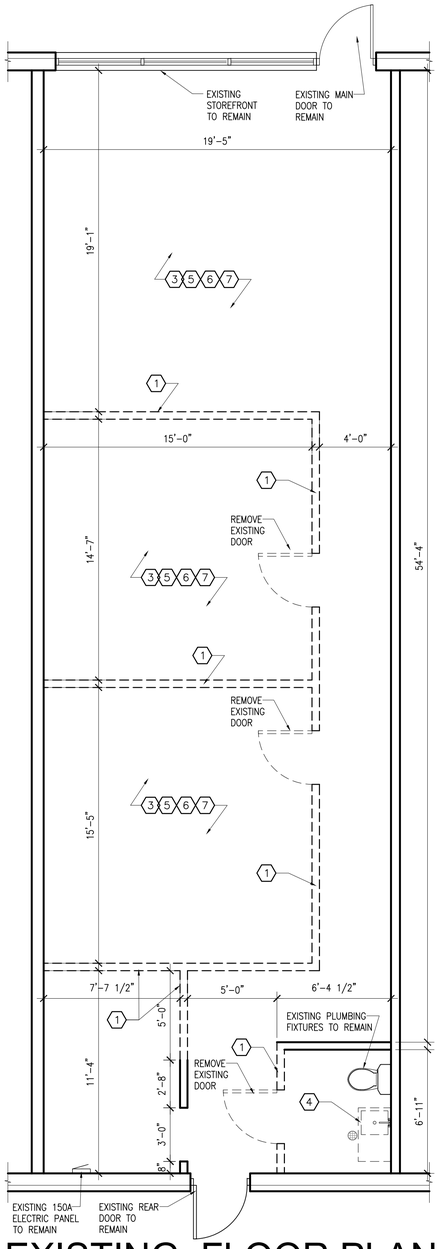
GOVERNING AGENCIES

VILLAGE OF PALATINE

200 E. WOOD STREET
PALATINE, IL 60067
PHONE: 847-358-7500

EXISTING FIRE ALARM SYSTEM

1. THE DOCUMENTS INDICATE INTERIOR IMPROVEMENTS FOR AN BUSINESS OCCUPANCY (B) AS DEFINED BY THE LIFE SAFETY CODE, NFPA #101 WITHIN AN EXISTING SINGLE STORY BUILDING
2. PROVIDE A FULL COMPLIMENT OF PORTABLE FIRE EXTINQUISHERS IN CONFORMANCE WITH NFPA 10. A MINIMUM OF (3) 2A, 10BC EXTINGUISHERS WILL BE REQUIRED AND PROVIDE 3 DIMENSIONAL SIGNAGE ABOVE. COORDINATE LOCATION WITH FIRE DEPARTMENT
3. THE EXISTING AUTOMATIC FIRE ALARM DETECTION SYSTEM SHALL BE IN COMPLIANCE WITH NFPA 72. C.C. TO PROVIDE A LETTER OF VERIFICATION OF SUCH COMPLIANCE AT PROJECT COMPLETION. THIS SPACE SHALL BE MONITORED BY DUCOMM EITHER VIA CONVENTIONAL DATA CABLE OR THE RADIO FREQUENCY SYSTEM
4. ALL HVAC EQUIPMENT OVER 2000 CFM SHALL BE PROVIDED WITH SMOKE DETECTOR WIRED TO INITIATE UNIT SHUT-DOWN UPON DETECTION OF SMOKE AND SEND A SIGNAL TO THE FACP – G.C. TO VERIFY
   G.C. TO VERIFY HVAC EQUIPMENT REQUIRED CLEARANCES AND AND INTAKE – EXHAUST CLEARANCES
5. THE OCCUPANCY LOAD FOR AN BUSINESS OCCUPANCY SHALL BE POSTED IN A CONSPICUOUS PLACE, NEAR THE MAIN EXIT. PROVIDE VERIFICATION OF THE OCCUPANT LOAD TO THE FIRE DISTRICT SO THE OCCUPANT LOAD POSTING CAN BE PROVID



EXISTING FLOOR PLAN

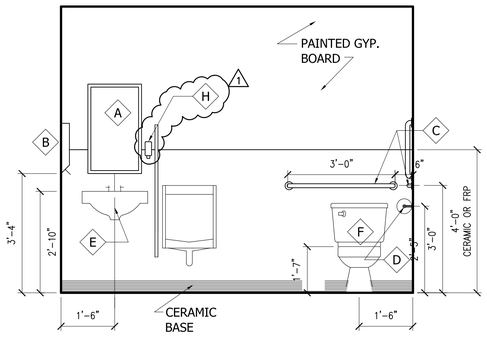
SCALE: 1/4" = 1'-0"

DEMOLITION KENOTES:

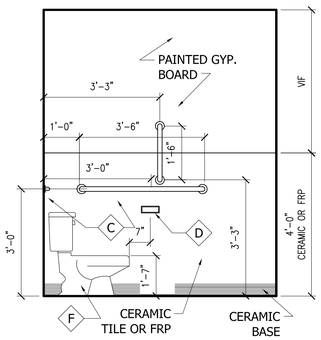
1. DEMOLITION CONTRACTOR TO VERIFY ALL LOAD BEARING WALLS AND PROVIDE NECESSARY BRACING AS REQUIRED. ALL WORK SHOWN IS AN ESTIMATE OF THE EXISTING STRUCTURE.
2. DEMOLITION CONTRACTOR TO FOLLOW ALL CITY OF OTTAWA CODES
3. DEMOLITION CONTRACTOR TO VERIFY ALL EXISTING CONDITION PRIOR TO THE START OF THE WORK
4. DEMOLITION CONTRACTOR TO REMOVE ALL RUBBISH, DEBRIS, ETC. CAUSED BY HIS WORK AS FAST AS IT ACCUMULATES. PROVIDE ON SITE DUMPSTERS
5. DEMOLITION CONTRACTOR TO FOLLOW ALL SAFETY GUIDELINES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR FOR THE SAFE EXECUTION OF ALL WORK
6. CONTRACTOR MUST COMPLY WITH THE INSURANCE / HOLD HARMLESS REQUIREMENTS
7. CONTRACTOR TO PROVIDE VERIFY LOCATION OF EXISTING WATER, ELECTRICAL AND GAS LINES PRIOR TO START WORK
8. E.C. SHALL PROVIDE TEMPORARY LIGHTING AND POWER AS REQUIRED
9. E.C. SHALL PROVIDE UPDATED TYPE WRITTEN PANEL DIRECTORIES FOR ALL PANELS AFFECTED BY THE DEMOLITION AND / OR NEW WORK. CIRCUIT BREAKERS NOT USED FOR NEW WORK SHALL BE LABELED AS SPARE

DEMOLITION NOTES:

1. DEMOLITION CONTRACTOR TO VERIFY ALL LOAD BEARING WALLS AND PROVIDE NECESSARY BRACING AS REQUIRED. ALL WORK SHOWN IS AN ESTIMATE OF THE EXISTING STRUCTURE.
2. DEMOLITION CONTRACTOR TO FOLLOW ALL VILLAGE OF PALATINE CODES
3. DEMOLITION CONTRACTOR TO VERIFY ALL EXISTING CONDITION PRIOR TO THE START OF THE WORK
4. DEMOLITION CONTRACTOR TO REMOVE ALL RUBBISH, DEBRIS, ETC. CAUSED BY HIS WORK AS FAST AS IT ACCUMULATES. PROVIDE ON SITE DUMPSTERS
5. DEMOLITION CONTRACTOR TO FOLLOW ALL SAFETY GUIDELINES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR FOR THE SAFE EXECUTION OF ALL WORK
6. CONTRACTOR MUST COMPLY WITH THE INSURANCE / HOLD HARMLESS REQUIREMENTS
7. CONTRACTOR TO PROVIDE VERIFY LOCATION OF EXISTING WATER, ELECTRICAL AND GAS LINES PRIOR TO START WORK



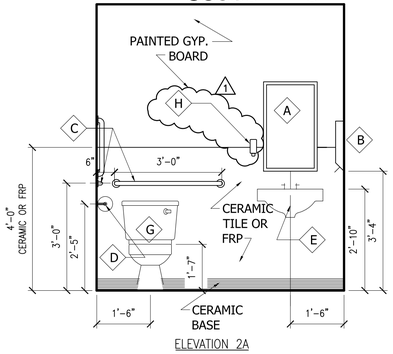
ELEVATION 1A



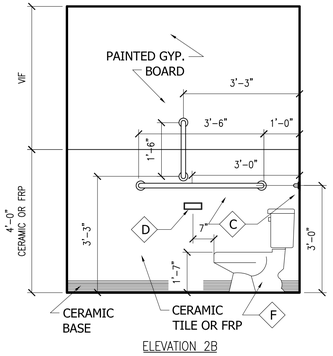
ELEVATION 1B

TOILET ACCESSORIES:

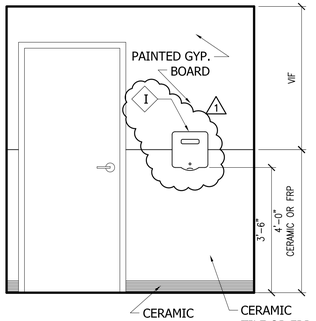
- A BOBRICK B-290 (1830) GLASS MIRROR
- B BOBRICK B-262 SURFACE MNTD PAPER TOWEL DISPENSER
- C BOBRICK B-6206X 36" & 42" GRAB BARS
- D BOBRICK B-685 SURFACE MNTD TOILET PAPER HOLDER-PLACE SEVEN TO NINE INCHES IN FRONT OF TOILET
- E LAVATORY-SEE PLUMB DRAWINGS FOR TYPE
- F TOILET - SEE PLUMBING DRAWINGS FOR TYPE
- G EXISTING TOILET
- H SOAP DISPENSER - DERMA FOAM E / KAY CHEMICAL COMPANY - AT 42" H. A.F.F
- I HAND DRYER - XLERATOR ECO MODEL XL-BW - AT 42" H. A.F.F.



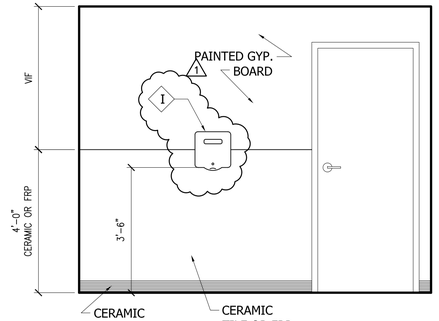
ELEVATION 2A



ELEVATION 2B



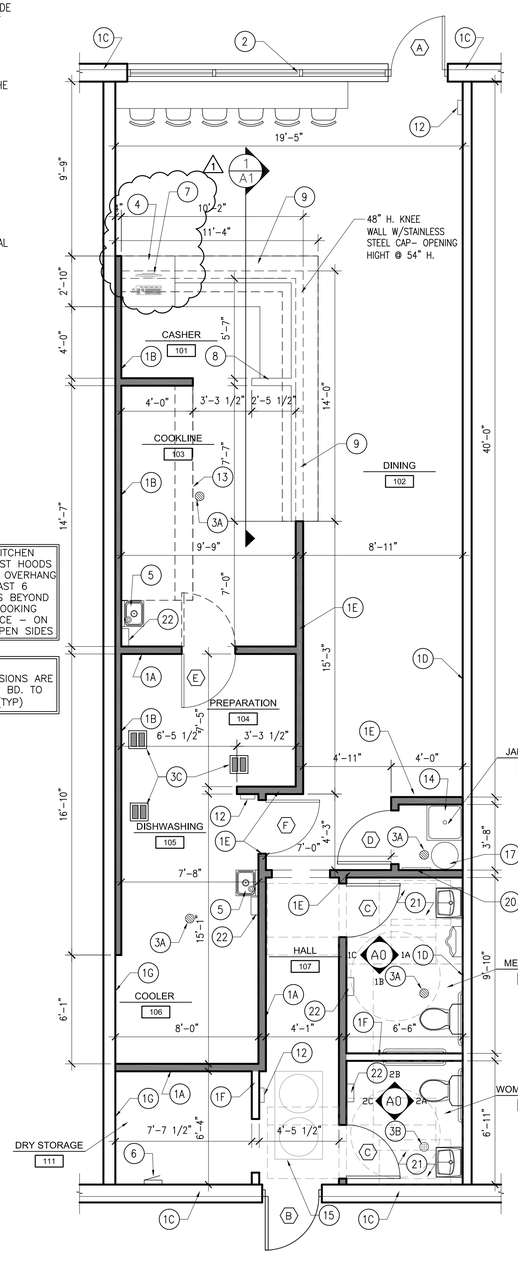
ELEVATION 2C



ELEVATION 1C

TOILET ELEV.

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



THE KITCHEN EXHAUST HOODS SHALL OVERHANG AT LEAST 6 INCHES BEYOND THE COOKING SURFACE - ON ALL OPEN SIDES

NOTE: INT. DIMENSIONS ARE FROM GYP. BD. TO GYP. BD. (TYP)

PROPOSED FLOOR PLAN

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

CONSTRUCTION LEGEND

- DENOTES EXISTING WALL CONSTRUCTION
- DENOTES NEW WALL CONSTRUCTION

FLOOR PLAN NOTES

1A. NEW 5/8" GYP BOARD EACH SIDE OF 3 5/8" 25 GA. COLD FORMED METAL STUDS @ 16" – PROVIDE SOUND ATTENUATION IF REQUIRED BY TENANT, EXTEND WALL 6" ABOVE CEILING GRID – BRACE TO STRUCTURE ABOVE @ 4'-0" O.C. – SEE SECTION

1B. NEW 5/8" GYP. BD. ON ONE SIDE OF 3 5/8" 25 GA. COLD FORMED METAL STUDS @ 16" O.C. OVER EXISTING MASONRY WALL – EXTEND WALL UP TO ROOF – ALL STAINLESS STEEL FINISHED WALL IN KITCHEN AREA AND FRP FINISHED WALL IN DISHWASHING AREA

1C. EXISTING EXTERIOR MASONRY WALL WITH UTILITY SIZE BRICK VENNER TO REMAIN AS IS

1D. EXISTING DEMISING WALL – THIS IS A 1–HR RATED FIRE RATED DEMISING WALL – UL DESIGN U465

1E. NEW 5/8" GYP BOARD EACH SIDE OF 3 5/8" 25 GA. COLD FORMED METAL STUDS @ 16" – PROVIDE SOUND ATTENUATION IF REQUIRED BY TENANT – EXTEND WALL UP TO ROOF

1F. EXISTING 5/8" GYP BOARD ON EACH SIDE OF 3 5/8" 25 GA. COLD FORMED METAL STUDS @ 16" – EXTENDED WALL UP TO ROOF TO REMAIN AS IS

1G. EXISTING 8" SMOOTH FACE CMU FIRE WALL 2 HOUR RATED TO REMAIN AS IS – PROVIDE FRP FINISHED WALL

2. EXISTING GLASS ON PREFINISHED ALUMINUM STOREFRONT WINDOW – TO REMAIN AS IS

3A. FLOOR DRAIN – SEE PLUMBING SCHEDULES

3B. EXISTING FLOOR DRAIN TO REMAIN AS IS

3C. FLOOR SINK – SEE PLUMBING SCHEDULES

4. 34" H. (HANDICAP HEIGHT) SOLID SURFACE COUNTER – SEE PLAN FOR DIMENSIONS. SEE SECTION DETAIL (VERIFY FINAL MATERIAL W/ OWNER)

5. 34" H. (HANDICAP HEIGHT) NSF APPROVED STAINLESS STEEL HAND SINK W/ STAINLESS STEEL SIDE SPLASH EACH SIDE W/ DISPENSED SOAP AND PAPER TOWELS INSTALLED AT 42" H. A.F.F. – SEE PLUMBING DRAWINGS

6. EXISTING ELECTRICAL PANEL 150 AMP SERVICE

7. CASHIER P.O.S. COUNTER AT 34" H. (HANDICAPED HEIGHT) IN COMPLIANCE WITH 707 OF THE 2018 ILLINOIS ACCESSIBILITY CODE (IAC).

8. 48" HIGH – NEW WALL 5/8" GYP BOARD EACH SIDE OF 3 5/8" 25 GA. COLD FORMED METAL STUDS @ 16" O.C. PROVIDE STAINLESS STEEL CAPPED WALL AND FRP COVERED ON BOTH SIDES – WITH TRIM

9. PROVIDE WALL OPENING @ 48" HIGH WITH SOLID SURFACE COUNTER – OPENING HEIGHT @ 54" HIGH – SEE FLOOR PLAN DIMENSIONS

10. PROVIDE SANITARY NAPKING DISPOSAL – BOBRIK #B–270 FOR RESTROOMS

11. PROVIDE METAL GARBAGE CANS WITH LIDS FOR RESTROOMS

12. PORTABLE FIRE EXTINGUISHER – TO BE PROVIDED WITHIN A 30'–0" TRAVEL DISTANCE OF COMMERCIAL TYPE COOKING EQUIPMENT. COOKING EQUIPMENT INVOLVING VEGETABLE OR ANIMAL OILS AND FATS SHELL BE PROTECTED BY A CLASS K RATED PORTABLE EXTINGUISHER – FIRE EXTINGUISHER WILL BE A MINUMUM RATING OF 2A10BC SHALL BE SUPPLIED PER THE REQUIMERENTS OF NFPA 10

13. LINE OF HOOD ABOVE

14. FLOOR MOP SINK – SEE PLUMBING PLAN

15. PROVIDE INTERIOR GREASE TRAP – SEE PLUMBING SCHEDULES

16. FIXED AND TABLE SEATING SELECTED BY OWNER – INSTALLED AND SUPPLIED BY GENERAL CONTRACTOR

17. 60 GALLON GAS WATER HEATER – SEE PLUMBING SCHEDULES

18. PROVIDE FRP COVERING ON WALLS AROUND SERVICES AREAS, MOP SINK AND EACH TOILET ROOM 48" H. ABOVE FINISH FLOOR

19. ALL GAS COOKING EQUIPMENT TO BE INSTALLED WITH NSF/ANSI APPROVED POLY COATED GAS LINE WITH QUICK DISCONNECTS

20. PROVIDE HEAVY DUTY MOP RACKS/HEAVY DUTY BROOM RACKS – JANITOR AREA

21. WHERE THE TOILET ROOM OR BATHING ROOM IS FOR INDIVIDUAL USE AND A CLEAR FLOOR SPACE COMPLYING WITH 305.3 IS PROVIDED WITHING THE ROOM BEYOND THE ARC THE DOOR SWING, DOORS SHALL BE PERMITTED TO SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCE REQUIRED FOR ANY FIXTURE.

22. PROVIDE HEATED AIR HAND DRYER DEVICE ON EACH TOILET ROOM AND EACH HAND SINK ON THE PREPARATION AND SERVICES AREAS – FDA CODE 6–301.12

DOOR NOTES

1. ALL NEW INTERIOR DOORS PROPOSED TO BE IN ACCORDANCE WITH BUILDING STANDARDS AND WILL REQUIRED THE APPROVAL OF BUILDING OWNER – GC TO COORDINATE
2. ALL EXIT DOORS TO HAVE SELF CLOSING DEVICES AND PROVIDE EGRESS FROM THE SPACE AT ALL TIMES WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE

INTERIOR FINISH NOTES

1. INTERIOR FLOOR FINISH TO BE CLASS C FOR GROUP B
2. ALL INTERIOR FINISHES FOR GROUP B WITHOUT SPRINKLER (BUSINESS) TO BE CLASS C FLAME SPREAD 76 TO 200, SMOKE DEVELOPED 0 TO 450
3. FLOOR COVERINGS AND AND WALL FINISHES TO BE SELECTED BY OWNER AND COORDINATED BY GENERAL CONTRACTOR

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ISSUED	DATE
FOR APPROVAL	
FOR PERMIT	
FOR BID	
FOR CONST.	

REVISIONS	DATE
1 PALATINE	09–05–23
2 PALATINE	09–26–23
3 PALATINE	12–07–23
4	
5	

PROJECT:
PALATINE RESTAURANT
2379 N. HICKS RD.
PALATINE IL. 60074

CLIENT:
ALDO HERNANDEZ - FRONTERAS MEXICAN GRILL
PHONE: 773-847-9106
EMAIL: fronterasgrill2379@gmail.com

JOB NO. 22–060
DATE 07–06–23
FILE 05-224
PLOT SCALE 1:1

OWNER APPROVAL

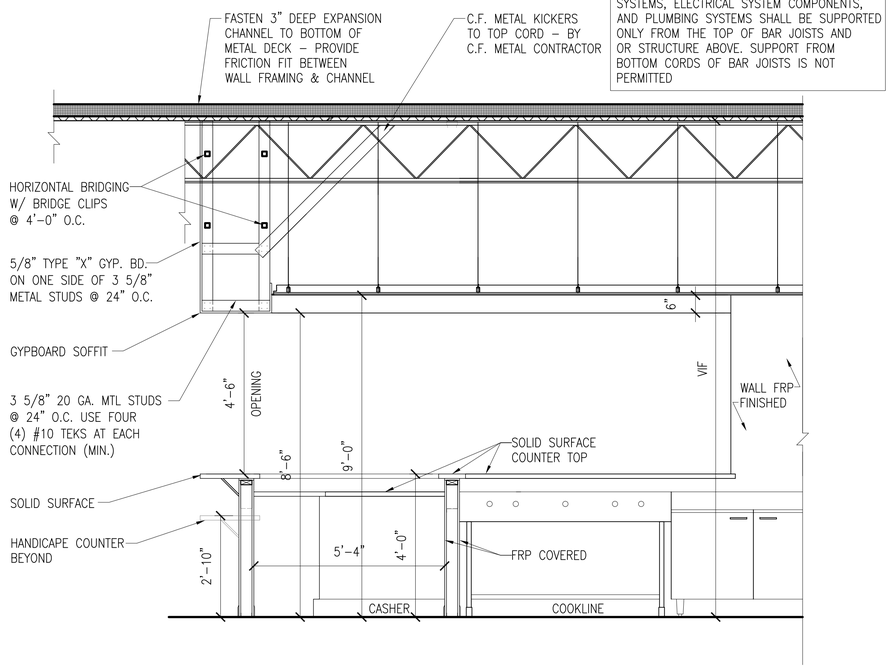
Signature

Date

SHEET TITLE
EXISTING AND PROPOSED BASE PLAN AND NOTES

SHEET NUMBER
A0

Attachment: Floor Plan (2379 N. Hicks Rd - VAR Parking)



1 SECTION DETAIL

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

EQUIPMENT NOTES

1. MECHANICAL AND ELECTRICAL CONTRACTOR MUST CHECK OWNER'S PRESENT EQUIPMENT BEING RE-USED, EQUIPMENT SUBSITUTED FOR SPECIFIED TYPE OR MANUFACTURER OR THAT EQUIPMENT MARKED (BY VENDOR) WHICH IS BEING SUPPLIED BY OTHERS SO THAT THE SERVICE REQUIREMENTS ARE CORRECTLY TYPED, ADEQUATELY SIZED, & ROUGHED IN PROPERLY (LOCATION, HEIGHT & CONNECTION TYPE) SO AS TO MINIMIZE THE AMOUNT OF MATERIALS & FITTINGS NEEDED FOR FINAL HOOK-UP RESULTING IN A NEAT AND ORDERLY LOOKING JOB.
2. ALL LABOR, SWITCHES, DISCONNECTS & FITTINGS REQUIRED FOR FINAL CONNECTION OF EQUIPMENT AS NECESSARY TO COMPLY WITH ALL CODES, INCLUDING ALL INTERWIRING TO BE FURNISHED BY ELECTRICAL CONTRACTOR UNLESS STATED OTHERWISE.
3. ALL LABOR, VALVES, TRAPS, TAILPIECES, STRAINERS, PRESSURE REDUCING VALVES, & FITTINGS REQUIRED FOR FINAL CONNECTION OF EQUIPMENT AS NECESSARY TO COMPLY WITH ALL CODES, INCLUDING ALL INTER- CONNECTIONS TO BE FURNISHED BY MECHANICAL CONTRACTOR UNLESS OTHERWISE STATED.
4. MECHANICAL CONTRACTOR TO PROVIDE REMOVABLE 12" SECTION OF PIPE IN MAIN GAS SUPPLY LINE IN AN ACCESSIBLE AREA FOR INSTALLATION OF EITHER MECH. OR ELEC. CONTROLLED GAS SHUTOFF-VALVE, FURNISHED AS PART OF THE FIRE PROTECTION SYSTEM AND INSTALLED BY THE PLUMBING CONTRACTOR.

5A. 6'-0" HANDICAP ACCESSIBLE BOOTHS, 4'-0" WIDE TABLE - BY OWNER

5B. 6'-0" HANDICAP ACCESSIBLE BOOTHS, 48"X 24" WIDE TABLE - BY OWNER

6. HANDICAP ACCESSIBLE TABLES AND CHAIRS - APPLIES TO DINING AREAS - BY OWNER

6A. 24" D & 34" H SOLID SURFACE CASHIER COUNTER HANDICAP ACCESSIBLE RECEPTION / SALES COUNTER BY MILLWORK CONTRACTOR - COLOR AND MATERIAL BY INTERIOR DESUGNER

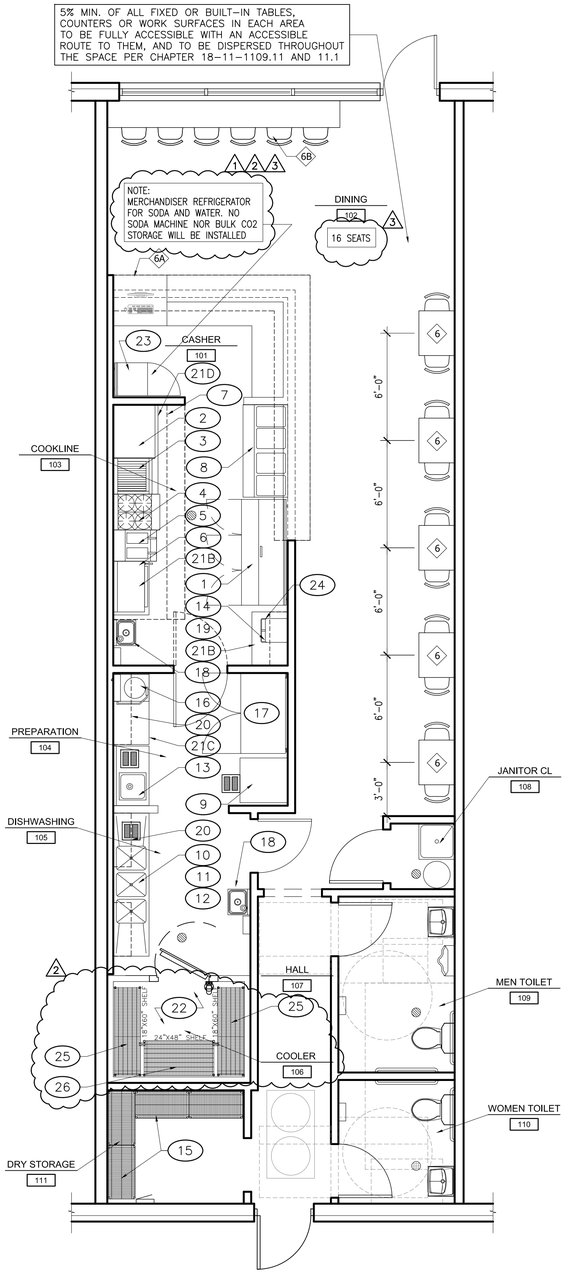
6B. CHAIR APPLIES TO BAR AREAS - BY OWNER

7. G.C. TO VERIFY ELECTRICAL AND PLUMBING NEEDS FOR NEW KITCHEN EQUIPMENT WITH KITCHEN EQUIPMENT SUPPLIER AND OWNER - FINAL EQUIPMENT LOCATION PER OWNER - G.C. TO COORDINATE WITH RESTAURANT OWNER - THIS ITEM WILL NOT BE CONSIDERED A CHANGE ORDER
8. KITCHEN SUPPLIER TO PROVIDE FINAL DRAWINGS AND SUBMISSIONS REQUIRED TO REGULATING AGENCIES - KITCHEN SUPPLIER TO PROVIDE AND SUBMIT INFORMATION OF HOODS, MAKE UP UNIT,FAN AND RELATED EQUIPMENT - ARCHITECT TO RECIEVE A COPY OF SUBMISSIONS AND SHOP DRAWINGS FOR REVIEW AND COORDINATION
9. ALL FLOOR MOUNTED EQUIPMENT MUST BE INSTALLED IN CASTERS
10. THE ICE MACHINE MUST BE SPACED 8 INCHES OFF THE WALL IN ORDER TO FACILITATE PROPER CLEANING
11. ALL UTILITIES IF NOT INSTALLED WITHIN THE WALLS, MUST BE SPACED 1/2" OFF THE WALLS AND AT LEAST 6 INCHES OFF THE FLOOR.
12. ALL PAN INSERTS IN THE PREP COOLERS MUST BE STAINLESS STEEL. NO PLASTIC PAN INSERTS WILL BE ACCEPTED.
13. ALL GAS FIRED EQUIPMENT MUST BE PROVIDED WITH VINYL COATED TAS LINES, COMPLETED WITH QUICK DISCONECT HOOKUPS. THE EQUIPMENT MUST ALSO BE TETHERED TO THE WALL WITH A CLEANABLE CABLE.
14. WALK IN COOLER MUST BE WELL LIT IN ORDER TO FACILITATE PROPER CLEANING. PROVIDE FLOURESCENT LIGHTING WITH COLD-TOLERANT BALLASTS AND VAPOR PROOF FIXTURES TO BOTH WALK-INS.
15. THE INTERIOR AND UNDERSIDE OF THE BAR WALL AND TOP MUST BE COVERED IN FRP PANELING.
16. IF THE HAND SINKS ARE CLOSER THAN 18 INCHES FROM ADJACENT EQUIPMENT, THEN 8 INCH HIGH STAINLESS STEEL SPLASHGUARDS MUST BE PROVIDED. THE HAND SINK MUST ALSO BE PROVIDED WITH WRIST BLADE TYPE (BUTTERFLY WINGS) FAUCET HANDLES. G.C. TO VERIFY
17. ALL CABINETRY MUST BE INSTALLED WITH NO BASE OR BASE SHELF, OR IF NO PLUMBING CONNECTIONS PRESENT, ON 6" LEGS IN ORDER TO FACILITATE PROPER CLEANING, ALLOW EASY ACCESS TO PLUMBING CONNECTIONS AND TO ELIMINATE PEST HARBORAGE AREAS. G.C. TO VERIFY
18. ALL COUNTERTOPS TO BE STAINLESS STEEL OR SOLID SURFACE - NO PLASTIC LAMINATE IS ALLOWED

SCHEDULE OF EQUIPMENT – FRONTERAS GRILL RESTAURANT

ITEM	QT.	DESCRIPTION	ELECTRICAL						WATER		WASTE		GAS		MANUFACTURER	MODEL	REMARKS
			FLAMPS	KW	HP	VOLTS	TYPE	DIRECT PLUG	COLD	HOT	DIRECT	INDIRECT	PIPE SIZE	MBTU			
1	1	PREP TABLE	3.3	-	2/3	115/60/1	-	- -	-	-	-	-	-	-	COLDLINE	SP72	WITH CASTERS
2	1	GAS GRIDDLE	-	-	-	-	-	- -	-	-	-	-	3/4"	84.9	STAR-MAX	636TF	TABLE TOP MOUNTED
3	1	GAS CHARBROILER	-	-	-	-	-	- -	-	-	-	-	3/4"	80.0	STAR-MAX	6024CBF	TABLE TOP MOUNTED
4	1	FOUR-BURNER RANGE	-	-	-	-	-	- -	-	-	-	-	3/4"	124.0	MIGALI	C-RO4-NG/ C-RO4-LP	W/ OVEN AND 4 LEGS
5	1	GAS FRYER	-	-	-	-	-	- -	-	-	-	-	3/4"	150.0	VULCAN	LG500	STAINLESS STEEL FLOOR FRYER
6	1	GAS SALAMANDER BROILER	-	-	-	-	-	- -	-	-	-	-	3/4"	36.0	COOKING PERFORMANCE GROUP	S-36-SB-N	WALL MOUNTED
7	1	HOOD	-	-	-	-	-	- -	-	-	-	-	-	-	HOODMART	1248HBM - 12'X48'	SEE MECHANICAL PLAN FOR SPECS
8	1	ELECTRIC STEAM TABLE	16	-	1/3	120/60/1	-	- -	-	-	-	-	-	-	VOLLRATH	38004 - 4 WELL	WITH UNDERSHELF
9	1	ICE CUBE MACHINE	8.3	-	-	230/60/1	-	- -	3/8"	-	-	-	-	-	MANITOWOC	S1000 ON B-570	-
10	1	THREE COMPARTMENT SINK	-	-	-	-	-	- -	3/4"	3/4"	-	(3) 2"	-	-	ADVANCE TABCO	94-3-54-18RL	BLADE HANDLED FAUCETS
11	1	WALL MOUNTED FAUCET	-	-	-	-	-	- -	1/2"	1/2"	-	-	-	-	T&S	B-1125-LN	-
12	1	DOUBLE JOINT SWING NOZZLE	-	-	-	-	-	- -	-	-		-	-	-	T&S	068X	-
13	1	WORK TABLE W/ BUILT-IN SINK	-	-	-	-	-		1/2"	1/2"	-	1 1/2"	-	-	ADVANCE TABCO	94-1-24-18L	-
14	1	COMMERCIAL MICROWAVE	8.3	3.2	-	120/60/1	-	- -	-	-	-	-	-	-	SOLWAVE	MW1000SS	-
15	-	EPOXY SHELVING	-	-	-	-	-	- -	-	-	-	-	-	-	ADVANCE TABCO	ECC-1436	FOR COUNT SEE FLR PLAN
16	1	TORTILLA WARMER	7.5	-	-	208/60/1	-	- -	-	-	-	-	-	-	ANTUNES	TW-100	OVER COUNTER
17	1	REACH IN FREEZER	10.7	-	3/4	115/60/1	-	- -	-	-	-	-	-	-	MOTAK	MSD-2DF-BAL-X	WITH CASTERS
18	2	HAND SINK	-	-	-	-	-	- -	1/2"	1/2"	1 1/2"	-	-	-	KROWNE	HS-33	SINK WITH SOAP DISPENSER BLADE HANDLED FAUCET
19	1	MICROWAVE SHELF	-	-	-	-	-	- -	-	-	-	-	-	-	ADVANCE TABCO	MS24-24	WALL MOUNTED - VERIFY HT
20	3	STAINLESS STEEL SHELVING						- -	-	-	-	-	-	-	JOHN BOOS	EWS8-12-36	NSF APPROVED
21A	0	NOT USED	-	-	-	-	-	- -	-	-	-	-	-	-	--	--	--
21B	2	WORK TABLE	-	-	-	-	-	- -	-	-	-	-	-	-	REGENCY	24"X36"	W/UNDESHELF & BACKSPLASH
21C	1	WORK TABLE	-	-	-	-	-	- -	-	-	-	-	-	-	REGENCY	24"X48"	W/UNDESHELF & BACKSPLASH
21D	1	WORK TABLE	-	-	-	-	-	- -	-	-	-	-	-	-	REGENCY	30"X60"	W/UNDESHELF & BACKSPLASH
22	1	WALK IN COOLER (1)	-	-	3/4	208/60/1	-	- -	-	-	-	-	-	-	NORLAKE	NORL-KLF68-C	WITH FLOOR AND RAMP W/ INSULATION WALL& CLNG.: R-25 - DOOR.: R-25 (1)
23	1	MERCHANDISER REFRIGERATOR	1.6	-	3/4	115/60/1	-	- -	-	-	-	-	-	-	AVANTCO	GDC-10-HC	WITH CASTERS & LED LIGHT
24	1	PANINI	1.75	3	3/4	120/60/1	-	- -	-	-	-	-	-	-	ROLLER GRILL	PANINI	OVER COUNTER
25	2	WALK IN COOLER SHELF (2)	-	-	-	-	-	- -	-	-	-	-	-	-	NORLAKE	18X60	SHELVING SYSTEM
26	1	WALK IN COOLER SHELF	-	-	-	-	-	- -	-	-	-	-	-	-	NORLAKE (3)	24X48	SHELVING SYSTEM

NOTE: ALL KITCHEN EQUIPMENT TO BE PURCHASE BY OWNER AND INSTALLED BY GENERAL CONTRACTOR AND ALL KITCHEN EQUIPMENT WILL BE NEW.



EQUIPMENT PLAN

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

AGAMA DESIGNS
architecture
664 W Veterans Pkwy. Suite A
Yorkville, Illinois 60560
Phone: 630-381-9019
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ISSUED	DATE
FOR APPROVAL	
FOR PERMIT	
FOR BID	
FOR CONST.	

REVISIONS	DATE
1 PALATINE	09–05–23
2 PALATINE	09–26–23
3 PALATINE	12–07–23
4	
5	

PROJECT:
PALATINE RESTAURANT
2379 N. HICKS RD.
PALATINE IL, 60074

CLIENT:
ALDO HERNANDEZ - FRONTERAS MEXICAN GRILL
PHONE: 773-647-9106
EMAIL: fronterasgrill2379@gmail.com

JOB NO. 22–060
DATE 07–06–23
FILE 05-224
PLOT SCALE 1:1

OWNER APPROVAL

Signature

Date

SHEET TITLE
PROPOSED EQUIPMENT FLOOR PLAN AND SCHEDULES

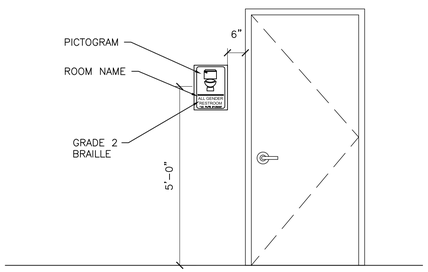
SHEET NUMBER
A1

Attachment: Floor Plan (2379 N. Hicks Rd - VAR Parking)

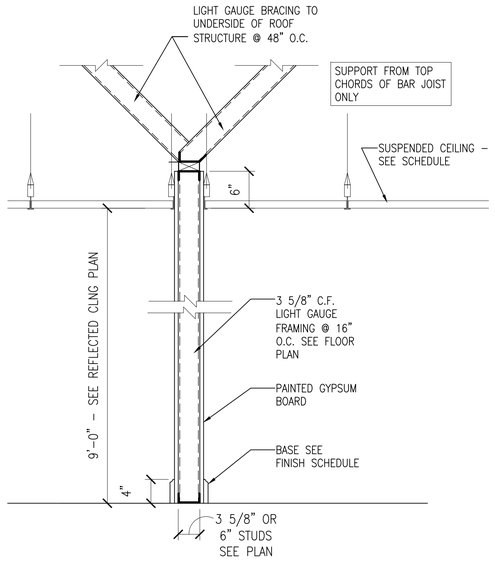
ROOM INTERIOR SIGNAGE:

NOTES:

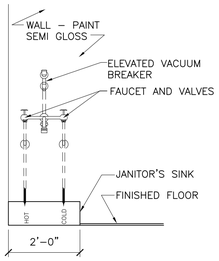
1. MOUNT SIGNAGE W/(4) MECHANICAL FASTENERS & ADHESIVE
2. IF NO SPACE ON LATCH SIDE, SIGN SHALL BE PLACE ON THE NEAREST ADJACENT WALL



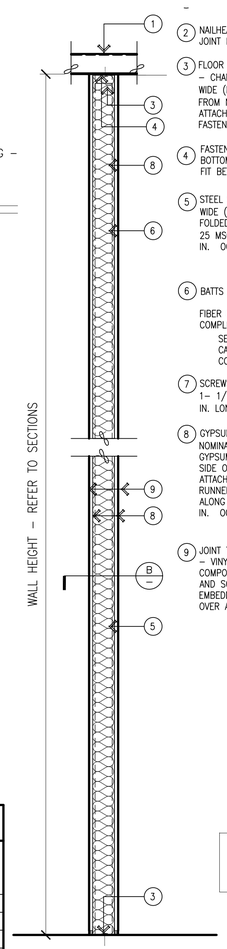
1 / A2 SIGNAGE DETAIL
SCALE: 1/2"=1'-0"



3 / A2 NON RATED PARTITION
SCALE: 1"=1'-0"



2 / A2 JANITOR'S SINK ELEVATION
SCALE: 1/2"=1'-0"



2 NAILHEADS: EXPOSED OR COVERED WITH JOINT FINISHER.

3 FLOOR AND CEILING RUNNER – (NOT SHOWN) – CHANNEL-SHAPED RUNNERS, 3- 5/8 IN. WIDE (MINIMUM), 1-1/4 IN. LEGS, FORMED FROM NO. 25 MSG (MINIMUM) GALV STEEL, ATTACHED TO FLOOR AND CEILING WITH FASTENERS SPACED 24 IN. OC MAXIMUM.

4 FASTEN 3" DEEP EXPANSION CHANNEL TO BOTTOM OF METAL DECK – PROVIDE FRICTION FIT BETWEEN WALL FRAMING & CHANNEL

5 STEEL STUDS-CHANNEL-SHAPED 3 5/8" WIDE (MINIMUM), 1-1/4 IN. LEGS, 3/8 IN. FOLDED BACK RETURNS, FORMED FROM NO. 25 MSG(MINIMUM) GALV STEEL, SPACED 24 IN. OC MAXIMUM. FILLING STUD CAVITY.

6 BATTS AND BLANKETS

FIBER GLASS BATTS PARTIALLY OR COMPLETELY FILLING STUD CAVITY.
SEE BATTS AND BLANKETS (BZJZ) CATEGORY FOR NAMES OF CLASSIFIED COMPANIES IN UL DIRECTORY.

7 SCREWS – TYPE S SELF-TAPPING SCREWS, 1- 1/4 OR 2 IN. LONG, (1 HR) AND 2-1/2 IN. LONG (2 HR).

8 GYPSUM DRYWALL:
NOMINAL 5/8 OR THICK, 4 FT WIDE, FACED GYPSUM WALLBOARD PANELS WITH THE FACED SIDE ON THE INTERIOR WALL CAVITY. PANELS ATTACHED TO STUDS AND FLOOR AND CEILING RUNNERS WITH SCREWS SPACED 8 IN. OC ALONG THE EDGES OF THE PANEL AND 12 IN. OC IN THE FIELD OF THE PANEL.

9 JOINT TAPE AND COMPOUND – (NOT SHOWN) – VINYL, DRY OR PREMIXED JOINT COMPOUND, APPLIED IN TWO COATS T JOINTS AND SCREW HEADS; PAPER TAPE, 2 IN. WIDE, EMBEDDED IN FIRST LAYER OF COMPOUND OVER ALL JOINTS.

DESIGN NO. – U465
NONBEARING WALL
RATING– 1 HOUR

4 / A2 EXIST. 1 HOUR RATED PARTITION
SCALE: 1"=1'-0"

HARDWARE SPECIFICATIONS

MK	FUNCTION	MANUFACTURER	CATALOG NUMBER	REMARKS
A	OFFICE	SCHLAGE	SATURN – S–SERIES – S51PD FIN: 626	
B	HINGES	STANLEY	SERIES – FBB–179 4\ STAINLES STEEL w/ SECURITY PINS @ EXT. DOOR ONLY	
C	DOOR SWEEP	STANLEY	AT EXIT DOORS MODEL 10–5070 FULL DOOR WIDTH TO BOT. OF FLOOR	
D	RAIN DRIP SCREED	STANLEY	MODEL 10–5090 FULL DOOR WIDTH TO DOOR HEAD	
E	CLOSER	LCN CLOSERS	MODEL 1054H FIN: LCN–1 ALUM.	SELF CLOSER W/ NON HOLD OPEN ARM HINGE PER ADA REQUIREMENTS
F	THRESHOLD	ZERO INTL.	#30 ALUM W/ #25W EXTRUDED ANW1E	PER ADA & IAC REQUIREMENTS
G	WEATHER STRIPPING	ZERO INTL.	#328	
H	CILINDER DEAD W/ LEVEL HANDLE			WHEN LOCKED W/KEY FORM OUTSIDE –LEVER HANDLE FROM INSIDE ALWAYS FREE – ADA COMPLIANT
I	CLOSET LOCK	SCHELAGE	SATURN – S–SERIES FIN 626	LOCK OR UNLOCK BY KEY FROM OUTSIDE –INSIDE LEVER ALWAYS FREE – ADA & IAC COMPLIANT
J	PUSH PULL BARS	IVES	8103–8 FIN US32D	
K	RIM PANIC EXIT DEVICE	VON DUPRIN	22EO–F	PANIC HARDWARE – COLOR DARK ANODIZED
L	PASSAGE SET	SCHLAGE	SATURN – S SERIES –S10D FIN: 626	ALWAYS UNLOCKED
M	PASSAGE W/ PRIVACY LOCK	SCHLAGE	SATURN – S SERIES –S40D FIN: 626	PUSH BUTTON LOCKING: TURNING INSIDE LEVER RELEASES PUSH BUTTON. UNLOCKED FROM OUTSIDE WITH SMALL SCREW DRIVER – ADA, IAC COMPLIANT
N	CAMELOT HEYPAD W/ AUTO LOCK DOOR LEVEL SET W/ ACCENT INTERIOR LEVER	SCHLAGE	MODEL: FE575CAM619ACC	

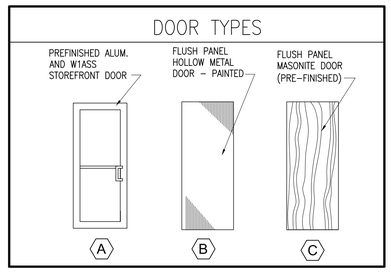
ALL HARDWARE SHALL COMPLY W/ ADA ACCESSIBILITY REQUIREMENTS * REFER TO BIDDERS INSTRUCTIONS TO HARDWARE ALLOWANCES

DOOR SCHEDULE – FIRST FLOOR

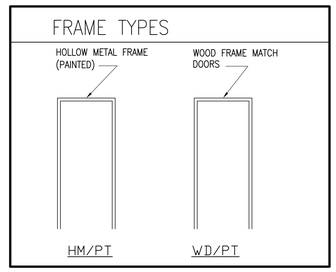
DOOR #	SIZE WIDTH	SIZE HEIGHT	SIZE THICK	TYPE	DOOR MAT. FINISH	FRAME MAT. FINISH	RATING	LOUVER UNDERCUT	DETAILS HEAD	DETAILS HINGE JAMB	DETAILS LOCK JAMB	DETAILS SILL	HARDWARE	REMARKS
A	3'–0"	7'–0"	1 3/4"	A	AL/GL	AL/ANO							B,C,E,F,H,J,K	EXIST. DOOR PROVIDE PANIC HARDW.
B	3'–6"	7'–0"	1 3/4"	B	HM/PT	HM/PT							B,H,C,G	PANIC HARDW. –B LABELED DOOR
C	3'–0"	7'–0"	1 3/4"	C	WD/PT	HM/PT							B,M	STAFF TOILET ROOM
D	3'–0"	7'–0"	1 3/4"	C	WD/PT	HM/PT							B,L	
E	3'–0"	7'–0"	1 3/4"	–	HM/PT	HM/PT							B	DOUBLE SWING ALIASON
F	3'–0"	7'–0"	1 3/4"	C	WD/PT	HM/PT							B,N	

PANIC HARDWARE ON EXIT DOORS
ALL EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT (IBC 1008.1.8)

DOOR TYPES



FRAME TYPES



ROOM FINISH SCHEDULE

ROOM NO.	ROOM	FLOOR	BASE	WALLS NORTH	WALLS EAST	WALLS SOUTH	WALLS WEST	CEILING TYPE	CEILING HEIGHT	REMARKS
101	CASHER	F1	B1	W1/W3	W1/W3	W1/W3	W1/W3	C1	––	FRP WALL FINISH
102	DINING AREA	F2	B2	W1	W1	W1	W1	C2/C3	VIF.	PAINT WALLS P1
103	COOKLINE	F1	B1	W3	W4	W3	W3	C1	9'–0"	FRP & SS STEEL FINISH
104–105	PREP. AND DISH.	F1	B1	W3	W3	W3	W3	C1	9'–0"	FRP WALL FINISH
107	HALL	F2	B2	W1	W1	W1	W1	C1	9'–0"	PAINT WALLS P1
108	JANITOR CL	F1	B1	W1/W3	W1/W3	W1/W3	W1/W3	C1	9'–0"	PROVIDE FRP 48" ABOVE FLOOR
109	MEN TOILET	F2	B2	W1/W2	W1/W2	W1/W2	W1/W2	C1	9'–0"	PORCELAIN TILE 48" ABOVE FLOOR
110	WOMEN TOILET	F2	B2	W1/W2	W1/W2	W1/W2	W1/W2	C1	9'–0"	PORCELAIN TILE 48" ABOVE FLOOR
111	DRY STORAGE	F1	B1	W3	W3	W3	W3	C1	9'–0"	FRP WALL FINISH

VERIFY ALL FINISHES WITH INTERIOR DESIGNER AND OWNER

WALL FINISH AND PARTITIONS ADJACENT SERVICE SINK AND TOILETS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE 48 INCHES ABOVE FLOOR AND WITHIN 2 FEET ON EACH SIDE OF THE PLUMBING FIXTURE. IBC 1210.2.2.

FINISH MATERIALS LEGEND

FLOOR

F1
TYPE: QUARRY TILE (PEI 5)
MFG: DALTILE
SERIES: –
COLOR: GRAY
FINISH: SMOOTH
SIZE: 6X6

F2
TYPE: PORCELAIN TILE (PEI 4)
MFG: DALTILE
SERIES: –
COLOR: SELECTION BY TENANT
FINISH: SMOOTH
SIZE: SELECTION BY TENANT

BASE

B1
TYPE: QUARRY BASE
MFG: DALTILE
SERIES: –
PATTERN: –
COLOR: GRAY
FINISH: SMOOTH
APPLIC: KITCHEN, DRY STO. & PREP AREAS

B2
TYPE: PORCELAIN BASE
MFG: DALTILE
SERIES: –
PATTERN: –
COLOR: SELECTION BY TENANT
FINISH: SMOOTH
APPLIC: DINING & BATHROOMS

WALLS

W1
TYPE: GYPSUM WALLBOARD
MFG: –
SERIES: –
COLOR: –
FINISH: –
SIZE: –

W2
TYPE: PORCELAIN TILE AT 48" HIGH
MFG: DALTILE
SERIES: –
COLOR: –
FINISH: SMOOTH
SIZE: –

W3
TYPE: FRP PANEL
MFG: STABILIT AMERICA, INC. DBA GLASTEEL
SERIES: –
COLOR: WHITE
FINISH: SMOOTH – EASILY CLEANABLE
SIZE: –

W4
TYPE: STAINLESS STEEL
MFG: –
SERIES: –
COLOR: –
FINISH: –
SIZE: –

CEILING

C1
TYPE: ACOUSTICAL LAY–IN
MFG: UDECOR
SERIES: CLEAN ROOM VL (VINYL COATED)
PATTERN: 24" X 24" X 5/8"
COLOR: WHITE
FINISH: SMOOTH
APPLIC: KITCHEN, PREP & DRY STORAGE

C2
TYPE: OPEN CEILING
MFG: –
SERIES: –
PATTERN: –
COLOR: BLACK
FINISH: –
APPLIC: DINING AREAS

C3
TYPE: GYPBOARD SOFFIT
MFG: –
SERIES: –
PATTERN: –
COLOR: WITHE
FINISH: –
APPLIC: DINING AREAS

MARK

P1
COLOR: FIELD COLOR AS SELECTED BY TENANT
MFG: BENJAMIN MOORE OR EQUAL
FINISH: LIGHT COLOR SEMI–GLOSS
APPLIC: 2 COATS OVER 1 COAT OF PRIMER

P2
COLOR: ACCENT COLOR AS SELECTED BY TENANT
MFG: BENJAMIN MOORE OR EQUAL
FINISH: EGG SHELL LATEX PAINT
APPLIC: –

NOTE: ALL COLORS AND FINISHES TO BE SPECIFIED BY OWNER AND INTERIOR DESIGNER CONSULTANT – ALL FINISHES TO COMPLY WITH SECTION 803 OF THE INTERNATION BUILDING CODE

FINISH NOTES:
1. VERIFY ALL FINISHES WITH TENANT AND OWNER
2. ALL FINISHES SHALL COMPLY W/ FLAME SPREAD AND SMOKE DEVELOPENT REQ'S OF CODE
3. ALL FLR. FIN. TO HAVE ADA SLIP COEFICIENT OF SLIP OF 0.6 MIN.
4. ALL FLR. TILE TO BE MASTIC SET LATEX AS REQUIRED

CODE REQ'D FINISH CLASSIFICATIONS

FOR WALLS, CEILINGS & TRIM FLAME SPREAD	SMOKE DEVELOPED
CLASS A 0–25	0–450
CLASS B 26–75	0–450
CLASS C 76–200	0–450

FOR FLOORS	CRITICAL RADIANT FLUX
CLASS I	0.45 WATTS PER SQUARE CM OR GREATER
CLASS II	0.22 WATTS PER SQUARE CM OR GREATER

a) STAIRWAY & EXITS = CLASS A WALL FINISHES (N/A)
f) PUBLIC LOBBIES AS MEANS OF EGRESS = CLASS A
i) CLASS C INT. FINISH MATERIAL IS PERMITTED IN BUSINESS CLASIFICATION

INTERIOR TRIM = CLASS A IN EXITS
CLASS C IN ROOMS

FLOOR COVERINGS
a) MINIMUM CRITICAL RADIANT FLUX CLASSIFICATION FOR B USE IS CLASS II ON EXIT PASSWAYS AND EXIT ACCESS CORRIDORS

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PROJECT:
PALATINE RESTAURANT
2379 N. HICKS RD.
PALATINE IL, 60074

CLIENT:
ALDO HERNANDEZ - FRONTERAS MEXICAN GRILL
PHONE: 773-647-9106
EMAIL: fronterasgrill2379@gmail.com

JOB NO. 22–060
DATE 07–06–23
FILE 05-A4-door & finish schedu
PLOT SCALE 1:1

OWNER APPROVAL

Signature

Date

SHEET TITLE
DOOR SCHEDULES
ROOM SCHEDULE
DETAILS

SHEET NUMBER
A2

Attachment: Floor Plan (2379 N. Hicks Rd - VAR Parking)

Accessible Route

206 Accessible Routes

206.1 General. Accessible routes shall be provided in accordance with 203 and comply with Chapter 4

Accessible Route
A continuous unobstructed path connecting all accessible elements and spaces of a building or facility. Interior accessible routes may include corridors, floors, ramps, elevators, lifts, skywalks, tunnels and clear floor spaces at fixtures. exterior accessible routes may include parking access aisles, curb ramps, crosswalks at vehicular ways, walks, ramps, and lifts.

206.2.1 Site Arrival Points. At least one accessible route shall be provided within the site from accessible parking spaces and accessible passenger loading zones; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve.

206.2.2 Within a Site. At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site. For areas of sport activity, an accessible route is required to connect to the boundary of each area of sport activity. The size of an area of sport activity includes only the space needed to play. Where multiple sports fields or courts are provided, an accessible route is required to each field or area of sport activity.

206.2.3 Multi-Story Buildings and Facilities. At least one accessible route shall connect each story and mezzanine in multi-story buildings and facilities.

206.2.4 Spaces and Elements. At least one accessible route shall connect accessible building or facility entrances with all accessible spaces and elements and with all accessible dwelling units within the building or facility and which are otherwise connected by a circulation path unless exempted by 206.2.3 Exceptions 1 through 8. An accessible route shall also connect at least one accessible entrance,at each accessible dwelling unit with those exterior and interior spaces and facilitiesthat serve the accessible dwelling unit.

403.5.1 Clear Width. Except as provided in 403.5.2 and 403.5.3, the clear width of walking surfaces shall be 36 inches (915 mm) minimum.

403.5.2 Clear Width at Turn. Where the accessible route makes a 180 degree turn around an element which is less than 48 inches (1220 mm) wide, clear width shall be 42 inches (1065 mm) minimum approaching the turn, 48 inches (1220 mm) minimum at the turn and 42 inches (1065 mm) minimum leaving the turn.

403.5.3 Passing Spaces. An accessible route with a clear width less than 60 inches (1525 mm) shall provide passing spaces at intervals of 200 feet (61 m) maximum. Passing spaces shall be either: a space 60 inches (1525 mm) minimum by 60 inches (1525 mm) minimum; or, an intersection of two walking surfaces providing a T-shaped space complying with 304.3.2 where the base and arms of the T-shaped space extend 48 inches (1220 mm) minimum beyond the intersection.

403.7 Floor or Ground Surfaces. Floor or Ground surfaces shall comply with 302

302.2 Carpet: Carpet or carpet tile shall be securely attached and shall have a firm cushion, pad, or backing or no cushion or pad. Carpet or carpet tile shall have a level loop, textured loop, level cut pile, or level cut/uncut pile texture. Pile height shall be 1/2 inch (13 mm) maximum. Exposed edges of carpet shall be fastened to floor surfaces and shall have trim on the entire length of the exposed edge. Carpet edge trim shall comply with 303. Note: Where a mat is used on a temporary or seasonal basis, the mat shall be securely attached at one or more edges and backing designed to be non-slip.

302.3 Openings. Openings in floor or ground surfaces shall not allow passage of a sphere more than 1/2 inch (13 mm) diameter except as allowed in 407.4.3, 409.4.3, 410.4, 810.5.3 and 810.10. Elongated openings shall be placed so that the long dimension is perpendicular to the dominant direction of travel.

403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

403.4 Changes in Level. Changes in level shall comply with 303

303.2 Vertical: Changes in level of 1/4 inch (6.4 mm) high maximum shall be permitted to be vertical.

303.3 Beveled: Changes in level between 1/4 inch (6.4 mm) high minimum and 1/2 inch (13 mm) high maximum shall be beveled with a slope not steeper than 1:2.

303.4 Ramps: Changes in level greater than 1/2 inch (13 mm) high shall be ramped, and shall comply with 405 or 406.

404 Doors, Doorways, and Gates

404.1 General. Doors, doorways, and gates that are part of an accessible route shall comply with 404.

307 Protruding Objects.

307.2 Protrusion Limits.Objects with leading edges more than 27 inches (685 mm) and not more than 80 inches (2030 mm) above the finish floor or ground shall protrude 4 inches (100 mm) maximum horizontally into the circulation path.

307.3 Post-Mounted Objects. Free-standing objects mounted on posts or pylons shall overhang circulation paths 12 inches (305 mm) maximum when located 27 inches (685 mm) minimum and 80 inches (2030 mm) maximum above the finish floor or ground. Where a sign or other obstruction is mounted between posts or pylons and the clear distance between the posts or pylons is greater than 12 inches (305 mm), the lowest edge of such sign or obstruction shall be 27 inches (685 mm) maximum or 80 inches (2030 mm) minimum above the finish floor or ground.

307.4 Vertical Clearance. Vertical clearance shall be 80 inches (2030 mm) high minimum. Guardrails or other barriers shall be provided where the vertical clearance is less than 80 inches (2030 mm) high. The leading edge of such guardrail or barrier shall be located 27 inches (685 mm) maximum above the finish floor or ground.

307.5 Required Clear Width. Protruding objects shall not reduce the clear width required for accessible routes.

Parking and Loading Zones

208 Parking Spaces

208.1 General. Where parking spaces are provided for the public, for visitors or for employees, parking spaces shall be provided in accordance with 208.

208.2 Minimum Number. Parking spaces complying with 502 shall be provided in accordance with Table 208.2 except as required by 208.2.1, 208.2.2, and 208.2.3. Where more than one parking facility is provided on a site, the number of accessible spaces provided on the site shall be calculated according to the number of spaces required for each parking facility.

TOTAL # OF PARKING SPACES PROVIDED AND THE MIN. # OF ACCESSIBLE SPACES REQUIRED.
1 to 25 ---------- 1
26 to 50 ------- 2
51 to 75 ------- 3
76 to 100 ------ 4
101 to 150 ----- 5
151 to 200 ----- 6
201 to 300 ----- 7
301 to 400 ----- 8
401 to 500 ----- 9
501--1000 ------ 2% of total number
1001 AND OVER -- 20, plus 1 for each 100 over 1000
(Table 208.2)

208.3 Location. Parking facilities shall comply with 208.3

208.3.1 General. Parking spaces complying with 502 that serve a particular building or facility shall be located on the shortest accessible route from parking to an entrance complying with 206.4. Where parking serves more than one accessible entrance, parking spaces complying with 502 shall be dispersed and located on the shortest accessible route to the accessible entrances. In parking facilities that do not serve a particular building or facility, parking spaces complying with 502 shall be located on the shortest accessible route to an accessible pedestrian entrance of the parking facility.

502 Parking Spaces

502.1 General. Parking spaces shall comply with 502. Where parking spaces are marked with lines, width measurements of parking spaces and access aisles shall be made from the centerline of the markings.

502.2 Vehicle Spaces. Vehicle parking spaces shall be either 8 feet (2440 mm) wide minimum or 11 feet (3350 mm) wide minimum, shall be marked to define the width, and shall have an adjacent access aisle complying with 502.3.

502.3 Access Aisle. Access aisles serving parking spaces shall comply with 502.3. Access aisles shall adjoin an accessible route. Two parking spaces shall be permitted to share a common access aisle.

502.4 Floor or Ground Surfaces. Parking spaces and access aisles serving them shall comply with 302. Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted.

502.5 Vertical Clearance. Parking spaces required by 208.2.4, and access aisles and vehicular routes serving them, shall provide a vertical clearance of 98 inches (2490 mm) minimum.

502.6 Identification. Accessible parking spaces shall be designated as reserved by providing a permanently mounted R7-8 (U.S. Department of Transportation standard sign Figure 502.6.6) sign which combines the international symbol of accessibility. Such signs shall exhibit the dollar amount of the fine as required by the Illinois Vehicle Code [625 ILCS 5/1124 and 301.1] or the higher amount if required by local ordinance (see Figure 502.6 (b)). Signs shall be vertically mounted on a post or wall at front center of the parking space, no more than 6 feet (1830 mm) horizontally from the front of the parking space and set a minimum of 5 feet (1525 mm) and a maximum of 9 feet (2745 mm) from finished grade to the bottom of the R7-8 sign.

502.7 Relationship to Accessible Routes. Parking spaces and access aisles shall be designed so that vehicles, when parked, cannot obstruct the required clear width of adjacent accessible routes.

209 Passenger Loading Zones and Bus Stops.

209.1 General. Passenger loading zones shall be provided in accordance with 209.

209.2 Type. Where provided, passenger loading zones shall comply with 209.2.

209.2.1 Passenger Loading Zones. Passenger loading zones, except those required to comply with 209.2.2 and 209.2.3, shall provide at least one passenger loading zone complying with 503 in every continuous 100 linear feet (30 m) of loading zone space, or fraction thereof.

209.2.2 Bus Loading Zones. In bus loading zones restricted to use by designated or specified public transportation vehicles, each bus bay, bus stop, or other area designated for lift or ramp deployment shall comply with 810.2.

209.2.3 On-Street Bus Stops. On-street bus stops shall comply with 810.2 to the maximum extent practicable.

209.3 Medical Care and Long-Term Care Facilities. At least one passenger loading zone complying with 503 shall be provided at an accessible entrance to licensed medical care and licensed long-term care facilities where the period of stay exceeds twenty-four hours.

209.4 Valet Parking. Parking facilities that provide valet parking services shall provide at least one passenger loading zone complying with 503.

209.5 Mechanical Access Parking Garages. Mechanical access parking garages shall provide at least one passenger loading zone complying with 503 at vehicle drop-off and vehicle pick-up areas.

Sinks

212 Kitchens, Kitchenettes, and Sinks

212.1 General. Where provided, kitchens, kitchenettes, and sinks shall comply with 212.

212.3 Sinks. Where sinks are provided, at least 5 percent, but no fewer than one, of each type provided in each accessible room or space shall comply with 606.

EXCEPTIONS:
1. Mop or service sinks shall not be required to comply with 212.3.
2. In camping facilities and picnic facilities, sinks shall not be required to comply with 212.3 where a cooktop or conventional range is not provided.

606 Lavatories and Sinks

606.1 General. Lavatories and sinks shall comply with 606.

606.2 Clear Floor Space. A clear floor space complying with 305, positioned for a forward approach, and knee and toe clearance complying with 306 shall be provided.

606.3 Height. Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34 inches (865 mm) maximum above the finish floor or ground.

606.4 Faucets. Controls for faucets shall comply with 309. Hand-operated metering faucets shall remain open for 10 seconds minimum.

606.5 Exposed Pipes and Surfaces. Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks.

Curb Ramps

406 Curb Ramps

406.1 General. Curb ramps on accessible routes shall comply with 406, 405.2 through 405.5, and 405.10.

405.2 Slope. Ramp runs shall have a running slope not steeper than 1:12.

405.3 Cross Slope. Cross slope of ramp runs shall not be steeper than 1:48.

405.4 Floor or Ground Surfaces. Floor or ground surfaces of ramp runs shall comply with 302. Changes in level other than the running slope and cross slope are not permitted on ramp runs.

405.5 Clear Width. The clear width of a ramp run and, where handrails are provided, the clear width between handrails shall be 36 inches (915 mm) minimum.

405.10 Wet Conditions. Landings subject to wet conditions shall be designed to prevent the accumulation of water.

406.2 Counter Slope. Counter slopes of adjoining gutters and road surfaces immediately adjacent to the curb ramp shall not be steeper than 1:20. The adjacent surfaces at transitions at curb ramps to walks, gutters, and streets shall be at the same level.

406.3 Sides of Curb Ramps. Where provided, curb ramp flares shall not be steeper than 1:10.

406.4 Landings. Landings complying with 405.7.1 shall be provided at the tops of curb ramps. The landing clear length shall be 36 inches (915 mm) minimum. The landing clear width shall be at least as wide as the curb ramp, excluding flared sides, leading to the landing.

406.5 Location. Curb ramps and the flared sides of curb ramps shall be located so that they do not project into vehicular traffic lanes, parking spaces, or parking access aisles. Curb ramps at marked crossings shall be wholly contained within the markings, excluding any flared sides.

406.6 Diagonal Curb Ramps. Diagonal or corner type curb ramps with returned curbs or other well-defined edges shall have the edges parallel to the direction of pedestrian flow. The bottom of diagonal curb ramps shall have a clear space 48 inches (1220 mm) minimum outside active traffic lanes of the roadway. Diagonal curb ramps provided at marked crossings shall provide the 48 inches (1220 mm) minimum clear space within the markings. Diagonal curb ramps with flared sides shall have a segment of curb 24 inches (610 mm) long minimum located on each side of the curb ramp and within the marked crossing.

406.7 Islands. Raised islands in crossings shall be cut through level with the street or have curb ramps at both sides. Each curb ramp shall have a level area, with a slope of 1:48 maximum in all directions, that is 48 inches (1220 mm) long minimum by 36 inches (915 mm) wide minimum at the top of the curb ramp in the part of the island intersected by the crossings. Each 48 inch (1220 mm) minimum by 36 inch (915 mm) minimum area shall be oriented so that the 48 inch (1220 mm) minimum length is in the direction of the running slope of the curb ramp it serves. The 48 inch (1220 mm) minimum by 36 inch (915 mm) minimum areas and the accessible route shall be permitted to overlap.

Entrances

206.4 Entrances. Entrances shall be provided in accordance with 206.4. Entrance doors, doorways, and gates shall comply with 404 and shall be on an accessible route complying with 402.

206.4.1 Public Entrances. In addition to entrances required by 206.4.2 through 206.4.9, at least 60 percent of all public entrances shall comply with 404.

206.4.2 Entrances from Parking Structures. Where direct access is provided for pedestrians from a parking structure to a building or facility entrance, each direct access to the building or facility entrance shall comply with 404.

206.4.3 Entrances from Tunnels or Elevated Walkways. Where direct access is provided for pedestrians from a pedestrian tunnel or elevated walkway to a building or facility, at least one direct entrance to the building or facility from each tunnel or walkway shall comply with 404.

206.4.4 Transportation Facilities. In addition to the requirements of 206.4.2, 206.4.3, and 206.4.5 through 206.4.9, transportation facilities shall provide entrances in accordance with 206.4.4.

206.4.5 Tenant Spaces. At least one accessible entrance to each tenancy in a facility shall comply with 404.

206.4.6 Residential Dwelling Unit Primary Entrance. In residential dwelling units, at least one primary entrance shall comply with 404. The primary entrance to a residential dwelling unit shall not be to a bedroom.

206.4.7 Restricted Entrances. Where restricted entrances are provided to a building or to a tenancy in a facility, that entrance shall comply with 404.

206.4.8 Service Entrances. If a service entrance is the only entrance to a building or to a tenancy in a facility, that entrance shall comply with 404.

206.4.9 Entrances for Inmates or Detainees. Where entrances used only by inmates or detainees and security personnel are provided at judicial facilities, detention facilities, or correctional facilities, at least one such entrance shall comply with 404.

Drinking Fountains

211 Drinking Fountains

211.1 General. Where drinking fountains are provided on an exterior site, on a floor, or within a secured area they shall be provided in accordance with 211.

211.2 Minimum Number. No fewer than two drinking fountains shall be provided. One drinking fountain shall comply with 602.1 through 602.6 and one drinking fountain shall comply with 602.7.

EXCEPTION: Where a single drinking fountain complies with 602.1 through 602.6 and 602.7, it shall be permitted to be substituted for two separate drinking fountains.

602.1 General. Drinking fountains shall comply with 307 and 602.

602.2 Clear Floor Space. Units shall have a clear floor or ground space complying with 305 positioned for a forward approach and centered on the unit. Knee and toe clearance complying with 306 shall be provided.

602.3 Operable Parts. Operable parts shall comply with 309.

602.4 Spout Height. Spout outlets shall be 36 inches (915 mm) maximum above the finish floor or ground.

602.5 Spout Location. The spout shall be located 15 inches (380 mm) minimum from the vertical support and 5 inches (125 mm) maximum from the front edge of the unit, including bumpers.

602.6 Water Flow. The spout shall provide a flow of water 4 inches (100 mm) high minimum. The spout shall be located 5 inches (125 mm) maximum from the front of the unit. The angle of the water stream shall be measured horizontally relative to the front face of the unit. Where spouts are located less than 3 inches (75 mm) of the front of the unit, the angle of the water stream shall be 30 degrees maximum. Where spouts are located between 3 inches (75 mm) and 5 inches (125 mm) maximum from the front of the unit, the angle of the water stream shall be 15 degrees maximum.

602.7 Drinking Fountains for Standing Persons. Spout outlets of drinking fountains for standing persons shall be 38 inches (965 mm) minimum and 43 inches (1090 mm) maximum above the finish floor or ground.

211.3 More Than Minimum Number. Where more than the minimum number of drinking fountains specified in 211.2 are provided, 50 percent of the total number of drinking fountains provided shall comply with 602.1 through 602.6, and 50 percent of the total number of drinking fountains provided shall comply with 602.7.

EXCEPTION: Where 50 percent of the drinking fountains yields a fraction, 50 percent shall be permitted to be rounded up or down provided that the total number of drinking fountains complying with 211 equals 100 percent of drinking fountains.

211.4 Bottle Fillers. Where a bottle filler is provided, the bottle filler shall be on an accessible route and shall comply with 308 and 309.

Storage

225 Storage

225.1 General. Storage facilities shall comply with 225.

225.2 Storage. Where storage is provided in accessible spaces, at least one of each type shall comply with 811.

225.2.1 Lockers. Where lockers are provided, at least 5 percent, but no fewer than one of each type, shall comply with 811.

225.2.2 Self-Service Shelving. Self-service shelves shall be located on an accessible route complying with 402. Self-service shelving shall not be required to comply with 308. Aisles between stacks in libraries shall comply with 403.5.4.

225.3 Self-Service Storage Facilities. Self-service storage facilities shall provide individual self-service storage spaces complying with these requirements in accordance with Table 225.3.

225.3.1 Dispersion. Individual self-service storage spaces shall be dispersed throughout the various classes of spaces provided. Where more classes of spaces are provided than the number required to be accessible, the number of spaces shall not be required to exceed that required by Table 225.3. Self-service storage spaces complying with Table 225.3 shall not be required to be dispersed among buildings in a multi-building facility.

811 Storage

811.1 General. Storage shall comply with 811.

811.2 Clear Floor or Ground Space. A clear floor or ground space complying with 305 shall be provided.

811.3 Height. Storage elements shall comply with at least one of the reach ranges specified in 308

811.4 Operable Parts. Operable parts shall comply with 309.

Clear Floor and Ground Space

305 Clear Floor or Ground Space

305.1 General. Clear floor or ground space shall comply with 305.

305.2 Floor or Ground Surfaces. Floor or ground surfaces of a clear floor or ground space shall comply with 302. Changes in level are not permitted.

305.3 Size. The clear floor or ground space shall be 30 inches (760 mm) minimum by 48 inches (1220 mm) minimum.

305.4 Knee and Toe Clearance. Unless otherwise specified, clear floor or ground space shall be permitted to include knee and toe clearance complying with 306.

305.5 Position. Unless otherwise specified, clear floor or ground space shall be positioned for either forward or parallel approach to an element.

305.6 Approach. One full unobstructed side of the clear floor or ground space shall adjoin an accessible route or adjoin another clear floor or ground space.

305.7 Maneuvering Clearance. Where a clear floor or ground space is located in an alcove or otherwise confined on all or part of three sides, additional maneuvering clearance shall be provided in accordance with 305.7.1 and 305.7.2.

305.7.1 Forward Approach. Alcoves shall be 36 inches (915 mm) wide minimum where the depth exceeds 24 inches (610 mm).

305.7.2 Parallel Approach. Alcoves shall be 60 inches (1525 mm) wide minimum where the depth exceeds 15 inches (380 mm).

Toilet Rooms

213 Toilet Facilities and Bathing Facilities

213.1 General. Where toilet facilities and bathing facilities are provided, they shall comply with 213. Where toilet facilities and bathing facilities are provided in facilities permitted by 206.2.3
Exception 1 not to connect stories by an accessible route, toilet facilities and bathing facilities shall be provided on a story connected by an accessible route to an accessible entrance.

213.2 Toilet Rooms and Bathing Rooms. Where toilet rooms are provided, each toilet room shall comply with 603. Where bathing rooms are provided, each bathing room shall comply with 603.

603 Toilet and Bathing Rooms

603.1 General. Toilet and bathing rooms shall comply with 603.

603.2 Clearances. Clearances shall comply with 603.2.

603.2.1 Turning Space. Turning space complying with 304 shall be provided within the room.

603.2.2 Overlap. Required clear floor spaces, clearance at fixtures, and turning space shall be permitted to overlap.

603.2.3 Door Swing. Doors shall not swing into the clear floor space or clearance required for any fixture. Doors shall be permitted to swing into the required turning space.

603.3 Mirrors. Mirrors located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 40 inches (1015 mm) maximum above the finish floor or ground. Mirrors not located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 35 inches (890 mm) maximum above the finish floor or ground.

603.4 Coat Hooks and Shelves. Coat hooks and shelves shall be located within one of the reach ranges specified in 308. Shelves shall be located 40 inches (1015 mm) minimum and 48 inches (1220 mm) maximum above the finish floor.

213.3 Plumbing Fixtures and Accessories. Plumbing fixtures and accessories provided in a toilet room or bathing room required to comply with 213.2 shall comply with 213.3.

213.3.1 Toilet Compartments. Where toilet compartments are provided, at least one toilet compartment shall comply with 604.8.1. In addition to the compartment required to comply with 604.8.1, at least one compartment shall comply with 604.8.2 where six or more toilet compartments are provided, or where the combination of urinals and water closets totals six or more fixtures.

213.3.2 Water Closets. Where water closets are provided, at least one shall comply with 604.

604.1 General. Water closets and toilet compartments shall comply with 604.2 through 604.8.

604.2 Location. The water closet shall be positioned with a wall or partition to the rear and to one side. The centerline of the water closet shall be 16 inches (405 mm) minimum to 18 inches (455 mm) maximum from the side wall or partition, except that the water closet shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum from the side wall or partition in the ambulatory accessible toilet compartment specified in 604.8.2. Water closets shall be arranged for a left-hand or right-hand approach.

604.3 Clearance. Clearances around water closets and in toilet compartments shall comply with 604.3.

604.3.1 Size. Clearance around a water closet shall be 60 inches (1525 mm) minimum measured perpendicular from the side wall and 56 inches (1420 mm) minimum measured perpendicular from the rear wall.

604.3.2 Overlap. The required clearance around the water closet shall be permitted to overlap the water closet, associated grab bars, dispensers, sanitary napkin disposal units, coat hooks, shelves, accessible routes, clear floor space and clearances required at other fixtures, and the turning space. No other fixtures or obstructions shall be located within the required water closet clearance.

604.3.3 Changes in Level. Floor or ground surface within the required clearance shall comply with 302. Changes in level are not permitted.

604.4 Seats. The seat height of a water closet above the finish floor shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum measured to the top of the seat. Seats shall not be sprung to return to a lifted position.

604.5 Grab Bars. Grab bars for water closets shall comply with 609. Grab bars shall be provided on the side wall closest to the water closet and on the rear wall.

604.5.1 Side Wall. The side wall grab bar shall be 42 inches (1065 mm) long minimum, located 12 inches (305 mm) maximum from the rear wall and extending 54 inches (1370 mm) minimum from the rear wall.

604.5.2 Rear Wall. The rear wall grab bar shall be 36 inches (915 mm) long minimum and extend from the centerline of the water closet 12 inches (305 mm) minimum on one side and 24 inches (610 mm) minimum on the other side.

604.6 Flush Controls. Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with 309. Flush controls shall be located on the open side of the water closet except in ambulatory accessible compartments complying with 604.8.2.

604.7 Dispensers. Toilet paper dispensers shall comply with 309.4 and shall be 7 inches (180 mm) minimum and 9 inches (230 mm) maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 15 inches (380 mm) minimum and 48 inches (1220 mm) maximum above the finish floor and shall not be located behind grab bars. Dispensers shall not be of a type that controls delivery or that does not allow continuous paper flow.

604.8 Toilet Compartments. Wheelchair accessible toilet compartments shall meet the requirements of 604.8.1 and 604.8.3. Compartments containing more than one plumbing fixture shall comply with 603. Ambulatory accessible compartments shall comply with 604.8.2 and 604.8.3.

604.8.1 Wheelchair Accessible Compartments. Wheelchair accessible compartments shall comply with 604.8.1.

604.8.1.1 Size. Wheelchair accessible compartments shall be 60 inches (1525 mm) wide minimum measured perpendicular to the side wall, and 56 inches (1420 mm) deep minimum measured perpendicular to the rear wall. Wheelchair accessible compartments for children's use shall be 60 inches (1525 mm) wide minimum measured perpendicular to the side wall, and 59 inches (1500 mm) deep minimum for wall hung and floor mounted water closets measured perpendicular to the rear wall.

604.8.1.2 Doors. Toilet compartment doors, including door hardware, shall comply with 404 except that if the approach is to the latch side of the compartment door, clearance between the door side of the compartment and any obstruction shall be 42 inches (1065 mm) minimum. Doors shall be located in the side wall or partition farthest from the water closet. Where located in the front partition, the door opening shall be 4 inches (100 mm) maximum from the side wall or partition farthest from the water closet. Where located in the side wall or partition, the door opening shall be 4 inches (100 mm) maximum from the front partition. The door shall be self-closing. A door pull complying with 404.2.7 shall be placed on both sides of the door near the latch. Toilet compartment doors shall not swing into the minimum required compartment area.

604.8.1.3 Approach. Compartments shall be arranged for left-hand or right-hand approach to the water closet.

604.8.1.4 Toe Clearance. The front partition and at least one side partition shall provide a toe clearance of 9 inches (230 mm) minimum above the finish floor and 6 inches (150 mm) deep minimum beyond the compartment-side face of the partition, exclusive of partition support members. Compartments for children's use shall provide a toe clearance of 12 inches (305 mm) minimum above the finish floor.

604.8.1.5 Standard Stall. The standard stall compartment shall comply with 604.8.2.

604.8.2 Ambulatory Accessible Compartments. Ambulatory accessible compartments shall comply with 604.8.2.

604.8.2.1 Size. Ambulatory accessible compartments shall have a depth of 60 inches (1525 mm) minimum and a width of 35 inches (890 mm) minimum and 37 inches (940 mm) maximum.

604.8.2.2 Doors. Toilet compartment doors, including door hardware, shall comply with 404, except that if the approach is to the latch side of the compartment door, clearance between the door side of the compartment and any obstruction shall be 42 inches (1065 mm) minimum. Doors shall be located at the front partition adjacent to the side wall or partition farthest from the water closet. Doors shall not swing into the required clear floor space or clearance required for any fixture.

604.8.2.3 Grab Bars. Grab bars shall comply with 609. A side-wall grab bar complying with 604.5.1 shall be provided on both sides of the compartment.

604.8.3 Coat Hooks and Shelves. Coat hooks shall be located within one of the reach ranges specified in 308. Shelves shall be located 40 inches (1015 mm) minimum and 48 inches (1220 mm) maximum above the finish floor.

213.3.3 Urinals. Where more than one urinal is provided, at least one shall comply with 605.

605 Urinals

605.1 General. Urinals shall comply with 605.

605.2 Height and Depth. Urinals shall be the stall-type or the wall-hung type with the rim 17 inches (430 mm) maximum above the finish floor or ground. Urinals shall be 13 1/2 inches (345 mm) deep minimum measured from the outer face of the urinal rim to the back of the fixture.

605.3 Clear Floor Space. A clear floor or ground space complying with 305 positioned for forward approach shall be provided.

605.4 Flush Controls. Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with 309.

213.3.4 Lavatories. Where lavatories are provided, at least one shall comply with 606 and shall not be located in a toilet compartment.

213.3.5 Mirrors. Where mirrors are provided, at least one shall comply with 603.3.

213.3.6 Bathing Facilities. Where bathtubs or showers are provided, at least one bathtub complying with 607 or at least one shower complying with 608 shall be provided.

213.3.7 Coat Hooks and Shelves. Where coat hooks or shelves are provided in toilet rooms without toilet compartments, at least one of each type shall comply with 603.4. Where coat hooks or shelves are provided in toilet compartments, at least one of each type complying with 604.8.3 shall be provided in toilet compartments required to comply with 213.3.1. Where coat hooks or shelves are provided in bathing facilities, at least one of each type complying with 603.4 shall serve fixtures required to comply with 213.3.6.

Handrails and Grab Bars

609 Grab Bars

609.1 General. Grab bars in toilet facilities and bathing facilities shall comply with 609.

609.2 Cross Section. Grab bars shall have a cross section complying with 609.2.1 or 609.2.2.

609.2.1 Circular Cross Section. Grab bars with circular cross sections shall have an outside diameter of 1 1/4 inches (32 mm) minimum and 2 inches (51 mm) maximum.

609.2.2 Non-Circular Cross Section. Grab bars with non-circular cross sections shall have a cross-section dimension of 2 inches (51 mm) maximum and a perimeter dimension of 4 inches (100 mm) minimum and 4.8 inches (120 mm) maximum.

609.3 Spacing. The space between the wall and the grab bar shall be 1 1/2 inches (38 mm). The space between the grab bar and projecting objects below and at the ends shall be 1 1/2 inches (38 mm) minimum. The space between the grab bar and projecting objects above shall be 12 inches (305 mm) minimum.

609.4 Position of Grab Bars. Grab bars shall be installed in a horizontal position, 33 inches (840 mm) minimum and 36 inches (915 mm) maximum above the finish floor measured to the top of the gripping surface. Grab bars at water closets for children's use complying with 604.9, grab bars shall be installed in a horizontal position 18 inches (455 mm) minimum and 27 inches (685 mm) maximum above the finish floor measured to the top of the gripping surface. The height of the lower grab bar on the back wall of a bathtub shall comply with 607.4.1.1 or 607.4.2.1.

609.5 Surface Hazards. Grab bars and any wall or other surfaces adjacent to grab bars shall be free of sharp or abrasive elements and shall have rounded edges.

609.6 Fittings. Grab bars shall not rotate within their fittings.

609.7 Installation. Grab bars shall be installed in any manner that provides a gripping surface at the specified locations and that does not obstruct the required clear floor space.

609.8 Structural Strength. Allowable stresses shall not be exceeded for materials used when a vertical or horizontal force of 250 pounds (1112 N) is applied at any point on the grab bar, fastener, mounting device, or supporting structure.

Bathtubs and Showers

213.3.6 Bathing Facilities. Where bathtubs or showers are provided, at least one bathtub complying with 607 or at least one shower complying with 608 shall be provided.

607 Bathtubs

607.1 General. Bathtubs shall comply with 607.

607.2 Clearance. Clearance in front of bathtubs shall extend the length of the bathtub and shall be 30 inches (760 mm) wide minimum. A lavatory complying with 606 shall be permitted at the control end of the clearance. Where a permanent seat is provided at the head end of the bathtub, the clearance shall extend 12 inches (305 mm) minimum beyond the wall at the head end of the bathtub. Floor or ground surface within the required clearance shall comply with 302. Changes in level are not permitted.

607.3 Seat. A permanent seat at the head end of the bathtub or a removable in-tub seat shall be provided. Seats shall comply with 610.

607.4 Grab Bars. Grab bars for bathtubs shall comply with 609 and shall be provided in accordance with 607.4.1 or 607.4.2.

607.4.1 Bathtubs with Permanent Seats. For bathtubs with permanent seats, grab bars shall be provided in accordance with 607.4.1.

607.4.1.1 Back Wall. Two grab bars shall be installed on the back wall, one located in accordance with 609.4 and the other located 8 inches (205 mm) minimum and 10 inches (255 mm) maximum above the rim of the bathtub. Each grab bar shall be installed 15 inches (380 mm) minimum from the head end wall and 12 inches (305 mm) maximum from the control end wall.

607.4.1.2 Control End Wall. A grab bar 24 inches (610 mm) long minimum shall be installed on the control end wall at the front edge of the bathtub.

607.4.2 Bathtubs without Permanent Seats. For bathtubs without permanent seats, grab bars shall comply with 607.4.2.

607.4.2.1 Back Wall. Two grab bars shall be installed on the back wall, one located in accordance with 609.4 and other located 8 inches (205 mm) minimum and 10 inches (255 mm) maximum above the rim of the bathtub. Each grab bar shall be installed 24 inches (610 mm) maximum from the head end wall and 12 inches (305 mm) maximum from the control end wall.

607.4.2.2 Control End Wall. A grab bar 24 inches (610 mm) long minimum shall be installed on the control end wall at the front edge of the bathtub.

607.4.2.3 Head End Wall. A grab bar 12 inches (305 mm) long minimum shall be installed on the head end wall at the front edge of the bathtub.

607.5 Controls. Controls, other than drain stoppers, shall be located on an end wall. Controls shall be between the bathtub rim and grab bar, and between the open side of the bathtub and the centerline of the width of the bathtub. Controls shall comply with 309.4.

607.6 Shower Spray Unit and Water. A shower spray unit with hose 59 inches (1500 mm) long minimum that can be used both as a fixed-position shower head and as a hand-held shower shall be provided. The shower spray unit shall be located within one of the reach ranges specified in 308. The non-positive shut-off shall have an on/off control with a lever handle. A non-positive shut-off, if an adjustable-height shower spray unit is used, the bar shall be installed so as not to obstruct the use of grab bars or shower controls. Shower spray units shall deliver water that does not exceed the maximum temperature allowed by the Illinois Plumbing Code.

607.7 Thresholds. Thresholds in roll-in type shower compartments shall be 1/2 inch (13 mm) high maximum in accordance with 303. In transfer type shower compartments, thresholds 1/2 inch (13 mm) high maximum shall be beveled, rounded, or vertical.

607.8 Shower Enclosures. Enclosures for shower compartments shall not obstruct controls, faucets, and shower spray units or obstruct transfer from wheelchairs onto shower seats.

Seating and Work Surfaces

226 Dining Surfaces and Work Surfaces

226.1 General. Where dining surfaces are provided for the consumption of food or drink, at least 5 percent of the seating spaces and standing spaces at the dining surfaces shall comply with 902. In addition, where work surfaces are provided for use by other than employees, at least 5 percent shall comply with 902.

226.2 Dispersion. Dining surfaces and work surfaces required to comply with 902 shall be dispersed throughout the space or facility containing dining surfaces and work surfaces.

902 Dining Surfaces and Work Surfaces

902.1 General. Dining surfaces and work surfaces shall comply with 902.2 and 902.3.

902.2 Clear Floor or Ground Space. A clear floor space complying with 305 positioned for a forward approach shall be provided. Knee and toe clearance complying with 306 shall be provided.

902.3 Height. The tops of dining surfaces and work surfaces shall be 28 inches (710 mm) minimum and 34 inches (865 mm) maximum above the finish floor or ground.

902.4 Dining Surfaces and Work Surfaces for Children's Use. Accessible dining surfaces and work surfaces for children's use shall comply with 902.4.

Detectable Warnings

705 Detectable Warnings

705.1 General. Detectable warnings shall consist of a surface of truncated domes and shall comply with 705.

705.1.1 Dome Size. Truncated domes in a detectable warning surface shall have a base diameter of 0.9 inch (23 mm) minimum and 1.4 inches (36 mm) maximum, a top diameter of 50 percent of the base diameter minimum to 65 percent of the base diameter maximum, and a height of 0.2 inch (5.1 mm).

705.1.2 Dome Spacing. Truncated domes in a detectable warning surface shall have a center-to-center spacing of 1.6 inches (41 mm) minimum and 2.4 inches (61 mm) maximum, and a base-to-base spacing of 0.65 inch (17 mm) minimum, measured between the most adjacent domes on a square grid.

705.1.3 Contrast. Detectable warning surfaces shall contrast visually with adjacent walking surfaces either light-on-dark, or dark-on-light.

705.2 Platform Edges. Detectable warning surfaces at platform boarding edges shall be 24 inches (610 mm) wide and shall extend the full length of the public use areas of the platform.

Operable Parts

205 Operable Parts

205.1 General. Operable parts on accessible elements, accessible route, and in accessible rooms and spaces shall comply with 309.

309 Operable Parts

309.1 General. Operable parts shall comply with 309.

309.2 Clear Floor Space. A clear floor or ground space complying with 305 shall be provided.

309.3 Height. Operable parts shall be placed within one or more of the reach ranges specified in 308.

309.4 Operation. Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds (22.2 N) maximum.

Telephones

217 Telephones

217.1 General. Where coin-operated public pay telephones, coinless public pay telephones, public closed-circuit telephones, public courtesy phones, or other types of public telephones are provided, public telephones shall be provided in accordance with 217 for each type of public telephone provided. For purposes of this section, a bank of telephones shall be considered to be two or more adjacent telephones.

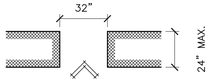
217.2 Wheelchair Accessible Telephones. Where public telephones are provided, wheelchair accessible telephones complying with 704.2 shall be provided in accordance with Table 217.2.

# OF TELEPHONES PROVIDED ON A FLOOR, LEVEL, OR EXTERIOR SITE	MIN. # OF REQUIRED WHEELCHAIR ACCESSIBLE TELEPHONES
1 or more single units	1 or more single units
1 bank	1 bank
2 or more banks	2 or more banks

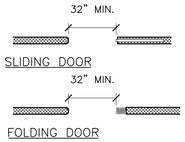
217.3 Volume Controls. All public telephones shall have volume controls complying with 704.3.

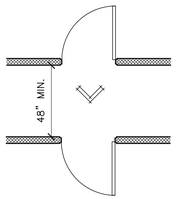
217.4 TTYs. TTYs complying with 704.4 shall be provided in accordance with 217.4.

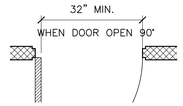
217.4.1 Bank Requirement. Where four or more public pay telephones are provided at a bank



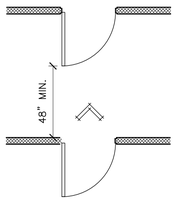
MAXIMUM DOORWAY DEPTH







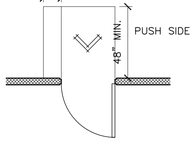
DETAIL



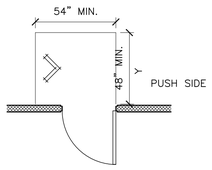
NOTE: ALL DOORS IN ALCOVES SHALL COMPLY W/THE CLEARANCES FOR FRONT APPROACHES

DIRECTION OF APPROACH

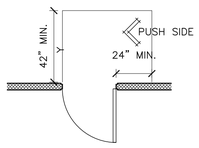
NOTE: X=12" IF DOOR HAS BOTH CLOSER AND LATCH

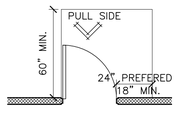


NOTE: Y=48" MIN. IF DOOR HAS BOTH LATCH AND CLOSER

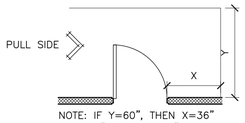


NOTE: Y=48" IF DOOR HAS BOTH CLOSER



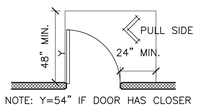


FRONT APPROACH SWINGING DOORS



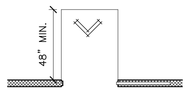
NOTE: IF Y=60", THEN X=36"
IF Y=54", THEN X=42"

HINGE SIDE APPROACH SWINGING DOORS

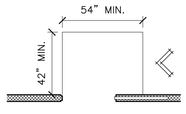


NOTE: Y=54" IF DOOR HAS CLOSER

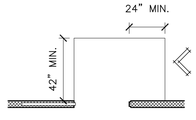
LATCH SIDE APPROACH SWINGING DOORS



FRONT APPROACH SLIDING DOORS & FOLDING DOORS

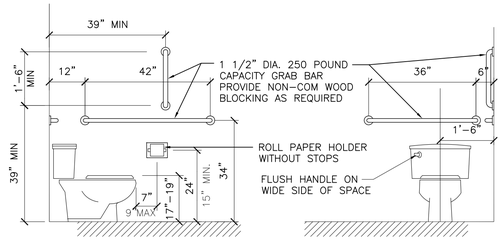


SLIDE SIDE FRONT APPROACH SLIDING DOORS & FOLDING DOORS

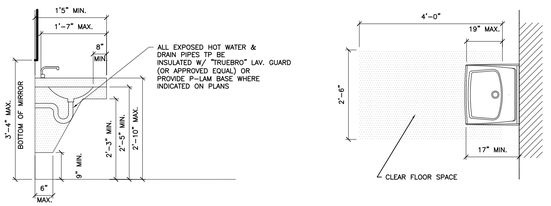


LATCH SIDE FRONT APPROACH SLIDING DOORS & FOLDING DOORS

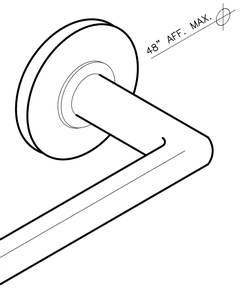
1 MANEUVERING CLEARANCES AT DOORS
SCALE: 1/2" = 1'-0"



7 GRAB BAR MOUNTING HEIGHTS
SCALE: NONE



6 LAVATORY CLEAR SPACE
SCALE: NONE



TYPICAL LEVER TYPE TO BE USED

5 TYPICAL LEVER TOBE USED
SCALE: NONE

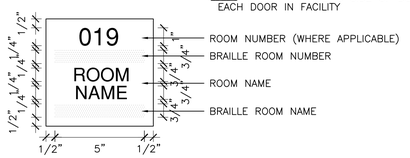
ROOM SIGNAGE:

SIGNAGE NOTES:
- ALL DOORS AS INDICATED ON SCHEDULE SHALL HAVE A SIGN STATING ROOM NUMBER AND NAME. INSTALL WITH 4 MECHANICAL FASTENERS AND/OR ADHESIVE
- COLORS BY ARCHITECT, AS SELECTED FROM MANUFACTURES STANDARD COLORS.
- SUBMIT SHOP DRAWINGS FOR APPROVAL

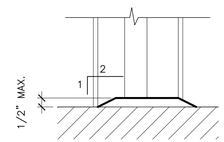
SIGNAGE REQUIREMENTS:
- LETTERS AND NUMBERS SHALL BE RAISED 1/32" UPPER CASE, SANS SERIF OR SIMPLE SANS SERIF
- USE DOMED GRADE 2 BRAILLE
- INSTALL SIGNAGE ON WALL ADJACENT TO LATCH SIDE OF DOOR
- INSTALL AT HEIGHT OF 60" TO CENTER OF SIGN FROM FINISH FLOOR

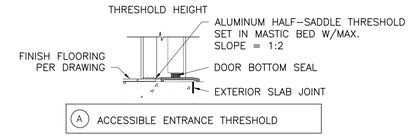
QUANTITY:
- 1 PER ROOM DOOR, LOCATE ON WALL BESIDES DOOR.
- 1 PER RESTROOM (1 SYMBOL ON WALL-LATCH SIDE)

NOTE: 1 SIGN ON PUBLIC SIDE OF DOOR, EACH DOOR IN FACILITY

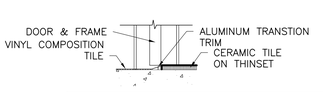


4 INTERIOR SIGNAGE
SCALE: NONE

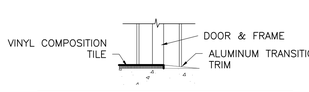




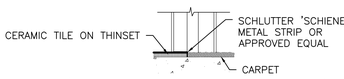
(A) ACCESSIBLE ENTRANCE THRESHOLD



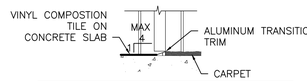
(B) TRANSITION-VCT TO CERAMIC TILE



(D) TRANSITION-VINYL TO CONCRETE



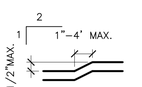
(C) TRANSITION-CERAMIC TILE TO CARPET

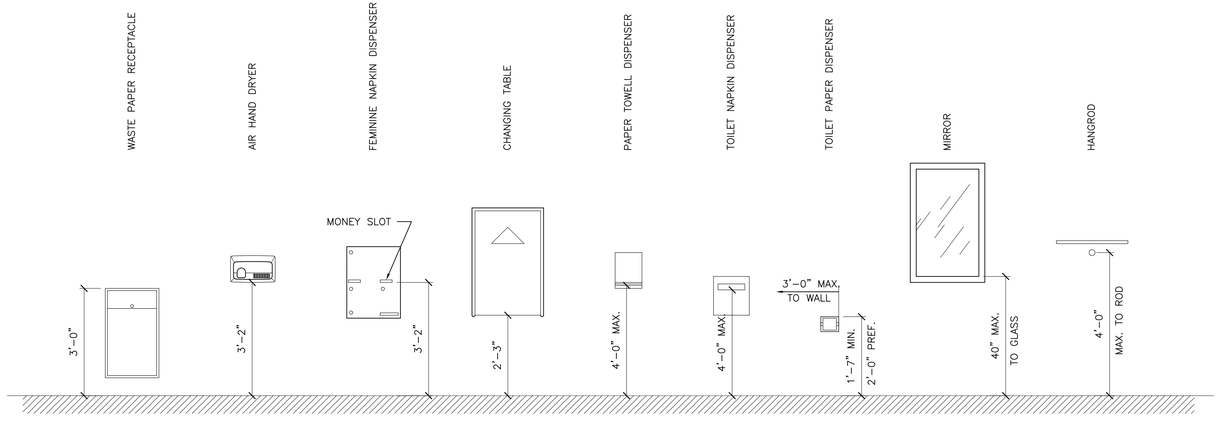


(E) TRANSITION-VCT/CONCRETE TO CARPET

3 THRESHOLD DETAILS
SCALE: NONE







2 ACCESSORIES MOUNTING HEIGHTS
SCALE: NONE

AGAMA DESIGNS
architecture
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Yorkville, Illinois 60560
Phone: 630-381-9019
E-mail: alberto@agamadesigns.com

THESE DRAWINGS, INCLUDING ALL DESIGNS, DETAILS, SPECIFICATIONS AND INFORMATION, ARE THE SOLE PROPERTY AND COPYRIGHT OF AGAMA DESIGNS AND ARE FOR USE ON THIS SPECIFIC PROJECT AND SHALL NOT BE USED ON ANY OTHER WORK WITHOUT THE AGREEMENT AND WRITTEN PERMISSION OF AGAMA DESIGNS

ISSUED	DATE
FOR APPROVAL	
FOR PERMIT	
FOR BID	
FOR CONST.	

REVISIONS	DATE
1 PALATINE	09-05-23
2 PALATINE	09-26-23
3 PALATINE	12-07-23
4	
5	

PROJECT:
PALATINE RESTAURANT
2379 N. HICKS RD.
PALATINE IL, 60074

CLIENT:
ALDO HERNANDEZ - FRONTERAS MEXICAN GRILL
PHONE: 773-647-9106
EMAIL: fronteragrill2379@gmail.com

JOB NO. 22-060
DATE 07-06-23
FILE HC-2
PLOT SCALE 1:1

OWNER APPROVAL

Signature

Date

SHEET TITLE
ACCESSIBILITY DETAILS

SHEET NUMBER
A4

Attachment: Floor Plan (2379 N. Hicks Rd - VAR Parking)

PLUMBING NOTES

1. THESE DRAWINGS ARE FOR SCHEMATIC DESIGN ONLY. IT IS UP TO EACH INDIVIDUAL DESIGNER TO SPECIFY AND ENGINEER THESE SYSTEMS FOR SITE SPECIFIC LOCATIONS.

2. ALL WORK SHALL COMPLY WITH ALL LOCAL AND STATE CODES AND AUTHORITIES HAVING JURISDICTION.

3. PLUMBING CONTRACTOR SHALL ARRANGE ALL REQUIRED INSPECTIONS.

4. ALL CONTRACTORS SHALL EXAMINE THE SITE AND REVIEW THE DRAWINGS AND SPECIFICATIONS PRIOR TO SUBMITTING A PROPOSAL.

5. CONTRACTOR SHALL VERIFY DEPTH, SIZE AND LOCATION OF ALL EXISTING UTILITIES IN FIELD PRIOR TO STARTING WORK.

6. VERIFY EXACT LOCATION OF EQUIPMENT PRIOR TO INSTALLATION OF PLUMBING SERVICES. FURNISH AND INSTALL ALL NECESSARY VALVES, TRAPS, GAUGES, STRAINERS, UNIONS, ETC. FOR EACH PIECE OF EQUIPMENT HAVING PLUMBING CONNECTIONS TO FACILITATE PROPER FUNCTIONING AND SERVICING. RELOCATION DUE TO MISPLACEMENT SHALL BE AT CONTRACTOR'S EXPENSE.

7. REFER TO EQUIPMENT SCHEDULE AND EQUIPMENT SPECIFICATIONS FOR EXACT LOCATIONS OF PLUMBING CONNECTIONS.

8. PROVIDE AT LEAST THE MINIMUM MANUFACTURER'S RECOMMENDED AND CODE REQUIRED CLEARANCE AROUND THE EQUIPMENT FOR NORMAL MAINTENANCE.

9. PLUMBING CONTRACTOR SHALL COORDINATE HIS / HER WORK WITH OTHER CONTRACTORS IN ESTABLISHING PIPE RUNS AND SPACE CONDITIONS.

10. ALL PIPING TO BE CONCEALED IN HUNG CEILINGS, CHASES AND FURRED SPACES.

11. THIS CONTRACTOR SHALL PROVIDE AND INSTALL ALL PIPE HANGERS AND SUPPORTS IN ACCORDANCE WITH THE LOCAL APPLICABLE CODES.

12. EACH ICE MACHINE, COFFEE, TEA, JUICES, OR SIMILAR BEVERAGE DISPENSERS SUPPLIED WITH POTABLE WATER, SHALL BE PROVIDE WITH AN APPROVED BACKFLOW PREVENTER DEVICE APPROPRIATE FOR EACH TYPE OF MACHINE. NOTE: THE CARBONATED BEVERAGE DISPENSER SHALL HAVE AN ASSE 1022 OR ASSE 1032 (WITH PORT) DEVICE IN-LINE AND THE DOUBLE CHECK DEVICE SHALL BE CONSTRUCTED OF INTEGRAL STAINLESS STEEL MATERIALS.

13. PLUMBING CONTRACTOR TO PROVIDE TRAP PRIMERS OR TRAP SEAL ON ALL FLOOR DRAINS AS PER APPLICABLE CODE.

14. ALL ROOF PENETRATIONS SHALL BE AT THE CONTRACTOR'S EXPENSE. COORDINATE WITH OWNER'S ROOFING CONTRACTOR SO AS NOT TO VOID ALL EXISTING ROOF WARRANTIES.

15. ANY CUTTING OR PATCHING NECESSARY TO PERMIT THE INSTALLATION OF ANY WORK UNDER THIS CONTRACT SHALL BE THE RESPONSIBILITY OF THIS CONTRACTOR.

16. ALL KITCHEN, PREP AREA AND SALES AREA EQUIPMENT WILL BE FURNISHED AND INSTALLED. EQUIPMENT WILL BE FURNISHED WITH TRIM, FAUCETS, ESCUTCHEONS, ETC.

17. PLUMBING CONTRACTOR SHALL MAKE ALL FINAL CONNECTIONS (SEE EQUIPMENT SCHEDULE).

18. PLUMBING CONTRACTOR SHALL FURNISH AND INSTALL ALL GAS PIPING AND MAKE ALL FINAL CONNECTIONS.

19. ENTIRE INSTALLATION SHALL BE GUARANTEED FREE OF DEFECTS AND CONTRACTOR SHALL REPAIR AND/OR REPLACE ANY DEFECTIVE MATERIALS OR EQUIPMENT AT NO COST TO THE OWNER FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF ACCEPTANCE BY ENGINEER.

20. BEFORE INSTALLING ANY WORK, THIS CONTRACTOR SHALL SEE THAT IT DOES NOT INTERFERE WITH CLEARANCE REQUIRED FOR FINISH ON BEAMS, COLUMNS, PILASTERS, WALLS OR OTHER STRUCTURAL OR ARCHITECTURAL MEMBERS, AS SHOWN ON ARCHITECTURAL DRAWINGS. IF ANY WORK IS SO INSTALLED AND IT LATER DEVELOPS THAT ARCHITECTURAL DESIGN CANNOT BE FOLLOWED, CONTRACTOR SHALL, AT HIS OWN EXPENSE, MAKE SUCH CHANGES IN HIS WORK AS THE DESIGN PROFESSIONAL MAY DIRECT TO PERMIT COMPLETION OF ARCHITECTURAL WORK IN ACCORDANCE WITH PLANS AND SPECIFICATIONS.

21. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE ARCHITECT / OWNER.

22. NO "DEAD ENDS" (LONGER THAN TWO FEET DEVELOPED LENGTH) SHALL BE CREATED IN THE WASTE SYSTEM, THE VENT SYSTEM, OR ANY PORTION OF THE WATER DISTRIBUTION SYSTEM DUE TO CHANGES, RELOCATION, ABANDONMENT OR DISCONTINUATION OF ANY PLUMBING SYSTEM. ALL BRANCHES SHALL BE CAPPED OR PLUGGED SECURELY WITHIN THE TWO FOOT (2') MAXIMUM FROM THE ACTIVE MAIN OR MAIN DISTRIBUTING BRANCH.

23. ALL NEW DRAINS SHALL BE PROVIDED WITH THE REQUIRED FULL-SIZED CLEANOUTS AT EACH CHANGE OF DIRECTION GREATER THAN SIXTY DEGREES (60 DEG.), AT THE ENDS OF RUNS AND AT THE BASE OF EACH SOIL OR WASTE STACK.

24. ALL REDUCED PRESSURE BACKFLOW PREVENTER (RPZ) ASSEMBLIES SHALL BE TESTED AND APPROVED BY A CROSS CONNECTION CONTROL DEVICE INSPECTOR (CCCDI) BEFORE INITIAL OPERATION, AND AT LEAST ANNUALLY THEREAFTER. RECORDS TO VERIFY TESTING AND MAINTENANCE SHALL BE AVAILABLE AT SITE OF INSTALLATION.

25. THE DRAINAGE AND VENT SYSTEM SHALL BE TESTED WITH WATER BY CLOSING THE LOWER END OF THE VERTICAL PIPES AND FILLING THE ENTIRE SYSTEM ABOVE THE HIGHEST OPENING WITH A TEN (10') FOOT HEAD OF WATER. THE WATER SHALL BE KEPT IN THE SYSTEM FOR AT LEAST FIFTEEN (15) MINUTES BEFORE INSPECTION STARTS AND HOLD TIGHT WITHOUT ANY LEAKS. WHEN THE METHOD OF AIR TESTING THE SYSTEM IS PERFORMED; IT SHALL BE DONE BY CLOSING ALL INLETS AND OUTLETS AND PRESSURIZING THE SYSTEM WITH A MAXIMUM OF FIVE (5) P.S.I. AND SHALL HOLD AIRTIGHT FOR A PERIOD OF AT LEAST FIFTEEN (15) MINUTES BEFORE INSPECTION STARTS

26. ALL LAVATORY FAUCETS FOR PUBLIC USE SHALL BE PROVIDED WITH AN AUTOMATIC SAFETY WATER-MIXING DEVICE AND SHALL COMPLY WITH ANSI/ASSE 1016-1996 OR 1017 -1998. THE SAFETY-MIXING DEVICE SHALL BE ADJUSTED TO A MAXIMUM SETTING OF 110 DEG. FAHRENHEIT, AT THE TIME OF INSTALLATION.

27. DRAIN, WASTE, VENT AND WATER DISTRIBUTION SYSTEM SHALL BE PROPERLY SIZED IN ACCORDANCE WITH THE APPROPRIATE TABLES FOUND IN 890. APENDIX A.

28. FIELD VERIFY THE PROPER INSTALLATION OF EACH EXISTING WATER HEATER. INCLUDING EACH SAFETY DEVICE, VALVE LOCATION AND DISCHARGE PIPING OF ANY SAFETY DEVICE. IF THERMAL EXPANSION MUST BE ACCOMMODATED, INSTALL A PROPERLY SIZED THERMAL EXPANION TANK IN THE COLD WATER SUPPLY TO THE HEATER WITH NO VALVES OR OTHER DEVICES LOCATED BETWEEN THE EXPANSION TANK AND THE HEATER. VERIFY THE SPECIFICS OF THE DISCHARGE PIPING FOR EACH TEMPERATURE AND PRESSURE RELIEF VALVE AND THE PROXIMITY OF THE REQUIRED FLOOR DRAIN OR APPROVED RECEPTOR FOR EACH SHALL BE INSTALLED.

29. 75LB AIR TEST OR WATER PRESSURE REQUIRED ON WATER PIPING AT TIME OF ROUGH INSPECTION.

30. ALL EXISTING PLUMING THAT MAY POSE A HEALTH HAZARD MUST BE REVISED TO MEET ILLINOIS PLUMBING CODE AND VILLAGE OF ADDISON ORDINANCES.

31. ALL NEW PLUMBING MUST MEET THE ILLINOIS PLUMBING CODE AND VILLAGE OF ADDISON ORDINANCES.

32. A.R.P.Z. IS REQUIRED ON DOMESTIC WATER LINE. (LOCAL AMENDMENT)

33. INSULATION VALVES REQURED ON WATER PIPE IN ACCORDANCE WITH THE ILLINOIS PLUMBING CODE SECTION 890.1190

34. EXPANSION TANK REQUIRED ON WATER HEATERS IN A CLOSED SYUSTEM, PER THE ILLINOIS PLUMBING CODE SECTION 890.1130g7

35. ALL HORIZONTAL VENT PIPING SHALL BE SIZED IN ACCORDANCE WITH THE ILLINOIS PLUMBING CODE SECTION 890.1580

36. ALL PLUMBING WORK SHALL FOLLOW 2014 ILLINOIS PLUMBING CODE AND 2018 ILLINOIS ACCESSIBILITY CODE.

37. EXISTING GREASE INTERCEPTOR SHALL BE APPROVED BY 3RD PARTY FOR PROPER OPERATING CONDITION.

38. TENANT SPACE REQUIRES TESTABLE BACK FLOW PREVENTION DEVICE FOR DOMESTIC WATER. IL. EPA 653.803 (C) 4.

PLUMBING FIXTURE SCHEDULE

PLAN MARK	FIXTURE	MANUFACTURER	MODEL	REMARKS
ET-1	EXPANSION TANK	–	–	PROVIDED BY GC
FD-1	FLOOR DRAIN	ZURN	ZN-415	NICKEL BRONZE, 6" SQ, TYPE "B" STRAINER, DEEP SEAL TRAP, 4" WASTE. CORROSION RESISTANT COATING FOR OUTDOOR USE. INSTALL ZURN MODEL #Z-1022 FOR EACH FLOOR DRAIN
FS-1	FLOOR SINK	ZURN	ZN-1900	NICKEL BRONZE, 12" SQ, 6" SUMP DEPTH, DEEP SEAL TRAP, 4" WASTE. FULL GRATE. INSTALL ZURN MODEL #Z-1022 FOR EACH FLOOR SINK – HALF GRATE
HS-1	HAND SINK W/ SIDE SPLASHES	KROWNE	HS-26L	HANDICAP ACCES., BLADE HANDLE FAUCET – SEE EQUIPMENT SCHEDULE
TS-1	TRIPLE SINK	SEE EQUIP. SCHEDULE	--	SEE EQUIPMENT SCHEDULE
PS-1	PREP. SINK	SEE EQUIP. SCHEDULE	--	SEE EQUIPMENT SCHEDULE
MS-1	MOP SINK	FIAT	MSB-2424	24"X24"X12, FLOOR MTD WITH STAINLESS STEEL CAPS ON CURBS, PROVIDE STRAINER, LINT BASKET AND AMERICAN STANDARD MODEL #8344.112 FAUCET.
LV-1	LAVATORY	AMERICAN STANDARD	WHEEL CHAIR USERS LAVATORY	SUPPLIED BY PLUMBING CONTRACTOR – ADA COMPLIANT
WC-1	WATER CLOSET	AMERICAN STANDARD	CADET ADA 16-1/2" H ELONGATED TOILET #2998.014	RISE AND SHINE WHITE ELONGATED OPEN FRONT SEAT #5325.024. SET AT ADA COMPLIANT HEIGHT.
UR-1	URINAL	AMERICAN STANDARD	LYNBROOK URINAL #6601.012	URINAL: VITRIOUS CHINA CONSTRUCTION – LOW COMPSUMPTION 1.0 GPF BLOW OUT ACTION; PRIVACY SHIELD 1 1/4" INLET TOP SPUD
WH-1	WATER HEATER	A.O. SMITH	BTH-120	PROVIDE NEW GAS WATER HEATER – 60 GALLONS, 120.000 BTU
GT-1	GREASE TRAP	ENDURA	XL100	PROVIDE NEW 100 GALLON INTERIOR GREASE TRAP

NOTES:
1. ALL EQUIPMENT FROM SUPPLIER MUST BE NSF APPROVED OR EQUIVALENT.
2. PROVIDE AND INSTALL WATER SHUT-OFF VALVES AT EACH PLUMBING FIXTURE.

GT 1 — NOTE: NEW INTERIOR GREASE INTERCEPTOR

GREASE INTERCEPTOR SIZING BY ILLINOIS PLUMBING CODE

FIXTURES	No.	Bowl Size	Bowl Volume divided by 231	MIN. SIZE GREASE INTERCEPTOR IN GALLONS
HAND SINK	2	14x10x5	700/231 = 3	6
3 COMP. SINK	3	20x20x12	4800/231 = 21	63
PREP. SINK	1	18x12x18	3888/231 = 17	17
MOP SINK	1	24x24x10	5760/231 = 25	25
TOTAL				111
GREASE INTERCEPTOR				111 X 50% = 56 GPM REQUIRED

PROVIDE A NEW 100 GPM GREASE TRAP
SEE PLUMBING FIXTURE SCHEDULE

1) Material and Covers. Grease interceptors shall be constructed of durable, corrosion-resistant materials and shall have water-tight covers securely fastened in place.

2) Minimum Size. A grease interceptor installed on the same floor as the fixture shall have one-half the liquid holding capacity of the fixture. A grease interceptor located on a floor below the fixture shall have sixty percent of the liquid holding capacity of the fixture. To determine the liquid holding capacity in gallons of a plumbing fixture, multiply the length by the width by the height in inches, and divide by 231. Where two (2) or more sinks or receptacles are connected to an interceptor the liquid holding capacity shall be based on the combined volume of the fixtures served.

WATER SUPPLY FIXTURE UNITS (WSFU)

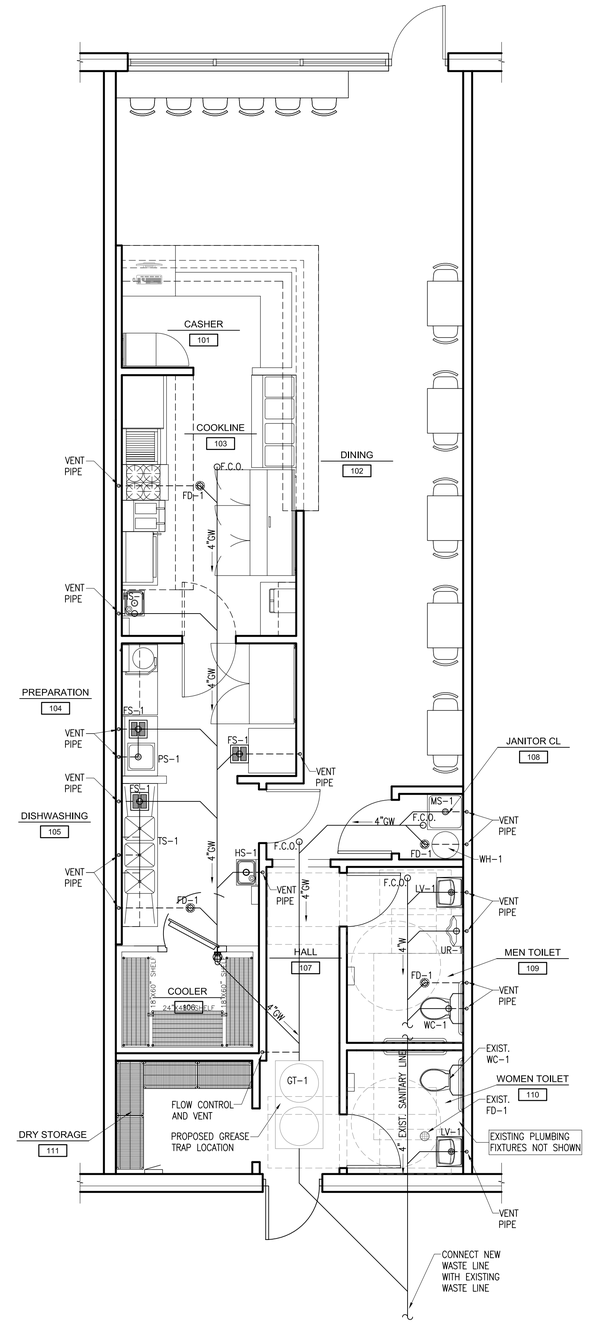
FIXTURE	LOAD VALUE	NO. OF FIXTURES	TOTAL LOAD VALUE
WATER CLOSET	5	2	10
URINAL	5	1	5
LAVATORY (TOILET ROOM)	2	2	4
HAND SINK	2	3	6
KITCHEN SINK (3 COMP SINK)	4	1	4
SERVICE SINK (MOP)	3	1	3
PREP. SINK (VEGETABLE)	3	1	3
TOTAL WSFU			35

WATER SUPPLY FIXTURE UNITS (WSFU)

W.S.F.U.	DEMAND (GPM)	PIPE SIZE	PRESSURE LOSS (PSI/100' PIPE)	VELOCITY	METER SIZE (INCHES)
35	22.5	1-1/4"	5.8	5.7	1"

PIPING MATERIALS

WASTE AND VENT PIPING ABOVE GRADE	PVC SCHEDULE 40 A.S.T.M. 2665-1996
BELOW GRADE	PVC SCHEDULE 40 A.S.T.M. 2665-1996 HUB TYPE CAST IRON PIPE (SV OR HX)
WATER PIPING ABOVE GRADE	TYPE "L" COPPER TUBING WITH WROUGHT COPPER FITTINGS
BELOW GRADE	TYPE "K" COPPER TUBING WITH WROUGHT COPPER FITTINGS
STORM DRAIN PIPING ABOVE GRADE	PVC SCHDULE 40 A.S.T.M. D2665-1996
BELOW GRADE	HUB TYPE CAST IRON PIPE (SV OR HX)



PLUMBING PLAN

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

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REVISIONS	DATE
1 PALATINE	09-05-23
2 PALATINE	09-26-23
3 PALATINE	12-07-23
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5	

PROJECT:
PALATINE RESTAURANT
2379 N. HICKS RD.
PALATINE IL, 60074

CLIENT:
ALDO HERNANDEZ - FRONTERAS MEXICAN GRILL
PHONE: 773-647-9106
EMAIL: fronteraspl2079@gmail.com

JOB NO. 22-060
DATE 07-06-23
FILE E1
PLOT SCALE 1:1

OWNER APPROVAL

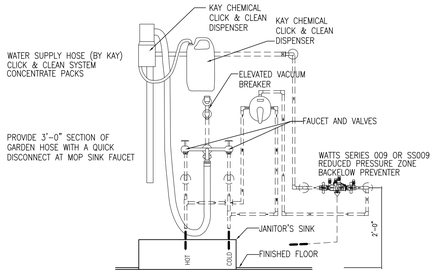
Signature

Date

SHEET TITLE
PLUMBING PLAN
SCHEDULES AND NOTES

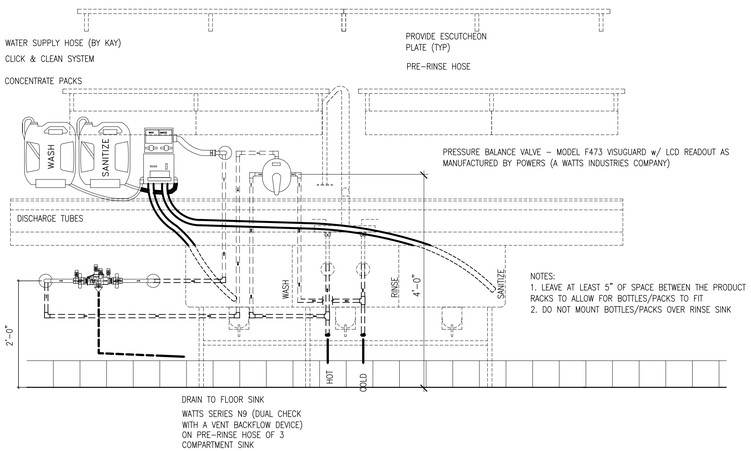
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P1

Attachment: Floor Plan (2379 N. Hicks Rd - VAR Parking)



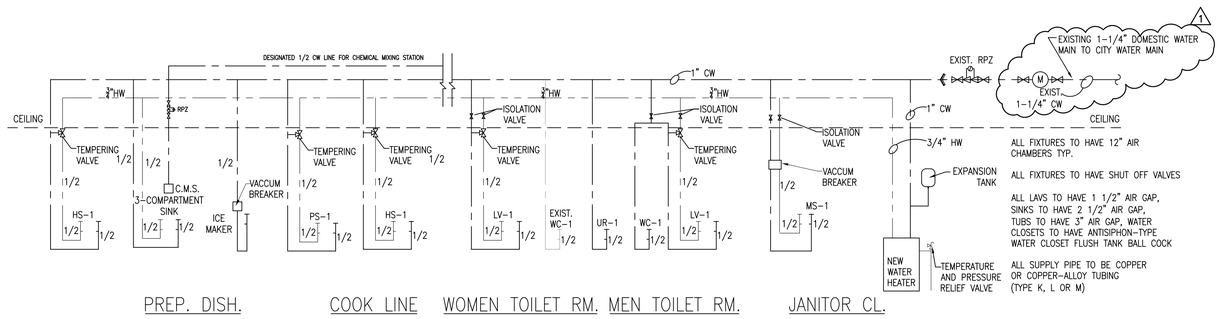
JANITORIAL SINK DETAIL

SCALE: NTS



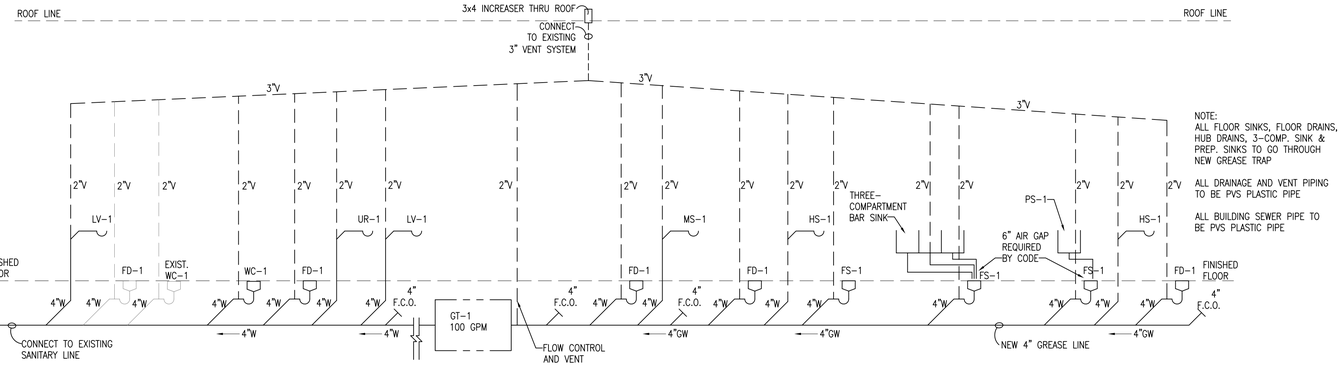
CLICK N CLEAN SYSTEM

SCALE: NTS



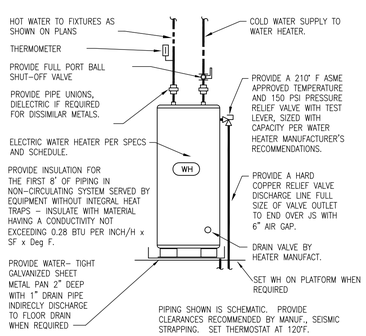
WATER RISER DIAGRAM

SCALE: NTS



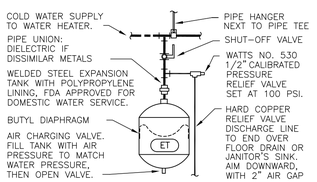
WASTE RISER DIAGRAM

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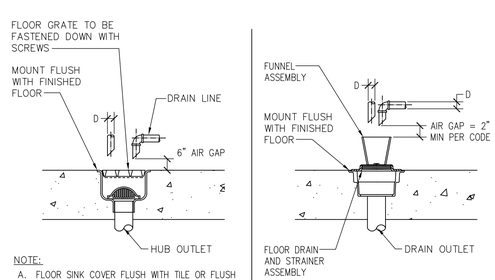
ELECTRIC WATER HEATER

SCALE: NTS



EXPANSION TANK

SCALE: NTS

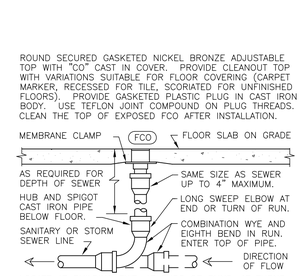


FLOOR SINK

OPEN SITE DRAIN

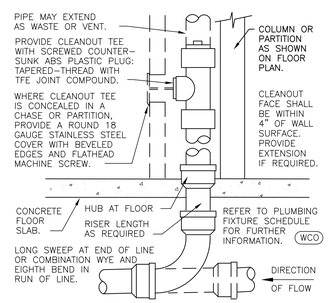
FLOOR SINK / DRAIN DETAILS

SCALE: NTS



FLOOR CLEANOUT

SCALE: NTS



WALL CLEANOUT

SCALE: NTS

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PROJECT:
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2379 N. HICKS RD.
PALATINE IL, 60074

CLIENT:
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PHONE: 773-847-9106
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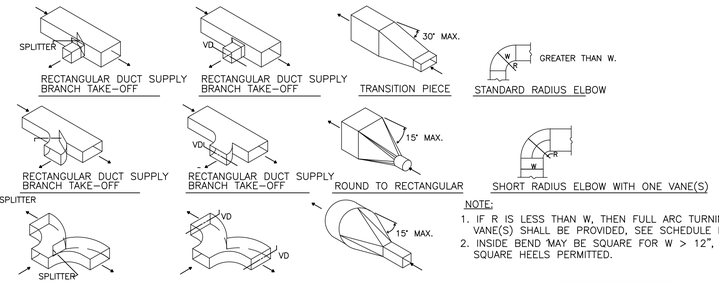
Signature

Date

SHEET TITLE
PLUMBING SCHEDULES AND DETAILS

SHEET NUMBER
P2

Attachment: Floor Plan (2379 N. Hicks Rd - VAR Parking)



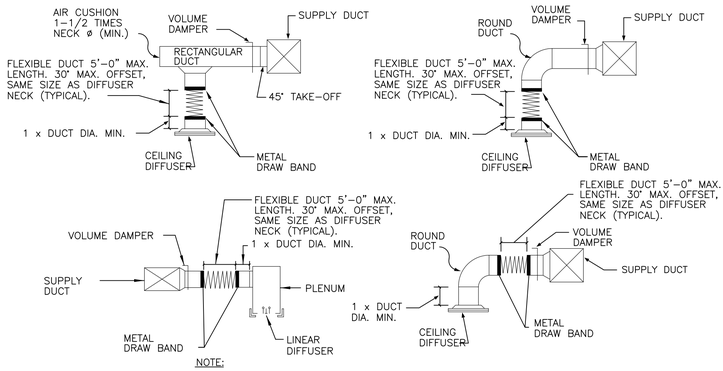
NOTE:
1. IF R IS LESS THAN W, THEN FULL ARC TURNING VANE(S) SHALL BE PROVIDED, SEE SCHEDULE BELOW.
2. INSIDE BEND MAY BE SQUARE FOR W > 12", NO SQUARE HEELS PERMITTED.

VANE SCHEDULE	
WIDTH	NO. OF VANES
≤ 12"	1
12"–24"	2
24"–36"	3
36"–60"	4
60"–84"	5
> 84"	6

NOTES:
1. PROVIDE STANDARD RADIUS ELBOWS WHEN POSSIBLE – SHORT RADIUS WHERE REQUIRED.
2. ALL SHORT RADIUS ELBOWS SHALL HAVE VANES. VANES SHALL BE CONSTRUCTED, SUPPORTED & FASTENED AS RECOMMENDED BY SMACNA.
3. NO SQUARE OR RECTANGULAR HEEL ELBOWS SHALL BE ALLOWED.

TYPICAL DUCT DETAILS

N.T.S.



NOTE:
1. SPECIAL CONDITIONS THAT CANNOT MEET ONE OF THESE STANDARDS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION ON A CASE BY CASE BASIS.

TYPICAL DIFFUSER INSTALLATION DETAILS

N.T.S.

EQUIVALENT HVAC DUCT SIZES BY CFM		
CFM (CUBIC FEET PER MINUTE)	EQUIVALENT RECTANGULAR SIZES	EQUIVALENT ROUND DUCT SIZES
<100	4X8,6X6	6
101–220	6X10, 8X8	8
221–400	6X19, 8X12	10
401–650	8X16, 10X12	12
651–1000	8X22X 10X18, 12X14	14
1001–1400	10X14, 12X18, 14X16	16
1401–2000	10X30, 12X24, 14X20	18
2001–2600	12X30, 14X26, 16X22	20
2601–3300	14X30, 16X26, 18X24	22
3301–4200	14X38, 16X32, 18X28, 20X26	24
4201–5200	16X38, 18X32, 20X30, 22X26	26
5201–6200	16X44, 18X38, 20X34, 22X30	28
6301–7500	18X44, 20X40, 22X36, 24X32	30
7501–9000	18X52, 20X46, 22X40, 24X36	32
9001–10500	20X52, 22X46, 24X42, 26X38	34

DUCTWORK SYMBOLS

- 2'x2' PERFORATED 4 WAY SUPPLY AIR TERMINAL LOUVER W/ DAMPER
- 2'x2' PERFORATED 4 WAY RETURN AIR TERMINAL W/ BALANCE DAMPER
- NEW RIGID DUCTWORK
- 10"ø — NEW EXPOSED SPIRAL DUCT WITH SIZE IN INCHES SHOWN
- 20x12 — NEW DUCT WITH SIZE IN INCHES SHOWN
- DOWN — SUPPLY DUCT
- DOWN — EXHAUST DUCT
- CFM / SIZE — SQUARE CEILING DIFFUSER & CUSHION HEAD *(MINIMUM 2 x NECK SIZE)
- TRANSFER DUCT W/REGISTERS
- DUCT TRANSITION
- 20x12 — NEW DUCT WITH SIZE IN INCHES SHOWN
- MANUAL VOLUME DAMPER
- FD — FIRE DAMPER (PROVIDE RUSKIN CURTAIN TYPE FIRE DAMPER)
- U–100 CFM — UNDERCUT DOOR BY 3/4". COORDINATE REQUIREMENTS WITH ARCHITECT.
- FLEX DUCT CONNECT FROM RIGID DUCT TO DIFFUSER INSULATED FLEX 6'–0" MAX
- T — THERMOSTAT / TEMPERATURE SENSOR

A / B — MECHANICAL EQUIPMENT TAG
A = MECHANICAL EQUIPMENT TYPE
B = EQUIPMENT NUMBER

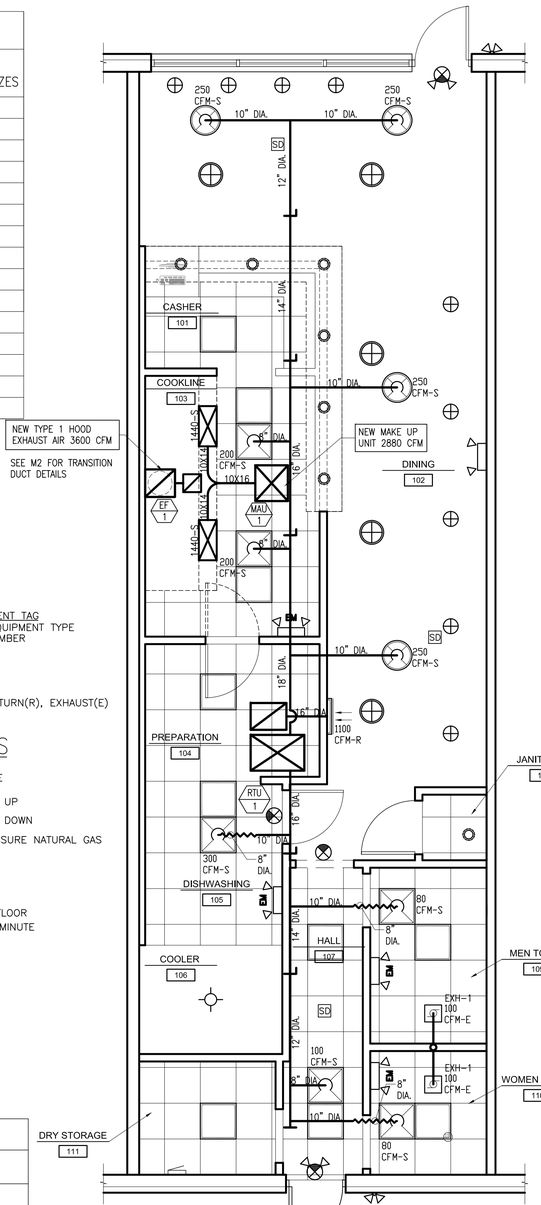
B–C / A — DIFFUSER TAG
A = DIFFUSER TYPE
B = CFM
C = SUPPLY(S), RETURN(R), EXHAUST(E)

PIPING SYMBOLS

- GAS VALVE
- PIPE RUN UP
- PIPE RUN DOWN
- GAS — LOW PRESSURE NATURAL GAS

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
CFM	CUBIC FEET PER MINUTE
CFM–S	CFM SUPPLY
CFM–R	CFM RETURN
CFM–E	CFM EXHAUST
ø	DIAMETER
FD	FIRE DAMPER
EF	EXHAUST FAN
RTU	ROOF TOP UNIT



MECHANICAL PLAN

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

MECHANICAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH VILLAGE OF PALATINE CODES AND ORDINANCES
2. ALL EQUIPMENT SHALL BE U.L., ETL, AND/OR AGA LABELED AS REQUIRED.
3. ALL DUCTWORK SHALL BE PRIME GRADE GALVANIZED SHEET METAL PER SMACNA STANDARDS.
4. DUCTWORK SHALL BE SUPPORTED WITH APPROVED HANGERS AT INTERVALS NOT EXCEEDING TEN (10) FEET OR BY OTHER APPROVED DUCT SUPPORT SYSTEMS DESIGNED IN ACCORDANCE WITH THE BUILDING CODE. FLEXIBLE AND OTHER FACTORY–MADE DUCTS SHALL BE SUPPORTED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
5. MECHANICAL CONTRACTOR SHALL PROVIDE SPIN–IN COLLARS WITH DAMPERS AT ALL ROUND BRANCH TAKEOFFS TO DIFFUSERS.
6. ALL RECTANGULAR SUPPLY AND RETURN DUCTWORK SHALL BE INTERNALLY INSULATED WITH 1/2" THICKNESS, 3 LB DENSITY FIBERGLASS LINING AND ALL ROUND SUPPLY AND RETURN DUCTWORK SHALL BE EXTERNALLY INSULATED.
7. ALL DUCTWORK DIMENSIONS ARE EXTERNAL SHEET METAL DIMENSIONS.
8. DUCTWORK CONSTRUCTION MATERIALS, INCLUDING COVERINGS, LININGS, AND ADHESIVES, EXPOSED WITHIN PLENUMS SHALL BE NONCOMBUSTIBLE OR SHALL HAVE A FLAME SPREAD RATING OF NOT MORE THAN 25 AND A SMOKE–DEVELOPED RATING OF NOT MORE THAN 50 WHEN TESTED IN ACCORDANCE WITH ASTM E–84.
9. MECHANICAL CONTRACTOR SHALL PROVIDE FLEXIBLE CANVAS CONNECTIONS AT ALL EQUIPMENT.
10. MECHANICAL CONTRACTOR SHALL PROVIDE FLEXIBLE AIR CONNECTORS FOR ALL DIFFUSERS. FLEXIBLE CONNECTORS SHALL NOT EXCEED FIVE (5) FEET.
11. FLEXIBLE AIR DUCTS AND FLEXIBLE AIR CONNECTORS, BOTH METALLIC AND NONMETALLIC, SHALL BE TESTED IN ACCORDANCE WITH UL 181. SUCH DUCTS SHALL BE LISTED AND LABELED AS CLASS 0 OR CLASS 1.
12. OUTSIDE AIR INTAKES SHALL BE A MINIMUM OF FIFTEEN (15) FEET FROM ANY EXHAUST VENT, FLUE VENT OR ANY OTHER MECHANICAL SOURCE OF CONTAMINATION AND TWELVE (12) FEET FROM ANY PLUMBING VENT.
13. MECHANICAL CONTRACTOR SHALL SUBMIT A MECHANICAL SYSTEM TEST AND BALANCE REPORT PRIOR TO THE FINAL INSPECTION. SHALL INCLUDE SUPPLY RETURN, EXHAUST AND OUTSIDE AIR FLOWS.
14. MECHANICAL CONTRACTOR SHALL FIELD VERIFY LOCATION OF GAS METER.
15. ALL NATURAL GAS PIPING SHALL BE SCHEDULE 40 B.I. ALL GAS PIPE 2 IN. AND SMALLER SHALL BE THREADED PIPE AND ALL GAS PIPE 2 1/2 IN. AND LARGER SHALL BE WELDED.
16. ALL GAS PIPING IS SIZED FOR 2 PSIG. CONTRACTOR SHALL PROVIDE MAXITROL 325 OR EQUAL, SECONDARY GAS PRESSURE REGULATORS AT EACH APPLIANCE TO REDUCE GAS PRESSURE FROM 2 PSIG TO 1/2 PSIG.
17. ALL THERMOSTATS SHALL BE MOUNTED IN ACCORDANCE WITH ADA REQUIREMENTS. WHERE THE THERMOSTAT IS ACCESSIBLE BY FRONTAL APPROACH ONLY, THEN THE MOUNTING HEIGHT OF THE THERMOSTAT SHALL BE 4'–0" A.F.F. WHERE THE THERMOSTAT IS ACCESSIBLE FROM A SIDE APPROACH, THEN THE MOUNTING HEIGHT OF THE THERMOSTAT SHALL BE 4'–6" A.F.F.
18. ELECTRICAL CONTRACTOR SHALL WIRE ALL EQUIPMENT AND SHALL PROVIDE DISCONNECT SWITCHES, STARTERS AND/OR RELAYS AS REQUIRED.
19. ELECTRICAL CONTRACTOR SHALL PROVIDE CONDUIT, UTILITY BOXES, AND WIRING FOR ALL THERMOSTATS. MECHANICAL CONTRACTOR SHALL FURNISH, MOUNT, AND TERMINATE THERMOSTATS ONLY.
20. ELECTRICAL CONTRACTOR SHALL PROVIDE SMOKE DETECTORS IN THE RETURN AIR DUCT IN SYSTEMS WITH A DESIGN CAPACITY OF GREATER THAN 2,000 CFM. THE SMOKE DETECTOR SHALL SHUT DOWN THE AIR DISTRIBUTION SYSTEM. VERIFY WITH THE FIRE PREVENTION BUREAU FOR CONNECTION REQUIREMENT OF SMOKE DETECTORS TO FIRE ALARM SYSTEM 2015 IMC, SECTION 606.2.1
21. ELECTRICAL CONTRACTOR SHALL PROVIDE A 120 VOLT, 15 OR 20 AMP GFCI CONVENIENCE OUTLET FOR ALL ROOFTOP, ATTIC SPACE, OR CRAWL SPACE HVAC EQUIPMENT. CONVENIENCE OUTLET SHALL BE ON THE SAME LEVEL AND WITHIN 25'–0" OF HVAC EQUIPMENT.
22. EQUIPMENT AND APPLIANCES SHALL BE INSTALLED AS REQUIRED BY THE TERMS OF THEIR APPROVAL, IN ACCORDANCE WITH THE CONDITIONS OF THE LISTING, THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND THIS CODE. MANUFACTURER'S INSTALLATION INSTRUCTIONS SHALL BE AVAILABLE ON THE JOB SITE AT TIME OF INSPECTION, INCLUDING LISTING FOR OUTSIDE INSTALLATION WHEN APPLICABLE.
23. INSULATE SUPPLY & RETURN AIR DUCTS WITH A MINIMUM OF R–6 IN ALL UNCONDITIONED SPACES(EXAMPLE:DROPPED CEILINGS OR UNDERGROUND DUCTWORK) AND A MINIMUM OF R–8 WHEN LOCATED OUTSIDE (EXAMPLE:DUCTWORK ON A ROOF) 2018 IECC 503.2.7.
24. DUCTWORK, SUSPENDED CEILING GRID, SOFFITS, ETC. SHALL ONLY BE ATTACHED TO THE BUILDING STRUCTURE (BEAMS, JOISTS, ETC.) WHICH HAS BEEN DESIGNED FOR SUPPORTING ADDITIONAL LOADS (NOT THE ROOF DECK OR BRIDGING) 2015 IBC, CHAPTER 16
25. RIGID DUCTS SHALL BE SUPPORTED WITH APPROVED HANGERS AT NO MORE THAN 10'–0" APART. FLEXIBLE DUCTS SHALL BE SUPPORTED IN ACCORDANCE WITH THE MANUFACTURE'S INSTALLATION INSTRUCTIONS. 2015 IMC, SECTION 603.10
26. A BALANCING REPORT SHALL BE FILED WITH THE CITY OF NAPERVILLE PRIOR TO FINAL INSPECTION INCLUDING INDICATION OF REQUIRED OUTSIDE AIR. 2015 IMC 403.3.1.5

EXISTING ROOF TOP AIR CONDITIONING UNITS

TAG	MANUFACTURER	MODEL	NOMINAL CFM	COOLING CAPACITY NOMINAL TONNAGE	HEATING SECTION				INDOOR FAN DATA					ELECTRICAL			COOLING SECTION CAPACITY					HEATING	REMARKS
					TYPE	HEATING STAGES	OUTPUT	HEATING TEMP RISE	TYPE	INDOOR MOTOR	CFM	TOTAL SP	INDOOR RPM	V.	ø	Hz	GROSS	GROSS SENSIBLE	FAN MOTOR	EER	SEER	THERM. EFF	
RTU 1	EXISTING	EXISTING	3000	7.5	ELECTRIC GAS	2	61.45 MBh	18.87 F	FC CENTRIFUGAL	1.00 KW	3000	0.850	1750 RPM	208	3	60	92.00 MBh	89.00 MBh	7.38	12.6	14.50	80 %	EXISTING – VERIFY WORKING CONDITIONS

2015 INTERNATIONAL MECHANICAL CODE – VENTILATION SCHEDULE

ROOM NO.	ROOM NAME / DESIGNATION	AREA SF Az	DEFAULT OCCUPANT DENSITY # /1000 SF	NO. OF PEOPLE Pz	PEOPLE OUTDOOR AIRFLOW RATE IN BREATHING ZONE CFM/PERSON Rp	AREA OUTDOOR AIRFLOW RATE IN BREATHING ZONE CFM/SF Ra	REQUIRED SUPPLY (Vbz) CFM	REQUIRED EXHAUST CFM	ACTUAL AIRFLOW SUPPLY CFM	ACTUAL AIRFLOW RETURN CFM	ACTUAL AIRFLOW EXHAUST RATE CFM/SF	SERVED BY	EXHAUST FAN	REMARKS
102	DINING	497	70	33	7.5/PERSON	0.18	338	--	1000	1000	--	RTU–1		
101–103	COOK/CASHER	209	--	--	--	0.7	147	--	400			RTU–1		
104–105	PREPARATION, DISHWASHING	193	--	--	--	0.7	136	--	300	--	--	RTU–1		
107	HALL	73	--	--	--	0.06	5	--	100	100	--	RTU–1		
109	MEN TOILET RM	64	--	--	--	--	--	70	80		100	RTU–1	EXH–1	
110	WOMEN TOILET RM	45	--	--	--	--	--	50	80		100	RTU–1	EXH–1	
TOTAL							626		1,960					

NOTES : EXISTING RTU–1 CONTRACTOR TO VERIFY EXISTING CONDITIONS AND PROPER VENTING LEVELS

Vbz = BREATHING ZONE OUTDOOR AIRFLOW
Vbz = Rp Pz + Ra Az

Where:
Az = ZONE FLOOR AREA: THE NET OCCUPIABLE FLOOR AREA OF THE SPACE OR SPACES IN THE ZONE
Pz = ZONE POPULATION: THE NUMBER OF PEOPLE IN THE SPACE OR SPACES IN THE ZONE.
Rp = PEOPLE OUTDOOR AIR RATE: THE OUTDOOR AIRFLOW RATE REQUIRED PER PERSON FROM TABLE 403.3
Ra = AREA OUTDOOR AIR RATE: THE OUTDOOR AIRFLOW RATE REQUIRED PER UNIT AREA FROM TABLE 403.3

EXHAUST FAN SCHEDULE

D S – DISCONNECT SWITCH
G B D – GRAVITY BACKDRAFT DAMPERS
M B D – MOTORIZED BACKDRAFT DAMPERS
A B – ALUMINIUM BIRDSCREEN
A T – ACID COATED
A F – ANODIZED FINISH
P C – PREFABRICATED CURB
A C – ACOUSTICAL CURB
D D – DIRECT DRIVE
B D – BELT DRIVE
H S B – HINGED SUB–BASE
U P – UP–BLAST

UNIT TAG	MODEL	DRIVE	AREA SERVED	CFM	S.P. IN. W.G.	DBA	FAN RPM	MOTOR HP	MOTOR RPM	MOTOR VOLT	MOTOR PH	REMARKS
EXH–1	BROAN – MODEL L100	BD	TOILET ROOM	100	0.325	54	1122	1/4	1725	115	1	DS,MBD,AB

NOTE:
PROVIDE WALL MTD. THERMOSTAT FOR EQUIPMENT ROOM HIGH TEMPERATURE PURGE.

MATCH BUILDING STANDARDS

DIFFUSERS, REGISTERS, GRILLES, AND LOUVERS.

TAG	TYPE	MODEL	FRAME	DAMPER	MATERIAL	FINISH	REMARKS
A	RETURN GRILLE	TITUS 350–FL	SURFACE/SIDE WALL MTD.	---	STEEL	OFF WHITE	NOTES 1, 2.
B	SUPPLY DIFFUSER	TITUS 350–FL	SURFACE./SIDE WALL MTD	---	STEEL	OFF WHITE	NOTES 1
C	TRANSFER OPENING	TITUS 350–FL	WALL FLANGE	---	ALUMINUM	EXTRUDED AL.	NOTES 2, 3.

NOTES: 1. PROVIDE LOCKING TYPE VOLUME DAMPER AT DUCT BRANCH TAKE–OFF FROM MAIN, PROVIDE ACCESS. TYPICAL FOR ALL SUPPLY AIR DIFFUSERS IN THIS SCHEDULE.
2. FACE SIZE SEE PLAN, SHALL EQUAL TO THE CONNECTED DUCT/NECK SIZE.
3. COORDINATE ARCH. FOR COLOR, PROVIDE BIRD SCREEN.

MATCH BUILDING STANDARDS

AGAMA DESIGNS
architecture
664 W Veterans Pkwy. Suite A
Yorkville, Illinois 60560
Phone: 630-381-9019
E-mail: alberto@agamadesigns.com

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ISSUED	DATE
FOR APPROVAL	
FOR PERMIT	
FOR BID	
FOR CONST.	

REVISIONS	DATE
1 PALATINE	09–05–23
2 PALATINE	09–26–23
3 PALATINE	12–07–23
4	
5	

PROJECT:
PALATINE RESTAURANT
2379 N. HICKS RD.
PALATINE IL, 60074

CLIENT:
ALDO HERNANDEZ - FRONTERAS MEXICAN GRILL
PHONE: 773-647-9106
EMAIL: fronteragrill2379@gmail.com

JOB NO. 22–060
DATE 07–06–23
FILE 02-a2-floor plan.dwg
PLOT SCALE 1:1

OWNER APPROVAL

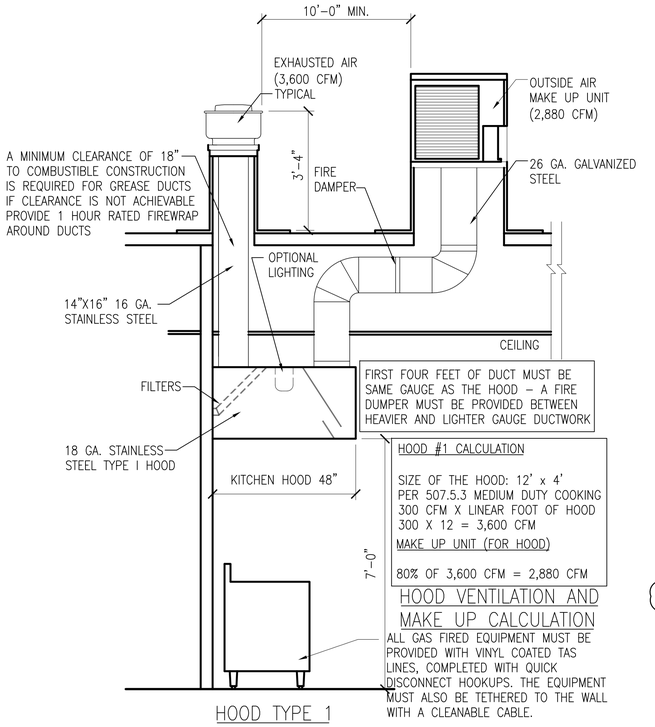
Signature

Date

SHEET TITLE
FLOOR PLAN
MECHANICAL

SHEET NUMBER
M1

Attachment: Floor Plan (2379 N. Hicks Rd - VAR Parking)



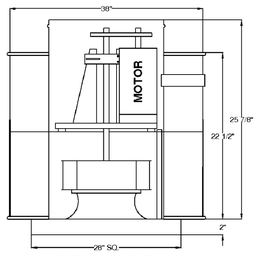
HOOD TYPE 1

GENERAL NOTES:

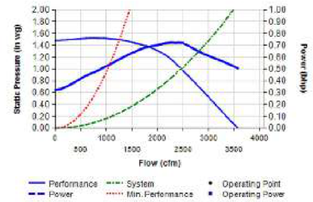
1. Ventilators & duct shall be designed, constructed and installed in accordance with Section 506.3.1 through 506.3.13.3, 2006 International Mechanical Code.
2. Exhaust Hood shall be designed, constructed and installed in accordance with Section 507.1, 507.2.1, 507.4, 507.6, 507.7 through 507.17.
3. Type I hoods shall constructed of steel not less than 0.043 inch (1.09mm) (No. 18 MSG) in thickness, or stainless steel not less than 0.037 inch (0.94mm) (No. 20 MSG) in thickness (507.4).
4. Exhaust fan housings serving a Type I hoods shall be constructed of steel (506.3.1). Exhaust fan motors shall be located outside of the exhaust airstream (506.3.1.1).
5. Grease Ducts serving a Type I hood shall be constructed of steel not less than 0.055 inch (1.4mm) (No. 16 gauge) in thickness or stainless steel not less than 0.044 inch (1.1 mm) (No. 18gauge) in thickness (506.3.2). All seams, joints, and penetration of grease ducts shall be made with a continuous liquid–tight weld or braze made on the external surface of the duct system (506.3.3). Duct joints shall be butt joints or overlapping duct joints of either the telescoping or bell type per 506.3.3.1. Duct–to–hood joints per 506.3.3.2, Duct–to–exhaust fan connections per 506.3.3.3, Vibration isolation connector for connecting a duct to a fan shall be per 506.3.3.4, and Grease duct supports per 506. 3.4.
6. Grease duct systems serving a Type I hood shall have a clearance to combustible construction of not less than 18 inches (457 mm) (506.3.7).
7. The fire extinguisher system MUST be installed by a local liscensed company, separate plan must be submitted to local Fire Dept. for approval.
8. All electrical work MUST be done by local liscensed electrician.
9. The height of the manual pull stations is to be between 4'–6" to 5'–0" above finished floor. The manual means of activation shall have operating instructions. Each remote pull station shall be identified with the corresponding hood and duct system.
10. Provide an automatic shut down fro the energy source(s) for the cooking equipment.
11. Indicate the extinguishing system shall hae an acceptance test in accordance with NFPA–17A and the manufacturer's instructions.
12. Provide K–type fire extinguishers in the kitchen.
13. A complete system test will be performed.
14. Fire alarm signals shall be transmitted directly to the fire department via a wireless transmitter.
15. The hood and duct suppression system shall be monitoted by and approved fire alarm.
16. All apliance and hood shall be new.

MODEL# **36B**

UL762 UPBLAST EXHAUST FAN BELT DRIVE



DIMENSIONAL DATA
26 1/2" SQ. CURB



PERFORMANCE DATA

PHASE	1	VOLTS	115/230
AMPS	13/6.5	HP	1

RPM	.000" S.P.		.250" S.P.		.50" S.P.		.75" S.P.		1.00" S.P.		1.25" S.P.		1.50" S.P.		1.75" S.P.	
	CFM	Sone	CFM	Sone	CFM	Sone	CFM	Sone	CFM	Sone	CFM	Sone	CFM	Sone	CFM	Sone
1154	3067	15.9	2739	14.9	2423	15.0	2092	14.4	1599	14.3	-	-	-	-	-	-
1346	3578	18.4	3293	19.0	3022	18.4	2749	18.5	2464	19.4	2084	19.2	-	-	-	-
1546	4109	21.0	3860	23.0	3621	22.0	3387	23.0	3148	25.0	2902	25.0	2644	24.0	2220	24.0

STANDARD FEATURES
HEAVY GAUGE ALUMINUM HOUSING
1 YEAR LIMITED WARRANTY ON ALL ELECTRIC MOTORS
FACTORY SET DRIVE
BELT DRIVEN MOTORS ARE ENCLOSED IN WEATHER-TIGHT COMPARTMENTS
AVERAGE UNIT WEIGHT: 128 LBS
AVERAGE SHIPPING WEIGHT: 205 LBS

LISTED
FANS
UL 762

AGAMA DESIGNS
architecture
664 W Veterans Pkwy. Suite A
Yorkville, Illinois 60560
Phone: 630-381-9019
E-mail: alberto@agamadesigns.com

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1 PALATINE	09–05–23
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3 PALATINE	12–07–23
4	
5	

EXHAUST DETAIL

SCALE: NONE

EXHAUST FAN INFORMATIO..

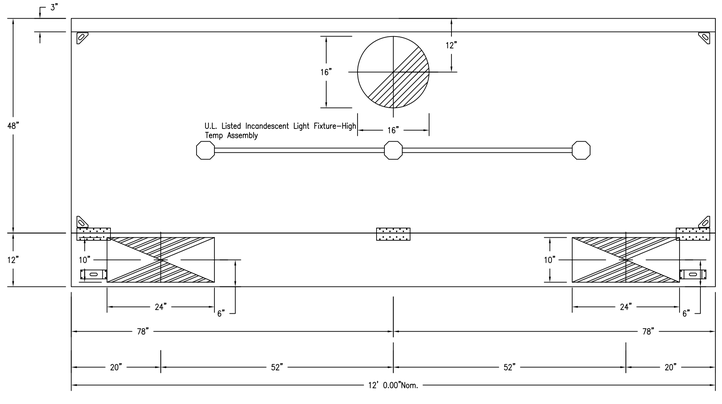
FAN UNIT NO.	FAN UNIT MODEL #	MODEL	TAG	CFM	S.P.	RPM	H.P.	ø	VOLT	FLA	WEIGHT (LBS.)
1	36B – BELT DRIVE	36B	EF–2	3578	1.000	1170	2.000	3	115/230	6.0	174.45

HOOD INFORMATION

HOOD NO.	TAG	MODEL	LENGTH	MAX. COOKING TEMP.	EXHAUST PLENUM						SUPPLY PLENUM						HOOD CONSTRUCTION	HOOD CONFIG.	
					TOTAL EXH. CFM	RISER(S)					TOTAL SUP. CFM	RISER(S)						END TO END	ROW
						WIDTH	LENG.	DIA.	CFM	S.P.		WIDTH	LENG.	DIA.	CFM	S.P.			
1	HOOD	1248HBM HOODMART	12' 0.00"	450 Deg.	3600			16"	3600	–0.559"	2880						430 SS Where Exposed	LEFT	ALONE

HOOD INFORMATION

HOOD NO.	FILTER(S)				LIGHT(S)			UTILITY CABINET(S)						FIRE SYSTEM PIPING	HOOD HANGING WGHT
	TYPE	QTY.	HEIGHT	LENGTH	QTY.	TYPE	WIRE GUARD	LOCATION	FIRE SYSTEM		ELECTRICAL	SWITCHES			
									TYPE	SIZE	MODEL #	QUANTITY	LOCATION		
1	SS Baffle with Handles	4	20"	20"	4	Incandescent Light Fixt	NO							YES	498 LBS
		4	16"	20"											



PLAN VIEW – Hood
12' 0.00" LONG 1248HBM – SERIE STAINLESS STEEL

HOOD DETAIL

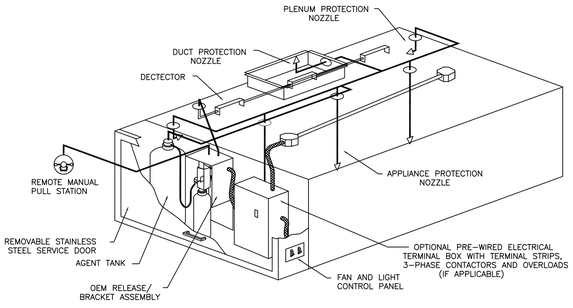
SCALE: NONE

HEATER/MUA FAN INFORMATION

FAN UNIT NO.	FAN UNIT MODEL #	BLOWER	HOUSING	TAG	CFM	S.P.	RPM	H.P.	ø	VOLT	FLA	WEIGHT (LBS.)
1	NAKS SF8–3PH	12"	––	MAU–1	2500	0.400	578	3.000	3	208	9.5	140.0

GAS FIRED MAKE–UP AIR UNIT(S)

FAN UNIT NO.	INPUT BTUs	OUTPUT BTUs	TEMP. RISE	REQUIRED INPUT GAS PRESSURE	GAS TYPE
1	328696	302400	65–250deg F	7 in. w.c. – 14 in. w.c.	Natural



TYPICAL ANSUL R–102 SYSTEM LAYOUT

MAKE UP DETAIL

SCALE: NONE

BELT DRIVE SUPPLY FANS

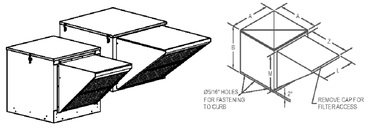
NORTH AMERICAN KITCHEN SOLUTIONS INCORPORATED

OPERATION INSTRUCTIONS AND PARTS MANUAL

MODELS: SF5, SF5–3PH, SF7, SF7–3PH, SF8, SF8–3PH, SF9, SF9–3PH, SF10, SF10–3PH

GENERAL SAFETY

Rotating parts, (pulleys, shafts and belts) on fans should not be exposed. Where these components are not protected by ductwork, cabinets or covers, appropriate guards should be employed to restrict exposure to rotating parts. Access doors should not be opened with the fan operating to avoid foreign objects being drawn into the system. On initial start–up, a careful inspection should be carried out to ensure no foreign material is present which could become airborne in the system.
Read installation and operation instructions carefully before attempting to install, operate or service NAKS SF Series Blowers. Failure to comply with instructions could result in personal injury and/or property damage. ***Retain instructions for future reference.***



MODEL	A	B	D	E	F	G	H	L	M	Z	FILTERS SIZE	FILTERS QUANTITY	*INSIDE CABINET	UNIT WEIGHT (LBS) (without motors & drives)
SF5 / SF5–3PH	20"	24"	11 7/8"	13 1/4"	4 7/8"	3 1/4"	6 7/8"	16"	15 1/8"	19 7/8"	16" x 20" x 1"	1	21 7/8" x 21 7/8"	TBA
SF7 / SF7–3PH														
SF8 / SF8–3PH	30"	32"	12 3/4"	15 7/8"	5 1/8"	4 1/4"	14"	25"	24 5/8"	25"	16" x 25" x 1"	2	31 7/8" x 31 7/8"	TBA
SF9 / SF9–3PH														
SF10 / SF10–3PH	32"	32"	14 1/8"	15 7/8"	6 3/4"	3 7/8"	12 7/8"	26"	24 5/8"	26"	16" x 25" x 1"	2	31 7/8" x 31 7/8"	TBA

*Curb size to be smaller than inside cabinet to allow for flashing and roofing.
**Includes filter section

BEFORE YOU BEGIN

Inspect unit for damage, report any shipping damage to carrier. Check all fasteners, re–tighten as required. Rotate the blower wheel by hand to ensure free rotation. If rubbing occurs, loosen the set screw(s), re–position the wheel to the shaft center, re–tighten set screws.

INSTALLATION

Remove hood and filters from inside the cabinet. Caulk top of curb before setting unit in place. (Curb must be smaller than unit "A" dimension). Secure unit to curb through holes located around the bottom of the unit. Tighten wheel set screw.

MOTOR, PULLEYS & BELTS (See Table next page)

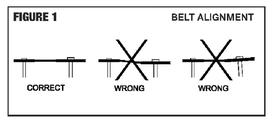
1. Mount the blower pulley on the blower shaft and tighten the set screw securely on the key of the shaft.
2. Mount the motor pulley on the motor shaft. Leave some clearance between the pulley and the motor and ball. Tighten the set screws on the key of the motor shaft.
3. Install the motor on the motor platform using the hardware provided.
4. With the platform in its minimum position, install the V–belt within the pulley grooves. Position the motor on the motor platform to ensure proper pulley alignment (see **Figure 1**) and secure to the motor platform. (A straight edge across the face of the driven pulley should be parallel to the belt once proper alignment has been achieved).
Note: Adjustments in the variable speed pulley require pulley re–alignment.

BELT DRIVE SUPPLY FANS — NORTH AMERICAN KITCHEN SOLUTIONS INCORPORATED

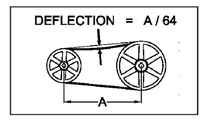
MOTOR, PULLEYS & BELTS (See Table below)

5. Pivot the motor platform to tension the V–belt and lock in place using the 2 bolts on both sides of the blower. (Ideal belt tension is the lowest tension at which the belt will not slip during start up.) As shown in illustration to right, a proper deflection of 1/64 of the belt span is desired for belt tension.

FIGURE 1 — BELT ALIGNMENT



DEFLECTION = A / 64



BLOWER MODEL	3 3/4 CAST IRON BLOWER PULLEY – DIAMETER & RPM RANGE						BELT LENGTH BASED ON MOTOR FRAME
	3"	6"	7"	8"	9"	10"	
	624–1103 RPM	606–926 RPM	520–792 RPM	455–692 RPM	447–611 RPM	401–548 RPM	320–402 RPM	
SF5 / SF5–3PH	4L29	4L41	4L42	4L44	4L46	4L47	--	48 FRAME
SF7 / SF7–3PH								
SF8 / SF8–3PH	4L42	4L44	4L46	4L47	4L49	4L51	--	
SF9 / SF9–3PH								
SF10 / SF10–3PH	--	--	--	--	4L53	4L57	4L60	56 FRAME

Motor Pulley Centers	Blower Pulley Centers	RPM Range	BF5 and BF7	BF8 and BF9	BF10	BELT LENGTH BASED ON MOTOR FRAME
IVL44 O.D. 4.12"	HB477	1430 – 1232	639	642	--	48 FRAME (ADD 1" FOR 56 FRAME) MODELS BF10 143.145T FRAME
	HB577	1329 – 1095	641	644	--	
	HB677	1121 – 968	643	646	--	
	HB777	999 – 739	644	648	652	
	HB877	854 – 645	646	649	654	
	HB977	760 – 577	648	651	656	
	HB107T	690 – 521	650	653	658	
	HB117T	629 – 478	651	655	659	
	HB127T	579 – 437	653	656	661	
	HB137T	535 – 404	655	658	663	
	HB147T	496 – 352	656	660	664	
	HB167T	390 – 295	666	668	--	
8325 O.D. 3.25"	HB177	796 – 568	--	--	651	143T & 145T FRAME
	HB877	997 – 599	--	--	653	
	HB977	596 – 447	--	--	655	
	HB107T	538 – 454	--	--	656	
	HB117T	491 – 398	--	--	658	
	HB127T	452 – 339	--	--	660	
	HB137T	418 – 314	--	--	662	
	HB167T	356 – 272	--	--	--	
8450 O.D. 4.55"	HB177	854 – 643	--	--	--	182, 184T FRAME (DEDUCT 2" FOR 56, 143, & 145T)
	HB877	760 – 577	--	--	--	
	HB107T	690 – 521	--	--	--	
	HB117T	629 – 478	--	--	--	
	HB127T	579 – 437	--	--	--	
	HB137T	535 – 404	--	--	--	
	HB147T	496 – 352	--	--	--	
	HB167T	390 – 295	--	--	--	
8950 O.D. 5.35"	HB177	838 – 636	--	--	--	182, 184T FRAME (DEDUCT 2" FOR 56, 143, & 145T)
	HB127T	592 – 418	--	--	--	
	HB137T	540 – 375	--	--	--	
	HB167T	410 – 309	--	--	--	
D9600 O.D. 6"	DOUBLE GROOVE					210, 215T FRAME
	12.4 X 2S	690 – 569	--	--	--	
	10.4 X 2S	581 – 501	--	--	--	

FOR FRACTIONAL HP APPLICATIONS "4L" BELTS MAY BE SUBSTITUTED BY ADDING 2" TO THE SPECIFIED "B" BELTS. Eg. 5V2 BELT = 4L52

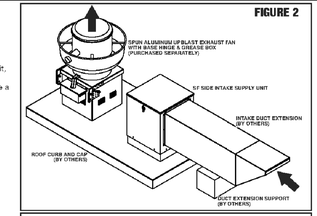
WARNING
EXCESSIVE BELT TENSION IS THE MOST FREQUENT CAUSE OF BEARING WEAR AND RESULTING NOISE. PROPER BELT TENSION IS CRITICAL FOR QUIET EFFICIENT OPERATION.
Ideal belt tension is the lowest value under which belt slip will not occur at peak load conditions.

BELT DRIVE SUPPLY FANS — NORTH AMERICAN KITCHEN SOLUTIONS INCORPORATED

NFPA 96 TYPICAL INSTALLATION

Typical configuration shall be a SF air supply unit, and a spun aluminum upblast exhaust fan. The spun aluminum upblast exhaust fan should have a base hinge and a grease collector.

FIGURE 2



INSTALLATION REQUIREMENT

As shown in **Figure 3**:
- The bottom of the exhaust fan must be 16 inches away from the roof surface.
- The outlet of the exhaust fan must be 40 inches away from the roof surface minimum.

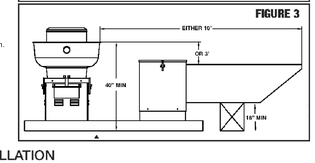
AND

- The inlet plane must be 10 feet away from the outlet plane horizontally.

OR

- The inlet plane must be 3 feet away from the outlet plane vertically.

FIGURE 3



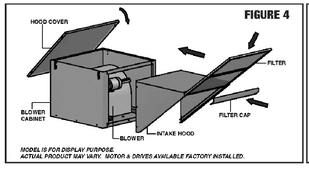
HOOD AND FILTER INSTALLATION

(Model SF10)

Attach duct section when required (by others) to the SF inlet flange. Drill 1/8" hole through duct and inlet flange and secure with metal screws provided. Slide the hood (less filters) over the inlet flange and secure with the provided sheet metal screws.

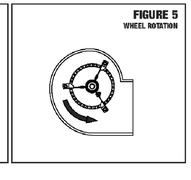
HOOD/DUCT OVERLAP SHOULD NOT EXCEED 1".
Remove hood cap and slide filter(s) into "U" channels located on the inner sides of the hood. Replace cap.

FIGURE 4



MODEL IS FOR DISPLAY PURPOSE. ACTUAL PRODUCT MAY VARY. MOTOR & DRIVES AVAILABLE FACTORY INSTALLED.

FIGURE 5
WHEEL ROTATION



PROJECT:
PALATINE RESTAURANT
2379 N. HICKS RD.
PALATINE IL, 60074

CLIENT:
ALDO HERNANDEZ – FRONTERAS MEXICAN GRILL
PHONE: 773-647-9106
EMAIL: fronterasgrill2379@gmail.com

JOB NO. 22–060
DATE 07–06–23
FILE E1
PLOT SCALE 1:1

OWNER APPROVAL

Signature

Date

SHEET TITLE
MECHANICAL SCHEDULES NOTES AND ROOF PLAN

SHEET NUMBER
M2

Attachment: Floor Plan (2379 N. Hicks Rd - VAR Parking)

ELECTRICAL LEGEND

- 2' X 4' RECESSED MOUNTED LIGHT FIXTURE
- SURFACE MOUNTED BATTERY PACK EMERGENCY LIGHT
- EXIT SIGN WITH RED LETTERS
- SINGLE POLE TOGGLE SWITCH +4'-0"
- 3W — 3-WAY TOGGLE SWITCH +4'-0"
- D — DIMMER SWITCH. REFER TO LIGHTING CONTROL RISER SHEET E1-3.
- DUPLEX CONVENIENCE OUTLET +18"
- G — GROUND FAULT INTERRUPT DUPLEX CONVENIENCE OUTLET +18"
- +XX — DUPLEX CONVENIENCE OUTLET MOUNTED AT HEIGHT INDICATED ON PLANS.
- H — DUPLEX CONVENIENCE OUTLET MOUNTED ABOVE COUNTER. VERIFY MOUNTING HEIGHT IN FIELD.
- WP — GROUND FAULT INTERRUPT DUPLEX CONVENIENCE OUTLET +18" WITH WEATHER PROOF BOX AND WEATHER PROOF IN-USE COVER
- CEILING DUPLEX CONVENIENCE OUTLET
- CONDUIT HOME RUN WITH GROUND, NEUTRAL, AND HOT CONDUCTOR
- J — JUNCTION BOX - SIZE AS REQUIRED - MINIMUM OF 4" SQUARE
- DISCONNECT SWITCH - HORSEPOWER RATED, FUSED OR UNFUSED, AS REQUIRED OR NOTED. WP DENOTES WEATHERPROOF TYPE
- E — ELECTRICAL CONNECTION TO DEVICE OR EQUIPMENT
- XX / X — HVAC EQUIPMENT TAG. SEE MECHANICAL CONNECTION SCHEDULE FOR WIRING REQUIREMENTS.
- X — KITCHEN EQUIPMENT TAG. SEE KITCHEN CONNECTION SCHEDULE FOR WIRING REQUIREMENTS.
- PANELBOARD
- S — FIRE ALARM MANUAL PULL STATION +48"
- AV — FIRE ALARM HORN AND VISUAL SIGNAL -6" BELOW CEILING OR MAXIMUM +80" AFF, WHICHEVER IS LOWER. DEVICES SHALL BE 75cd UNLESS OTHERWISE NOTED.
- SD — FIRE ALARM SMOKE DETECTOR
- V — FIRE ALARM VISUAL ALARM -6" BELOW CEILING OR MAXIMUM +80" ABOVE FLOOR.
- R — FIRE ALARM FAN SHUT DOWN RELAY. PROVIDE ISOLATION RELAY AND ALL INTERFACE WIRING FOR FIRE ALARM FAN SHUT DOWN.
- DD — FIRE ALARM DUCT SMOKE DETECTOR WITH REMOTE ALARM INDICATION/TEST STATION. INSTALL REMOTE STATION IN VISIBLE LOCATION DIRECTLY BELOW ROOF TOP UNIT.
- KB — FIRE ALARM KNOX BOX
- TV — TELEVISION OUTLET BOX MOUNTED AT 7'-0": PROVIDE ONE GANG BOX WITH 3/4" CONDUIT AND PULL CORD UP TO ACCESSIBLE LOCATION AT ROOF TRUSS HEIGHT. PROVIDE FACE PLATE WITH COLOR TO MATCH ADJACENT SURFACE.
- TELEPHONE OUTLET BOX: PROVIDE ONE GANG BOX WITH 3/4" CONDUIT AND PULL CORD UP TO ACCESSIBLE ABOVE CEILING. PROVIDE FACE PLATE WITH COLOR TO MATCH ADJACENT SURFACE.
- POS — POINT OF SALE OUTLET BOX MOUNTED IN COUNTER: PROVIDE ONE GANG BOX WITH 3/4" CONDUIT AND PULL CORD UP TO ACCESSIBLE ABOVE CEILING. PROVIDE FACE PLATE WITH COLOR TO MATCH ADJACENT SURFACE.
- TH — THERMOSTAT
- LC — WALLBOX MASTER LIGHTING TIMER. SEE LIGHTING CONTROL DIAGRAM

LIGHT FIXTURE SCHEDULE

TAG	SYMBOL	DESCRIPTION	MANUFACTURER/ MODEL	VOLTAGE / BALLAST	LAMPS / CROSS SECTION	MOUNTING	REMARKS
AA		LED PANEL LIGHT 2X2 FLAT CEILING	METALUX 2X2 LED PANEL CGFP SERIES	120 V 30 WATTS	LED 3400 LUMENS	RECESSED	SEE SPECS FOR APPROVED SINGLE SWITCHING REQUIRED WHITE ALUMINUM (1) (2) (7)
NL		LED PANEL LIGHT 2X4 FLAT CEILING NIGHT LIGHT	METALUX 2X2 LED PANEL CGFP SERIES	120 V 30 WATTS	LED 3400 LUMENS	RECESSED	24X48 50W LED PANEL LIGHT - (UL+DLC) 100 LM/W - DIAMABLE NIGHT LIGHT (7)
DC		PENDANT LIGHT	WESTINGHOUSE 6401000	120/12 V 13W	ONE (1) 900 LUMENS BULB	PENDANT	ADJUSTABLE ENERGY EFFICIENT PENDANT 12.1" DIAMETER
DB		SMALL PENDANT LIGHT 4.5" DIA.	PILSON LED PENDANT MATTE BLACK FINISH A-19	120V 10W	ONE (1) 10 WATT BULB	PENDANT	ADJUSTABLE ENERGY EFFICIENT PENDANT 7" DIAMETER
DA		LED 6" DOWNLIGHT RECESSED LIGHT FIXTURE	MAXXIMA STYLE MRL-S61200NW	120V 12W	LED 850 LUMENS	RECESSED	VERTICAL LAMP LED CEILING FIXTURE FOR USE IN INSULATED CEILINGS AND CAN BE INSTALLED IN DIRECT CONTACT WITH INSULATION
BA		CEILING MOUNTED EXIT SIGN LIGHT FIXTURE W/ BATTERY BAKCUP	ALKCO *RGLO-LEDX1 OR APPROVED EQUAL	120 V	LED	CEILING / WALL	FURNISH WITH ARROWS AS REQUIRED BY CODE PROVIDE WIRE GUARD WHERE INDICATED ON PLANS (3) (4)
BB		EMERGENCY LIGHT W/ BATTERY BACKUP	SURE-LITES *CC7-SM (WG3) OR APPROVED EQUAL	120/12 V	TWO (2) 12 WATT HALOGEN	@ 7'-6" A.F.F.	PROVIDE WIRE GUARD WHERE INDICATED ON PLANS WITH REMOTE CAPABILITIES (5)
BD		EXIT DISCHARGE EMERGENCY LIGHT W/ BATTERY BACKUP	LITHONIA #AFN-DB-EXT	120/12 V	(2) 6 WATT ZENON LAMPS	@ 7'-6" A.F.F.	EXIT DISCHARGE EMERGENCY LIGHT WITH 90 MIN. BATTERY BACKUP AND EXTERIOR PACKAGE
CA		EXHAUST FAN - SEE ELECTRICAL DRAWINGS	BROAN - MODEL L100 - USE 4" DIA. EXHAUST DUCT UP TO ROOF PROVIDE VENT CAP				
EA		WALK IN COOLER LIGHT FIXTURE	PREMI LIGHTS PL-VT4-48WLED	120 V	48 WATT	CEILING COOLER	LAMP BULB SMD LED STRIP VAPOR LIGHT/VAPOR PROOF LIGHT FIXTURE

NOTES:

1. INSTALLATION OF LIGHTING FIXTURES TO BE ACCORDING TO MFR'S RECOMMENDATIONS AND ACCORDING TO CODE REQUIREMENTS.
2. ALL LIGHTING FIXTURE AND LAMPS TO BE PROVIDED BY ELECTRICAL CONTRACTOR.
3. LIGHT FIXTURES SHALL HAVE A MINIMUM OF 90 MINUTES BACK-UP OR AS REQUIRED BY LOCAL CODE AUTHORITY.
4. CONTRACTOR TO PROVIDE EXIT FIXTURE WITH ARROWS AS SHOWN ON PLAN AND AS REQUIRED BY LOCAL CODE AUTHORITY.
5. MOUNT AT 7'-6" A.F.F.
6. CONTRACTOR TO COORDINATE AIMING OF LIGHT FIXTURE WITH ARCHITECT AND OWNERS REPRESENTATIVE.
7. FLOURECENT FIXTURES TO BE T8 BULBS WITH ELECTRONIC BALLAST.

* SLASH THRU LIGHT FIXTURE INDICATES NIGHT LIGHTING.
RH - REMOTE HEAD

ELECTRICAL NOTES

ELECTRICAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH NATIONAL ELECTRIC CODE, 2015 IBC CODE AND O.S.H.A. LATEST EDITIONS, AND ALL APPLICABLE LOCAL CODES.
2. ELECTRIC SERVICE SHALL BE COORDINATED WITH THE UTILITY CO. CONTRACTOR SHALL PAY ANY FEES LEVIED FOR SERVICE. PROVIDE METER CANS OR C/T CABINETS AS REQUIRED.
3. CONTRACTOR SHALL OBTAIN AND PAY FOR BOTH ROUGH AND FINAL UNDERWRITERS OR OTHER APPROVED INSPECTION AGENCY CERTIFICATE OF "ELECTRICAL INSPECTION". THESE CERTIFICATES SHALL BE PRESENTED WITH REQUEST FOR FINAL PAYMENT.
4. COORDINATE EXACT LOCATION OF ALL FIXTURES AND OUTLETS WITH ARCH. DRAWINGS. AND EQUIP. SUPPLIER'S RECOMMENDATIONS. REVIEW LOCATION OF ALL RACEWAYS WITH ARCHITECT / OWNER.
5. PROVIDE ALL GROUNDING AS REQUIRED BY N.E.C. OR ANY LOCAL CODES.
6. CONTRACTOR SHALL VISIT SITE TO FAMILIARIZE HIM OR HERSELF WITH ALL CONDITIONS OF AREA.
7. CONTRACTOR SHALL PROVIDE TEMPORARY POWER AND LIGHT DURING COURSE OF CONSTRUCTION. POWER CONSUMED SHALL BE PAID FOR BY THE OWNER.
8. ALL WIRING INSTALLED UNDER THIS CONTRACT, PRIOR TO TURNING OVER THE WORK AS A COMPLETE UNIT, SHALL BE TESTED FOR PROPER CONNECTIONS, SHORT CIRCUITS AND GROUNDS.
9. ALL WORK SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY OWNER/ARCHITECT.
10. COORDINATE INTERRUPTING CAPACITY OF ELECTRIC PANELS AND ALL BREAKERS W/ UTILITY CO. PROVIDE TYPE WRITTEN DIRECTORIES FOR ALL PANELS PER CIRCUIT USAGE.
11. CONTRACTOR SHALL DO CUTTING, DRILLING AND PATCHING TO A LIKE CONDITION, AS APPROVED BY THE ARCHITECT FOR INSTALLATION OF HIS OR HER WORK. PROVIDE FIREPROOFING COMPOUND ON ALL CONDUITS PASSING THROUGH FIRE RATED PARTITIONS.
12. CONTRACTOR TO REMOVE AND REINSTALL ALL CEILING TILES AS REQUIRED FOR THE INSTALLATION OF HIS / HER WORK. REPLACE ALL CEILING TILES BROKEN DURING REMOVAL.
13. DURING CONSTRUCTION, CONTRACTOR SHALL REMOVE ALL DEBRIS AND STORE AT LOCATION AS DIRECTED BY OWNER. NO ITEMS SHALL BE LEFT AS TO CAUSE A HAZARD DURING WORKING HOURS. COORDINATE WITH OWNER AREAS THAT WORK CAN BE DONE IN.
14. PROVIDE LATERAL BRACING FOR CONDUIT, BUSWAYS, GENERATORS, TRANSFORMERS AND OTHER FLOOR MOUNTED ELECTRICAL EQUIPMENT BUS DUCT, SWITCHBOARDS, AS REQUIRED BY LOCAL CODE.
15. ROOFTOP MECHANICAL UNITS:
PROVIDE GFI W.P. OUTLET AND EXTERIOR GRADE LIGHT FIXTURE WITH PRISMATIC LEXAN GLOBE AND CAST GUARD MOUNTED ON 1" CONDUIT PIPE STANCHION STRAPPED TO ROOFTOP MECHANICAL UNIT. FIXTURE TO BE MOUNTED AT 5'-0" ABOVE UNIT. PROVIDE SWITCH FOR LIGHT AT ACCESS TO ROOF OR WHERE DIRECTED BY OWNER / ARCHITECT. GFI RECEPTACLE TO BE LAST DEVICE ON CIRCUIT.
16. ALL PANELBOARDS AND CIRCUIT BREAKERS MUST BE FULLY RATED. SERIES RATING WILL NOT BE ACCEPTED.
17. COORDINATE ALL EQUIPMENT UTILITY INFORMATION SHOWN ON THIS SHEET WITH THE ALLIED DOMECQ EQUIPMENT SCHEDULE AND EQUIPMENT MANUFACTURER'S CUT SHEETS.
18. OUTLETS ARE SHOWN FOR POSITIONING PURPOSES ONLY. REFER TO EQUIPMENT SPECIFICATIONS FOR AMOUNT FO POWER TO EACH PEICE OF EQUIPMENT AND TYPE OF RECEPTACLE REQUIRED.

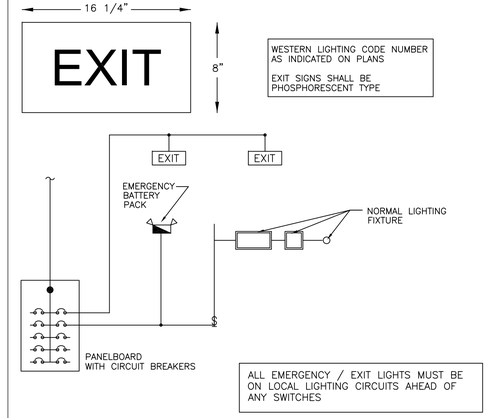
GENERAL NOTES

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3. THE COMPLETE INSTALLATION SHALL BE IN ACCORDANCE WITH THE A.D.A.A.G. (AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES.)
4. BOXES LOCATED ON OPPOSITE SIDES OF NON-FIRE RATED WALLS SHALL BE OFFSET A MINIMUM OF 6" HORIZONTALLY. BOXES ON OPPOSITE SIDES OF FIRE RATED WALL SHALL OFFSET A MINIMUM OF 24" HORIZONTALLY. "THRU-THE WALL" BOXES SHALL NOT BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL OF THE ARCHITECT/ENGINEER.
5. ALL TEMPERATURE CONTROL WIRING SHALL BE FURNISHED AND INSTALLED BY OTHERS.
6. ELECTRICAL CONTRACTOR SHALL VERIFY TOTAL CONNECTED LOAD/HP AND VOLTAGE WITH MECHANICAL CONTRACTOR PRIOR TO WIRING OF ALL HVAC EQUIPMENT. MAKE ANY CHANGES TO OVERCURRENT DEVICES OR FEEDER SIZE PER 2017 NATIONAL ELECTRICAL CODE.
7. FOR 120/208V; BRANCH CIRCUITS, PROVIDE WIRE SIZE AS SHOWN BELOW BASED ON LENGTH OF CIRCUIT:
UP TO 50 FT USE #12, 50 FT TO 100 FT USE #10, OVER 100 FT USE #8
8. ALL EQUIPMENT MUST BE CERTIFIED BY A THIRD PARTY TESTING LABORATORY THAT IS NATIONALLY RECOGNIZED IN THE UNITED STATES SUCH AS CSA, UNDERWRITERS LAB. G.C. TO PROVIDE SPECIFICATION SHEETS FOR THIS EQUIPMENT WITH THIS INFORMATION
9. ALL RECEPTACLES WITHIN THE KITCHEN AREA SHALL BE GFCI PROTECTED (NEC 210.8.B2)
10. ALL RECEPTACLES WITHIN 6' OF SINKS AND BASINS SHALL BE GFCI PROTECTED (NEC 210.8.B5)
11. THE USE OF MC CABLEIS NOT ALLOWED PER THE CITY OF SYCAMORE'S AMENDMENT TO THE 2017 NEC.
12. PROVIDE SIGNAGE ON EXTERIOR OF ELECRICAL ROOM DOOR (IFC 605.3.1).
13. ELIMINATE OR REPAIR ANY EXISTING ELECTRIC.

REFLECTED CEILING NOTES

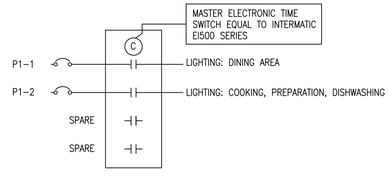
1. NEW LAY IN ACCOUSTIC CELING TILE, 2'X4' GRID; MFR: AMSTRONG, -CLEAN ROOM VL/VL: (VINYL COATED) GRID MFR: CHICAGO METALLIC TEMPRA 4000 SYSTEM; COLOR WHITE; 9'-0" H. CEILING VIF
2. OPEN CEILING PAINTING BLACK
3. DROP SOFFIT @ 8'-6" HIGH - TYPE "X" CEILING - DROPPED CEILING BUILT WITH 3 5/8" 20 GA. MTL STUDS @ 24" O.C.
NOTE:
ALL CEILING TILES IN KITCHEN AND FOOD PREP AREAS SHALL BE CLEANABLE, SCRUB-ABLE AND MOISTURE RESISTANT.

INSTALL PER VILLAGE OF PALATINE



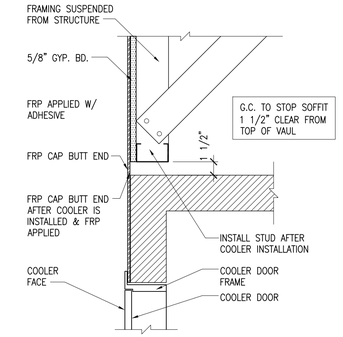
DETAIL FOR FEEDING EMERGENCY BATTERY PACK AND EXIT SIGNS

N.T.S.

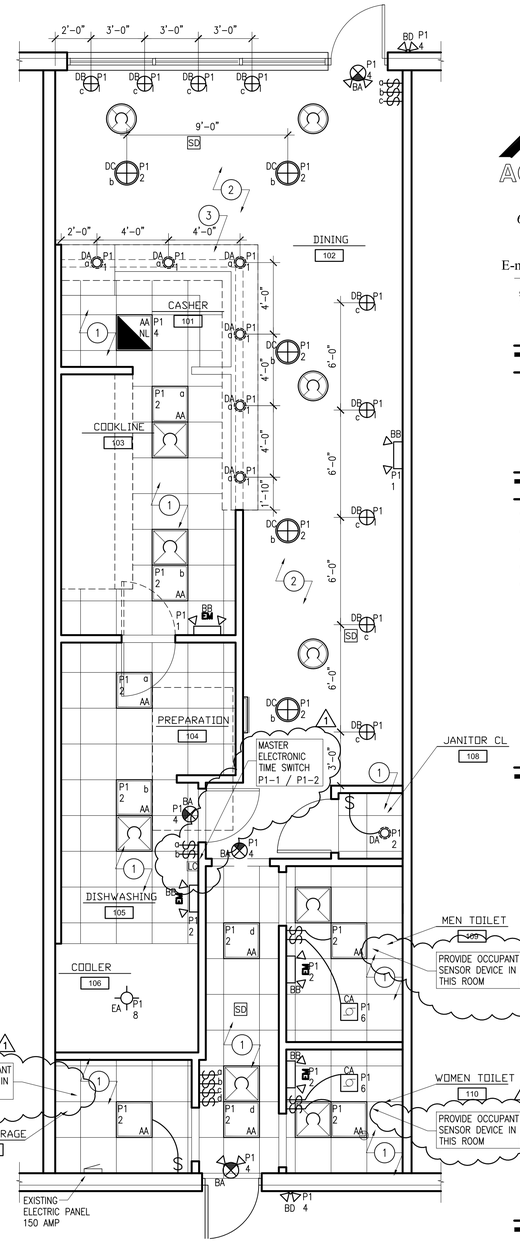


LIGHTING CONTROL

SCALE: NTS



1 / E1 COOLER CLGN. DETAIL
SCALE: NONE



LIGHTING AND REFL. CEILING PLAN

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

AGAMA DESIGNS
architecture
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ISSUED	DATE
FOR APPROVAL	
FOR PERMIT	
FOR BID	
FOR CONST.	

REVISIONS	DATE
1 PALATINE	09-05-23
2 PALATINE	09-26-23
3 PALATINE	12-07-23
4	
5	

PROJECT:
PALATINE RESTAURANT
2379 N. HICKS RD.
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PLOT SCALE 1:1

OWNER APPROVAL

Signature

Date

SHEET TITLE
REFLECTED CEILING LIGHTING PLAN AND SCHEDULES

SHEET NUMBER
E1

Attachment: Floor Plan (2379 N. Hicks Rd - VAR Parking)

ELECTRICAL LEGEND

- 2' X 4' RECESSED MOUNTED LIGHT FIXTURE
- SURFACE MOUNTED BATTERY PACK EMERGENCY LIGHT
- EXIT SIGN WITH RED LETTERS
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- 3W — 3-WAY TOGGLE SWITCH +4'-0"
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- TH — THERMOSTAT
- LC — WALLBOX MASTER LIGHTING TIMER. SEE LIGHTING CONTROL DIAGRAM

PANEL **P1**

LOCATION: Dry Storage — VOLTAGE / PHASE: 120/208 3PH 4 W
FLOOR: 1st Floor — BUSS:
MOUNTING: SURFACE — MAIN BREAKER: 150A

CT #	OUTLETS LTG	OUTLETS REC	OUTLETS MISC	VOLT AMPS A	VOLT AMPS B	VOLT AMPS C	BKR/ POLE	BKR/ POLE	VOLT AMPS A	VOLT AMPS B	VOLT AMPS C	OUTLETS MISC	OUTLETS REC	OUTLETS LTG	CT #	
1	17			1020			20/1	20/1	1020					17	2	General & EM Lights
3	1				60		20/1	20/1		360				6	4	Exit Light
5		1				400	20/1	20/1			360	2			6	Toilet Exhaust Fan
7				600			20/1	20/1	60						8	Walk in Cooler Light
9					3500		30/3	20/1		1250					10	Prep table
11						3500	30/3	20/1			1000				12	Microware Outlet
13				3500			30/3	20/1	1920						14	Steam Table
15					1000		20/1	20/1		1750					16	Panini
17						1800	20/1	20/3			1450				18	Hand Dryer
19				2200			30/3	20/3	1380						20	Ice Machine
21					2200		30/3	20/3		1380					22	Ice Machine
23						2200	30/3	20/3			1380				24	Ice Machine
25				600			20/3	20/1	720						26	General Outlet
27					600		20/3	20/1		800					28	Water Heater
29						600	20/3	20/1			360				30	Toilet Outlet GFI
31				1420			20/3	40/3							32	
33					1420		20/3	40/3							34	
35						1420	20/3	40/3							36	
37									1450						38	Hand Dryer
39										1450					40	Hand Dryer
41											1450				42	Hand Dryer
		sub total		9340	8780	9920			6550	6990	6000		sub total			

Total A Phase = 15890 VA
Total B Phase = 15770 VA
Total C Phase = 15920 VA
LCL (25%) = 303 VA

Total load 47883 VA / 360 133 Amps

PANEL P-1

SCALE: NTS

LEGEND:

- EXIT # 1 / 250 / 500 — EXIT IDENTIFICATION NUMBER; MAXIMUM OCCUPANT CAPACITY PER EXIT; ACTUAL OCCUPANT CAPACITY PER EXIT
- 50 S.F. / 25 / 1,500 / EXIT # — MAXIMUM FLOOR AREA ALLOWANCE PER OCCUPANT; SQUARE FOOTAGE FOR AREA; MAXIMUM OCCUPANCY FOR AREA; EXIT(S) ASSIGNED TO AREA
- 65' — EGRESS DIRECTION AND DISTANCE

NOTE:
EVERY ROOM OR SPACE THAT IS A BUSINESS OCCUPANCY SHALL HAVE THE OCCUPANT LOAD OF THE ROOM OR SPACES POSTED IN A CONSPICUOUS PLACE, NEAR THE MAIN EXIT OR EXIT ACCESS DOORWAY FROM THE ROOM OR SPACE. POSTED SIGNS SHALL BE OF AN APPROVED LEGIBLE PERMANENT DESIGN AND SHALL BE MANINTAINED BY THE OWNER OR AUTHORIZED AGENT IBC 1004.3

GENERAL NOTES

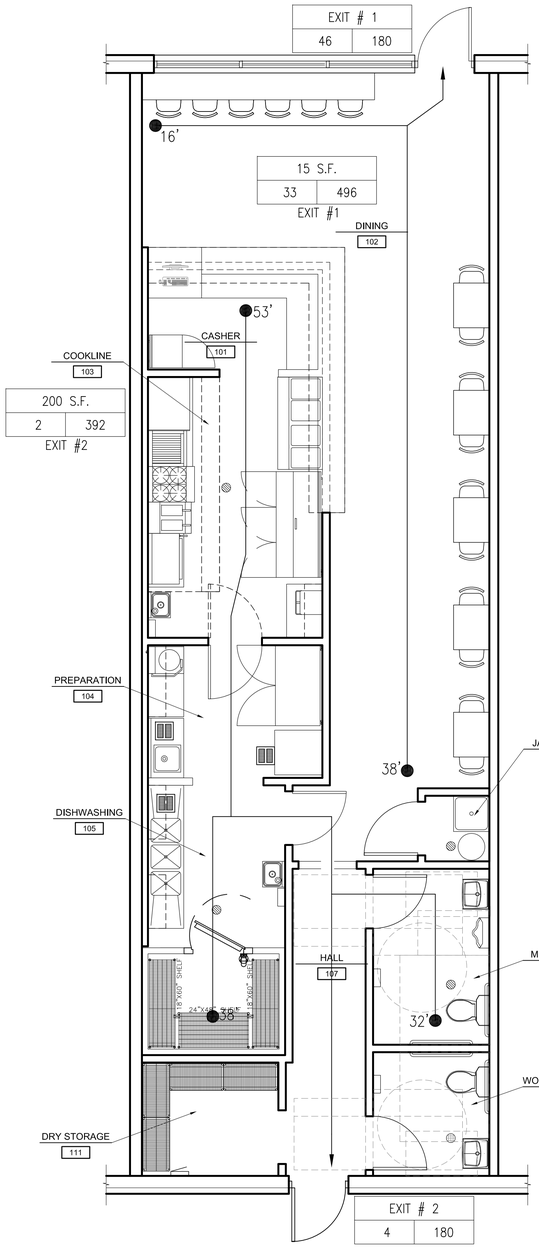
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2. DO NOT SCALE DRAWINGS, USE FIELD MEASUREMENTS.
3. THE COMPLETE INSTALLATION SHALL BE IN ACCORDANCE WITH THE A.D.A.A.G. (AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES.)
4. BOXES LOCATED ON OPPOSITE SIDES OF NON-FIRE RATED WALLS SHALL BE OFFSET A MINIMUM OF 6" HORIZONTALLY. BOXES ON OPPOSITE SIDES OF FIRE RATED WALL SHALL OFFSET A MINIMUM OF 24" HORIZONTALLY. "THRU-THE WALL" BOXES SHALL NOT BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL OF THE ARCHITECT/ENGINEER.
5. ALL TEMPERATURE CONTROL WIRING SHALL BE FURNISHED AND INSTALLED BY OTHERS.
6. ELECTRICAL CONTRACTOR SHALL VERIFY TOTAL CONNECTED LOAD/HP AND VOLTAGE WITH MECHANICAL CONTRACTOR PRIOR TO WIRING OF ALL HVAC EQUIPMENT. MAKE ANY CHANGES TO OVERCURRENT DEVICES OR FEEDER SIZE PER 2017 NATIONAL ELECTRICAL CODE.
7. FOR 120/208Y; BRANCH CIRCUITS, PROVIDE WIRE SIZE AS SHOWN BELOW BASED ON LENGTH OF CIRCUIT:
   UP TO 50 FT USE #12, 50 FT TO 100 FT USE #10, OVER 100 FT USE #8
8. ALL EQUIPMENT MUST BE CERTIFIED BY A THIRD PARTY TESTING LABORATORY THAT IS NATIONALLY RECOGNIZED IN THE UNITED STATES SUCH AS CSA, UNDERWRITERS LAB. G.C. TO PROVIDE SPECIFICATION SHEETS FOR THIS EQUIPMENT WITH THIS INFORMATION
9. ALL RECEPTACLES WITHIN THE KITCHEN AREA SHALL BE GFCI PROTECTED (NEC 210.8.B2)
10. ALL RECEPTACLES WITHIN 6' OF SINKS AND BASINS SHALL BE GFCI PROTECTED (NEC 210.8.B5)
11. THE USE OF MC CABLEIS NOT ALLOWED PER THE CITY OF SYCAMORE'S AMENDMENT TO THE 2017 NEC.
12. PROVIDE SIGNAGE ON EXTERIOR OF ELECRICAL ROOM DOOR (IFC 605.3.1).
13. ELIMINATE OR REPAIR ANY EXISTING ELECTRIC.

NOTES

1. CIRCUITS IN THE RESTAURANT EMANATE FROM PANEL BOARD P1
2. (#) OCTAGON TAG INDICATES KITCHEN EQUIPMENT SCHEDULE
3. (#) OCTAGON TAG INDICATES MECHANICAL EQUIPMENT
4. ELECTRICAL CONTRACTOR TO VERIFY ELECTRICAL REQUIREMENTS OF ALL KITCHEN EQUIPMENT TO BE INSTALLED. COORDINATE ANY EQUIPMENT CHANGES INCLUDING LOCATIONS AND REQUIREMENTS.
5. ALL RECEPTACLES LOCATED IN THE KITCHEN SHALL HAVE GROUND FAULT INTERRUPT

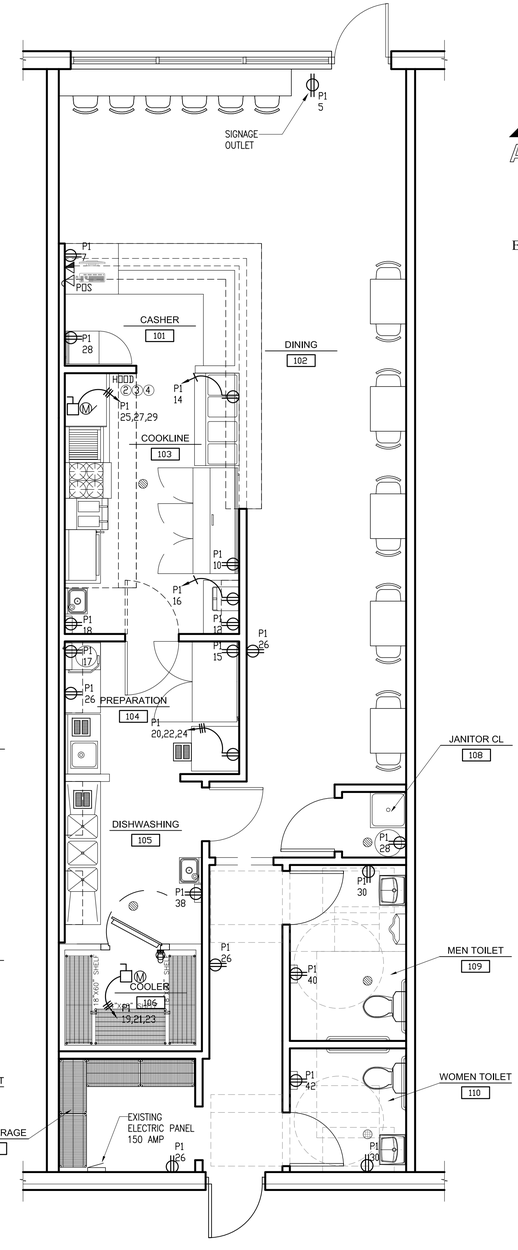
(#) KEY NOTES

1. CABLE TELEVISION AND TELEPHONE SERVICE. SEE SITE PLAN FOR INFORMATION.
2. PROVIDE FIRE ALARM INITIATION CIRCUITS TO MONITOR HOOD SUPPRESSION SYSTEM ALARM AND TROUBLE CONDITIONS
3. PROVIDE 120VAC LIGHTING AND CONTROL CIRCUITRY TO KITCHEN HOOD.
4. PROVIDE 120VAC POWER AND CONTROL WIRING TO EMERGENCY STOP PULL STATION AND GAS SOLENOID VALVE.



EGRESS PLAN

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



POWER PLAN

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

AGAMA DESIGNS
architecture
664 W Veterans Pkwy. Suite A
Yorkville, Illinois 60560
Phone: 630-381-9019
E-mail: alberto@agamadesigns.com

THESE DRAWINGS, INCLUDING ALL DESIGNS, DETAILS, SPECIFICATIONS AND INFORMATION, ARE THE SOLE PROPERTY AND COPYRIGHT OF AGAMA DESIGNS AND ARE FOR USE ON THIS SPECIFIC PROJECT AND SHALL NOT BE USED ON ANY OTHER WORK WITHOUT THE AGREEMENT AND WRITTEN PERMISSION OF AGAMA DESIGNS

ISSUED	DATE
FOR APPROVAL	
FOR PERMIT	
FOR BID	
FOR CONST.	

REVISIONS	DATE
1 PALATINE	09-05-23
2 PALATINE	09-26-23
3 PALATINE	12-07-23
4	
5	

PROJECT:
PALATINE RESTAURANT
2379 N. HICKS RD.
PALATINE IL, 60074

CLIENT:
ALDO HERNANDEZ - FRONTERAS MEXICAN GRILL
PHONE: 773-647-9106
EMAIL: fronteragrill2379@gmail.com

JOB NO. 22-060
DATE 07-06-23
FILE E1
PLOT SCALE 1:1

OWNER APPROVAL

Signature

Date

SHEET TITLE
POWER PLAN
EGRESS PLAN
AND SCHEDULES

SHEET NUMBER
E2

Attachment: Floor Plan (2379 N. Hicks Rd - VAR Parking)

Fronteras Mexican Grill Inc. Business Plan

Executive Summary

Fronteras Mexican Grill Inc. is a vibrant and authentic Mexican restaurant located in the bustling plaza in Palatine, Illinois. Our mission is to provide an authentic Mexican dining experience with traditional flavors, all in a warm and inviting atmosphere. We aim to become the go-to choice for local residents and the general public looking for a fresh and satisfying meal.

Business Description

Operating under the legal entity of Fronteras Mexican Grill Inc., our fundamental vision and mission revolve around the delivery of an authentic Mexican culinary experience. We achieve this by curating a menu rich in traditional Mexican dishes, carefully prepared with the freshest ingredients available. Beyond our commitment to culinary excellence, we prioritize exceptional customer service and the creation of a welcoming ambiance. At Fronteras Mexican Grill, our distinctive dining concept empowers customers to personally tailor their meal selections, ensuring a swift and thoroughly enjoyable dining encounter.

Marketing and Sales Strategy

In terms of our marketing strategy, we plan to leverage the power of social media platforms and word-of-mouth referrals to effectively promote our business. To establish a strong rapport with our customers, we will adopt an attractive pricing strategy and introduce a customer loyalty initiative that includes loyalty cards for our valued repeat patrons. Additionally, we will offer convenient sales channels, including online ordering, efficient delivery services, and hassle-free pick-up options to cater to diverse customer preferences and ensure a seamless dining experience.

Operations Plan

Our menu features an extensive variety of Mexican culinary offerings (please refer to the attached menu for details). We will have five employees working at the restaurant. Our business will be open seven days a week, from Monday to Sunday, with operating hours spanning from 10:00 A.M. to 9:00 P.M. This schedule ensures that our doors are open daily. This schedule ensures our continuous availability, enabling our patrons to enjoy the flavors of Mexico at their convenience.

Location Address: 2379 N Hicks Rd Palatine, Illinois 60074

Attachment: Business Plan (2379 N. Hicks Rd - VAR Parking)

CHOOSE YOUR ENTRÉE


BOWL


TACOS


BURRITOS

CHOSE YOUR SIDES


CHIPS AND PICO DE GALLO


CHIPS AND GUACAMOLE


RICE AND BEANS

MORE DELICIOUS CHOICES

TAMALES 

TORTAS 

QUESADILLAS 

CHOOSE YOUR TOPPINGS

MEATS

STEAK
AL PASTOR (PORK)
BARBACOA (BEEF)
CHICKEN
BUFFALO CHIKEN
MILANESA (BREADED STEAK)
MILANESA DE POLLO (BREADED CHICKEN)

RICE

MEXICAN RICE
WHITE RICE

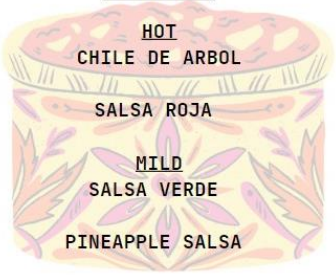
BEANS

PINTO BEANS
REFRIED BEANS

TO TOP THINGS OFF

GUACAMOLE
SOUR CREAM
VEGETARIAN FAJITA
ONION
RED ONION
CILANTRO
LETTUCE
JALAPEÑOS
TOMATO
CHEESE

SALSAS



HOT
CHILE DE ARBOL
SALSA ROJA

MILD
SALSA VERDE
PINEAPPLE SALSA

PICO DE GALLO

DRINKS

HORCHATA

JAMAICA

Attachment: Business Plan (2379 N. Hicks Rd - VAR Parking)

PUBLIC NOTICE
A Public Hearing will be held before the Village of Palatine Planning and Zoning Commission on Tuesday, March 12, 2024 at 7 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
Variation to permit 135 parking spaces, instead of the minimum required 143 parking spaces.
The property is commonly known as 2379 N. Hicks Road.
The Petitioner is proposing to open a new restaurant, Fronteras Mexican Grill, within the subject tenant space. With the proposed use, the total required parking exceeds the parking spaces currently provided on-site, therefore, a Variation is also required.
The above petition has been filed by Aldo Hernandez, Fronteras Mexican Grill Inc., and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
FILE #: VAR-000095-2024
VILLAGE OF PALATINE
Jan Wood, Chair
Palatine Planning & Zoning Commission
Published in Daily Herald February 26, 2024 (4612370)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs
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 **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburb DAILY HERALD** is a secular newspaper, published in Arlington Heights, Cook County, State of Illinois, and has been in general circulation daily throughout Cook County, continuously for more than 50 weeks prior to the fi Publication of the attached notice, and a newspaper as defined by 715 ILCS 5

I further certify that the **Northwest Suburbs DAILY HERALD** is a newspa as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That notice of which the annexed printed slip is a true copy,
was published 02/26/2024
in said **Northwest Suburbs DAILY HERALD**. This notice was also placed a statewide public notice website as required by 5 ILCS 5/2.1.

BY _____
Designee of the Publisher of the Daily Herald

Control # 4612370

PADDOCK PUBLICATIONS, INC. Corporate SEAL ILLINOIS

Attachment: Public Notice (2379 N. Hicks Rd - VAR Parking)

VILLAGE OF PALATINE

VILLAGE OF PALATINE
Planning and Zoning Commission

SCHEDULED 03/12/24 07:00 PM

STAFF REPORT (ID # 8849)

430-436 E. Northwest Highway

This item was continued until the March 12th Planning and Zoning Commission meeting.

TO: Palatine Planning and Zoning Commission
Jan Wood, Chair

FROM: Ben Vyverberg

PETITIONER: Anthony and Alexandria Loizzo

PLAN NUMBER: SU-000094-2024

BACKGROUND:

The Subject Property is an existing commercial building on E. Northwest Highway. It was initially constructed as a single-story masonry commercial building in the late 1959 for "…three stores." A second story addition was approved in 1963 for listed office uses. The Petitioner purchased the property in 2021, with the intention of maintaining the ground floor commercial use and seeking zoning approval for a residential use on the second floor. Therefore, the Petitioner is requesting:

1. **Special Use for to allow 3 dwelling units (2nd floor); and**

2. **Variation to allow 10 parking spaces, instead of the minimum required 16 spaces.**

SURROUNDING ZONING CONDITIONS:

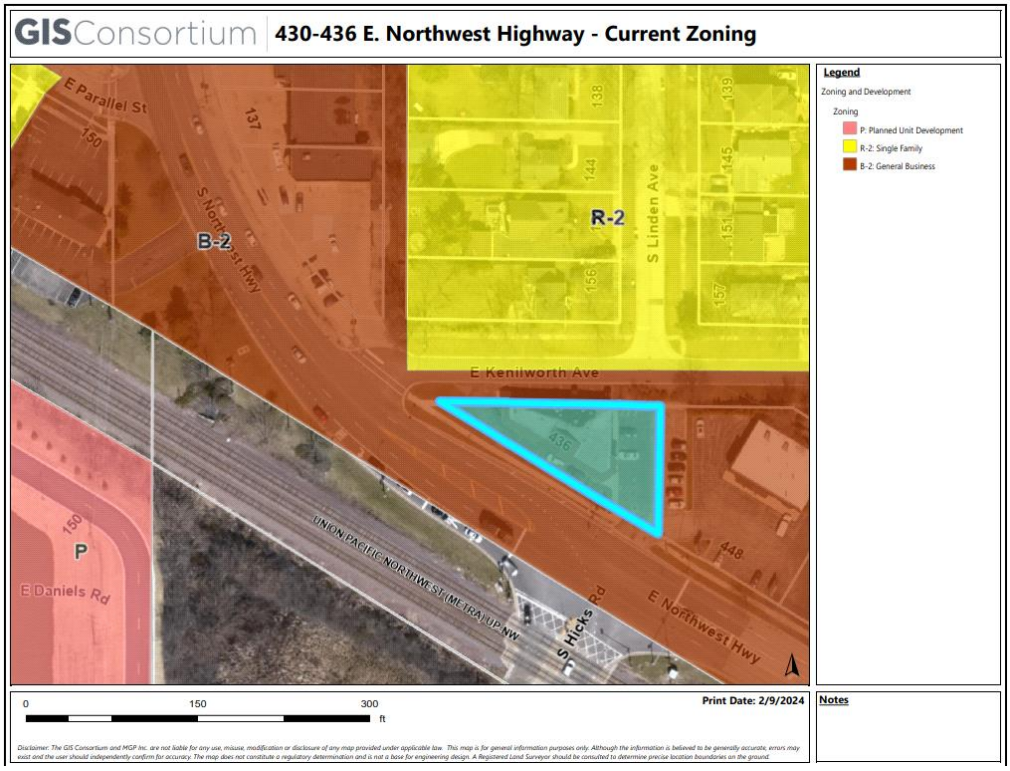
North:	R-2 single-family residential
South	E. Northwest Highway and Union Pacific rail line
East:	B-2- animal hospital
West:	B-2 -restaurant

SITE ANALYSIS & KEY ISSUES:

- The existing commercial building is located at the southeast confluence of E. Northwest Highway and E. Kenilworth Avenue. The property contained several ground floor commercial uses (insurance office, salon, business offices) and a series of smaller office uses on the second floor. The building is approximately

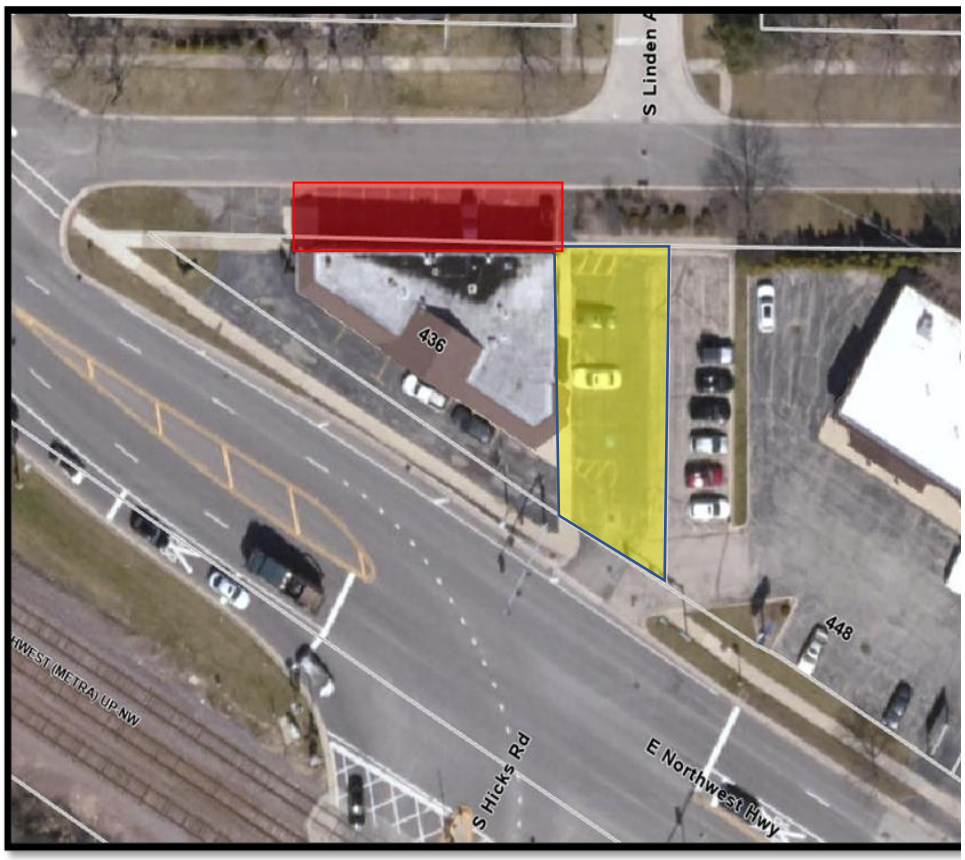
5,900 square feet (2,954 SF/floor). The overall property, including the portion of vacated Linden Avenue (east side of building – surface parking lots), is approximately 10,600 square feet.

- The subject property is zoned B-2, which is typical of properties fronting on Northwest Highway and is surrounded to the north and east with single-family residential properties:



- As part of the reconstruction and re-routing of Northwest Highway and in conjunction with the IDOT construction of that project, the Village Council vacated the sections of Linden Avenue, south of Kenilworth and north of Northwest Highway. The vacated portion of Linden became part of the subject property and is used for parking (yellow in the aerial below). There is also parking within the Kenilworth Avenue right-of-way, which passively exists in the right of way and was intended to provide accessible parking for the commercial uses in the area. It is not presently the subject of a license agreement and was created during the rerouting of Northwest Highway.

- This parking was likely created to ensure that area businesses maintained adequate parking for any previously existing surface parking lots along Northwest Highway, which were removed with the realignment or reconstituted into right-of-way. This intention was further assisted with the additional parking along the north side of the building, which is in the E. Kenilworth right-of-way (red in the aerial below).



- The building permit review for the second story addition in 1963 identified the uses as office uses, with the then existing 3 stores on the ground floor. At some point, historically the use of the second floor transitioned into a residential use, which ceased over the years. Over the years, the second floor was more recently used for smaller offices for shorter term rental opportunities. Nevertheless, there have not been any permitted or occupied residential uses on the second floor in many years. The previous 1963 zoning ordinance allowed 2nd floor dwelling units in the B-1 and B-2 districts. This was reflective of a storeowner maintaining the ground floor business and living above the commercial use.

- The 1980 zoning ordinance transitioned away from dwelling units and non-residential uses, as permitted uses, although residential permitted uses were contemplated as Special Uses in the B-1 and B-2 business districts. As the downtown planning began in the 1980's, the B-3, Central Business District was also recognized in the 1980 zoning ordinance, as a Special District, geographically delineated, and allowed any use permitted in a district, prior to its rezoning to B-3.

- Unfortunately, the existing building experienced a fire, with substantial smoke damage throughout the building. The property owner and contractors are working to obtain a building permit to renovate the commercial ground floor and the building remains unoccupied, pending the building permit for the ground floor only renovations. Through the fire inspections and review the building was condemned, pending the renovation and fire restoration permit requirements.

- The Petitioner is proposing three 2nd floor apartments of varying square footages. The following table summarizes the proposed apartment characteristics:

Unit #	Square Feet	# Bedrooms	Bathrooms
1	720	2	1
2	758	2	1
3	1,224	3	2

- Staff notes that there are other older buildings along Northwest Highway, with existing and maintained residential uses on the 2nd floor. The redevelopment of the Slice of Chicago on the west side of Northwest Highway also includes one 2nd floor owner suite as part of that 2006 Planned Development. The property at Northwest Highway and Glencoe Road also recently received Planned Development approval to allow one unit behind the existing commercial storefront on Northwest Highway, which will be occupied by the business owner.

- In this instance, the proposed special use also includes a parking variation, in order to accommodate the residential use and required off-street parking requirements.

- In addition to the 3 apartments, there are no other residential amenities, as part of this review. With the current building vacant in place, the final commercial tenant parking demands are unknown at this time. Per the Code, requirements, the ground floor parking is calculated at 1/300 SF.

DEPARTMENTAL REVIEWS:

Community Services	Building permit plan amendments and code requirement would have to be addressed at the time of application.
Engineering	IDOT permit required for utility upgrades.
Environmental Health	N/A
Fire Prevention	N/A
Public Works	N/A
Police	N/A

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

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

STAFF RECOMMENDATION:

The existing building is non-conforming for setbacks and parking (for both the requested variation and the commercial requirements for both floors). From a land use perspective, this is not an area of the Village identified as appropriate for a mixed-use development. The Union Pacific's proximity does not provide rail convenient rail access to this area of the Village. Although there are existing commercial pockets, with residential uses on the upper floors or rear portion of the building, those examples are mostly existing conditions, with smaller unit counts.

With 7 bedrooms proposed, it is likely that there may be multiple vehicles/unit and guest parking contemplated. Those uses would not seem to function with the parking resources available. While the Village Council did take steps to address the commercial parking during the Northwest Highway reconfiguration, those activities did not take into account parking use for multi-family uses, with the proposed apartments directly south of the Linden Avenue residences.

Staff does not believe that the Petitioner has addressed the standards and does not identify any unique circumstances with the Petition, other than the request to allow residential uses. Therefore, Staff recommends denial of the requested Special Use and Variation.

Therefore, if the Planning and Zoning Commission recommends approval, Staff recommends the following conditions:

1. Sprinkler protection will be required for the entire building, along with an NFPA 72 fire alarm, with direct connection to Northwest Central Dispatch.

2. The final architectural plans shall be modified to comply with the means of egress compliance with the International Existing Building Code, including the emergency escape and rescue opening requirements.

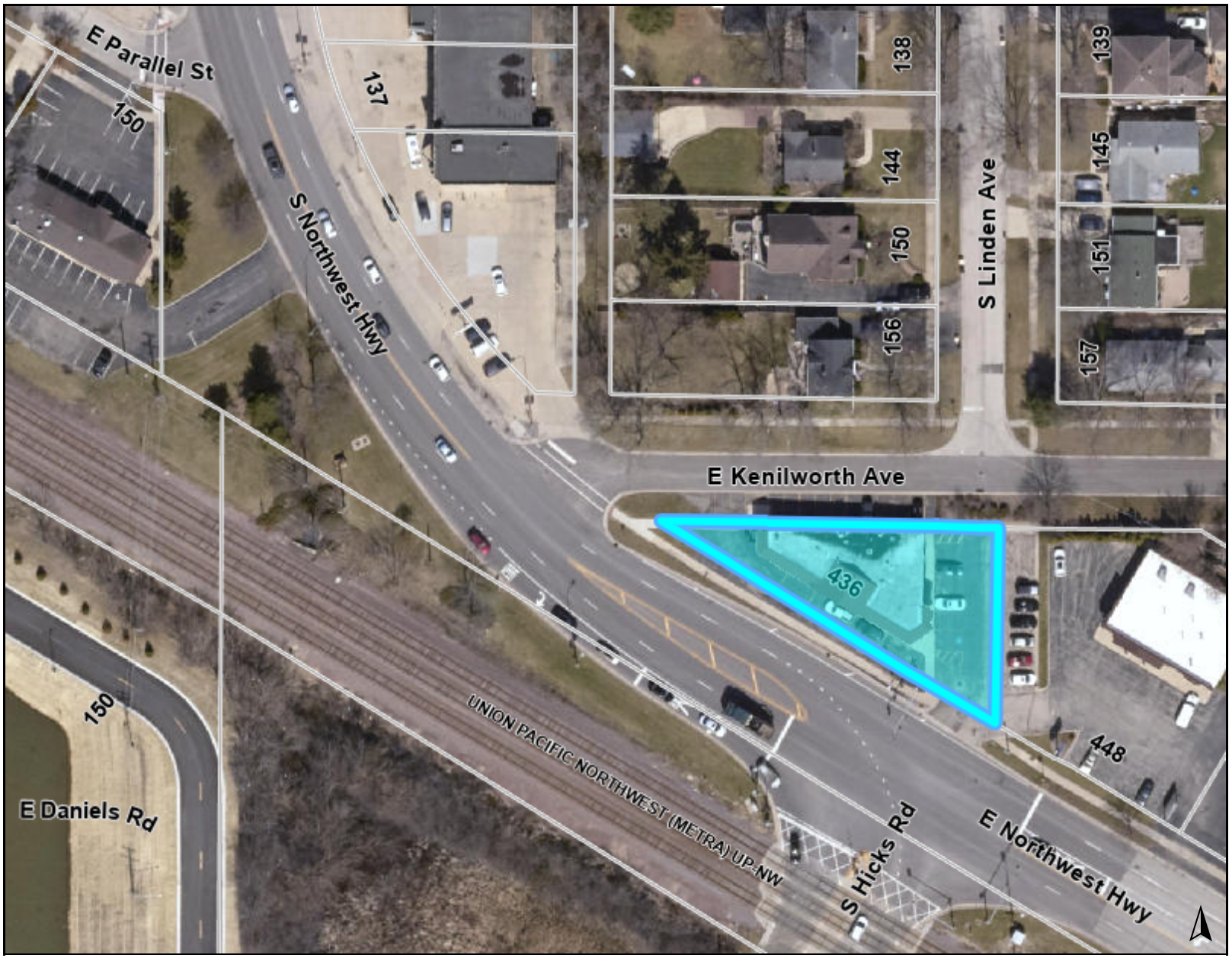
3. The building permit application and plans shall be submitted in a manner acceptable to the Community Development Director and subject to the Plan Review comments, dated 12-6-23, previously provided to the Petitioner.

4. Any required upsize to the existing utilities will require an IDOT permit, in addition to a Village permit. A license agreement for the maintenance of the ROW parking will be required.

ATTACHMENTS:

- Aerial Map
- Special Use & Variation application
- Architectural Plans - ground floor commercial and 2nd floor apartments (3)
- Linden Avenue Vacation - 1988
- Utility Map - Northwest Highway-Kenilworth Avenue
- 434 E. Northwest Hwy Parking
- Plat of Survey
- Public Notice

GISConsortium | 430-436 E. Northwest Highway



Legend

0 150 300 ft

Print Date: 2/9/2024

Notes

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

Attachment: Aerial Map (430 - 436 E. Northwest Highway - SU VAR Mixed Use & Parking)

VILLAGE OF PALATINE

AMENDED

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)	**Business Name (If applicable)**
Anthony and Alexandria Loizzo	
Address	City/State/Zip Code
209 Lancaster Avenue, Prospect Heights, IL 60070	
Telephone	Fax
847-489-7010	847-318-9509
Email	
Tony @shardonbuilders.com	
Subject Property Address	
432 E. Northwest Highway, Palatine, Illinois	
AUTHORIZED AGENT (if applicable)	**Business Name (if applicable)**
Matthew G. Holmes - Storino, Ramello & Durkin	
Address	City/State/Zip Code
9501 W. Devon Avenue, Suite 800, Rosemont, IL 60018	
Telephone	Fax
847-318-9500	847-318-9509
Email	
mholmes@srd-law.com	

RECEIVED
NOV 08 REC'D
PLANNING & ZONING
DEPARTMENT

Attachment: Special Use & Variation application (430 - 436 E. Northwest Highway - SU VAR Mixed Use & Parking)

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) **Business Name (if applicable)**
Anthony and Alexandria Loizzo

Subject Property Address
432-436 E. Northwest Highway, Palatine, Illinois

AUTHORIZED AGENT (if applicable) **Business Name (if applicable)**
Matthew G. Holmes - Storino, Ramello & Durkin

Address City/State/Zip Code
9501 W. Devon Avenue, Suite 800 Rosemont, IL 60018

Telephone	Fax	Email
847-318-9500	847-318-9509	mholmes@srd-law.com

Relationship to Petitioner (contractor, architect, etc.)
Attorney

TYPE OF APPLICATION (check one)

■ Special Use ☐ Special Use Amendment ■ Variation

Existing Zoning District	Existing Land Use	Proposed Land Use
B-2	Commercial	Mixed Use

Generally describe your request:

Applicants request conversion of second story office space to three residential apartments.
Property was previously used as apartments prior to most recent office occupation.

Attachment: Special Use & Variation application (430 - 436 E. Northwest Highway - SU VAR Mixed Use & Parking)

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

Reduced demand for office space in the greater Chicago area, and an increase in the demand for smaller walkalble commuter properties, has contributed tho the highest and best use of the subject property shifting from strictly commercial use to mixed residential and commercial use.

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

Design of proposed residential conversion will included upgraded fire protection systems, ingress and egress, and access to public transportation for residents.

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

Nearby property values will benefit from upgraded maintenance of building exterior planned in residential conversion. No injury will be caused by inclusion of additional residential units of separate class than adjacent residential properties.

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

No fence included in site plan.

Attachment: Special Use & Variation application (430 - 436 E. Northwest Highway - SU VAR Mixed Use & Parking)

Subject Property, a two-story masonry structure with balcony fronting Northwest Highway was historically a mixed use; commercial/retail on the first floor and apartments above. At some point prior to the current owner's acquisition of the Subject, the occupancy of the residential units on the second floor was discontinued. The apartment units on the second floor were subsequently converted to office use.

Market changes dictate that a return to the original use at the site will maximize the value of the Subject to the owner, to the Village of Palatine, and to the neighboring community. Brokers have indicated that there is no demand for second story office space in the vicinity of the Subject. However, there is a market for multi-family housing including condominium and apartment uses. The Subject is walking distance to the Metra Commuter Station and the pedestrian heart of the Village of Palatine. Allowing a conversion to mixed use would increase foot traffic and customer base to the commercial center of Palatine, while diversifying housing options for future residents of the Village.

The proposed mixed use is consistent with adjacent uses and other properties along the Northwest Highway corridor. Similar commercial/residential mixed uses can be found within blocks of the Subject. Adjacent properties are residential to the North, commercial to East and West, allowing a mixed use at the site would offer a transition between the two types of uses.

Allowing the mixed use at the site would also permit the owner to make substantial improvements to the site for the benefit of future residents and adjacent properties. Limiting office space would reduce the need for exterior signage advertising commercial uses. Residential uses would necessitate additional safety measures including fire exits and sprinklers at the site. Likewise, residential use would require cosmetic upgrades to both landscaping and lighting on the exterior of the site. The improvements to the aesthetics of the site required by conversion to mixed-use would have a positive effect on the value of surrounding properties.

As noted in meetings with Village staff, the unique location and shape of the Subject Property creates a lack of available parking. This has historically been addressed by use of the perpendicular parking spots to the North of the Subject Property located in the Village right-of-way. The owner proposes to continue to utilize these parking spots to comply with the Village parking minimums, either by license from the Village or by vacation of the right-of-way. Whether licensed or vacated, the maintenance and improvement of the parking spots adjacent to the Subject would become the responsibility of the Owner.

Attachment: Special Use & Variation application (430 - 436 E. Northwest Highway - SU VAR Mixed Use & Parking)

PLAT OF SURVEY

L. R. PASS & ASSOCIATES
Professional Land Surveyors

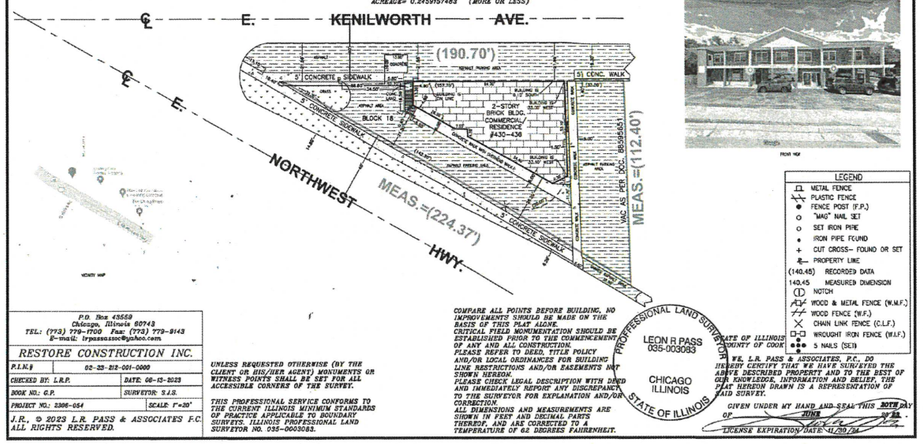
BLOCK 18 IN MERRILL'S HOME ADDITION TO PALATINE, A SUBDIVISION IN THE EAST 1/2 OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNT, ILLINOIS.

(COMMONLY KNOWN AS: 430-436 E NORTHWEST HWY, PALATINE, IL 60074)

AREA= 10,712.09 SQ. FT. (MORE OR LESS)
PERIMETER= 527.47 FT. (MORE OR LESS)
ACREAGE= 0.2459197483 (MORE OR LESS)

Plat of Surveys
Topography
Mortgage
Inspection
Condominiums
Land Development
Legal Descriptions

SCALE: 1"=20'


℄ E. KENILWORTH AVE.
(190.70')
℄ E. NORTHWEST HWY.
MEAS.=(224.37')
MEAS.=(112.40')
1 STORY BRICK BLDG. COMMERCIAL RESIDENCE #430-436
BLOCK 18
5' CONCRETE SIDEWALK
5' CONC. WALK
CONCRETE SIDEWALK
ASPHALT PAVED AREA
BUILDING SETBACK LINE
EAST LINE OF BLOCK 18
WEST LINE OF BLOCK 18
NORTH LINE OF BLOCK 18
SOUTH LINE OF BLOCK 18
N 89°55'55" E
S 89°55'55" W
N 00°04'05" W
S 00°04'05" E
N 89°55'55" E 190.70'
S 89°55'55" W 190.70'
N 00°04'05" W 58.70'
S 00°04'05" E 58.70'
N 89°55'55" E 112.40'
S 89°55'55" W 112.40'
N 00°04'05" W 224.37'
S 00°04'05" E 224.37'

GENERAL DEMOLITION NOTES

PRIOR TO DEMOLITIONS OF WALLS, COLUMNS, FLOORS AND ROOFS,
THE CONTRACTOR MUST VERIFY EXISTING STRUCTURAL CONDITIONS AND LOCATION OF ALL BEARING WALLS. NOTIFY THE ARCHITECT OF ANY STRUCTURAL CONDITIONS THAT ARE CONTRARY TO THESE DRAWINGS.
PROPERLY SHORE EXISTING STUCTURE WHEN REMOVING COLUMNS, WALLS, FLOORS AND ROOF.

THIS PLAN SHOWS GENERAL DEMOLITION WORK TO BE PERFORMED AND DOES NOT RELIEVE THE CONTRACTOR OF OTHER DEMOLITION WORK REQUIRED TO PRODUCE THE BUILDING MODIFICATIONS SHOWN ON THE REMAINING CONTRACT DOCUMENTS, INCLUDING PLUMBING, HVAC AND ELECTRICAL WORK.
PROTECT ALL EXISTING CONSTRUCTION SHOWN TO REMAIN FROM DAMAGE DURING CONSTRUCTION, FOR THE EXTENT OF THE DEMOLITION AND MODIFICATION.

THE CONTRACTOR WILL SUPERVISE AND DIRECT THE WORK, USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, (UNLESS A SEQUENCE IS SPECIFIED BY THE OWNER OR CONTRACT DOCUMENTS) AND PROCEDURES, AND FOR COORDINATING ALL PORTIONS OF THE WORK.

ALL LABOR, MATERIALS AND CONSTRUCTION MEANS AND METHODS SHALL COMPLY WITH ALL RULES, REGULATIONS AND ORDINANCES OF ALL FEDERAL, STATE AND LOCAL AUTHORITIES HAVING JURISDICTION OVER OCCUR. THE WORK, INCLUDING THE OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA)

THE CONTRACTOR WILL KEEP THE PREMISES FREE FROM THE ACCUMULATION OF WASTE MATERIAL AND RUBBISH. AT THE COMPLETION OF THE WORK UNDER EACH PHASE HE MUST REMOVE FROM THE PREMISES ALL RUBBISH, IMPLEMENTS, AND SURPLUS MATERIALS AND LEAVE THE AREAS BROOM CLEAN. SITE BURNING WILL NOT BE ALLOWED

THE CONTRACTOR WILLL PERFORM DEMOLITION IN A MANNER THAT WILL PROTECT EXISTING CONSTRUCTION, INCLUDING MECHANICAL, ELECTRICAL, PLUMBING WORK, ETC.
THAT IS TO REMAIN AND/ OR BE REUSED. ALL ITEMS INDICATED TO BE SALVAGED SHALL BE CAREFULLY REMOVED.
INFORMATION CONTAINED WITHIN THESE DRAWINGS IS BASED ON EARLIER DOCUMENTATION AND FIELD VERIFICATION OF APPARENT ITEMS. THE CONTRACTOR WILL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE PLANS AND INFORMATION CONTAINED HEREIN. THE ARCHITECT MUST BE NOTIFIED OF ANY LATENT AND UNFORESEEN CONDITIONS THAT MAY ADVERSELY AFFECT THE PROGRESS OF WORK. SECURE ANY DAMAGED AREAS AS REQUIRED TO MAINTAIN A SAFE ENVIRONMENT FOR ADDITIONAL EVALUATION AND REMEDIAL WORK TO

DEMOLITION DESCRIBED FOR THE EXISTING FACILITY AND SYSTEMS CANNOT POSSIBLY CONVEY ALL THE ELEMENTS OF THE DEMOLITION WORK. THE INTENT OF THE DEMOLITION NOTES CONTAINED HEREIN IS IS TO CONVEY THE MAJOR ITEMS TO BE REMOVED. THE NOTES ALSO IMPLY THAT ALL MINOR ITEMS COINCIDENT WITH A MAJOR ITEM BE REMOVED. THUS, THE PURPOSE OF THESE DRAWINGS IS TO SHOW THE MINIMUM LIMITS AND NOT THE ENTIRE SCOPE OF WORK.



3 DEMO 1ST FLOOR
1/4" = 1'-0"

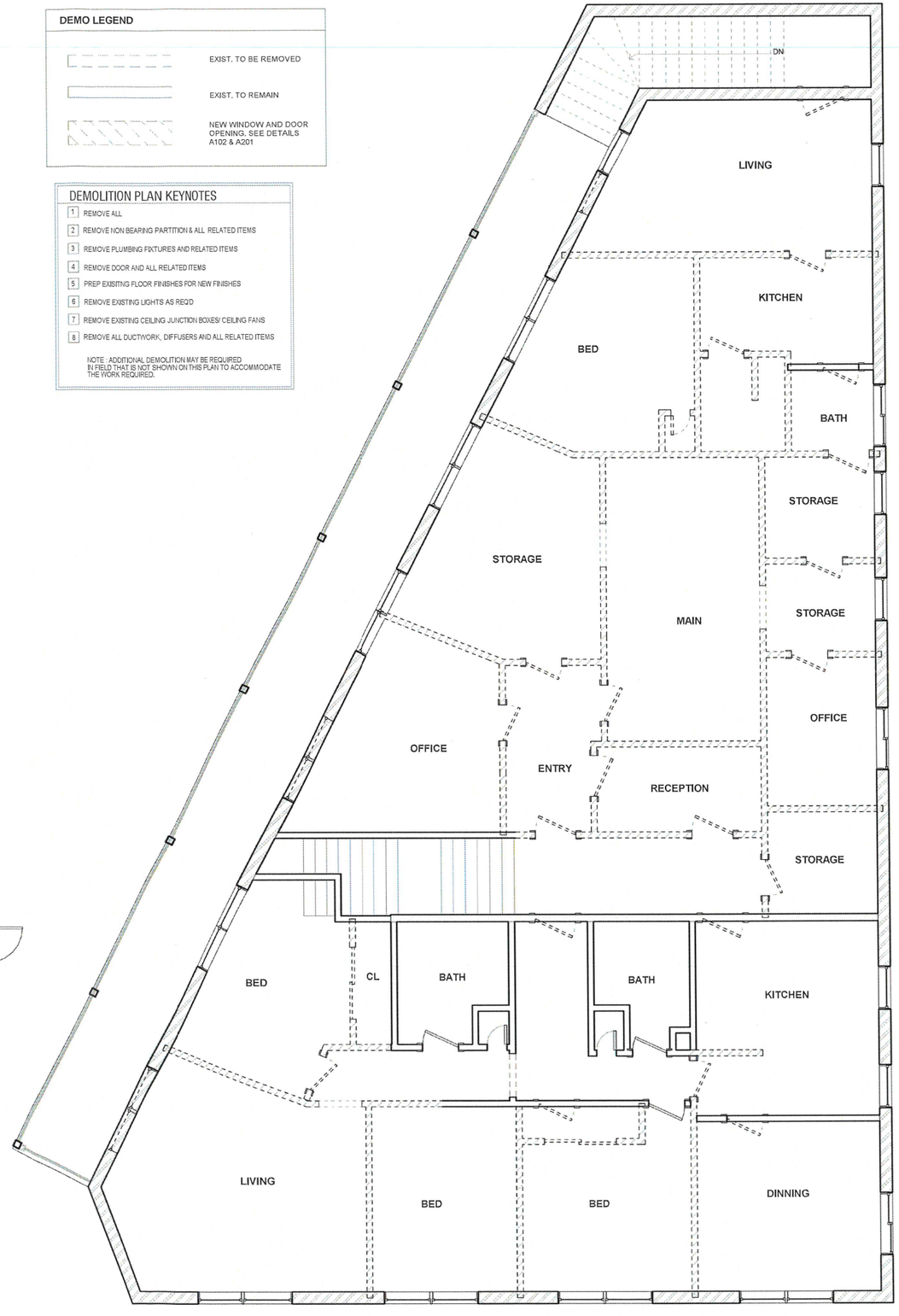
DEMO LEGEND

- EXIST. TO BE REMOVED
- EXIST. TO REMAIN
- NEW WINDOW AND DOOR OPENING, SEE DETAILS A102 & A201

DEMOLITION PLAN KEYNOTES

1. REMOVE ALL
2. REMOVE NON BEARING PARTITION & ALL RELATED ITEMS
3. REMOVE PLUMBING FIXTURES AND RELATED ITEMS
4. REMOVE DOOR AND ALL RELATED ITEMS
5. PREP EXISITNG FLOOR FINISHES FOR NEW FINISHES
6. REMOVE EXISTING LIGHTS AS REQ'D
7. REMOVE EXISTING CEILING JUNCTION BOXES/ CEILING FANS
8. REMOVE ALL DUCTWORK, DIFFUSERS AND ALL RELATED ITEMS

NOTE : ADDITIONAL DEMOLITION MAY BE REQUIRED IN FIELD THAT IS NOT SHOWN ON THIS PLAN TO ACCOMMODATE THE WORK REQUIRED.



2 DEMO 2ND FLOOR
1/4" = 1'-0"

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DRAWINGS MAY NOT BE REPRODUCED WITHOUT PERMISSION DEMO FLOOR PLANS

MACIEJ BOJARSKI
ARCHITECT OF RECORD
ILLINOIS REG. NO. 001-022685
EXP.NOVEMBER 2024
TEL:312-498-8307
bojarski@comcast.net

FIRE DAMAGED RESTORATION AND CONVERT 2ND FLOOR TO 3 DWELLING UNIT RESIDENTIAL USE

434 E Northwest Hwy,
Palatine, IL 60074

DATE	REMARKS

PROGESS

SHEET No. A101

Attachment: Architectural Plans - ground floor commercial and 2nd floor apartments (3) (430 - 436 E. Northwest Highway - SU VAR Mixed Use &



1 NEW 1ST FLOOR
1/4" = 1'-0"

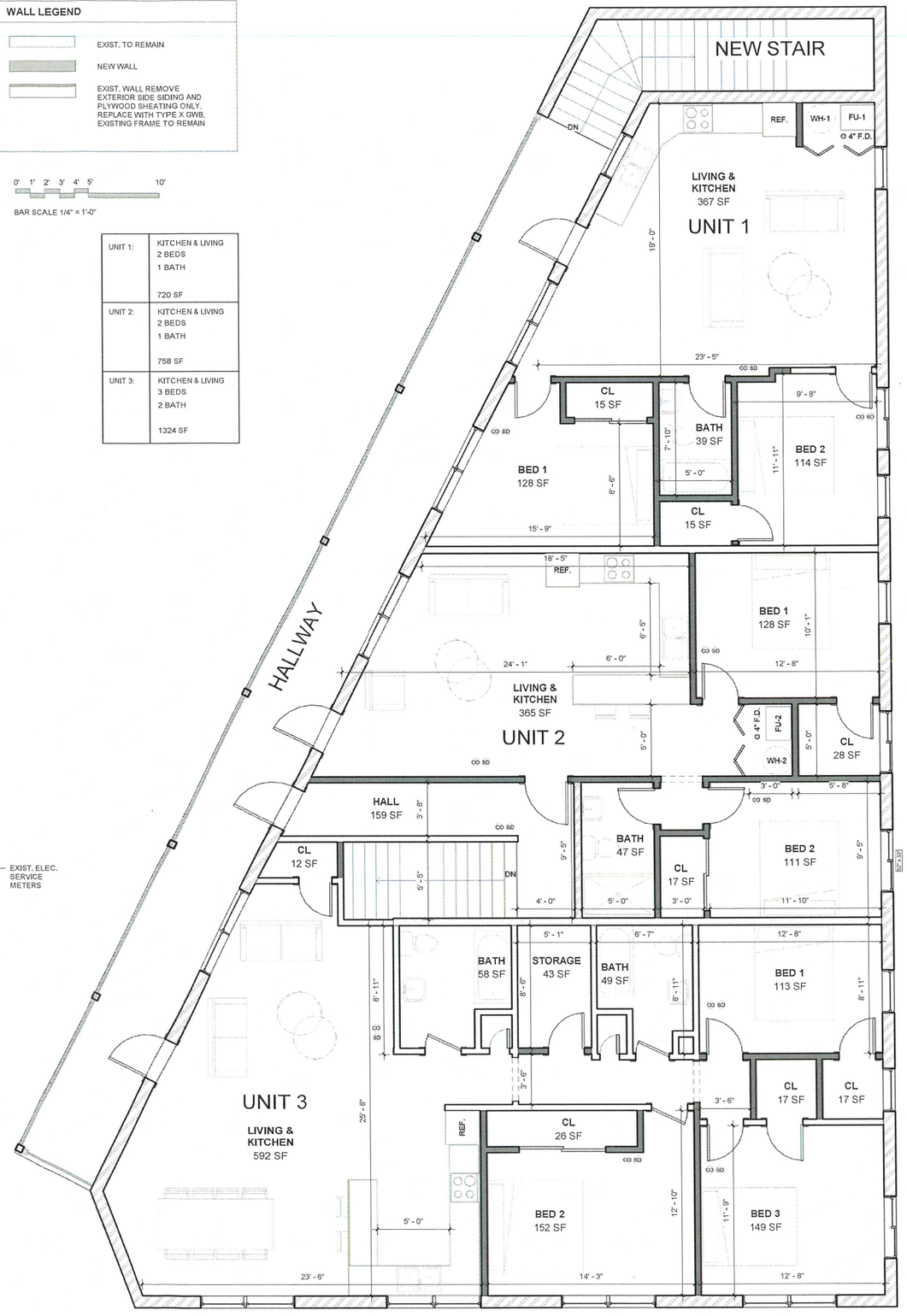
WALL LEGEND

- EXIST. TO REMAIN
- NEW WALL
- EXIST. WALL REMOVE EXTERIOR SIDE SIDING AND PLYWOOD SHEATING ONLY. REPLACE WITH TYPE X GWB. EXISTING FRAME TO REMAIN

0' 1' 2' 3' 4' 5' 10'

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

UNIT 1:	KITCHEN & LIVING 2 BEDS 1 BATH 720 SF
UNIT 2:	KITCHEN & LIVING 2 BEDS 1 BATH 758 SF
UNIT 3:	KITCHEN & LIVING 3 BEDS 2 BATH 1324 SF



2 NEW 2ND FLOOR
1/4" = 1'-0"

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DRAWINGS MAY NOT BE REPRODUCED WITHOUT PERMISSION

PROPOSED PLAN/ DETAILS

MACIEJ BOJARSKI
ARCHITECT OF RECORD
ILLINOIS REG. NO. 001-022685
EXP.NOVEMBER 2024
TEL:312-498-8307
bojarski@comcast.net

FIRE DAMAGED RESTORATION AND CONVERT 2ND FLOOR TO 3 DWELLING UNIT RESIDENTIAL USE

434 E Northwest Hwy,
Palatine, IL 60074

DATE	REMARKS

PROGESS

SHEET No. A103

Attachment: Architectural Plans - ground floor commercial and 2nd floor apartments (3) (430 - 436 E. Northwest Highway - SU VAR Mixed Use &

ELEVATION GENERAL NOTES:

PELLA DESIGNER SERIES, OR EQUAL, UNIT NUMBERS (NOT GLASS SIZES) SHOWN ON ELEVATIONS

TEMPERED GLAZING SHALL BE PROVIDED IN WINDOWS THAT MEET BOTH:
A. GLASS GREATER THAN 9 S.F. IN AREA.
B. BOTTOM OF GLASS WITHIN 18" OF THE FLOOR.

EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY EGRESS OR RESCUE. THE UNITS MUST BE OPERABLE FROM THE INSIDE TO A FULL CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS. WHERE WINDOWS ARE PROVIDED AS A MEANS OF EGRESS OR RESCUE THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR.

ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24". THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20".

ALL ROOF VENTS AND THROUGH ROOF MECHANICAL TO BE LOCATED @ REAR OF HOME AND PAINTED TO MATCH ROOF.

ALL D.S. LOCATIONS TO BE FILED VERIFIED WITH OWNER PRIOR TO INSTALLATION

PROVIDE COUNTER FLASHING, WHERE REQUIRED, INCLUDING ROOF TO WALL INTERSECTIONS, CHIMNEYS AND SADDLES 20 G.A. (MIN.)

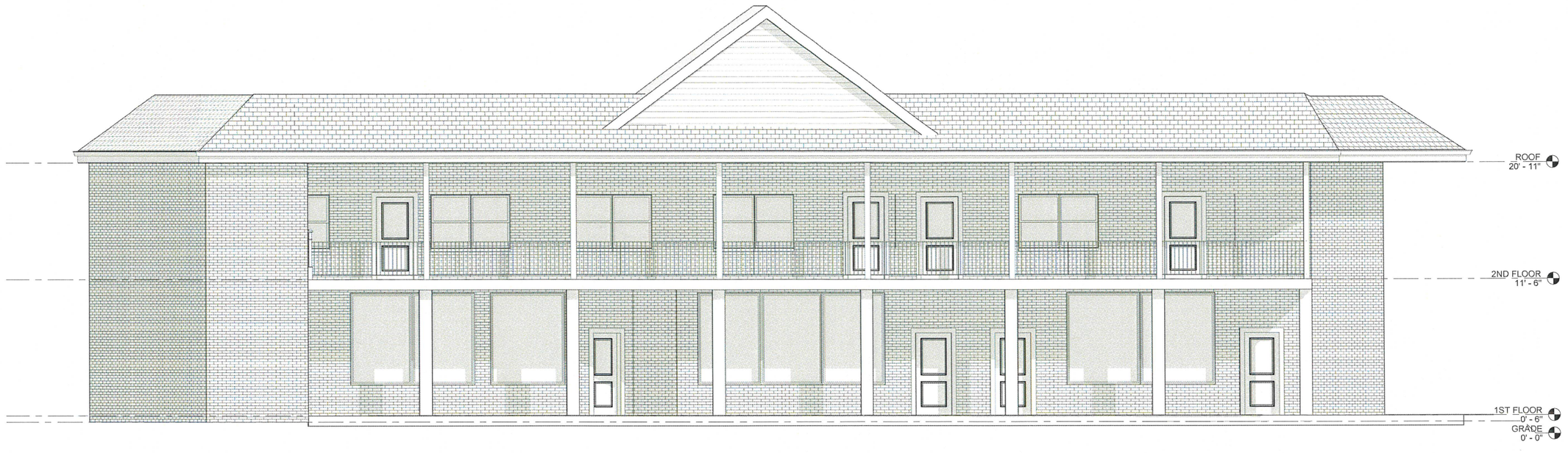
PROVIDE 26 G.A. (MIN.) GALV. W-VALLEYS UNDERLAID WITH NO. 15 MIN. ROOFING FELT

PROVIDE COUNTER FLASHING DIAGONALLY ACROSS MASONRY, STEP AND REGGLED INTO THE MORTAR

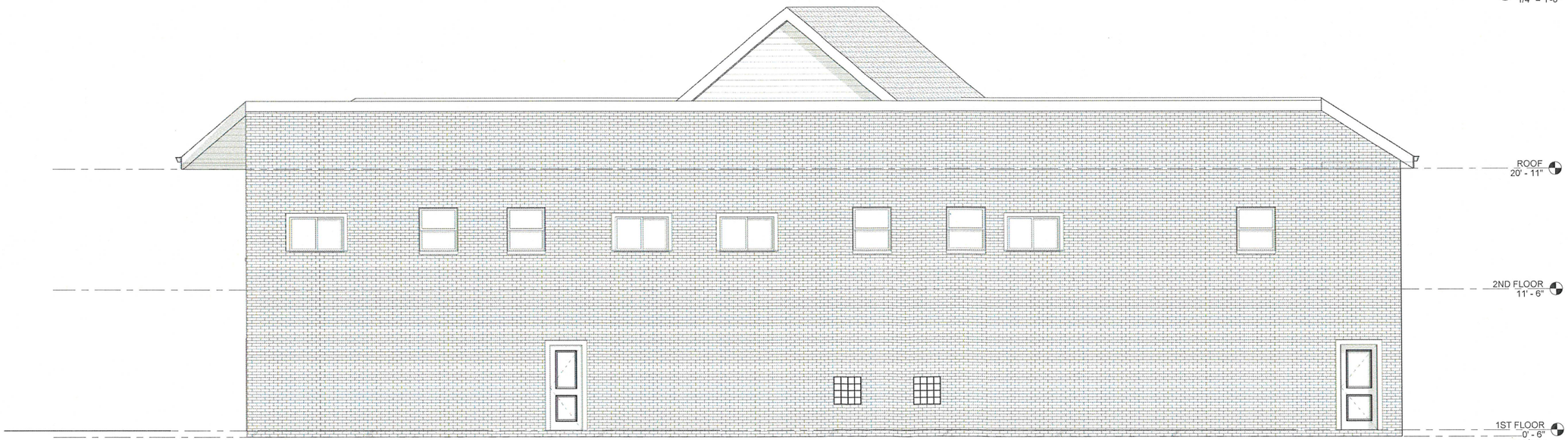
PROVIDE, FLASHING ,COUNTER FLASHING, AND CAULK AT ALL SKY LIGHTS AS PER MANUFACTURERS SPECIFICATIONS

ROOF VENTS TO BE LOCATED ON BACK SLOPE OF THE ROOF. NUMBER AND LOCATION SHALL BE BASED ON TOTAL AREA OF VENTS REQUIRED EQUAL TO 1/300th OF ROOF AREA.

NOTES:
SITE AND DOWNSPOUT DRAINAGE SHALL NOT DRAIN IN THE DIRECTION OF NEIGHBORING PROPERTIES



② SOUTH ELEVATION
1/4" = 1'-0"



④ NORTH ELEVATION
1/4" = 1'-0"

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DRAWINGS MAY NOT BE REPRODUCED WITHOUT PERMISSION ELEVATIONS

MACIEJ BOJARSKI
ARCHITECT OF RECORD
ILLINOIS REG. NO. 001-022685
EXP.NOVEMBER 2024
TEL:312-498-8307
bojarski@comcast.net

FIRE DAMAGED RESTORATION AND CONVERT 2ND FLOOR TO 3 DWELLING UNIT RESIDENTIAL USE

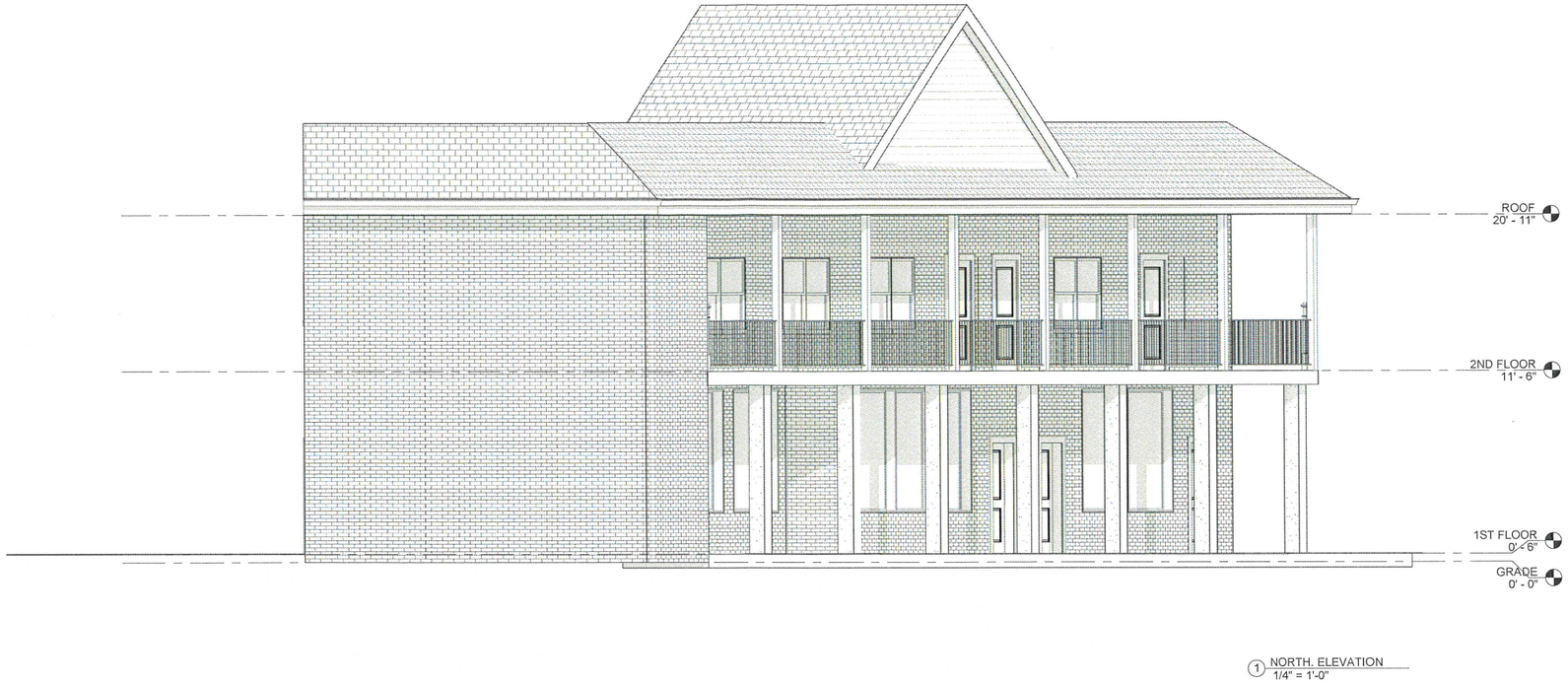
434 E Northwest Hwy,
Palatine, IL 60074

DATE	REMARKS

PROGESS

SHEET No. A201

Attachment: Architectural Plans - ground floor commercial and 2nd floor apartments (3) (430 - 436 E. Northwest Highway - SU VAR Mixed Use &



1 NORTH. ELEVATION
1/4" = 1'-0"



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

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DRAWINGS MAY NOT BE REPRODUCED WITHOUT PERMISSION ELEVATION

MACIEJ BOJARSKI
ARCHITECT OF RECORD
ILLINOIS REG. NO. 001-022685
EXP.NOVEMBER 2024
TEL:312-498-8307
bojarski@comcast.net

FIRE DAMAGED RESTORATION AND CONVERT 2ND FLOOR TO 3 DWELLING UNIT RESIDENTIAL USE

434 E Northwest Hwy,
Palatine, IL 60074

DATE	REMARKS

PROGESS

SHEET No. A202

Attachment: Architectural Plans - ground floor commercial and 2nd floor apartments (3) (430 - 436 E. Northwest Highway - SU VAR Mixed Use &

PLAT WITH THIS DOCUMENT

88595651

-88-595651

ORDINANCE NO. 0-164-88

AN ORDINANCE
VACATING
A PORTION OF LINDEN AVENUE

WHEREAS, the President and Board of Trustees of the Village of Palatine have determined that the public interest will be subserved by vacating a portion of Linden Avenue subject to the terms and conditions contained herein;

NOW, THEREFORE, BE IT ORDAINED, by the President and Board of Trustees of the Village of Palatine, Cook County, Illinois, acting in the exercise of their home rule authority, that:

SECTION 1: A portion of a public street, legally described as follows:

That part of Linden Avenue lying south of the south line of Kenilworth Road and northerly of the northerly line of Northwest Highway in Merrill's Home Addition to Palatine in the East Half of Section 23, Township 42 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois.

-88-595651

be and the same is hereby vacated in accordance with the Plat of Vacation, attached hereto as Exhibit "A" and made a part hereof; reserving, however, a public utility easement over all of the vacated Linden Avenue and a 25.5' ingress and egress easement in favor of the adjacent properties as shown on the Plat of Vacation.

SECTION 2: That upon passage of this ordinance, a copy hereof be filed with the Recorder of Deeds of Cook County, Illinois, in accordance with the statutes in such case made and provided.

SECTION 3: That all ordinances or parts of ordinances in conflict with this ordinance be and the same are hereby repealed.

88595651

DEPT-01 $1.60
T#1111 TRAN 8252 12/28/88 10:44:00
#4016 # A *-88-595651
COOK COUNTY RECORDER

Attachment: Linden Avenue Vacation - 1988 (430 - 436 E. Northwest Highway - SU VAR Mixed Use & Parking)

88595651

SECTION 4: This ordinance shall be in full force and effect upon its passage and approval as provided by law.

PASSED: This 28 day of November, 1988

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

APPROVED by me this 28 day of November, 1988

Frank R. Munch
Village President

ATTESTED and FILED in the office of the Village Clerk this 28 day of November, 1988

Rita L. Mullins
Village Clerk

88-595651

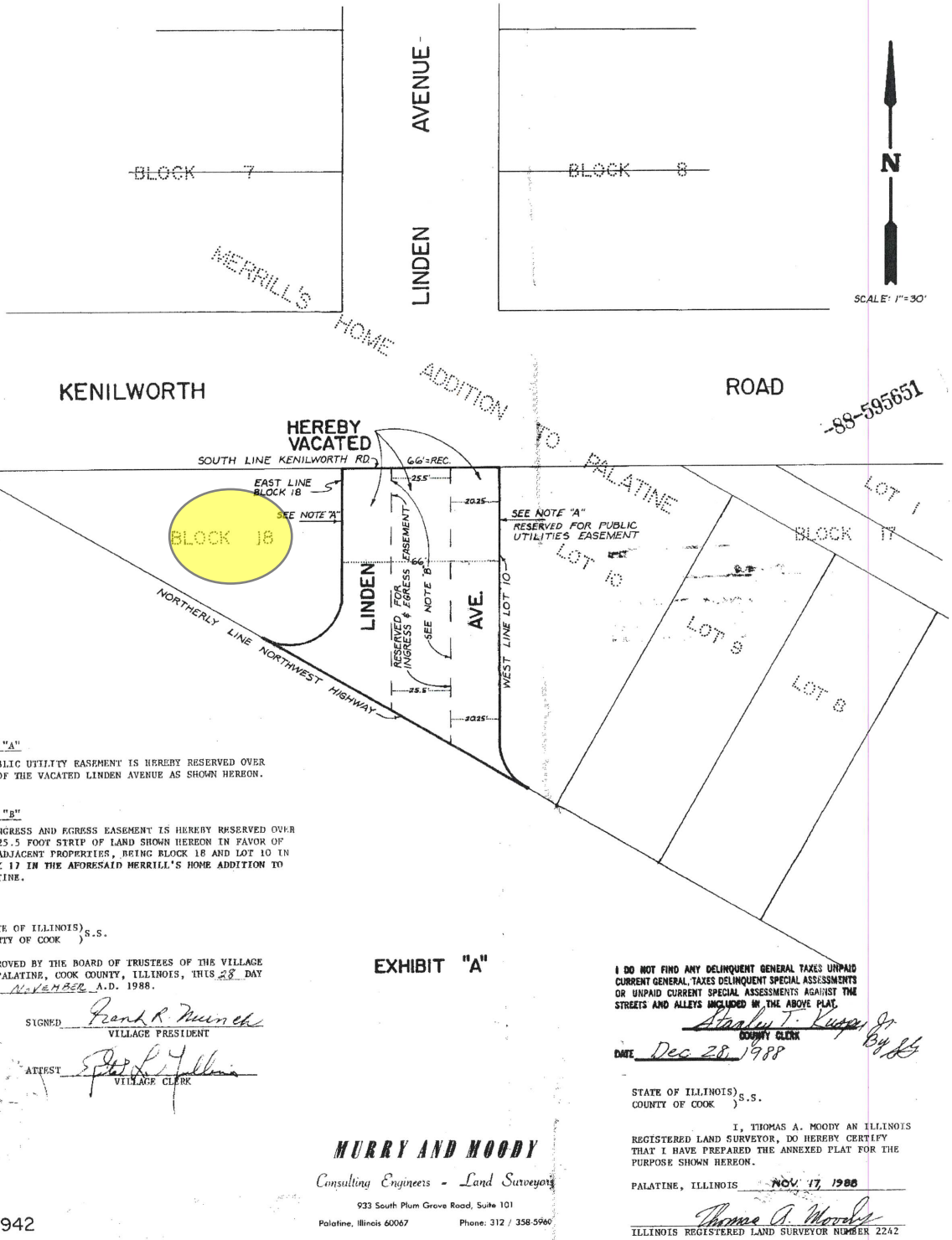
Attachment: Linden Avenue Vacation - 1988 (430 - 436 E. Northwest Highway - SU VAR Mixed Use & Parking)

PLAT OF VACATION

#0-164-88

OF -88-595651

THAT PART OF LINDEN AVENUE LYING SOUTH OF THE SOUTH LINE OF KENILWORTH ROAD AND NORTHERLY OF THE NORTHERLY LINE OF NORTHWEST HIGHWAY IN MERRILL'S HOME ADDITION TO PALATINE IN THE EAST HALF OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



NOTE "A"

A PUBLIC UTILITY EASEMENT IS HEREBY RESERVED OVER ALL OF THE VACATED LINDEN AVENUE AS SHOWN HEREON.

NOTE "B"

AN INGRESS AND EGRESS EASEMENT IS HEREBY RESERVED OVER THE 25.5 FOOT STRIP OF LAND SHOWN HEREON IN FAVOR OF THE ADJACENT PROPERTIES, BEING BLOCK 18 AND LOT 10 IN BLOCK 17 IN THE AFORESAID MERRILL'S HOME ADDITION TO PALATINE.

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

APPROVED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS, THIS 28 DAY OF NOVEMBER A.D. 1988.

SIGNED Frank R. Mueller
VILLAGE PRESIDENT

ATTEST Sylvia K. Gallinis
VILLAGE CLERK

EXHIBIT "A"

I DO NOT FIND ANY DELINQUENT GENERAL TAXES UNPAID CURRENT GENERAL TAXES DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST THE STREETS AND ALLEYS INCLUDED IN THE ABOVE PLAT.

Stanley T. Kusper, Jr.
COUNTY CLERK By [illegible]

DATE Dec 28 1988

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

I, THOMAS A. MOODY AN ILLINOIS REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE PREPARED THE ANNEXED PLAT FOR THE PURPOSE SHOWN HEREON.

PALATINE, ILLINOIS NOV. 17, 1988

Thomas A. Moody
ILLINOIS REGISTERED LAND SURVEYOR NUMBER 2242

HURRY AND MOODY
Consulting Engineers - Land Surveyors
933 South Plum Grove Road, Suite 101
Palatine, Illinois 60067 Phone: 312 / 358-5960

88-942

Approved by Ordinance O-164-8[illegible]

Attachment: Linden Avenue Vacation - 1988 (430 - 436 E. Northwest Highway - SU VAR Mixed Use & Parking)

88595651

EXH A

COUNTY OF COOK
DEPARTMENT OF HIGHWAYS

GEORGE W. DUNNE, President
Board of County Commissioners

COUNTY BUILDING
118 NORTH CLARK STREET
CHICAGO, ILLINOIS 60602

MARCO DOMICO, Chairman
Committee on Roads and Bridges

OFFICE of the SUPERINTENDENT

December 6, 1988

Ms. Diane B. Greenlees
Deputy Village Clerk
Village of Palatine
200 East Wood Street
Palatine, Illinois 60067

Re: Plat of Vacation - Right-of-Way General No. 731
That part of Linden Avenue in Section 23-42-10
as shown on the plat of vacation signed by
Thomas A. Moody, a Registered Illinois Land Surveyor,
on November 17, 1988.

Dear Sir:

The subject plat was received by this office on December 5, 1988. It has been reviewed and found not in conflict with the County Highway System.

Therefore, this Department has no objections to the vacation of said property.

Very truly yours,

Theodore P. Georgas

Theodore P. Georgas, P.E., S.E., Acting Chief Engineer
Technical Services Bureau

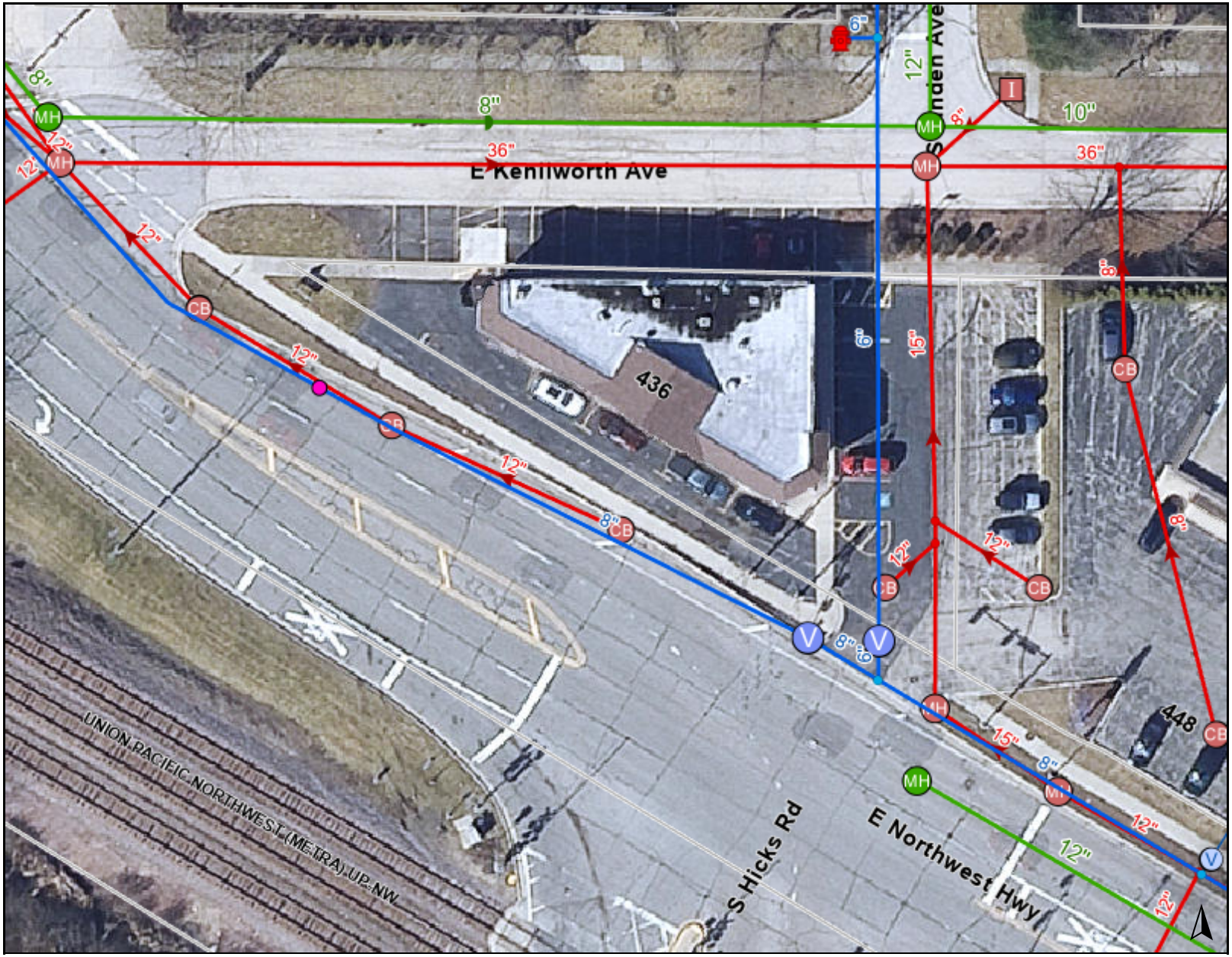
For: Glenn W. Frederichs
Acting Superintendent of Highways
Cook County, Illinois

88-595651

56 00
6 Copies

Attachment: Linden Avenue Vacation - 1988 (430 - 436 E. Northwest Highway - SU VAR Mixed Use & Parking)

GISConsortium | Northwest Highway/Kenilworth Avenue



Legend

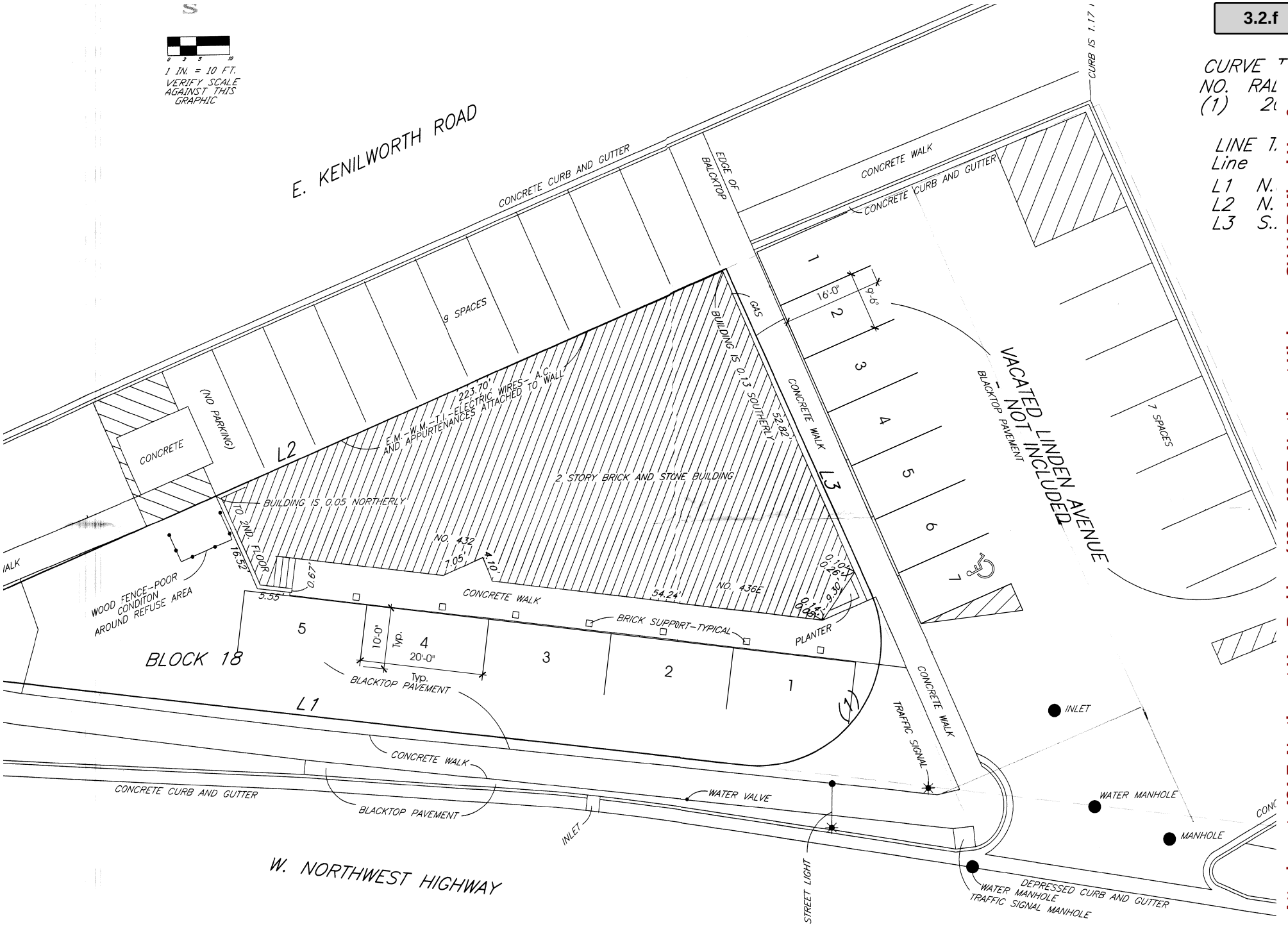
- Water Utilities
  - Hydrant
  - Water Fitting
  - Water Valve
    - Open
  - Water Service Valve
    - Open
  - Water Main Break
  - Water Lateral
    - Active
  - Water Main
    - Active
- Sanitary Utilities
  - Sanitary Manhole
  - Sanitary Main
    - Active
- Storm Utilities
  - Storm Catch Basin
  - Storm Inlet
  - Storm Manhole
  - Storm Fitting
  - Storm Main
    - Active

0 50 100 ft

Print Date: 11/4/2022

Notes

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



Attachment: 434 E. Northwest Hwy Parking (430 - 436 E. Northwest Highway - SU VAR Mixed Use &

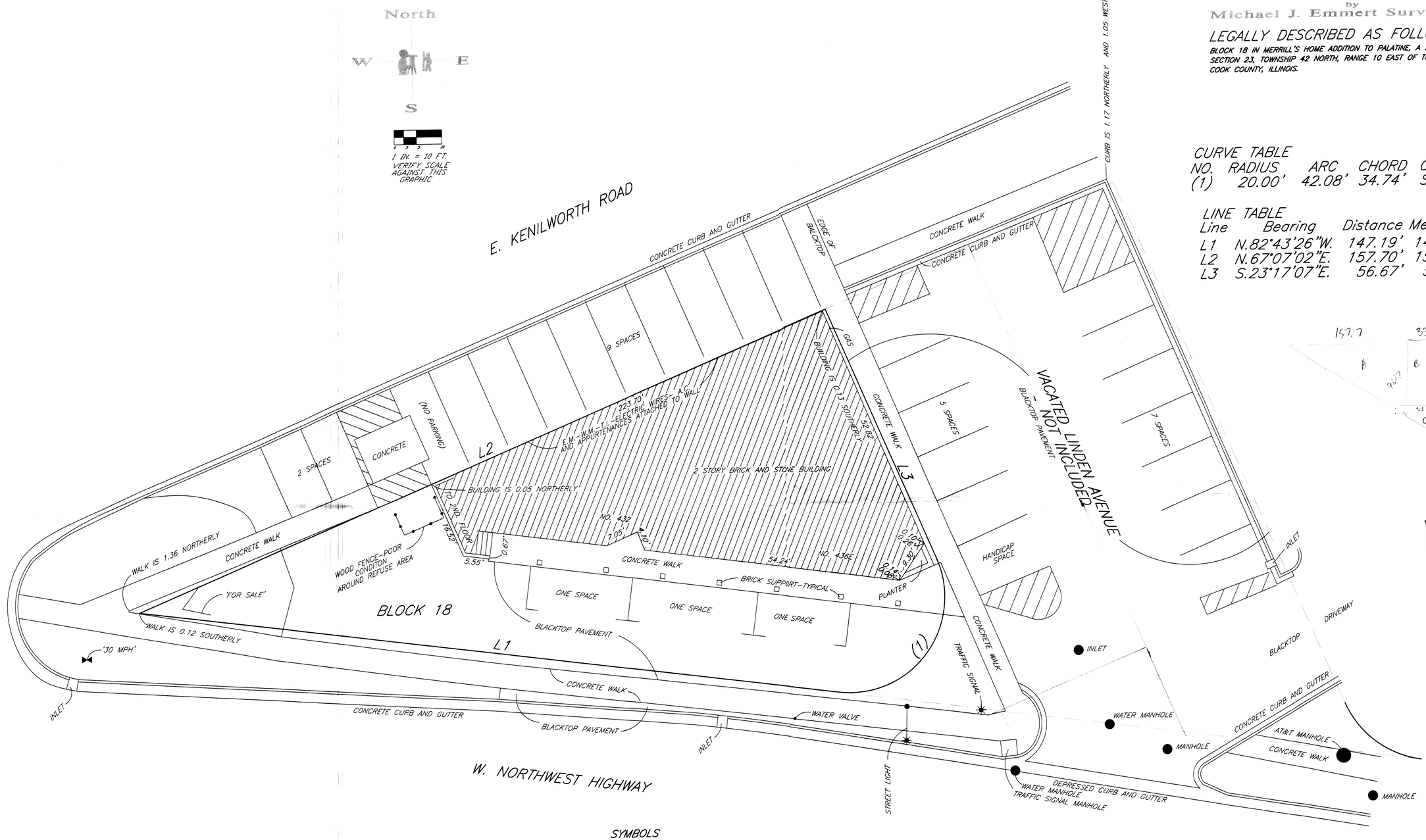
PLAT OF SURVEY

by

Michael J. Emmert Surveys, Inc.

LEGALLY DESCRIBED AS FOLLOWS:

BLOCK 18 IN MERRILL'S HOME ADDITION TO PALATINE, A SUBDIVISION IN THE EAST HALF OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



CURVE TABLE

NO.	RADIUS	ARC	CHORD	CHORD BEARING
(1)	20.00'	42.08'	34.74'	S.36°59'44"W.

LINE TABLE

Line	Bearing	Distance	Measure
L1	N.82°43'26"W.	147.19'	148.10'
L2	N.67°07'02"E.	157.70'	157.70'
L3	S.23°17'07"E.	56.67'	56.97'

157.7 + 33 = ~~190.7~~ 190.7

54.87434.2 91.17

A 7189 ± ~~Back Highway~~

B = 3009 ± - VACATION

C = 326 ± - VACATION

Lot Size 10524 ±

SYMBOLS

- CONCRETE FILLED POST
- HYDRANT
- TEST WELL
- MONITORING WELL
- METAL COVER - SIZE VARIES
- MANHOLE
- SIGN
- LIGHT
- UTILITY POLE
- CONCRETE CURB
- CONCRETE CURB AND GUTTER
- CONCRETE

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

Survey ordered by:

State of Illinois)
County of Du Page)

Michael J. Emmert Surveys, Inc., does hereby certify that we have surveyed the above described property and prepared the plat hereon drawn. The legal description shown hereon is provided by others. Refer to deed or title policy for building setbacks, easements and other restrictions which may exist. Dimensions not noted hereon shall not be assumed by scaling or otherwise. Compare all points before building and report any discrepancies. This professional service conforms to the current Illinois Minimum Standards for a Boundary Survey.

Date of field survey: October 1, 2020

Dated this 1st day of October, 2020

By: _____ President

Professional Illinois Land Surveyor No. 2499
License expires on November 30, 2022
Professional Design Firm Land Surveyor Corporation No. 184.004811

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

mike@mjesurveys.com
Michael J. Emmert Surveys, Inc.
185 East Vallette Street
Elmhurst, Illinois 60126
Office 630-516-0383
Fax 630-516-0387

430 - 434 W. NORTHWEST HIGHWAY
PALATINE, ILLINOIS

SCALE: 1" = 10'	CHKD. / AP'V'D:
DATE: OCTOBER 1, 2020	APPROVED:
DWN. BY: MJE	
CHKD. BY: ADE	

Attachment: Plat of Survey (430 - 436 E. Northwest Highway - SU VAR Mixed Use & Parking)

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 430-436 E. NORTHWEST HWY.

(●) ( ) ( ) ( )

County of COOK

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

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

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

Attachment: Public Notice (430 - 436 E. Northwest Highway - SU VAR Mixed Use & Parking)