



VILLAGE OF PALATINE

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

ZONING BOARD OF APPEALS

AGENDA • FEBRUARY 25, 2020

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

II. APPROVAL OF MINUTES

1. Zoning Board of Appeals - Regular Meeting - Feb 11, 2020 7:00 PM

III. PUBLIC HEARING

1. 435 W. Illinois Ave.

Special Use to place fill within the floodplain, with required compensatory storage provided, to allow the relocation of an existing bike/walking path pursuant to Section 6.08 (d) (2) of the Palatine Code of Ordinances - Appendix B - Subdivision, Site Development and Floodplain Regulations.

2. 1570 E. Northwest Highway

Special Use Amendment to Special Use Ordinance #O-133-97 to permit a change to the approved site plan; and,

Variation to permit a drive-through lane to be 10.5 feet in width instead of the minimum required 12 feet pursuant to Section 7.03 (b) (3) (a) (ii) of the Palatine Zoning Ordinance; and,

Variation to permit two (2) parking spaces to be 18 feet in length instead of the minimum required 19 feet pursuant to Section 7.04 (d) (3) of the Palatine Zoning Ordinance.

IV. COMMUNICATIONS

V. ADJOURNMENT



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ZONING BOARD OF APPEALS MINUTES • FEBRUARY 11, 2020

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

Attendee Name	Title	Status	Arrived
Brent Larson	Commissioner	Present	
Cindy Roth-Wurster	Commissioner	Present	
Jan Wood	Commissioner	Present	
Jerry Luszczak	Commissioner	Present	
Theodore McGinn	Commissioner	Present	
Kevin Cavanaugh	Commissioner	Present	
James Dittrich	Commissioner	Absent	
John Pirog	Commissioner	Present	

Staff present: Ms. Lyn Bremanis

II. APPROVAL OF MINUTES

1. Zoning Board of Appeals - Regular Meeting - Dec 10, 2019 7:00 PM - **Accepted**
Mr. Luszczak made a motion to approve the minutes from December 10, 2019; seconded by Mr. Larson.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Jerry Luszczak, Commissioner
SECONDER:	Brent Larson, Commissioner
AYES:	Larson, Roth-Wurster, Wood, Luszczak, McGinn, Cavanaugh, Pirog
ABSENT:	Dittrich

Minutes Acceptance: Minutes of Feb 11, 2020 7:00 PM (Approval of Minutes)

III. PUBLIC HEARING

1. 212 E. Colfax Street - **Recommended to Approve**

Notice was published in the Daily Herald on January 27, 2020 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

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

Sworn in staff: Ms. Lyn Bremanis

Sworn in petitioners: Ms. Faylene Bender & Mr. Daryl Horcher 212 E Colfax

Mr. Horcher explained they are looking to repair the garage and replace it with a 2 car garage. He explained they cannot meet the 10ft. side yard setback or it will not be usable. Mr. Horcher explained it is need of repair and they would like to make it look like the home. He explained they did an addition years ago and would like to now make them match.

Mr. Pirog clarified if repaired meant replacing wood.

Mr. Horcher referred to the elevation slides to explain the proposed renovation.

Mr. Pirog asked about the word repair versus replace.

Mr. Horcher stated the old garage will be taken down and replaced with the proposed garage. He pointed out the current garage is in need of repair.

Mr. Cavanaugh asked about the footprint being enlarged

Mr. Horcher explained it is smaller and further away from property line

Mr. Pirog asked why they need a new variance.

Mr. Horcher explained the past variance was for the front porch.

Ms. Wood clarified the side yard had no setback relief.

Ms. Bremanis answered yes referring to the site plan slide to show the front porch encroachment.

Mr. McGinn asked if they spoke to the neighbor at 237 N Oak St.

Mr. Horcher answered yes and were in support of the project.

Ms. Wood asked if they explained the second story to the neighbor.

Ms. Bender answer yes.

Ms. Wood asked why they needed the second story.

Mr. Horcher explained it is for appearance to match the home referring to the existing condition slide.

Mr. Pirog asked if there will be an entrance to the garage from the second floor.

Mr. Horcher stated there will be no entry from garage to the house.

Ms. Wood clarified the second floor is for storage and aesthetics to match the height of the home.

Mr. Horcher answered that is correct.

Ms. Bremanis gave a brief overview of request explaining the property is zoned R2 and is 100ft wide making the minimum side yard setback is 10ft setback. She pointed out the existing structure is 3.5ft. from the lot line explaining they are looking to increase it to 5ft. Ms. Bremanis explained the existing structure is a single story and the proposed will be a two-story.

Mr. Pirog clarified the reason they are requesting relief is because the 3.5 was nonconforming.

Ms. Bremanis answered that is correct.

Ms. Bremanis stated both building and lot coverage meet code. She stated both Community Services and Engineering have reviewed and had no concerns. Ms. Bremanis indicated the addition is approx. 24ft in height, referring to the existing condition slide to show the roofline in comparison to the home.

Mr. Pirog asked if the visibility would affect anyone being so close to the home.

Ms. Bremanis referred to the aerial showing it faces the neighbors rear yard.

Mr. Cavanaugh asked if there are any issues with the second floor patio off an unfinished area.

Ms. Bremanis stated the building department has reviewed the plans and did not indicate any issues.

Sworn in Ms. Linda Pawling 307 N Mozart

Ms. Pawling stated the addition looks nice would improve the curb appeal. She stated she would be happy if the proposal is approved.

STAFF RECOMMENDATION:

The Petitioners are requesting to construct a two-story addition that includes replacing an existing single-story one-car garage with a two-car garage. The existing one-story garage is set back approximately 3.5 feet and the proposed addition's setback will increase to 5 feet. While the setback is increasing, the height of the structure is also increasing from a one-story to two. This property is unique as the side yard abuts the neighbor's rear yard; therefore, the proposed addition is approximately 40 feet from the neighboring home. The Petitioners indicate that they are attempting to repair the existing one-car garage and both make the addition more functional and match the existing elevations. However,

the addition will still encroach into approximately 50 percent of the required setback Therefore; Staff recommends action at the discretion of the Special Use, subject to the following condition:

1. The Special Use shall substantially conform to the site plan and elevation plan prepared by Studio 23 Architects dated by 1/15/2020 except as such plans may be changed to conform to Village Codes and Ordinances.

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

Mr. Cavanaugh made a motion to approve subject staff's conditions; seconded by Ms. Roth-Wurster.

DELIBERATIONS:

Mr. Cavanaugh spoke to the standards and stated he sees no issues with public health safety and welfare. He stated this will have a positive impact on the community based on the petitioners and neighbors concern with curb appeal.

Ms. Roth-Wurster agreed with Mr. Cavanaugh. She stated the plans will make the home aesthetically pleasing. She pointed out the neighborhood has homes of many sizes so won't have an adverse effect.

Ms. Wood stated she understands staffs' reluctance due to setback and height. She stated she thinks the board should consider carefully because they cannot determine the possible negative impact. She stated the recent remodel improvement looks nice.

Mr. Larson spoke to a similar request that came through 4-5 years ago that he did not vote in favor of and feels he should be consistent.

Discussion on previous request.

Ms. 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 March 2, 2020

Mr. Horcher spoke to Mr. Larson's concern about the second story pointing out the plans show it is not truly a second story for living space. He explained the height is for aesthetics.

RESULT:	RECOMMENDED TO APPROVE [UNANIMOUS]
AYES:	Larson, Roth-Wurster, Wood, Luszcak, McGinn, Cavanaugh, Pirog
ABSENT:	Dittrich

2. 570 N. Smith Street - **Recommended to Approve**

Notice was published in the Daily Herald on January 27, 2020 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application for Special Use
2. Proof of Ownership
3. Plat of Survey
4. Site Plan
5. Business Plan
6. Floor Plan
7. Second City Canine Rescue Overview
8. Public Notice

Sworn in petitioners: Dr. Jacqueline Cobb 6N729 Old Homestead Rd. St. Charles & Ms. Jennifer Moreland 53 Westin Ave. Westmont, IL

Dr. Cobb and Ms. Moreland went through power point to give an overview of their business plan and adoption approach.

Mr. Cavanaugh asked if there will be any vet services on site.

Dr. Cobb explained the vet services will only be provided to their own dogs not to the general public. She stated not only is she a veterinarian but they also have another veterinarian on the board of directors.

Mr. Pirog asked where the 8ft. fence is located.

Ms. Moreland explained it is for the play yard.

Ms. Bremanis referred to the aerial to show the fenced area outlined in red.

Mr. Pirog asked if the funding comes from adoptions.

Dr. Cobb explained it comes from adoptions, private donors and grants.

Mr. Pirog stated this is the first time in an actual building which can stress finances.

Dr. Cobb stated a retired Motorola accountant has come up with their finances and are comfortable moving forward.

Mr. McGinn asked about noise issue and how they will handle barking for neighboring properties.

Dr. Cobb stated they will put noise control parameters in place. She stated they won't allow the dogs to sit in a kennel all day. She stated they will be adding employees and utilizing volunteers. Dr. Cobb explained if any dogs have issues they will be sent back to a foster home.

Mr. McGinn asked if they have a 1 in 1 out policy.

Dr. Cobb answered yes explaining they do not want to pile them in.

Mr. Pirog pointed out they are located close to the bike paths. He asked what the risk is for the dogs to bite or lunge at people.

Dr. Cobb explained the animals are not traumatized rather their owners can't keep them. She further explained the dogs are already in foster homes and being walked through neighborhoods so staff will be aware how they behave. She explained they won't bring animals in that will cause problems.

Mr. Pirog asked if someone will be monitoring the cameras 24 hours a day.

Dr. Cobb answered no but they will be monitored periodically. She stated they will also have an alarm system to ensure no problems.

Mr. Pirog asked if the camera will be recorded or just live.

Dr. Cobb answered they will be live or recorded for a short time.

Ms. Wood asked if there will be someone on site overnight.

Dr. Cobb explained someone will be on site from 7am-9pm.

Mr. Pirog asked about weekends.

Dr. Cobb answered yes explaining the public hours are shorter.

Mr. Cavanaugh asked about the foster homes work specifically for problem dogs.

Ms. Moreland explained the dogs immediately go to foster homes first. She stated there will only be a small amount will then transition to the adoption center.

Mr. Cavanaugh asked about the rotation process.

Ms. Moreland explained the process being best fit and a variety of dogs for people to meet at the center.

Dr. Cobb stated if there is a problem with temperament or health issues they will euthanize.

Ms. Moreland stated temperament testing is done before they even enter in to program though some issues surface after. She explained if they cannot be rehabilitated through training they will be euthanized.

Ms. Wood asked about their plan when walking dogs asking if they will have bags with them.

Dr. Cobb explained they will go through training programs with the volunteers. She stated they will have walkie-talkies as well as poop bags.

Ms. Wood asked if they will take different routes.

Dr. Cobb stated they will go on different routes to break out of the normal routine.

Ms. Wood asked how late dogs need to go out.

Ms. Moreland explained they will go out around 8-9pm.

Ms. Wood asked about how their meeting space will be used. She asked if they will have a community open house.

Ms. Moreland explained there will be no more than 5 people between staff and volunteers with occasional orientations with approx. 15-20 max.

Ms. Wood asked what the maximum number of people would be.
Dr. Cobb answered approx. 20 due to parking.

Ms. Roth-Wurster spoke to the business plan and asked if the meet and greet is scheduled.

Ms. Moreland explained they are open to the public but can also schedule to meet a particular dog they are interested in.

Discussion on the process.

Ms. Roth-Wurster asked about the new state laws.

Dr. Cobb explained there was a fire in West Chicago that killed several dogs so the new law requires a fire alarm system, which their facility will have.

Mr. Cavanaugh asked about the puppy mill law affects their business plan.
Dr. Cobb explained no they don't get dogs from puppy mills.

Mr. Pirog asked staff about preventing them from having 25 dogs.

Ms. Bremanis explained the business plan refers to 5-10 dogs, which would be referred back to the business plan if a complaint was made and could be cited.

Mr. Pirog pointed out the discrepancy with hours in business plan.

Ms. Moreland stated most people take their dogs out before bed but dogs can hold their bladders for 10-12 hours

Ms. Bremanis gave a brief overview of the request explaining the property is zoned B2 previously being occupied by the Fortune Cookie restaurant. She stated a Korean restaurant was approved in 2017 but never opened. She stated this use is regulated and inspected through the Department of Agriculture license. She spoke the outside area having the canine grass and an 8ft tall fence around the outdoor area. Ms. Bremanis spoke to parking explaining they are well over parked. She stated Community Services, Engineering and Fire Prevention all reviewed and had issued identified.

Mr. Pirog asked if the limit to dogs outside includes the play area.

Ms. Bremanis answered yes referring to the aerial to show the neighboring properties and distance to residential area surrounding. She referred to slides to show floor plan and existing conditions.

Mr. Cavanaugh asked about the department of agriculture license.

Ms. Bremanis explained they have to be licensed by the Department of Agriculture.

Dr. Cobb spoke to the license they already hold and explained they will need to inspect the building before they can issue a license for this location.

Mr. Pirog asked if they will be close to the Comed high power facility.
Ms. Bremanis explained the area in question is Public Works.

Sworn in Ms. Kara Ferguson 99 E Benton Ct

Ms. Ferguson stated she has been with the rescue for 6 years. She stated she owns a dog daycare in Deer Park and thinks this group is well run by dog lovers, veterinarians and business owners. She stated they are a well-run well thought out organization. Ms. Ferguson stated they will be great asset to the area.

Sworn in Ronna and Ken Pflanz 521 N Smith

Mr. Pflanz stated they are avid dog lovers rescuing 3 dogs in 15 years.
Ms. Pflanz expressed concerns with the closeness of the proposed property. She stated they are original owners speaking to the changes in the area including housing and condos that have added noise and traffic. She stated the public works area has changed and has added noise and traffic making it difficult for neighboring homes to be sold. Ms. Pflanz expressed concern this use will add more noise that will increase the difficulty to sell. She spoke to the restaurant not being a factor with noise. She spoke to the property values going down because of noise issues and thinks adding another layer is frustrating. She asked how many dogs the indoor facility holds.

Ms. Bremanis explained the business plan allows for a maximum of 10 dogs.
Ms. Pflanz asked how many kennels they plans to have expressing concern the limit being increased. She expressed concern with no staff on site overnight with barking.
Discussion on location of outdoor area location referring to slides.
Ms. Pflanz spoke to the homes that have been on the market for years due to noise and is concerned this will worsen it.

Ms. Wood asked when they moved in.
Ms. Pflanz restated they are original owner.

Mr. Cavanaugh pointed out the proposed images look nice from the road so may have potential redeeming value to neighbor's property.
Ms. Pflanz agreed the curb appeal is beautiful and the business plan is good but they are concerned with the noise.

Mr. Pflanz spoke to the current coyote issue and thinks this may increase this issue.
Discussion on coyote issue.

Mr. Pflanz stated he would rather see money coming into Village with a restaurant.

Sworn in Mr. Kenneth Parquette 517 N Smith

Mr. Parquette agreed with the Pflanzs. He spoke to the coyote issues and expressed concern for the safety for his children because of the increased traffic with the dog walking. He expressed concern with the sidewalks not being cleared

for dog walking across Smith Street.

Mr. Pirog asked if they called the Police Department about the coyotes.

Mr. Parquette answered no have never called. He stated they are a bigger issue in the summer.

Mr. Pirog asked staff about the Village's position with coyotes.

Ms. Bremanis stated she was not familiar this issue with they should follow up with animal control with their questions.

Mr. Pflanz stated the Police Department has stated they can't do anything about coyotes.

Sworn in Ms. Sandara Fantana and Mr. John Trudeau 529 Smith St

Mr. Trudeau stated they are original owners with their home for sale for most of last year. He agreed with the Pflanzs. He stated they clean up from the coyote hunting. He spoke to the traffic from McDonalds and Dunkin Donuts.

Mr. McGinn asked why they are selling their home.

Mr. Trudeau stated the trucks from Public Works are in and out from 7am-2:30 pm creating a lot of noise.

Mr. McGinn asked how the new use will affect the already existing issues.

Mr. Trudeau expressed concern with the increased activity. He expressed concern with the amount of dogs the facility will house. He stated they liked having Fortune Cookie there being responsible neighbors that kept up the property.

Mr. Pirog pointed out the coyote issue is more at night.

Mr. Trudeau stated the property is zoned for a restaurant so he would prefer it stay that way.

Mr. Larson stated he understands the concern and want for a restaurant but pointed out it has been vacant for 3 years and is an eye sore. He asked if nothing there is better than this use.

Mr. Trudeau answered yes stating he thinks this will attract more coyotes.

Discussion on the surrounding properties zoning and what was approved to be built.

Ms. Fantana referred to the existing conditions slide stating it is not accurate because she sees a clear view of the building. She spoke to tax concerns and thinks this will not help to sell her house. She expressed concerns with dog walking issues pointing out the sidewalks across the street have water issues after heavy rains.

Mr. Pirog asked about sidewalks being on both sides.

Mr. Trudeau stated yes but the sidewalks across the street often are under water.

Ms. Fantana expressed concerned with increase in walking traffic.

Ms. Linda Pauling (already sworn in) 307 N Mozart St

Ms. Pauling stated she has been a resident for 27 years and has worked side by side with Dr. Cobb until she started Second City. She stated she will support them in any way she can. She spoke to the foster program explaining they won't have wild animals. Ms. Pauling addressed the coyote concerns pointing out they are all over the place including Chicago.

Sworn in Ms. Jacquelyn Parmakis 809 W Panorama Dr

Ms. Parmakis stated she volunteers with a different rescue that is located in a residential/industrial area and has never had a noise complaint nor a coyote issue. She stated they have never had problem with neighboring businesses explaining if the dogs are exercised they won't be a nuisance.

Mr. Pirog clarified this is their first home.

Ms. Parmakis stated they have fostering experience. She stated she has never had a noise complaint for fostering in an apartment.

Mr. Pirog pointed out the concern is with the 5-10 dogs.

Ms. Parmakis stated her rescue has 10 and has had no issues.

Sworn in Karen Stephanie 1010 E Kevin Circle

Ms. Stephanie stated she has been a volunteer since 2015 stating they are a well-run organization that train volunteers well. She stated they are run more like a business taking rescuing seriously. She pointed out this is not a shelter. Ms. Stephanie stated they are looking to have a place for the community to meet the dogs rather than 3 hours at a pet store. She stated they are not in the business for housing dogs and will be respectful to neighbors. Ms. Stephanie stated the dogs will be supervised in the outdoor space and noise will not be issue with the small amount of dogs. She stated it is not an animal control facility. Ms. Stephanie pointed out they want to improve a space that has been empty for years with a use that will have no food waste that will attract animals. Ms. Stephanie stated they want to be part of community not a problem.

Sworn in Ms. Roxanne Smith 321 S Cedar St.

Ms. Smith stated the coyotes are a village wide problem. She stated she is a proud owner of a Second City dog. She asked about the soundproofing. Ms. Smith spoke to the integrity of the organization.

Sworn in Mr. Chris Panos 540 E Easy Street

Mr. Panos stated he has the clearest view of facility from his bedroom. He expressed concern about noise, odor and dogs walking through his neighborhood. He agreed they can't do anything about coyotes.

Mr. Pirog asked if they think they will walk through their cul de sac.

Mr. Panos stated he is unsure but pointed out they are the next closest residential area. He spoke to the sidewalks on Smith flooding and not being cleared when it snows so the only option is to cross street. He agreed Public

Works makes a lot of noise, which he was unaware of when he purchased his home a little over a year ago.

Mr. Pflanz asked if the supporters live within 100 yards of facility. He pointed out the homes that live near the property are against.

Ms. Pflanz clarified they are purchasing property and asked if there can be a probation period.

Ms. Bremanis explained staff is recommending a 6-month review that will allow for concerns to be addressed. Ms. Bremanis explained the special use process and approval being for a specific business plan being for maximum of 10 dogs.

Mr. Trudeau stated they are not against rescue shelter explaining they just want what it is zoned for. He expressed concern there is no staff overnight and the possibility of the dog limit being increased. He asked what the zoning for a kennel is.

Ms. Bremanis explained the property is zoned B2 and a kennel requires a special use pointing out a restaurant also requires a special use.

Ms. Fantana pointed out the play area is small and asked about signage.

Ms. Bremanis explained the regulations for signage for any business. She stated Second City is planning on reusing the Fortune Cookie frame and will have same signage regulations as the restaurant did.

Discussion on signage and Village code.

Ms. Wood stated they are valid concerns the neighbors have. She asked staff if there have been complaints from neighbors with existing dog facilities.

Ms. Bremanis stated there is nothing comparable since the other facilities have 50 plus dogs. She stated she is not aware of any complaints with grooming or veterinary facilities. Ms. Bremanis pointed out a residence is allowed to own up to 3 dogs which is in line with the restriction of allowing a maximum of 3 dogs allowed outside at one time.

Sworn in Mr. Tim Burke 16 E 361 S Frontage Road Burr Ridge IL RWE Design Build-general contractor

Mr. Burke explained his company builds veterinarian clinics and animal shelter facilities in the area. He explained to help mitigate sound he builds partitions from floor to ceiling. He stated they use a special type of ceiling tile that absorbs sound. Mr. Burke spoke to the 8ft solid vinyl fence explaining it helps since the dogs cannot see people outside the area and helps to keep sound within the play area.

Mr. McGinn asked if the dogs can access the outside area overnight when no staff is present.

Dr. Cobb answered no explaining they will always be supervised outside.

Mr. Cavanaugh asked if they can explain a general gauge of noise canceling.

Mr. Burke spoke to the buffering. He spoke to the complaints about the noise

from Public Works explaining the noise from the dogs will be less.

Dr. Cobb pointed out the dogs will be in the furthest part of the building from the residential area referring to the floor plan.

Mr. Burke explained the sound panels on the walls will keep the inside of building quiet to prevent noise for visitors as well.

Mr. Larson spoke to the concern with having more animals than 10 pointing out it doesn't seem feasible based on setup.

Dr. Cobb explained 10 is the cap in the business plan so if it came to that they would have to reapply.

Mr. Larson asked about the concern that dogs attract coyotes. He asked if in fact it is pet waste that attracts them and asked what their cleanup process would be.

Dr. Cobb stated as a vet she can say dogs do not attract coyotes. She explained their waste removal plan includes large flushable toilets for waste disposal.

Ms. Wood asked about the concerns with dogs walking.

Dr. Cobb explained they are not trying to put traffic in one area. She explained their plan is to have one dog per handler, which would be similar to a neighbor walking their dog.

Ms. Wood asked how often dogs walked.

Dr. Cobb answered 3 times a day.

Ms. Wood asked if they are still undecided on routes.

Dr. Cobb answered that is correct.

Discussion on McDonalds/ Dunkin Donuts traffic including their entrance/exits.

Ms. Wood asked about concerns with unstaffed times.

Dr. Cobb explained they will be checking cameras to make sure there are not excessive barkers. She explained the dogs will get out for playgroup and walks and will be provided with enrichment tools and soft music. Dr. Cobb stated they have worked with other rescues to ensure not to have any problems with nighttime sound.

Mr. Larson stated this reminds him of a vet facility. He asked staff if there are any noise complaints with local vets.

Ms. Bremanis stated she is not aware of any.

Staff recommendations

Mr. Pirog asked about condition #7. He asked if additional soundproofing can just be a condition.

Ms. Bremanis stated there are no building permits yet so this allows the building department to evaluate the proposed plans and if there are issues later this condition can allow requirement of additional soundproofing.

Ms. Wood asked about item #3.

Ms. Bremanis explained the same has been done with veterinarians to ensure if you walk out and the dog uses the restroom there will be a place to dispose of it.

Ms. Roth-Wurster asked about the 8ft fence and clarified other dog daycares were allowed.

Ms. Bremanis answered yes and pointed out the Village is supportive of the 8ft fence.

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

Mr. Larson made a motion to approve subject staff's conditions; seconded by Mr. McGinn.

DELIBERATIONS:

Mr. Larson stated he understands the concerns with property values but pointed out the bigger problem is with the Public Works facility. He stated this use won't make it worse. He spoke to the facility being more home like than a kennel pointing out the 8ft fence will not have a negative effect. Mr. Larson spoke to the effect on property values and how the vacant property is an eyesore which is worse. He pointed out the plan is to walk one dog at a time just like the neighbors walking their own dogs. Mr. Larson pointed out the coyote concern is everywhere and this will not make it worse. He agreed it would be nice to have another restaurant but this use will be better than a vacancy.

Ted stated the testimony that was persuasive is the noise mitigation strategies along with the outdoor fenced area will only be used during the day with supervision. He spoke to the property value frustration being existing without this use so the issues are already present. Mr. McGinn stated the use will not have an adverse effect on the area and thinks the other standards have been met.

Ms. Wood stated the board has to carefully consider ensuring it will not affect the quality of life for the neighbors. She spoke to the existing issues the neighbors have and their concerns that this will increase them. She stated if they were an unknown owner, she may have more pause but have heard testimony of their professionalism. Ms. Wood spoke to the 6 month review included in staff's conditions that will address problems. She pointed out her business is in same plaza as a doggie daycare explaining the noise is not heard from the distance.

Mr. Pirog agreed with the board. He expressed concern on the walking of the dogs near the residential area.

Ms. Wood pointed out Second City can schedule meeting with the neighbors to discuss their concerns.

Ms. Wood summarized that this request has met the standards and was

unanimously approved by a vote of 7-0. The date for this item will go to Village Council will be on February 18, 2020 or March 2, 2020 to be confirmed.

RESULT:	RECOMMENDED TO APPROVE [UNANIMOUS]
AYES:	Larson, Roth-Wurster, Wood, Luszczak, McGinn, Cavanaugh, Pirog
ABSENT:	Dittrich

IV. COMMUNICATIONS

The next meeting will be on February 25th and there will be two items. The two items from the previous meeting 203 N Benton St and 2377 N Hlcks Road were approved by Village Council.

V. ADJOURNMENT

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 02/25/20 07:00 PM

CASE STAFF STATEMENT (ID # 5881)

435 W. Illinois Ave.

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Palatine Park District/Jim Holder

CASE NUMBER: 20-07

ADDRESS: 435 W. Illinois Ave

PROPOSAL:

Special Use to place fill within the floodplain, with required compensatory storage provided, to allow the relocation of an existing bike/walking path pursuant to Section 6.08 (d) (2) of the Palatine Code of Ordinances - Appendix B - Subdivision, Site Development and Floodplain Regulations.

<u>LOCATION:</u> 435 W. Illinois Ave District 2 (Lamerand)	<u>CURRENT ZONING:</u> P- Planned Development
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SURROUNDING CONDITIONS:

<u>North:</u>	P-Plum Grove Estates (open area)
<u>South</u>	R-1 Single Family Residential
<u>East:</u>	R-1 Single Family Residential
<u>West:</u>	P - Parkhomes of Parkside (residential townhomes)

BACKGROUND:

The Petitioner is proposing to relocate an existing bike/walking path that is located in the floodplain. Therefore the Petitioner is requesting:

Special Use to place fill within the floodplain, with required compensatory storage provided, to allow the relocation of an existing bike/walking path.

SITE ANALYSIS:

- The Subject Property is located in in Birchwood South Park. It is zoned P, Planned Unit Development and is within Parkside PD. The path is located in the southeast corner of Birchwood South Park.

- The Petitioner is seeking approval of a Special Use to place fill within the floodplain, with the required compensatory storage provided, as a part of the project to relocate a section of the path farther away from the creek line. This path is part of the Palatine Trail pedestrian path system and within the floodplain which follows the Salt Creek.
- The path is being relocated further away from Salt Creek at a higher elevation. Compensatory stored is provided and exceeds the 110% requirement at approximately 117%.
- Note: The US Army Corp of Engineers have issued a letter of no objections to the project (September 2019) and IDNR issued a Permit in September 2019 authorizing the project as proposed.
- Per Appendix B - Subdivision, any fill within the floodplain, with the required compensatory storage provided, requires approval of a Special Use by the Village Council.

DEPARTMENTAL REVIEWS:

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

STANDARDS FOR SPECIAL USE: Since this Petition is not for a use publicly operated or traditionally affected with the public interest, those standards under Section 14.05 D (2) and (3) are applicable. Specifically, the Petitioners must show that the Special Use, if granted, will be operated in a manner consistent with the public health, safety, and welfare, and that the Special Use will not have a negative impact on the value of surrounding properties. The Petition for a Special Use is attached, and the Petitioners have attempted to address the required standards.

STAFF RECOMMENDATION:

The Petitioner is requesting to relocate a section of an existing walking/bike path that is in the flood plain which requires a Special Use by code. The proposed path is located further away from Salt Creek and at a higher elevation and reduced in length. Also, the Subdivision Ordinance regulates permitted and special uses in the floodplain. Parks, hiking trails, and bike paths are permitted uses in the floodplain, as they represent a more passive use of the property and therefore are viewed with differently than

structures and residential yards in the floodplain, which require special use review. Nevertheless, the partial fill in the floodplain, notwithstanding the path relocation to a higher elevation, triggers the special use review, although the path itself is permitted by Code. In addition, the Petitioner is providing compensatory storage above the minimum required at 117% and has received sign off from both the US Army Corps of Engineers acceptance and Department of Natural Resources permit.

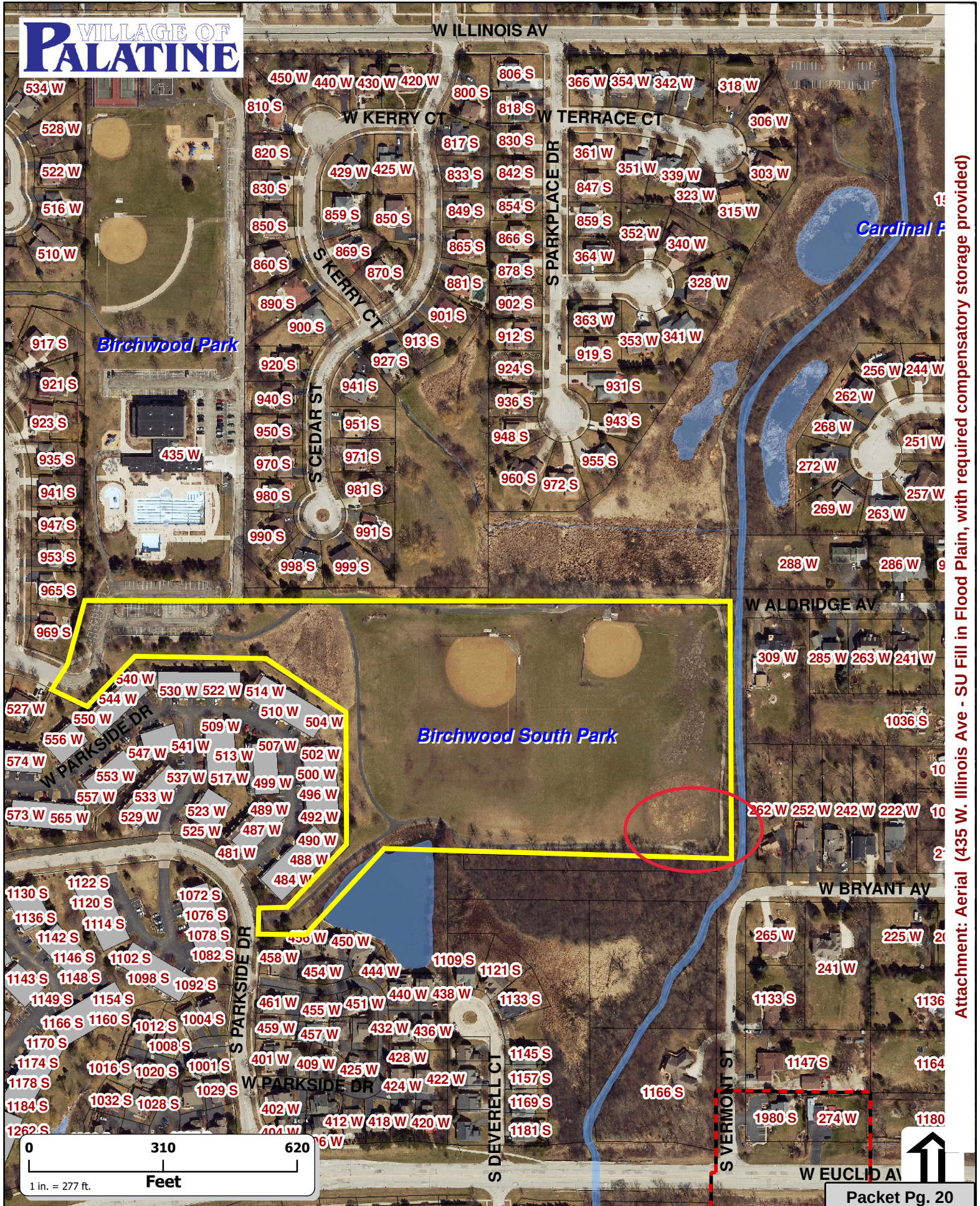
Therefore, Staff recommends approval with the following conditions.

1. The Special Use shall substantially conform to the site plan prepared by Gewalt Hamilton Associates dated by 9/03/2020 except as such plans may be changed to conform to Village Codes and Ordinances.
2. The final engineering plans shall be revised in a manner acceptable to the Village Engineer.

ATTACHMENTS:

- Aerial
- Application
- Plat of Survey
- Plans
- Corp of Engineers Letter
- IDNR Letter
- Public Notice

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) Palatine Park District		Business Name (if applicable)	
	Subject Property Address 435 W Illinois Ave			
	AUTHORIZED AGENT (if applicable) Jim Holder		Business Name (if applicable)	
	Address 148 W Illinois Ave		City/State/Zip Code Palatine/IL/60067	
	Telephone 847-705-5131	Fax	Email jholder@palatineparks.org	
	Relationship to Petitioner (contractor, architect, etc.) Employee			
	TYPE OF APPLICATION (check one) ☒ Special Use ☐ Special Use Amendment ☐ Variation			
	Existing Zoning District	Existing Land Use Recreational	Proposed Land Use Recreational	
	Generally describe your request: Relocate existing bike trail away from the creek line in the Southeast corner of the park.			

Attachment: Application (435 W. Illinois Ave - SU Fill in Flood Plain, with required compensatory storage provided)



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

Yes it is a recreational multi use trail system for the residents of Palatine.

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

The Park District hired a professional engineering firm to design and relocate the trail to protect public health, safety, and the welfare of the public
The relocation elevates the walking path to be inundated by Salt creek floodwaters less frequently.

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

Based on the compensatory storage calculations, the relocation of the path and proposed grading will not have a minimal impact to the flood elevation on salt creek. Engineering approval and permit for the work within the floodplain & floodway has been granted by the MWRD and IDNR respectively.

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

N/A

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

PARCEL 1:
LOT 48 IN PARKSIDE, BEING A PLANNED UNIT DEVELOPMENT IN PART OF THE SOUTHWEST QUARTER, PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 25, 1987 AS DOCUMENT NUMBER 87-348,060, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
THE NORTH 1,320 FEET OF THE EAST 396 FEET OF THAT PART OF THE FOLLOWING DESCRIBED PROPERTY, COMMENCING AT A POINT ON THE NORTH LINE OF SAID SECTION 19.92 CHAINS EAST OF THE NORTHWEST CORNER THEREOF; THENCE RUNNING SOUTH ALONG CENTER LINE OF THE NORTHWEST QUARTER OF SAID SECTION 40.04 CHAINS TO THE SOUTH LINE OF THE NORTHWEST QUARTER; THENCE WEST ALONG SAID SOUTH LINE 15.92 CHAINS TO A POINT 16 RODS EAST OF THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF SAID SECTION; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID SECTION 11.11 CHAINS; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID SECTION 35.87 CHAINS TO THE NORTH AND SOUTH CENTER LINE THEREOF; THENCE NORTH ALONG SAID LINE 22.10 CHAINS; THENCE EAST PARALLEL WITH NORTH LINE OF SAID SECTION 9.90 CHAINS TO THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE NORTH 9.01 CHAINS TO THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SECTION 16.89 CHAINS; THENCE NORTH 19.98 CHAINS TO THE NORTH LINE OF SAID SECTION AND THENCE WEST ALONG SAID NORTH LINE 12.85 CHAINS TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS, CONTAINING 12.00 ACRES, MORE OR LESS.

PARCEL 3:
THAT PART OF LOTS 19, 20, 21 AND 22 (TAKEN AS A TRACT) IN ARTHUR T. MC INTOSH AND COMPANY'S FIRST ADDITION TO PLUM GROVE FARMS, BEING A SUBDIVISION OF A PART OF THE NORTH HALF OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTH LINE OF SAID TRACT 350 FEET WEST OF THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH A DISTANCE OF 355 FEET, PARALLEL WITH THE EAST LINE OF SAID TRACT; THENCE EAST A DISTANCE OF 190 FEET, PARALLEL WITH THE NORTH LINE OF SAID TRACT; THENCE SOUTH A DISTANCE OF 143 FEET PARALLEL WITH THE EAST LINE OF SAID TRACT; THENCE WEST A DISTANCE OF 202 FEET, PARALLEL WITH THE NORTH LINE OF SAID TRACT; THENCE SOUTHWESTERLY TO A POINT ON THE SOUTH LINE OF SAID TRACT THAT IS 350 FEET WEST OF THE EAST LINE OF SAID TRACT; THENCE NORTH A DISTANCE OF 659.85 FEET, PARALLEL WITH THE EAST LINE OF SAID TRACT; THENCE EAST ALONG THE NORTH LINE OF SAID TRACT A DISTANCE OF 200 FEET TO THE PLACE OF BEGINNING.

PARCEL 4:
BLOCK 26 IN ARTHUR T. MC INTOSH AND COMPANY'S PALATINE ESTATES UNIT NUMBER 3, BEING A SUBDIVISION OF PART OF SECTIONS 25 AND 27, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5:
OUT LOT 'A' OF PLUM GROVE PARK ESTATES, BEING A SUBDIVISION OF PART OF LOTS 20, 21, 22, 25, 26, 27 AND 28 IN ARTHUR T. MC INTOSH AND COMPANY'S FIRST ADDITION TO PLUM GROVE FARMS, A SUBDIVISION IN SECTION 27, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 86528791, IN COOK COUNTY, ILLINOIS.

PARCEL 6:
INTENTIONALLY DELETED

PARCEL 7:
THAT PART OF ARTHUR T. MC INTOSH AND COMPANY'S FIRST ADDITION TO PLUM GROVE FARMS, A SUBDIVISION OF A PART OF THE NORTH HALF OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS BEGINNING AT THE MOST SOUTHERLY WEST CORNER OF LOT 16 OF PLUM GROVE HILLS UNIT 4, A RESUBDIVISION OF LOT 29 AND PART OF LOT 30 IN ARTHUR T. MC INTOSH AND COMPANY'S FIRST ADDITION TO PLUM GROVE FARMS, BEING A SUBDIVISION IN SAID SECTION; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT EXTENDED WEST, A DISTANCE OF 81.30 FEET TO THE SOUTHWEST CORNER OF LOT 30 IN SAID ARTHUR T. MC INTOSH AND COMPANY'S FIRST ADDITION TO PLUM GROVE FARMS; THENCE NORTH ALONG THE WEST LINE OF SAID PLUM GROVE HILLS UNIT FOUR, A DISTANCE OF 81.30 FEET TO THE MOST WESTERLY SOUTH CORNER OF LOT 17 IN SAID PLUM GROVE HILLS UNIT FOUR; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOTS 16 AND 17, TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

SURVEY CERTIFICATION

TO: PALATINE PARK DISTRICT

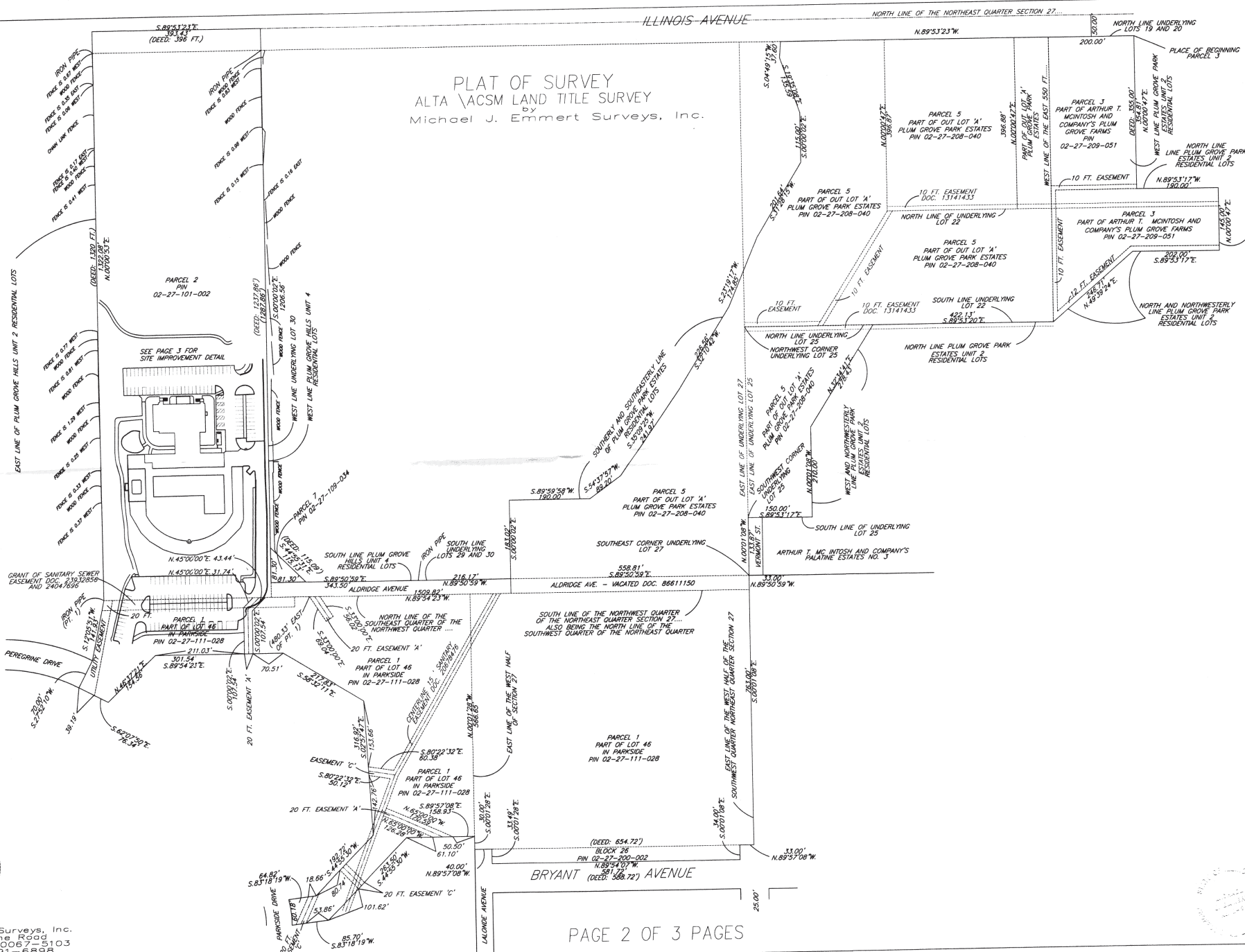
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND (U) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA, NSPS AND ACSM AND IN EFFECT THE DATE OF THIS CERTIFICATION), THE UNDERSIGNED FURTHER CERTIFIED THAT THE POSITIONAL UNCERTAINTIES FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE.

DATED THIS 13TH DAY OF FEBRUARY, 2007

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



Michael J. Emmert Surveys, Inc.
115 West Palatine Road
Palatine, Illinois 60067-5103
Office 847-991-6898
Fax 991-4999



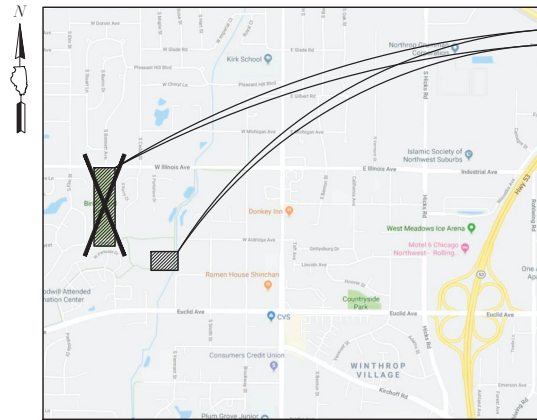
PROPOSED SITE IMPROVEMENTS

BIRCHWOOD PARK SOUTH - PATH IMPROVEMENT

STANDARD SYMBOLS

FEATURE	EXISTING	PROPOSED
BUFFALO BOX		
BUSH/SHRUB		
CATCH BASIN		
CLEANOUT		
COMBINE SEWER LINE		
CONTOUR		
CULVERT		
DITCH/SWALE		
ELECTRIC LINE		
ELECTRIC MANHOLE		
FENCE		
FIRE HYDRANT		
FLARED END SECTION		
GAS LINE		
GAS MANHOLE		
GAS VALVE		
INLET		
LIGHT POLE		
OVERHEAD WIRES		
POWER POLE		
R.O.W LINE		
R.O.W MARKER		
SANITARY FORCEMAIN LINE		
SANITARY SEWER LINE		
SANITARY SEWER MANHOLE		
SPOT ELEVATION		
STORM SEWER LINE		
STORM SEWER MANHOLE		
TELEPHONE LINE		
TELEPHONE MANHOLE		
TELEPHONE BOX/PEDESTAL		
TREE-CONIFEROUS (SIZE/TAG#)		
TREE-DECIDUOUS (SIZE/TAG#)		
VALVE BOX		
VALVE VAULT		
WATER VALVE		
WATERMAIN LINE		

PALATINE PARK DISTRICT PALATINE, ILLINOIS



PROJECT LOCATION
WEST ILLINOIS AVENUE
PALATINE, ILLINOIS

TOPOGRAPHIC SURVEY BY:
GEWALT HAMILTON ASSOCIATES, INC.
625 FOREST EDGE DRIVE
VERNON HILLS, ILLINOIS 60061
TELEPHONE: 847-478-9700

SHEET INDEX

1. TITLE SHEET
2. EXISTING CONDITIONS/DEMOLITION
3. GEOMETRIC/UTILITY PLAN
4. GRADING PLAN
5. GENERAL NOTES
6. MWRD NOTES
7. DETAILS
8. DETAILS
9. PATH - PLAN VIEW
10. PATH - CROSS SECTIONS
11. PATH - CROSS SECTIONS
12. MWRD DRAINAGE EXHIBIT

LOCATION MAP (Not to Scale)

BENCHMARK:
ELEVATIONS SHOWN HEREON ARE OBTAINED VIA GPS USING
TRIMBLE VRS@NOW™ (NO PUBLISHED MONUMENT VERIFIED)
DATUM: NAVD83

CONTROL POINTS:

Point #	Northing	Eastings	Elevation	Description
1	1977470.19	1059695.26	746.33	CP1-MN
2	1976892.82	1059715.40	736.30	CP2-MN
3	1977694.11	1059682.52	751.32	CP3-XSW
4	1976601.13	1059717.30	740.81	CP4-MN
5	1976325.87	1059727.95	747.80	CP5-XTC
9	1976817.37	1059463.99	739.58	CP9-MN
10	1976260.95	1059754.75	742.65	CP10-MN
11	1976696.49	1059441.16	744.50	CP11-MN
12	1976248.27	1059428.69	754.83	CP12-MN

PROFESSIONAL DESIGN FIRM LICENSE:

GEWALT HAMILTON ASSOCIATES, INC.
DESIGN FIRM - LAND SURVEYOR/PROF ENG
LICENSE NUMBER: 184.000922-0010
EXPIRES: 4/30/2021



PLANS PREPARED FOR:
PALATINE PARK DISTRICT
250 EAST WOOD STREET
PALATINE, ILLINOIS 60067
TELEPHONE: 847-991-0333

COORDINATING/PERMITTING

VILLAGE OF PALATINE
200 EAST WOOD STREET
PALATINE, ILLINOIS 60067
TELEPHONE: 847-202-6963

METROPOLITAN WATER RECLAMA
OF GREATER CHICAGO (MWRDGC)
111 EAST ERIE STREET
CHICAGO, ILLINOIS 60611
TELEPHONE: 312-751-5600

ILLINOIS DEPARTMENT OF NATUR
OFFICE OF WATER RESOURCES
2050 WEST STEARNS ROAD
BARTLETT, ILLINOIS 60103
TELEPHONE: 847-608-3100

SIGNED: P.E.

DATE: 09/06/19

ILLINOIS LICENSE NO.: 062-051

EXPIRATION DATE: NOVEMBER 30

ISSUED FOR

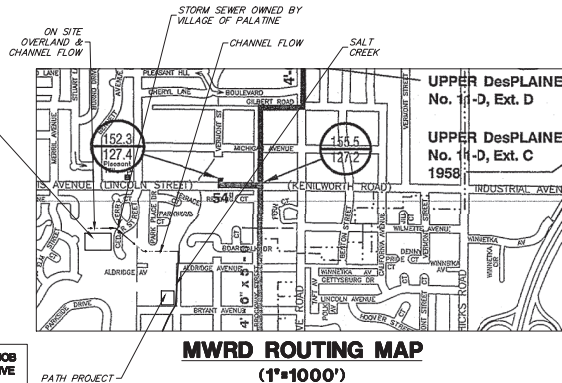
PERMIT

FILE 5241.212-
DRAWN BY:
DATE 06-21
CHECKED BY:
DATE 06-21

SHEET NUMBER
PROJECT #
241.212
1
OF 12 SHEETS



NOTE: CONSTRUCTION MEANS, METHODS AND JOB SITE SAFETY IS THE SOLE AND EXCLUSIVE RESPONSIBILITY OF THE CONTRACTOR



**MWRD ROUTING MAP
(1"=1000')**

GHA GEWALT HAMILTON ASSOCIATES, INC.
625 Forest Edge Drive ■ Vernon Hills, IL 60061
Tel 847.478.9700 ■ Fax 847.478.9701

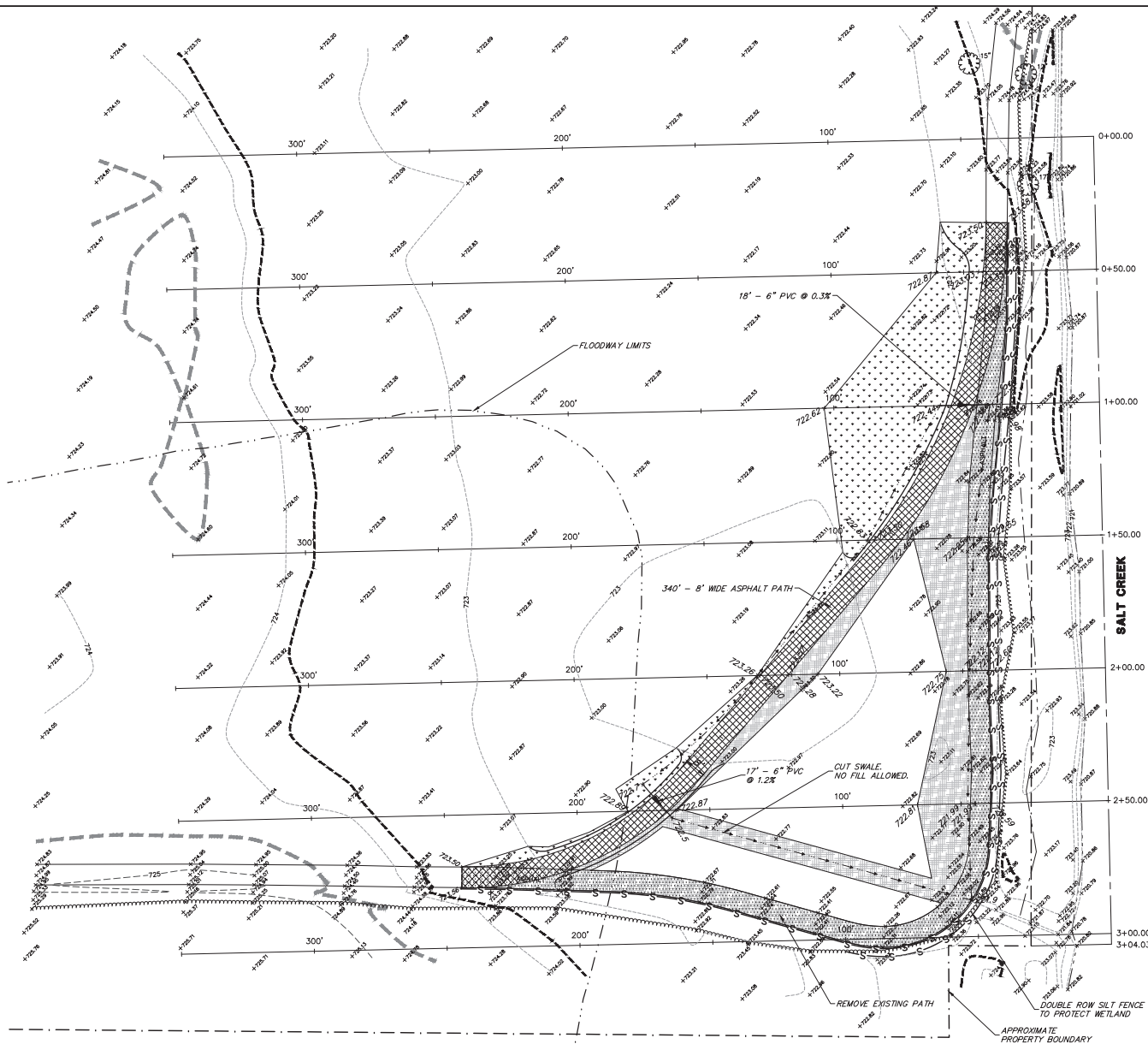
COPYRIGHT NOTICE

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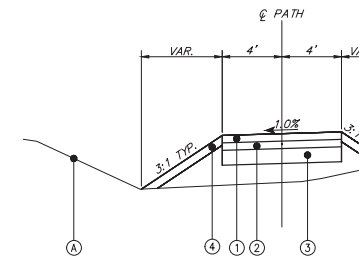
TITLE SHEET

**SITE IMPROVEMENTS - BIRCHWOOD PARK
PALATINE PARK DISTRICT
PALATINE, ILLINOIS**

NO.	BY	DATE	REVISION
1	EJS	08-03-19	PER MWRD COMMENTS/ADDENDUM #1

**LEGEND**

- APPROXIMATE PROPERTY BOUNDARY
- - - B.F.E. (724.6')
- - - 10 YEAR FLOOD ELEVATION (723.8')
- - - FLOODWAY LIMITS
- - - WETLAND BOUNDARY
- - - PROPOSED SWALE
- - - PAVEMENT SAWCUT
- - - SILT FENCE
- [Pattern] ASPHALT REMOVAL
- [Pattern] NEW ASPHALT PATH
- [Pattern] TOPSOIL FURNISH AND PLACE, VARI
- [Pattern] SEEDING, WET MESSIC NATIVES
- [Pattern] HYDROMULCH
- [Pattern] TOPSOIL FURNISH AND PLACE, VARI
- [Pattern] SEEDING, CLASS 1
- [Pattern] HYDROMULCH



PROPOSED TYPICAL SEC'
BIRCHWOOD PARK PATH

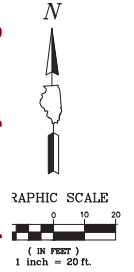
TYPICAL CROSS SECTION

- NO DESCRIPTION
- ① EXISTING GROUND
 - ② PROPOSED HMA SURFACE COURSE, MIX "D", 1
 - ③ PROPOSED HMA BINDER COURSE, IL-19.0, NS
 - ④ PROPOSED AGGREGATE BASE COURSE, TYPE 1
 - ⑤ PROPOSED TOPSOIL, VARIABLE DEPTH

NOTE:
SEE SHEETS 2-4
FOR SHEET NOTES.

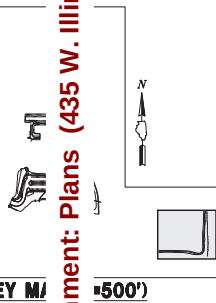
KEY M

FILE 5241.212
DRAWN BY:
DATE 06-21
CHECKED BY:
DATE 06-21



TH

TH

GEND

GHA GEWALT HAMILTON ASSOCIATES, INC.

625 Forest Edge Drive ■ Vernon Hills, IL 60061
TEL 847.478.9700 ■ FAX 847.478.9701

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PATH - PLAN VIEW
SITE IMPROVEMENTS - BIRCHWOOD PARK
PALATINE PARK DISTRICT
PALATINE, ILLINOIS

NO.	BY	DATE	REVISION
1	EJS	08-03-19	PER MWRD COMMENTS/ADDENDUM #1

PROJECT #	SHEET NUMBER
241.212	9
3 NOTED	OF 12 SHEETS

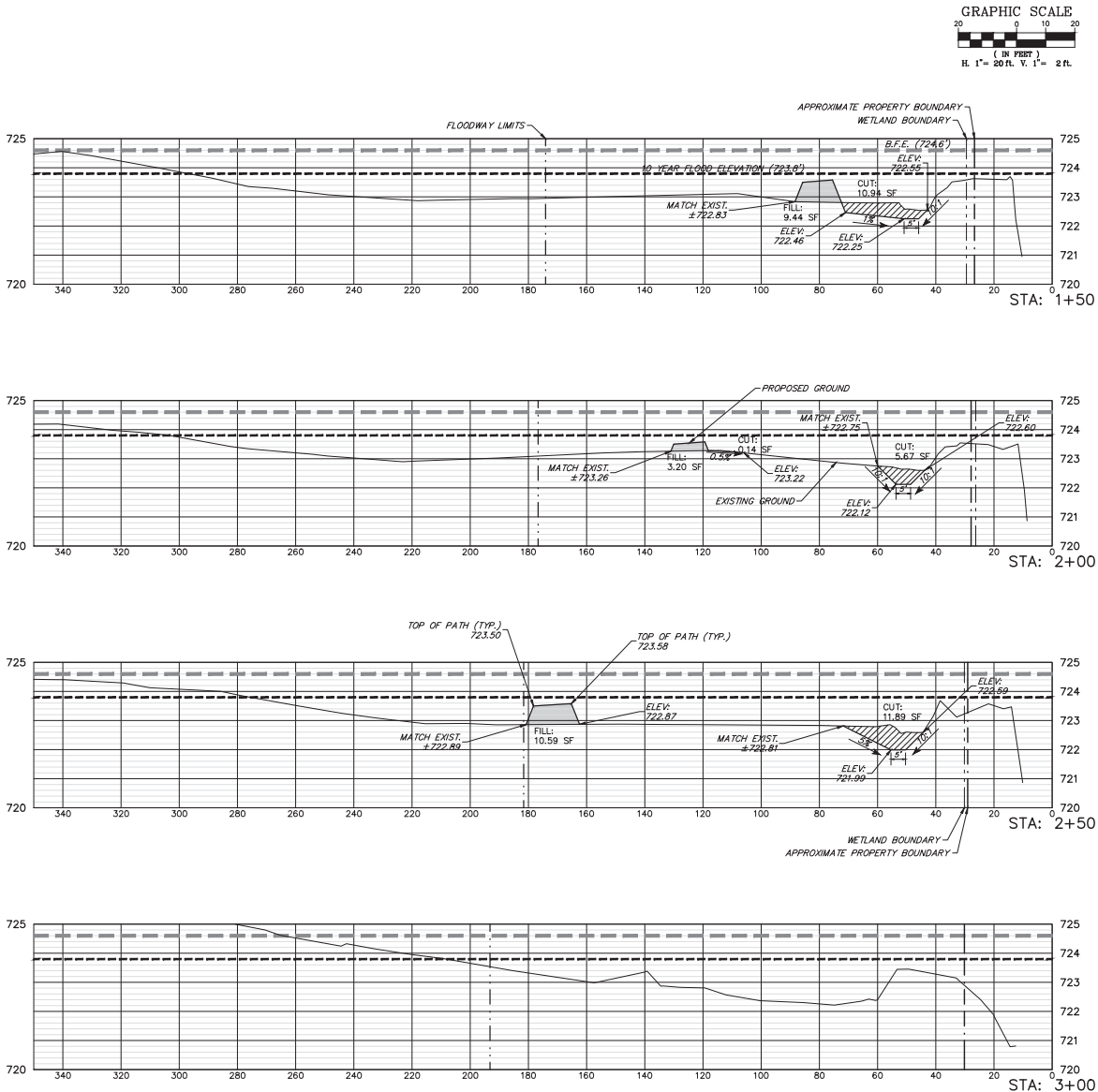


- CROSS-S**

10 Year Flood Elevation	723.8
100 Year Flood Elevation	724.6
0-10 Year Floodplain Fill	64.07 C.Y.
0-10 Year Floodplain Cut	75.23 C.Y.
Total 0-10 Year Floodplain Cut	11.16 C.Y.
0-10 Year Cut/Fill Ratio	1.2 : 1

Station	Area S.F.	Average Area S.F.	Distance	Volume C.F.	Volume C.Y.	S Vol C.Y.
0+00	0.00					
		1.05	50.00'	52.40	1.94	1.1
0+50	2.10	5.68	50.00'	284.14	10.52	12
1+00	9.27	9.35	50.00'	467.89	17.32	26
1+50	9.44	6.32	50.00'	316.01	11.70	41
2+00	3.20	6.90	50.00'	344.87	12.72	54
2+50	10.59	5.30	50.00'	264.80	9.81	54
3+00	0.00					
0-10 Year Floodplain Fill				64.07	C.Y.	

$$K = \frac{1.495 \text{ AR}^{2/3}}{n}$$



Attachment: Plans (435 W. Illinois Ave - SU Fill in Flood Plain, with required compensatory storage



REPLY TO
ATTENTION OF:

DEPARTMENT OF THE ARMY
CHICAGO DISTRICT, CORPS OF ENGINEERS
231 SOUTH LA SALLE STREET
CHICAGO, ILLINOIS 60604-1437

September 25, 2019

Technical Services Division
Regulatory Branch
LRC-2019-00692

SUBJECT: Jurisdictional Determination for the Birchwood Park Project Located at 435 West Illinois Avenue in Palatine, Cook County, Illinois (Latitude 42.090879, Longitude -88.051135)

Jim Holder
Palatine Park District
250 East Wood Street
Palatine, Illinois 60067

Dear Mr. Holder:

This is in response to your request that the U.S. Army Corps of Engineers complete a jurisdictional determination for the above-referenced site submitted on your behalf by Gewalt Hamilton Associates, Inc. The subject project has been assigned number LRC-2019-00692. Please reference this number in all future correspondence concerning this project.

Following a review of the information you submitted, this office has determined that the subject property contains "waters of the United States".

Wetland 1 has been determined to be under the jurisdiction of this office and therefore, subject to Federal regulation.

Although this determination provides a notification of the presence of waters of the U.S., this determination does not finalize the wetland boundary. In the event an application is submitted for work within jurisdictional areas, wetland delineation will need to be prepared and submitted to this office.

For a detailed description of our determination please refer to the enclosed decision document. This determination covers only your project as depicted in the JD Request dated August 21, 2019, prepared by Gewalt Hamilton Associates, Inc.

This determination is valid for a period of five (5) years from the date of the letter, unless new information warrants revision of the determination before the expiration date or a District Commander has identified, after public notice and comment, that specific geographic areas with rapidly changing environmental conditions merit re-verification on a more frequent basis.

Attachment: Corp of Engineers Letter (435 W. Illinois Ave - SU Fill in Flood Plain, with required compensatory storage provided)

This letter is considered an approved jurisdictional determination for your subject site. If you object to this determination, you may appeal, according to 33 CFR Part 331. Enclosed you will find a Notification of Appeal Process (NAP) fact sheet and a Request for Appeal (RFA) form. If you request to appeal the above determination, you must submit a completed RFA form to the Great Lakes/Ohio River Division Office at the following address:

Jacob Siegrist
Regulatory Appeals Review Officer
US Army Corps of Engineers
Great Lakes and Ohio River Division
550 Main Street, Room 10524
Cincinnati, Ohio 45202-3222
Phone: (513) 684-2699 Fax: (513) 684-2460

In order to be accepted, your RFA must be complete, meet the criteria for appeal and be received by the Division Office within sixty (60) days of the date of the NAP. If you concur with the determination in this letter, submittal of the RFA form to the Division office is not necessary.

This determination has been conducted to identify the limits of the Corps Clean Water Act jurisdiction for the particular site identified in this request. This determination may not be valid for the wetland conservation provisions of the Food Security Act of 1985, as amended. If you or your tenant are USDA program participants, or anticipate participation in USDA programs, you should request a certified wetland determination from the local office of the Natural Resources Conservation Service prior to starting work.

It is your responsibility to obtain any required state, county, or local approvals for impacts to wetland areas not under the Department of the Army jurisdiction. For projects located in unincorporated and unauthorized municipalities in Cook County, please contact the Metropolitan Water Reclamation District of Greater Chicago at (312) 751-3247. For projects in incorporated areas of Cook County, contact the authorized municipality for information related to the Watershed Management Ordinance.

Pursuant to Section 404 of the Clean Water Act, the U.S. Army Corps of Engineers regulates the discharge of dredged or fill material into waters of the United States, including wetlands. A Department of the Army permit is required for any proposed work involving the discharge of dredged or fill material within the jurisdiction of this office. To initiate the permit process, please submit a joint permit application form along with detailed plans of the proposed work. Information concerning our program, including the application form and an application checklist, can be found at and downloaded from our website:
<http://www.lrc.usace.army.mil/Missions/Regulatory.aspx>

If you have any questions, please contact Mr. Michael J. Machalek of my staff by telephone at (312) 846-5534 or email at Mike.J.Machalek@usace.army.mil.

Sincerely,

CHERNICH. Digitally signed by
KATHLEEN. CHERNICH.KATHL
EEN.G.123036561

G.1230365⁶ Date: 2019.09.25

616 11:49:09 -05'00'

Kathleen G. Chernich
Chief, East Section
Regulatory Branch

Enclosures

Copy Furnished w/out Enclosures

Cook County Building and Zoning (Michael Fazio)
Metropolitan Water Reclamation District of Greater Chicago (Dan Feltes)
Gewalt Hamilton Associates, Inc. (Caitlin Burke)

Attachment: Corp of Engineers Letter (435 W. Illinois Ave - SU Fill in Flood Plain, with required compensatory storage provided)

NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND REQUEST FOR APPEAL

Applicant: Jim Holder, Palatine Park District	File Number: LRC-2019-00692	Date: September 25, 2019
Attached is:		See Section below
☐	INITIAL PROFFERED PERMIT (Standard Permit or Letter of Permission)	A
☐	PROFFERED PERMIT (Standard Permit or Letter of Permission)	B
☐	PERMIT DENIAL	C
☒	APPROVED JURISDICTIONAL DETERMINATION	D
☐	PRELIMINARY JURISDICTIONAL DETERMINATION	E

SECTION I - The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at http://www.usace.army.mil/CECW/Pages/reg_materials.aspx or Corps regulations at 33 CFR Part 331.

A. INITIAL PROFFERED PERMIT: You may accept or object to the permit.

- ACCEPT: If you received a Standard Permit or a Letter of Permission (LOP), you may sign the permit document and return it to the district commander for final authorization. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- OBJECT: If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district commander. Your objections must be received by the district commander within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district commander will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district commander will send you a proffered permit for your reconsideration, as indicated in Section B below.

B. PROFFERED PERMIT: You may accept or appeal the permit

- ACCEPT: If you received a Standard Permit or a Letter of Permission (LOP), you may sign the permit document and return it to the district commander for final authorization. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- APPEAL: If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division commander. This form must be received by the division commander within 60 days of the date of this notice.

C. PERMIT DENIAL: You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division commander. This form must be received by the division commander within 60 days of the date of this notice.

D. APPROVED JURISDICTIONAL DETERMINATION: You may accept or appeal the approved JD or provide new information.

- ACCEPT: You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice, means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.
- APPEAL: If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division commander. This form must be received by the division commander within 60 days of the date of this notice.

E. PRELIMINARY JURISDICTIONAL DETERMINATION: You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also you may provide new information for further consideration by the Corps to reevaluate the JD.

Attachment: Corp of Engineers Letter (435 W. Illinois Ave - SU Fill in Flood Plain, with required compensatory storage provided)

SECTION II - REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT

REASONS FOR APPEAL OR OBJECTIONS: (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)

ADDITIONAL INFORMATION: The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.

POINT OF CONTACT FOR QUESTIONS OR INFORMATION:

If you have questions regarding this decision and/or the appeal process you may contact:

Regulatory Branch
Chicago District Corps of Engineers
231 South LaSalle Street, Suite 1500
Chicago, IL 60604-1437
Phone: (312) 846-5530
Fax: (312) 353-4110

If you only have questions regarding the appeal process you may also contact:

Jacob Siegrist
Regulatory Appeals Review Officer
US Army Corps of Engineers
Great Lakes and Ohio River Division
550 Main Street, Room 10524
Cincinnati, Ohio 45202-3222
Phone: (513) 684-2699 Fax: (513) 684-2460

RIGHT OF ENTRY: Your signature below grants the right of entry to Corps of Commanders personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15-day notice of any site investigation, and will have the opportunity to participate in all site investigations.

_____ Signature of appellant or agent.	Date:	Telephone number:
--	--------------	--------------------------



Illinois Department of Natural Resources

One Natural Resources Way Springfield, Illinois 62702-1271
www.dnr.illinois.gov

JB Pritzker, Governor
Colleen Callahan, Director

Office of Water Resources • 2050 West Stearns Road • Bartlett, Illinois 60103

September 20, 2019

SUBJECT: Permit No. NE2019054
Birchwood Park Path Relocation
Salt Creek (Upper Reach)
Cook County, Application No. N20190126

Mike Clark
Palatine Park District
250 East Wood Street
Palatine, Illinois 60067

Dear Mr. Clark:

Enclosed is Illinois Department of Natural Resources, Office of Water Resources Permit No. NE2019054 authorizing the subject project. This permit does not supersede any other federal, state or local authorizations that may be required for the project.

Please be advised that the Illinois Department of Natural Resources, Division of Ecosystems and Environment (DEE) participates in the regulatory programs of the U.S. Army, Corps of Engineers (USACE) and may review this project if a USACE Section 10 or 404 permit is required. Issuance of a permit by the Office of Water Resources does not preclude DEE's provision of comments and/or recommendations, primarily related to biological effects of the proposed action, to the USACE and other federal agencies concerning your project.

If any changes of the permitted work are found necessary, revised plans should be submitted promptly to this office for review and approval. Also, this permit expires on the date indicated in Condition (13). If unable to complete the work by that date, the permittee may make a written request for a time extension.

Please contact Kevin Hoobler of my staff at 847/608-3116 if you have any questions.

Sincerely,

Gary W. Jereb, P.E., CFM
Chief, Northeastern Illinois Regulatory Programs Section

GJ/KH:cjp
Enclosure

cc: Chicago District, U.S. Army Corps of Engineers
Village of Palatine Engineering Department
Mei Zhu, Gewalt Hamilton Associates, Inc.

Attachment: IDNR Letter (435 W. Illinois Ave - SU Fill in Flood Plain, with required compensatory storage provided)



PERMIT NO. NE2019054

DATE: September 20, 2019

State of Illinois
Department of Natural Resources, Office of Water Resources

Permission is hereby granted to:

Palatine Park District
 250 East Wood Street
 Palatine, Illinois 60067

to construct a 340 ft. long relocated path and to regrade within the floodway of Salt Creek (Upper Reach) in the Northeast Quarter of Section 27, Township 42 North, Range 10 East of the Third Principal Meridian in Cook County,

in accordance with an application dated June 27, 2019, and the plans and specifications entitled:

PROPOSED SITE IMPROVEMENTS, BIRCHWOOD PARK, PALATINE PARK DISTRICT, PALATINE, ILLINOIS, SHEETS 1 AND 9 TO 11 OF 12, DATED JUNE 21, 2019, RECEIVED JUNE 28, 2019,

Examined and Recommended:

Gary W. Jereb

Gary W. Jereb, Chief
 Northeastern IL Regulatory
 Programs Section

Approval Recommended:

Loren A. Wobig

Loren A. Wobig, Director
 Office of Water Resources

Approved:

Colleen Callahan

Colleen Callahan, Director
 Department of Natural Resources

This PERMIT is subject to the terms and special conditions contained herein.

Attachment: IDNR Letter (435 W. Illinois Ave - SU Fill in Flood Plain, with required compensatory storage provided)

PUBLIC NOTICE
 A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, February 25, 2020 at 7:00 P.M. in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
Special Use to permit filling in a floodplain to allow the relocation of an existing bike path pursuant to Section 6.08 (d) (2) (d) of the Palatine Code of Ordinances - Appendix B - Subdivision, Site Development and Floodplain Regulations.
 The property is commonly known as 435 W. Illinois Ave (02-27-111-028).
 The Petitioner is proposing to relocate a section on an existing bike path in the southwest corner of Birchwood South Park, which is located in the floodplain.
 The above petition has been filed by Jim Holder, Palatine Park District, and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
 FILE #: 20-04
 VILLAGE OF PALATINE
 Jan Wood, Chair
 Palatine Zoning Board of Appeals
 DATED: This 10th day of February, 2020
 Published in Daily Herald
 February 10, 2020 (4540407)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

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

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

I further certify that the **DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 02/10/2020 in said **DAILY HERALD**.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY *Danula Baltz*
 Authorized Agent

Control # 4540407

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 02/25/20 07:00 PM

CASE STAFF STATEMENT (ID # 5882)

1570 E. Northwest Highway

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Katie Rivard

PETITIONER: Chris Stepp (McDonald's USA LLC)

CASE NUMBER: 20-01

ADDRESS: 1570 E. Northwest Highway

PROPOSAL:

Special Use Amendment to Special Use Ordinance #O-133-97 to permit a change to the approved site plan; and,

Variation to permit a drive-through lane to be 10.5 feet in width instead of the minimum required 12 feet pursuant to Section 7.03 (b) (3) (a) (ii) of the Palatine Zoning Ordinance; and,

Variation to permit two (2) parking spaces to be 18 feet in length instead of the minimum required 19 feet pursuant to Section 7.04 (d) (3) of the Palatine Zoning Ordinance.

<u>LOCATION:</u> 1570 E. Northwest Highway District 5 (Kozlowski)	<u>CURRENT ZONING:</u> B-2 General Business District
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SURROUNDING CONDITIONS:

North:	R-1C Single Family Residential
South:	Village Boundaries
East:	Village Boundaries
West:	B-1 Shopping Center (former Burger King)

BACKGROUND:

The Subject Property is an existing McDonald's restaurant with a drive-through. The Petitioner has applied to make changes to the existing site plan, including the addition of a second drive-through lane. As a result of the site plan changes, two new parking spaces south of and immediately adjacent to the garbage enclosure do not meet the minimum required length per the Zoning Ordinance. Therefore, the Petitioner is requesting:

1. Special Use Amendment to Special Use Ordinance #O-133-97 to permit a change to the approved site plan; and,
2. Variation to permit a drive-through lane to be 10.5 feet in width instead of the minimum required 12 feet; and,
3. Variation to permit two (2) parking spaces to be 18 feet in length instead of the minimum required 19 feet

SITE ANALYSIS:

- The Subject Property is zoned B-2 General Business and contains McDonald's restaurant with drive-through and associated parking lot. In 1997, McDonald's received Special Use approval for the restaurant as well as a Variation to permit a buffer strip of 5 feet instead of the minimum required 15 feet (#O-133-97).
- The Petitioner is seeking to make site plan changes as well as remodel the existing interior and exterior of McDonald's. The site plan changes include the addition of a second drive-through lane. The proposed drive-through lane is only 10.5 feet in width (12 feet is required). The existing drive-through lane is approximately 10 feet in width, but with the proposed improvements will be widen to 13 feet.
- The dual drive-through system will allow for 13 vehicles to stack versus the current tandem drive-through system that allows for 10 vehicles to stack.
- The Petitioner has agreed to designate the 4 parking spaces immediately adjacent to the garbage enclosure as employee parking spaces.
- Other improvements include exterior and interior building modifications (painting, new décor, new signage, new seating, and ADA complaint bathrooms) and site work (ADA sidewalks and parking stalls and landscaping). These improvements do not require additional zoning relief.

Traffic Circulation and Parking

- Vehicular traffic currently accesses the site via 2 curb cuts on Northwest Highway. The southeastern curb cut will remain a full access entrance, but a pork chop will be added to help guide traffic entering at this location. The southwestern curb cut will remain as existing.
- Traffic would continue to flow one-way throughout the site. As a result of the proposed site changes and addition of a second drive-through lane, the 3 parallel parking spaces on the east side of the property will be removed and replaced with 2 perpendicular parking spaces immediately south and adjacent to the garbage enclosure. The proposed parking spaces are 18 feet in length instead of the minimum required 19 feet.

- Per the site plan, the removal of the parallel spaces will reduce the overall parking count from 35 to 32. Per Code, 32 parking spaces are required (1 space / 100 sq. ft.).

Business Operations and Floor Plan

- The total number of seats is 52. There are no changes to the number of seats.
- The hours of operation are 5 AM - 11 PM daily.
- There are approximately 10 employees per shift during peak volume, and 5 employees during non-peak volume.
- There are approximately 6 vehicles in the drive-through on average with the average drive-through time being 2 minutes and 30 seconds.
- The percentage of business dine-in versus drive-through is 25% and 75% respectively.

Other Improvements

- Additional landscaping is proposed throughout the drive-through area. Staff has noted a dead parkway tree, and the Petitioner has agreed to replace it with an approved parkway tree.

DEPARTMENTAL REVIEWS:

Community Services	No issues identified.
Engineering	No issues identified.
Environmental Health	N/A
Fire Prevention	No issues identified.
Public Works	N/A
Police	N/A

STANDARDS FOR SPECIAL USE: Since this Petition is not for a use publicly operated or traditionally affected with the public interest, those standards under Section 14.05 D (2) and (3) are applicable. Specifically, the Petitioners must show that the Special Use, if granted, will be operated in a manner consistent with the public health, safety, and welfare, and that the Special Use will not have a negative impact on the value of surrounding properties. The Petition for a Special Use is attached, and the Petitioners have attempted to address the required standards.

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 seeking approval to make changes to the existing McDonald's site plan approved in 1997 (#O-133-97) for the addition of a second drive-through lane.

Currently, traffic flows in a one-way direction through the site, and the existing drive-through lane is substandard per the current Zoning Ordinance. At the time the initial site plan was approved, the Zoning Ordinance did not have drive-through requirements for stacking, widths, and escape lanes. The Zoning Ordinance was not amended until 2008. While the proposed second drive-through lane would not meet the required width, the existing drive-through lane would be widened to meet Code. The Petitioner has indicated the turning movements and vehicular circulation patterns throughout the site will ultimately remain the same, and the access points and circulation will not be affected. The Petitioner has also indicated that with a second drive-through lane will increase the number of stacking spaces, which will increase efficiency and effectiveness.

In order to accommodate a second drive-through lane while maintaining a one-way flow around the site, the 3 parallel parking spaces on the east side of the property will be removed. Those parking spaces will be replaced with 2 perpendicular spaces directly south and adjacent to the existing garbage enclosure area. The proposed parking spaces will be 18 feet in length, whereas 19 feet is required per Code. The Zoning Ordinance also requires a 12-foot wide escape lane for all drive-through. If the parking spaces were lengthened to 19 feet, this would eliminate the Variation for the parking space, but most likely necessitate a Variation for a non-conforming escape lane width. The Petitioner has agreed to designate these 2 parking spaces as well as the other 2 parking spaces directly west and adjacent to the garbage enclosure as "Employee Parking Only" spaces in order to reduce potential traffic conflicts between vehicles backing in and out and those using the escape lane. Additionally, the Petitioner has indicated that a majority (75%) of business is drive-through.

With that being said, Staff does not believe site plan changes will adversely affect the Subject Property as the overall flow and circulation throughout the site is not changing. Therefore, Staff recommends approval of the Special Use Amendment and Variations, subject to the following conditions:

1. The Special Use and Variations shall substantially conform to the site plan prepared by Watermark Engineering dated by 1/29/2020 except as such plans may be changed to conform to Village Codes and Ordinances.
2. The two (2) parking spaces directly south and immediately adjacent, and the two (2) parking spaces directly west and immediately adjacent to the garbage

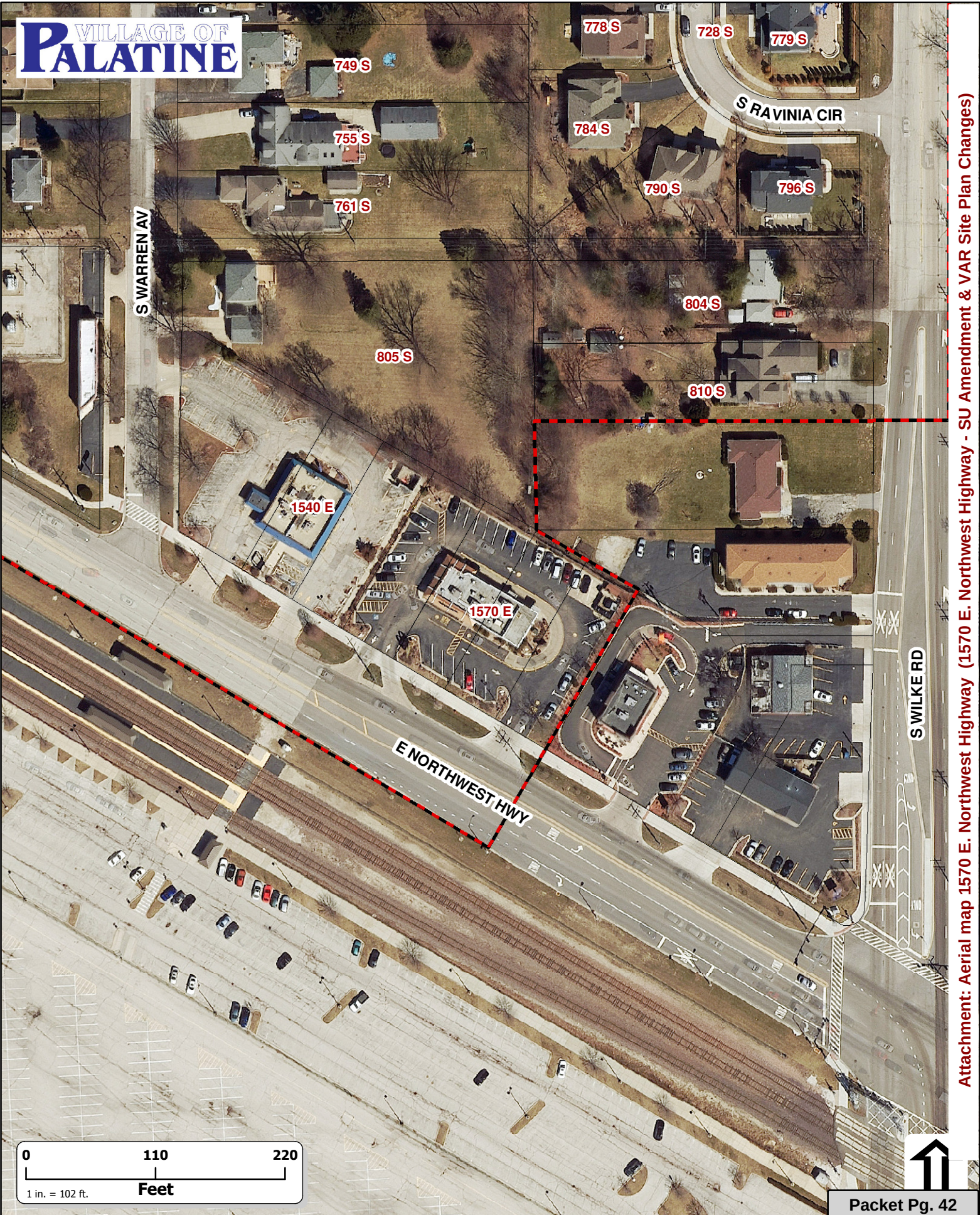
enclosure shall be designated as "Employee Parking Only" parking spaces.

3. A landscaping and parkway tree replacement plan shall be submitted in conjunction with the building permit submission for the proposed site improvements, in a manner acceptable to the Department of Planning and Zoning, with review by the Public Works Department.

ATTACHMENTS:

- Aerial map 1570 E. Northwest Highway
- Application
- Project Narrative
- Petitioner's Response Letter 01-29-20
- Boundary & Topographic Survey
- Site Plan
- Final Engineering Plans
- Architectural Plans
- Floor plan
- O-133-97 SU & VAR McDonald's
- Public Notice

1570 E. Northwest Highway



Attachment: Aerial map 1570 E. Northwest Highway (1570 E. Northwest Highway - SU Amendment & VAR Site Plan Changes)



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 <i>KR</i>	Zoning Case # <i>20-01</i>
	Filing Fee	Notification Deadline
	ZBA Public Hearing Date <i>2/25/20</i>	Village Council Date

RECEIVED
JAN 08 2020
PLANNING & ZONING DEPARTMENT
date received

Background Information	PETITIONER(S) Chris Stepp		Business Name (if applicable) McDonald's	
	Subject Property Address 1570 E. Northwest Highway			
	AUTHORIZED AGENT (if applicable)		Business Name (if applicable)	
	Address		City/State/Zip Code	
	Telephone	Fax	Email	
	Relationship to Petitioner (contractor, architect, etc.)			
	TYPE OF APPLICATION (check one)			
	☐ Special Use ☒ Special Use Amendment ☐ Variation Aisle Width			
	Existing Zoning District B-2 General Business	Existing Land Use McDonald's Restaurant	Proposed Land Use McDonald's Restaurant	
	Generally describe your request:			
Amend the Special Use to replace single drive-through lane system with double drive-through lane system.				
In addition, McDonald's is proposing to upgrade the existing building, ADA and site improvements, and update site landscaping.				

Attachment: Application (1570 E. Northwest Highway - SU Amendment & VAR Site Plan Changes)



SPECIAL USE

Required Materials

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

Additional Materials (as required by the Village)

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

Petitioner Justification

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

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

The proposed improvements to upgrade the existing building, ADA and site improvements, and the existing single drive-through lane to the double drive-through lane will enable McDonald's to keep up with drive-through demand to efficiently serve customers.

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

The proposed improvements to the property will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.

The proposed improvements are intended to efficiently and effectively serve customers without sacrificing safety.

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

The proposed improvements represent a significant reinvestment in the property and should not be injurious to the

use or enjoyment of other property in the immediate vicinity, nor substantially diminish or impair property values within the neighborhood.

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

Duly noted.



VARIATION

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)

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 14.03 of the Palatine Zoning Ordinance). Answer the items below and attach a separate sheet if necessary. ***If you are applying for a Special Use only, you do not need to answer these items.***

1. 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

Allowing a decrease in the drive thru lane width will not impact the existing parking spaces along Northwest Highway. Therefore, the site will meet the Village of Palatine's parking requirements.

2. That the plight of the owner is due to unique circumstances

The plight of the owner is unique in the fact that due to the size and configuration of the site it can provide the required quantity of parking stalls through this requested variance. The variance will allow for as many parking stalls as possible with the land available.

3. That the variation, if granted, will not alter the essential character of the locality

Allowing a decrease in the drive thru lane width will not impact the existing parking spaces or the access points along Northwest Highway. The variance will allow for as many parking stalls as possible with the land available, opportunity for new landscaping, and a new side by side drive-thru system will increase efficiencies and reduce the number of backups in the drive thru.

4. In order to supplement the above standards, the Zoning Board of Appeals 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 to the public welfare or other properties in the neighborhood
- f. The request will not impair the 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

Duly noted.

December 4, 2019

Planning and Zoning Department
200 E. Wood Street
Palatine, IL 60067

RE: Project Description
McDonald's – 1570 East Northwest Highway
Palatine, IL

Planning and Zoning Department,

The below project description is being submitted as a part of the Special Use Amendment application.

PROJECT DESCRIPTION:

The proposed project seeks to remodel the existing McDonald's restaurant located at 1570 East Northwest Highway. This includes both interior and exterior modifications to the building as well as minor site work. Work to the exterior of the building will include removing the existing mansard roof, extending the parapet wall, constructing multiple brand walls, and painting of the existing materials to match. Internally the décor will be refreshed, new seating will be installed, and bathrooms will be updated for ADA compliance. The site work will consist of updating the existing single drive-through to double drive-through, ADA sidewalks and parking stalls, and refreshing the landscaping.

The business will employ approximately 38 people. This McDonald's location will be open daily from 5 A.M. to 11 P.M.

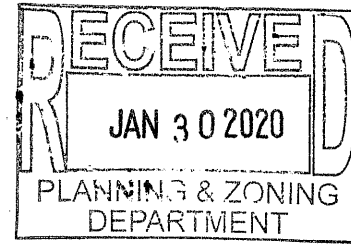
Sincerely,



Kenneth Sack
Project Manager
Watermark Engineering Resources

January 29, 2020

Katie Rivard
Planning and Zoning Department
200 E. Wood Street
Palatine, Illinois 60067



**RE: McDonalds – Palatine, IL
1570 E Northwest Highway
Palatine, IL 60074
WER Job No. 18-120**

Please find below the responses to your review letter dated January 22, 2020. The following items are included in this re-submittal as requested:

- Site Plan (5 Copies, 24"x36") Dated 1/29/2020
- Signage Exhibit (5 Copies, 24"x36") Dated 1/29/2020
- Truck Circulation Plan (5 Copies, 24"x36") Dated 1/29/2020

Planning and Zoning

1. The turning movements and vehicular circulation patterns throughout the site will ultimately remain the same. The access points and circulation will not be changed with the addition of the proposed dual drive thru system. The proposed dual drive thru system design will allow for increased vehicular capacity along with incorporating greater efficiencies to minimize the potential for vehicular stacking backups. The proposed dual drive thru system will allow for 13 vehicles to stack with the ability to be served more efficiently and effectively versus the current tandem drive thru system site that allows for 10 vehicles to stack. There are approximately 10 employees per shift during peak volume and about 5 during non - peak volume. There are approximately 6 vehicles in the drive-thru on average with average drive-thru time being 2 minutes and 30 seconds. The percentage of business dine-in versus business drive-thru is 25% and 75% respectively.
2. Thirteen (13) vehicular stacking spaces from the pay window are shown on the Site Plan as requested.
3. Four (4) adjacent spaces to the trash enclosure will be signed and dedicated for "Employee" parking as requested.
4. Refuse pick-up currently occurs twice a week and typically occurs between 5 A.M. and 7 A.M.
5. The condition of the existing fence is in satisfactory condition.
6. As part of the Major Remodel Project, there will be changes to the proposed building and drive thru elements. See attached "Signage Exhibit" for details.
7. The parkway tree that is dead will be replaced with a similar tree as requested.

Fire Prevention

8. Please review attached "Fire Truck Circulation Plan" as requested.

Attachment: Petitioner's Response Letter 01-29-20 (1570 E. Northwest Highway - SU Amendment & VAR Site Plan Changes)

McDonald's-Palatine

18-120

January 29, 2020

2

Building

9. Duly noted.

Engineering

10. Duly noted.

Sincerely,

WATERMARK ENGINEERING RESOURCES, LTD.

Kenneth Sack

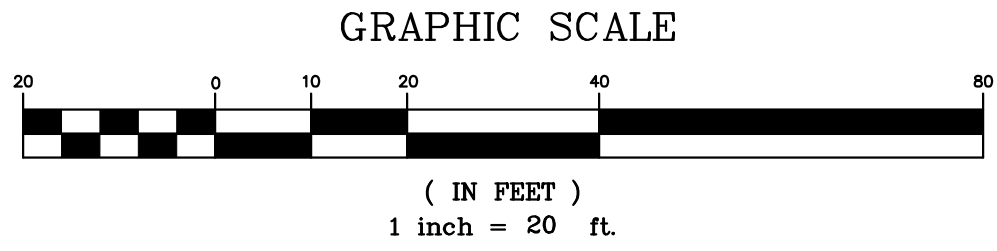
Senior Project Designer

CC via email: Chris Stepp, McDonald's
Daniel Moninger, Sevan Solutions
Dan Olson, Watermark Engineering

Christopher.Stepp@us.mcd.com
Daniel.Moninger@sevansolutions.com
dolson@watermark-engineering.com

Attachment: Petitioner's Response Letter 01-29-20 (1570 E. Northwest Highway - SU Amendment & VAR Site Plan Changes)

BOUNDARY AND TOPOGRAPHIC SURVEY



Know what's below.
Call before you dig.

UTILITY STATEMENT

THE UNDERSIGNED HAS BEEN ADVISED BY THE UTILITY LOCATOR, THAT THE UTILITY LOCATOR HAS LOCATED THE UTILITY LINES FROM VISIBLE FIELD EVIDENCE AND EXISTING DRAWINGS, MAPS AND RECORDS. THE UTILITY LOCATOR HAS NOT BEEN ADVISED OF ANY OTHER UTILITY LINES THAT MAY BE PRESENT. THE UTILITY LOCATOR HAS NOT BEEN ADVISED OF ANY OTHER UTILITY LINES THAT MAY BE PRESENT. THE UTILITY LOCATOR HAS NOT BEEN ADVISED OF ANY OTHER UTILITY LINES THAT MAY BE PRESENT.

DATE	12-13-18	PC	CS	DRAWN BY	RHM	CHECKED BY	DW	BOOK	Mc228	PG	66	BY
NO.												

PROJECT	McDonald's - 12-0035 1570 East Northwest Highway Palatine, Illinois
CLIENT	Watermark Engineering Resources, Ltd. 2631 Ginger Woods Parkway, Suite 100 Aurora, Illinois 60002

COMPASS SURVEYING LTD	ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING
2631 GINGER WOODS PARKWAY, STE. 100 AURORA, ILLINOIS 60002 PHONE: (630) 820-9100 FAX: (630) 820-9200 EMAIL: ADMIN@CLSURVEYING.COM	

SCALE: 1" = 20'
2 OF 2
PROJ. NO.: 18.0393

K:\PSDATA\2018 PROJECTS\18.0393\18.0393-TOPO.DWG

LEGEND

- FOUND 7/8" O.D.I.P. UNLESS OTHERWISE NOTED (HELD LOCATION) (CONTROL POINT)
- CONCRETE MONUMENT
- ✦ CROSS IN CONCRETE
- ⊙ MANHOLE
- ⊙ STORM STRUCTURE
- ⊙ SANITARY MANHOLE
- CLEANOUT
- ▽ FLARED END SECTION
- ⌈ TRANSFORMER PAD
- ⊙ ELECTRIC MANHOLE
- ⊙ ELECTRIC BOX
- ⊙ ELECTRIC PEDESTAL
- ✦ ELECTRIC MARKER
- ✦ ELECTRIC METER
- UTILITY POLE
- UTILITY POLE W/LIGHT
- UTILITY POLE W/TSF
- GUY POLE
- ⊙ OVERHEAD TRAFFIC SIGNAL
- ⊙ TRAFFIC SIGNAL MANHOLE
- ✦ LIGHT
- ✦ LIGHT POLE
- ⊙ HAND HOLE
- VALVE VAULT
- FIRE HYDRANT
- POST INDICATOR VALVE
- ✦ SIAMESE WATER CONNECTION
- ✦ WATER MARKER
- ✦ WATER METER
- ✦ VALVE BOX
- ⊙ B/BOX
- ⊙ TELEPHONE MANHOLE
- ✦ TELEPHONE NETWORK INTERFACE
- ✦ TELEPHONE MARKER
- ⊙ TELEPHONE PEDESTAL
- CABLE TELEVISION PEDESTAL
- ✦ GAS METER
- ✦ GAS VALVE
- ✦ GAS MARKER
- DOWN SPOUT
- BORING HOLE
- MONITORING WELL
- GATE POST
- BOLLARD POLE
- SIGN
- FLAG POLE
- MAILBOX
- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- GAS MAIN
- ELECTRIC LINE
- OVERHEAD WIRES
- TELEPHONE LINE
- CONIFEROUS TREE W/APPROX. DIAMETER
- DECIDUOUS TREE W/APPROX. DIAMETER
- MULTI-STEM (DRIP LINE SHOWN IS APPROXIMATE)
- ELEVATION
- BITUMINOUS PAVEMENT
- CONCRETE SURFACE
- DEPRESSED CURB
- GRAVEL SURFACE
- LANDSCAPE AREA
- STONE SURFACE
- DETECTABLE TACTILE
- WARNING SURFACE
- WOOD FENCE
- CHAIN LINK FENCE
- METAL FENCE
- METAL GUARDRAIL
- OVERHEAD TRAFFIC ARM

ABBREVIATIONS

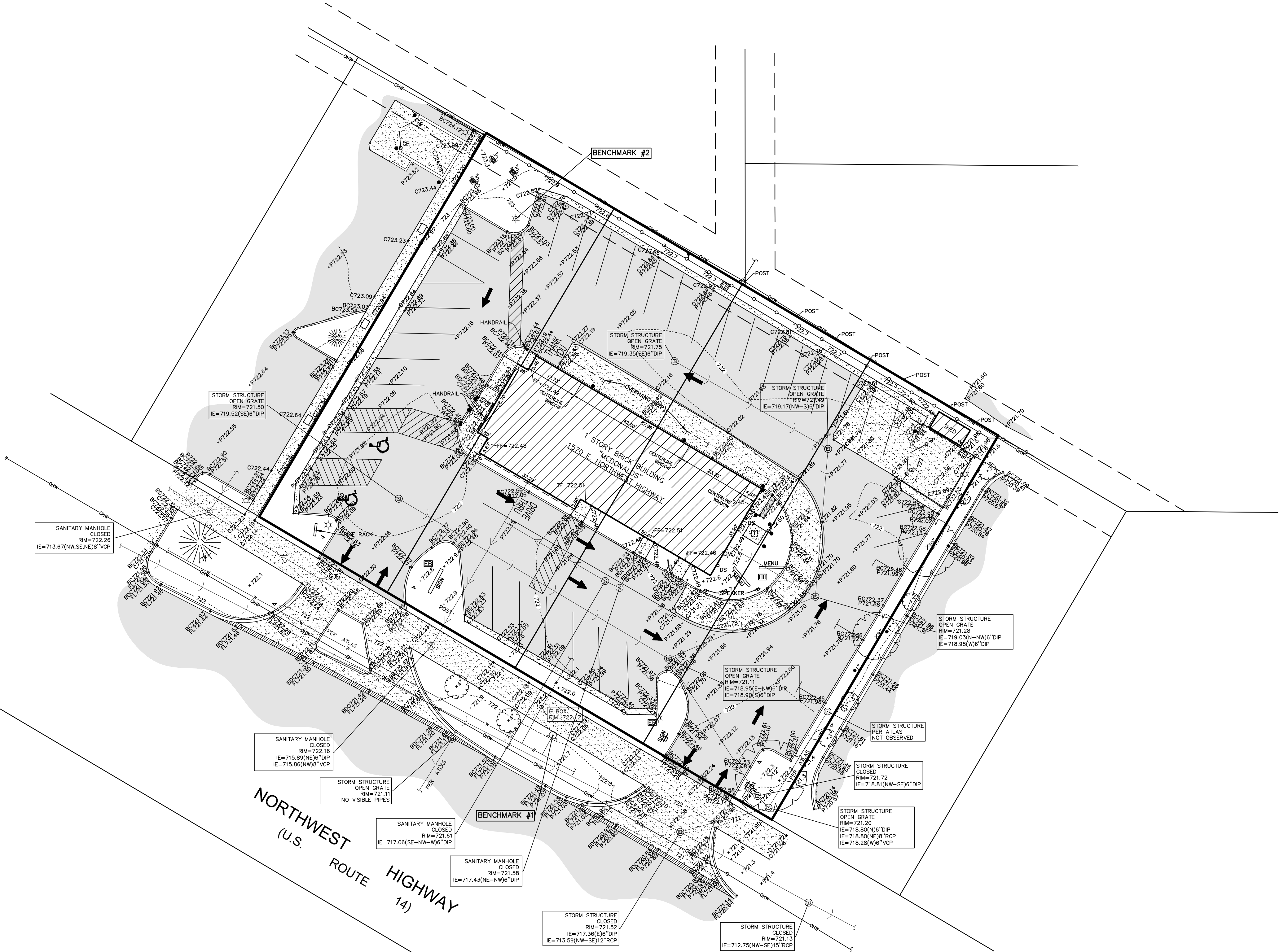
O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
FF = FINISHED FLOOR
FES = FLARED END SECTION
VOP = VITRIFIED CLAY PIPE
DIP = DUCTILE IRON PIPE
PVC = POLYVINYL CHLORIDE
RCP = REINFORCED CONCRETE PIPE
CMP = CORRUGATED METAL PIPE
(R) = RECORD BEARING OR DISTANCE
(M) = MEASURED BEARING OR DISTANCE
(C) = CALCULATED BEARING OR DISTANCE
(D) = DEED BEARING OR DISTANCE
A = ARC LENGTH
R = RADIUS
CH = CHORD
CB = CHORD BEARING
B.S.L. = BUILDING SETBACK LINE
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT
BC = BACK OF CURB
BDC = BACK OF DEPRESSED
FL = FLOW LINE
C = CONCRETE
P = PAVEMENT
G = GRAVEL
EW = EDGE OF WALK
TW = TOP OF WALL
TP = TOP OF PIPE
IE = INVERT ELEVATION
PL = PROPERTY LINE
DS = DOWN SPOUT
S.F. = SQUARE FEET
SL = SHORE LINE
TSF = TRANSFORMER
B = PAVERS

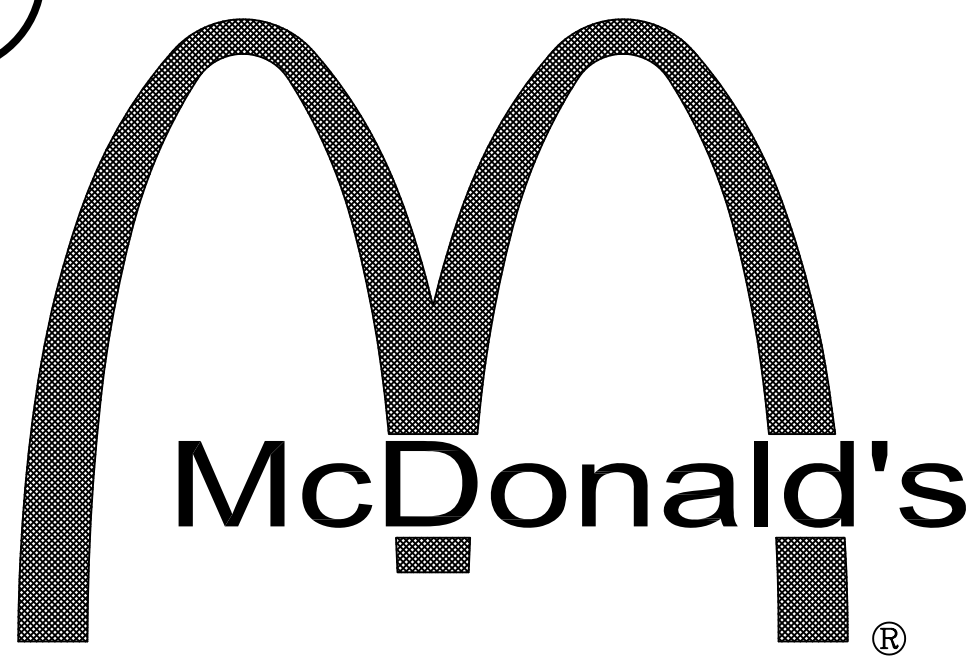
LINE LEGEND

- LIMITS OF LAND PER
- LEGAL DESCRIPTION
- ADJACENT LAND
- PARCEL LINE
- EASEMENT LINE
- CENTERLINE
- BUILDING SETBACK LINE
- SECTION LINE
- EXISTING CONTOUR

UTILITY CONTACTS

Municipality	Cable Television	Electric	Natural Gas	Telecommunications	Water/Sanitary/Storm
Palatine, Village of 200 E. Wood Avenue Palatine, IL (847) 359-9050 Phone (847) 359-9094 Fax	Comcast 11 Martha Gieras 224-229-5862 martha_gieras@comcast.com	ComEd 630-576-7094 g11628@att.com	Nicor Gas 630-388-2362 gasmaps@nicor.com	AT&T Distribution g11628@att.com AT&T Transmission Kenneth Colwell 630-383-9249 KC1298@att.com MCI Dean Boyers 469-886-4238 Sprint James Burton 708-955-6659 James.burton@ericsson.com VinaKom Communications Dicky.Patel 847-592-5785 dicky.patel@vinaKom.com	Village of Arlington Heights Steve Mulany 847-368-5800 smulany@vah.com Village of Palatine George Ruppert 847-202-6963 gruppert@palatine.il.us





FINAL ENGINEERING PLANS

FOR

McDONALD'S – PALATINE, IL

AT

1570 EAST NORTHWEST HIGHWAY
VILLAGE OF PALATINE
COOK COUNTY, ILLINOIS

INDEX

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NOTE: THE DESIGNS CONTAINED IN THE ABOVE PLANS AND SUPPORTING DOCUMENTS WERE PREPARED WITH THE UNDERSTANDING THAT THEY WOULD BE USED AS A WHOLE PLAN SET. EACH CONSTRUCTION DISCIPLINE IS TO USE ALL THE PLANS AND SUPPORTING DOCUMENTS TOGETHER AS A WHOLE AND NOT AS SEPARATE DOCUMENTS. EACH CONTRACTOR IS TO BECOME COMPLETELY FAMILIAR WITH THE WHOLE PLAN SET AND THE EXISTING SITE CONDITIONS. SHOULD ANYTHING WITH ALL THESE PLANS AND SUPPORTING DOCUMENTS BE INCONSISTENT WITH THE SITE CONDITIONS THEN THE CONTRACTOR IS TO CONTACT THE ENGINEER IMMEDIATELY BEFORE ANY CONSTRUCTION IS STARTED.

LOCATION MAP



SECTION: 25 TOWNSHIP: 42N RANGE: 10E

BENCHMARK

REFERENCE BENCHMARK

THE STATION IS LOCATED ABOUT 4.3 MILES WEST-SOUTHWEST OF WHEELING, 1.8 MILES NORTHWEST OF ARLINGTON HEIGHTS AND 1.6 MILES EAST OF PALATINE. TO REACH FROM THE INTERSECTION OF STATE HIGHWAY 53 AND W PLANTINE ROAD IN ARLINGTON HEIGHTS, IL, GO EAST ON WEST PLANTINE ROAD FOR 0.19 MILES TO NORTH WILKE ROAD. TURN RIGHT AND GO SOUTH THEN WEST THE SOUTH ON NORTH WILKE ROAD FOR 0.18 MILES TO NORTH CHICAGO AVENUE. TURN LEFT AND GO SOUTH ON NORTH CHICAGO AVENUE FOR 72.2 FEET AND THE STATION ON THE RIGHT. THE STATION IS 164.0 FEET NORTH OF WATER PUMPING STATION, 1720 NORTH CHICAGO AVENUE, 72.2 FEET SOUTH OF THE EDGE OF PAVEMENT OF NORTH WILKE ROAD, 18.0 FEET WEST OF EDGE OF PAVEMENT OF NORTH CHICAGO AVENUE, 9.8 FEET EAST OF A CONCRETE DIVIDER WALL.

ELEVATION = 734.95(NAVD88)

SITE BENCHMARKS

SITE BENCHMARK #1:
NORTHEAST BONNET BOLT ON FIRE HYDRANT LOCATED ALONG THE NORTHEAST SIDE OF NORTHWEST HIGHWAY AND ALONG THE SOUTHWEST BOUNDARY LINE, NEAR SOUTHWEST CORNER OF SITE

ELEVATION = 723.67

SITE BENCHMARK #2:
CONTROL POINT 501
CUT SQUARE ON CONCRETE LIGHT POLE BASE AT THE NORTH CORNER OF LOT 79

ELEVATION = 725.40

LEGEND

EXISTING DESCRIPTION PROPOSED

	CATCH BASIN INLET	
	STORM MANHOLE	
	SANITARY MANHOLE	
	VALVE VAULT	
	FIRE HYDRANT	
	FLARED END SECTION	
	ELECTRICAL POWER POLE	
	OVERHEAD TRAFFIC SIGNAL	
	TRAFFIC SIGNAL MANHOLE	
	OVERHEAD ELECTRIC WIRES	
	TRANSFORMER PAD	
	TELEPHONE PEDESTAL	
	CABLE TELEVISION PEDESTAL	
	COMMONWEALTH EDISON MANHOLE	
	LIGHT POLE	
	SIGN	
	BOLLARD POLE	
	GAS MARKER	
	ELECTRIC MARKER	
	TELEPHONE MARKER	
	WATER MAIN	
	GAS MAIN	
	ELECTRIC LINE	
	TELEPHONE LINE	
	CABLE TV LINE	
	SANITARY SEWER	
	STORM SEWER	
	GUY POLE	
	CONIFEROUS TREE W/DIAMETER	
	DECIDUOUS TREE W/DIAMETER	
	WOOD FENCE	
	CHAIN LINK FENCE	
	METAL GUARDRAIL	
	CONCRETE SURFACE	
	CONTOUR LINE	
	FINISHED FLOOR ELEVATION	
	PAVEMENT ELEVATION	
	MATCH EXISTING ELEVATION	
	GROUND ELEVATION	
	TOP OF WALK ELEVATION	
	TOP OF RETAINING WALL ELEVATION	
	FLOW LINE ELEVATION	
	TOP OF CURB ELEVATION	
	RIM ELEVATION	
	DOWNSPOUT LOCATION	
	PERVIOUS AREA SLOPE DIRECTION	
	PAVEMENT SLOPE DIRECTION	
	OVERLAND OVERFLOW DIRECTION	
	INLET PROTECTION	
	INLET BASKET FILTER	

STATE OF ILLINOIS) SS
COUNTY OF KANE)

I, JEFFREY C. MILLER, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THESE CIVIL ENGINEERING PLANS, NOT THE SUPPORTING DOCUMENTS, AS LISTED IN THE INDEX, HAVE BEEN PREPARED BY WATERMARK ENGINEERING RESOURCES, LTD. UNDER MY PERSONAL DIRECTION. THESE PLANS ARE INTENDED TO BE USED AS AN INTEGRAL PART OF THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATE:

ILLINOIS LICENSED PROFESSIONAL ENGINEER NO. 62-045858.
MY LICENSE EXPIRES ON 11-30-19.

UNLESS THIS DOCUMENT BEARS ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE DESIGN ENGINEER, IT IS NOT A VALID DOCUMENT.

ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.002989

COVER SHEET

DATE	REVISIONS	NO.
10/18/19	PER DOT COMMENTS DATED 9/27/19	1

Prepared For:

McDonald's
711 Jorie Blvd., 3rd Floor
Oak Brook, IL 60523
McDONALD'S – PALATINE, IL
1570 E. Northwest Highway
Palatine, Illinois 60074

Prepared By:



CHECKED BY: J.MILLER	DESIGN BY: M.HANSEN
DRAWN BY: M.H., K.S.	DATE: MAY 31, 2019
SCALE: NONE	PROJECT NO.: 18-120

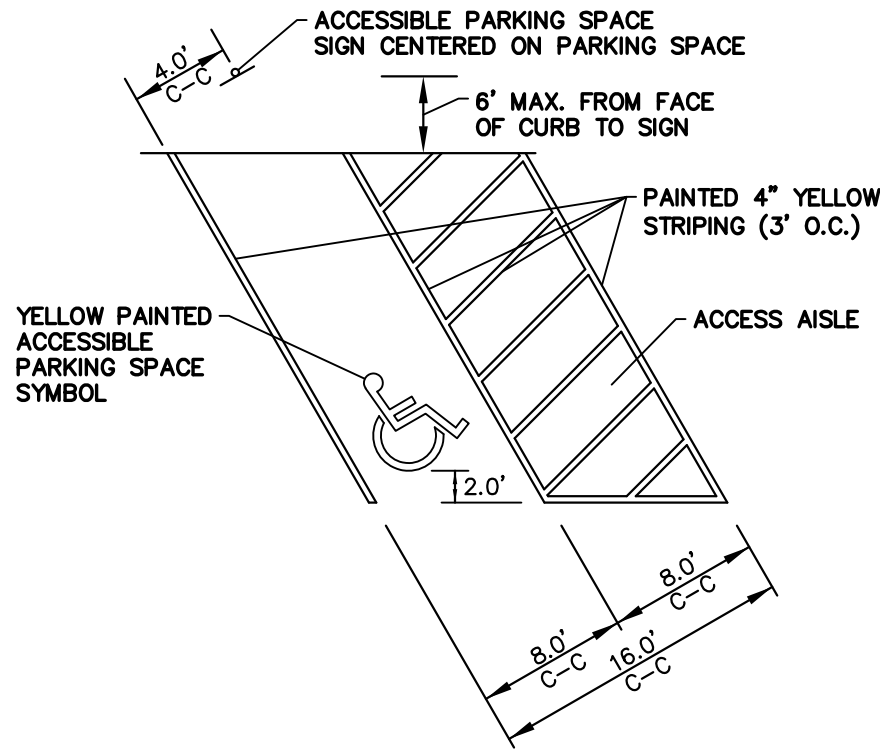
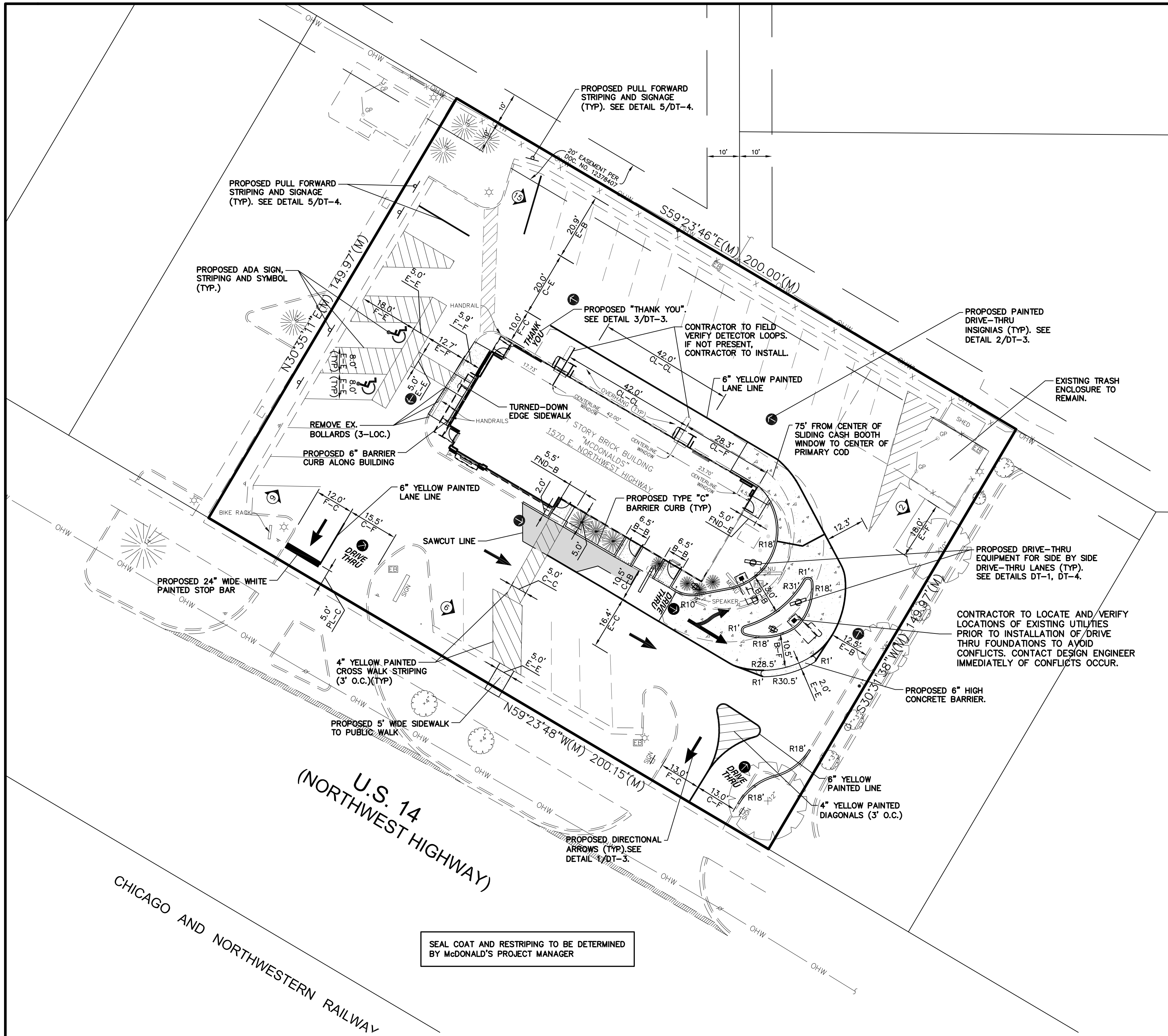
C-1

LC #12-0035

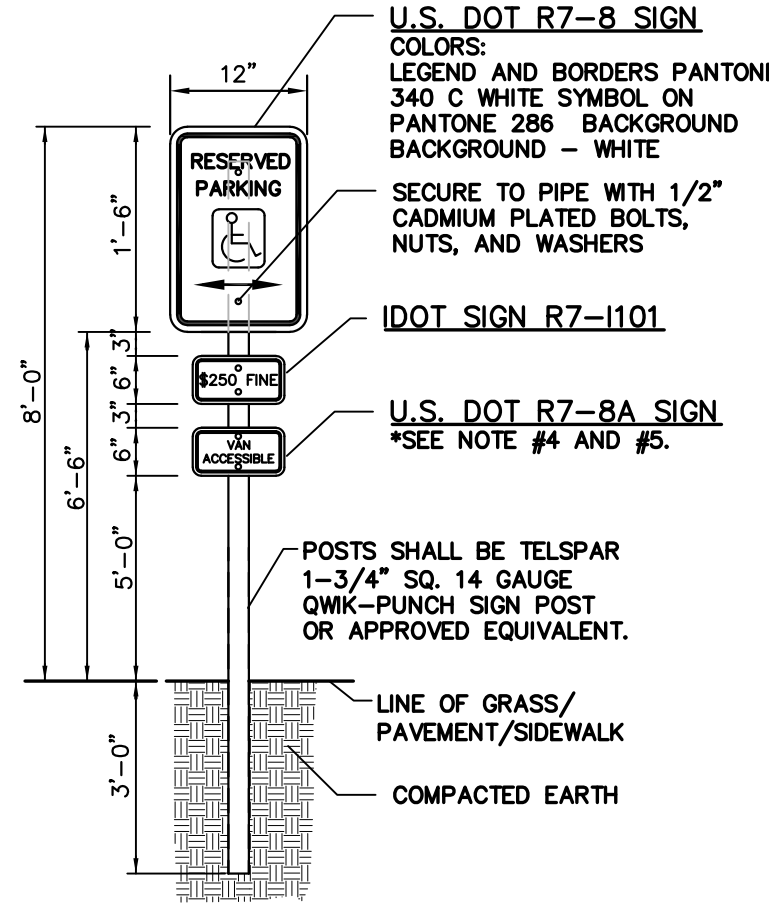
COVER SHEET



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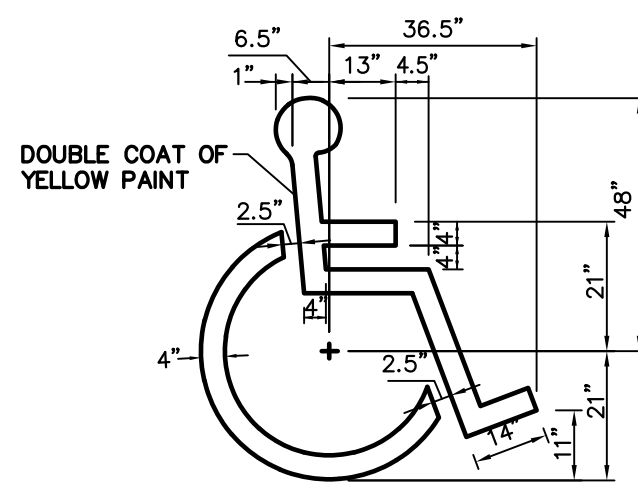


ACCESSIBLE PARKING SPACE DETAIL



- WHERE A FINE IN EXCESS OF \$250 IS ESTABLISHED BY A MUNICIPALITY BY ORDINANCE IN ACCORDANCE WITH THE STATUTES, THE ACTUAL AMOUNT OF THE FINE SHOULD BE SHOWN.
- THIS PLATE MAY BE MOUNTED DIRECTLY BELOW THE R7-8 SIGN OR COMBINED WITH THAT SIGN ON A SINGLE 12 INCH BY 24 INCH PANEL.
- ON THE RESERVED PARKING SIGN, THE ARROW SHOULD BE OMITTED WHERE THERE IS ONLY ONE SPACE. THE ARROW MAY ALSO BE MADE TO POINT IN ONLY ONE DIRECTION. THE ARROW MAY ALSO BE REPLACED BY "TIME" SUCH AS 9 AM-5 PM WHERE A PART TIME RESTRICTION EXISTS.
- ONE IN EVERY SIX ACCESSIBLE SPACES, BUT NOT LESS THAN ONE, SHALL BE SERVED BY AN ACCESS AISLE 8 FEET WIDE MINIMUM AND SHALL BE DESIGNATED "VAN ACCESSIBLE".
- THE LOWEST BOTTOM EDGE OF THE LOWEST REQUIRED SIGN SHALL BE MOUNTED AT 60" ABOVE FINISHED GRADE.
- COLORS FOR BOTH IDOT SIGN R7-1101 AND USDOT R7-8A, LEGEND AND BORDERS-GREEN NON-REFLECTORIZED (PANTONE 340C) BACKGROUND-WHITE REFLECTORIZED

ACCESSIBLE PARKING SPACE SIGN DETAIL



ACCESSIBLE PARKING SPACE SYMBOL

- SYMBOL IS CENTERED ON WIDTH OF PARKING STALL AND 2' FROM THE END OF THE STALL.

GENERAL NOTES:

- THESE PLANS ARE BASED ON THE BOUNDARY AND TOPOGRAPHIC SURVEY (SURVEY PROJECT #180393 DATED 12/13/18) PREPARED BY: COMPASS SURVEYING LTD 2631 GINGER WOODS PARKWAY, STE 100, AURORA, IL 60502 (630) 820-9100
- PRIOR TO CONSTRUCTION, CONTRACTOR TO CONTACT THE DESIGN ENGINEER AND ARCHITECT TO VERIFY THAT THEY ARE WORKING FROM THE MOST CURRENT SET OF PLANS AND SPECIFICATIONS.

ON SITE PARKING DATA

REGULAR SPACES	30
ADA ACCESSIBLE SPACES	2
TOTAL SPACES	32

REQUIRED PARKING (1 SPACE PER 100 S.F. OF G.F.A.)	32 (32.31)
EXISTING PARKING	35 SPACES

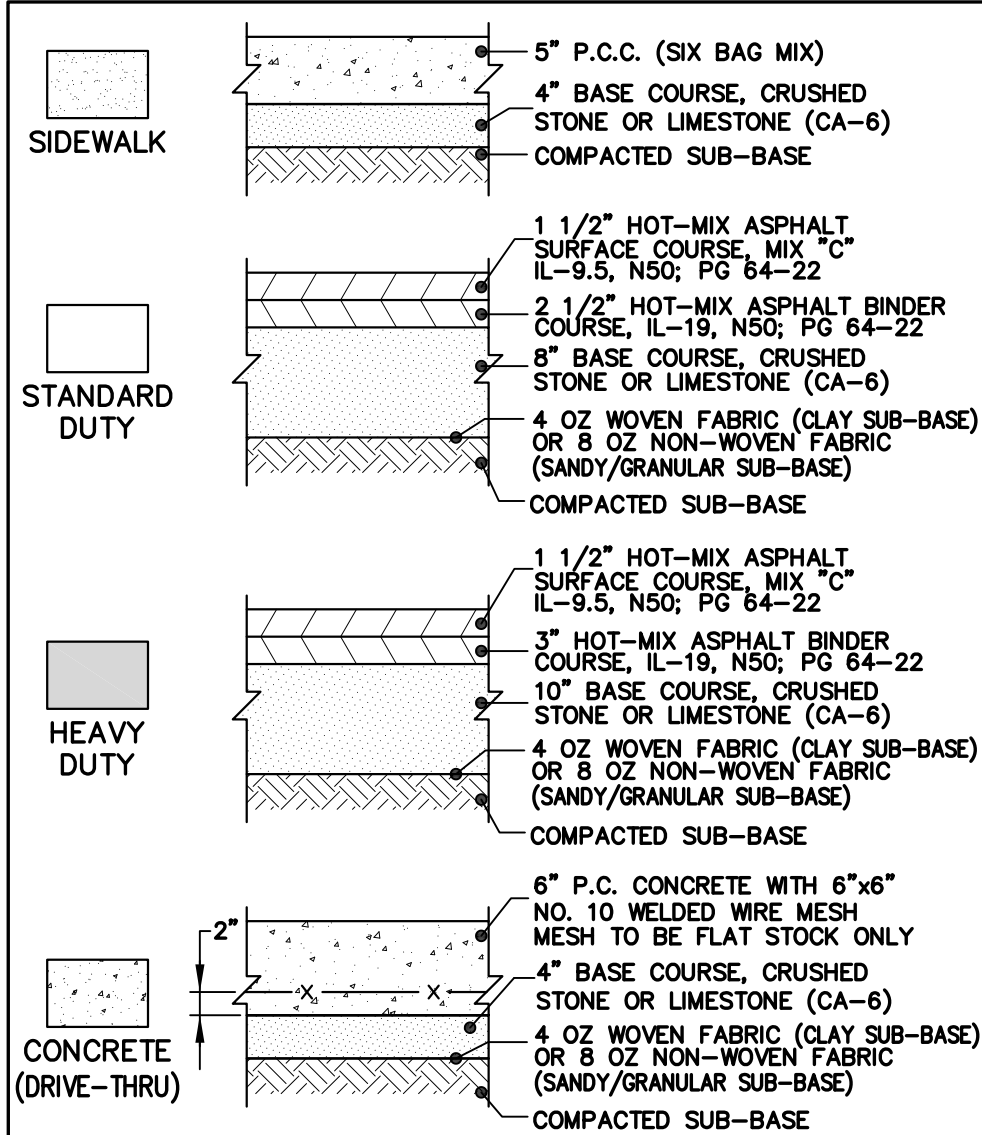
SITE DATA

ZONED B-2	
LOT AREA	= 30,006 S.F. (0.69 AC.)
BUILDING AREA	= 3,231 S.F.
F.A.R.	= 0.107

GEOMETRIC PLAN NOTES:

- PROPOSED IMPROVEMENTS ARE PARALLEL AND PERPENDICULAR TO THE EXISTING CURB LINE.
- ALL RADIUS DIMENSIONS ARE TO BACK OF CURB.
- SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
- ALL STRIPING TO BE DOUBLE COATED 4" YELLOW PAINT UNLESS OTHERWISE NOTED.
- WHERE PEDESTRIANS HAVE TO CROSS A TAPERING RAMP OR CURB RAMP THE FACE AND TOP OF CURB ARE TO BE PAINTED USING YELLOW, SLIP RESISTANT PAINT.

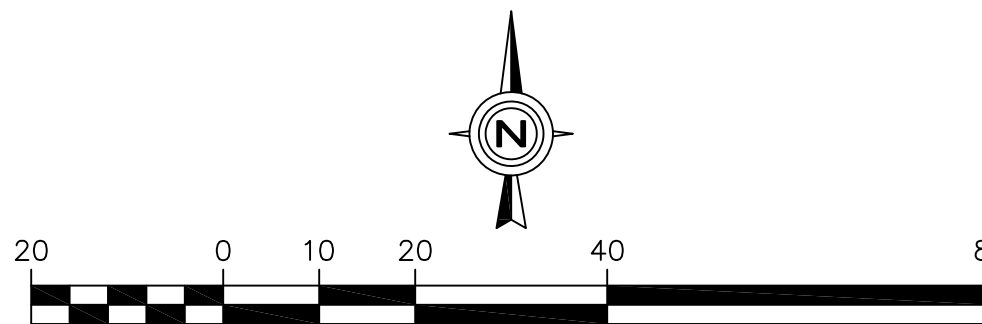
PAVEMENT LEGEND



- NOTES:**
- REFERENCE I.D.O.T. STANDARD SPECIFICATIONS (LATEST EDITION) SECTION 406 FOR BINDER & SURFACE COURSES AND SECTION 351 FOR AGGREGATE BASE COURSE.
 - THE APPLICATION RATES FOR THE PRIME COAT AND TACK COAT ARE TO BE 0.30 AND 0.10 GALLONS PER SQUARE YARD, RESPECTIVELY.
 - SEE PROJECT SPECIFICATIONS FOR SUB-BASE AND BASE COURSE COMPACTION.
 - ALL CONCRETE FLATWORK TO INCLUDE A JOINTING PATTERN SUBMITTAL TO THE CONSTRUCTION MANAGER. CONTRACTOR TO STAY AS CLOSE TO 9'-9" SQUARE PANELS IN LARGE CONCRETE FLATWORK AREAS AS POSSIBLE.
 - FOR SIDEWALKS, PROVIDE TOOLED JOINTS AT 5' O.C., CONTRACTION JOINTS AT 15' O.C., EXPANSION JOINTS AT 45' O.C.
 - PROVIDE AN EXPANSION JOINT ADJACENT TO ALL STRUCTURES. THESE JOINTS SHOULD BE SEALED WITH A TOOL-FINISHED SILICONE SEALANT PER I.D.O.T. STANDARD.

DIMENSION LEGEND

F = FACE	FNC = FENCE
FND = FOUNDATION	R = RADIUS
B = BACK	C = CENTER
E = EDGE	PL = PROPERTY LINE



GEOMETRIC PLAN

DATE
10/18/19

REVISIONS
NO REVISIONS

NO.
1

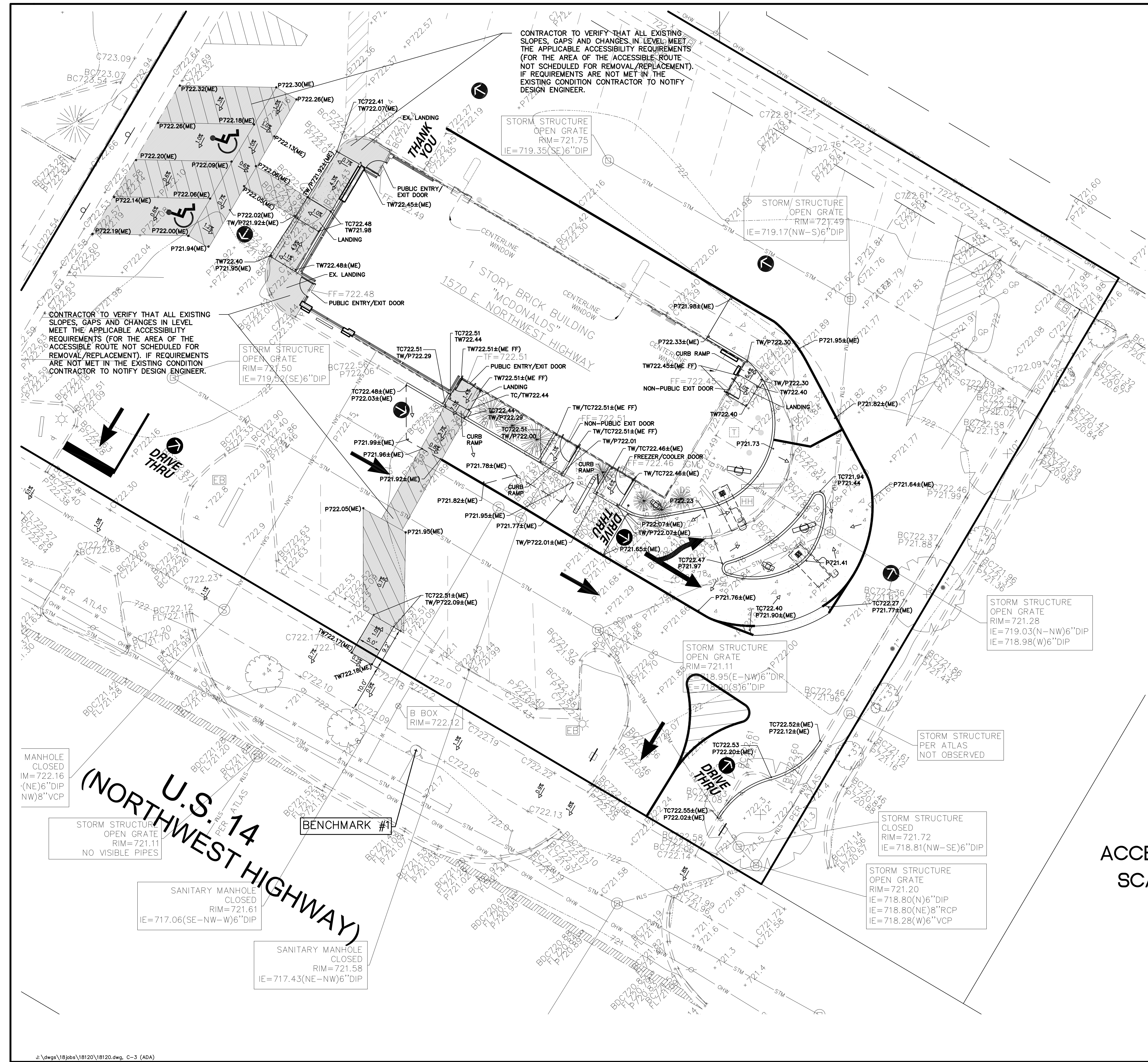
Prepared For:
McDonald's
711 Jorie Blvd., 3rd Floor
Oak Brook, IL 60523
McDONALD'S - PALATINE, IL
1570 E. Northwest Highway
Palatine, Illinois 60074

Prepared By:
Watermark Engineering
RESOURCES, LTD
2631 Ginger Woods Parkway, Suite 100, Aurora, IL 60502
phone 630-375-1800 fax 630-236-9800 www.watermark-engineering.com

CHECKED BY: J.MILLER
DESIGN BY: M.HANSEN
DRAWN BY: M.H., K.S.
DATE: MAY 31, 2019
SCALE: 1" = 20'
PROJECT NO.: 18-120

C-2
LC #12-0035

GEOMETRIC PLAN



GENERAL NOTES:

1. THESE PLANS ARE BASED ON THE BOUNDARY AND TOPOGRAPHIC SURVEY (SURVEY PROJECT #180393 DATED 12/13/18) PREPARED BY: COMPASS SURVEYING LTD 2631 GINGER WOODS PARKWAY, STE 100, AURORA, IL 60502 (630) 820-9100.
2. PRIOR TO CONSTRUCTION, CONTRACTOR TO CONTACT THE DESIGN ENGINEER AND ARCHITECT TO VERIFY THAT THEY ARE WORKING FROM THE MOST CURRENT SET OF PLANS AND SPECIFICATIONS.

REFERENCE BENCHMARK
THE STATION IS LOCATED ABOUT 4.3 MILES WEST-SOUTHWEST OF WHEELING, 1.8 MILES NORTHWEST OF ARLINGTON HEIGHTS AND 1.6 MILES EAST OF PALATINE. TO REACH FROM THE INTERSECTION OF STATE HIGHWAY 53 AND W PLANTINE ROAD IN ARLINGTON HEIGHTS, IL, GO EAST ON WEST PLANTINE ROAD FOR 0.19 MILES TO NORTH WILKE ROAD, TURN RIGHT AND GO SOUTH THEN WEST THE SOUTH ON NORTH WILKE ROAD FOR 0.18 MILES TO NORTH CHICAGO AVENUE, TURN LEFT AND GO SOUTH ON NORTH CHICAGO AVENUE FOR 72.2 FEET AND THE STATION ON THE RIGHT. THE STATION IS 164.0 FEET NORTH OF WATER PUMPING STATION 720 NORTH CHICAGO AVENUE, 72.2 FEET SOUTH OF THE EDGE OF PAVEMENT OF NORTH WILKE ROAD, 18.0 FEET WEST OF EDGE OF PAVEMENT OF NORTH CHICAGO AVENUE, 9.8 FEET EAST OF A CONCRETE DIVIDER WALL. (NAV088)
ELEVATION = 734.95

SITE BENCHMARKS:

1. NORTHEAST BONNET BOLT ON FIRE HYDRANT LOCATED ALONG THE NORTHEAST SIDE OF NORTHWEST HIGHWAY AND ALONG THE SOUTHWEST BOUNDARY LINE, NEAR SOUTHWEST CORNER OF SITE

ELEVATION = 723.67

2. CONTROL POINT 501. CUT SQUARE ON CONCRETE LIGHT POLE BASE AT THE NORTH CORNER OF LOT 79

ELEVATION = 725.40

GRADING PLAN NOTES:

1. UNLESS OTHERWISE SPECIFIED, TOP OF CURB (TC) AND/OR TOP OF WALK ELEVATIONS ARE 0.5' HIGHER THAN THE ADJACENT FLOW LINE (FL) OR PAVEMENT (P) ELEVATIONS.
2. IN ALL LOCATIONS WHERE ELEVATIONS ARE SHOWN AS $\pm$, THE ELEVATION HAS BEEN DETERMINED BASED ON INTERPOLATED GRADES FROM THE SURVEY. CONTRACTOR IS TO VERIFY THESE GRADES PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS. THE PROMITTEE OF THESE INTERPOLATED GRADES AND REPORT THEM TO THE DESIGN ENGINEER FOR VERIFICATION OF PROPOSED SLOPES PRIOR TO INSTALLATION OF PROPOSED IMPROVEMENTS. DESIGN ENGINEER IS NOT RESPONSIBLE FOR SLOPES OF PROPOSED IMPROVEMENTS BASED ON THESE $\pm$ GRADES WITHOUT CONFIRMATION OF EXISTING ELEVATIONS AT TIME OF CONSTRUCTION.
3. PAVING, SIDEWALK, AND CURBING IS NOT TO BE INSTALLED IN SUCH A WAY THAT IT WILL BLOCK THE FLOW OF WATER AWAY FROM THE BUILDING INCLUDING BUT NOT LIMITED TO WEEP HOLES, WACKS, DRAINAGE SCUPPERS OR PIPES, AND LANDSCAPING.
4. ALL RETAINING AND/OR DECORATIVE LANDSCAPE WALLS OR CURBS SHOWN ON THIS PLAN, INCLUDING DETAILS AND SECTIONS, ARE TO ILLUSTRATE GENERAL LOCATION, LENGTH, AND HEIGHT. STRUCTURAL DESIGN, INCLUDING PROPER DRAINAGE, TIE-BACKS, AND SHORING AS WELL AS CONSTRUCTION MEANS ARE NOT ADDRESSED IN THIS PART OF THESE PLANS. A STRUCTURAL ENGINEER SHOULD BE ENGAGED BY THE GENERAL CONTRACTOR AS THEY DEEM NECESSARY. WATERMARK ENGINEERING RESOURCES ASSUMES NO LIABILITY FOR THE DESIGN OR CONSTRUCTION OF ANY STRUCTURAL ELEMENT.

UTILITY PLAN NOTES:

1. PRIOR TO CONSTRUCTION OF ANY UTILITIES, CONTRACTOR IS TO VERIFY THAT THE PROPOSED UTILITIES SHOWN ON THIS PLAN THAT ENTER THE PROPOSED BUILDING(S) CORRESPOND WITH THE UTILITIES ON THE PLUMBING PLANS AS THEY EXIT THE BUILDING(S). CONTRACTOR TO REPORT IN WRITING ANY DISCREPANCIES IN SIZE, LOCATION, OR INVERT ELEVATION TO THE DESIGN ENGINEER IMMEDIATELY FOR RESOLUTION OF THE CONFLICT IN WRITING.
2. GENERAL CONTRACTOR TO COORDINATE THE INSTALLATION AND PERMITTING OF THE PUBLIC UTILITIES SUCH AS GAS, ELECTRIC, TELEPHONE, CABLE, AND FIBER OPTICS, WITH THE PUBLIC UTILITY COMPANIES AND ARCHITECT PRIOR TO CONSTRUCTION. THE INSTALLATION OF THE PUBLIC UTILITIES AND NECESSARY SLEEVING TO BE INCLUDED AS PART OF GENERAL CONTRACTOR'S SCOPE OF WORK FOR THIS PROJECT.

	McDonald's 711 Jorie Blvd., 3rd Floor Oak Brook, IL 60523		MCDONALD'S - PALATINE 1570 E. Northwest Highway Palatine, Illinois 60074		DATE	10/18/19
					NO.	
					REVISIONS	
					PER IDOT COMMENTS DATED	9/27/19

Watermark Engineering Resources, Ltd.
2631 Ginger Woods Parkway, Suite 100, Aurora, IL 60002
Phone: 630.375.1800 Fax: 630.216.9870 www.watermark-engineering.com

LC #12-0035	C-3	CHECKED BY: J.MILLER
		DESIGN BY: M.HANSEN
		DRAWN BY: M.H., K.S
		DATE: MAY 31, 2019
		SCALE: 1" = 10'
		PROJECT NO.: 1A-120

1. THE CONTRACTOR IS TO FOLLOW ALL ORDINANCES AND REQUIREMENTS OF THE STATE, COMMUNITY, LOCAL DISTRICTS AND THE ILLINOIS ACCESSIBILITY CODE (IAC). ALL PROPOSED IMPROVEMENTS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AS WELL AS THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS" CURRENT EDITIONS.
2. THE CONTRACTOR SHALL INDEMNIFY WATERMARK ENGINEERING RESOURCES, LTD (THE DESIGN ENGINEER), ARCHITECT AND OWNER, THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONDUCTING WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, SPECIFICATIONS, AND ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THIS DEVELOPMENT.
3. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL PERMITS THAT ARE REQUIRED BY THE LOCAL AGENCIES.
4. PRIOR TO BID AND PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL INSPECT THE SITE TO VERIFY THAT THERE ARE NO DISCREPANCIES BETWEEN THE PLANS AND THE ACTUAL CONDITIONS AT THE SITE. IF ANY DISCREPANCIES ARE FOUND, AT ANY TIME BEFORE OR DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY (BEFORE ANY ADDITIONAL IMPROVEMENTS ARE INSTALLED) IN ORDER TO OBTAIN WRITTEN CONFIRMATION BY THE DESIGN ENGINEER AS TO ANY CORRECTIONS THAT MAY NEED TO BE MADE TO THE PLANS.
5. PRIOR TO CONSTRUCTION, CONTRACTOR IS TO CONTACT THE DESIGN ENGINEER AND ARCHITECT TO VERIFY THAT THEY ARE WORKING FROM THE MOST CURRENT SET OF PLANS AND SPECIFICATIONS.
6. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER, ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION, AND ALL UTILITY COMPANIES THAT MAY BE AFFECTED BY THE PROPOSED CONSTRUCTION 2 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE APPROPRIATE CONSTRUCTION INSPECTIONS.
7. THE MUNICIPALITY SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REJECT CONSTRUCTION OF THE IMPROVEMENTS.
8. PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS, THE CONTRACTOR MUST CALL J.U.L.I.E. FOR THE LOCATION AND STAKING OF EXISTING UNDERGROUND UTILITIES (GAS, ELECTRIC, TELEPHONE) AT 1-800-892-0123, 48 HOURS PRIOR TO DIGGING. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING RECORD DRAWINGS PER THE MUNICIPALITY AND/OR ANY OTHER AGENCY REQUIREMENTS. ANY CHANGES TO THE DRAWINGS MUST BE REPORTED TO THE DESIGN ENGINEER BEFORE WORK PROGRESSES.
10. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS AS APPROVED BY THE MUNICIPALITY.
11. IF QUANTITIES AREN'T THE EXACT LIABILITY OF THE CONTRACTOR AND ARE TO BE VERIFIED PRIOR TO CONSTRUCTION, IF DISCREPANCIES OCCUR, THE CONTRACTOR IS TO CONTACT THE DESIGN ENGINEER IMMEDIATELY AND NO WORK IS TO BE DONE UNTIL APPROVED BY THE DESIGN ENGINEER.
12. ANY RESTORATION NEEDED BECAUSE OF CONSTRUCTION SHALL BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL COST.
13. TRENCH BACKFILL MATERIAL, CRUSHED STONE OR LIMESTONE (CA-6) IS REQUIRED UNDER AND WITHIN TWO FEET (2') OF SIDEWALKS AND PAVED AREAS. THIS BACKFILL SHALL BE SIX INCH (6") LIFTS AND COMPACTED TO 95% STANDARD PROCTOR.
14. CONTRACTOR IS TO PROVIDE ALL TEMPORARY SIGNAGE AS REQUIRED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION AND LOCAL MUNICIPALITIES.
15. ALL EXISTING DRAIN LINES THAT ARE ENCOUNTERED ARE TO BE RESTORED TO THEIR ORIGINAL CONDITION OF THE ADJACENT TO THE PROPOSED STORM SEWER SYSTEM.
16. RESTORATION OF EXISTING RIGHT-OF-WAYS IS TO BE COMPLETED WITH FOUR INCH (4") MINIMUM TOPSOIL AND SALT TOLERANT SOD UNLESS OTHERWISE NOTED.
17. THE WATER SYSTEM CANNOT BE SHUT DOWN WITHOUT CONSENT BY THE OWNER OF THE SYSTEM.
18. ALL FRAME ADJUSTMENTS SHALL BE MADE WITH PRE-CAST CONCRETE RINGS CONFORMING TO ASTM C-39 AND CANNOT EXCEED TWELVE INCHES (12").
19. FRAMES SHALL BE SET WITH EZ STIK® (OR EQUAL) MATERIAL TO PREVENT LEAKAGE.
20. THE REINFORCED CONCRETE SECTIONS SHALL BE LAID IN MORTAR, SEALED WITH EXTERNAL SEALING BANDS, OR SEALED USING MASTIC JOINT SEALER. WHEN MASTIC JOINT SEALER IS USED, THE MATERIAL SHALL COMPLETELY FILL THE JOINT AFTER THE UNITS HAVE BEEN SET TOGETHER.
21. STEPS IN STRUCTURES SHALL BE 8" OF COPOLYMER POLYPROPYLENE PLASTIC WITH CONTINUOUS ONE HALF INCH (1/2") GRADE SIXTY (60) STEEL REINFORCEMENT, STEP PSI-PF, AS MANUFACTURED BY M.A. INDUSTRIES, INC, OR APPROVED EQUAL. STEPS TO BE SPACED SIXTEEN INCHES (16") ON-CENTER.
22. ALL INSTRUMENTS ARE TO BE PROPERLY CALIBRATED PRIOR TO CONSTRUCTION USE.
23. ALL PARKING LOT LIGHT POLES ARE TO BE CONSTRUCTED AT THE INTERSECTION OF PARKING LOT STRIPING OR IN LANDSCAPE AREAS WITH A MINIMUM OF 2' CLEARANCE BETWEEN THE BACK OF CURB AND THE EDGE OF THE PARKING LOT LIGHT BASE UNLESS OTHERWISE SPECIFIED.
24. GENERAL CONTRACTOR TO BECOME FAMILIAR WITH AND APPLY THE ADA MINIMAL REQUIREMENTS AND REPORT TO ARCHITECT/DESIGN ENGINEER ANY DISCREPANCIES BEFORE CONSTRUCTION. THIS INCLUDES, BUT NOT LIMITED TO, TRANSITIONS TO EXISTING CONDITIONS.
25. CONSTRUCTION MEANS, METHODS AND JOB SITE SAFETY IS THE SOLE AND EXCLUSIVE RESPONSIBILITY OF THE CONTRACTOR.
26. PAVING, SIDEWALK, AND CURBING IS NOT TO BE INSTALLED IN SUCH A WAY THAT IT WILL BLOCK THE FLOW OF WATER AWAY FROM THE BUILDING INCLUDING BUT NOT LIMITED TO WEEP HOLES, WICKS, DRAINAGE SCUPPERS OR PIPES, AND LANDSCAPE.

1. GEOTECHNICAL REPORTS AS PREPARED BY OWNER (OR REPRESENTATIVE) SHALL BE REFERRED TO PRIOR TO EARTH MOVING AND/OR UTILITY CONSTRUCTION.
2. UNSTABLE SOIL SHALL BE REMOVED OR STABILIZED.
3. CONTRACTOR IS TO MAINTAIN A POSITIVE DRAINAGE PATTERN AT THE END OF EACH DAY. CARE SHOULD BE TAKEN TO INSURE THAT DRAINAGE IS NOT ERRORED OR BLOCKED IN A WAY THAT MAY BE INJURIOUS TO ADJACENT LAND.
4. THE SUB-BASE, BOLLERS, STRUCTURES, PAVEMENTS OR NEW STRUCTURAL FILL SHALL BE PROOF ROLLED. IF SOIL ROLLS, PIPS, DEFLECTS EXCESSIVELY OR EXHIBITS EXCESSIVE MOVEMENT OR MOISTURE, THEN THE UNSTABLE SOIL SHALL BE UNDERCUT AND REPLACED WITH STRUCTURAL FILL OR DISCING AND DRYING TO NEAR OPTIMUM MOISTURE SO SOIL CAN BE PROPERLY COMPACTED. THIS PROCESS IS TO BE OBSERVED BY A GEOTECHNICAL ENGINEER.
5. ALL FILLS SHALL BE PLACED IN 8" LIFTS COMPACTED TO A MINIMUM OF 98% STANDARD LABORATORY DENSITY PER ASTM D698 UNDER AND WITHIN INFLUENCE OF THE BUILDING, A MINIMUM OF 95% STANDARD LABORATORY DENSITY PER ASTM D698 UNDER AND WITHIN THE INFLUENCE OF ALL OTHER IMPERVIOUS AREAS, AND A MINIMUM OF 90% STANDARD LABORATORY DENSITY PER ASTM D698 IN ALL LANDSCAPE AREAS.
6. EROSION CONTROL SHALL BE PROVIDED PRIOR TO ANY DISTURBANCES. SEE EROSION CONTROL PLANS FOR ADDITIONAL SPECIFICATIONS AND DETAILS.
7. PROVIDE TOPSOIL RESPAED PER THE FOLLOWING UNLESS OTHERWISE NOTED:
 - A. 4" MINIMUM IN GRASS OR SOD AREAS.
 - B. 6" MINIMUM IN PLANTING AREAS.
 - C. 12" MINIMUM IN LANDSCAPE ISLANDS.
8. ALL TOPSOIL TO BE FRIABLE (NOT COHESIVE), WEED FREE, AND FREE OF ROCKS, LARGE ROOTS AND UNNATURAL DEBRIS.
9. ALL GRADING IS TO BE CONSTRUCTED TO WITHIN A TOLERANCE OF 0.10' OF THE PROPOSED ELEVATIONS. SEE PAVEMENT SPECIFICATIONS FOR PAVEMENT TOLERANCES.

1. ALL PAVEMENTS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING REFERENCES AS THEY APPLY: STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, ILLINOIS DEPARTMENT OF TRANSPORTATION, LATEST EDITION; MANUAL FOR STRUCTURAL DESIGN OF PORTLAND CEMENT CONCRETE PAVEMENT, ILLINOIS DEPARTMENT OF TRANSPORTATION, LATEST EDITION; DESIGN MANUAL, ILLINOIS DEPARTMENT OF TRANSPORTATION, LATEST EDITION.
2. ALL BASE COURSE AND SUB-BASE ARE SHALL BE COMPACTED TO 95% STANDARD LABORATORY DENSITY, PER I.D.O.T. SECTION 301, BEFORE THE BASE COURSE MATERIALS ARE INSTALLED, THE SUB-BASE SHALL BE PROOF-ROLLED TO THE SATISFACTION OF THE ENGINEER, HIS AGENT, AND/OR THE SOILS ENGINEER. COMPACTION AND DENSITY TESTS SHALL BE TAKEN AT THE OWNER'S OPTION.
3. ALL CONCRETE TO BE MINIMUM 3500 PSI, SALT TOLERANT, 6 BAG MIX WITH A SPRAY ON SEALER.
4. EXPANSION AND CONTRACTION JOINTS SHALL BE TOOL FINISHED.
5. BINDER COURSE TO BE PLACED WHEN TEMPERATURE IS AT LEAST 40° AND RISING. SURFACE COURSE TO BE PLACED WHEN TEMPERATURE IS AT LEAST 45° AND RISING.
6. ALL PROPOSED PAVEMENT, SIDEWALKS, AND CURBS ARE TO BE CONSTRUCTED TO WITHIN A TOLERANCE OF 0.05' OF THE PROPOSED ELEVATIONS EXCEPT IN THE ACCESSIBLE STALLS OR ACCESSIBLE ROUTES.
7. PRIOR TO SEAL COATING, ALL ASPHALT AREAS ARE TO BE CLEAN AND DRY. ALL LOOSE MATERIALS ARE TO BE REMOVED. ALL GREASE TO BE REMOVED. ALL CRACKS ARE TO BE FILLED PER IDOT STANDARDS. ALL PAINTED STRIPING TO BE MODIFIED SHALL BE "BLACKED" OUT WITH BLACK PAINT (1 COAT MINIMUM, 2 COATS IF NECESSARY) ALLOWED TO THOROUGHLY DRY. PAINT MANUFACTURER, PRIOR TO SEAL COATING, ALL AREAS THAT ARE ADJACENT TO THE SEAL COATED AREA ARE TO BE MASKED (I.E. SIDEWALKS, CONCRETE SURFACES, BRICK SURFACES, GUTTERS, CATCHBASINS/INLETS, ETC.) PRIOR TO SEAL COATING TO BE APPLIED. AIR TEMPERATURE IS TO BE 50° AND RISING, APPLICATION RATE TO BE SUCH THAT ALL SURFACES OF THE ASPHALT BEING COATED IS THOROUGHLY COVERED IN ONE COAT. SPRAYING IS NOT ALLOWED. ALL SEAL COATING SHOULD BE APPLIED BY SQUEEGEE OR BRUSHES. THE BITUMINOUS SEAL COATING MATERIAL SHOULD NOT BE ALLOWED TO ENTER STORM SEWERS AND SHOULD BE ALLOWED TO DRY AT LEAST 18 HOURS PRIOR TO VEHICULAR USE. CRACK FILLER AND SEAL COATING MATERIALS ARE TO BE FREE OF COAL TAR.

1. GENERAL CONTRACTOR TO BECOME FAMILIAR WITH AND APPLY THE ADA MINIMAL REQUIREMENTS AND REPORT TO ARCHITECT/ENGINEER ANY DISCREPANCIES BEFORE CONSTRUCTION.
2. ACCESSIBLE ROUTES ON AN ACCESSIBLE SITE AND FOR ANY NEW SITE IMPROVEMENTS SHALL BE PROVIDED TO SERVE ALL ACCESSIBLE SPACES OR ELEMENTS.
3. THE MINIMUM CLEAR WIDTH OF AN ACCESSIBLE ROUTE PER CODE IS 36".
4. EACH ACCESSIBLE PARKING SPACE IS TO BE:
 - 4.1. CAR:

A MINIMUM OF 192" WIDE, CONSISTING OF A 96" WIDE ACCESS AISLE AND A 96" WIDE PARKING SPACE, UNLESS OTHERWISE NOTED. (SEE DETAIL). THE ACCESS AISLE SHALL BE PERMITTED TO BE PLACED ON EITHER SIDE OF THE PARKING SPACE. SEE DETAIL FOR REQUIRED DEPTH.
 - 4.2. VAN:

A MINIMUM OF 192" WIDE, CONSISTING OF A 96" WIDE ACCESS AISLE AND A 96" WIDE PARKING SPACE, UNLESS OTHERWISE NOTED (SEE DETAIL). WHEN VAN ACCESSIBLE PARKING SPACES ARE ANGLED, THE ACCESS AISLE SHALL BE LOCATED ON THE PASSENGER SIDE OF THE PARKING SPACE. SEE DETAIL FOR REQUIRED DEPTH.
5. ACCESSIBLE PARKING SPACES ARE TO BE LOCATED AS CLOSE TO THE BUILDING ENTRANCE AS POSSIBLE AND SHALL BE IDENTIFIED WITH A SIGN.
6. RAMPS MUST NOT EXTEND OUT FROM THE CURB INTO THE ACCESS AISLE OF ANY ACCESSIBLE PARKING SPACE.
7. TWO PARKING SPACES MAY NOT SHARE AN ACCESS AISLE.
8. ACCESS AISLES SHALL BE MARKED SO AS TO DISCOURAGE PARKING IN THEM. (SEE DETAIL)
9. ALL ADA PARKING STALLS, ACCESS AISLES AND CROSSWALKS SHALL BE STRIPED USING 4" WIDE DOUBLE LAYER OF HIGH QUALITY YELLOW PAINT, UNLESS OTHERWISE NOTED.
10. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED A SLOPE OF 1:50 (2.00%) IN ANY DIRECTION.
11. EACH ACCESSIBLE PARKING SPACE SHALL HAVE AN IDENTIFICATION SIGN (SEE DETAIL).

RAMPS

12. AN ACCESSIBLE ROUTE WITH A RUNNING SLOPE GREATER THAN 1:20 (5.00%) IS A RAMP AND SHALL COMPLY WITH THE RAMP REQUIREMENTS.
13. AN ACCESSIBLE ROUTE MAY CROSS OPEN PAVEMENT OR FOLLOW A SLOPE AS REQUIRED BY SITE-SPECIFIC CONDITIONS. THE RUNNING SLOPE OF AN ACCESSIBLE ROUTE ACROSS OPEN PAVEMENT MUST NOT EXCEED 1:20 (5.00%), WITH A CROSS SLOPE NOT EXCEEDING 1:50 (2.00%). SLOPES EXCEEDING 1:20 (5.00%), BUT LESS THAN 1:12 (8.33%), CONSTITUTE RAMPS AND MUST CONFORM TO THE REQUIREMENTS FOR RAMP DESIGN AND CONSTRUCTION (SLOPES, LANDINGS, RISE AND RUN LIMITS, ETC.) AS DETAILED ON THE CIVIL AND ARCHITECTURAL PLANS. NO RAMP SHALL HAVE A RUNNING SLOPE EXCEEDING 1:12 (8.33%), NOR HAVE A CROSS SLOPE EXCEEDING 1:50 (2.00%).
14. THE GENERAL CONTRACTOR/CONTRACTOR SHALL MEASURE THE SUBGRADE AND ACROSS FORMS PRIOR TO INSTALLATION OF ASPHALT OR CONCRETE IMPROVEMENTS TO ASSURE THE FINAL IMPROVEMENTS WILL MEET THESE MINIMAL ADA REQUIREMENTS. ANY DISCREPANCY MUST BE REPORTED TO THE CIVIL ENGINEER PRIOR TO INSTALLATION OF THE IMPROVEMENTS.

CURB RAMPS

15. A CURB RAMP SHALL BE PROVIDED WHEREVER AN ACCESSIBLE ROUTE CROSSES A CURB.
16. CURB RAMPS HAVE A MAXIMUM SLOPE OF 1:12 (8.33%) AND DO NOT REQUIRE HANDRAILS.
17. IF A CURB RAMP IS LOCATED WHERE PEDESTRIANS MUST WALK ACROSS THE RAMP, OR WHERE IT IS NOT PROTECTED BY HANDRAILS, OR GUARDRAILS, IT SHALL HAVE FLARED SIDES; THE MAXIMUM SLOPE OF THE FLARE SHALL BE 1:12 (8.33%).



1. PROVIDE 1/2" EXPANSION JOINTS EVERY 45' O.C.
2. PROVIDE HAND TOOLED CONTRACTION JOINTS EVERY 15' O.C.



1. PROVIDE TOOLED JOINTS AT 5' O.C.
2. PROVIDE CONTRACTION JOINTS AT 15' O.C.
3. PROVIDE EXPANSION JOINTS AT 45' O.C.
4. ROUND EXPOSED CORNERS WITH 1/2" RADIUS.



LC #12-0035	C-4	CHECKED BY: J.MILLER DESIGN BY: M.HANSEN DRAWN BY: M.H., K.S. DATE: MAY 31, 2019 SCALE: NONE PROJECT NO.: 18 - 120	 2631 Ginger Woods Parkway, Suite 100, Aurora, IL 60502 phone 630-375-1800 fax 630-238-9800 www.watermark-engineering.com	Prepared By: McDonald's 711 Jonte Blvd., 3rd Floor Oak Brook, IL 60523 McDONALD'S - PALATINE, IL 1570 E. Northwest Highway Palatine, Illinois 60074	Prepared For:	NO. 1 REVISIONS NO REVISIONS	DATE 10/18/19
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PROJECT DETAILS AND SPECIFICATIONS

UTILITY STATEMENT

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

LOTS 79, 80, 81 AND 82 IN ROBERT BARTLETT'S ARLINGTON CREST ESTATES, A SUBDIVISION OF PART OF THE SOUTH EAST QUARTER OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE NORTH EAST QUARTER OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

REFERENCE BENCHMARK:
NATIONAL GEODETIC SURVEY BENCHMARK
DESIGNATION: LD020
DID: DM7807

THE STATION IS LOCATED ABOUT 4.3 MILES WEST-SOUTHWEST OF WHEELING, 1.8 MILES NORTHWEST OF ARLINGTON HEIGHTS AND 1.6 MILES EAST OF PALATINE. TO REACH FROM THE INTERSECTION OF STATE HIGHWAY 53 AND W PLANTINE ROAD IN ARLINGTON HEIGHTS, IL, GO EAST ON WEST PLANTINE ROAD FOR 0.19 MILES TO NORTH WILKE ROAD, TURN RIGHT AND GO SOUTH THEN WEST THEN SOUTH ON NORTH WILKE ROAD FOR 0.18 MILES TO NORTH CHICAGO AVENUE, TURN LEFT AND GO SOUTH ON NORTH CHICAGO AVENUE FOR 72.2 FEET AND THE STATION ON THE RIGHT, THE STATION IS LOCATED 72.2 FEET SOUTH OF NORTH CHICAGO AVENUE, 72.2 FEET SOUTH OF THE EDGE OF PAVEMENT OF NORTH WILKE ROAD, 180 FEET WEST OF EDGE OF PAVEMENT OF NORTH CHICAGO AVENUE, 9.8 FEET EAST OF A CONCRETE DIVIDER WALL.

DATUM: NAVD88
ELEVATION = 734.95

SITE BENCHMARKS

SITE BENCHMARK #1
NORTHEAST BONNET BOLT ON FIRE HYDRANT LOCATED ALONG THE NORTHEAST SIDE OF NORTHWEST HIGHWAY AND
ALONG THE SOUTHWEST BOUNDARY LINE, NEAR SOUTHWEST CORNER OF SITE.

ELEVATION = 723.67

CUT SQUARE ON CONCRETE LIGHT POLE BASE AT THE NORTH CORNER OF LOT 79

ELEVATION = 725.40

DOCUMENT NUMBER 12498727 AMENDS THE RESTRICTIONS
CONTAINED ON THE PLAT OF SUBDIVISION FOR ROBERT BARTLETT'S
ARLINGTON CREST ESTATES TO INCLUDE THE FOLLOWING:

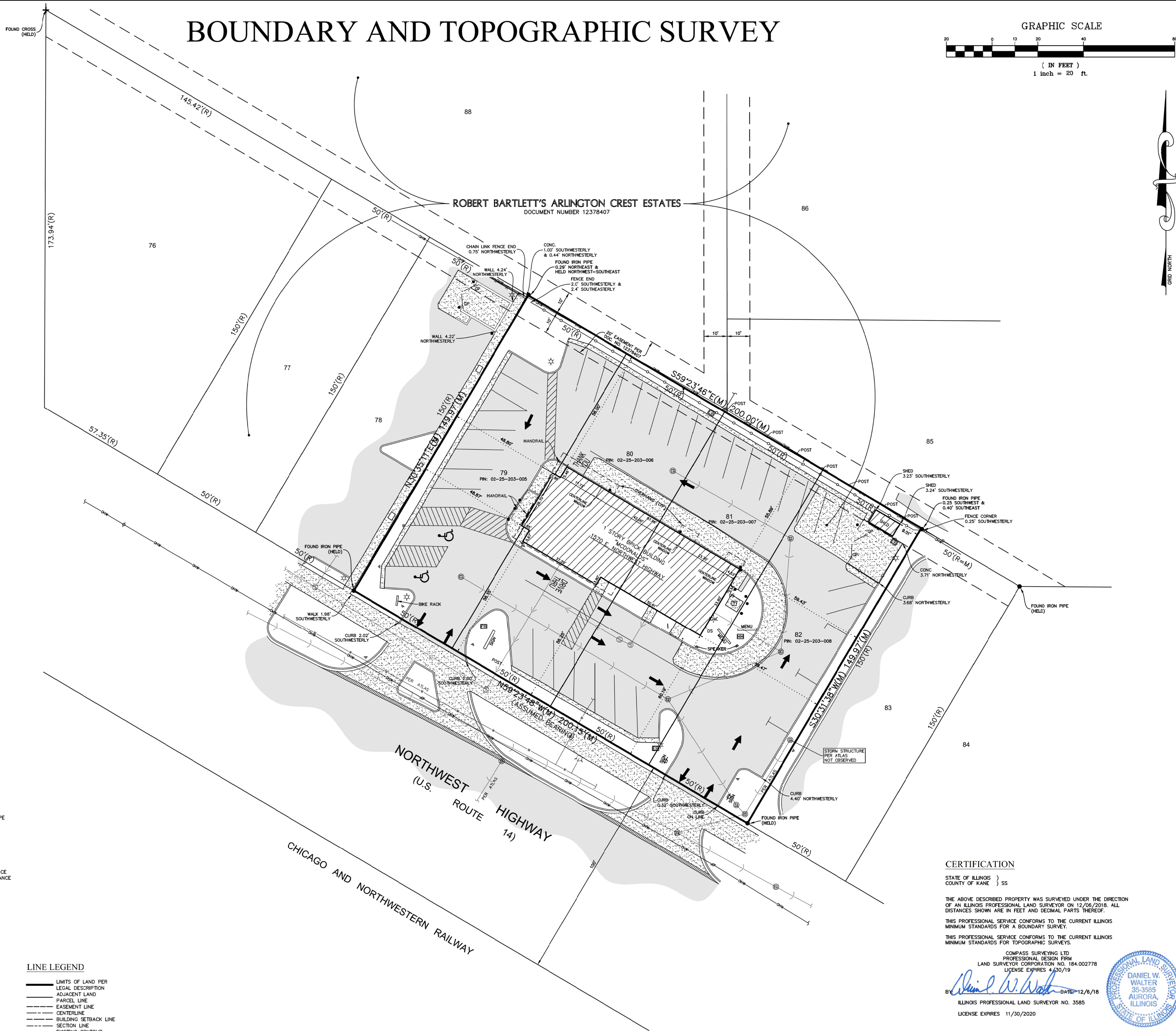
NO BUILDING SHALL BE LOCATED NEARER THAN 5 FEET TO ANY SIDE LOT LINE EXCEPT THAT THE SIDE LINE RESTRICTION SHALL NOT APPLY TO A DETACHED GARAGE OR OTHER OUT BUILDING LOCATED 100 FEET OR MORE FROM THE FRONT LOT LINE.

SEE DOCUMENT FOR OTHER RESTRICTIONS.

FOUND 7/8" O.D.I.P. UNLESS OTHERWISE NOTED (HOLD LOCATION) (CONTROL POINT)	✱✱	GAS METER
✱	✱	GAS VALVE
+	✱	GAS MARKER
⊗	⊗	DOWN SPOUT
⊗	⊗	BORING HOLE
⊗	⊗	MONITORING WELL
⊗	⊗	GATE POST
⊗	⊗	BOLLARD POLE
⊗	⊗	SION
⊗	⊗	FLAG POLE
⊗	⊗	MAILBOX
⊗	⊗	SANITARY SEWER
⊗	⊗	STORM SEWER
⊗	⊗	WATER MAIN
⊗	⊗	GAS MAIN
⊗	⊗	ELECTRIC LINE
⊗	⊗	OVERHEAD WIRES
⊗	⊗	TELEPHONE LINE
⊗	⊗	CONFERENCER TREE W/APPROX. DIAMETER
⊗	⊗	DECIDUOUS TREE W/APPROX. DIAMETER 1/2"=1'-MULTI-STEM (DRIP LINE SHOWN IS APPROXIMATE)
⊗	⊗	+ ELEVATION
⊗	⊗	BITUMINOUS PAVEMENT
⊗	⊗	CONCRETE SURFACE
⊗	⊗	DEPRESSED CURB
⊗	⊗	GRAVEL SURFACE
⊗	⊗	LANDSCAPE AREA
⊗	⊗	STONE SURFACE
⊗	⊗	DETECTABLE TACTILE WARNING SURFACE
⊗	⊗	WOOD FENCE
⊗	⊗	CHAIN LINK FENCE
⊗	⊗	METAL FENCE
⊗	⊗	METAL GUARDRAIL
⊗	⊗	OVERHEAD TRAFFIC

D.O.P. = OUTSIDE DIAMETER IRON PIPE
 TF = TOP OF FOUNDATION
 F.F. = FINISHED FLOOR
 FES = FLARED END SECTION
 VP = VENTED PITTY VALVE
 P.I. = PUNCTURE IRON PIPE
 PVC = POLYVINYL CHLORIDE
 C.P. = CAST-IN-PLACE CONCRETE PIPE
 CMC = CORRUGATED METAL PIPE
 (R) = RECORDED BEARING OR DISTANCE
 (M) = MEASURED BEARING OR DISTANCE
 (B) = BORED BEARING OR DISTANCE
 (A) = DEED BEARING OR DISTANCE
 C = ARC LENGTH
 R = RADIUS
 CH = CHORD
 P.C. = POINT OF BEGINNING
 B.S.L. = BUILDING SETBACK LINE
 U.E. = UTILITY EASEMENT
 P.E. = PARKING EASEMENT
 P.U.E. = PUBLIC UTILITY EASEMENT
 C.E. = CORNER EASEMENT
 P.O.B. = POINT OF BEGINNING
 P.U. & D.E. = PUBLIC UTILITY AND
 DRAINAGE EASEMENT
 BC = BACK OF CURB
 BD = BACK OF DEPRESSED
 C = CONCRETE
 FLOW LINE
 G = GRAVEL
 EW = EDGE OF WALK
 F.C. = FLOOR CRAWL
 TP = TOP OF PIPE
 IE = INVERT ELEVATION
 P.F. = PROPERTY LINE
 OS = DOWN SLOPE
 S.F. = SQUARE FEET
 SL = SHORE LINE
 TSF = TRANSFORMER

_____ LIMITS OF LAND PER
 _____ LEGAL DESCRIPTION
 _____ ADJACENT LAND
 _____ PARCEL LINE
 ----- EASEMENT LINE
 ----- CENTERLINE
 ----- BUILDING SETBACK LINE
 ----- SECTION LINE
 ----- EXISTING CONTOUR



STATE OF ILLINOIS)
COUNTY OF KANE)

THE ABOVE DESCRIBED PROPERTY WAS SURVEYED UNDER THE DIRECTION
OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR ON 12/06/2018. ALL
DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS
MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS
MINIMUM STANDARDS FOR TOPOGRAPHIC SURVEYS.

COMPASS SURVEYING LTD
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184.002778
LICENSE EXPIRES 4/30/19

Mr. P. H. H. H.

BY: James W. Vane DATE: 12/

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3585

LICENSE EXPIRES 11/30/2020

K:\PSDATA\2018 PROJECTS\18.0393\18.0393-TOPO.DWG

COMPASS
SURVEYING LTD



SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING

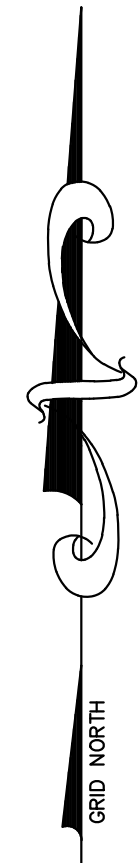
SCALE: 1" = 20'

1 OF 2

PROJ NO: 18.039

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.



- FOUND 7/8" O.D.I.P.
UNLESS OTHERWISE NOTED
(HELD LOCATION)
(CONTROL POINT)

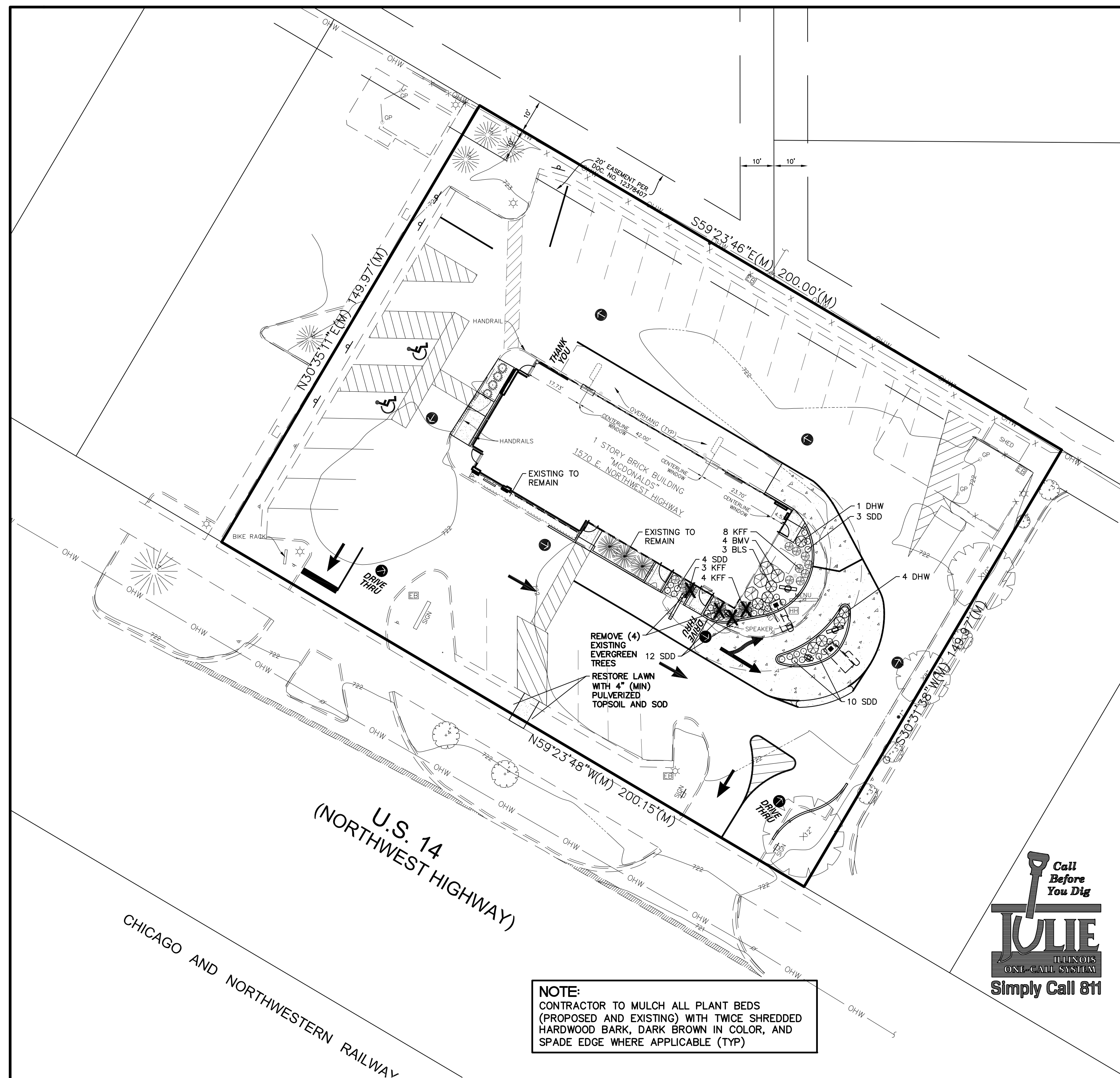
- | | | | |
|---|-----------------------------|---|----------------------------------|
| ⊕ | CONCRETE MONUMENT | ⊕ | GAS MARKER |
| ⊕ | CROSS IN CONCRETE | ⊕ | DOWN SPOUT |
| ⊕ | MANHOLE | ⊕ | BORING HOLE |
| ⊕ | STORM STRUCTURE | ⊕ | MONITORING WELL |
| ⊕ | SANITARY MANHOLE | ⊕ | GATE POST |
| ⊕ | CLEANOUT | ⊕ | BOLLARD POLE |
| ⊕ | FLARED END SECTION | ⊕ | FLAG |
| ⊕ | TRANSFER PAD | ⊕ | SLIP POLE |
| ⊕ | ELECTRIC MANHOLE | ⊕ | MAILBOX |
| ⊕ | ELECTRIC BOX | ⊕ | SANITARY SEWER |
| ⊕ | ELECTRIC PEDESTAL | ⊕ | STORM SEWER |
| ⊕ | ELECTRIC MARKER | ⊕ | WATER MAIN |
| ⊕ | ELECTRIC METER | ⊕ | GAS MAIN |
| ⊕ | UTILITY POLE | ⊕ | ELECTRIC LINE |
| ⊕ | UTILITY POLE W/LIGHT | ⊕ | OVERHEAD WIRES |
| ⊕ | UTILITY POLE W/TSF | ⊕ | TELEPHONE LINE |
| ⊕ | POLY POLE | ⊕ | CONIFEROUS TREE |
| ⊕ | OVERHEAD TRAFFIC SIGNAL | ⊕ | W/ APPROX. DIAMETER |
| ⊕ | TRAFFIC SIGNAL MANHOLE | ⊕ | DECIDUOUS TREE |
| ⊕ | LIGHT | ⊕ | W/ APPROX. DIAMETER |
| ⊕ | LIGHT POLE | ⊕ | W/ APPROX. DIAMETER |
| ⊕ | HAND HOLE | ⊕ | W/ APPROX. DIAMETER |
| ⊕ | VALVE VAULT | ⊕ | (DRIP LINE SHOWN IS APPROXIMATE) |
| ⊕ | FIRE HYDRANT | ⊕ | ELEVATION |
| ⊕ | IRRIGATION CONTROL VALVE | ⊕ | BITUMINOUS PAVEMENT |
| ⊕ | POST INDICATOR VALVE | ⊕ | CONCRETE SURFACE |
| ⊕ | SIAMSESE WATER CONNECTION | ⊕ | DEPRESSED CURB |
| ⊕ | WATER MARKER | ⊕ | GRAVEL SURFACE |
| ⊕ | WATER METER | ⊕ | LANDSCAPE AREA |
| ⊕ | VALVE BOX | ⊕ | STONE SURFACE |
| ⊕ | B/BOX | ⊕ | DETECTABLE TACTILE |
| ⊕ | TELEPHONE MANHOLE | ⊕ | WARNING SURFACE |
| ⊕ | TELEPHONE NETWORK INTERFACE | ⊕ | WOOD FENCE |
| ⊕ | TELEPHONE MARKER | ⊕ | CHAIN LINK FENCE |
| ⊕ | TELEPHONE PEDESTAL | ⊕ | METAL FENCE |
| ⊕ | CABLE TELEVISION PEDESTAL | ⊕ | METAL GUARDRAIL |
| | | ⊕ | OVERHEAD TRAFFIC |

D.O.P. = OUTSIDE DIAMETER IRON PIPE
 TF = TOP OF FOUNDATION
 F.F. = FINISHED FLOOR
 FES = FLARED END SECTION
 VP = VITRIFIED CLAY PIPE
 R.P. = RUSTICULE IRON PIPE
 P.V. = POLYVINYL CHLORIDE
 C.P. = CAST-IRON CONCRETE PIPE
 C.M.C. = CORRUGATED METAL PIPE
 (R) = RECORD BEARING OR DISTANCE
 (U) = MEASURED BEARING OR DISTANCE
 (B) = BORED BEARING OR DISTANCE
 (D) = DEED BEARING OR DISTANCE
 A = AREA
 L = LENGTH
 R = RADIUS
 CH = CHORD
 C.R. = CHORD RADIUS
 B.S.L. = BUILDING SETBACK LINE
 U.E. = UTILITY EASEMENT
 G.E. = GRASS EASEMENT
 P.U.E. = PUBLIC UTILITY EASEMENT
 P.O.E. = PORT OF ENTRY EASEMENT
 P.O.B. = POINT OF BEGINNING
 P.U. & D.E. = PUBLIC UTILITY AND
 DRAINAGE EASEMENT
 BDC = BACK OF CURB
 BCB = BACK OF DEPRESSION
 C = CENTER
 C = CONCRETE
 C.F. = CROWN
 G = GRAVEL
 EW = EDGE OF WALK
 F.F. = FINISHED FLOOR
 TF = TOP OF PIPE
 IE = INVERT ELEVATION
 P.P. = PROPERTY LINE
 DS = DOWN SLOPE
 A.F. = SQUARE FEET
 SL = SHORE LINE
 TSF = TRANSFORMER

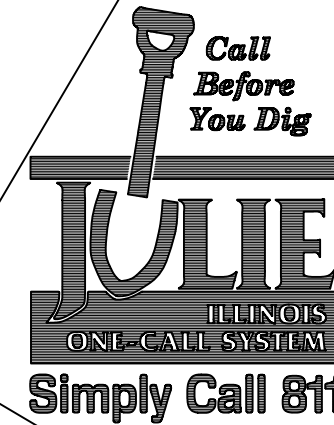
_____ LIMITS OF LAND PER
 _____ LEGAL DESCRIPTION
 _____ ADJACENT LAND
 _____ PARCEL LINE
 - - - - - EASEMENT LINE
 - - - - - CENTERLINE
 - - - - - BUILDING SETBACK LINE
 - - - - - SECTION LINE
 - - - - - EXISTING CONTOUR

Design Dig #A332 1954
Locate Dig #A330 1091

Municipality	Cable Television	Electric	Natural Gas	Telecommunications	Water/Sanitary/Storm	
Palatine, Village of 200 E. Wood Avenue Palatine, IL (847) 359-9050 Phone (847) 359-9094 Fax	Comcast 11111 224-229-5862 martha_gieras@comcast.com	ComEd 630-576-7094	Nicor Gas 630-388-2362 gasmaps@nicor.com	A&T Distribution g11828@att.com A&T Transmission Kenneth Colwell 630-383-9249 KC1298@att.com MCI Dean Boyers 469-896-4238 Sprint James Burton 736-955-6659 james.burton@ericsson.com Vinakom Communications Dicky, Patel 847-592-5785 dicky_patel@vinakom.com	Village of Arlington Heights Steve Mulrany 847-368-5800 smulrany@vahn.com Village of Palatine George Ruppert 847-202-6963 gruppert@palatine.il.us	



NOTE:
CONTRACTOR TO MULCH ALL PLANT BEDS (PROPOSED AND EXISTING) WITH TWICE SHREDDED HARDWOOD BARK, DARK BROWN IN COLOR, AND SPADE EDGE WHERE APPLICABLE (TYP)



LANDSCAPE NOTES

- ALL PLANT MATERIAL SHALL BE HARDY TO THE ZONE IT IS BEING PLANTED IN. ALL TREES AND SHRUBS ARE TO BE BALLED AND BURLAPED UNLESS OTHERWISE NOTED AND SHALL BE GROWN IN ACCORDANCE WITH THE STANDARDS SET FORTH BY THE LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICANHORT.
- PLANT SIZES CALLED OUT ON THIS PLAN ARE THE MINIMUM SIZE REQUIRED. PLANTS WHICH FAIL TO MEET THE SIZES LISTED, SHALL BE REJECTED AT THE EXPENSE OF THE CONTRACTOR.
- CONTRACTOR MUST VERIFY ALL MATERIAL QUANTITIES AS DEPICTED ON THE DRAWING. THE PLANT LIST PROVIDED ON THIS PLAN IS FOR CONVENIENCE ONLY.
- SUBSTITUTIONS MAY NOT BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT/DESIGNER.
- THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE AGENCIES AND UTILITY LOCATORS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOT BEGIN ANY WORK ON-SITE UNTIL ALL UTILITIES HAVE BEEN LOCATED. CONTRACTOR SHALL OBTAIN "AS-BUILT" PLANS FOR ALL IRRIGATION AND LIGHTING PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL UTILITIES INCLUDING IRRIGATION AND LIGHTING. ALL DAMAGE SHALL BE REPAIRED TO A NEW CONDITION IN ACCORDANCE WITH ALL CODES AT NO COST TO THE OWNER - SEE NOTE 5.
- ALL UNSUITABLE MATERIAL (CONCRETE, AGGREGATE STONE, CRUSHED ASPHALT, BRICK ETC.) SHALL BE REMOVED, INCLUDING HAUL OFF, PRIOR TO PLANTING AND SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- SOIL MIX PM35 BY MIDWEST TRADING COMPANY OR EQUAL SHALL BE ROTOTILLED INTO ALL PERENNIAL AND ANNUAL PLANTING BEDS PRIOR TO THE INSTALLATION OF THE PLANT MATERIAL. A SLOW RELEASE, GRANULAR FERTILIZER SHALL BE APPLIED TO ALL ANNUAL AND PERENNIAL PLANTING BEDS AT THE RECOMMENDED RATE, AND SHALL BE ROTOTILLED IN WITH THE ABOVE SOIL MIXTURE BEFORE THE PLANT MATERIAL IS INSTALLED.
- CONTRACTOR TO PROVIDE THOROUGH INITIAL WATERING OF ALL PLANTINGS WITHIN 12 HOURS OF INSTALLATION TO ENSURE ALL AIR POCKETS HAVE BEEN REMOVED AROUND ROOT BALL.
- ALL PLANT BED AREAS ARE TO BE MULCHED WITH 3" OF DOUBLE SHREDDED HARDWOOD MULCH AND SHALL BE SEPARATED WITH A SPADE EDGE ALONG PERIMETERS ADJACENT TO TURF AREAS. FINAL GRADE (AFTER SETTLING) SHALL BE 1" BELOW ADJACENT CURBS.
- ALL TURF AREAS ARE TO BE A MINIMUM OF A FIVE WAY BLUEGRASS BLEND, UNLESS OTHERWISE NOTED. CONTRACTOR IS RESPONSIBLE FOR WATERING ALL INSTALLED TURF AREAS UNTIL TIME OF KNITTING. IF TURF SEED AND SOD OCCUR ON THE SAME PROJECT, CONTRACTOR SHALL VERIFY AND USE SEED MIXTURES TO MATCH SOD.
- AREAS TO BE SODDED SHALL BE WITH AN "APPROVED TURFGRASS SOD" OF PREMIUM GRADE. SOD SHALL BE A 5 WAY BLEND OF IMPROVED KENTUCKY BLUEGRASS VARIETIES THAT HAS BEEN GROWN LOCALLY TO THE PROJECT SITE. SOD MUST BE MATURED FOR 2 FULL GROWING SEASONS PRIOR TO HARVEST CUTTING AND BE HEALTHY WITH WELL ESTABLISHED ROOTS. SOD SHALL BE FREE OF DISEASE, INSECTS AND DEBRIS. SOD SHALL BE UNIFORM IN LEAF COLOR, TEXTURE, AND DENSITY. SOD SHALL BE DELIVERED, INSTALLED, AND WATERED WITHIN 24 HOURS OF HARVEST IN WHICH TEMPERATURES DO NOT EXCEED 90 DEGREES (F) NOR LESS THAN 55 DEGREES (F). SOD SHALL BE MACHINE-CUT AT A MINIMUM UNIFORM SOIL THICKNESS (1.5" OF SOD IS DESIRED) BUT SOD THICKNESS SHALL BE AS THICKNESS NECESSARY FOR PLANT VIABILITY. SOD SHALL BE LAID IN STAGGERED STRAIGHT LINES, TIGHTLY AGAINST EACH OTHER WITHOUT STRETCHING OR OVERLAPPING. SOD STAKES SHALL USED ON ALL SLOPES 4:1 OR GREATER.
- CONTRACTOR SHALL REPAIR ALL DISTURBED AREAS (INTENDED OR UNINTENDED) AT A MINIMUM, TO THE ORIGINAL CONDITION UNLESS OTHERWISE NOTED.
- THE EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS INTENDED SOLELY TO IDENTIFY THEM AS OBSERVED IN THE FIELD. THIS PLAN DOES NOT MAKE ANY CLAIMS ABOUT THE CONDITION OR SAFETY OF ANY OF THE PLANT MATERIAL DESCRIBED HEREIN OR OBSERVED IN THE FIELD.
- ALL TRANSPLANTED PLANT MATERIAL MUST BE INSTALLED IMMEDIATELY UPON EXTRACTION FROM IT'S ORIGINAL LOCATION, UNLESS SPECIFIC ARRANGEMENTS HAVE BEEN MADE WITH THE LANDSCAPE ARCHITECT/DESIGNER. SHOULD IT BECOME UNREASONABLE TO TRANSPLANT ANY OF THE PLANT MATERIAL AS DESCRIBED IN THIS PLAN, DUE TO SITE CONSTRAINTS OR OTHERWISE, CONTRACTOR IS RESPONSIBLE FOR CONTRACTING LANDSCAPE ARCHITECT/DESIGNER TO MAKE ALTERNATIVE ARRANGEMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE HEALTH AND VIABILITY OF THE PROPOSED PLANT MATERIAL INCLUDING WATERING, PROTECTION FROM PHYSICAL DAMAGE FROM THE TIME PLANT IS SELECTED THROUGH IT'S INSTALLATION.
- CONTRACTOR IS RESPONSIBLE FOR ALL PLANT MATERIAL REMAINING PLUMB UNTIL THE END OF THE GUARANTEE PERIOD. PLANTS MAY NOT BE STAKED UNLESS APPROVED BY THE LANDSCAPE ARCHITECT/DESIGNER.
- CONTRACTOR TO GUARANTEE PLANT MATERIAL AND LABOR FOR A MINIMUM OF ONE YEAR FROM THE TIME OF INSTALLATION.
- THE CONTRACTOR IS RESPONSIBLE FOR BECOMING FAMILIAR WITH AND ABIDING BY THE LANDSCAPE ORDINANCES FOR THE SPECIFIC JURISDICTION IN WHICH THE WORK IS TAKING PLACE.
- BIDDERS SHALL BE RESPONSIBLE FOR EXAMINING THE SITE, PRIOR TO PREPARING BID, TO BECOME FAMILIAR WITH THE SPECIFIC SITE CONSTRAINTS.
- ALL EXISTING ON-SITE PLANT MATERIAL NOT EFFECTED BY CONSTRUCTION OR THE PROPOSED LANDSCAPE, SHALL BE BE PROTECTED AS PART OF THIS PLAN. EXISTING LANDSCAPE IN AREAS OF CONSTRUCTION AND PROPOSED LANDSCAPE SHALL BE REMOVED AS PART OF THIS PLAN.
- THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF ALL THE ITEMS SHOWN ON THE PLANS.
- IF IRRIGATION IS DEEMED NECESSARY, THE DESIGN AND INSTALLATION OF THE IRRIGATION SYSTEM SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. AN IRRIGATION PLAN ALONG WITH AN AS BUILT OF THE IRRIGATION SYSTEM SHALL BE PREPARED FOR OWNER REVIEW AND APPROVAL. CONTRACTOR SHALL GUARANTEE PERFORMANCE, PARTS, AND LABOR FOR A PERIOD OF 1 YEAR FROM THE DATE OF FINAL APPROVAL.
- IF EXISTING IRRIGATION IS PRESENT ON SITE, CONTRACTOR SHALL ADJUST, ADD TO, OR SUBTRACT FROM, THE EXISTING IRRIGATION SYSTEM TO ACCOMMODATE ANY PROPOSED ALTERATIONS/ADDITIONS TO THE EXISTING LANDSCAPE. CONTRACTOR SHALL PROVIDE THE OWNER AN AS BUILT OF THE IRRIGATION SYSTEM AND ALL CHANGES TO THE SYSTEM AFFECTED BY THIS PROJECT.
- PROVIDE TOPSOIL RE-SPREAD PER THE FOLLOWING UNLESS OTHERWISE NOTED:
 - 4" MINIMUM IN GRASS OR SOD AREAS
 - 6" MINIMUM IN PLANTING AREAS
 - 12" MINIMUM IN LANDSCAPE ISLANDS

GENERAL NOTES:

- THESE PLANS ARE BASED ON THE BOUNDARY AND TOPOGRAPHIC SURVEY (SURVEY PROJECT #180393 DATED 12/13/18) PREPARED BY: COMPASS SURVEYING LTD 2631 GINGER WOODS PARKWAY, STE 100, AURORA, IL 60502 (630) 820-9100
- PRIOR TO CONSTRUCTION, CONTRACTOR TO CONTACT THE DESIGN ENGINEER AND ARCHITECT TO VERIFY THAT THEY ARE WORKING FROM THE MOST CURRENT SET OF PLANS AND SPECIFICATIONS.

ON SITE PARKING DATA

REGULAR SPACES	30
ADA ACCESSIBLE SPACES	2
TOTAL SPACES	32

REQUIRED PARKING (1 SPACE PER 100 S.F. OF G.F.A.)	32 (32.31)
EXISTING PARKING	35 SPACES

SITE DATA

ZONED B-2	
LOT AREA	= 30,006 S.F. (0.69 AC.)
BUILDING AREA	= 3,231 S.F.
F.A.R.	= 0.107

TREE REMOVALS KEY

X = REMOVE EXISTING TREE INCLUDING STUMP AND STUMP GRINDINGS/REMOVE BRUSH.

TREE PRESERVATION/REMOVAL AND EXISTING LANDSCAPE NOTES:

- TREES WHICH ARE NOTED TO REMAIN AND BE PROTECTED SHALL HAVE PROTECTIVE FENCING INSTALLED PER THE DETAIL PROVIDED, PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY ON SITE. ANY DAMAGE DONE TO A PROTECTED TREE DURING CONSTRUCTION SHALL BE REPORTED TO THE LANDSCAPE DESIGNER.
- TREES WHICH ARE NOTED TO BE REMOVED SHALL HAVE THE STUMP GROUND DOWN A MINIMUM OF 18" BELOW THE ADJACENT GRADE UNLESS OTHER ARRANGEMENTS HAVE BEEN MADE AND AGREED TO BY THE OWNER AND LANDSCAPE DESIGNER. ALL DEBRIS FROM THE REMOVED TREE/STUMP SHALL BE HAULED OFF-SITE.
- ALL DISTURBED AREAS SHALL BE RESTORED TO MATCH EXISTING OR PROPOSED CONDITIONS, INCLUDING BACKFILLING OF HOLES LEFT FROM LANDSCAPE MATERIAL REMOVAL. CONTRACTOR TO MAINTAIN POSITIVE DRAINAGE AT ALL TIMES.
- TREES WHICH ARE NOTED TO BE PRUNED SHALL BE PRUNED BY AN I.S.A. CERTIFIED ARBORIST UNLESS OTHERWISE APPROVED BY THE LANDSCAPE DESIGNER.
- NO CONSTRUCTION ACTIVITY, AND/OR PLACEMENT OF EQUIPMENT, MATERIALS, OR SPOILS STORAGE SHALL BE PERMITTED WITHIN THE ROOT ZONE OF ANY PROTECTED TREE. NO EXCESS SOIL, ADDITIONAL FILL, CRUSHED LIMESTONE, LIQUIDS, OR CONSTRUCTION DEBRIS SHALL BE PLACED WITHIN THE ROOT ZONE OR LOCATED AT A HIGHER LOCATION WHERE DRAINAGE TOWARD THE TREES COULD POTENTIALLY AFFECT THE HEALTH OF SAID TREES.
- IN THE EVENT THAT AN UNDERGROUND UTILITY LINE/PIPE IS PROPOSED TO BE LOCATED WITHIN FIVE FEET OF THE TRUNK OF A TREE DESIGNATED FOR PRESERVATION, THAT UTILITY LINE/PIPE SHALL (WHERE POSSIBLE) BE AUGURED TO PREVENT DAMAGE TO THE ROOT SYSTEM OF THE TREE.
- DURING THE CONSTRUCTION PERIOD NO ATTACHMENTS, SIGNS, FENCES, WIRES, ETC. OTHER THAN APPROVED FOR BRACING, GUYING OR WRAPPING, SHALL BE ATTACHED TO ANY TREE.
- UNLESS OTHERWISE NOTED ALL EXISTING ON-SITE PLANT MATERIAL NOT EFFECTED BY CONSTRUCTION OR THE PROPOSED LANDSCAPE, SHALL BE PROTECTED AS PART OF THIS PLAN. EXISTING LANDSCAPE IN AREAS OF CONSTRUCTION AND PROPOSED LANDSCAPE SHALL BE REMOVED.
- TREES WHICH ARE NOTED TO REMAIN AND BE PROTECTED, AND WHOSE CANOPIES/ROOT SYSTEMS FALL WITHIN AN AREA OF DEMOLITION/CONSTRUCTION, SHALL HAVE ALL ROOTS EXPOSED BY HAND AND CLEANLY PRUNED, USING I.S.A. APPROVED METHODS.
- ALL EXISTING PLANT MATERIAL ON THIS PLAN HAS BEEN SHOWN FOR GRAPHIC AND DESIGN PURPOSES ONLY. ALL EXISTING PLANT MATERIAL, NOT SHOWN ON THE LAND SURVEY PROVIDED, WAS LOCATED IN THE FIELD BY THE LANDSCAPE DESIGNER AND THEREFORE IS APPROXIMATE IN IT'S LOCATION AS SHOWN ON THIS PLAN. THIS PLAN DOES NOT MAKE ANY CLAIMS ABOUT THE VIABILITY OR SAFETY OF ANY OF THE PLANT MATERIAL DESCRIBED HEREIN OR OBSERVED IN THE FIELD.

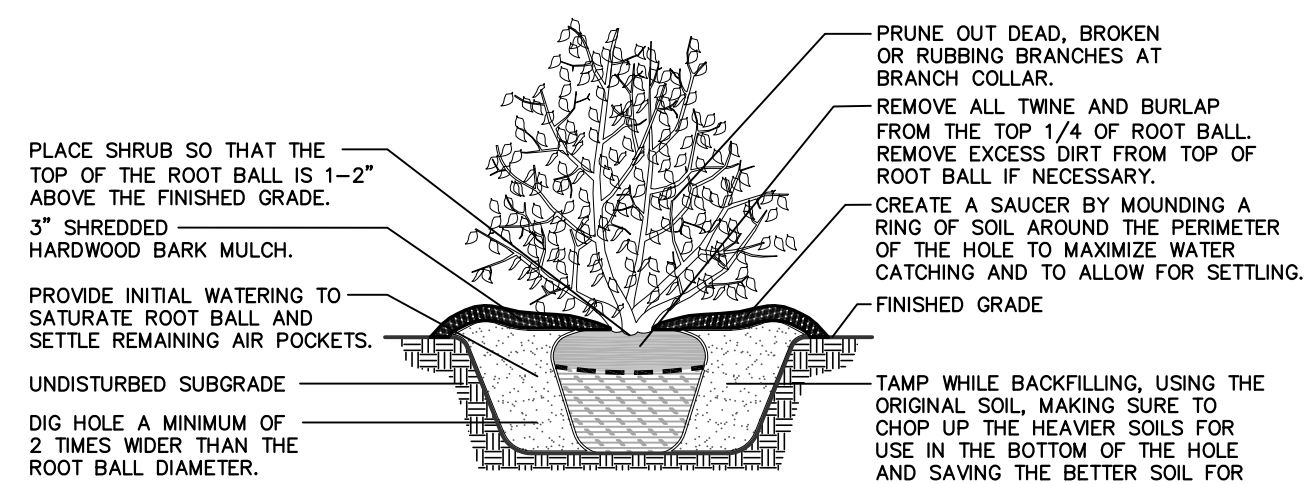
PLANT LIST

FLOWERING AND EVERGREEN SHRUBS

QTY.	ABRV.	BOTANICAL NAME	COMMON NAME	SIZE
3	BLS	Spiraea betulifolia 'Tor'	Birchleaf Spirea	3 Gal.
4	BMV	Viburnum dentatum 'Christom'	Blue Muffin Viburnum	5 Gal.
5	DHW	Weigela x 'Dark Horse'	Dark Horse Weigela	3 Gal.

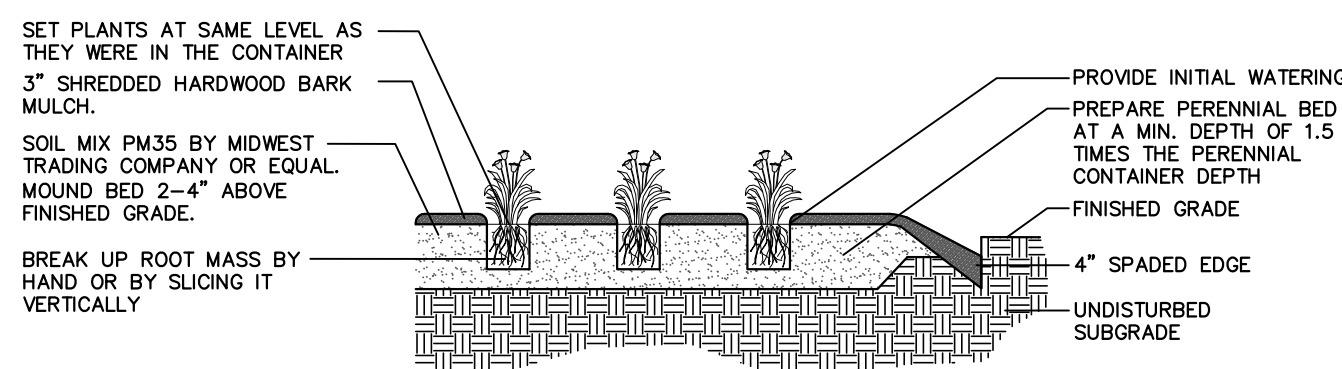
PERENNIALS, ORNAMENTAL GRASS AND GROUNDCOVERS

QTY.	ABRV.	BOTANICAL NAME	COMMON NAME	SIZE
29	SDD	Hemerocallis 'Stella de' Oro	Stella de Oro Daylily	1 Gal.
15	KFF	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 Gal.



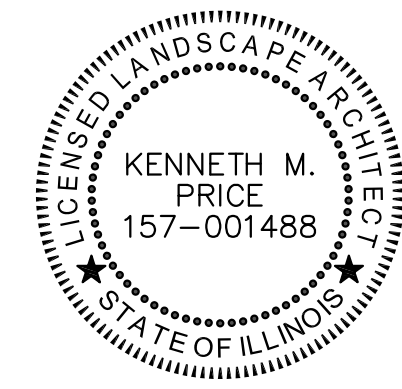
SHRUB PLANTING DETAIL

NOT TO SCALE. USE ONLY ZONE HARDY PLANT MATERIAL.

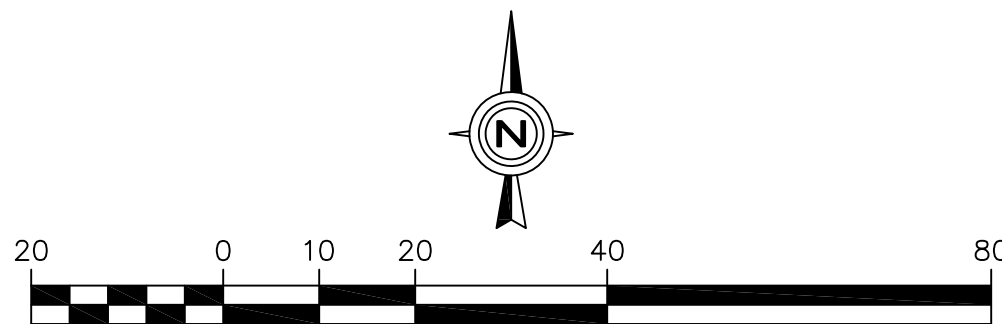


PERENNIAL PLANTING DETAIL

NOT TO SCALE. USE ONLY ZONE HARDY PLANT MATERIAL.



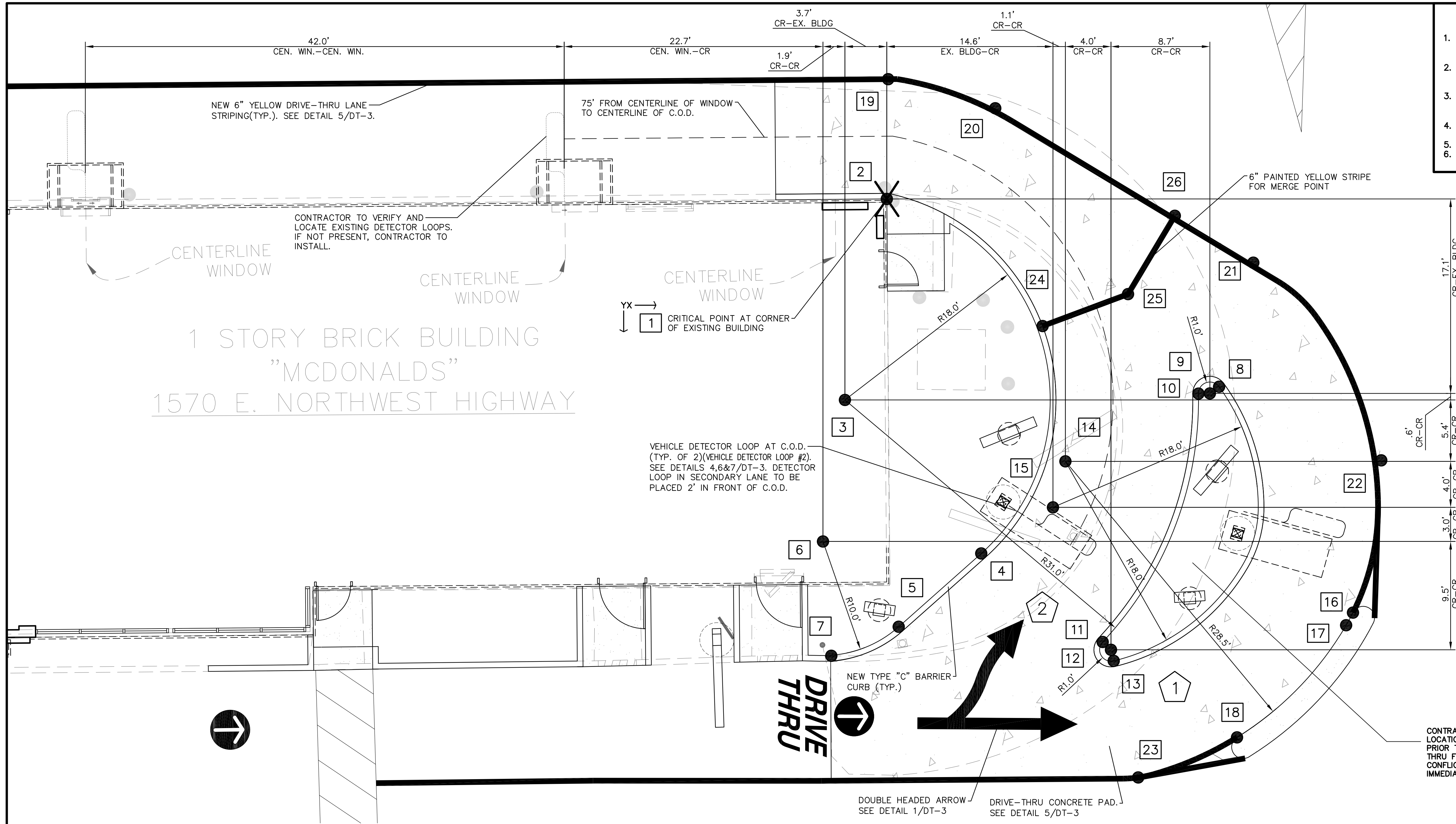
LANDSCAPE PLAN
DESIGNED BY
KENNETH M. PRICE, RLA



LANDSCAPE PLAN

CHECKED BY: J.MILLER
DESIGN BY: M.HANSEN
DRAWN BY: M.H., K.S.
DATE: MAY 31, 2019
SCALE: 1" = 20'
PROJECT NO.: 18-120

L-1
LC #12-0035



GENERAL NOTES:

1. THE REGIONAL CONSTRUCTION MANAGER IS TO REVIEW AND APPROVE ALL DRIVE-THRU LAYOUTS. A DRIVE-THRU IS FINAL AND CONSIDERED "RED", ONCE APPROVED. NO CHANGES ARE TO BE MADE AFTER THIS POINT.
2. DUE TO THE EXACT GEOMETRY REQUIRED FOR THE EFFICIENT OPERATION OF THIS DRIVE-THRU LAYOUT, IT IS RECOMMENDED THAT ALL DRIVE-THRU EQUIPMENT AND PAVEMENT IMPROVEMENTS TO BE FIELD LOCATED BY A LICENSED SURVEYOR.
3. THE PLACEMENT OF THE CODs AND ANY ADDITIONAL SIGNAGE SHOULD BE SUCH THAT IT PREVENTS, OR MINIMIZES, BLOCKING THE CUSTOMER'S VIEW OF THE MENU BOARD WHILE ORDERING.
4. THESE DIMENSIONS ARE CRITICAL TO THE FUNDAMENTAL LAYOUT OF THE SIDE BY SIDE DESIGN.
5. IF DIMENSIONS ARE MODIFIED CONTACT DESIGN ENGINEER IMMEDIATELY.
6. VERIFY WITH SUPPLIER OF DRIVE-THRU EQUIPMENT THAT MOST CURRENT EQUIPMENT IS BEING UTILIZED.

COORDINATES

Pavement			
	X	Y	DESCRIPTION
1	0.00'	0.00'	CRITICAL STARTING POINT FOR ALL COORDINATES
2	0.00'	0.00'	TO BACK OF CURB AT START OF RADIUS
3	-3.67'	17.62'	TO CENTER OF RADIUS(31')
4	8.28'	31.08'	TO BACK OF CURB AT END OF RADIUS
5	1.04'	37.51'	TO BACK OF CURB AT START OF RADIUS
6	-5.60'	30.03'	TO CENTER OF RADIUS(10')
7	-4.87'	40.05'	TO BACK OF CURB AT END OF RADIUS
8	29.13'	16.46'	TO BACK OF CURB AT START OF RADIUS
9	28.32'	17.05'	TO CENTER OF RADIUS(1')
10	27.32'	17.07'	TO BACK OF CURB AT END OF RADIUS
11	18.93'	38.84'	TO BACK OF CURB AT START OF RADIUS
12	19.65'	39.53'	TO CENTER OF RADIUS(1')
13	19.89'	40.50'	TO BACK OF CURB AT END OF RADIUS
14	15.66'	23.00'	TO CENTER OF RADIUS(18',28.5')
15	14.57'	27.04'	TO CENTER OF RADIUS(18')
16	40.87'	36.27'	TO BACK OF CURB AT START OF RADIUS
17	40.27'	37.37'	TO BACK OF CURB AT END OF RADIUS
18	30.70'	47.21'	TO BACK OF CURB AT END OF RADIUS
19	0.12'	-10.50'	TO STRIPING/CONCRETE
20	9.51'	-7.95'	TO STRIPING/CONCRETE
21	32.13'	5.59'	TO STRIPING/CONCRETE
22	43.35'	22.92'	TO STRIPING/CONCRETE
23	22.04'	50.72'	TO STRIPING/CONCRETE
24	13.65'	11.14'	TO MERGE POINT STRIPING
25	21.15'	8.34'	TO MERGE POINT STRIPING
26	25.25'	1.48'	TO MERGE POINT STRIPING

DRIVE-THRU APPROACH

1
DT-1

1" = 5'-0"

1

PRIMARY DRIVE-THRU LANE

2

SECONDARY DRIVE-THRU LANE

DRIVE-THRU
PAVEMENT PLAN

CHECKED BY: J.MILLER
DESIGN BY: M.HANSEN
DRAWN BY: M.H., K.S.
DATE: MAY 31, 2019
SCALE: 1" = 5'
PROJECT NO.: 18-120

DT-1

LC #12-0035

DRIVE-THRU PAVEMENT PLAN

McDonald's
711 Jorie Blvd., 3rd Floor
Oak Brook, IL 60523
McDONALD'S - PALATINE, IL
1570 E. Northwest Highway
Palatine, Illinois 60074

Prepared By:

Watermark
Engineering
RESOURCES, LTD.
2631 Ginger Woods Parkway, Suite 100, Aurora, IL 60502
phone 630-575-1800 fax 630-236-9800 www.watermark-engineering.com

1. THE LOCATION AND ORIENTATION OF MENU BOARDS WERE DETERMINED BY THE SIGHT LINES OF THE CARS. THE CARS WERE POSITIONED ACCORDING TO THE MAX. AMOUNT OF CARS DURING A PEAK PERIOD. ALL DIMENSIONS SHOWN ARE BASED UPON PROTOTYPAL LAYOUTS SHOWN. ACTUAL DIMENSIONS TO BE BASED ON SITE SPECIFIC CONFIGURATIONS AND THE REQUIREMENTS OF NOTE 2.
2. MENU BOARD IS ORIENTATED FOR VIEWING BY CAR 5 (PRIMARY USER) AND CAR 4 (SECONDARY USER).
3. PROVIDE TWO CIRCUITS FOR MENU BOARD AND PRE-VIEW BOARDS. ONE CIRCUIT FOR LIGHTS AND ONE CIRCUIT WITH LOCK FOR MOTOR AND CONTROLLER. REFER TO ARCHITECTURAL/ELECTRICAL PLANS FOR TERMINATION OF CONDUIT RUNS INSIDE BUILDING.
4. ALL GALVANIZED ANCHOR BOLTS TO BE SUPPLIED AND INSTALLED BY THE CONTRACTOR.
5. PLACEMENT NOTE: THE PLACEMENT OF THE CUSTOMER ORDER DISPLAY SHOULD BE SUCH THAT IT DOES NOT BLOCK THE VIEWING OF THE MENU BOARD FROM THE DRIVER'S VANTAGE POINT.
6. VERIFICATION NOTE: VERIFY ALL DRIVE-THRU EQUIPMENT WITH McDONALD'S PROJECT MANAGER AND OPERATIONS MANAGER BEFORE PROCEEDING.
7. THE REGIONAL CONSTRUCTION MANAGER IS TO REVIEW AND APPROVE ALL DRIVE-THRU LAYOUTS. A DRIVE-THRU IS FINAL, AND CONSIDERED "RED", ONCE APPROVED. NO CHANGES ARE TO BE MADE AFTER THIS POINT.
8. DUE TO THE EXACT GEOMETRY REQUIRED FOR THE EFFICIENT OPERATION OF THIS DRIVE-THRU LAYOUT, IT IS RECOMMENDED THAT ALL DRIVE-THRU EQUIPMENT AND PAVEMENT IMPROVEMENTS BE FIELD LOCATED BY A LICENSED SURVEYOR.
9. THE PLACEMENT OF THE COY AND ANY ADDITIONAL SIGNAGE SHOULD BE SUCH THAT IT PREVENTS, OR MINIMIZES, BLOCKING THE CUSTOMER'S VIEW OF THE MENU BOARD WHILE ORDERING.
10. THESE DIMENSIONS ARE CRITICAL TO THE FUNDAMENTAL LAYOUT OF THE SIDE BY SIDE DESIGN.
11. IF DIMENSIONS ARE MODIFIED CONTACT DESIGN ENGINEER IMMEDIATELY.
12. VERIFY WITH SUPPLIER OF DRIVE-THRU EQUIPMENT THAT MOST CURRENT EQUIPMENT IS BEING UTILIZED.

DETECTOR LOOP AT C.O.D.
(VEHICLE DETECTOR LOOP #2).
S 4.6&7/DT-3. DETECTOR
SECONDARY LANE TO BE
IN FRONT OF C.O.D.

NO COPY
-4

E AND VERIFY
UTILITIES
OF DRIVE
AVOID
SIGN ENGINEER
CTS OCCUR.

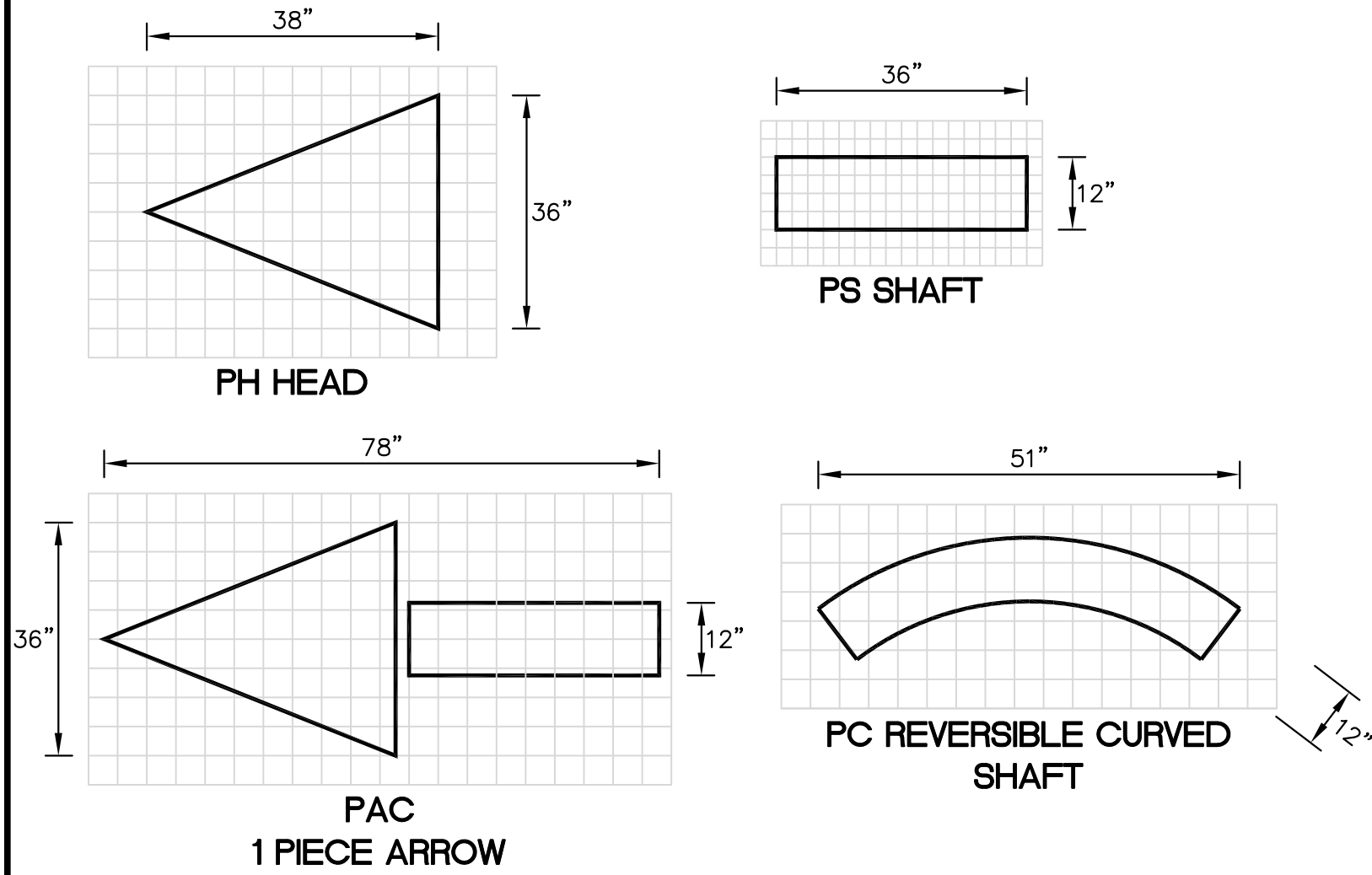
laythw			
Equipment			
	X	Y	DESCRIPTION
1	0.00'	0.00'	CRITICAL STARTING POINT FOR ALL COORDINATES
2	10.71'	20.59'	TO CENTER OF ODMB MENU BOARD
3	10.19'	26.57'	TO CENTER OF DRIVE THRU SPRINGBOARD CANOPY
4	-0.66'	36.06'	TO CENTER OF DIGITAL PRE-BROWSE BOARD
5	28.96'	23.86'	TO CENTER OF ODMB MENU BOARD
6	30.75'	29.32'	TO CENTER OF DRIVE THRU SPRINGBOARD CANOPY
7	26.55'	35.01'	TO CENTER OF DIGITAL PRE-BROWSE BOARD
8	-14.91'	38.65'	TO CENTER OF FOUNDATION OF SINGLE WELCOME POINT GATEWAY SIGN

DT-2 1" = 5'-0"

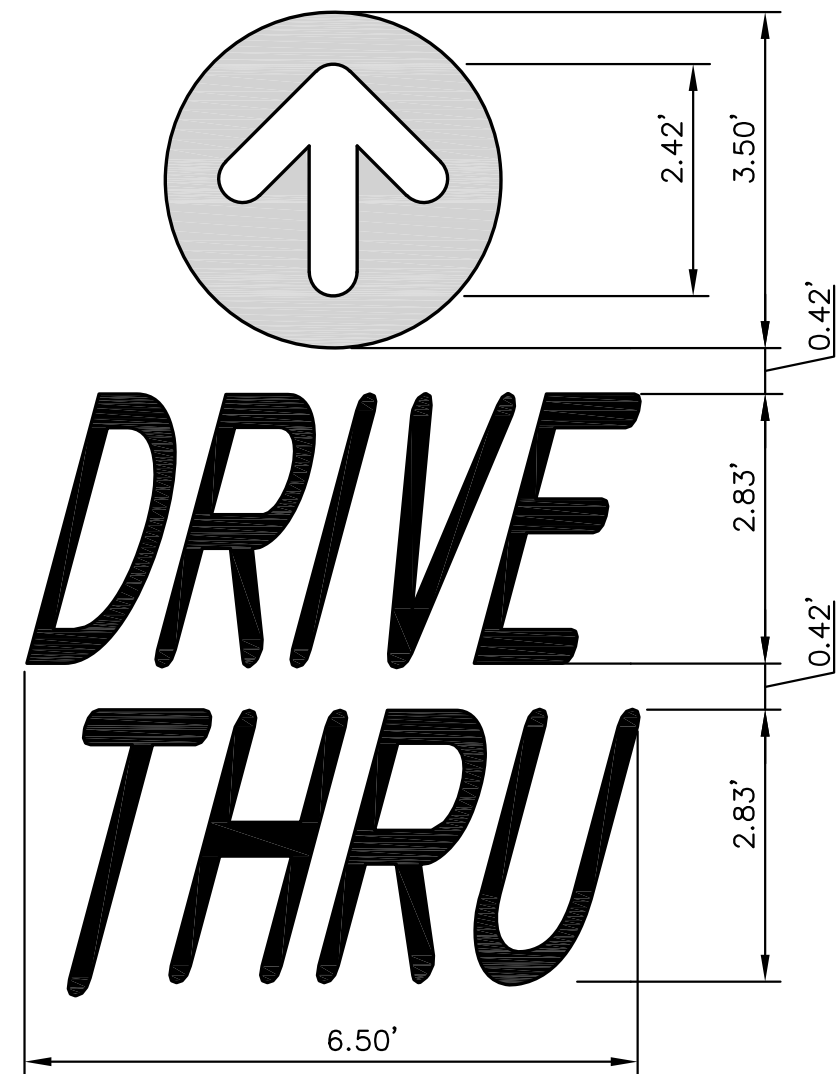
2 SECONDARY DRIVE-THRU LANE

DRIVE-THRU EQUIPMENT PLAN

PARKING LOT ARROWS (MEETS NO STATE OR FEDERAL DESIGN STANDARDS)

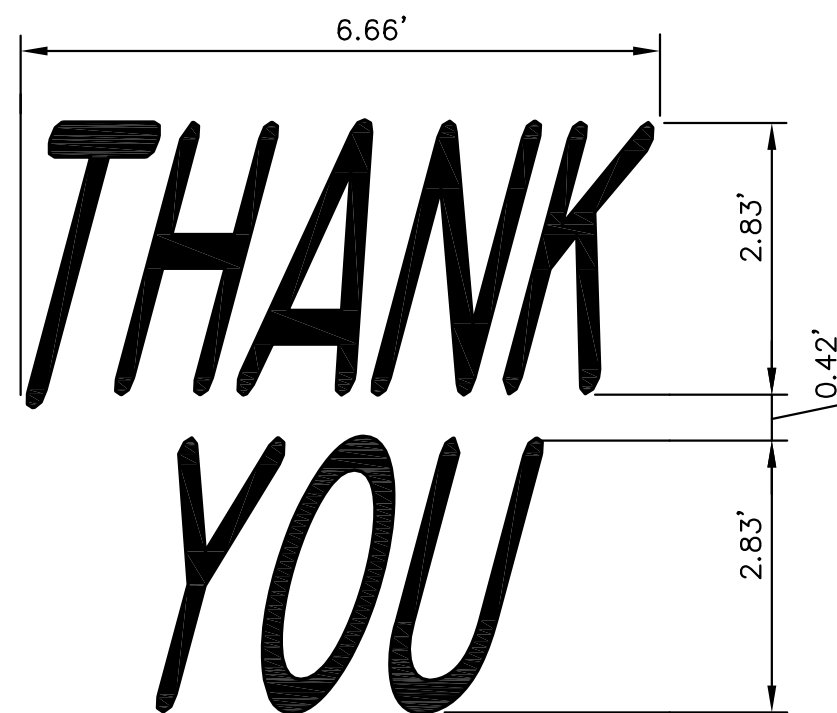


1 TYPICAL PAVEMENT MARKING DETAIL
DT-3



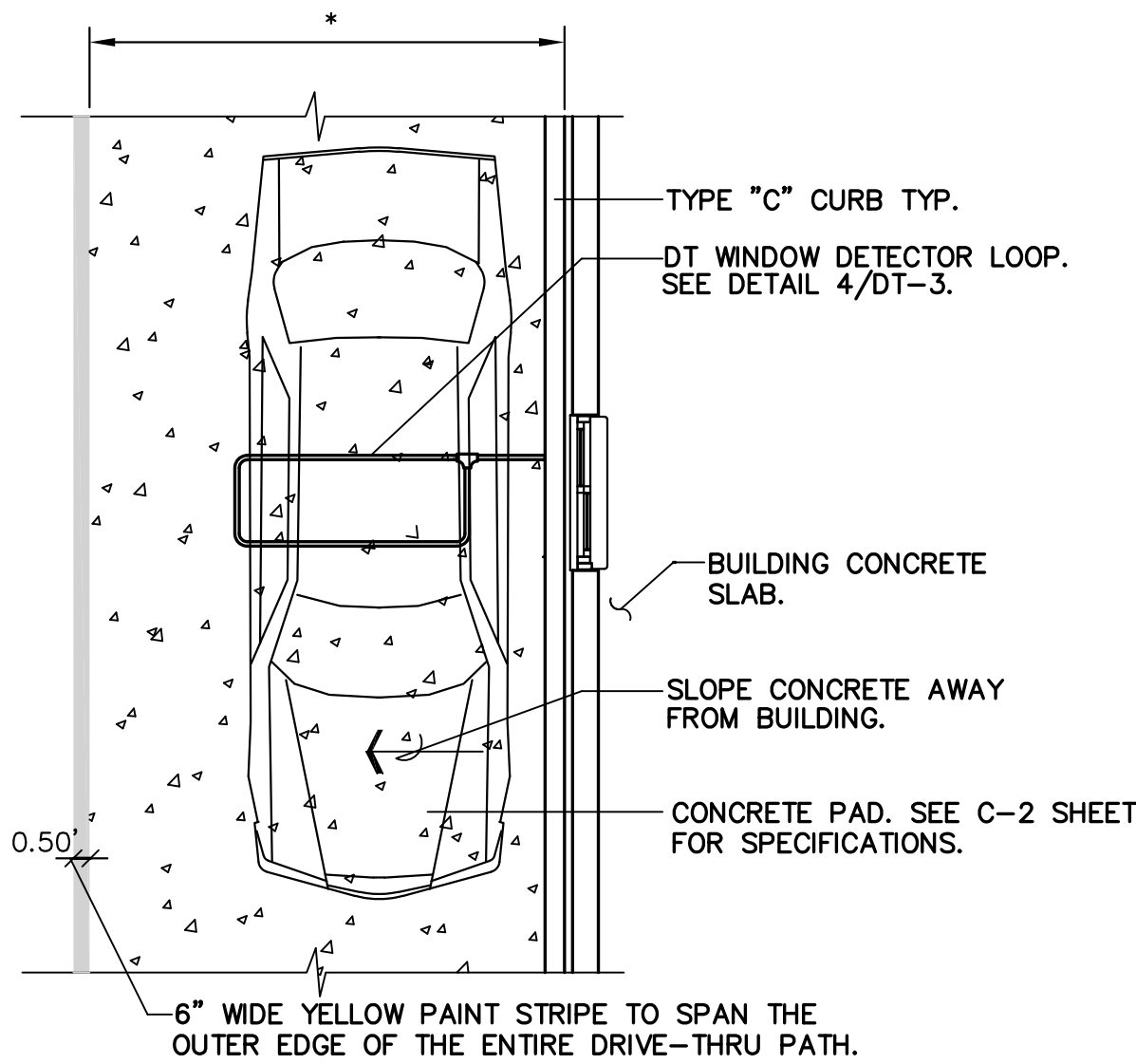
NOTE: ALL TEXT AND ARROW SHALL BE PAINTED YELLOW.

2 PAINTED "DRIVE-THRU" WITH ARROW DETAIL
DT-3



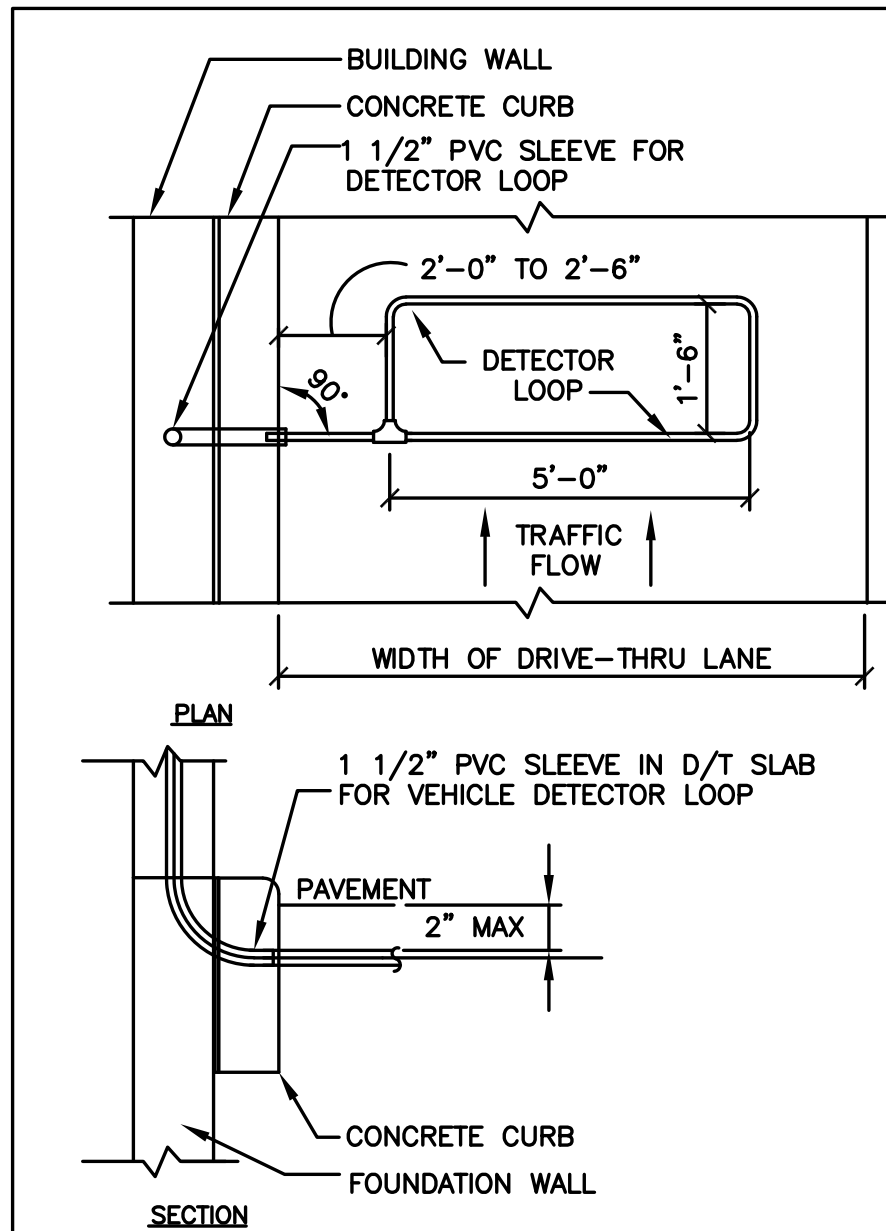
NOTE: ALL TEXT SHALL BE PAINTED YELLOW.

3 PAINTED "THANK-YOU" DETAIL
DT-3

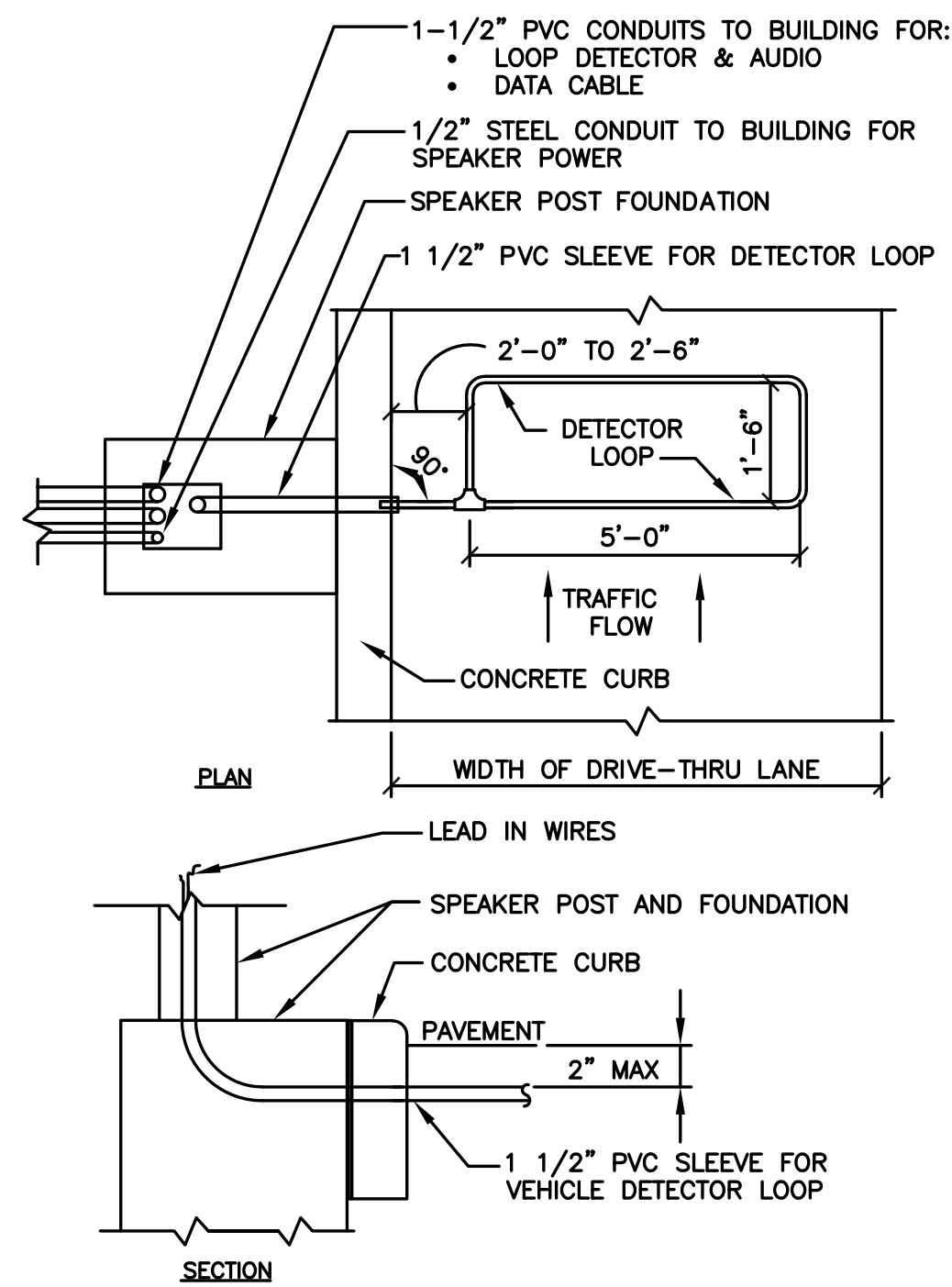


* FOR DIMENSIONS OF DRIVE-THRU LANE CONCRETE PAD, SEE C-2 SHEET FOR SPECIFICATIONS.

5 DRIVE-THRU CONCRETE PAD DETAIL
DT-3



B - DT WINDOW DETECTOR LOOP

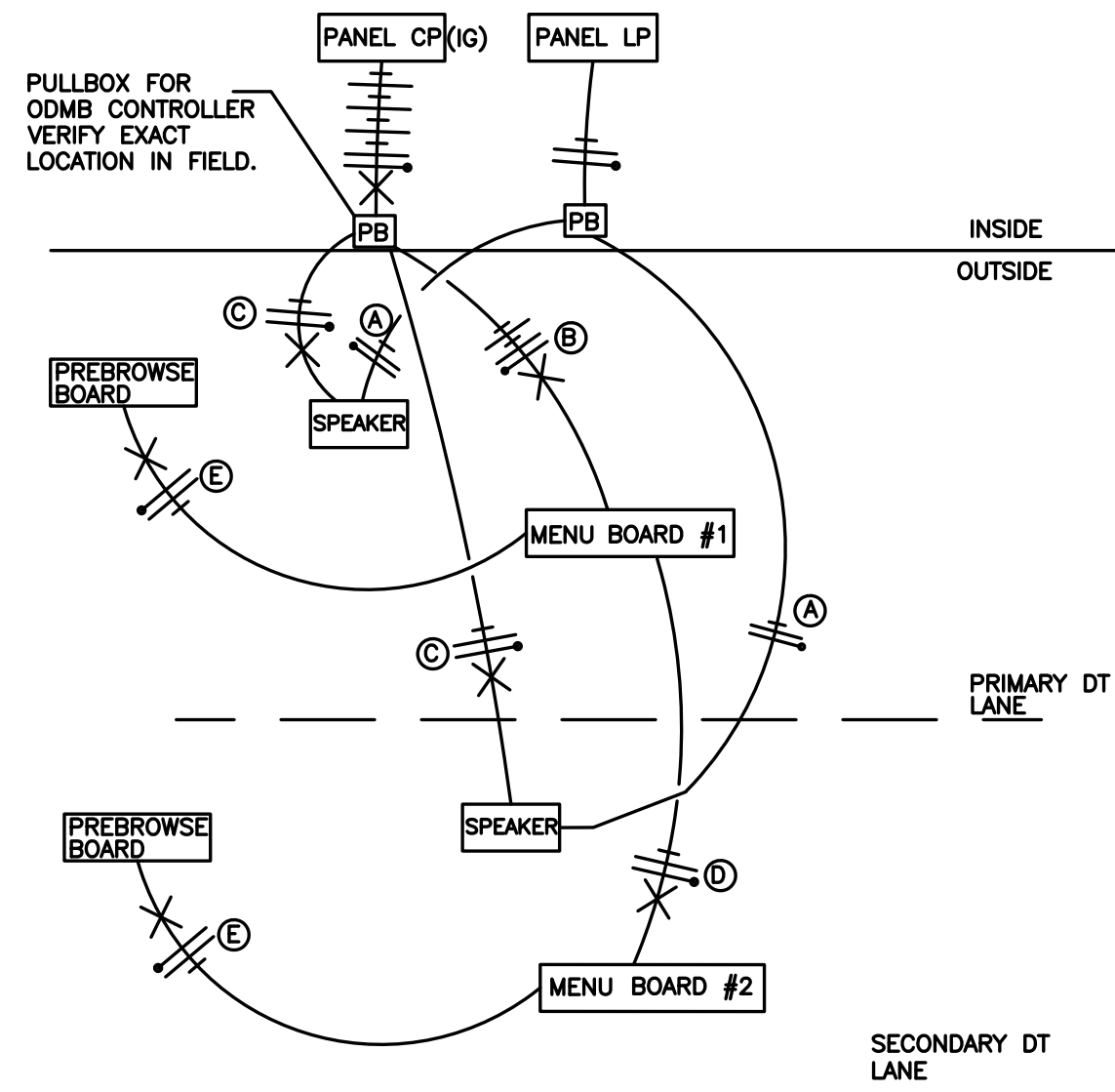


A - SPEAKER DETECTOR LOOP

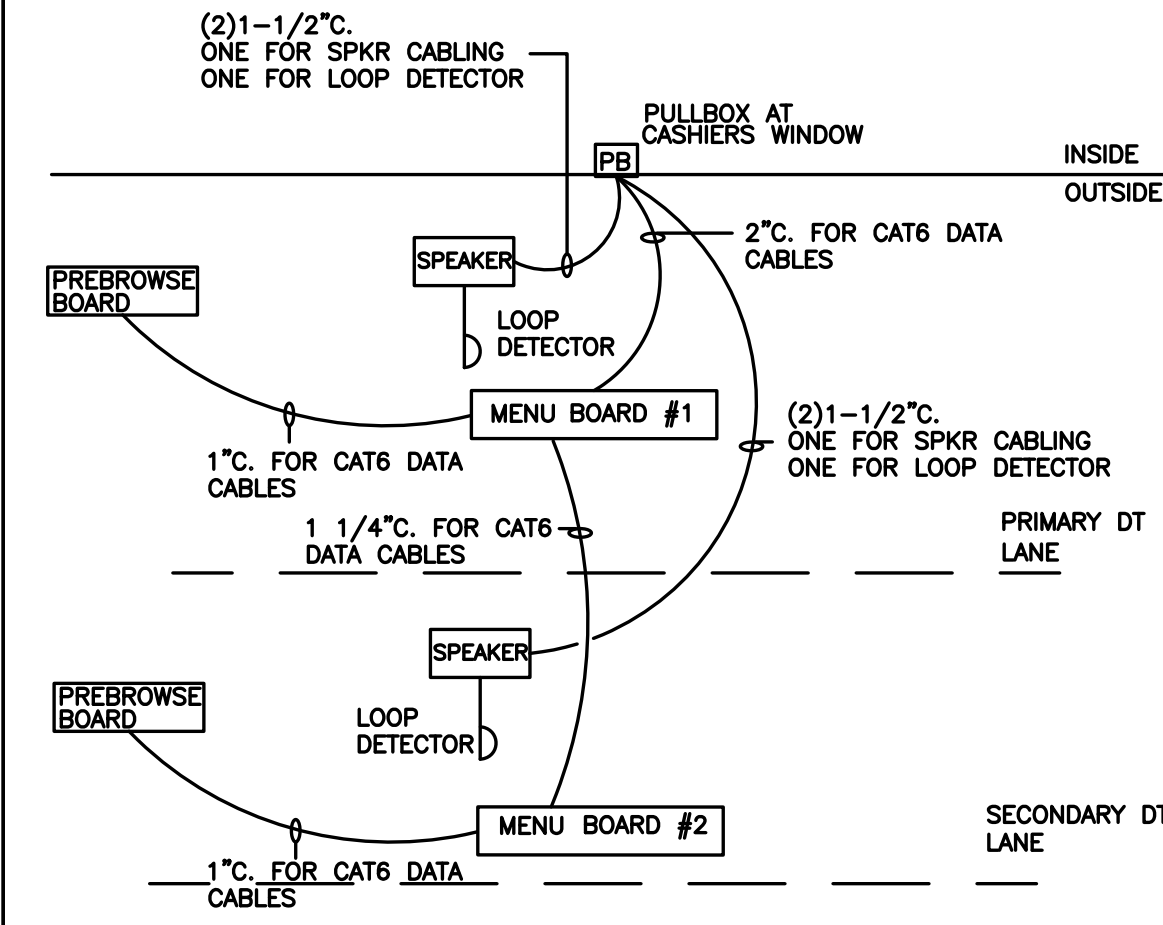
NOTES

1. VERIFY CONDUIT SIZES AND LAYOUT WITH DETECTOR LOOP MANUFACTURER.
2. CENTER VEHICLE DETECTOR LOOP IN DRIVE THRU LANE. INSTALL PER MFR. RECOMMENDATIONS.
3. NO STEEL (REBAR OR ELECTRICAL WIRE) SHALL BE USED WITHIN 2' OF LOOP.
4. DETECTOR LOOP MANUFACTURERS: DETECTOR LOOPS MAY BE BY ONE OF THE FOLLOWINGS COMPANIES OR EQUAL.
3M: 1-800-328-0033
HME: 1-800-848-4468
5. DETECTOR LOOP MATERIAL: PVC TUBING 1/2" I.D. 100 PSI LOOP MADE FROM ONE LENGTH OF THIN FOURTEEN GAUGE STRANDED WIRE. LEAD-IN IS PRE-TWISTED AT FACTORY.
6. DETECTOR LOOP CONSTRUCTION: FORMED WITH ONE CONTINUOUS LENGTH OF PVC WITH NO SHARP CORNERS AS DETAILED. WIRE LOOPED, FORMED, & PIGTAILED AS DETAILED.

4 DETECTOR LOOP DETAILS
DT-3 NOT TO SCALE



6 DRIVE THRU POWER DIAGRAM
DT-3 NOT TO SCALE



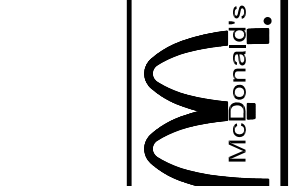
7 DT LOW VOLTAGE CONDUIT DIAGRAM
DT-3 NOT TO SCALE

NOTE:

- * VERIFY EXACT CIRCUITS & QUANTITIES OF CIRCUITS WITH PANEL, SCHEDULES AND MANUFACTURERS INSTALLATION INSTRUCTIONS.
- FOR EXISTING LOCATIONS:
 - * VERIFY EXISTING CP PANEL HAS AMPACITY AND SUFFICIENT SPARES/SPACE FOR TWO (2) NEW 20A/1P CIRCUITS. UPGRADE CP PANEL TO 42 CIRCUITS IF NECESSARY.
 - * VERIFY EXISTING PULLBOXES ARE SIZED FOR NEW CONDUIT ROUTING. MODIFY PULLBOXES IF NECESSARY.
- A) 2#12 & 1#12 GND. TO LP-1 FOR COD CANOPY LIGHTING.
- B) 4#12 & 1#12 GND & 1#12 ISOLATED GND., TO CP FOR ISOLATED GROUND POWER TO MENUBOARDS AND MEDIA PLAYERS.
- C) 2#12 & 1#12 GND & 1#12 ISOLATED GND., TO CP FOR ISOLATED GROUND POWER TO COD'S. EACH COD SHALL BE ON ITS OWN SEPARATE CIRCUIT.
- D) 2#12 & 1#12 GND & 1#12 ISOLATED GND., TO CP FOR ISOLATED GROUND POWER TO MENUBOARDS AND MEDIA PLAYERS.
- E) 2#12 & 1#12 GND & 1#12 ISOLATED GND., TO CP FOR ISOLATED GROUND POWER TO FOR PRE-BROWSE BOARDS AND MEDIA PLAYER.

DRIVE-THRU DETAILS

McDonald's
711 Jorie Blvd., 3rd Floor
Oak Brook, IL 60523
McDONALD'S - PALATINE, IL
1570 E. Northwest Highway
Palatine, Illinois 60074



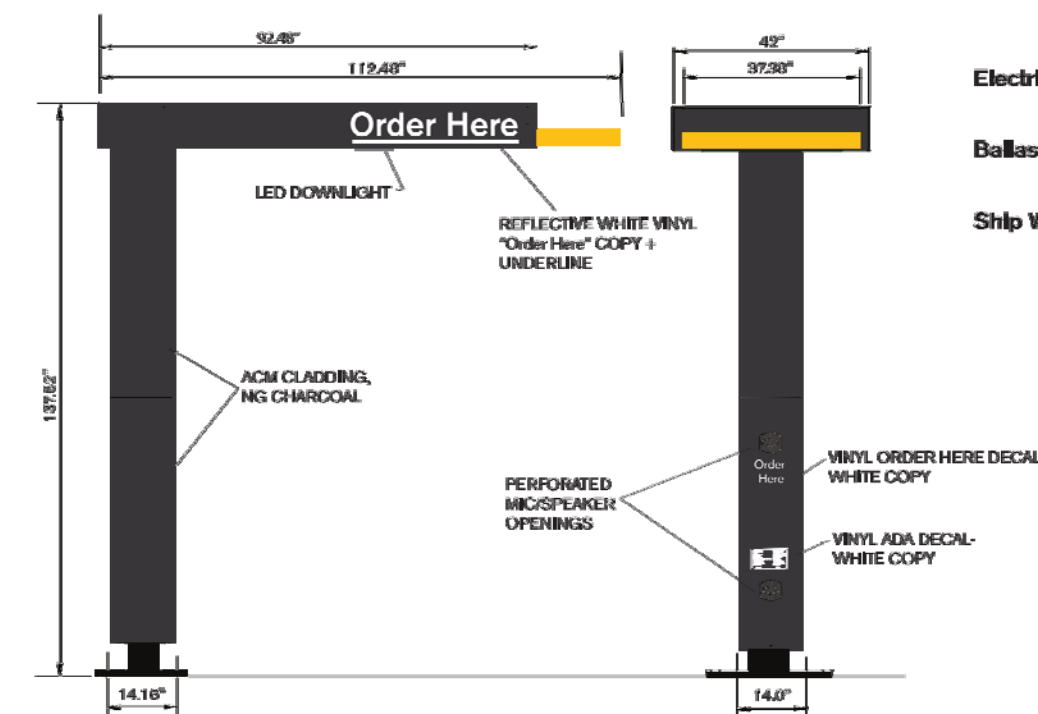
Prepared By:

Watermark Engineering
RESOURCES, LTD
2631 Ginger Woods Parkway, Suite 100, Aurora, IL 60502
phone 630-375-1800 fax 630-236-9800 www.watermark-engineering.com

CHECKED BY: J.MILLER
DESIGN BY: M.HANSEN
DRAWN BY: M.H., K.S.
DATE: MAY 31, 2019
SCALE: NONE
PROJECT NO.: 18-120

DT-3
LC #12-0035

DRIVE-THRU DETAILS



Everbrite, LLC, 315 Marion Ave., South Milwaukee, WI, 53172 P: 888-857-4078 F: 877-430-7363 www.everbrite.com

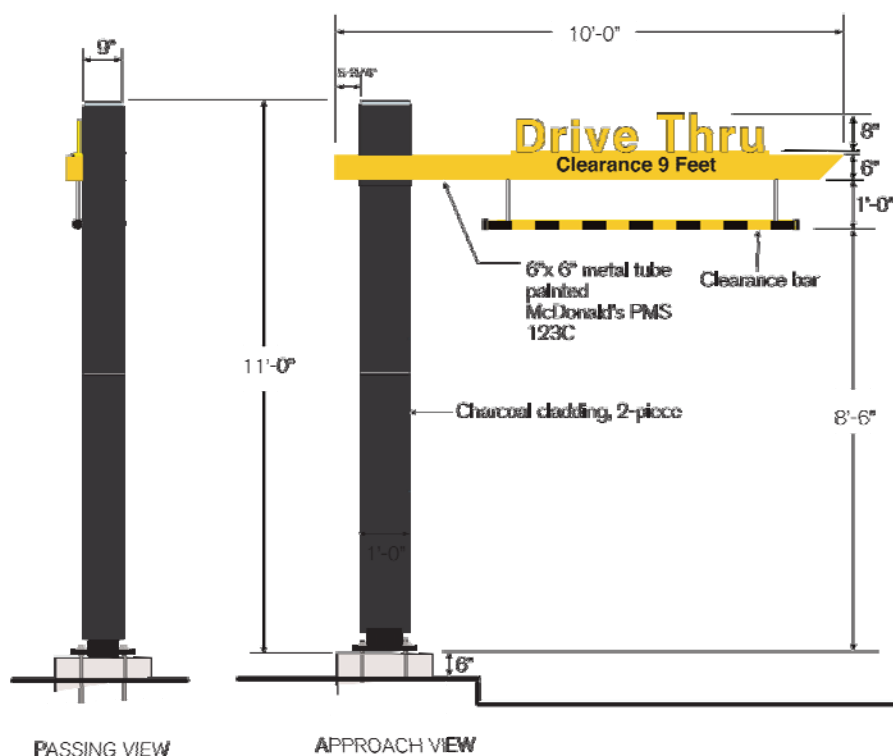
Illumination: LED Downlighting

Electrical: 1.5 Amps 120 volt, 60 Hz

Ballast:

Ship Weight:

1 DRIVE-THRU SPRINGBOARD CANOPY
DT-4 SEE SHEET SSD-2 FOR FOUNDATION DETAIL



Everbrite, LLC, 315 Marion Ave., South Milwaukee, WI, 53172 P: 888-857-4078 F: 877-430-7363 www.everbrite.com

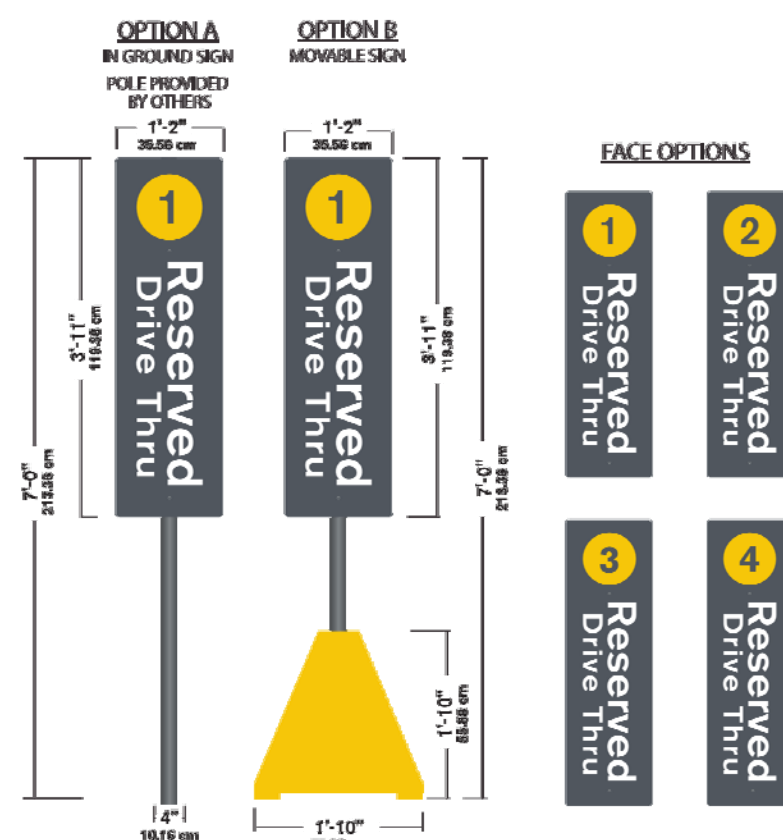
Illumination: N/A

Ship Weight: 790 lbs.

Other:

- Non-illuminated clearance sign with spring loaded break away clearance arm.
- Adjustable bing bar.

3 SINGLE WELCOME POINT GATEWAY
DT-4 SEE SHEET SSD-2 FOR FOUNDATION DETAIL



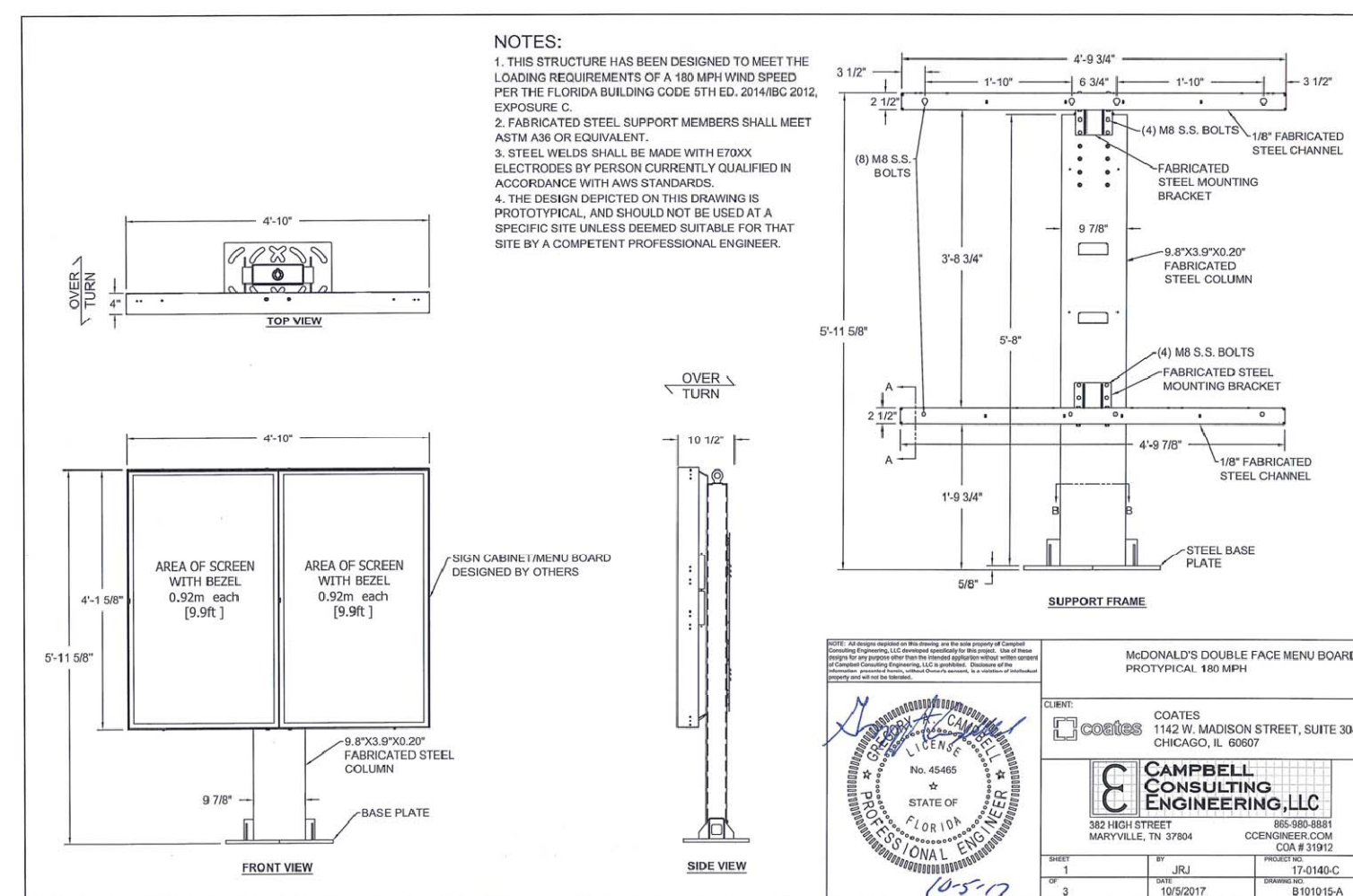
Everbrite, LLC, 315 Marion Ave., South Milwaukee, WI, 53172 P: 888-857-4078 F: 877-430-7363 www.everbrite.com

Illumination: N/A

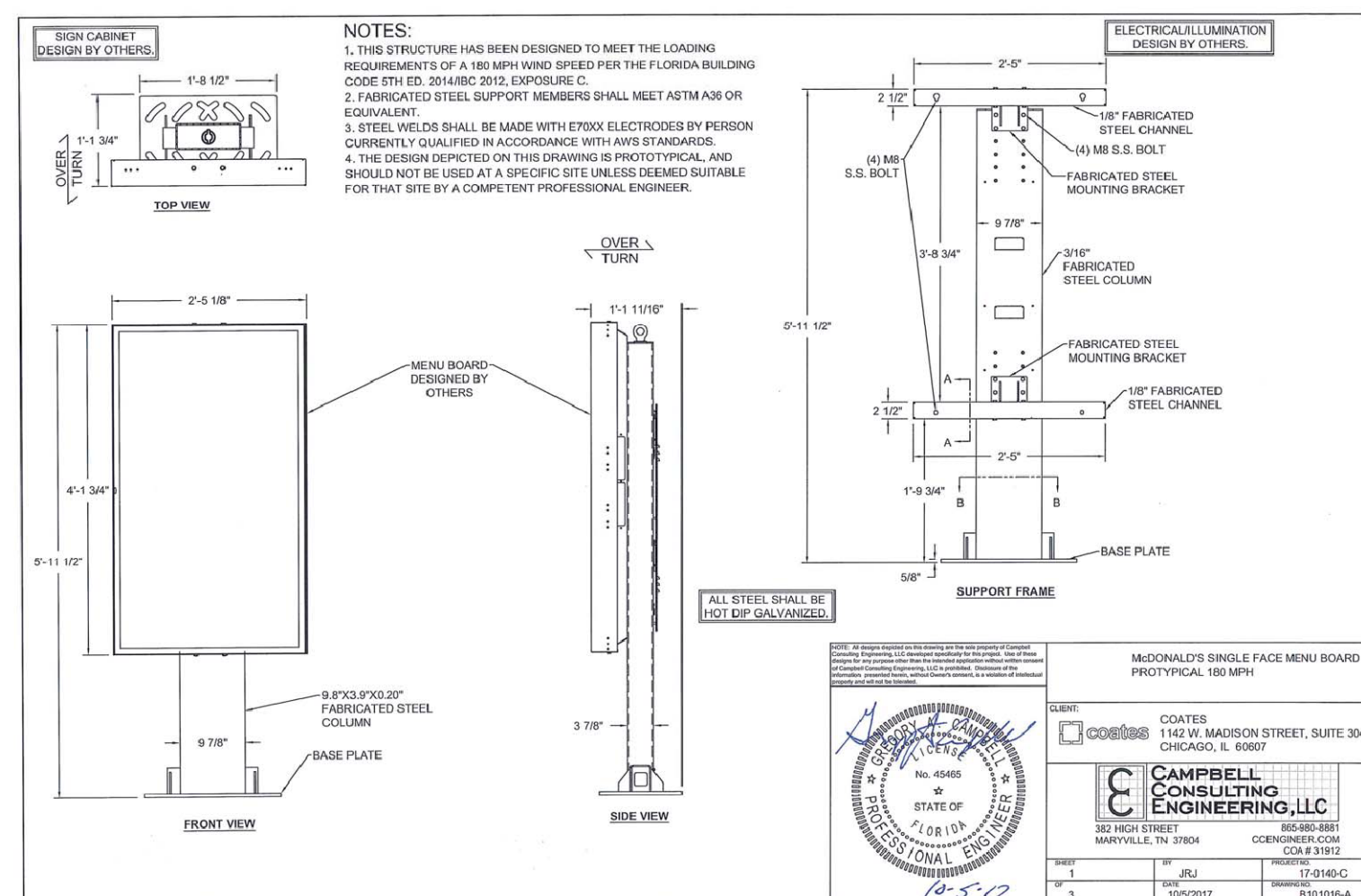
Face Details:

- Pigmented ABS panel to match PMS 426C with matte finish screened white "Reserved Drive Thru" copy, yellow reflective vinyl circles

PULL FORWARD BOLLARD SIGN AND STRIPING DETAIL



2 ODMB MENU BOARD ELEVATIONS
DT-4 SEE SHEET SSD-1 FOR FOUNDATION DETAILS



DIGITAL PRE-BROWSE BOARD
SEE SHEET SSD-1 FOR FOUNDATION DETAIL

NO.	REVISIONS	DATE
1	NO REVISIONS	10/18/19

Prepared For:

McDonald's
7711 Jorie Blvd., 3rd Floor
Oak Brook, IL 60523
McDONALD'S - PALATINE, IL
1570 E. Northwest Highway
Palatine, Illinois 60074

Prepared By:

Watmark **Engineering**
RESOURCES, LTD.

2631 Gilles Woods Parkway, Suite 100, Aurora, IL 60009
Phone 630-375-1000 Fax 630-258-3881
http://www.watmark.com

CHECKED BY: J.MILLER
DESIGN BY: M.HANSEN
DRAWN BY: M.H., K.S.
DATE: MAY 31, 2019
SCALE: NONE
PROJECT NO.: 18-120

DT-4

LC #12-0035

DRIVE-THRU DETAILS

Attachment: Final Engineering Plans (1570 E. Northwest Highway - SU Amendment & VAR Site Plan Changes)

J: \dwqs\18jobs\18120\18120.dwq, Drive-Thru

STRUCTURAL NOTES:

DESIGN CODES:

- IBC 2012
- ASCE 7-10
- AASHTO "STANDARD SPECIFICATIONS FOR STRUCTURAL SUPPORTS FOR HIGHWAY SIGNS, LUMINARIES AND TRAFFIC SIGNALS," FIFTH EDITION, 2009
- ACI 318-08
- AISC 13TH EDITION
- AWS D1.1

MATERIAL SPECIFICATIONS:

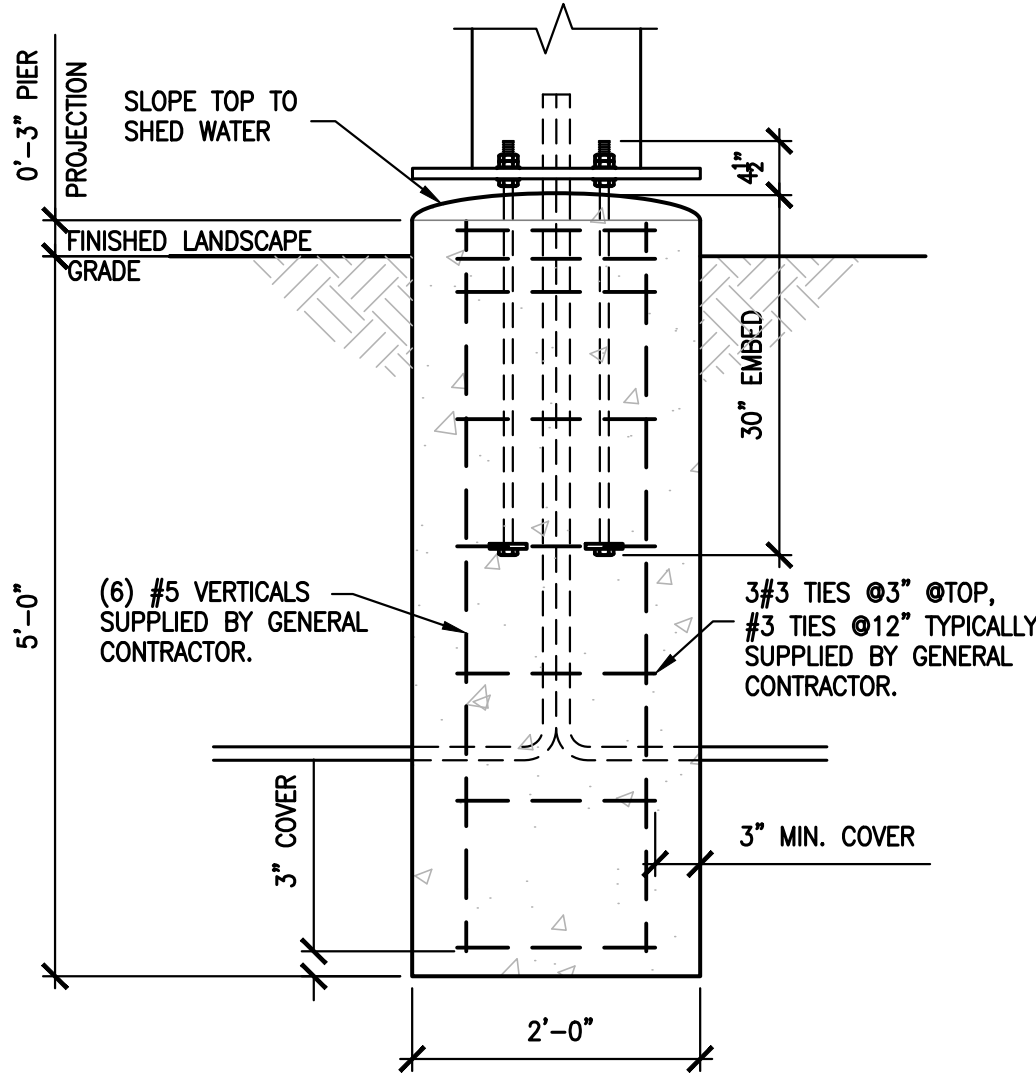
1. CONCRETE COMPRESSIVE STRENGTH ($f'c$) SHALL BE A MINIMUM OF 3000psi
2. ANCHOR BOLTS SHALL BE ASTM F1554 GRADE 36 OR GRADE 55, AS NOTED, HOT DIP GALVANIZED PER ASTM F2329
3. REINFORCING STEEL SHALL BE ASTM A615 GRADE 60, SUPPLIED BY GENERAL CONTRACTOR
4. NUTS SHALL BE HEAVY HEX ASTM A563, HOT DIP GALVANIZED PER ASTM A153
5. PLATE SHALL BE ASTM A36, HOT DIP GALVANIZED PER ASTM A153
6. LOCK NUT SHALL BE HOT DIP GALVANIZED PER ASTM A153

FOUNDATION DESIGN PARAMETERS:

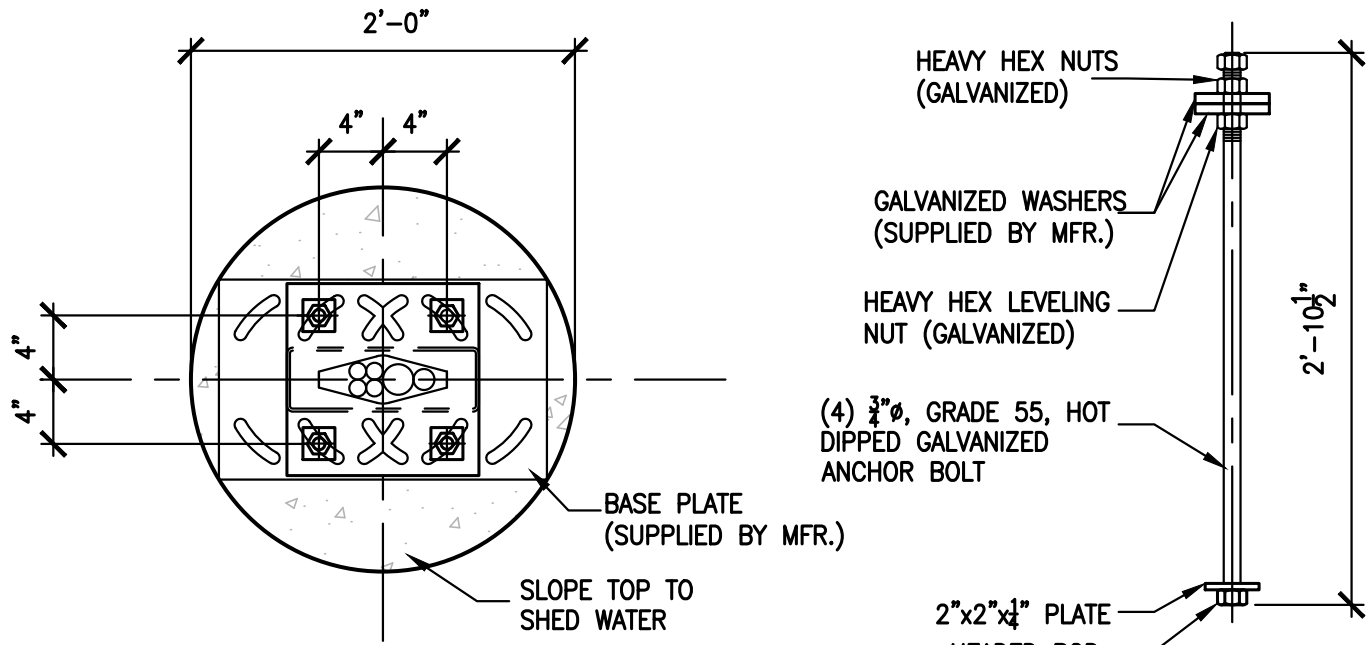
1. MAXIMUM WIND SPEED (3 SECOND GUST) = 90MPH
2. MINIMUM REQUIRED SOIL PARAMETERS:
 - COHESIVE SOILS:
 - SHEAR STRENGTH = 750 lbs/ft²
 - 6" MAXIMUM DEPTH OF DISTURBED SOIL OR TOP SOIL
 - COHESIONLESS SOILS:
 - ANGLE OF INTERNAL FRICTION = 27 DEGREES
 - WATER TABLE SHALL BE LOCATED BELOW THE BOTTOM OF THE FOUNDATION
 - 6" MAXIMUM DEPTH OF DISTURBED SOIL OR TOP SOIL
 - MINIMUM ALLOWABLE SOIL BEARING CAPACITY = 3,000 lbs/ft²
4. PRIOR TO FABRICATION OF MATERIALS TO BE USED AT THIS SITE, THE GENERAL CONTRACTOR SHALL EMPLOY A SOILS TESTING AGENCY TO PREPARE A SITE SPECIFIC SOIL REPORT TO ESTABLISH THE SOIL PARAMETERS NOTED ABOVE. IF THE MINIMUM PARAMETERS ARE NOT MET, THIS DESIGN SHALL NOT BE USED.
5. ALL EXCAVATIONS SHALL BE INSPECTED BY A SOILS TESTING AGENCY TO VERIFY THE SITE SOIL CONDITIONS MEET OR EXCEEDED THE PARAMETERS LISTED ABOVE BEFORE THIS DESIGN IS USED.
6. THE ENGINEER OF RECORD SHALL REVIEW THE MAXIMUM BASE REACTIONS AND DESIGN WIND SPEED FOR THE UNIT TO BE INSTALLED TO DETERMINE IF THE FOUNDATION'S MAXIMUM DESIGN LOADS HAVE NOT BEEN EXCEEDED. THIS FOUNDATION DESIGN SHALL NOT BE USED IF THE MAXIMUM DESIGN LOADS OR WIND SPEED HAVE BEEN EXCEEDED.
7. THIS FOUNDATION DESIGN SHALL NOT BE USED IN LOCATIONS WHICH ARE CLOSER THAN 8ft FROM A RETAINING WALL.
8. THIS FOUNDATION DESIGN SHALL NOT BE USED AT LOCATIONS WHERE THE GROUND SLOPE EXCEEDS 4 INCHES PER FOOT.

GENERAL NOTES:

1. PIER DEPTHS SHOWN ARE REQUIRED MINIMUMS. ALL PIERS TO EXTEND TO FROST DEPTH AS DETERMINED BY LOCAL JURISDICTION.
2. TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE.
3. TOP 6" OF SOIL NEGLECTED IN EMBEDMENT DEPTH CALCULATIONS, (EMBEDMENT DEPTHS SHOWN ARE FORM GRADE).
4. PROVIDE 3" MINIMUM CONCRETE COVER TO REINFORCING BARS, UNLESS NOTED OTHERWISE.
5. ALL REINFORCING BY GENERAL CONTRACTOR.
6. ELECTRICAL CONTRACTOR TO PROVIDE INFORMATION ON CONDUIT AND ELECTRICAL REQUIREMENTS.



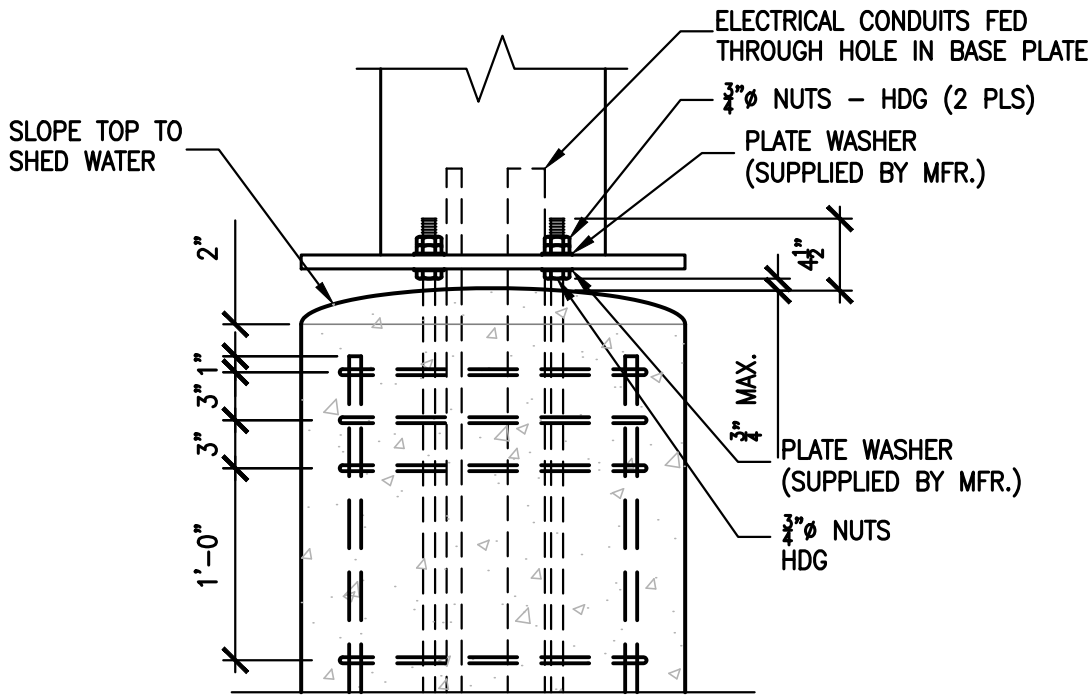
A FOUNDATION SECTION
3/4" = 1'-0"



ANCHOR BOLT LAYOUT PLAN VIEW

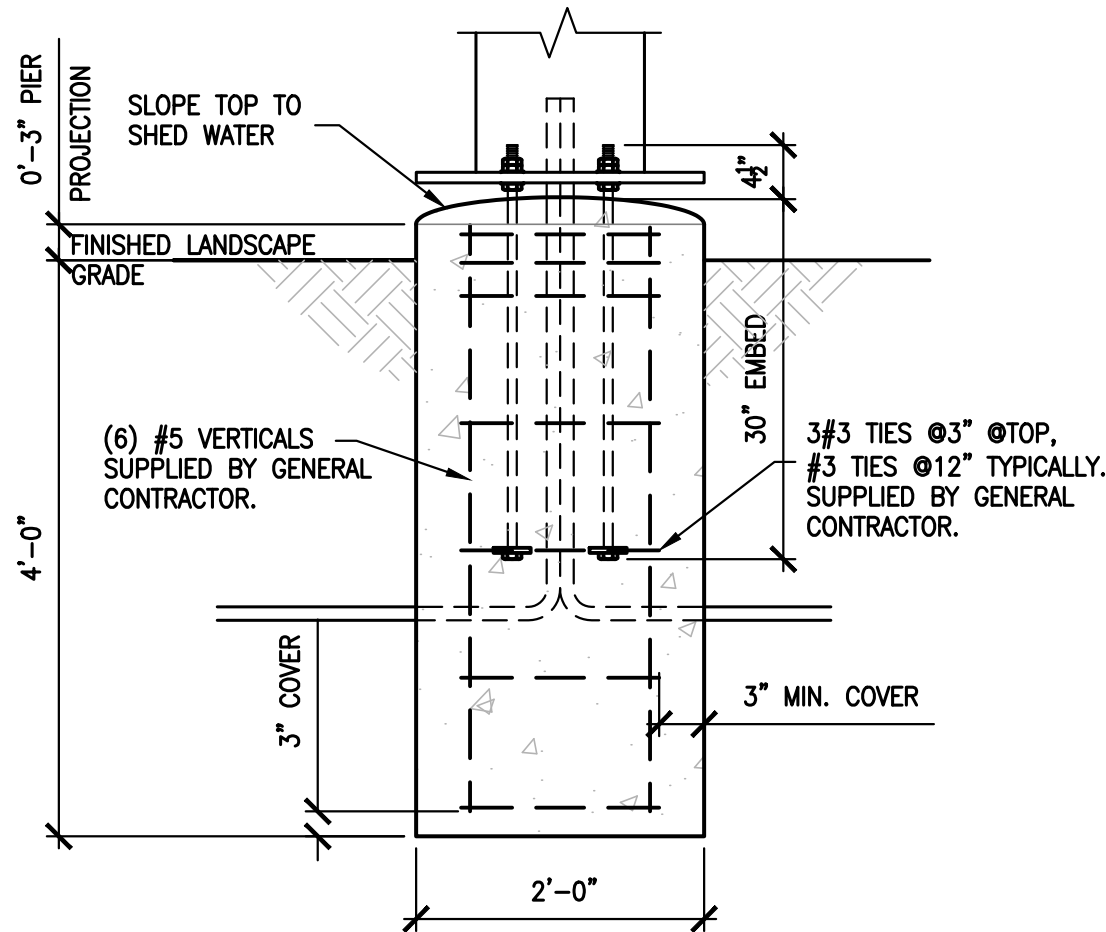
ANCHOR BOLT DETAIL

B ANCHOR BOLT DETAILS
1" = 1'-0"

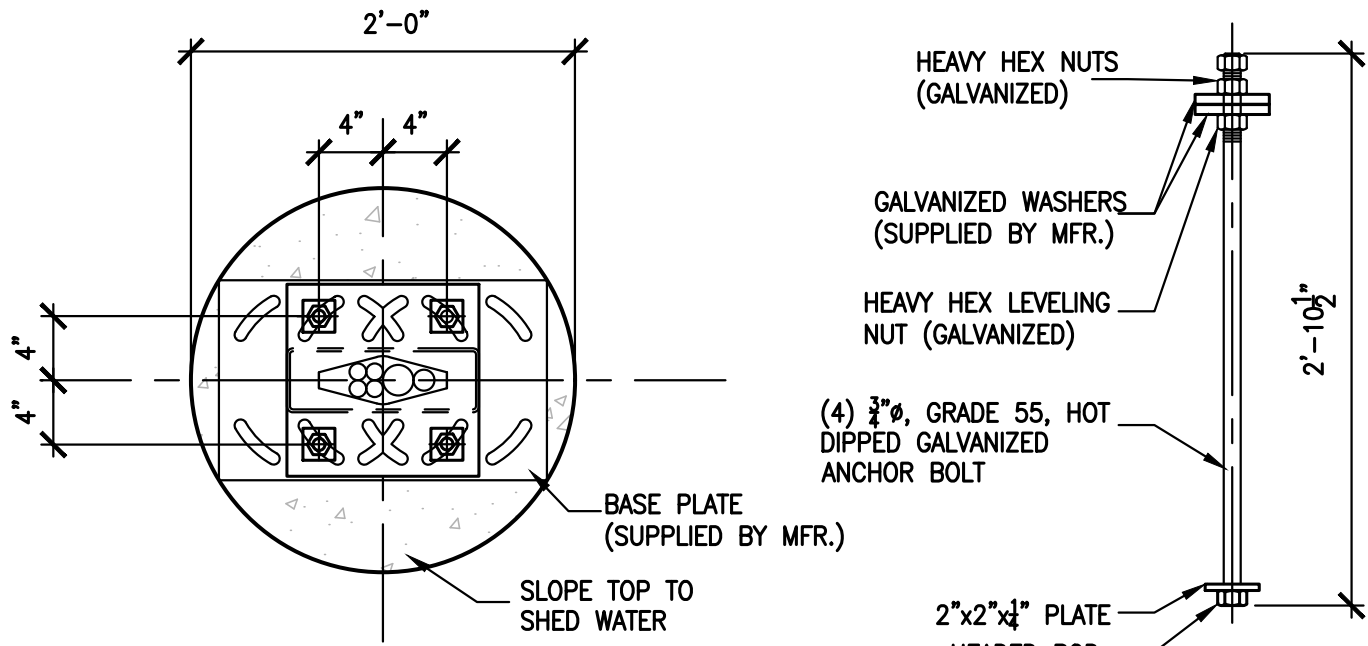


C CONNECTION DETAIL
1" = 1'-0"

ODMB MENU BOARD FOUNDATION



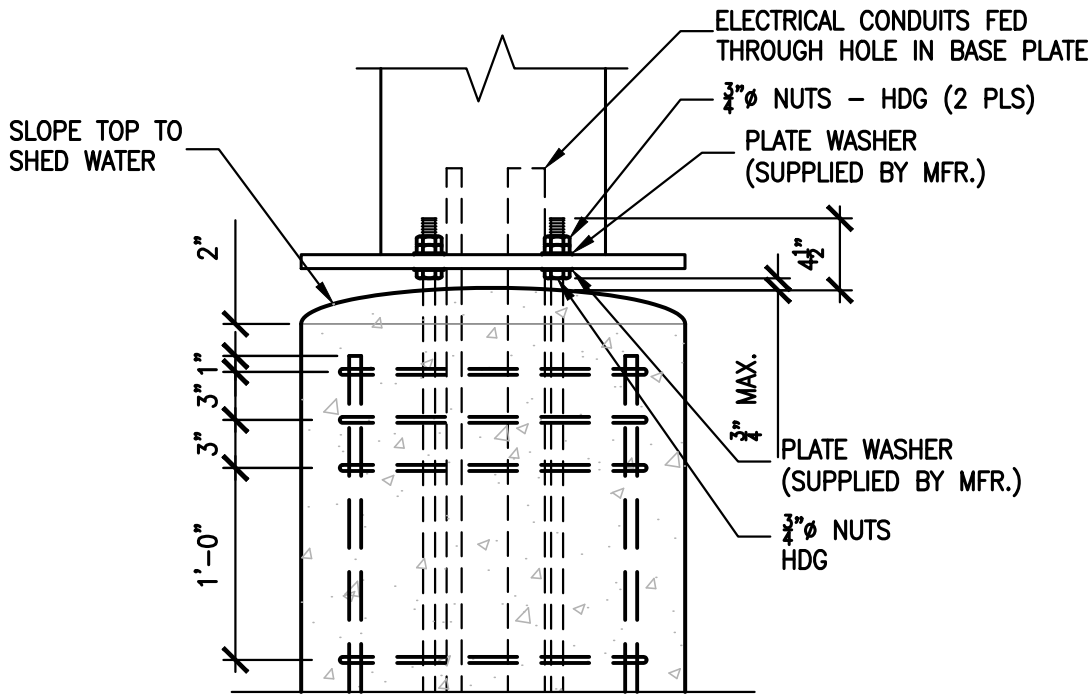
A FOUNDATION SECTION
3/4" = 1'-0"



ANCHOR BOLT LAYOUT PLAN VIEW

ANCHOR BOLT DETAIL

B ANCHOR BOLT DETAILS
1" = 1'-0"



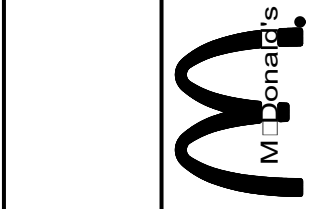
C CONNECTION DETAIL
1" = 1'-0"

DIGITAL PRE-BROWSE BOARD FOUNDATION

NO.	REVISIONS	DATE

Prepared For:

McDonald's
711 Jorie Blvd
Oak Brook, IL 60523
McDONALD'S - PALATINE, IL
1570 East Northwest Highway
Palatine, Illinois



Prepared By:

SAMARTANO AND COMPANY
STRUCTURAL ENGINEERS
1700 WEST CORTLAND STREET
CHICAGO, ILLINOIS 60622
312.392.2329



EXPIRES: 11/30/20

CHECKED BY: SN	DESIGN BY: GM
DRAWN BY: GM	DATE: MAY 30, 2019
SCALE: NOTED	PROJECT NO.: 18-120

SSD-1

LC #12-0035



2
A2.0 WEST ELEVATION
1/4" = 1'-0"



1
A2.0 SOUTH ELEVATION
1/4" = 1'-0"

- NOTE:
- EIFS CONTROL JOINTS INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
 - PAINT TRASH CORRAL INCLUDING DOORS, BOLLARDS ETC. TO MATCH MAIN BUILDING COLOR.

- GLAZING NOTES:
- ALL GLAZING SHALL MEET SAFETY GLAZING REQUIREMENTS PER CURRENT INTERNATIONAL BUILDING CODE, CHAPTER 24.
 - HAZARDOUS LOCATIONS REQUIRING SAFETY GLAZING MATERIALS:
 - DOORS
 - GLAZING ADJACENT TO DOORS: ADJACENT TO A DOOR WITH 24" AND WHERE GLAZING IS LESS THAN 60" ABOVE WALKING SURFACE
 - MIN CATEGORY CLASSIFICATION OF GLAZING USING CPSC 16 16 CFR PART 1201, (IBC TABLE 2406.2)
 - CLASS 1, UNO
 - CLASS 2:
 - EXPOSED SURFACE AREA OF ONE SIDE OF ONE LITE IS MORE THAN 9 SF
- SAFETY GLAZING IDENTIFICATION:
- AS INDICATED THE GLAZING IN HINGED DOORS SHALL BE SAFETY GLAZING. EACH PANE OF SAFETY GLAZING SHALL BE PERMANENTLY LABELED. IBC, SECTION 2406.3(1)

ELEVATION KEY NOTES:

COLOR SCHEME: 'MODERN' SCHEME

- C ALUMINUM CANOPY FASCIA SYSTEM
COLOR: WHITE
- CP FIBER CEMENT PANEL BY NICHHA
ILLUMINATION SERIES - PAINT IRON MOUNTAIN 2134-30
JOINT CAULK: OSI QUAD
CONTACT: MATT STEPHENSON (770) 805-9466
- D HOLLOW METAL DOOR - PAINT TO MATCH COLOR OF SURROUNDING MATERIAL
- E EXTERIOR INSULATION FINISH SYSTEM (E.I.F.S.) MODERN
'OUTSULATION PLUS MD' BY DRYVIT OR EQUAL
HIGH IMPACT ZONES: 'PANZER 20' ULTRA HIGH IMPACT MESH
ASSEMBLY FOR EIFS AREAS WITHIN 8'-0" OF GRADE
FINISH: HYDROPHOBIC, TEXTURE: SANDPEBBLE
COLOR: STATOTONE HIGH PERFORMANCE COLORANT
C1 = CHELSEA GRAY HC-168 BY BENJAMIN MOORE
C2 = IRON MOUNTAIN 2134-30 BY BENJAMIN MOORE
- GR GUARDRAIL

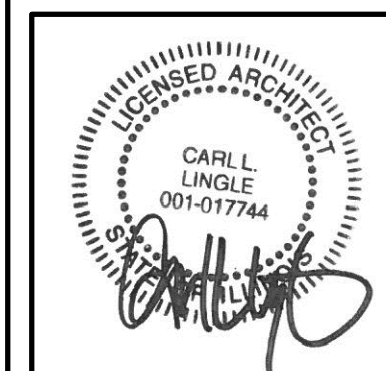
- L LIGHT FIXTURE - SEE ELECTRICAL
XX - TYPE:
L2 = DOWN ONLY SCONCE
L3 = RECESSED DOWN FIXTURE
COLOR:
C1 = SILVER
C2 = WHITE
- LE ACCENT LIGHTING - SEE ELECTRICAL
XX - LED LIGHT:
L1 = UP AND DOWN FIXTURE
L2 = DOWN ONLY FIXTURE
L3 = INTEGRAL CANOPY FIXTURE
L4 = FLOOD LIGHT
- MF METAL FASCIA (COLOR: CITYSCAPE)
X - TYPE:
1 = PRE-FAB ANCHOR-TITE FASCIA
2 = PRE-FAB CUSTOM ARCADE FASCIA
- ML METAL LETTERING - BY OTHERS
X - TYPE:
1 = 'WELCOME' - COLOR: SILVER
- MR STANDING SEAM METAL ROOF
COLOR: CITYSCAPE

- PB PIPE BOLLARD (EXISTING) - PAINTED YELLOW
- PN PAINT BUILDING
XX - COLOR:
C1 = CHELSEA GRAY HC-168 BY BENJAMIN MOORE
C2 = IRON MOUNTAIN 2134-30 BY BENJAMIN MOORE
- RO ROOF DRAIN/ OVERFLOW PIPE (EXISTING)
PAINT TO MATCH SURROUNDING MATERIAL
- S McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT.
- SG SNOW GUARD COLOR: CITYSCAPE

- T2 ALUMINUM TRELLIS TIE-BACK SYSTEM
COLOR: C3 = CHARCOAL
- T3 ALUMINUM TRELLIS 2" x 8" WALL FASCIA SYSTEM COLOR: CITYSCAPE
- W1 NEW STOREFRONT AND GLAZING
X-1 = NEW STOREFRONT AND GLAZING - SEE ASSEMBLY NOTES
2 = EXISTING WINDOW TO REMAIN



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ISSUED DATE: 07/24/19

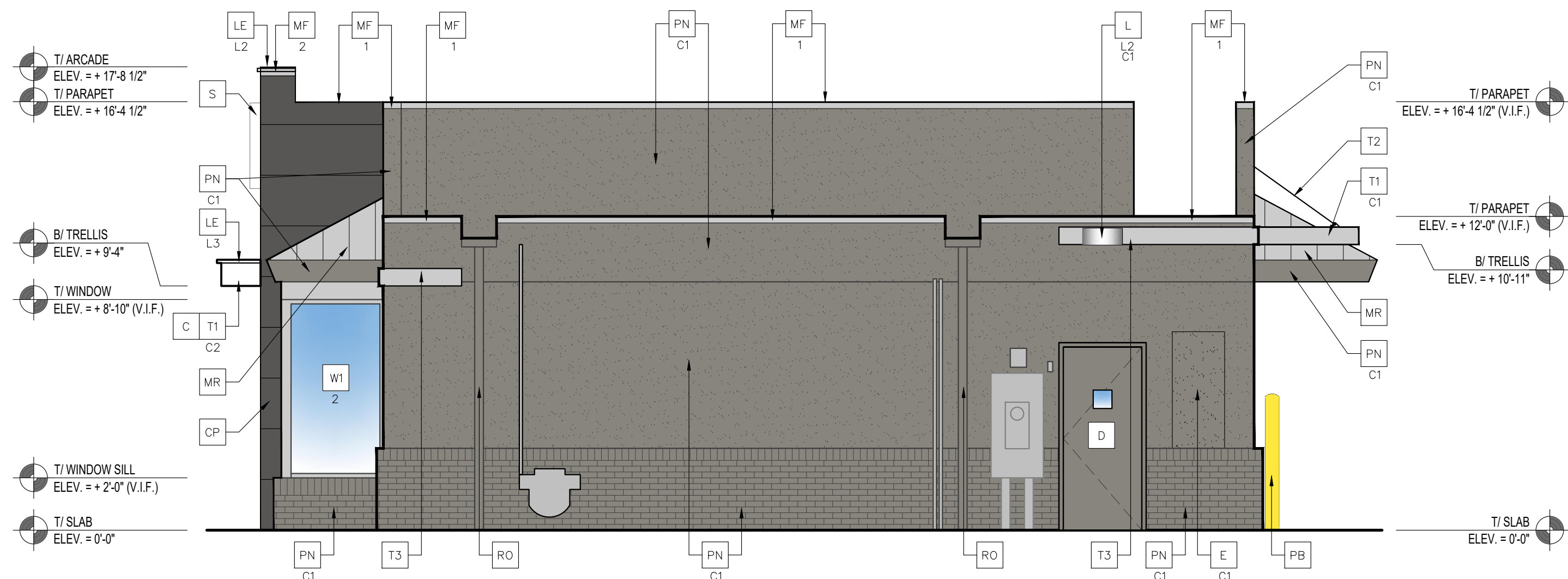


REVISIONS	DATE	DESCRIPTION	PERMIT REVIEW
#	07/24/19	DATE	PERMIT REVIEW

STATE ID: 120035
NATIONAL #: 37
PROJECT NUMBER: 18-442
DRAWN BY: RP
CHECKED BY: CLL

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A2.0

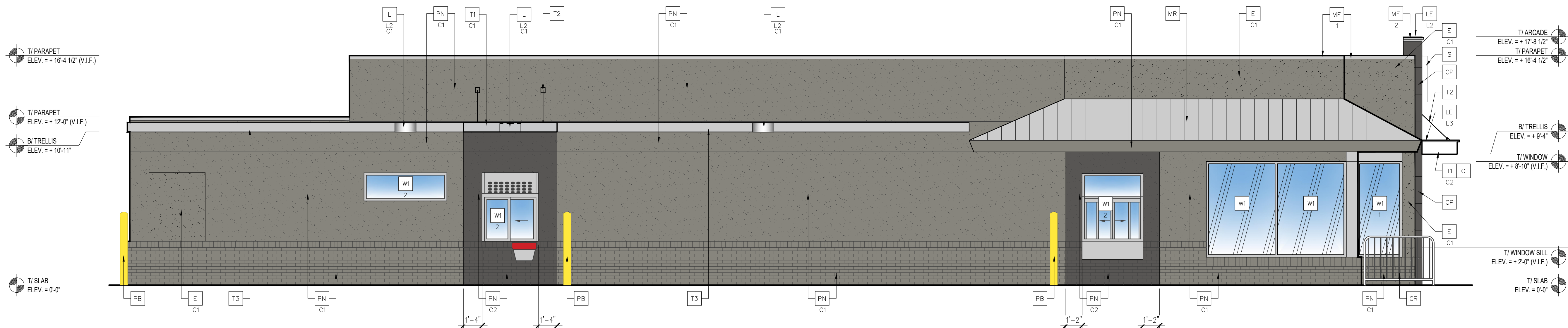


NOTE:
G.C. TO PROVIDE FLASHING AT BRICK
WAINSCOTING & E.I.F.S. TRANSITION, NEW
AND EXISTING (TYP)

G.C. TO PATCH AND REPAIR EXISTING EIFS

2 EAST ELEVATION

1/4" = 1'-0"



1 NORTH ELEVATION

1/4" = 1'-0"

NOTE:
1. EIFS CONTROL JOINTS INSTALLED PER
MANUFACTURER'S RECOMMENDATIONS.
2. PAINT TRASH CORRAL INCLUDING DOORS, BOLLARDS
ETC. TO MATCH MAIN BUILDING COLOR.

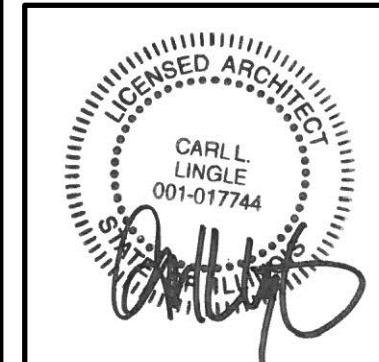
GLAZING NOTES:
1. ALL GLAZING SHALL MEET SAFETY GLAZING REQUIREMENTS PER
CURRENT INTERNATIONAL BUILDING CODE, CHAPTER 24.
2. HAZARDOUS LOCATIONS REQUIRING SAFETY GLAZING MATERIALS:
2.1. DOORS
2.2. GLAZING ADJACENT TO DOORS: ADJACENT TO A DOOR WITH 24"
AND WHERE GLAZING IS LESS THAN 60" ABOVE WALKING
SURFACE
2.3. WINDOWS:
2.3.1. EXPOSED AREA OF INDIVIDUAL PANE IS GREATER THAN 9
SF
2.3.2. BOTTOM EDGE OF GLAZING IS LESS THAN 18" ABOVE THE
FLOOR
2.3.3. TOP EDGE OF GLAZING IS GREATER THAN 36" ABOVE THE
FLOOR
2.3.4. ONE OR MORE WALKING SURFACES ARE WITHIN 36"
MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF
THE PANE OF GLAZING
3. MIN CATEGORY CLASSIFICATION OF GLAZING USING CPSC 16 16 CFR
PART 1201, (IBC TABLE 2406.2)
3.1. CLASS 1, UNO
3.2. CLASS 2:
3.2.1. EXPOSED SURFACE AREA OF ONE SIDE OF ONE LITE IS
MORE THAN 9 SF
SAFETY GLAZING IDENTIFICATION:
1. AS INDICATED THE GLAZING IN HINGED DOORS SHALL BE SAFETY
GLAZING. EACH PANE OF SAFETY GLAZING SHALL BE PERMANENTLY
LABELED, IBC, SECTION 2406.3(1)

COLOR SCHEME: 'MODERN' SCHEME

C ALUMINUM CANOPY FASCIA SYSTEM COLOR: WHITE	L LIGHT FIXTURE - SEE ELECTRICAL XX-TYPE: L2 = DOWN ONLY SCONCE L3 = RECESSED DOWN FIXTURE COLOR: C1 = SILVER C2 = WHITE	PB PIPE BOLLARD (EXISTING) - PAINTED YELLOW	T2 ALUMINUM TRELLIS TIE-BACK SYSTEM COLOR: C3 = CHARCOAL
CP FIBER CEMENT PANEL BY NICHHA ILLUMINATION SERIES - PAINT IRON MOUNTAIN 2134-30 JOINT CAULK: OSI QUAD CONTACT: MATT STEPHENSON (770) 805-9466	LE ACCENT LIGHTING - SEE ELECTRICAL XX-LED LIGHT: L1 = UP AND DOWN FIXTURE L2 = DOWN ONLY FIXTURE L3 = INTEGRAL CANOPY FIXTURE L4 = FLOOD LIGHT	PN PAINT BUILDING XX-COLOR: C1 = CHELSEA GRAY HC-168 BY BENJAMIN MOORE C2 = IRON MOUNTAIN 2134-30 BY BENJAMIN MOORE	T3 ALUMINUM TRELLIS 2" x 8" WALL FASCIA SYSTEM COLOR: CITYSCAPE
D HOLLOW METAL DOOR - PAINT TO MATCH COLOR OF SURROUNDING MATERIAL	MF METAL FASCIA (COLOR: CITYSCAPE) X-TYPE: 1 = PRE-FAB ANCHOR-TITE FASCIA 2 = PRE-FAB CUSTOM ARCADE FASCIA	RO ROOF DRAIN/ OVERFLOW PIPE (EXISTING) PAINT TO MATCH SURROUNDING MATERIAL	W1 NEW STOREFRONT AND GLAZING X-1 = NEW STOREFRONT AND GLAZING - SEE ASSEMBLY NOTES 2 = EXISTING WINDOW TO REMAIN
E EXTERIOR INSULATION FINISH SYSTEM (E.I.F.S.) MODERN 'OUTSULATION PLUS MD' BY DRYVIT OR EQUAL HIGH IMPACT ZONES: 'PANZER 20' ULTRA HIGH IMPACT MESH ASSEMBLY FOR EIFS AREAS WITHIN 8'-0" OF GRADE FINISH: HYDROPHOBIC TEXTURE: SANDPEBBLE COLOR: STATOTONE HIGH PERFORMANCE COLORANT C1 = CHELSEA GRAY HC-168 BY BENJAMIN MOORE C2 = IRON MOUNTAIN 2134-30 BY BENJAMIN MOORE	ML METAL LETTERING - BY OTHERS X-TYPE: 1 = 'WELCOME' - COLOR: SILVER	S McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT.	
GR GUARDRAIL	MR STANDING SEAM METAL ROOF COLOR: CITYSCAPE	SG SNOW GUARD COLOR: CITYSCAPE	
		T1 ALUMINUM TRELLIS SYSTEM XX-COLOR: C1 = CITYSCAPE C2 = WHITE C3 = CHARCOAL C4 = GOLD	



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AUTHORIZATION FROM THE ARCHITECT.



ISSUED DATE: 07/24/19

**McDonald's
USA, LLC**
1570 E. NORTHWEST HWY
PALATINE, IL 60074

REVISIONS	DATE	DESCRIPTION
#	07/24/19	PERMIT REVIEW BID SET

STATE ID: 120035
NATIONAL #: 37
PROJECT NUMBER: 18-442
DRAWN BY: RP
CHECKED BY: CLL

SHEET TITLE:
**EXTERIOR
ELEVATIONS**

SHEET NUMBER:
A2.1

FIRE ALARM MODIFICATIONS ARE TO BE DETERMINED IN THE FIELD BY CONTRACTOR. DEFERRED PERMITS AND WORK TO BE FILED BY APPROVED SUB-CONTRACTOR WITH THE AUTHORITY HAVING JURISDICTION.

OCCUPANCY ALLOWANCE					
SECTION 1004.1.2 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT					
FUNCTION OF SPACE	ALLOWANCE	AREA	EXISTING OCCUPANTS	PROPOSED OCCUPANTS	—
ASSEMBLY WITH FIXED SEATS	SEE PLAN	—	52	52	
ASSEMBLY W/ OUT FIXED SEATS (STANDING SPACE)	5 NET	80 S.F.	16	16	
KITCHEN, COMMERCIAL (BASED ON FULL KITCHEN)	200 GROSS	—	10	10	
TOTAL OCCUPANCY ALLOWANCE			78	78	—
TOTAL SEATING:	52	NOTE: A. SEATING CONFIGURATION IS SHOWN FOR REFERENCE ONLY. ACTUAL CONFIGURATION MAY VARY. B. SEE SHEET G2.0 & A4.0 FOR ADA CLEARANCES			
TOTAL REQUIRED ACCESSIBLE SEATING (5% OF TOTAL):	3				
ACCESSIBLE SEATING PROVIDED:	3				

BUILDING INFORMATION

BUILDING CODES:

BUILDING CODE: 2015 INTERNATIONAL BUILDING CODE
MECHANICAL CODE: 2015 INTERNATIONAL MECHANICAL CODE
ELECTRICAL CODE: 2017 NATIONAL ELECTRICAL CODE
PLUMBING CODE: 2014 ILLINOIS PLUMBING CODE
FIRE / LIFE SAFETY CODE: 2015 INTERNATIONAL FIRE CODE / NFPA 101
ENERGY CODE: 2015 INTERNATIONAL ENERGY CONSERVATION CODE
ACCESSIBILITY CODE: ILLINOIS STATE ACCESSIBILITY CODE

STRUCTURE:

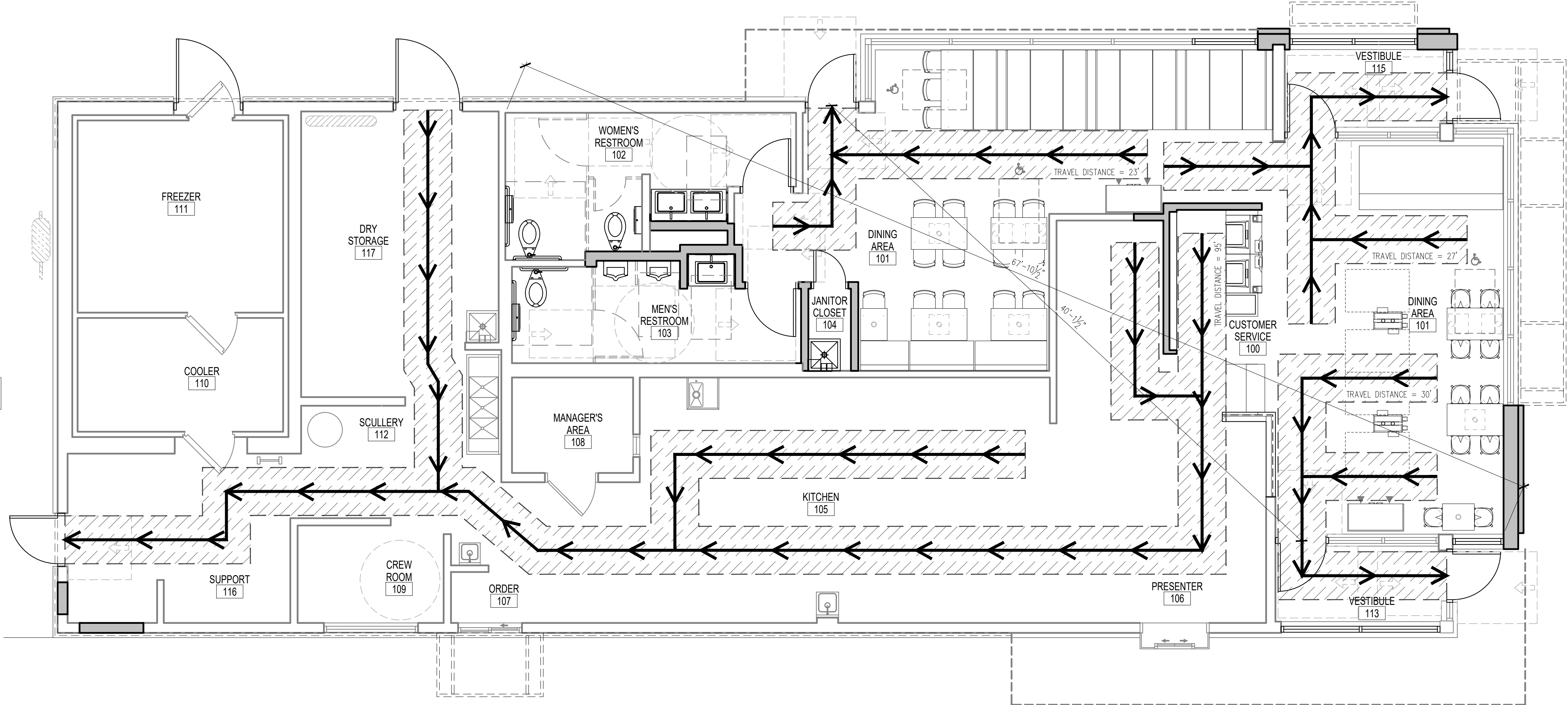
EXISTING BRICK AND WOOD FRAMED LOAD BEARING WALLS, WOOD ROOF FRAMING, NEW WOOD FRAMING WHERE APPLICABLE

BUILDING INFO:

OCCUPANCY: USE GROUP A2 (RESTAURANT)
CONSTRUCTION TYPE: V-B, NOT SPRINKLED
NUMBER OF STORIES: SINGLE STORY
BUILDING HEIGHT: 18'-0" (MAIN BLDG. PARAPET)
19'-4" (ENTRANCE ELEMENT)
GROSS BUILDING AREA: EXISTING 3,228 S.F.

LEGEND

→ INDICATES 36" MIN. EGRESS PATH UNLESS NOTED OTHERWISE



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McDonald's
USA, LLC

1570 E. NORTHWEST HWY
PALATINE, IL 60074

REVISIONS	DATE	DESCRIPTION
#	07/24/19	PERMIT REVIEW BID SET

STATE ID: 120035
NATIONAL #: 87
PROJECT NUMBER: 18-442
DRAWN BY: RP
CHECKED BY: CLL

BUILDING INFORMATION PLAN

T2.0

ORDINANCE NO. 0-133-97

**AN ORDINANCE GRANTING A SPECIAL USE FOR A MCDONALD'S RESTAURANT
WITH A DRIVE-THROUGH FACILITY AND A VARIATION FOR A BUFFER STRIP
1570 E. NORTHWEST HIGHWAY**

**Published in pamphlet form by authority of the
Mayor and Council of the Village of Palatine
on July 28, 1997**

ORDINANCE NO. 0-133-97**AN ORDINANCE
GRANTING A SPECIAL USE
FOR A MC DONALD'S RESTAURANT
WITH A DRIVE-THROUGH FACILITY
AND A VARIATION FOR A BUFFER STRIP
1570 E. NORTHWEST HIGHWAY**

WHEREAS, pursuant to a petitions and public hearing held on June 24, 1997 of which public notice was given as required by law, the Zoning Board of Appeals of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearings and reported its findings regarding granting a special use for a Mcdonald's Restaurant with a drive-through facility and a variation to permit a buffer strip to be five (5) feet wide instead of the minimum required fifteen (15) feet wide, pursuant to Secs. 11.03 (d) 26 and 11.03 (h) of the Palatine Zoning Ordinance on the following legally described property:

Parcel 1: Lot 83 and that part of Lot 84 described as follows: Commencing at the Northeast corner of Lot 84; thence South along the East line of said Lot 84 (being the West line of Wilke Road) for a distance of 20.0 feet; thence West and parallel with the North line of Lot 84 for a distance of 100.0 feet; thence South and parallel with the East line of Lot 84 for a distance of 30.0 feet; thence Southwesterly along a line which makes an angle of 152 degrees, measured from North to Southwest for a distance of 132.95 feet to an intersection with the Southerly line of Lot 84 (being the Northerly right of way line of Northwest Highway); thence Northwesterly along the last described line for a distance of 75.0 feet to an intersection with the Westerly line of Lot 84; thence Northeasterly along the West lot line of Lot 84 for a distance of 150.0 feet to the North line of Lot 84; thence East along the North line of Lot 84 for a distance of 151.52 feet to the place of beginning, all in Robert Bartlett's Arlington Crest Estate, a subdivision of part of the Southeast 1/4 of Section 24, and part of the Northeast 1/4 of Section 25, Township 42 North, Range 10,

East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: Lots 79, 80, 81, and 82 in Robert Bartlett's Arlington Crest Estates, a subdivision of part of the Southeast 1/4 of Section 24, and part of the Northeast 1/4 of Section 25, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois

commonly known as 1570 E. Northwest Highway (formerly known as the parking lot just west of 1818 W. Northwest Highway, Arlington Heights, Illinois.)

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

SECTION 1: A special use is hereby granted to permit the operation of a McDonald's Restaurant with a drive-through facility, and a variation to permit a buffer strip to be five (5) feet wide instead of the minimum required fifteen (15) feet wide, pursuant to Secs. 11.03 (d) 26 and 11.03 (h) of the Palatine Zoning Ordinance, subject to the following conditions:

1. The Special Use to permit the operation of the restaurant is granted solely to McDonald's Corporation and may be transferred only after review by the Zoning Board of Appeals and consent of the Village Council. In the event of the sale or lease of this property, the existing and the prospective proprietors shall appear before a public meeting of the Zoning Board of Appeals. The Zoning Board of Appeals shall review the request and in its sole discretion, shall either:
 - 1.1 Recommend that the Village Council approve of the transfer of the lease and/or ownership to the new proprietor without amendment to the Special Use Ordinance, or
 - 1.2 If the Zoning Board of Appeals deems that the new proprietor contemplates a change in use which is inconsistent with this Special Use Ordinance, the new proprietor shall be required to petition for a public hearing before the Zoning Board of Appeals to amend the Special Use Ordinance.
2. The restaurant shall be constructed to substantially conform to the Floor Plan by McDonald's Corporation, and to the Elevation Plan by McDonald's Corporation, and to the Landscape Plan by Burnidge Cassell Associates received by the Village on 04-27-97, and to the Lighting Plan by Security Lighting Systems, and to the Parking Plan by McDonald's Corporation, and to the Grading Plan, Utility Plan, and Engineering Plan by Marchris Engineering, Ltd, attached hereto as multiple page Exhibit

"A", except as such plans may be changed to conform to Village Codes and Ordinances and the following conditions:

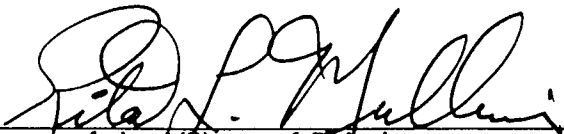
3. Any changes to the Floor Plan shall receive Village Council approval.
4. The concrete sidewalk shall continue through both driveways.
5. A revised lighting plan in a manner acceptable to the Village shall be submitted prior to the issuance of a building permit.
6. A six (6) foot high solid board-on-board fence shall be constructed along the rear property line.

SECTION 2: That this ordinance shall be in full force and effect from and after its passage and approval as provided by law.

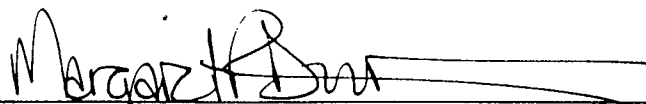
PASSED: This 28 day of July, 1997

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

APPROVED by me this 28 day of July, 1997


Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this 28
day of July, 1997


Village Clerk

PUBLIC NOTICE

A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, February 25, 2020 at 7:00 P.M. in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
 Special Use Amendment to Special Use Ordinance #0-133-97 to permit a change to the approved site plan; and, Variation to permit a drive-through lane to be 10.5 feet in width instead of the minimum required 12 feet pursuant to Section 7.03 (b) (3) (a) (ii) of the Palatine Zoning Ordinance; and, Variation to permit two (2) parking spaces to be 18 feet in length instead of the minimum required 19 feet pursuant to Section 7.04 (d) (3) of the Palatine Zoning Ordinance.

The property is commonly known as 1570 E. Northwest Highway (02-25-203-005, 02-25-203-006, 02-25-203-007, 02-25-203-008).

The Petitioner is proposing a second drive-through lane that does not meet the minimum required width per Code. Additionally, as part of the overall site plan changes, two new parking spaces immediately adjacent to the garbage enclosure do not meet the minimum required length. The above petition has been filed by Chris Stepp, McDonald's USA LLC, and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

FILE #: 20-01
 VILLAGE OF PALATINE
 Jan Wood, Chair
 Palatine Zoning Board
 of Appeals

DATED: This 10th day of February, 2020
 Published in Daily Herald
 February 10, 2020 (4540410)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

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

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

I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 02/10/2020 in said DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
 DAILY HERALD NEWSPAPERS

BY

Authorized Agent

Control # 4540410

Attachment: Public Notice (1570 E. Northwest Highway - SU Amendment & VAR Site Plan Changes)