



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 8, 2022

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

II. APPROVAL OF MINUTES

1. Zoning Board of Appeals - Regular Meeting - Jan 11, 2022 7:00 PM

III. PUBLIC HEARING

1. 1142 E. Dundee Road

Special Use to permit a restaurant with a drive-thru.

Variation to permit 280 square feet of total signage instead of the maximum permitted total signage of 202 square feet.

IV. COMMUNICATIONS

V. ADJOURNMENT



VILLAGE OF PALATINE

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ZONING BOARD OF APPEALS

MINUTES • JANUARY 11, 2022

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	
John Pirog	Commissioner	Present	

Staff present: Ms. Lyn Bremanis & Mr. Alex Bradshaw

II. APPROVAL OF MINUTES

1. Zoning Board of Appeals - Regular Meeting - Dec 14, 2021 7:00 PM - **Accepted**
Mr. McGinn made a motion to approve the minutes of December 14, 2021; seconded by Ms. Roth-Wurster

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Theodore McGinn, Commissioner
SECONDER:	Cindy Roth-Wurster, Commissioner
AYES:	Larson, Roth-Wurster, Wood, Luszczak, McGinn, Cavanaugh, Pirog

Minutes Acceptance: Minutes of Jan 11, 2022 7:00 PM (Approval of Minutes)

III. PUBLIC HEARING

1. 157 E. Wood Street - **Recommended to Approve**

Notice was published in the Daily Herald on December 27, 2021 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Aerial Map
2. Application
3. Petitioner Justification Letter
4. Plat of Survey
5. Site Plan
6. Fence Elevation
7. Letter of Support (1)
8. Letter of Support (2)
9. Letter of Support (3)
10. Public Notice

Sworn in staff: Ms. Lyn Bremanis and Mr. Alex Bradshaw

Sworn in the petitioner: Ms. Lyndsay Degrazia 157 E. Wood Street homeowner

Ms. Degrazia stated they recently purchased the home in June and have two toddlers. She stated they noticed early on there is an existing fence to the south and no fence line to the east to protect their children from heavy traffic. She spoke to standards of child safety. Ms. Degrazia explained they are looking to install an open face black aluminum fence 4 feet in height and 5 feet off the sidewalk. She stated the lots are narrow, so the 5 feet would allow less encroachment and more room to play. She stated the neighbors have agreed to allow the wood panels of the existing fence to be removed and replaced, with the same black aluminum material to make it aesthetically more pleasing. Ms. Degrazia spoke to the standards explaining the vistas will be improved removing the existing privacy fence and adding something more see-through. She stated the new fence will enhance the homes in the area by removing the current rotting fence and replacing with an iron fence that looks nice. Ms. Degrazia stated it will not detract from the overall appearance and neighbors are in support, pointing out the letters in the exhibit folder. She restated child safety is most important.

Mr. Pirog asked who owns the current wood fence.
Ms. Degrazia answered they do.

Mr. Pirog asked if it will be removed.
Ms. Degrazia explained they spoke to a fence contractor who suggested replacing the stakes, rather than replacing the fence. She stated they will need to determine costs.
Ms. Bremanis stated they will not need relief for any other part of the fence.

Mr. Pirog asked why they want install the fence, with a 5-foot setback, since their yard is so big.

Ms. Degrazia stated the yard has a lot of pavement so does not feel big. She stated if they place the fence at the 20 feet, it will look strange and aesthetically too far back in to the lawn. She stated she does not think 5 feet would be hindering.

Ms. Roth-Wurster asked how far the current privacy fence is set back.

Ms. Degrazia stated approximately 11 feet.

Ms. Bremanis gave a brief overview referring to slides showing the location of neighbor's submitted letters of support. The location of the proposed fence on site plan and existing conditions slides were also presented.

Mr. Cavanaugh asked about required landscaping.

Ms. Bremanis explained there was a recent text amendment that allows 4-foot open style fencing, without landscaping.

STAFF RECOMMENDATION:

The Petitioner is proposing to install a 4-foot open style fence, approximately 5 feet off the N. Oak Street lot line. The Oak Street lot line is the required side yard abutting a street and also abuts the side lot line of the front yard of the adjacent lot to the south. Per Code, the required setback is 20 feet.

The proposed fence is an open-style and, at four feet, is shorter than existing solid six-foot fence existing on the shared property line, approximately 10 feet from the Oak Street property line. And, the Petitioner is proposing to remove two 6-foot panels from the existing fence (shared property line on the south side of the lot) and replace with the 4-foot open style fence. Staff does not have any specific concerns about the line of sight impact to the property at 114 N. Oak Street, as the driveway is set back approximately 16 feet from the fence.

Nevertheless, there are not many similarly placed fences in the immediate area of the Subject Property. While there are proximate areas, with existing non-conforming fences (setback), this is not the fencing characteristic, along Wood and Oak Streets.

Therefore, Staff recommends Action at the discretion of the Zoning Board of Appeals of the proposed Special Use. If the Special Use is approved Staff recommends the following condition:

1. The Special Use shall substantially conform to the site plan and elevation plan submitted by the Petitioner, Lindsay DeGrazia, except as said plans may be changed to conform to the Village Code of Ordinances.

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

Mr. Luszczyk made a motion to approve subject staff's conditions; seconded by Mr. Cavanaugh

DELIBERATIONS:

Mr. Luszczyk stated it is a great idea with the open fence allowing visibility. He stated the safety of children is important.

Mr. Cavanaugh stated he has been through the area in the morning and agrees with concerns of rolling through stop signs. He stated the safety of kids is a real concern.

Ms. Wood pointed out the setback relief is a big request. She stated fences do affect aesthetic value but the open style 4-foot fences makes sense.

Ms. Roth-Wurster agreed with Ms. Wood. She stated they made a wise choice on fence style and thinks it meets the standards.

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 January 24, 2022

RESULT:	RECOMMENDED TO APPROVE [UNANIMOUS]
MOVER:	Jerry Luszczyk, Commissioner
SECONDER:	Kevin Cavanaugh, Commissioner
AYES:	Larson, Roth-Wurster, Wood, Luszczyk, McGinn, Cavanaugh, Pirog

2. 1660 N. Rand Road - Recommended to Approve

Notice was published in the Daily Herald on December 27, 2021 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. Floor Plan
5. Smoothie King Business Plan
6. Public Notice

Ms. Bremanis gave a brief staff statement:

The Petitioner applied for and received a building permit to renovate the property, which included a drive-thru on the building permit plans. As part of that process, Staff did not note the required Special Use review for the drive thru. The legal non-conforming status for its use expired, after the last user vacated the building. Once this was noted, Staff contacted the Petitioner, who immediately applied for relief.

Sworn in the petitioner: Faisal Raja 1660 N. Rand Road owner

Mr. Raja stated the building was vacated 2 years ago. He stated they did an extensive renovation for Smoothie King, which is a national franchise. He pointed out they had a double drive thru, but changed it to single drive thru. Mr. Raja stated the building permit process took 7 months to complete and when the occupancy stage occurred, they were notified that the drive thru required a special use. He explained they were not informed they needed a special use, but applied once notified. He pointed out they will be using the same stacking as previous ownership.

Mr. Luszczak asked about previous tenant.

Mr. Raja stated Checkers

Ms. Bremanis stated there was a Checkers when it was annexed into the Village and after that there was a drive thru insurance company.

Mr. Cavanaugh asked if Smoothie King is open now.

Mr. Raja answered yes.

Ms. Wood asked if they need the drive-thru for their customers.

Mr. Raja answered yes, especially with COVID. He explained customers are more comfortable with it being a safer and easier way to hand off purchases and they don't have to wear a mask.

Ms. Wood asked if there is seating inside.

Mr. Raja answered no. He explained there is a walk-in lobby but no seating.

Mr. Luszczyk clarified they will have one drive thru.
Mr. Raja answered yes.

Ms. Roth-Wurster asked about ordering location.
Mr. Raja refereed to slide to show location.

Ms. Roth-Wurster asked about surrounding properties and if there is any residential concerns.
Mr. Raja explained it is parking lots of strip center, cabinet business, and church.

Ms. Bremanis gave a brief overview of request stating their closing hours are 9 PM Monday-Saturday and 8 PM on Sunday and estimate approx. 120 drive thru customers and 20 walk-ins. She stated the building is approximately 1,200 square feet, with no seating and they are over parked. Ms. Bremanis stated Community Services, Engineering, Environmental Health and Fire Prevention have reviewed and had no concerns. She referred to the slide to show the drive-thru, floor plan, and existing conditions.

STAFF RECOMMENDATION:

The proposed re-use of the drive-through is an existing condition, on the Rand Road commercial corridor and is not adjacent to any residential homes. The business plan does not propose late hours and its use should not impact the surrounding properties. Notwithstanding the procedural omission for the drive thru, Staff believes the drive thru use is appropriate for the location and will not have an impact on the surrounding property values or on the public health, safety and welfare. Therefore, Staff recommends approval of the Special Use for the drive thru subject to the following condition:

1. The Special Use shall substantially conform to the business plan, site plan and floor plan submitted by the Petitioner submitted 12/21/2021, 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 Mr. Luszczyk

DELIBERATIONS:

Mr. Cavanaugh agrees with staff recommendation as laid out.

Mr. Luszczyk pointed out they had 2 drive thru and are going down to 1. He stated he doesn't see any issues. Ms. Wood stated it is great to see a restaurant go back in space and they are using existing drive thru. She stated the standards have been met.

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 January 24, 2022

RESULT:	RECOMMENDED TO APPROVE [UNANIMOUS]
MOVER:	Kevin Cavanaugh, Commissioner
SECONDER:	Jerry Luszczak, Commissioner
AYES:	Larson, Roth-Wurster, Wood, Luszczak, McGinn, Cavanaugh, Pirog

Minutes Acceptance: Minutes of Jan 11, 2022 7:00 PM (Approval of Minutes)

IV. COMMUNICATIONS

V. ADJOURNMENT

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

RESULT:	MOTION CARRIED BY VOICE VOTE [UNANIMOUS]
MOVER:	Jerry Luszczak, Commissioner
SECONDER:	Cindy Roth-Wurster, Commissioner
AYES:	Larson, Roth-Wurster, Wood, Luszczak, McGinn, Cavanaugh, Pirog

Minutes Acceptance: Minutes of Jan 11, 2022 7:00 PM (Approval of Minutes)

**VILLAGE OF PALATINE
Zoning Board of Appeals**

SCHEDULED 02/08/22 07:00 PM

CASE STAFF STATEMENT (ID # 7345)

1142 E. Dundee Road

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Lyn Bremanis

PETITIONER: Amin Dhanani, Pop Foods LLC

CASE NUMBER: 21-94

ADDRESS: 1142 E. Dundee Road

PROPOSAL:

Special Use to permit a restaurant with a drive-thru, pursuant to Section 11.03 (d)(26) of the Palatine Code of Ordinances.

Variation to permit 280 square feet of total signage, instead of the maximum permitted total signage of 202 square feet pursuant to Section 8.3 (a)(1) of the Palatine Code of Ordinances.

<u>LOCATION:</u> 1142 E Dundee Rd. District 4 (Solberg)	<u>CURRENT ZONING:</u> B-2 General Business District
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SURROUNDING CONDITIONS:

<u>North:</u>	B-1 Shopping Center District
<u>South:</u>	Planned Development (Park Place Shopping Center)
<u>East:</u>	Planned Development (vacant property)
<u>West:</u>	B-2 General Business District

BACKGROUND:

The Petitioner is proposing to construct a new restaurant, with a drive-thru (Popeye's), which also exceeds the maximum total signage allowed. Therefore, the Petitioner is requesting:

Special Use to permit a restaurant with a drive-thru.

Variation to permit 280 square feet of total signage instead of the maximum

permitted total signage of 202 square feet.

SITE ANALYSIS:

- The Subject Property is zoned B-2 General Business District. The Subject Property historically was a Wendy's restaurant and drive-thru, however it has been closed and vacant, since 2014.
- The proposal is to demolish the existing structure and build a new restaurant and drive-thru.
- The building is 2,297 square feet and will have double lane drive-thru.
- The parking lot and drive-thru meet the code requirements. The proposed site plan installs a 24-foot cross access lane for the property to the east and allows for the future potential connection to the west. This maintains the Village's recommendation to provide cross access easements for redevelopments along IDOT roadways. This requirement is reflected as a condition of review. In order to accommodate this access, the building exceeds the minimum required B-2 setback along Dundee Road (a 57-foot setback is provided and a 25-foot setback is required) and complies with all of the other setbacks.
- The site plan indicates alterations to the Dundee Road curb cut, with the installation of a right-in and right-out only access. This is due to the IDOT installation of a barrier median along Dundee Road. The curb cut alterations require an IDOT permit.
- The proposed hours of operation are Sunday - Thursday 10 am to 10 pm, Saturday and Sunday 10 am - 11 pm.
- There will be approximately 8 employees working at any one time with a total number of employees at 60-65.
- The business plan indicates an estimated 170 walk-in customers and 140 drive-thru customers, per day.
- Required parking for the restaurant use is calculated as follows: 1 space /100 square feet of gross floor area or 1 space/2.5 seats, whichever is greater. At 2,297 square feet and 56 seats, the use requires 23 parking spaces. The proposed site plan provides 34 spaces. Therefore, the property will have an excess of 11 spaces.
- Per code, the site can have up to 202 square feet of total signage, this includes

both attached and freestanding signage square footage together. The sign plan, including signage on rear of the building, indicates approximately 280 square feet and requires a variation.

- Drive-thru and directional signage are not included in the total permitted signage calculations.

DEPARTMENTAL REVIEWS:

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

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

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 proposed building redevelops a vacant commercial site, which was also previously a fast food restaurant. The building and drive-thru comply with the parking and stacking requirements and the B-2 bulk standards. Furthermore, drive-thru uses are common in the Dundee/Rand Corridor.

Another component of the request relief is a Variation to exceed the maximum permitted total signage square footage. At 57 feet, the proposed site plan more than doubles the minimum required front yard setback of 25 feet, along Dundee Road to accommodate the cross access easement. This would ultimately benefit the subject and surrounding

properties, with the installed barrier median. In recognition of the increased front yard setback and additional distance from Dundee Road, Staff does not object to the sign variation. Also, the property is unique in that it is surrounded on all 3 sides of the building, with other commercial uses, in addition to Dundee Road. The proposed signage should not change the essential character of the area.

Therefore, Staff recommends approval of the Special Use and Variation, pursuant to the following conditions:

1. The Special Use and Variation shall substantially conform to the site plan dated 1/28/2022, landscape plan dated 1/31/2022 and elevations dated 10/29/2021 prepared by MRV Architects, and the business plan, except as such plans may be changed to conform to Village Codes and Ordinances.
2. A Plat of Easement Dedication for the Subject Property shall be submitted in a manner acceptable to the Director of Planning and Zoning and Village Attorney and, shall, at a minimum, extend to the western and eastern lot lines.
3. The traffic directional signage plan shall be submitted in a manner acceptable to the Village Engineer.

ATTACHMENTS:

- Aerial Map
- Application
- Plat of Survey
- Site Plan
- Business Plan
- Floor Plan
- Building and Signage Elevations
- Landscape Plan
- Public Notice





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) Amin Dhanani		Business Name (if applicable) Zubha POP Foods, LLC	
	Subject Property Address 1142 E. Dundee Rd. Palatine, IL 60074			
	AUTHORIZED AGENT (if applicable) Jennifer Thorstenson		Business Name (if applicable) MRV Architects, Inc.	
	Address 5105 Tollview Dr. Suite 197		City/State/Zip Code Rolling Meadows, IL 60008	
	Telephone 815-451-9223	Fax	Email JenniferT@mrvarch.com	
	Relationship to Petitioner (contractor, architect, etc.) Architect			
	TYPE OF APPLICATION (check one) ☒ Special Use ☐ Special Use Amendment ☐ Variation			
	Existing Zoning District B-2	Existing Land Use Restaurant w/drive-thru	Proposed Land Use Restaurant w/drive-thru	
	Generally describe your request: Seeking approval for a special use for a proposed new Popeyes restaurant with a double drive-thru.			

Attachment: Application (1142 E Dundee Road - SU VAR Popeyes Drive Thru Signage)



SPECIAL USE

Required Materials

- Filing Fee of \$ 937
- 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 restaurant use is of similar use to the adjacent parcels, and had previously operated as a restaurant with drive-thru.

The location provides convenient access for the public from both Dundee Rd. as well as the adjacent development.

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

The site design and site access has been designed such that the proposed is not of detriment to the public health, safety, and welfare.

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

The proposed use will not cause substantial injury to the nearby property values. The proposed restaurant with drive-thru is consistent with the uses of the nearby properties.

4. With respect to live entertainment uses, the use shall not:

- a. Produce noise levels so great as to constitute an unreasonable interference for persons outside the confines of the establishment
- b. Impose undue health, sanitation or safety burdens on the village
- c. Create excessive demands on the Village of Palatine Police Department
- d. Be of a nature otherwise prohibited by law or village ordinance

5. For fence standards, see Section 14.05 of the Palatine Zoning Ordinance

n/a

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

With limited access off of Dundee Rd., as well as access from only a right-in off of Dundee, signage becomes crucial to this project. Signage on both the South facade facing Dundee as well as signage on the East facade facing the shopping center are essential to direct customers from Dundee as well as the shopping center and any future cross access from the sites to the East.

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

The existence of only a right-in point of entry access off of Dundee is not ideal for customers to access site. It essentially eliminates the access from anyone coming from the West. By allowing signage on the East facade as well, will help in guiding any customers that choose to enter at the light at N. Baldwin Rd. and enter thru the shopping center to the Popeyes site.

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

Granting of the variance will not alter the essential character of the locality. The signage proposed is proportionate to the facades in which they are located, as well as being proportionate to the signage provided by other businesses along Dundee Rd.

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

The conditions of the property with only being able to capture West bound traffic off of Dundee are problematic for this site. The cross access to the shopping center and sites to the East help alleviate the issue, if proper signage is allowed, so customers are able to locate the site once entering the shopping center. The request is not based on a desire to make more money out of the property. The petition does not create the alleged hardship for the property, and will not be detrimental to the public welfare or other properties in the neighborhood. The request will not impair the supply of light and air to adjacent properties, or substantially diminish or impair neighboring property values.

ALTA/NSPS LAND TITLE
AND TOPOGRAPHIC SURVEY

BY
GENTILE AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

550 E. ST. CHARLES PLACE
LOMBARD, ILLINOIS 60148
PHONE : (630) 916-6262

P. I. N.: 02-01-302-019-0000

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



THE EAST 135 FEET OF THE SOUTH 300 FEET OF THE WEST 225 FEET OF THAT PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES EAST OF THE WEST 30 ACRES THEREOF (EXCEPT THE NORTH 170 FEET OF THE SOUTH 240 FEET OF THE WEST 170 FEET OF THE EAST 236 FEET THEREOF), ALSO EXCEPT THE NORTH 2096.75 FEET EAST OF THE WEST 30 ACRES) IN COOK COUNTY, ILLINOIS.

TOTAL AREA: 40,500.00 sq. ft. (0.93 acres)

PROPERTY COMMONLY KNOWN AS: 1142 W. DUNDEE ROAD, PALATINE, ILLINOIS.

STORM SEWER
STRUCTURES

- 1) BEEHIVE CATCH BASIN
FLOW LINE=720.85
12" RCP SE INV=718.60
- 2) CATCH BASIN
RIM = 723.68
12" RCP SE INV=719.93
12" RCP NW INV=719.87
- 3) CATCH BASIN
RIM = 725.18
12" RCP E INV=721.41
12" RCP NW INV=721.33
12" RCP S INV=721.48
- 4) CATCH BASIN
RIM = 727.06
12" RCP N INV=724.01
- 5) RESTRICTOR CATCH BASIN
RIM = 725.47
4" DUCTILE SE INV=722.19
- 6) STORM SEWER MH
RIM = 725.92
8" RCP NE INV=719.92
15" RCP E INV=719.92
15" RCP W INV=719.87
12" RCP SE INV=719.90
- 7) CURB INLET
FLOW LINE = 724.58
12" RCP NW INV=722.18
- 8) 4" DRAIN
INV=726.23
- 9) 4" DRAIN
INV=726.17

SANITARY SEWER
STRUCTURES

- 1) GREASE TRAP
RIM = 727.85
6" DUCTILE SE INV=724.20
- 2) SANITARY SEWER MH
RIM = 727.48
6" DUCTILE NW INV=720.88
6" DUCTILE SE INV=720.78
- 3) SANITARY SEWER MH
RIM = 727.09
6" DUCTILE NW INV=717.39
8" DUCTILE E INV=717.44
8" DUCTILE W INV=717.44
8" DUCTILE S INV=717.24
- 4) SANITARY SEWER MH
RIM = 725.70
6" DUCTILE NW INV=719.20
8" DUCTILE E INV=719.14

WATER VALVE
VAULTS

- 1) WATER VALVE VAULT
RIM = 727.01
TOP OF 10" PIPE=720.86
- 2) WATER VALVE VAULT
RIM = 723.93
TOP OF 8" PIPE=718.58

LEGEND



TREE WITH TRUNK DIAM. SIZE



OVERHEAD WIRES (# OF WIRES)



UTILITY PEDESTAL



LIGHT POLE



SIGN POST



CLOSED COVER DRAINAGE STRUCTURE



OPEN COVER DRAINAGE STRUCTURE



CURB INLET/CATCH BASIN



SANITARY SEWER MANHOLE



WATER VALVE VAULT



GREASE TRAP



FIRE HYDRANT



WATER SHUTOFF VALVE
WITH 8" CASING



BOLLARD



GUY WIRE (ANCHOR)



DOWN SPOUT



WATER SERVICE SHUTOFF VALVE



STORM SEWER



SANITARY SEWER



WATER MAIN



GROUND ELEVATION



PAVEMENT ELEVATION



TOP OF FOUNDATION



FIN./FL = FINISHED FLOOR ELEVATION



ASPHALT PAVEMENT



CONCRETE PAVEMENT



10' EASEMENT FOR IL.
BELL TELEPHONE CO. PER
DOC. NO. 24509360

NOTES:

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE ANY EXCAVATION BEGINS ALL UTILITY COMPANIES SERVING THE PROPERTY SHOULD BE CONTACTED FOR VERIFICATION OF FIELD LOCATION.

BASIS OF BEARINGS: ILLINOIS STATE PLANE COORDINATE SYSTEM EAST ZONE.

MATTERS OF TITLE PERTAIN TO CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 16SA3140257LFE REVISION 6, EFFECTIVE DATE AUGUST 1, 2017. SURVEY RELATED SCHEDULE "B" ITEMS LISTED AS FOLLOWS:
H-17) RIGHTS OF PUBLIC, THE STATE OF ILLINOIS AND MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF ANY, TAKEN OR USED FOR DUNDEE ROAD, PLOTTED AND SHOWN HEREON.

K-20) DOCUMENT NUMBER 6772719 DOES NOT AFFECT SUBJECT PROPERTY.
L-21) DOCUMENT NUMBER 19959948 DOES NOT AFFECT SUBJECT PROPERTY.
M-22) DOCUMENT NUMBER 6772719 DOES NOT AFFECT SUBJECT PROPERTY.
N-23) EASEMENT PER DOCUMENT NUMBER 24509360 PLOTTED AND SHOWN HEREON.
O-24) DOCUMENT NUMBER 22749126 DOES NOT AFFECT SUBJECT PROPERTY.
S-25) EASEMENT PER DOCUMENT NUMBER 24528324 PLOTTED AND SHOWN HEREON.
P-26) NO BUILDING ENCROACHMENT FOUND AT TIME OF SURVEY.
Q-27) NO BUILDING ENCROACHMENT FOUND AT TIME OF SURVEY.

FLOOD ZONE CLASSIFICATION:

PER FIRM MAP NO. 17031C0044; COMMUNITY NO. 175170, PANEL 44 OF 832, EFFECTIVE DATE AUGUST 19, 2008 SUBJECT PROPERTY IS IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

BENCHMARK: NGS PID AJ2849

STATION IS LOCATED IN THE SOUTHEAST CORNER OF THE INTERSECTION OF ILLINOIS ROUTE 68 AND ILLINOIS ROUTE 53, 29 FEET SOUTH OF THE CENTERLINE OF EASTBOUND ROUTE 68. STATION IS 180 FEET NORTH NORTHEAST OF A 12 INCH CEMENT CULVERT, 82 FEET EAST OF A PK NAIL IN THE PAVEMENT LOCATED IN NORTHBOUND ROUTE 53, 40.2 FEET NORTHEAST OF A PK NAIL IN A DECIDUOUS TREE, 29 FEET WEST OF THE CONCRETE DITCH, 12 FEET SOUTHEAST OF THE CONCRETE OVERPASS WALL, 11 FEET SOUTH OF THE BACK OF CURB OF ROUTE 68, AND 2.0 FEET NORTH OF AN ORANGE FIBERGLASS WITNESS POST. NOTE- ACCESS TO DATUM POINT THROUGH 6 INCH LOGO CAP. DATUM POINT IS 0.60 FEET BELOW CAP. PK NAILS WERE SET IN WOOD PHYSICAL TIES. (MH)
ELEV. = 738.25 (NAVD 88 DATUM)

SITE BENCHMARK:

NORTHWEST BOLT ON FIRE HYDRANT LOCATED ON THE WEST SIDE OF THE EASTERLY ENTRANCE FROM WEST DUNDEE ROAD.
ELEV. = 728.56

ZONING:

PROPERTY ZONED B-2 (GENERAL BUSINESS DISTRICT)
-MINIMUM LOT WIDTH: 50 FEET
-MAXIMUM FLOOR AREA RATIO: 1.0
-MINIMUM FRONT YARD SETBACK: 25 FEET
-MINIMUM REAR YARD SETBACK: 20 FEET
-MINIMUM SIDE YARD SETBACK: 5 FEET
-MINIMUM SIDE YARD SETBACK (ABUTTING STREET): 10 FEET
-MINIMUM TRANSITIONAL YARD SETBACK WHEN A SIDE LOT LINE COINCIDES WITH A SIDE LOT LINE IN AN ADJACENT VILLAGE OF PALATINE RESIDENTIALLY ZONED DISTRICT, A LANDSCAPED BUFFER OF 15 FEET
-MAXIMUM BUILDING HEIGHT: 3 STORIES, NOT TO EXCEED 45 FEET.

PARKING SPACES

NO. OF UNRESTRICTED PARKING STALLS: 52
NO. OF HANDICAP PARKING STALLS: 3
TOTAL NO. OF PARKING STALLS: 55

REC. = 605.72'

STATE OF ILLINOIS)
COUNTY OF DUPAGE) S.S.

- TO: 1) CHICAGO TITLE INSURANCE COMPANY
2) ILLINOIS HOLDINGS, LLC
3) MARGARET J. FIRESTONE AND DAVID J. FIRESTONE, AS TRUSTEES OF THE MARGARET AND DAVID FIRESTONE LIVING TRUST DATED AUGUST 24, 1999
4) IH PALATINE, LLC
5) BANK OF AMERICA, N.A., ITS SUCCESSORS AND OR ASSIGNS.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES
ITEMS 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11 AND 16 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON SEPTEMBER 11, A.D. 2017.

DATE OF PLAT: SEPTEMBER 12, A.D. 2017.

BY:
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2925
MY LICENSE EXPIRES NOVEMBER 30, 2018
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.002870



BASE SCALE : 1 INCH = 20 FEET

DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF

ORDERED BY : CHICAGOLAND RESTAURANTS LLC

DRAWN BY : MMG

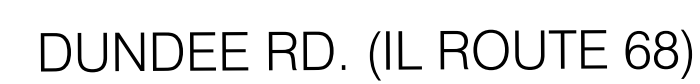
CHECKED BY :

SURVEYED BY : LN-RG

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE. FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR ABSTRACT DEED, CONTRACT AND ZONING ORDINANCE.

ORDER NO. 17-20832-REV 2

NO.	DATE	DESCRIPTION	BY
2	10/25/2017	REVISED CERTIFICATION PER EMAIL 09/25/2017	MMG
1	09/27/2017	REVISED PER COMMENTS EMAILED 09/22/2017	MMG



MINIMUM NUMBER OF PARKING SPACES REQUIRED WHICHEVER IS GREATER: 7 1 STACKING SPACE PER 100 SQ. FT. OF GROSS FLOOR AREA OR b) 1 SPACE PER 2.5 SEATS DRIVE-THRU STACKING: MIN. 12' x 22' 7 1 STACKING SPACES REQUIRED BYPASS LANE REQUIRED MIN. 12' WIDE
PARKING CALCULATION: a) $2513 \text{ S.F.} / 100 = 26 \text{ SPACES}$ b) $58 \text{ SEATS} / 2.5 = 24 \text{ SPACES}$
PROPOSED PARKING: 37 PROPOSED PARKING SPACES, INCLUDING 2 H.C. SPACES 12 STACKING SPACES PROVIDED

POPEYES

[illegible]

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DRAWN BY: J. THORSTENS

CHECKED BY: M. VALENTINI

PROJECT No: 21083

PRELIMINARY
SITE PLAN

SD1

Business Plan

Popeyes
1142 E. Dundee Rd.
Palatine, IL 60074

The nature of business will be a Popeyes quick service restaurant with dining room and drive thru service. The intended hours of operation will be between 10:00 am to 10:00 pm Sunday through Thursday and 10:00 am to 11:00 pm on Fridays and Saturdays. The anticipated maximum number of employees per shift is 8, with a total employee target count of 60-65. The estimated number of customers per day is 170 walk-in customers and 140 drive-thru customers. Trash collection and product delivery is typically early morning 7:00 am – 9:00 am prior to opening for daily service.

POPEYES
1142 E. DUNDEE ROAD
PALATINE, IL 60074
POP-892



POPEYES

ISSUE DATES / REVISIONS	
NO:	SPECIAL USE SUBMITTAL DATE: 11-2-21

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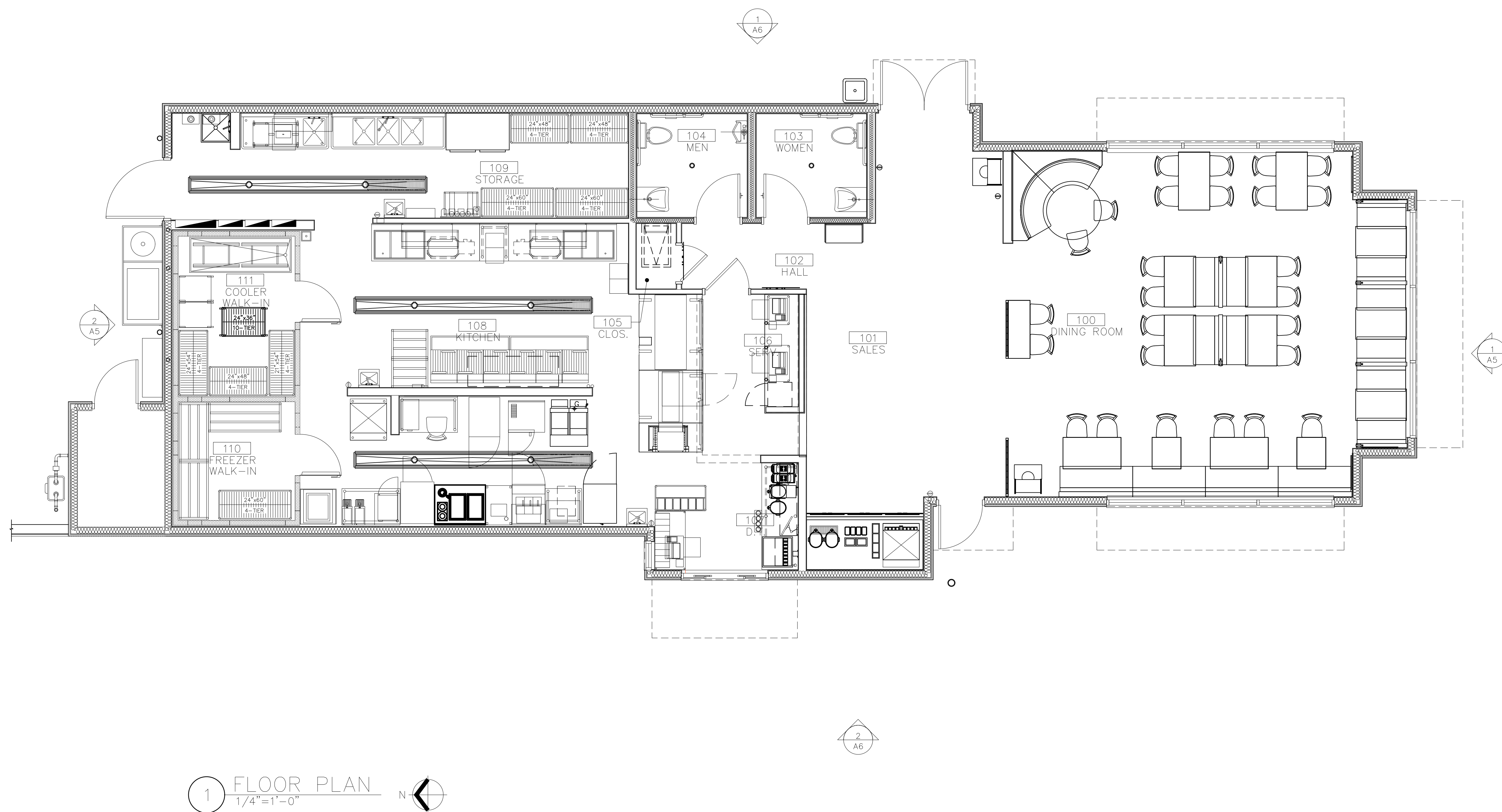
DRAWN BY: J. THORSTENS

CHECKED BY: M. VALENTINI

PROJECT No: 21083

FLOOR PLAN

A1





LOREN
LOREN INDUSTRIES

12226 Coast Drive
Whittier, CA 90601

Tel: (562) 946-7545
Fax: (562) 949-5707

St. Lic.: 455415

Los Angeles, CA



DRAWING/REVISION NO.:

10-21-0021

PAGE NO.:

4 OF 19

CLIENT:

POPEYES

ADDRESS

1142 E Dundee Rd.
Palatine, IL 60074

Approval Signature

DATE:

10/29/2021

PROJECT MANAGER

Dave P.

DESIGNER:

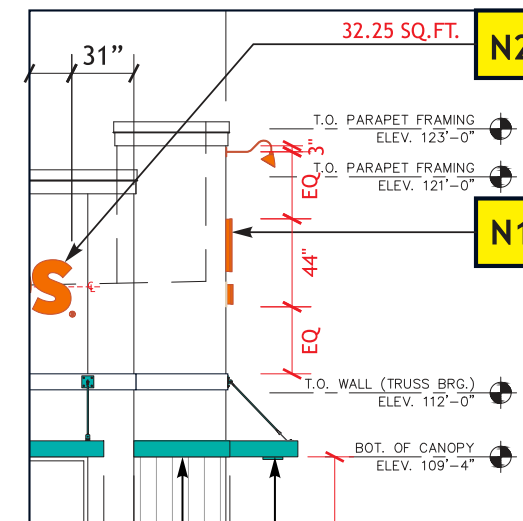
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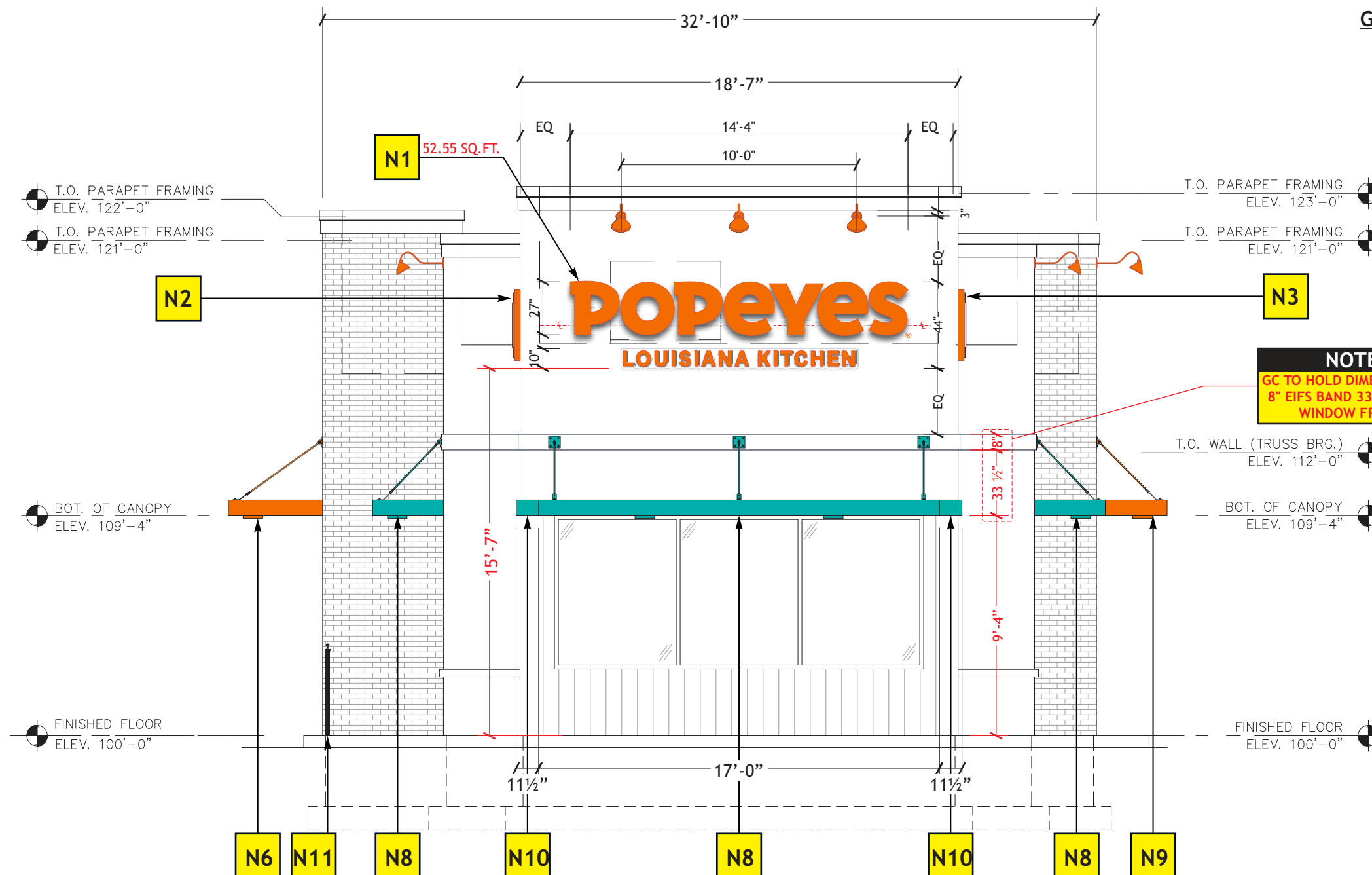
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Packet Pg. 23



**GOOSENECK LIGHT PLACEMENT
SIDE ELEVATION VIEW**



SOUTH ELEVATION (STOREFRONT)

PROPOSED: 52.55 SQ.FT.

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



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ADDRESS
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Approval Signature

DATE:
10/29/2021

PROJECT MANAGER
Dave P.

DESIGNER:
EC

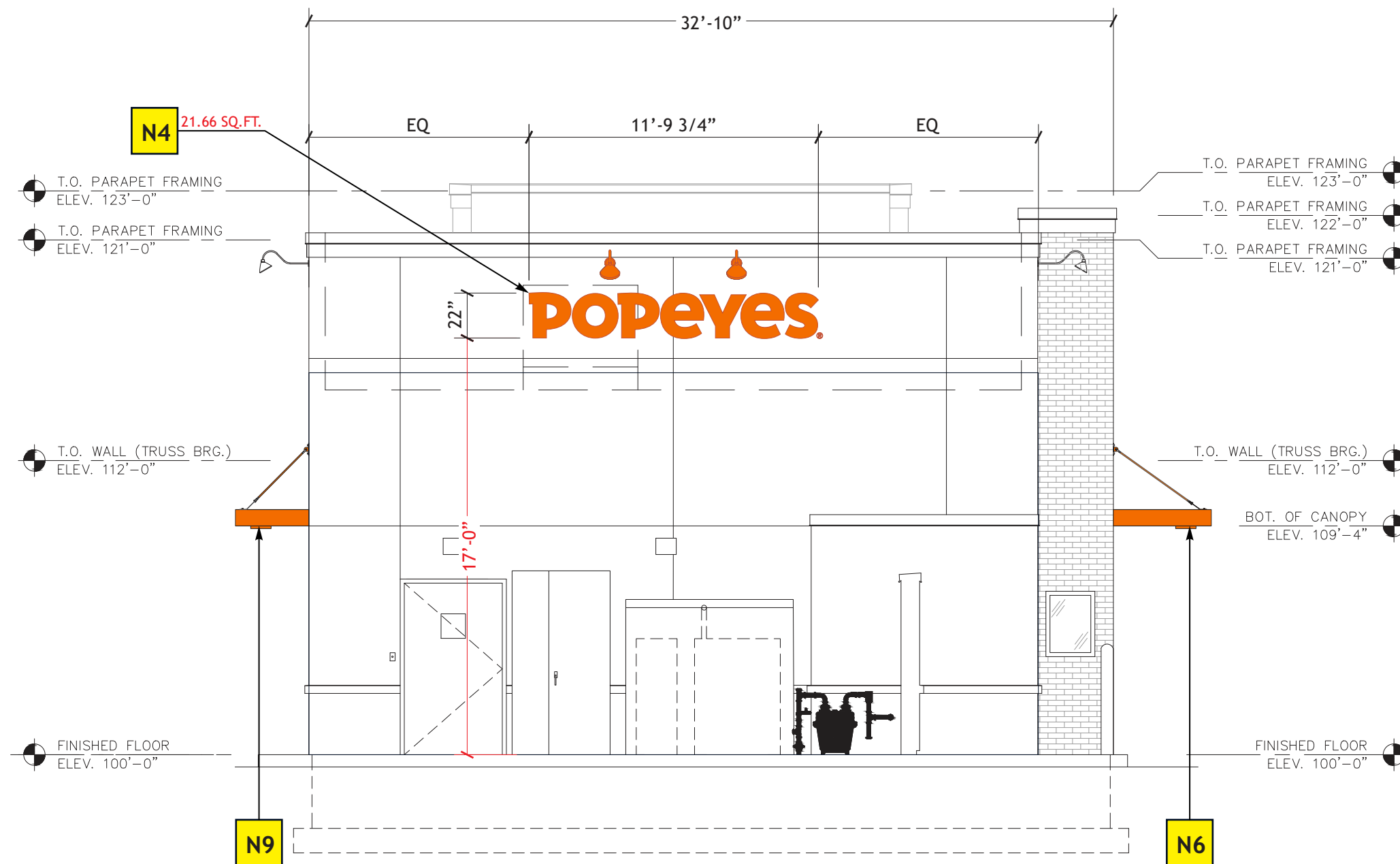
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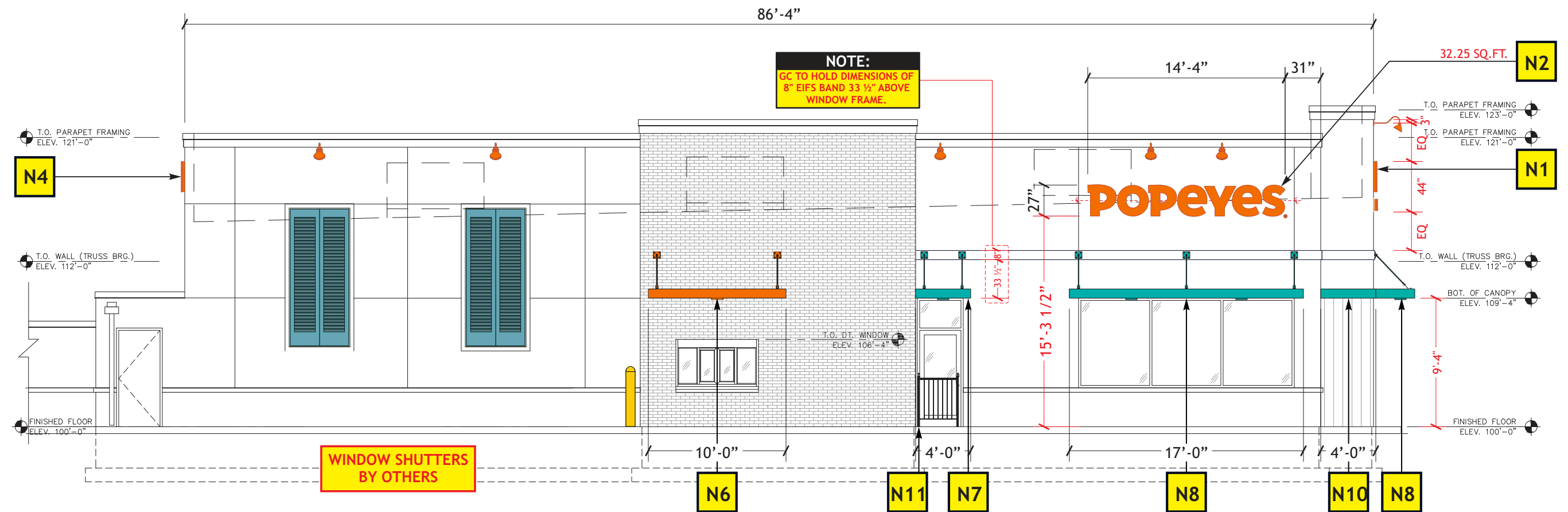
Attachment: Building and Signage Elevations (1142 E Dundee Road - SU VAR Popeyes Drive Thru Signage)



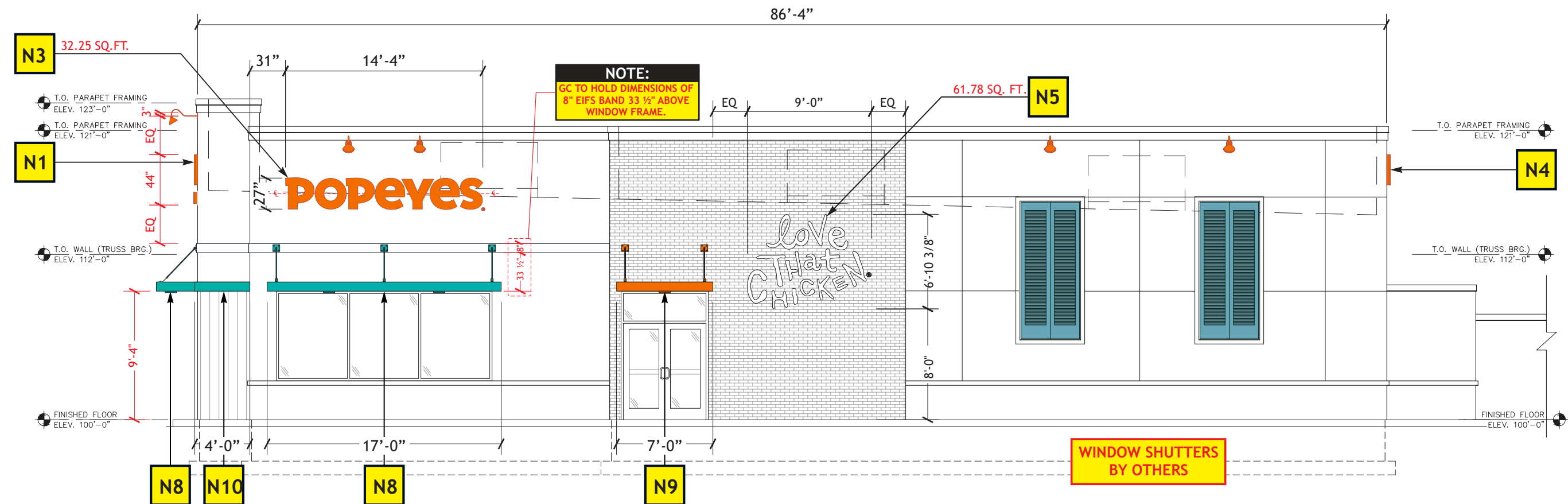
NORTH ELEVATION (REAR)

PROPOSED: 21.66 SQ.FT.

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



WEST ELEVATION (DRIVE-THRU)
Scale: 1/8" = 1'-0"



EAST ELEVATION (MAIN ENTRANCE)
Scale: 1/8" = 1'-0"

3.1.g



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PROJECT MANAGER

Dave P.

DESIGNER:

EC

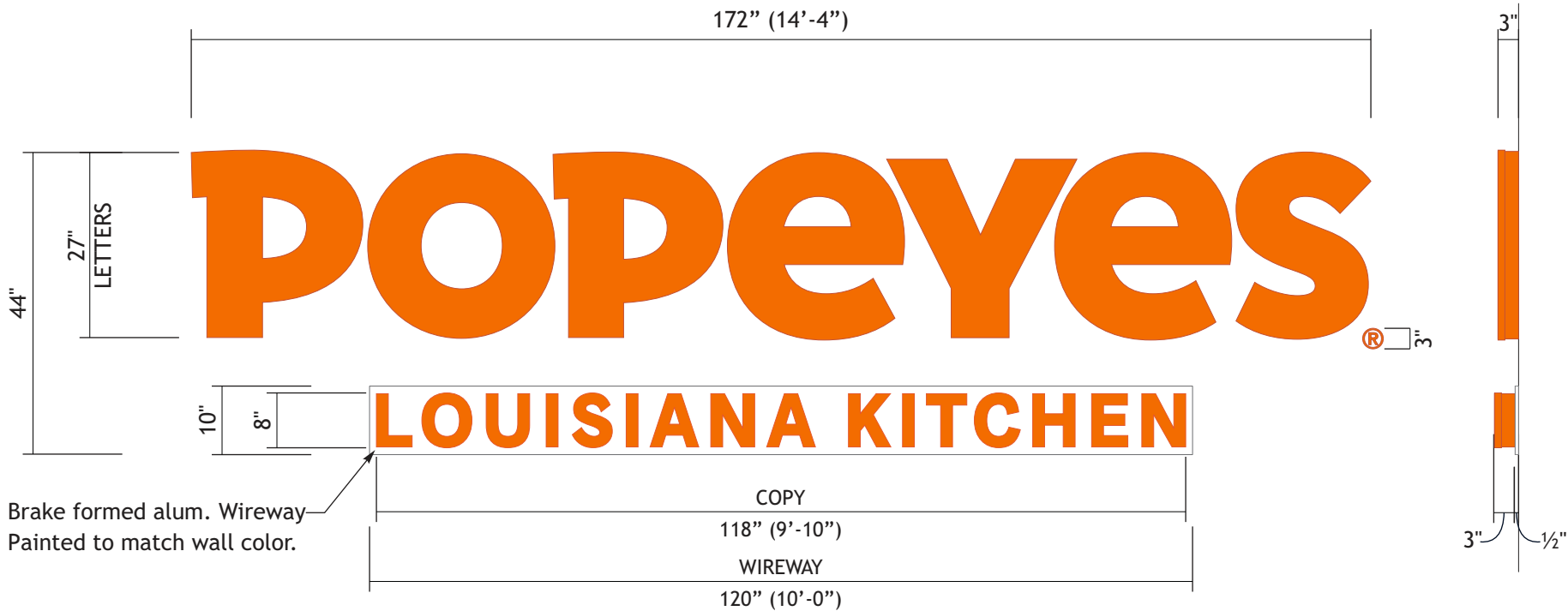
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Packet Pg. 25

Attachment: Building and Signage Elevations (1142 E Dundee Road - SU VAR Popeyes Drive Thru Signage)



NOTE:
FACE COLOR, TRIM CAP AND
RETURN TO BE PMS 3564 C,
WIREWAY COLOR TO MATCH WALL

N1 ILLUMINATED CHANNEL LETTERS
FRONT VIEW
AREA: 52.55 SQ FT
SCALE: 1/2" = 1'-0"

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

SPECIFICATIONS:

LETTERS: POPEYES

FACES:..... .177" #7328 WHITE ACRYLIC FACES
PAINTED PMS 3564 C
RETURNS:..... .040" X 3.0 ALUMINUM COIL PAINTED PMS 3564 C
BACKS:..... 1/8" WHITE ACM BACKS
TRIM CAP:..... 1" JEWELITE TRIMCAP PAINTED PMS 3564 C
ILLUMINATION:.. WHITE LED'S

SPECIFICATIONS:

LETTERS: LOUISANA KITCHEN

FACES:..... .177" #7328 WHITE ACRYLIC FACES
PAINTED PMS 3564 C
RETURNS:..... .040" X 3.0 ALUMINUM COIL PAINTED PMS 3564 C
BACKS:..... 1/8" WHITE ACM BACKS
TRIM CAP:..... 1" JEWELITE TRIMCAP PAINTED PMS 3564 C
ILLUMINATION:.. WHITE LED'S
WIREWAY:..... .090" BRAKE FORMED ALUM.



3.1.g

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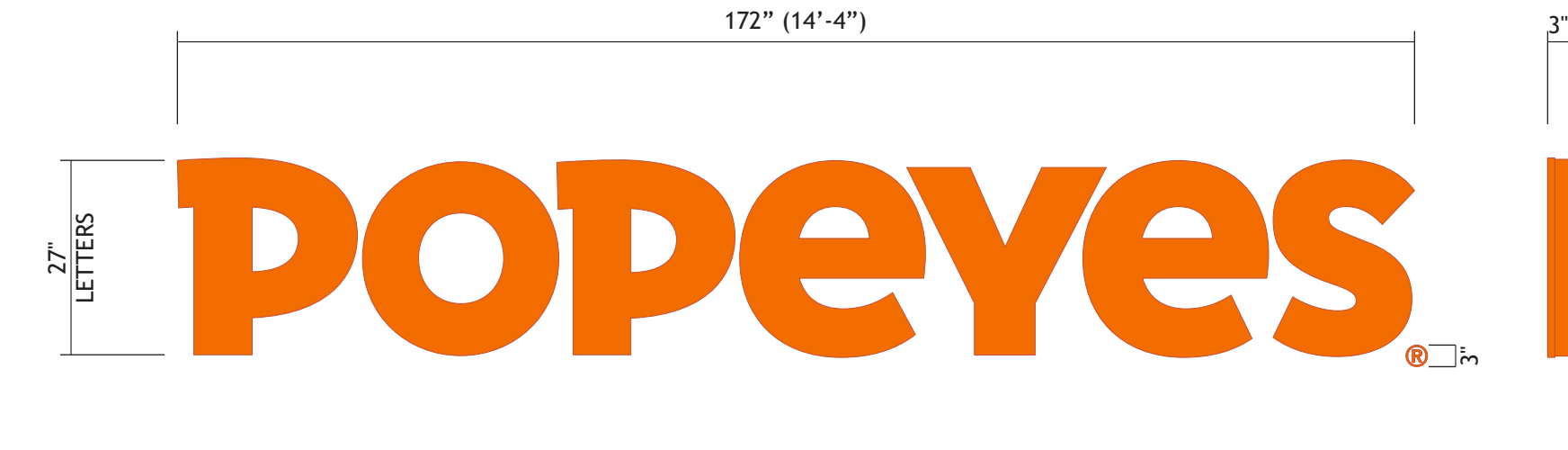
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NOTE:
FACE COLOR, TRIM CAP AND
RETURN TO BE PMS 3564 C

QTY: 2

N2 N3

ILLUMINATED CHANNEL LETTERS
FRONT VIEW
AREA: 32.25 SQ FT
SCALE: 1/2" = 1'-0"

SIDE VIEW

SPECIFICATIONS:

LETTERS: POPEYES

FACES:..... .177" #7328 WHITE ACRYLIC FACES
PAINTED PMS 3564 C
RETURNS:..... .040" X 3.0 ALUMINUM COIL PAINTED PMS 3564 C
BACKS:..... 1/8" WHITE ACM BACKS
TRIM CAP:..... 1" JEWELITE TRIMCAP PAINTED PMS 3564 C
ILLUMINATION:... WHITE LED'S

3.1.g



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Packet Pg. 27

Attachment: Building and Signage Elevations (1142 E Dundee Road - SU VAR Popeyes Drive Thru Signage)



SPECIFICATIONS:

LETTERS: POPEYES

FACES:..... .177" #7328 WHITE ACRYLIC FACES
w/ 1ST SURFACE VINYL 3M 3630-84 TANGERINE

RETURNS:..... .040" X 3.0 ALUMINUM COIL PAINTED PMS 3564 C

BACKS:..... 1/8" WHITE ACM BACKS

TRIM CAP:..... 1" JEWELITE TRIMCAP PAINTED PMS 3564 C

ILLUMINATION:... WHITE LED'S



3.1.g

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ADDRESS
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PROJECT MANAGER
Dave P.

DESIGNER:
EC

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PROJECT MANAGER

Dave P.

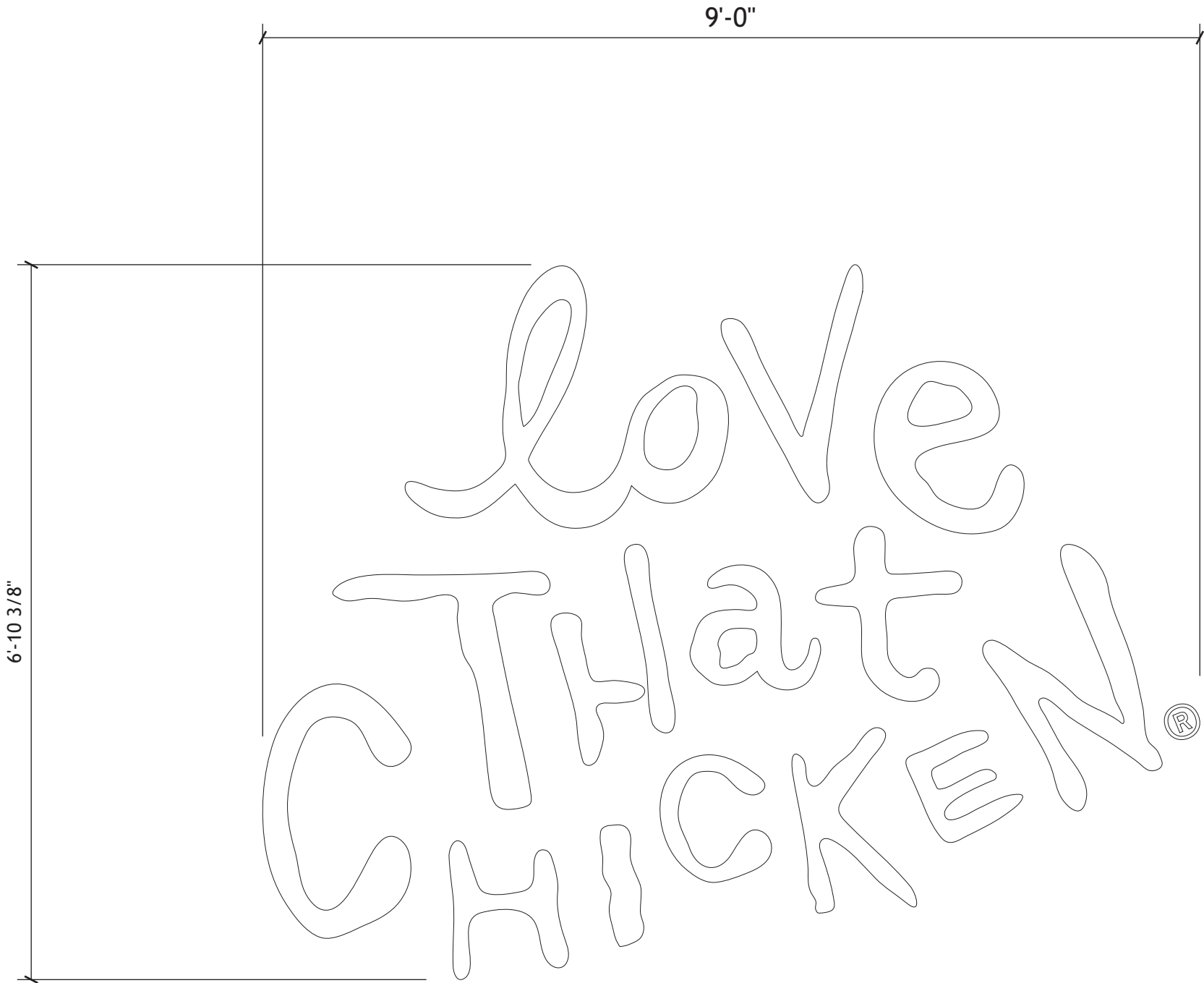
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BRICK WALL SURFACE
LETTERS SHALL BE
MOUNTED FLUSH
WITH SURFACE

3/8" CLEAR ACRYLIC
PAINTED WHITE

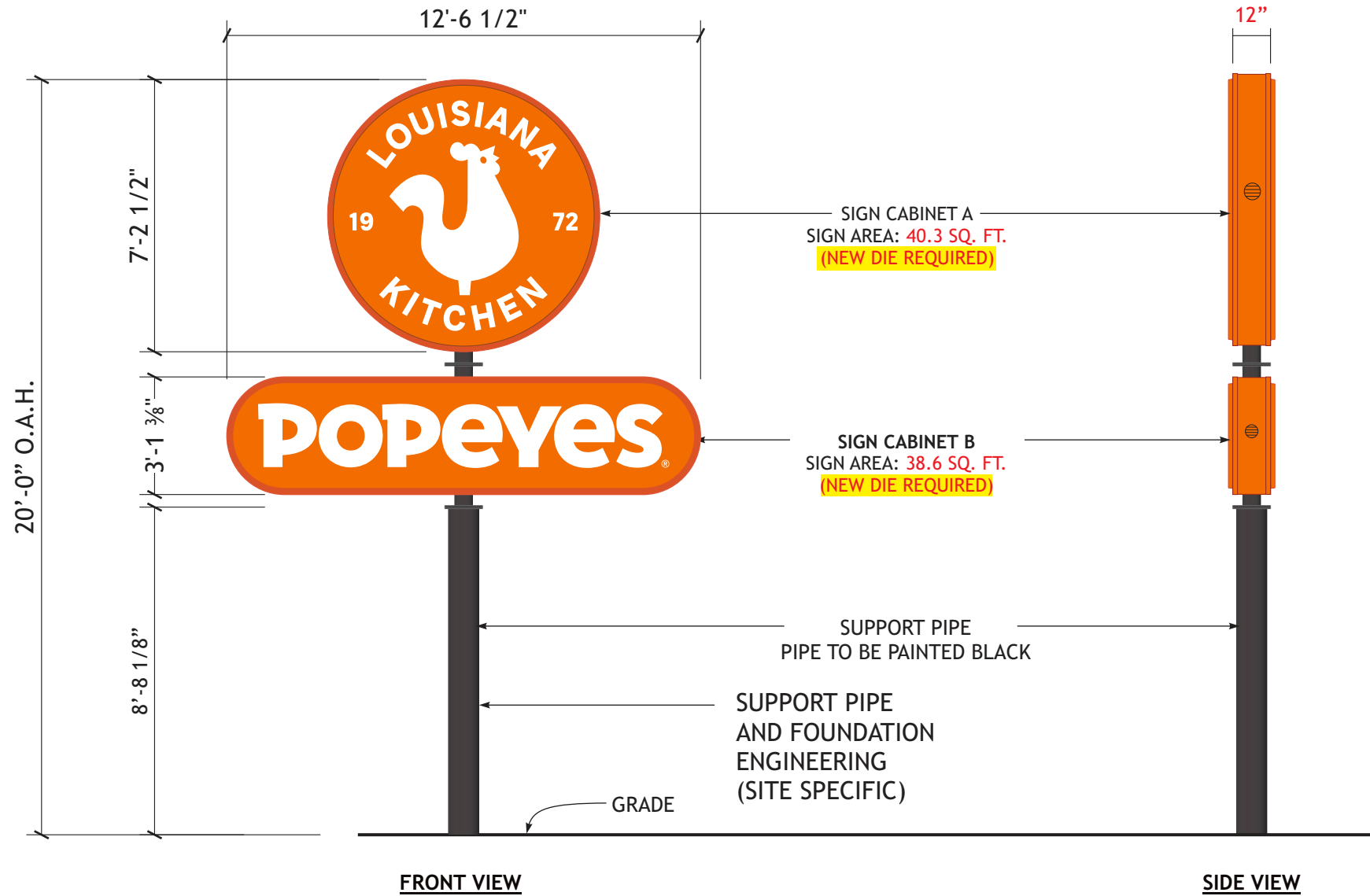
MOUNTING PINS

N5

"LOVE THAT CHICKEN" NON-ILLUMINATED FCO LETTERS

AREA: 61.78 SQ FT

Scale: 3/4" = 1'-0"



CABINET A:
FORMED DOUBLE FACE CENTER POLE SIGN.
SECOND SURFACE APPLICATION.
ADDITIONAL NOTES , NOTED ON THE NEXT PAGE.
CABINET & RETURNS PAINTED BURNT ORANGE

CABINET B:
FORMED DOUBLE FACE CENTER POLE SIGN.
SECOND SURFACE APPLICATION.
ADDITIONAL NOTES , NOTED ON THE NEXT PAGE.
CABINET & RETURNS PAINTED BURNT ORANGE

Note:
Methods Of Attachment To Be Engineered.
Formal Stamped & Signed Engineering With
Calculations To Be Submitted With Permit
Drawings

UL LISTED
ELECTRIC SIGN SECTION
THIS SIGN IS INTENDED TO BE
INSTALLED IN ACCORDANCE
WITH THE REQUIREMENTS OF
ARTICLE 600 OF THE NATIONAL
ELECTRICAL CODE AND/OR OTHER
APPLICABLE LOCAL CODES.
THIS INCLUDES PROPER GROUNDING
AND BONDING OF THE SIGN.

NOTES:
ELECTRICAL COMPONENTS TO BE UL LISTED
AND INSTALLED IN ACCORDANCE WITH THE
NATIONAL ELECTRIC CODE (NEC)

ALL WIRING SHALL BE 12 GA

(1) 20 AMP-120V CIRCUIT TO BE BROUGHT
TO JOB SITE BY LICENCED ELECTRICIAN.

ALL SIGNAGE WILL BE UL2161 COMPLIANT
AND CARRY UL LABELS.

- GENERAL NOTES:**
- 1.) INSTALLATION OF THIS SIGN SHALL CONFORM TO THE REQUIREMENTS OF ARTICLE 600 OF NEC, UL48 AND/OR OTHER APPLICABLE LOCAL CODES.
 - 2.) BRANCH CIRCUIT:
A.) ALL BRANCH CIRCUITS FOR SIGNS MUST BE TOTALLY DEDICATED TO SIGNS (INCLUDING DEDICATED GROUND AND DEDICATED NEUTRAL PER CIRCUIT).
B.) SIGN CIRCUITS MUST NOT BE SHARED WITH OTHER LOADS SUCH AS LIGHTING, AIR CONDITIONING AND OTHER EQUIPMENT.
C.) PROPERTY SIZED GROUND WIRE THAT CAN BE TRACKED TO THE BREAKER PANEL MUST BE PROVIDED.
 - 3.) U.L. AND DATA LABELS REQUIRED
 - 4.) SIGN SATISFIES ALL REQUIREMENTS OF TITLE 24.
 - 5.) OUTDOOR SIGNAGE TO EMPLOY EITHER PHOTOCCELL OR OUTDOOR ASTRONOMICAL TIMER

COLOR SPECIFICATIONS:

- PMS 3564C - 3M 3630-84 TANGERINE
- WHITE - 3M 3630-20 WHITE
- BLACK PAINT

NOTE

**FIELD VERIFY DIMENSIONS
PRIOR TO FABRICATION
NOT READY FOR PRODUCTION**

N15

P-80 PYLON SIGN @ 20' OAH

TOTAL SIGN AREA: **78.9 SQ. FT.**

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

3.1.g



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Fax: (562) 949-5707
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Los Angeles, CA



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CLIENT:

POPEYES

ADDRESS

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Palatine, IL 60074

Approval Signature

DATE:

10/29/2021

PROJECT MANAGER

Dave P.

DESIGNER:

EC

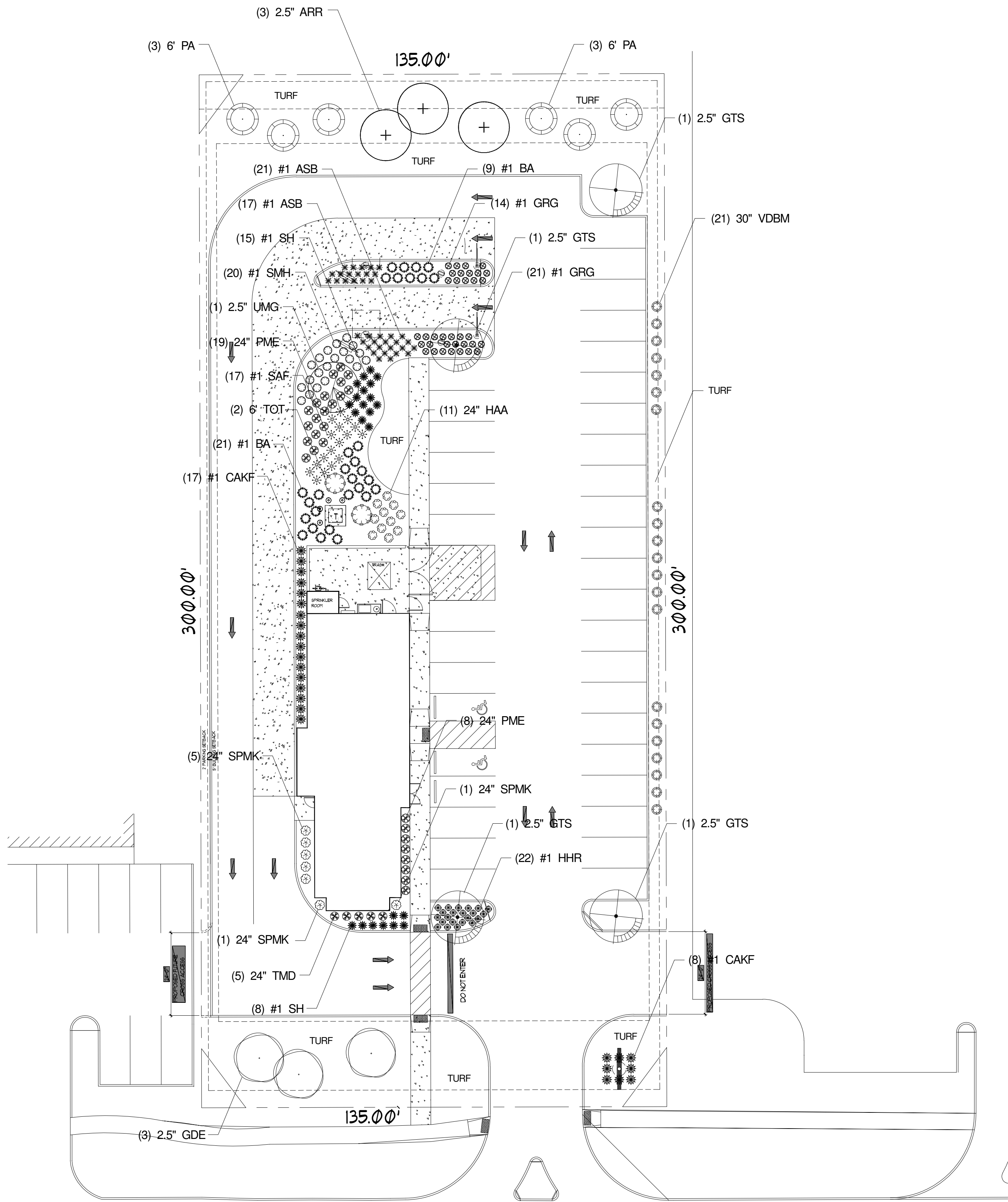
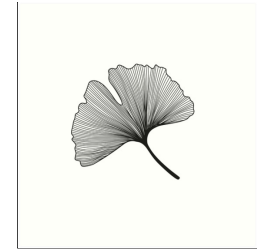
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Packet Pg. 30

Attachment: Building and Signage Elevations (1142 E Dundee Road - SU VAR Popeyes Drive Thru Signage)

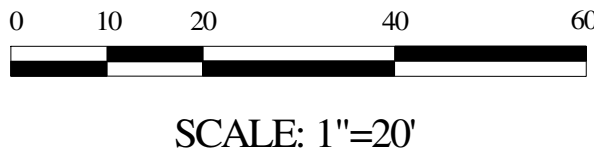


DUNDEE RD. (IL ROUTE 68)

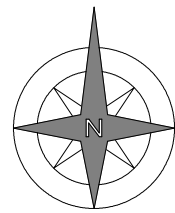
PLANT LIST

Qty.	Common Name	Botanical Name	Size	Remarks	Key
3	Redpointe Maple	Acer rubrum 'Redpointe'	2.5"	B&B	ARR
3	Espresso Kentucky Coffee Tree	Gymnocladus dioica 'Espresso'	2.5"	B&B	GDE
4	Skyline Locust	Gleditsia triacanthos 'Skyline'	2.5"	B&B	GTS
1	Triumph Elm	Ulmus 'Morton Glossy'	2.5"	B&B	UMG
6	Norway Spruce	Picea abies	6'	B&B	PA
2	Techny Arborvitae	Thuja occidentalis 'Techny'	6'	B&B	TOT
11	Incrediball Hydrangea	Hydrangea arborescens 'Abetwo'	24"	Cont.	HAA
27	Enci Dwarf Mugo Pine	Pinus mugo 'Enci'	24"	Cont.	PME
7	Miss Kim Lilac	Syringa patula 'Miss Kim'	24"	Cont.	SPMK
5	Dense Yew	Taxus media 'Densiformis'	24"	Cont.	TMD
28	Blue Muffin Viburnum	Viburnum dentatum 'Blue Muffin'	30"	Cont.	VDBM
38	Summer Beauty Allium	Allium 'Summer Beauty'	#1	Pots	ASB
30	Blue False Indigo	Baptisia australis	#1	Pots	BA
25	Karl Foerster Reed Grass	Calamagrostis acutiflora 'Karl Foerster'	#1	Pots	CAKF
35	Rozanne Geranium	Geranium 'Rozanne - Gerwat'	#1	Pots	GRG
22	Happy Returns Daylily	Hemerocallis 'Happy Returns'	#1	Pots	HHR
17	Autumn Fire Sedum	Sedum 'Autumn Fire'	#1	Pots	SAF
20	Hummelo Betony	Stachys monieri 'Hummelo'	#1	Pots	SMH
23	Prairie Dropseed	Sporobolus heterolepis	#1	Pots	SH

- NOTES:**
- The Landscape Contractor shall provide and install all plant materials in the quantities and sizes sufficient to complete planting as shown on the Landscape Plans. All plants shall comply with the requirements of the current American Standard for Nursery Stock published by The American Nursery and Landscape Association. Plants shall meet size, genus, species and variety and be in good health, free of insects, diseases or defects. No "park grade" materials shall be accepted. Trees not exhibiting a central (or single) leader will be rejected unless noted in the plant list as multi-stem. Quantity lists are supplied for convenience. The Landscape Contractor shall verify all quantities and, in case of a discrepancy, the drawn plan shall prevail over the plant list. No plants are to be changed of substituted without approval of the Owner or a representative of James Dowden & Associates, Inc.
 - All plants shall be watered during the first 24-hour period following installation. A watering schedule must be agreed upon with the Owner (before plantings are installed) of whom, when and how plant materials are to be properly watered. The Landscape Contractor shall verify proper watering is being done for the establishment and health of all plant materials. The Landscape Contractor shall warranty all plant materials for one year from the time of installation and project acceptance.
 - Plants shall be balled and burlapped unless otherwise noted on the Landscape Plans. No root bound materials shall be accepted and all synthetic or plastic materials shall be removed at the time of planting. It is the option of the Landscape Contractor to roll back burlap from the top of the root ball.
 - Recommended mulch depth is three inches (3") of shredded hardwood bark. The Landscape Contractor shall avoid over-mulching and the creation of "mulch volcanoes." Mulch Beds shall extend a minimum of two feet (2') beyond the center of a tree or shrub. Mulch must be pulled back at least two inches (2") from the base of a tree so the base of the trunk and root crown are exposed.
 - Prepare all perennial beds with one cubic yard of garden compost per 100 sf and the compost shall be rototilled to an 8" depth.
 - All plants shall be set plumb. It is the option of the landscape contractor to stake deciduous trees but it is also the responsibility of the Landscape Contractor to guarantee the plants remain plumb until the end of the guarantee period.
 - Trees shall be installed a minimum of five feet (5') horizontally from underground electrical feeders, sanitary sewers, sanitary services, water mains, and water services. Trees shall be installed a minimum of ten feet (10') horizontally from utility structures including, but not limited to, manholes, valve vaults and valve boxes. Shade trees shall be a minimum of ten feet (10') from all light poles and all shrubs shall be a minimum of three to five feet (3'-5') from all fire hydrants.
 - The Landscape Contractor shall locate the existence of all underground utilities prior to starting work. The Landscape Contractor must also keep the pavement and work areas in neat and orderly condition throughout the construction process. The Landscape Contractor shall acquaint himself with. And verify. Working conditions in advance of submitting a proposal. Failure to recognize inherent responsibilities does not relieve the contractor of obligations due to miscalculations.
 - Property owners shall be responsible for maintaining all landscaping shown on the approved plans throughout the life of the development.
 - Turf shall be Premium Bluegrass Mix seed in all disturbed areas.
 - Any changes to the landscape plans after final development approval Require review and approval by the planning and zoning administrator.
 - Trees and shrubs shall not be located closer than ten (10) feet to fire hydrants, transformers, or other above ground utilities. Trees shall be a minimum of ten (10) feet from all driveways and entrance ways.
 - Bare root plants shall not be allowed as part of this project.
 - All planted areas and landscaped islands shall receive a 4 (four) inch layer of shredded hardwood bark mulch.

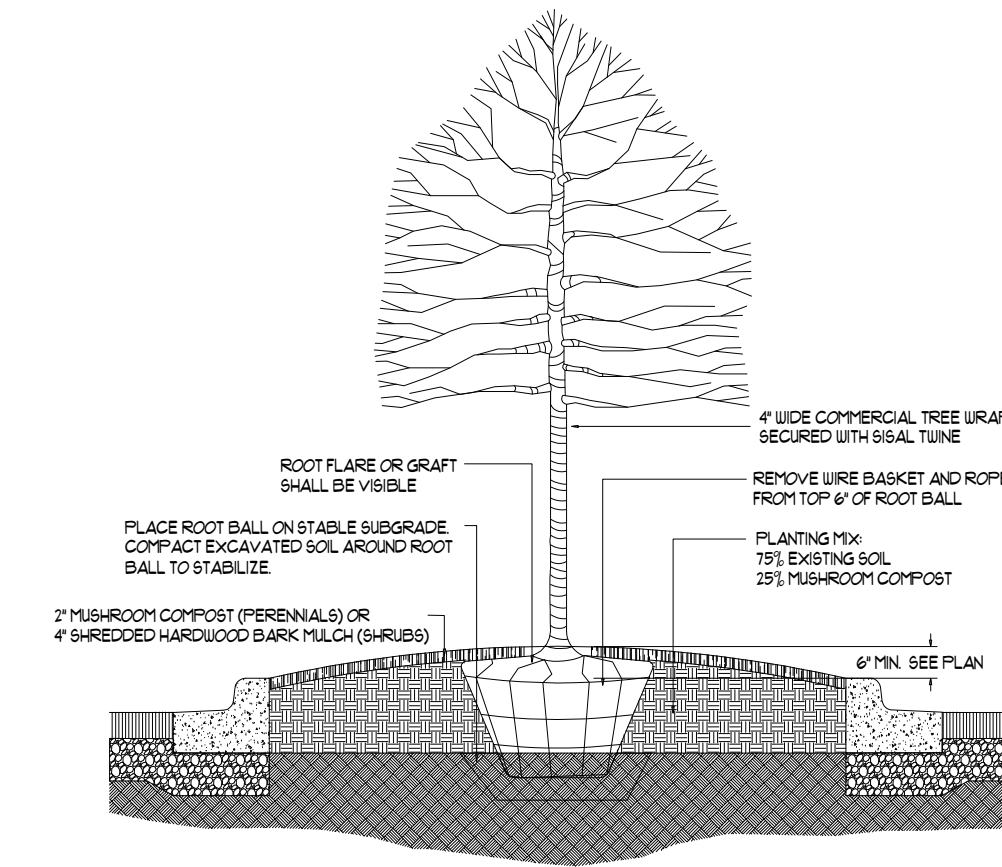


SCALE: 1"=20'

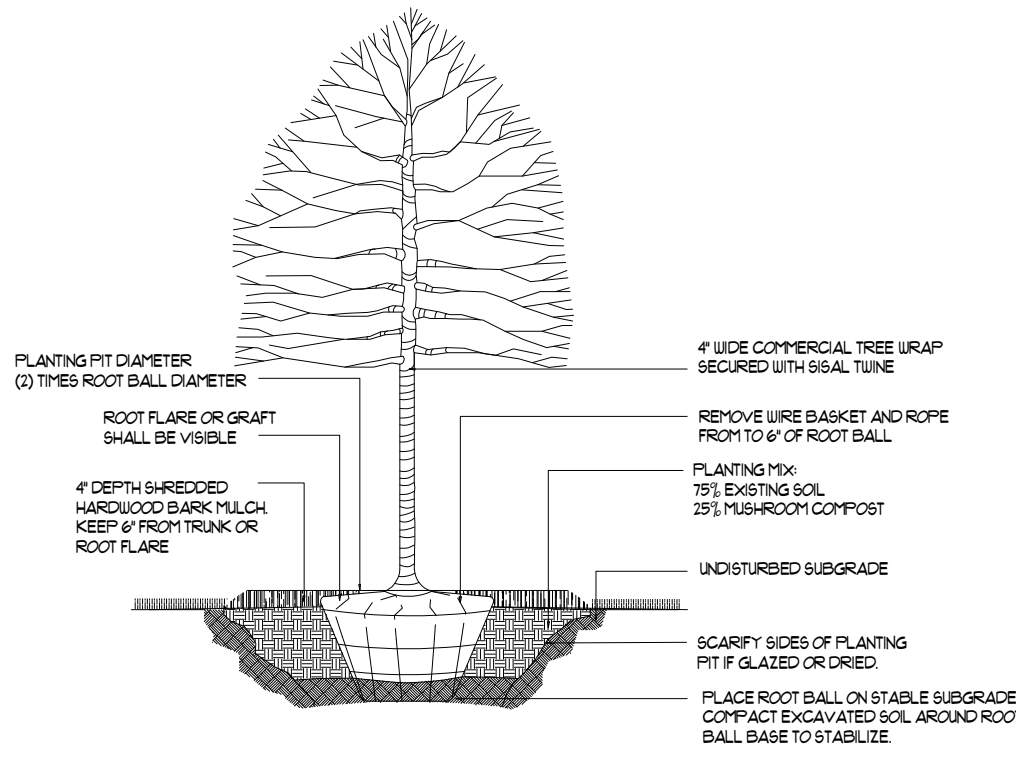


PREMIUM BLUEGRASS SEED MIX (4-5 LBS/1000 S.F.)

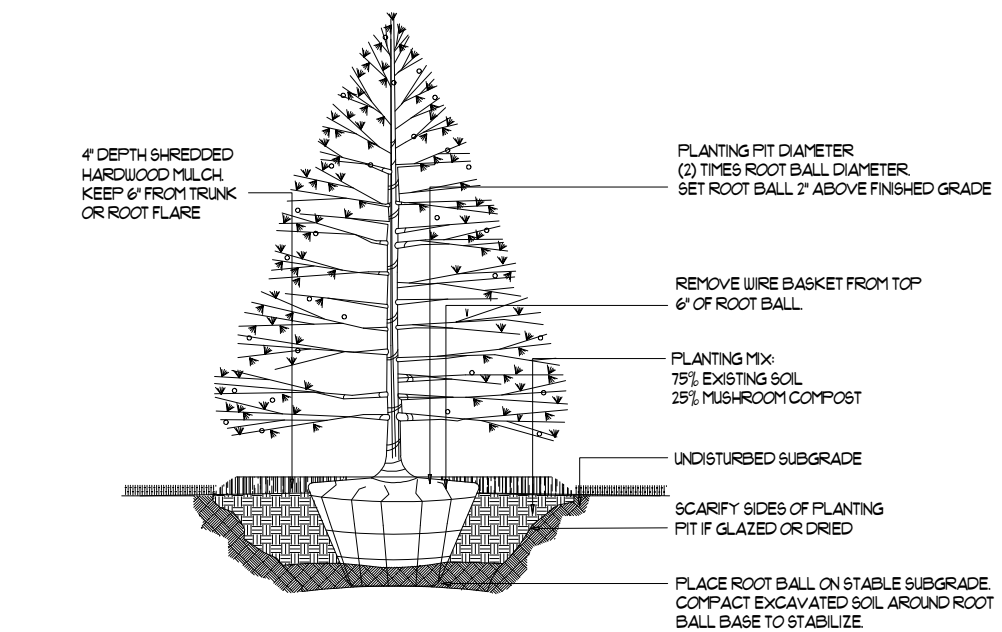
MIX %	SEED	GERMINATION	ORIGIN
22.82%	AWARD KENTUCKY BLUEGRASS	85%	OR
22.22%	NUGLADE KENTUCKY BLUEGRASS	85%	OR/WA
17.79%	JACKPOT KENTUCKY BLUEGRASS	85%	OR/WA
16.11%	EVEREST KENTUCKY BLUEGRASS	85%	OR
9.98%	FIESTA 4 PERENNIAL RYEGRASS	90%	MN
9.97%	HANCOCK PERENNIAL RYEGRASS	90%	MN
1.11%	INERT MATTER		



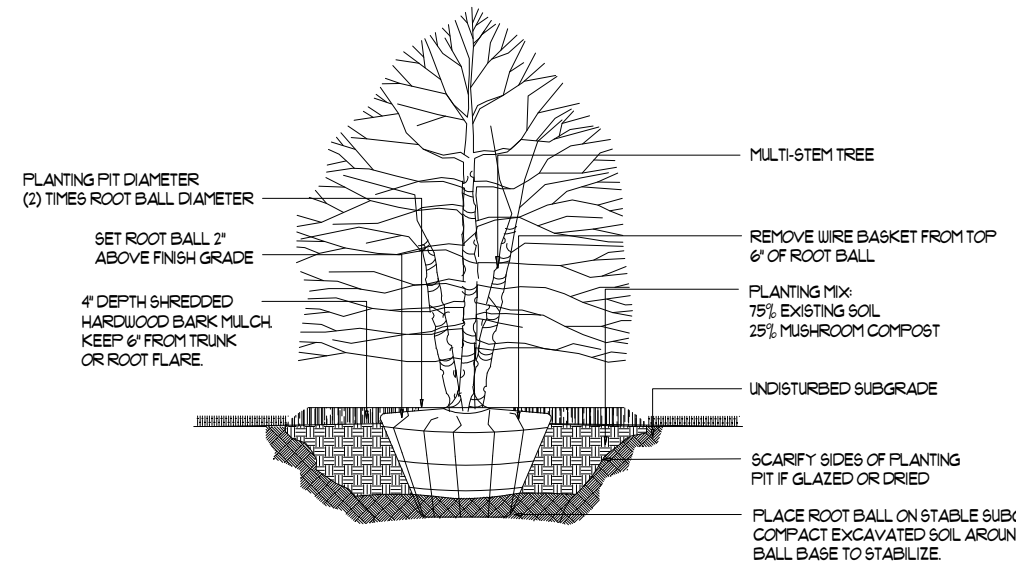
DETAIL
DECIDUOUS TREE PLANTING IN PARKING LOT ISLAND



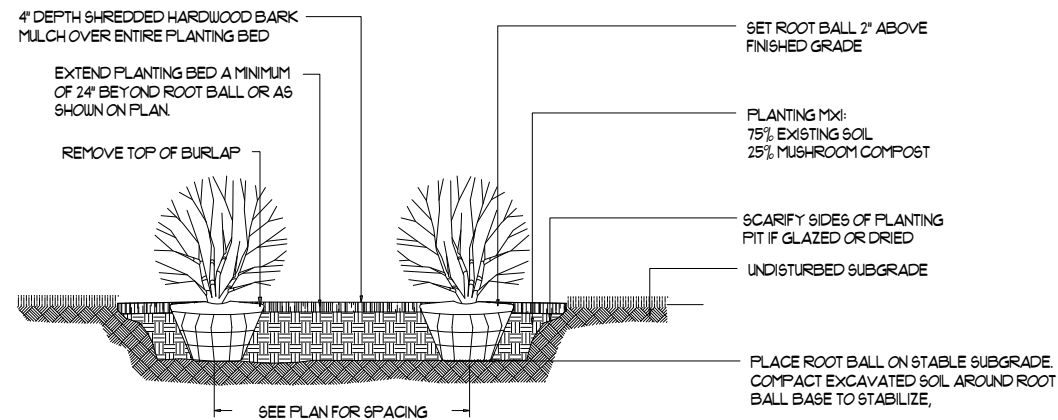
DETAIL
DECIDUOUS TREE PLANTING



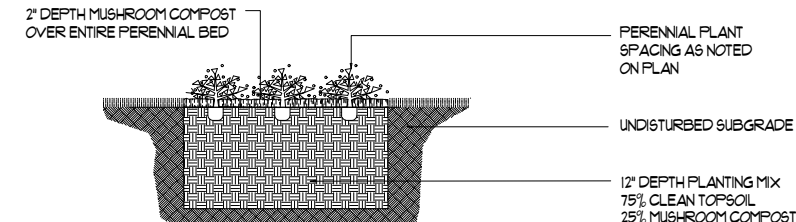
DETAIL
EVERGREEN TREE PLANTING



DETAIL
DECIDUOUS ORNAMENTAL TREE PLANTING



DETAIL
SHRUB PLANTING



DETAIL
PERENNIAL PLANTING

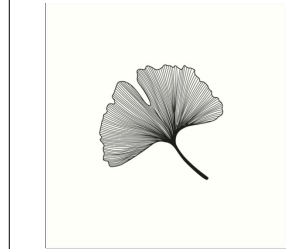
REVISIONS:

DOWDEN DESIGN GROUP
LANDSCAPE ARCHITECTURE, DESIGN & PLANNING
P.O. BOX 415, LIBERTYVILLE, IL 60048
DOWDENDESIGNGROUP.COM PHONE: (847) 362-1254

POPEYES
1142 E. DUNDEE ROAD
PALATINE, ILLINOIS

LANDSCAPE
PLAN

DATE: 01.05.22
SCALE: NONE
DRAWN: CJD



L102

PUBLIC NOTICE
 A Public Hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, February 8, 2022 at 7 P.M. in the Village Council Chambers at Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
Special Use to permit a restaurant with a drive-thru.
Variation to permit 280 square feet of total signage instead of the maximum permitted total signage of 202 square feet.
 The property is commonly known as 1142 E. Dundee Road (02-01-302-019-0000).
 The Petitioner is proposing to build a 2,297 square foot building to open a Popeye's Louisiana Kitchen Fast Food Restaurant with a drive-thru.
 The above petition has been filed by Amin Dhanoni, Zubha Pop Foods, LLC and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
 FILE #: 21-94
 VILLAGE OF PALATINE
 Jan Wood, Chair
 Palatine Zoning Board of Appeals
 DATED: This 24th day of January, 2022
 Published in Daily Herald January 24, 2022 (4576701)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs

Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights and has been circulated daily in the Village(s) of: Arlington Heights, Barrington, Barrington Hills, Bartlett, Buffalo Grove, Deer Park, Des Plaines, Elk Grove, Franklin Park, Glenview, Hanover Park, Hoffman Estates, Inverness, Melrose Park, Morton Grove, Mt Prospect, Niles, Northbrook, Northfield, Northlake, Palatine, Park Ridge, Prospect Heights, River Grove, Rolling Meadows, Rosemont, Schaumburg, Schiller Park, South Barrington, Streamwood, Wheeling, Wilmette

County(ies) of Cook

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 in general circulation throughout said Village(s), County(ies) and State

I further certify that the Northwest Suburbs 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 copy, was published 01/24/2022 in said Northwest Suburbs DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
 DAILY HERALD NEWSPAPERS

BY Laula Baitz
 Designee of the Publisher and Officer of the Daily Herald

Control # 4576701

Attachment: Public Notice (1142 E Dundee Road - SU VAR Popeyes Drive Thru Signage)