

**AN ORDINANCE GRANTING A MINIMUM  
PARKING VARIATION FOR 2905 ALGONQUIN ROAD**

**WHEREAS**, Angelo RE II LLC ("**Owner**") owns the property commonly known as 2905 Algonquin Road within the City's C-2 Commercial zoning district, which property is legally described in **Exhibit A** to this Ordinance ("**Subject Property**"); and

**WHEREAS**, Brother Pocha, Inc. ("**Petitioner**") leases the Subject Property and, in order to open a karaoke establishment ("**Restaurant**") at the Subject Property that utilizes its existing building and site improvements located, Petitioner has requested that the City grant a variation from Section 122-163 to reduce the minimum number of required parking spaces from 56 to 46 spaces (the "**Requested Relief**"); and

**WHEREAS**, the City's Planning and Zoning Commission ("**PZC**"), after notice was provided as required by law, conducted a public hearing on September 5, 2023 at a regular meeting to consider the Requested Relief; and

**WHEREAS**, after taking and considering all testimony presented at the public hearing, the PZC made the findings of fact enumerated in **Exhibit B** and recommended that the City Council approve the Requested Relief; and

**WHEREAS**, the Corporate Authorities of the City of Rolling Meadows have determined that it would be in the best interest of the City to approve the Requested Relief in accordance with, and subject to, the conditions, restrictions, and provisions of this Ordinance.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Rolling Meadows, Illinois:

**Section 1:** Recitals. The recitals set forth above are incorporated herein by reference as the findings of the Corporate Authorities.

**Section 2:** Grant of Variation. Pursuant to the standards and procedures set forth in Section 122-393 ("Variations") and the City's home rule authority, and subject to and contingent upon the conditions, restrictions, and provisions set forth in Section 3 of this Ordinance, the Petitioner is hereby granted a variation from Section 122-163 to reduce the minimum number of required parking spaces from 56 to 46 spaces for the benefit of the Subject Property.

**Section 3:** The variation granted in Section 3 of this Ordinance is hereby expressly subject to and contingent on each of the following conditions, restrictions, and provisions:

- A. No Authorization of Work. The approvals granted pursuant to this Ordinance do not authorize the development, construction, reconstruction, alteration, demolition, or moving of any buildings or structures on the Subject Property, but merely authorize the preparation, filing, and processing of applications for any permits or

approvals that may be required by the codes and ordinances of the City, including without limitation demolition and building permits.

- B. Compliance with Plans. Except for minor changes and site work approved by the Zoning Administrator, the Restaurant and the Subject Property must be developed, used, and maintained in substantial compliance with the plans attached as **Exhibit C** (collectively "**Plans**").
- C. Compliance with Applicable Law. In addition to the other specific requirements of this Ordinance, the Subject Property, and all operations conducted thereon and therein must comply at all times with all applicable federal, state, and City statutes, ordinances, resolutions, rules, codes, and regulations, including, without limitation, this Ordinance.

**Section 4:**

- A. The City shall not be obligated to issue, and may withhold, building permits, certificates of occupancy, and other approvals that do not completely comply with and satisfy the conditions, restrictions, and provisions of this Ordinance.
- B. Upon failure or refusal of either Owner or Petitioner to comply with any or all of the conditions, restrictions, or provisions of this Ordinance, the Variation granted in Section 3 of this Ordinance may, at the sole discretion of the Corporate Authorities, by ordinance duly adopted, be revoked and become null and void and of no force and effect.

**Section 5:** The privileges, obligations, and provisions of each and every section and provision of this Ordinance are for and inure to the benefit of and run with and bind the Subject Property, unless otherwise explicitly set forth in this Ordinance.

**Section 6:** Nothing in this Ordinance shall create, or shall be construed or interpreted to create, any third-party beneficiary rights.

**Section 7:**

- A. This Ordinance will be effective only upon the occurrence of all of the following events:
  - i. Passage by the Corporate Authorities of the City of Rolling Meadows in the manner required by law;
  - ii. Publication in pamphlet form in the manner required by law; and,
  - iii. The filing by the Owner and Petitioner with the City Clerk, for recording in the Office of the Cook County Clerk, an unconditional agreement and consent to accept and abide by each and all of the terms, conditions and limitations set forth in this Ordinance. The unconditional agreement and consent must be executed by both Owner and Petitioner. The unconditional agreement and consent

must be substantially in the form attached hereto and incorporated herein as **Exhibit D**.

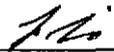
- B. In the event that Owner and Petitioner do not file with the City Clerk the unconditional agreement and consent required by Paragraph 7.A.iii of this Ordinance within 60 days after the date of final passage of this Ordinance, the Corporate Authorities will have the right, in their sole discretion, to declare this Ordinance null and void and of no force or effect.

**PASSED AND APPROVED** by the City Council of Rolling Meadows, Cook County, Illinois this 26<sup>th</sup> day of September, 2023.

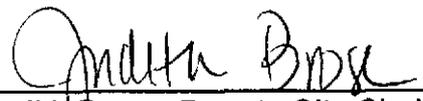
AYES: Reyez, Koehler, McHale, Budmats, O'Brien, Vinezeano, Boucher

NAYS: 0

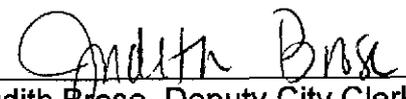
ABSENT: 0

  
\_\_\_\_\_  
Lara Sanoica, Mayor

ATTEST:

  
\_\_\_\_\_  
Judith Brose, Deputy City Clerk

Published this 21<sup>st</sup> day of September, 2023.

  
\_\_\_\_\_  
Judith Brose, Deputy City Clerk

**Exhibit A**

**Legal Description of Subject Property**

PARCEL 1: LOT 7, EXCEPT THE EAST 132.00 FEET THEREOF, MEASURED AT RIGHT ANGLES TO THE EAST LINE THEREOF IN ROLLING MEADOWS INDUSTRIAL CENTER UNIT 2, BEING A SUBDIVISION IN THE WEST ½ OF SECTION 8, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOI.

PROPERTY ADDRESS: 2905 ALGONQUIN ROAD, ROLLING MEADOWS, IL 60008

PIN: 08-08-123-013-0000 AND 08-08-123-016-0000

## EXHIBIT B

### **PZC's Adopted Findings of Fact**

#### **Variance Standards**

**Standard 1: Unique physical condition.** *The presence of unique physical conditions related to the property that create a hardship or practical difficulty for the applicant to meet the established requirements of this chapter. The applicant must evidence how such unique hardship or practical difficulty is more impactful to meeting the requirements of this chapter than a mere inconvenience.*

**Petitioner's Findings:** 2905 Algonquin is a single story, free standing building located between a residential condominium complex and Plum Creek Supportive Living. BROTHER POCHA, INC will be the sole tenant at 2905 Algonquin. Article IV requires 10 parking spaces for each 1000 square feet for restaurants and bars. Gross square feet of the building is 5580 square. Currently there are 46 parking spaces at this site.

**Standard 2: Impact.** *Granting a variance will not substantially impact use and enjoyment of adjacent or nearby properties by impairing an adequate supply of light and air, increasing the risk from fire or other public safety hazard, or diminishing property values. To mitigate impacts, the variance should be the least amount of relief required to accomplish the proposed development.*

**Petitioner's Findings:** Requested variance will not substantially impact the use and enjoyment of adjacent or nearby properties. There is no change to the outside of the building so there will be no impact on the supply of light, air or increasing the risk from fire or other public safety hazards. This variance will not diminish property values.

**Standard 3: Not self-imposed.** *The conditions creating the hardship or practical difficulty are a result of application of this chapter, and not self-imposed, having been created by the applicant or by another on behalf of the applicant, or in furtherance of an opportunity for additional profit.*

**Petitioner's Findings:** 2905 Algonquin Rd was last occupied as a restaurant. The neighboring occupants are the same as when last tenant occupied the property. The cause of hardship was not caused by the applicant. BROTHER POCHA, or by another on their behalf, nor was it created in furtherance of opportunity for additional profit.

**Standard 4: Use of property.** *Use of the property possible under the standards of this chapter, without receiving the requested variance, would deprive the property owner of substantial rights commonly enjoyed by owners of other lots subject to the same provisions. This standard acknowledges that application of zoning standards may create somewhat increased development costs; which do not constitute, in and of themselves, a hardship.*

**Petitioner's Findings:** Denial of the parking variance would deprive the property owners its substantial right to lease or use the space. Thus, without this parking variance, property owner's rights commonly enjoyed by others of other lots subject to the same provision will be deprived.

**Standard 5: Community character.** *Granting a variance will not impair the public health, safety, morals, comfort, or welfare of the community. Further, said variance shall not significantly alter or impact the essential character or trend of development in the general area, including characteristics such as building height and setback, traffic management, landscaping, building orientation, and established aesthetic standards.*

**Petitioner's Findings:** Granting a parking variance will not impair the public health, safety, morals, comfort, and welfare of the community. Granting of the parking variance will not significantly alter or impact the essential character or trend of development in the general area, including characteristics such as building heights and setback, traffic management, landscaping, building orientation, and established aesthetic standards.

**EXHIBIT C**

**Restaurant Plans**

**(10 Sheets)**

-

<b>OCCUPANCY CALCULATIONS</b>				
<b>ROOM NO.</b>	<b>ROOM NAME</b>	<b>AREA (SF)</b>	<b>OCCUPANT LOAD FACTOR</b>	<b>CALCULATED OCCUPANTS</b>
101	ENTRY	84 SF	0	0
102	DINING AREA	371 SF	15	25
103	WAITING AREA	214 SF	15	15
104	BAR	100 SF	200	1
105	OPEN DINING	820 SF	15	55
106	PRIVATE KARAOKE	138 SF	15	10
107	PRIVATE KARAOKE	86 SF	15	6
108	PRIVATE KARAOKE	252 SF	15	17
109	PRIVATE KARAOKE	342 SF	15	23
110	PRIVATE KARAOKE	87 SF	15	6
111	PRIVATE KARAOKE	87 SF	15	6
112	HALL	93 SF	0	0
113	STORAGE	53 SF	300	1
114	MEN	103 SF	0	0
115	WOMEN	103 SF	0	0
116	MECH.	46 SF	300	1
117	TOILET	26 SF	0	0
118	JAN	25 SF	0	0
119	DISHWASHING	283 SF	200	2
120	CORRIDOR	229 SF	0	0
121	SPRINKLER	38 SF	300	1
122	TOILET	19 SF	0	0
123	OFFICE	80 SF	100	1
124	STORAGE	92 SF	300	1
125	STORAGE	106 SF	300	1
126	WALK-IN COOLER	149 SF	300	1
127	KITCHEN	620 SF	200	4
128	LOCKERS	52 SF	300	1
129	STORAGE	196 SF	300	1
130	ELECTRICAL ROOM	77 SF	300	1
<b>4,968 SF</b>				<b>180</b>

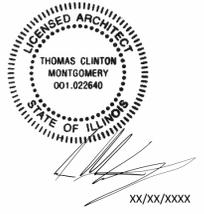
**OCCUPANCY CALCULATION**

**RESTAURANT RENOVATION**  
2905 W ALGONQUIN  
ROLLING MEADOWS, IL 60008

# RESTAURANT RENOVATION

## 2905 W ALGONQUIN ROLLING MEADOWS, IL 60008

INTERIOR RENOVATION OF AN EXISTING RESTAURANT WITHIN AN EXISTING ONE-STORY BUILDING  
TYPE II-B CONSTRUCTION - FULLY-SPRINKLERED  
GROUP A-2 OCCUPANCY



ILLINOIS LICENSE NO: 001.022640  
EXPIRATION: 11/30/2024

### RESTAURANT RENOVATION

2905 W ALGONQUIN  
ROLLING MEADOWS,  
IL 60008

NO.	ISSUED FOR PERMIT	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	XXX/XX/XXXX	XXX/XX/XXXX

THOMAS MONTGOMERY  
ARCHITECT  
www.tcmontgomery.com

1701 W 18TH PL  
CHICAGO IL 60608  
773.999.9842

tom@tcmontgomery.com

JOB NO.: 23.061

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#### LICENSED ARCHITECT OF RECORD STATEMENT

I HEREBY CERTIFY THAT THESE PLANS HAVE BEEN PREPARED UNDER MY DIRECTION, AND TO THE BEST OF MY KNOWLEDGE AND BELIEFS CONFORM TO THE CITY OF ROLLING MEADOWS BUILDING CODES AND ORDINANCES.

SIGNED: DATE: XX/XX/XXXX  
ILLINOIS LICENSE NUMBER: 001.022640



AFFIX PROFESSIONAL SEAL HERE

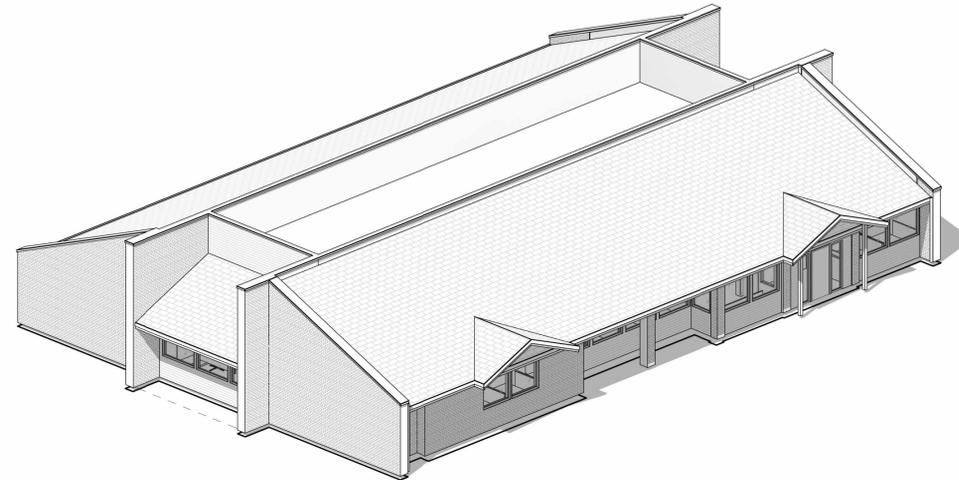
#### THE DRAWINGS COMPLY WITH THE FOLLOWING CODES:

- ROLLING MEADOWS ZONING ORDINANCE
- 2018 INTERNATIONAL BUILDING CODE
- 2018 INTERNATIONAL EXISTING BUILDING CODE
- 2018 INTERNATIONAL MECHANICAL CODE
- 2018 INTERNATIONAL FUEL GAS CODE
- 2018 INTERNATIONAL PROPERTY MAINTENANCE CODE
- 2017 NATIONAL ELECTRICAL CODE
- 2018 INTERNATIONAL FIRE CODE
- 2018 ILLINOIS ACCESSIBILITY CODE
- 2014 ILLINOIS PLUMBING CODE
- ILLINOIS ENERGY CONSERVATION CODE (2018 INTERNATIONAL ENERGY CONSERVATION CODE)

SCALE: As indicated

TITLE: COVER SHEET

SHEET: G-0



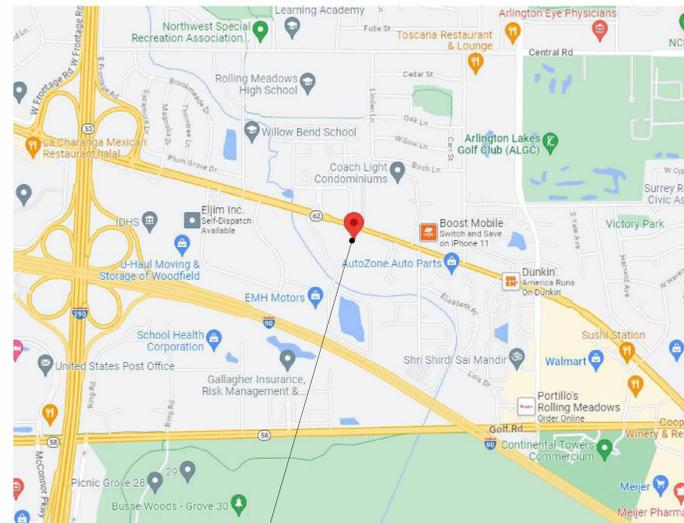
#### FIRE ALARM NOTES

- CONTRACTOR SHALL DESIGN/BUILD A COMPLETE, OPERATING MANUAL AND AUTOMATIC FIRE ALARM SYSTEM FOR THE AREA OF WORK AS REQUIRED. THE EXISTING FIRE ALARM SYSTEM SHALL BE MODIFIED AS REQUIRED.
- FIRE ALARM SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 72.
- WORK SHALL BE PERFORMED IN A NEAT WORKMANLIKE MANNER.
- PROCURE ALL REQUIRED PERMITS AND INSPECTIONS. SUBMIT INSTALLATION DRAWINGS FOR BOTH CITY AND FIRE PROTECTION DISTRICT APPROVALS REQUIRED. DRAWINGS SHALL BEAR THE SIGNATURE AND SEAL OF AN ILLINOIS REGISTERED PROFESSIONAL ENGINEER. SUBMIT SHOP DRAWINGS, SPECIFICATIONS, DETAILS, BATTERY CALCULATIONS, AND VOLTAGE DROP CALCULATIONS FOR MODIFICATIONS TO THE EXISTING FIRE ALARM AND FIRE DETECTION SYSTEMS FOR VILLAGE AND LOCAL FIRE PROTECTION DISTRICT APPROVAL AND PERMITS AS REQUIRED.
- CONFER WITH THE OTHER TRADES IN THE COORDINATION OF THIS WORK FOR CLEARANCES, CHASES, RECESSES AND OPENINGS REQUIRED.
- GUARANTEE THE WORK TO BE FREE FROM DEFECTIVE WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL CERTIFICATE. ANY REPAIRS OR REPLACEMENT DURING THIS PERIOD SHALL BE MADE WITHOUT COST TO THE OWNER.
- ENTIRE INSTALLATION SHALL BE MADE TO CONFORM WITH THE REQUIREMENTS OF APPLICABLE NFPA STANDARDS AND THE LOCAL BUILDING AND FIRE PREVENTION DEPARTMENT.
- ALL FIRE ALARMS SHALL BE OF THE ADDRESSABLE TYPE.

#### SPRINKLER NOTES

- CONTRACTOR SHALL DESIGN AND BUILD MODIFICATIONS TO THE EXISTING AUTOMATIC WET SPRINKLER SYSTEM FOR THE AREA OF WORK AS REQUIRED. PROVIDE NEW MAIN (WHERE REQUIRED), BRANCHES AND SPRINKLER HEADS FOR RENOVATED AREA AND POSITION NEW SPRINKLER HEADS AND SYSTEM COMPONENTS AS REQUIRED BY NFPA, FIRE MARSHAL, AND THE LOCAL FIRE PROTECTION DISTRICT. REMOVE EXISTING PIPING AND HEADS WHERE NOT USED AND CAP PIPING. EXISTING SPRINKLERS SHALL BE REUSED WHEREVER POSSIBLE.
- WORK SHALL BE PERFORMED IN A NEAT WORKMANLIKE MANNER.
- PROCURE ALL REQUIRED PERMITS AND INSPECTIONS. SUBMIT INSTALLATION DRAWINGS FOR BOTH VILLAGE AND FIRE PROTECTION DISTRICT APPROVAL. DRAWINGS SHALL BEAR THE SIGNATURE AND SEAL OF AN ILLINOIS REGISTERED PROFESSIONAL ENGINEER.
- CONFER WITH THE OTHER TRADES IN THE COORDINATION OF THIS WORK FOR CLEARANCES, CHASES, RECESSES AND OPENINGS REQUIRED.
- ENTIRE INSTALLATION SHALL BE MADE TO CONFORM TO THE REQUIREMENTS OF APPLICABLE NFPA STANDARDS AND THE LOCAL FIRE PREVENTION DEPARTMENT.
- FIRE SPRINKLER PIPING SHALL BE SCHEDULE 40 BLACK STEEL PIPE, GROOVED OR WELDED.
- ALL PIPING SHALL BE SUPPORTED AND BRACED IN ACCORDANCE WITH NFPA-13.
- PRESSURE TEST & FLUSH PIPING ACCORDING TO PROCEDURES SET FORTH NFPA. REPAIR ANY DAMAGE TO ANY OTHER WORK CAUSED BY INSTALLATION OR BY LEAKS IN THE FIRE PROTECTION.
- THE ENTIRE PROJECT AREA SHALL BE PROTECTED WITH AN APPROVED, WET HYDRAULIC CALCULATED AUTOMATIC SPRINKLER SYSTEM. COORDINATE WITH FLOOR CEILING CONSTRUCTION TRADES TO PROVIDE ACCESS TO ALL VALVES AND OTHER EQUIPMENT.
- SUBMIT SHOP DRAWINGS, SPECIFICATIONS, DETAILS, BATTERY CALCULATIONS, AND VOLTAGE DROP CALCULATIONS FOR MODIFICATIONS TO THE EXISTING FIRE ALARM AND FIRE DETECTION SYSTEMS FOR VILLAGE AND LOCAL FIRE PROTECTION DISTRICT APPROVAL AND PERMITS AS REQUIRED.

#### LOCATION MAP



#### SITE LOCATION

#### ABBREVIATIONS

A/C	AIR CONDITIONING	BD	ABOVE FINISHED FLOOR
BLD	BUILDING	CPT	CARPET
CLG	CEILING	CLJ	CONTROL JOINT
CMU	CONCRETE MASONRY UNIT	CONC	CONCRETE
CONT	CONTINUOUS	CO	CLEAN OUT
CW	COLD WATER	CT	CERAMIC TILE
DF	DRINKING FOUNTAIN	DIA	DIAMETER
DN	DOWN	DIM	DIMENSION
DS	DOWNSPOUT	DET	DETAIL
DWG	DRAWING	EA	EACH
EQ	EQUAL	EX OR EXIST	EXISTING
EXT	EXTERIOR	FEC	FIRE EXTINGUISHER CABINET
FHC	FIRE HOSE CABINET	FLR	FLOOR
FD	FLOOR DRAIN	GALV	GALVANIZED
GA	GAUGE	GB	GYPSUM BOARD
HOWR	HARDWARE	H OR HT	HEIGHT
HM	HOLLOW METAL	HW	HOT WATER
MFR	MANUFACTURER	MO	MASONRY OPENING
MTL	METAL	NIC	NOT IN CONTRACT
NTS	NOT TO SCALE	OC	ON CENTER
PT	PAINT	PLAM	PLASTIC LAMINATE
PL	PLATE	R OR RAD	RADIUS
RO	ROUGH OPENING	SHT	SHEET
SIM	SIMILAR	STD	STANDARD
T & G	TONGUE AND GROOVE	T/	TOP
TRANS	TRANSPARENT	TYP	TYPICAL
UNO OR UON	UNLESS NOTED OTHERWISE	VIF	VERIFY IN FIELD
W	WIDTH	WWF	WELDED WIRE FABRIC

#### PROJECT DIRECTORY

##### OWNER

XXX  
CONTACT: xxx

##### ARCHITECT

THOMAS MONTGOMERY ARCHITECT  
1701 W 18TH PL.  
CHICAGO, IL 60608

CONTACT: THOMAS MONTGOMERY  
(773) 999-9842  
tom@tcmontgomery.com

#### AREA OF WORK

TOTAL: 5,580 SF EXISTING  
2,134 SF RENOVATED  
LEVEL 2 ALTERATIONS

#### SYMBOLS

	ROOM NAME	ROOM REFERENCE
	SECTION REFERENCE	SECTION REFERENCE
	EXTERIOR ELEVATION	EXTERIOR ELEVATION
	INTERIOR ELEVATION	INTERIOR ELEVATION
	DETAIL / ENLARGED PLAN	DETAIL / ENLARGED PLAN
	ELEVATION MARK	ELEVATION MARK
	VIEW TITLE AND NUMBER	VIEW TITLE AND NUMBER
	REVISION CLOUD	REVISION CLOUD
	DIMENSION	DIMENSION
	CENTERLINE	CENTERLINE

#### DRAWING INDEX

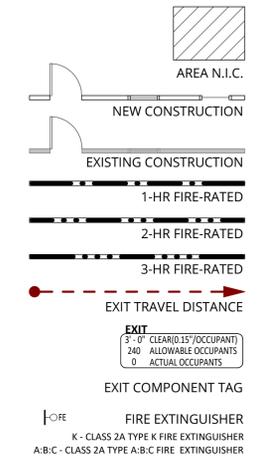
SHEET NO.	SHEET TITLE	ISSUED FOR PERMIT
G-0	COVER SHEET	•
G-1	EGRESS PLANS & CODE MATRIX	•
G-2	ACCESSIBILITY DIAGRAMS	•
D-1	DEMOLITION FLOOR PLANS	•
A-0	SITE PLAN	•
A-1	FLOOR PLANS	•
M-0	MECHANICAL SCHEDULES	•
M-1	MECHANICAL PLANS	•
E-1	ELECTRICAL PLANS	•
P-1	PLUMBING PLANS	•
FP-1	FIRE PROTECTION PLANS AND DETAILS	•

CODE MATRIX - 2018 INTERNATIONAL BUILDING CODE					
ITEM	CHAPTER / ARTICLE	ISSUE	BUILDING CODE REQUIREMENT	ACTUAL PROVIDED	REMARKS
<b>2.1 - OCCUPANCY CLASSIFICATIONS</b>					
BUILDING OCCUPANCY CLASSIFICATIONS	302.1	OCCUPANCY GROUPS	A-2 ASSEMBLY	A-2 ASSEMBLY	
<b>2.2 - ALLOWABLE BUILDING HEIGHTS &amp; AREAS</b>					
ALLOWABLE HEIGHT	504	HEIGHT AND STORY LIMITATIONS BASED ON CONSTRUCTION TYPE II-B	A-2 ASSEMBLY: 3-STORIES - 75 FT	1-STORIES - 20'-2"	
ALLOWABLE AREA	506	AREA LIMITATIONS BASED ON CONSTRUCTION TYPE II-B	A-2 ASSEMBLY: 38,000 SF	MAX. PROVIDED FLOOR AREA: 5580 SF, TOTAL BUILDING AREA: 5580 SF	
FRONTAGE INCREASE	506.3	AREA CAN BE INCREASED IF PERIMETER FRONTING A YARD OR PUBLIC WAY IS GREATER THAN 20 FT WIDE AND IS GREATER THAN 20% OF THE BUILDING PERIMETER	N/A	N/A	
<b>2.3 - BUILDING CONSTRUCTION TYPE</b>					
TYPE OF CONSTRUCTION	601	BUILDING CONSTRUCTION TYPE	TYPE II-B	TYPE II-B	
REQUIRED FIRE-RESISTANCE RATINGS FOR BUILDING ELEMENTS	TABLE 601	PRIMARY STRUCTURAL FRAME	0-HR	0-HR	NOT LESS THAN FIRE RATINGS BASED ON FIRE SEPARATION DISTANCE
		EXTERIOR BEARING WALLS	0-HR	0-HR	
		INTERIOR BEARING WALLS	0-HR	0-HR	
		EXTERIOR NON-BEARING WALLS	PER TABLE 602		
FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE	TABLE 602	FLOOR CONSTRUCTION	0-HR	0-HR	THE REQUIRED RATING FOR ANY EXTERIOR WALL WITH A SEPARATION DISTANCE OF 10 FT OR GREATER SHALL ONLY BE REQUIRED TO BE RATED ON THE INSIDE OF WALL. ANY EXTERIOR WALL WITH A FIRE SEPARATION DISTANCE OF LESS THAN 10 FT SHALL BE 2-HR RATED AND CONSTRUCTED OF NON-COMBUSTIBLE MATERIALS.
		ROOF CONSTRUCTION	0-HR	0-HR	
		NORTH WALL	30 FT - 0-HR	0-HR	
		SOUTH WALL	30 FT - 0-HR	0-HR	
COMBUSTIBLE MATERIALS	603	ALL MATERIALS IN CONSTRUCTION TYPES I & II AND EXTERIOR WALLS IN CONSTRUCTION TYPE III SHALL BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIALS	REQUIRED	PROVIDED	
<b>2.4 - FIRE AND SMOKE PROTECTION FEATURES</b>					
MAXIMUM AREA OF WALL OPENINGS	TABLE 705.8	NORTH WALL SOUTH WALL WEST WALL EAST WALL	NO LIMIT NO LIMIT 25% NO LIMIT	EXISTING PROVIDED EXISTING PROVIDED EXISTING PROVIDED EXISTING PROVIDED	
<b>2.5 - INTERIOR FINISHES</b>					
INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY	TABLE 803.13	INTERIOR EXIT STAIRWAYS, RAMPS, AND EXIT PASSAGEWAYS CORRIDORS, EXIT ACCESS STAIRWAYS ENCLOSURES ROOMS AND ENCLOSED SPACES	CLASS B CLASS B CLASS C	CLASS B CLASS B CLASS C	
<b>2.6 - FIRE PROTECTION SYSTEMS</b>					
SPRINKLER REQUIREMENTS	903	A-2 ASSEMBLY	SPRINKLERS REQUIRED IF FIRE AREA EXCEEDS 5,000 SF, OR HAS AN OCCUPANT LOAD OF 100 OR MORE	SPRINKLERS PROVIDED	
FIRE ALARM REQUIREMENTS	907	A-2 ASSEMBLY	FIRE ALARMS ARE REQUIRED IN ALL BUILDINGS PER CITY AMMENDMENT	FIRE ALARM PROVIDED	
<b>2.7 - MEANS OF EGRESS</b>					
CEILING HEIGHT	1003.2	THE MEANS OF EGRESS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7'-6"	REQUIRED	PROVIDED	
OCCUPANT LOAD	1004	MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT	OCCUPANT LOAD DETERMINED BY OCCUPANCY USE PER TABLE 1004.5	PROVIDED	
MEANS OF EGRESS SIZING - REQUIRED SIZE BASED ON OCCUPANT LOAD	1005.3.1	STAIRWAY WIDTH	SPRINKLERED - 0.2" PER OCCUPANT	PROVIDED	SEE EGRESS PLANS
	1005.3.2	OTHER EGRESS COMPONENT WIDTH	SPRINKLERED - 0.15" PER OCCUPANT	PROVIDED	
MINIMUM NUMBER OF EXITS AND EXIT ACCESS DOORWAYS	1006	TWO EXITS SHALL BE PROVIDED FROM EACH SPACE WHERE THE DESIGN OCCUPANT LOAD OR COMMON PATH OF TRAVEL EXCEEDS VALUES OF TABLE 1006.2	MAX OCCUPANT LOAD: A-2 ASSEMBLY: 40 OCCUPANTS MAX COMMON PATH: A-2 ASSEMBLY: 75 FT FT	PROVIDED	
MINIMUM NUMBER OF EXITS PER STORY	1006.3.2	MINIMUM NUMBER OF EXITS PER STORY: 1-500 OCCUPANTS, 2; 501-1,000 OCCUPANTS, 3; MORE THAN 1,000 OCCUPANTS, 4	2 EXITS PER STORY REQUIRED	PROVIDED	
EXIT ACCESS CONFIGURATION	1007.1	WHERE TWO EXITS ARE REQUIRED, EXITS SHALL BE SEPARATED	EXITS SHALL BE NO MORE THAN 1/3 THE MAX. TOTAL DIAGONAL LENGTH OF THE BUILDING OR AREA SERVED.	PROVIDED	

PLUMBING CALCULATIONS		
ILLINOIS PLUMBING CODE CALCULATIONS		
FOOD SERVICE ESTABLISHMENT OCCUPANTS: 180		
WATER CLOSETS	MEN	WOMEN
WATER CLOSETS REQUIRED	1 REQUIRED	2 REQUIRED
URINALS REQUIRED	1 REQUIRED	N/A
WATER CLOSETS/URINALS PROVIDED	3 PROVIDED	3 PROVIDED
LAVATORIES		
LAVATORIES REQUIRED	1 REQUIRED	1 REQUIRED
LAVATORIES PROVIDED	3 PROVIDED	3 PROVIDED
KITCHEN SINKS		
REQUIRED	3 COMPARTMENT SINK PROVIDE	
PROVIDED	PROVIDED	
SERVICE SINK		
REQUIRED	1 REQUIRED	
PROVIDED	1 PROVIDED	
DRINKING FOUNTAIN		
REQUIRED	NOT REQUIRED IN RESTAURANT PER 890.22(0)	
PROVIDED		

OCCUPANCY CALCULATIONS				
ROOM NO.	ROOM NAME	AREA (SF)	OCCUPANT LOAD FACTOR	CALCULATED OCCUPANTS
101	ENTRY	84 SF	0	0
102	DINING AREA	371 SF	15	25
103	WAITING AREA	214 SF	15	15
104	BAR	100 SF	200	1
105	OPEN DINING	820 SF	15	55
106	PRIVATE KARAOKE	138 SF	15	10
107	PRIVATE KARAOKE	86 SF	15	6
108	PRIVATE KARAOKE	252 SF	15	17
109	PRIVATE KARAOKE	342 SF	15	23
110	PRIVATE KARAOKE	87 SF	15	6
111	PRIVATE KARAOKE	87 SF	15	6
112	HALL	94 SF	0	0
113	STORAGE	53 SF	300	1
114	MEN	103 SF	0	0
115	WOMEN	103 SF	0	0
116	MECH.	46 SF	300	1
117	TOILET	25 SF	0	0
118	JAN	25 SF	0	0
119	DISHWASHING	283 SF	200	2
120	CORRIDOR	229 SF	0	0
121	SPRINKLER	38 SF	300	1
122	TOILET	19 SF	0	0
123	OFFICE	80 SF	100	1
124	STORAGE	92 SF	300	1
125	STORAGE	106 SF	300	1
126	WALK-IN COOLER	149 SF	300	1
127	KITCHEN	620 SF	200	4
128	LOCKERS	52 SF	300	1
129	STORAGE	196 SF	300	1
130	ELECTRICAL ROOM	77 SF	300	1
TOTAL			4,969 SF	180

### EXITING AND FIRE SEPARATION LEGEND

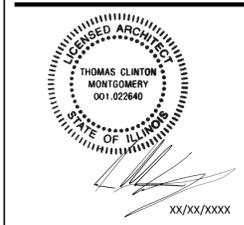


### SHEET NOTES

- REFER TO SHEET G-2 FOR ACCESSIBILITY NOTES AND DIAGRAMS.
- REFER TO ELECTRICAL DRAWINGS FOR LOCATIONS OF EXIT SIGNS AND EMERGENCY EXIT LIGHTING.
- ALL DOORS REQUIRED AS EXITS SHALL SWING IN THE DIRECTION OF TRAVEL, U.N.O.
- DOORS IN ANY POSITION SHALL NOT REDUCE THE WIDTH OF MEANS OF EGRESS BY MORE THAN 25% OF THE REQUIRED WIDTH.
- ALL DOORS SHALL BE READILY OPERABLE WITHOUT THE USE OF A KEY FROM THE SIDE FROM WHICH EGRESS IS MADE.
- THE MEANS OF EGRESS HAVE A CEILING HEIGHT OF NOT LESS THAN 7'-6"



1 GROUND FLOOR EGRESS PLAN  
1/8" = 1'-0"



ILLINOIS LICENSE NO: 001.022640  
EXPIRATION: 11/30/2024

## RESTAURANT RENOVATION

2905 W ALGONQUIN  
ROLLING MEADOWS,  
IL 60008

NO.	ISSUED FOR PERMIT	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	XXXXXXXXXX	XXXX/XXXX

THOMAS MONTGOMERY ARCHITECT  
www.tcmontgomery.com

1701 W 18TH PL  
CHICAGO IL 60608  
773.999.9842  
tom@tcmontgomery.com

JOB NO.: 23.061

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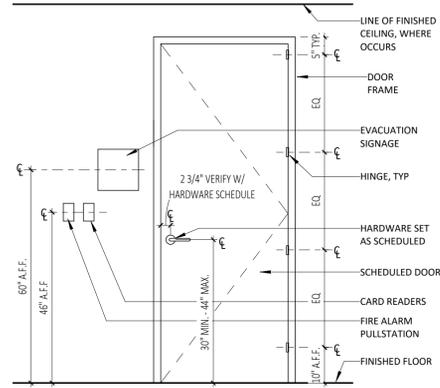
THESE DRAWINGS MAY HAVE BEEN REPRODUCED AT A SIZE DIFFERENTLY THAN ORIGINALLY DRAWN. OWNER AND ARCHITECT ASSUME NO RESPONSIBILITY FOR USE OF INCORRECT SCALE.

SCALE: 1/8" = 1'-0"

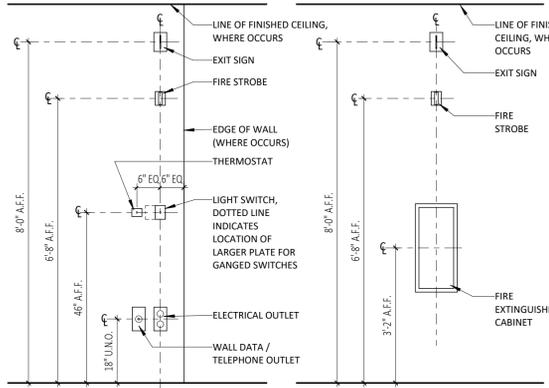
### EGRESS PLANS & CODE MATRIX

TITLE: G-1

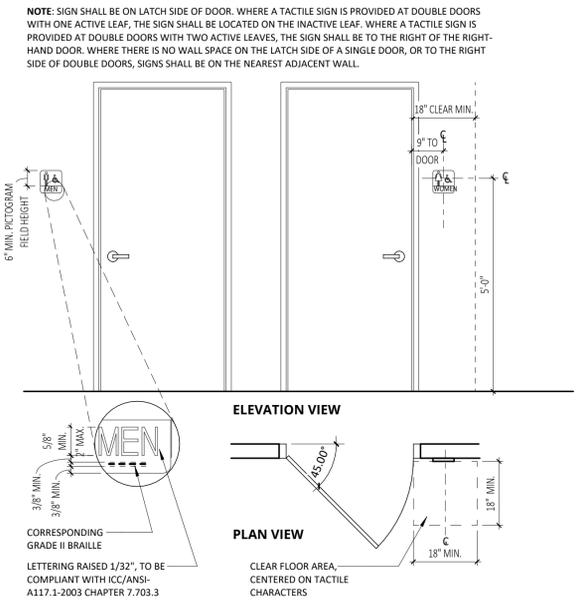
SHEET:



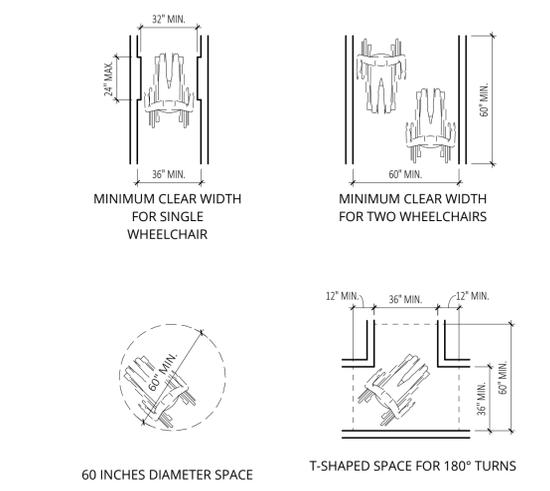
**10 TYPICAL MOUNTING HEIGHTS & ALIGNMENT**  
1/2" = 1'-0"



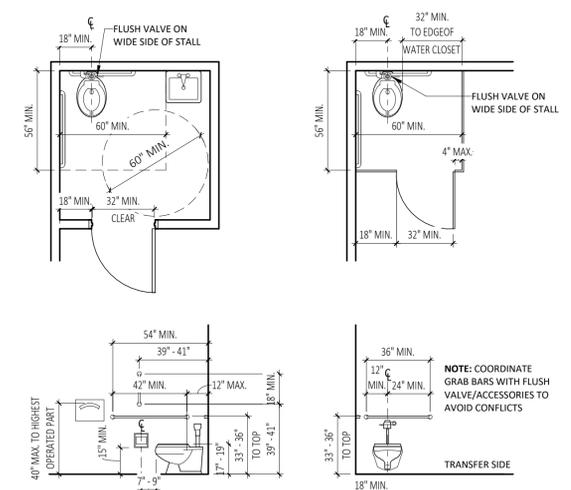
**9 ROOM SIGNAGE REQUIREMENTS**  
1/2" = 1'-0"



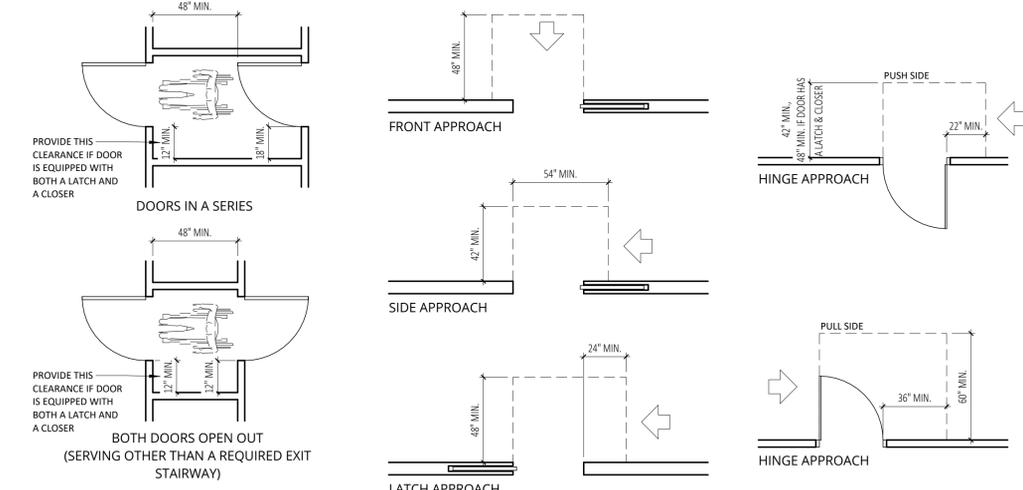
**8 WHEELCHAIR TURNING SPACE**  
1/4" = 1'-0"



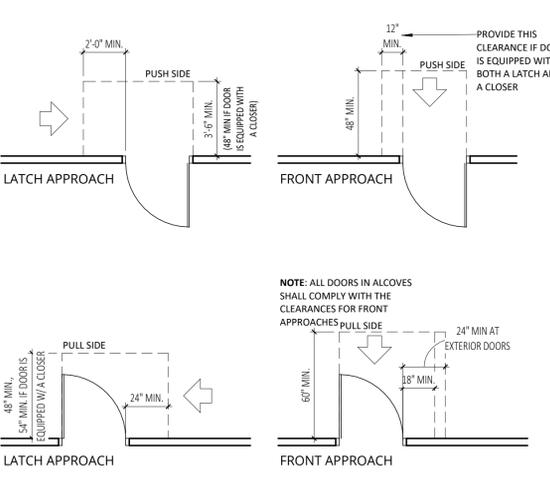
**8 WHEELCHAIR TURNING SPACE**  
1/4" = 1'-0"



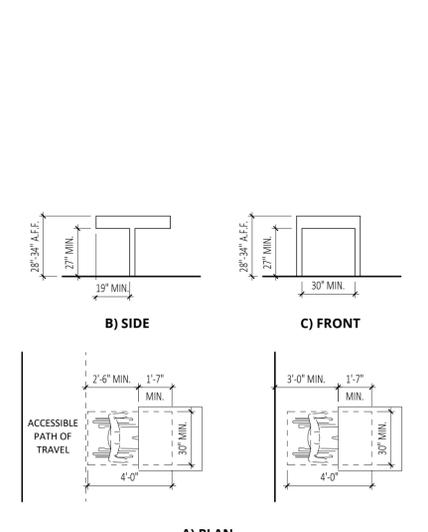
**7 TOILET FACILITIES**  
1/4" = 1'-0"



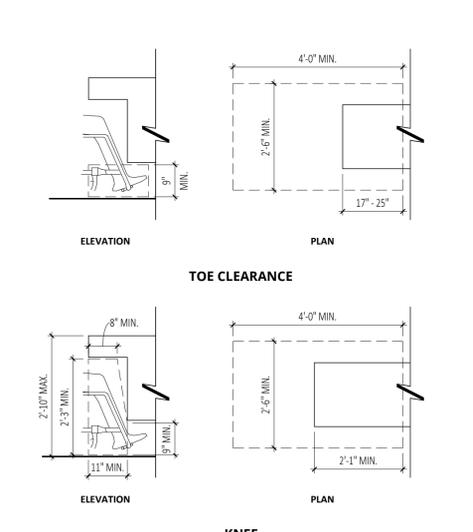
**6 MANEUVERING CLEARANCES AT DOORS**  
1/4" = 1'-0"



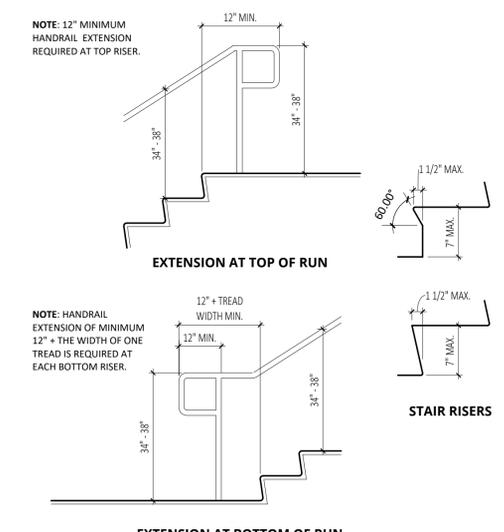
**6 MANEUVERING CLEARANCES AT DOORS**  
1/4" = 1'-0"



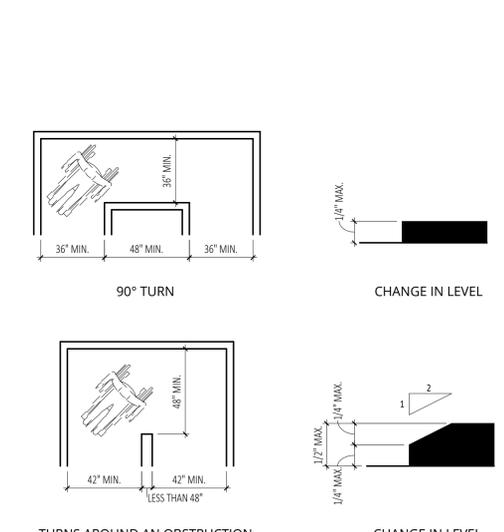
**5 CLEARANCES FOR SEATING AND TABLES**  
1/4" = 1'-0"



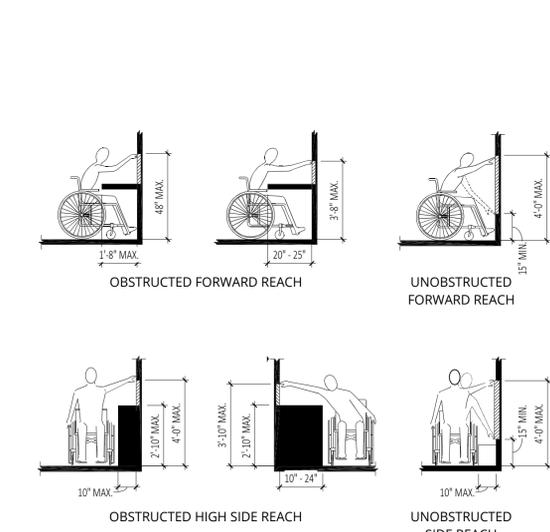
**4 KNEE & TOE CLEARANCES**  
1/2" = 1'-0"



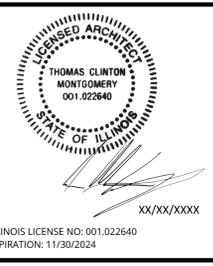
**3 STAIRS AND HANDRAILS**  
1/2" = 1'-0"



**2 ACCESSIBLE ROUTE**  
1/4" = 1'-0"



**1 REACH RANGES**  
1/4" = 1'-0"



**RESTAURANT RENOVATION**

2905 W ALGONQUIN ROLLING MEADOWS, IL 60008

NO.	ISSUED FOR PERMIT	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	XXXX/XXXX	DATE

THOMAS MONTGOMERY ARCHITECT  
www.tcmontgomery.com

1701 W 18TH PL CHICAGO IL 60608 773.999.9842 tom@tcmontgomery.com

JOB NO.: 23.061

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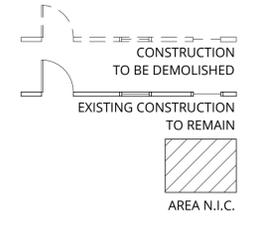
SCALE: As indicated

**ACCESSIBILITY DIAGRAMS**

TITLE: G-2

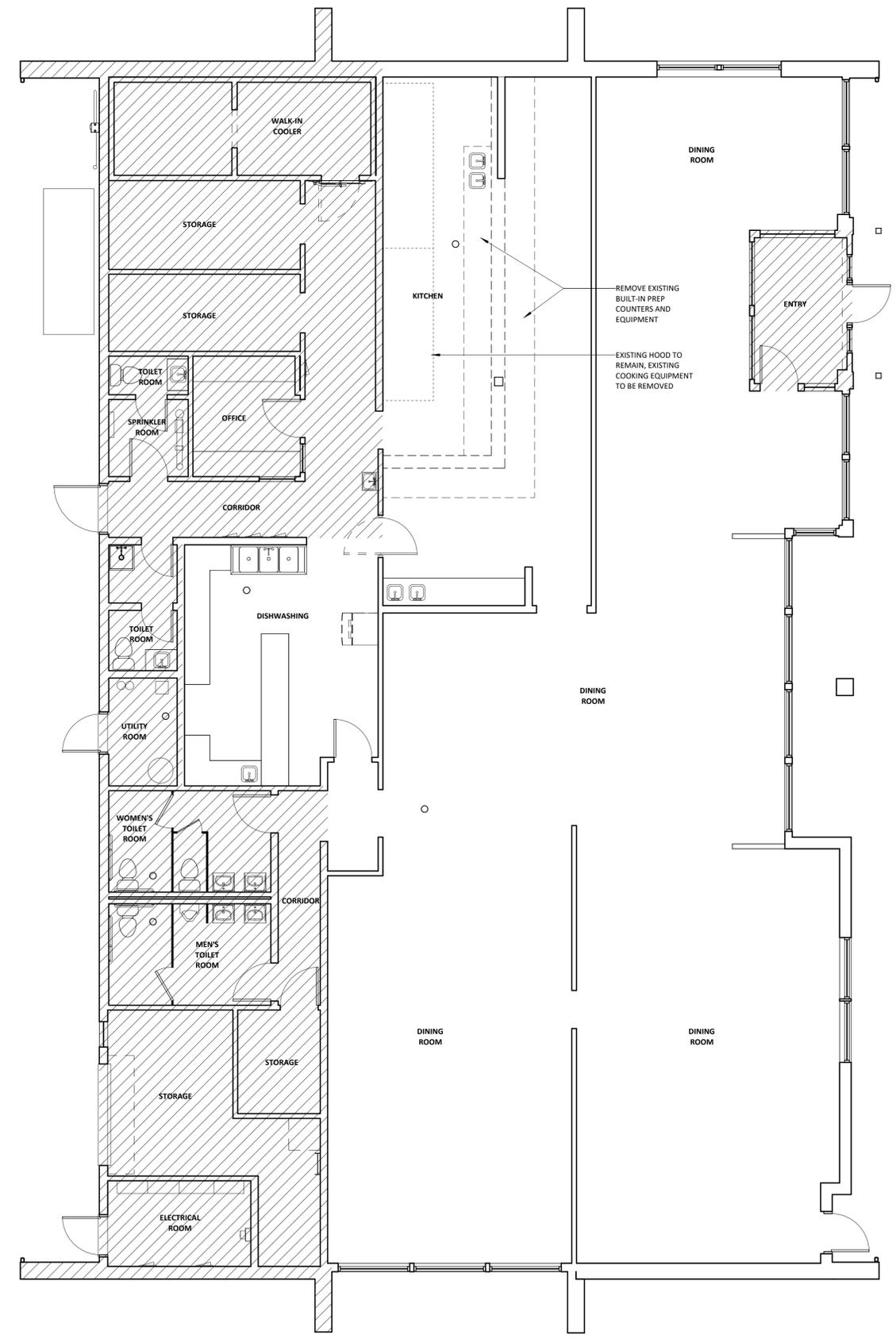
SHEET:

**DEMOLITION LEGEND**



**SHEET NOTES**

- ALL EXISTING WORK TO REMAIN, U.O.N.
- WHERE DEMOLITION OCCURS, ALL PARTITIONS TO REMAIN ARE TO BE PATCHED AND PREPARED FOR NEW FINISHES.
- GC TO NOTIFY ARCHITECT, IN WRITING, OF ANY DISCREPANCY IN THE PLANS.
- AT ALL AREAS WHERE ELECTRICAL/TELE/DATA ARE REMOVED, POWER IS TO BE CUT AND ALL CABLING IS TO BE PULLED BACK TO SOURCE. DO NOT LEAVE ABANDONED JUNCTION BOXES OR BLANK COVER PLATES.
- GENERAL CONTRACTOR IS TO VERIFY ALL WALLS BEING REMOVED ARE NON LOAD-BEARING. NOTIFY ARCHITECT IMMEDIATELY IF THERE IS ANY DISCREPANCY. NO LOAD-BEARING WALLS ARE TO BE REMOVED.
- ALL EXISTING WALL COVERINGS, TILE AND WALL TREATMENTS ARE TO BE REMOVED THROUGHOUT, U.N.O.
- ALL EXISTING FLOORING IS TO BE REMOVED THROUGHOUT, U.N.O. ALL EXISTING GLUE AND OTHER RESIDUE SHALL BE REMOVED AND PREPPED FOR NEW FINISHES.
- ALL CEILINGS ARE TO BE REMOVED, U.N.O. REMOVE ALL WIRING AND SUPPORTS, CLEAN & PREPARE FOR NEW WORK. ALL DRYWALL, CEILINGS, SOFFITS AND BULKHEADS ARE TO BE REMOVED, U.N.O.
- IF ASBESTOS OR OTHER HAZARDOUS MATERIALS ARE DISCOVERED DURING DEMOLITION, THE CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING, THEN WAIT FOR DIRECTION FROM THE OWNER.
- STORAGE OF REMOVED ITEMS WILL BE PERMITTED AS DIRECTED BY THE OWNER.
- PROVIDE PROTECTIVE BARRICADES, PROTECTIVE CANOPIES, AND OTHER FORMS OF PROTECTION AS REQUIRED TO PROTECT OWNER'S PERSONNEL AND GENERAL PUBLIC FROM INJURY DUE TO DEMOLITION WORK.
- COVER AND PROTECT FURNITURE, EQUIPMENT, FIXTURES, AND OTHER ITEMS TO REMAIN FROM SOILING OR DAMAGE DURING DEMOLITION WORK.
- PROTECT FLOORS AND OTHER FINISHES TO REMAIN WITH SUITABLE COVERINGS WHEN NECESSARY.
- CONSTRUCT TEMPORARY DUST-PROOF PARTITIONS WHERE REQUIRED TO SEPARATE AREAS WHERE NOISY OR EXTENSIVE DIRT OR DUST OPERATIONS ARE PERFORMED. EQUIP PARTITIONS WITH DUST-PROOF DOORS AND SECURITY LOCKS IF REQUIRED. USE TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS TO ISOLATE DUST AND DIRT RISING AND SCATTERING. COMPLY WITH BUILDING MANAGEMENT REGULATIONS AND GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
- PROVIDE TEMPORARY WEATHER PROTECTION WHEN APPLICABLE DURING INTERVAL BETWEEN DEMOLITION AND REMOVAL OF EXISTING CONSTRUCTION ON EXTERIOR SURFACES AND INSTALLATION OF NEW CONSTRUCTION TO ENSURE THAT NO WATER LEAKAGE OR DAMAGE OCCURS TO THE STRUCTURE OR INTERIOR AREAS OF THE EXISTING BUILDING. REMOVE PROTECTIONS AT COMPLETION OF WORK.
- PROMPTLY REPAIR DAMAGES CAUSED TO ADJACENT FACILITIES BY DEMOLITION WORK AT NO ADDITIONAL COST TO OWNER.
- CONDUCT DEMOLITION OPERATIONS AND DEBRIS REMOVAL IN A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, CORRIDORS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES.
- IDENTIFY, KEEP IN SERVICE, AND PROTECT AGAINST DAMAGE ALL UTILITIES AND FIRE PROTECTION SYSTEMS TO REMAIN DURING DEMOLITION OPERATIONS. PROVIDE TEMPORARY LIGHT AND POWER AS REQUIRED. REMOVE TO SOURCE ALL PIPES, VENTS, APPLIANCES, OR DRAINS NOT BEING REUSED.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR ANY INTERIOR AND EXTERIOR SHORING, BRACING, OR SUPPORT TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF STRUCTURES TO BE DEMOLISHED AND ADJACENT FACILITIES TO REMAIN. WORK SHALL BE DONE UNDER THE SUPERVISION OF A LICENSED STRUCTURAL ENGINEER PROVIDED BY THE CONTRACTOR AT THE PROJECT SITE.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR DEMOLITION MEANS AND METHODS.
- AT THE COMPLETION OF DEMOLITION WORK, CONSTRUCTION AREAS SHALL BE LEFT IN A CLEAN CONDITION. ALL DEBRIS AND MISCELLANEOUS MATERIAL SHALL BE REMOVED AT THE END OF EACH WORK DAY.
- FILL AND LEVEL EXISTING CONCRETE FLOORS TO REMAIN AS REQUIRED TO ACCEPT NEW FLOOR COVERINGS.
- REMOVE TO SOURCE ALL ANCILLARY PIPES, VENTS, APPLIANCES AND DRAINS SCHEDULED FOR DEMOLITION. WHERE APPLICABLE, CAP AT RISER AND PROVIDE UL APPROVED FIRESTOPPING AT PENETRATIONS THROUGH FIRE-RATED ASSEMBLIES.
- DEMOLITION IS NOT NECESSARILY LIMITED TO WHAT IS SHOWN ON DRAWINGS. THE INTENT IS TO INDICATE THE GENERAL SCOPE OF DEMOLITION REQUIRED TO COMPLETE THE SCOPE OF WORK. IF QUESTIONS ARISE AS TO THE REMOVAL OF ANY MATERIAL IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, CLARIFY THE POINT IN QUESTION WITH THE ARCHITECT BEFORE PROCEEDING.
- STAIRWAYS AND A CLEAR PATH OF EGRESS MUST REMAIN ACCESSIBLE AT ALL TIMES DURING DEMOLITION.



**1 GROUND FLOOR DEMOLITION PLAN**  
3/16" = 1'-0"



THOMAS CLINTON MONTGOMERY  
001.022640  
xx/xx/xxxx

ILLINOIS LICENSE NO: 001.022640  
EXPIRATION: 11/30/2024

**RESTAURANT RENOVATION**

**2905 W ALGONQUIN ROLLING MEADOWS, IL 60008**

NO.	DESCRIPTION	DATE
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www.tcmontgomery.com

1701 W 18TH PL  
CHICAGO IL 60608  
773.999.9842  
tom@tcmontgomery.com

JOB NO: 23.061

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SCALE: As indicated

**DEMOLITION FLOOR PLANS**

TITLE: **D-1**

SHEET:



DOOR SCHEDULE												
DOOR NO.	ROOM NAME	DOOR							FRAME		OPENING FIRE RATING	DOOR REMARKS
		WIDTH	HEIGHT	THICKNESS	HARDWARE GROUP	TYPE	MATERIAL	CORE	FINISH	MATERIAL		
GROUND FLOOR												
106	PRIVATE KARAOKE	3'-0"	7'-0"	1 3/4"	(none)	A	WOOD	SOLID CORE	STAINED	HOLLOW METAL	PAINTED	--
107	PRIVATE KARAOKE	3'-0"	7'-0"	1 3/4"	(none)	A	WOOD	SOLID CORE	STAINED	HOLLOW METAL	PAINTED	--
108	PRIVATE KARAOKE	3'-0"	7'-0"	1 3/4"	(none)	A	WOOD	SOLID CORE	STAINED	HOLLOW METAL	PAINTED	--
109	PRIVATE KARAOKE	3'-0"	7'-0"	1 3/4"	(none)	A	WOOD	SOLID CORE	STAINED	HOLLOW METAL	PAINTED	--
110	PRIVATE KARAOKE	3'-0"	7'-0"	1 3/4"	(none)	A	WOOD	SOLID CORE	STAINED	HOLLOW METAL	PAINTED	--
111	PRIVATE KARAOKE	3'-0"	7'-0"	1 3/4"	(none)	A	WOOD	SOLID CORE	STAINED	HOLLOW METAL	PAINTED	--
128	LOCKERS	3'-0"	7'-0"	1 3/4"	(none)	A	WOOD	SOLID CORE	STAINED	HOLLOW METAL	PAINTED	--

DOOR HARDWARE SCHEDULE											
HWR GROUP	FUNCTION	LOCKSET			HINGES		DOOR STOP	MISC.	HARDWARE FINISH	WEATHER-STRIPPING	NOTES
		ANSI NR.	MANUF. & MODEL NR.	COUNT	MANUF. & MODEL NR.	DOOR STOP					
00	HARDWARE BY DOOR MANUFACTURER	--	--	--	--	--	--	--	--	No	
01	CLASSROOM FUNCTION LOCKSET	F84	MATCH EXISTING	2 PAIR	MATCH EXISTING	WALL STOP	--	MATCH EXISTING	Yes		
02	STOREROOM LOCK FUNCTION	F86	MATCH EXISTING	2 PAIR	MATCH EXISTING	WALL STOP	--	MATCH EXISTING	No		

**DOOR, HARDWARE, AND WINDOW NOTES**

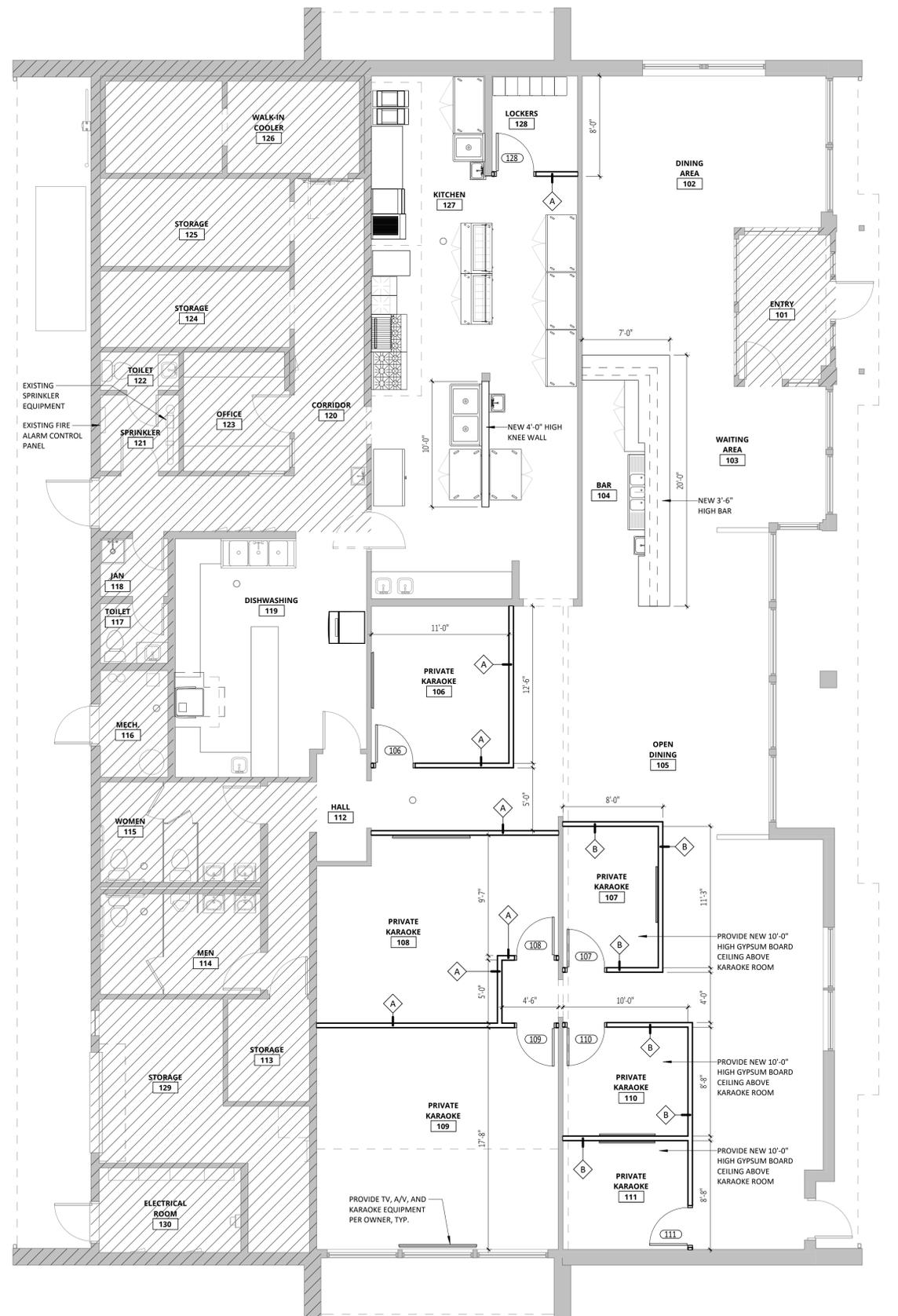
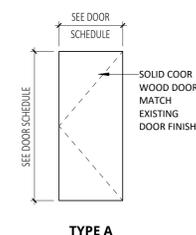
- ACCESSIBLE DOOR NOTES**
- SEE SHEET G-2 FOR REQUIRED ACCESSIBLE DOOR CLEARANCES.
  - THE FLOOR OR LANDING SHALL NOT BE MORE THAN 1/2" LOWER THAN THE THRESHOLD OF THE DOORWAY. BEVEL (1:2 MAX. SLOPE) WHERE THE THRESHOLD EXCEEDS 1/4" IN HEIGHT.
  - MAXIMUM DOOR OPENING EFFORT SHALL BE 5 LBS. AT INTERIOR AND EXTERIOR DOORS, AND 15 LBS. AT FIRE-RATED DOORS.
  - ALL DOORS SHALL BE EQUIPPED WITH SINGLE-EFFORT, NON-GRASP HARDWARE (I.E., LEVER OR LOOP) CENTERED BETWEEN 30" AND 44" ABOVE THE FLOOR.
  - LOCK TO BE 38" FROM BOTTOM OF DOOR TO CENTER OF LEVER, U.O.N.
  - VERIFY ALL HARDWARE REQUIREMENTS WITH OWNER BEFORE ORDERING.

- COMMERCIAL DOOR NOTES**
- ALL FRAMES TO BE 2" PROFILE, U.O.N.
  - SUBMIT SHOP DRAWINGS FOR ALL DOORS, FRAMES, AND HARDWARE PRIOR TO FABRICATION.
  - ALL HOLLOW METAL FRAMES TO BE WELDED CORNER FRAMES.

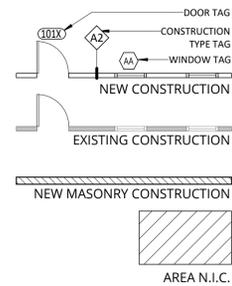
- HARDWARE NOTES**
- PROVIDE ALL PARTS NECESSARY FOR PROPER OPERATION OF ALL DOORS.
  - ALL DOORS MUST BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF KEY, SPECIAL KNOWLEDGE OR EFFORT.
  - GENERAL CONTRACTOR TO PROVIDE AND INSTALL CYLINDERS AS REQUIRED BY OWNER AND LOCKS SHALL BE KEYS AS PER OWNER'S REQUIREMENTS.
  - INSTALL EACH HARDWARE ITEM PER MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS. DO NOT INSTALL SURFACE-MOUNTED ITEMS UNTIL FINISHES HAVE BEEN COMPLETED ON THE SUBSTRATE. SET UNITS LEVEL, PLUMB, AND TRUE TO LINE AND LOCATION. ADJUST AND REINFORCE THE ATTACHMENT SUBSTRATE AS NECESSARY FOR PROPER INSTALLATION AND OPERATION. ADJUST AND CHECK EACH OPERATING ITEM OF HARDWARE AND EACH DOOR TO ENSURE PROPER OPERATION OR FUNCTION OF EVERY UNIT. REPLACE UNITS WHICH CANNOT BE ADJUSTED TO OPERATE FREELY AND SMOOTHLY.
  - VERIFY ALL HARDWARE REQUIREMENTS WITH OWNER BEFORE ORDERING.
  - FURNISH TWO PAIR HINGES PER LEAF, U.O.N. FURNISH HINGES WITH STAINLESS STEEL PINS AND CONCEALED BEARINGS. SIZE LISTED IN HARDWARE SETS INDICATE HEIGHT. FURNISH SILENCERS FOR ALL INTERIOR FRAMES: 3 FOR SINGLE DOORS, 4 FOR PAIR OF DOORS. OMIT WHERE SOUND OR LIGHT SEAL OCCURS.
  - ALL LOCKSETS SHALL HAVE LIPS OF SUFFICIENT LENGTH TO CLEAR TRIM AND PROTECT CLOTHING.

- GENERAL DOOR NOTES**
- ALL FIRE-RATED DOOR ASSEMBLIES SHALL BE U.L. LISTED. PROVIDE FIRE-RATED HARDWARE TO MATCH FIRE-RATING OF DOOR.
  - ALL DOORS AND FRAMES TO BE INSTALLED PLUMB, STRAIGHT AND TRUE. MAINTAIN ADEQUATE TOLERANCES AND CLEARANCES SO THAT ALL DOORS FIT AS SPECIFIED AND SWINGS/SLIDE PROPERLY. ANY DEVIATION FROM THIS WILL BE REJECTED BY OWNER AS UNACCEPTABLE AND WILL BE REPLACED AT SUPPLIER'S AND INSTALLER'S SOLE COST.
  - ALL GLAZING AND SIDELITES TO BE CLEAR TEMPERED GLASS, U.O.N.
  - DOOR OPENINGS IN PARTITIONS NOT DIMENSIONED ARE TO BE LOCATED WITHIN 4" OF ADJACENT PARTITION, U.O.N.

**DOOR TYPES**

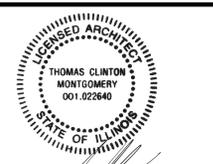


**FLOOR PLAN LEGEND**



**SHEET NOTES**

- DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS GOVERN.
  - IN CASE OF ANY DISCREPANCY WITHIN THE DRAWINGS, OR ANY DISCREPANCY BETWEEN THE DRAWINGS AND SITE CONDITIONS, NOTIFY ARCHITECT.
  - INDICATED DIMENSIONS ARE TO THE FINISHED FACE OF MATERIALS, U.O.N.
  - ALL DIMENSIONS MARKED "CLEAR," "CLR," OR "HOLD" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF ALL WALL FINISHES, AND SHALL NOT VARY MORE THAN ±1/8" WITHOUT WRITTEN INSTRUCTION FROM ARCHITECT.
  - PROVIDE TYPE "X" OR TYPE "C" GYPSUM BOARD ON ALL FIRE-RATED PARTITIONS. REFER TO THE PARTITION TYPE DETAILS FOR MORE INFORMATION AND DESIGNATED UL ASSEMBLIES.
  - PROVIDE CEMENTITIOUS BACKER BOARD ("DUROCK" OR EQUAL) AT PARTITIONS SCHEDULED TO RECEIVE CERAMIC TILE (U.O.N.).
  - PROVIDE FIRE SAFE PENETRATIONS AT FIRE RATED PARTITIONS PER THE APPLICABLE UL ASSEMBLY. ALL EXISTING AND NEW UL RATED FLOOR PENETRATIONS FOR PIPING AND CONDUIT SHALL BE FULLY PACKED AND SEALED IN ACCORDANCE WITH THE APPLICABLE BUILDING AND FIRE CODES. FIRE SEAL ALL OPENINGS IN WALLS AND FLOORS AROUND DRAINS AND WATER LINES.
  - PROVIDE BLOCKING AS REQUIRED AT LOCATIONS INCLUDING, BUT NOT LIMITED TO: GRAB BARS, SHELVING, OVERHEAD CABINETS, SIGNAGE, TOILET ROOM ACCESSORIES, WALL MOUNTED EQUIPMENT, ETC.
  - ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE, AND IN PROPER ALIGNMENT. "ALIGN" MEANS TO ACCURATELY LOCATE FINISHED FACES IN THE SAME PLANE.
  - WHERE EXISTING EXTERIOR WALLS OR CEILINGS ARE STRIPPED DOWN TO THE EXISTING STUDS, OR WHERE ANY EXTERIOR WALL STUD CAVITY IS EXPOSED, THE STUD CAVITIES MUST BE COMPLETELY FILLED WITH INSULATION.
  - PROVIDE ALL FIRESTOPPING AS REQUIRED BY CODE.
  - ALL EQUIPMENT AND APPLIANCES, INCLUDING SMOKE & CO DETECTORS, AIR CONDITIONER, WATER HEATER(S) AND FURNACE(S), SHALL BE INSTALLED IN ACCORDANCE WITH THEIR LISTINGS AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. A COPY OF THE MANUFACTURER'S INSTALLATION INSTRUCTIONS MUST BE PROVIDED ON SITE FOR EACH INSPECTION.
  - ALL SOURCES OF AIR LEAKAGE IN THE BUILDING THERMAL ENVELOPE ARE SEALED, CAULKED, GASKETED, WEATHER STRIPPED OR WRAPPED WITH MOISTURE VAPOR-PERMEABLE WRAPPING MATERIAL TO MINIMIZE AIR LEAKAGE.
- SAFEGUARDS DURING CONSTRUCTION**
- EACH CONTRACTOR SHALL OBSERVE ALL LOCAL, STATE, AND FEDERAL RULES AND REGULATIONS REGARDING SAFETY AND SHALL PROVIDE ALL NECESSARY EQUIPMENT, SCAFFOLDING, PLANKING, RAILING, SHEETING, ETC. IN ORDER TO SAFEGUARD AND PROTECT THE HEALTH, AND WELL BEING OF ALL THE WORKERS EMPLOYED BY THE CONTRACTOR ON THE CONSTRUCTION SITE. EACH CONTRACTOR SHALL EXPLAIN, INSTRUCT, AND DIRECT ALL WORKERS UNDER HIS JURISDICTION TO OBSERVE ALL THE NECESSARY SAFETY, RULES AND REGULATIONS. EACH CONTRACTOR SHALL MAKE DAILY INSPECTIONS TO VERIFY THAT ALL SAFETY RULES ARE BEING OBSERVED.
  - ALL PROCEDURES REGARDING SAFETY ARE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL PROCURE AND PAY FOR THE INSURANCE TO INDEMNIFY AND HOLD HARMLESS THE OWNER, AND THEIR AGENTS, EMPLOYEES AND CONSULTANTS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSS AND EXPENSES, INCLUDING ATTORNEYS FEES, RESULTING FROM INJURIES, DEATH, SICKNESS, DISEASES, OR ANY OTHER PHYSICAL HANDICAP ARISING FROM NON-OBSERVANCE OF THE SAFETY RULES AND REGULATIONS.



THOMAS CLINTON MONTGOMERY  
001.022640  
STATE OF ILLINOIS  
LICENSED ARCHITECT

ILLINOIS LICENSE NO: 001.022640  
EXPIRATION: 11/30/2024

**RESTAURANT RENOVATION**

2905 W ALGONQUIN ROLLING MEADOWS, IL 60008

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	XX/XX/XXXX

THOMAS MONTGOMERY ARCHITECT  
www.tcmontgomery.com

1701 W 18TH PL CHICAGO IL 60608 773.999.9842 tom@tcmontgomery.com

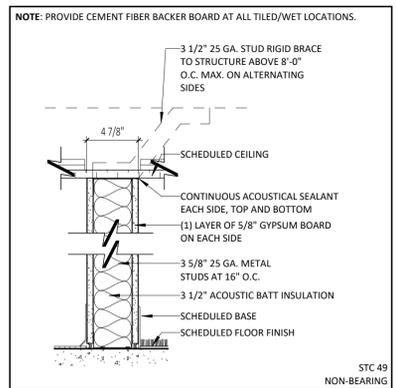
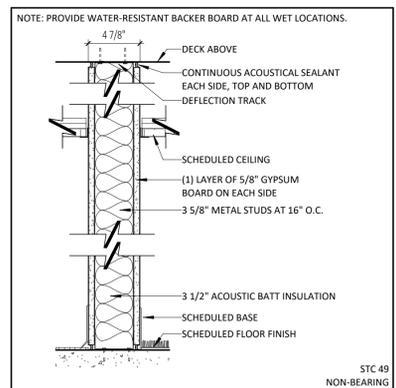
JOB NO: 23.061

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SCALE: As indicated

TITLE: FLOOR PLANS

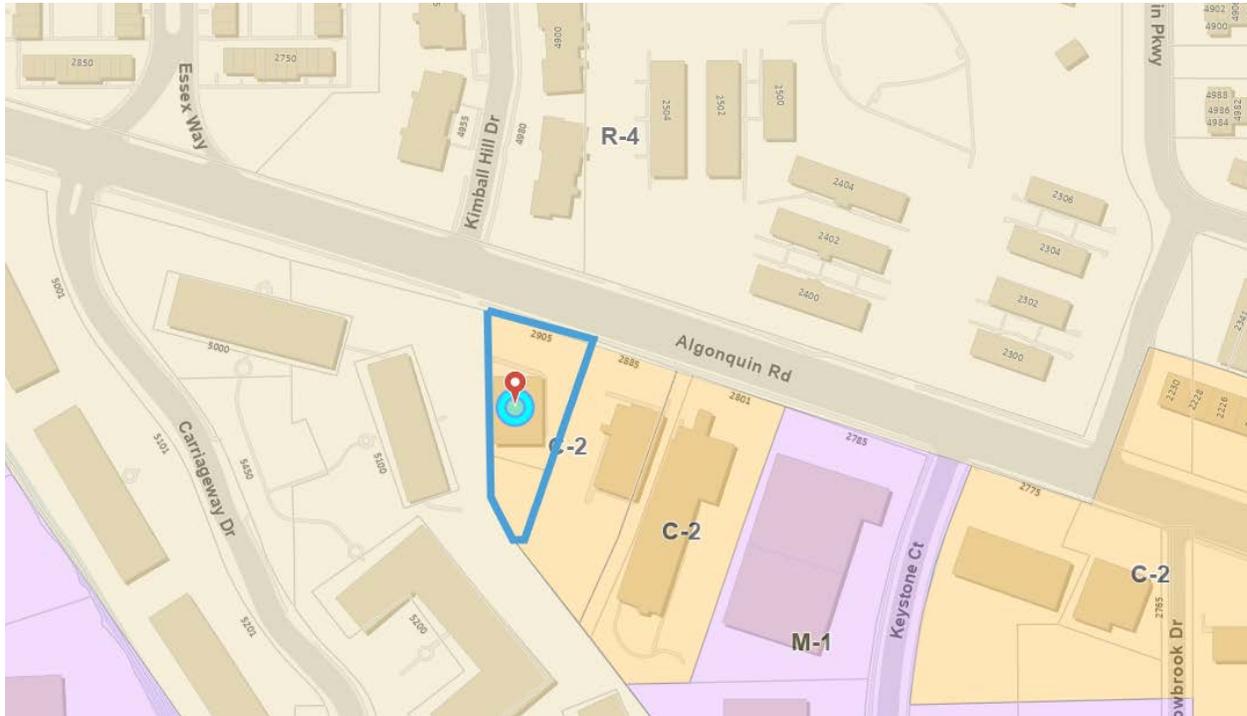
SHEET: A-1



1 GROUND FLOOR PLAN 3/16" = 1'-0"

**Planning and Zoning Commission Staff Report  
September 5, 2023  
2905 Algonquin Road – Parking Variance**

**Location**



The subject property is 2905 Algonquin Road. It is surrounded by C-2 Commercial to the east (vacant parcel and Plum Creek Supportive Living), and R-4 Residential to the south, west and north (condominiums and apartments). The site previously held a sit-down restaurant (Egg’lectic Café), until there was a fire. The building was restored and has been vacant since.

**Request**

The petitioner, Brothers Pocha, is planning to locate a karaoke bar (“Agit Black”) at this location, and is seeking a parking variance to allow the business. The building square footage is 5,580 square feet, which ordinarily requires 56 parking spaces to be provided. There are 46 provided on site.

**Discussion**

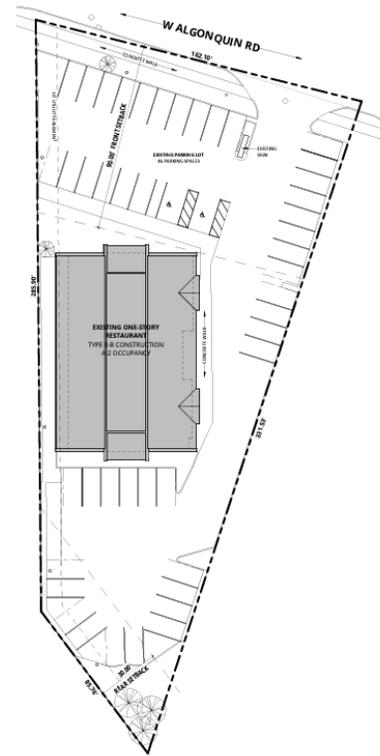
**Existing Conditions**

The subject property is 2905 Algonquin Road. Previously, it was a sit-down breakfast restaurant called the Egg’lectic Café. There was a kitchen fire in 2019 that caused the restaurant to close down. Repairs were made and the building was remodeled. The owners, however, chose not to reopen, and the property has been vacant since.

The image to the right shows the layout of the site. There were no changes to the exterior of the building or the site due to the fire, and it remains as it was initially constructed. It is a one-story building of 5,580 square feet. It has previously operated as a restaurant, though operating hours were from early morning until 2:00 pm.

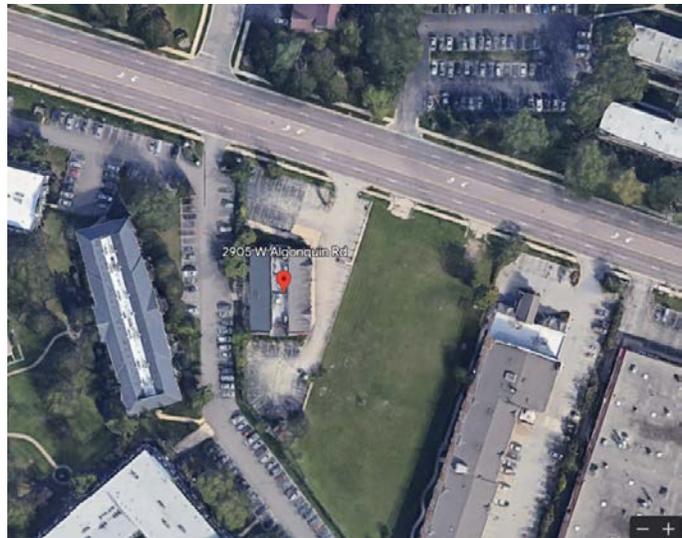
Immediately to the east are the Plum Creek Supportive Living Center, along with a vacant parcel that the Center has recently acquired. Further east are the Service King Collision Center (which closes by 5:00 p.m.) and an office building. On all other sides, the location is surrounded by condominiums and apartment buildings.

Algonquin Road, also known as State Highway 62, is maintained by the Illinois Department of Transportation (IDOT), and is the second most heavily utilized arterial road in the City at 24,400 average daily trips in 2021. There is a middle lane (pictured below) that can be used for left turns into and out of the site.



### Proposed Updates

The lessee is seeking to open a karaoke bar at this location. The proposed hours of operation are from 4 p.m. to 1 a.m. The use will feature open dining areas, a bar, and private karaoke areas that can accommodate groups ranging from 6 to 23 attendees, depending on the size of the room. 68 patrons will be able to be accommodated in the singing rooms, not including dining areas. In addition, the location is proposed to include 7 employees. It is likely that patrons will carpool to the restaurant, reducing the actual number of parking spaces needed for the site.



The site plan shows no location for the dumpster. The location of the dumpster will be required, along with a permit and plans for a masonry enclosure as required by code, prior to occupancy.

## Recommendation

The property has been vacant for at least 4 years. The prospective user is a desirable business that will bring traffic to the area with little to no impact to surrounding businesses, due to the hours of operation. There are few practical reuses of the existing building that would not require similar relief. For these reasons, Staff recommends approval of the requested variation.

## Proposed Motion

Three sample motions are provided as guidance to the Planning and Zoning Commission.

### 1. Recommendation to approve

Based on the submitted petition and testimony presented, I move that the Rolling Meadows Planning and Zoning Commission adopt the proposed findings and conditions for the variation listed in the staff report prepared for the September 5, 2023, Planning and Zoning Commission meeting, and recommend that the City Council **approve** the variation in the draft Ordinance attached to the staff report.

### 2. Recommendation to approve with modifications

*[Use the framework above, but modify, change or delete conditions.]*

### 3. Recommendation to deny

Based on the submitted petition and testimony presented, I move that the Rolling Meadows Planning and Zoning Commission recommend that the City Council **deny** the proposed variation, as it does not satisfy the relevant standard(s): *[elaborate as appropriate.]*

Respectfully Submitted,



---

Elizabeth Kwandras  
Deputy Director of Community Development

#### Attachments:

- Exhibit 1: Proposed Ordinance
- Exhibit 2: Petitioner's Submittal

## EXHIBIT D

### Unconditional Agreement and Consent

**TO:** The City of Rolling Meadows, Illinois ("**City**"):

**WHEREAS**, Angelo RE II LLC ("**Owner**") owns the property commonly known as 2905 Algonquin Road within the City's C-2 Commercial zoning district, which property is legally described in **Exhibit A** to this Ordinance ("**Subject Property**"); and

**WHEREAS**, Brothers Pocha, Inc. ("**Petitioner**") leases the Subject Property and, in order to open a karaoke establishment at the Subject Property that utilizes its existing building and site improvements located, Petitioner has requested that the City grant a variation from Section 122-163 to reduce the minimum number of required parking spaces from 56 to 46 spaces (the "**Requested Relief**"); and

**WHEREAS**, Ordinance No. 23-\_\_, adopted by the Corporate Authorities of the City of Rolling Meadows on September 26, 2023, ("**Ordinance**") grants the Requested Relief subject to certain modifications, conditions, restrictions, and provisions; and,

**WHEREAS**, Subsection 7.A.iii of the Ordinance provides, among other things, that the Ordinance will be of no force or effect unless and until the Owner and Petitioner file with the City Clerk, within 60 days following the passage of the Ordinance, their unconditional agreement and consent to accept and abide by each of the terms, conditions and limitations set forth in said Ordinance.

**NOW, THEREFORE**, the Petitioner and Owner do each hereby agree and covenant as follows:

1. The Petitioner and Owner each hereby unconditionally agrees to accept, consent to, and abide by all of the terms, conditions, restrictions, and provisions of the Ordinance.
2. The Petitioner and Owner each acknowledge that public notices and hearings have been properly given and held with respect to the adoption of the Ordinance, have considered the possibility of the revocation provided for in the Ordinance, and agree not to challenge any such revocation on the grounds of any procedural infirmity or a denial of any procedural right.
3. The Petitioner and Owner each acknowledge and agree that the City is not and will not be, in any way, liable for any damages or injuries that may be sustained as a result of the City's issuance of any permits for the Subject Property and that the City's issuance of any such permits or approvals does not, and will not, in any way, be deemed to insure the Petitioner and Owner against damage or injury of any kind and at any time.

4. The Petitioner and Owner each agree to and do hereby hold harmless and indemnify the City, the City's corporate authorities, and all City elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any of such parties in connection with the operation and use of the Subject Property or the City's adoption of the Ordinance.
5. By signing, the Petitioner and Owner, or the individual(s) signing on their behalf, represents, warrants, and guarantees that they have the legal authority to bind the Owner pursuant to the terms of this Unconditional Agreement and Consent.

Dated: \_\_\_\_\_, \_\_\_\_\_.

**ATTEST:**

**PETITIONER**

**Brother Pocha, Inc.**

By: \_\_\_\_\_

By: \_\_\_\_\_

Its: \_\_\_\_\_

Its: \_\_\_\_\_

**ATTEST:**

**OWNER**

**Angelo RE II LLC**

By: \_\_\_\_\_

By: \_\_\_\_\_

Its: \_\_\_\_\_

Its: \_\_\_\_\_