



At the Heart of Community

COMMUNITY DEVELOPMENT DEPARTMENT

505 Telser Road
Lake Zurich, Illinois 60047

Phone (847) 540-1696
Fax (847) 726-2182
LakeZurich.org

AGENDA ITEM

SE

MEMORANDUM

Date: July 6, 2020

To: Ray Keller, Village Manager *PK*

From: Sarosh Saher, Community Development Director

CC: Tim Verbeke, Planner
Mary Meyer, Building Services Supervisor

Re: Zoning Application for 64 North Old Rand Road – Stompin’ Grounds Cafe
Special Use Permit for Outdoor Seating and Indoor Live Entertainment

Issue.

Laura Cison of Stompin’ Grounds Café, (the “*Applicant*”), has filed a zoning application for the property at 64 North Old Rand Road (the “*Subject Property*”). Specifically, the applicant is seeking:

- Special Use Permit to establish the following land uses accessory to a Café (allowed as a permitted use “Eating Place (SIC #5812)”):
 - Outdoor seating accessory to permitted eating places pursuant to Section 9-4-3, C, 9 of Chapter 9 of the Zoning Code; and
 - Live entertainment accessory to permitted eating places pursuant to Section 9-4-3, C, 8 of Chapter 9 of the Zoning Code; and

2014-2019 Strategic Plan: This agenda item is consistent with the following objectives under Goal #2

- Development: Expand the Village’s role as a major regional economic hub in Lake County.
- Become more business friendly and customer oriented.

Analysis.

The Subject Property is located within the Village’s B-2 Central Business District. The Applicant is proposing to open a business that will operate as café. The Subject Property is a tenant space within the Alpine Shopping Center. The existing multi-tenant building is approximately 12,600

square feet and has four tenant spaces. The Applicant proposes to rent approximately 2,000 square feet within the space formerly occupied by Mika’s Old World Bakery until 2019.

The Planning and Zoning Commission (PZC) opened a public hearing on May 20, 2020, which was continued to June 17, 2020 to allow surrounding property owners to be notified of the hearing. Following the close of the hearing the PZC voted 7-0 in favor of recommending approval of the Special Use Permit to allow for proposed outdoor seating and indoor live entertainment. No additional conditions were added by the PZC other than those initially recommended by staff. The video stream from the PZC meetings can be accessed via the following links:

May 20, 2020

<https://view.earthchannel.com/PlayerController.aspx?&PGD=lakezurichil&eID=450>

June 17, 2020

<https://view.earthchannel.com/PlayerController.aspx?&PGD=lakezurichil&eID=453>

A detailed evaluation and summary of the project can be found in the Staff Report that was provided to the Planning and Zoning Commission, which is made a part of the attached Ordinance.

Recommendation.

At their meeting on June 17, 2020, the Planning and Zoning Commission recommended approval of the Special Use Permit incorporating the conditions for approval provided by staff in its report.

Staff therefore recommends approval of the attached ordinance, with its specific attachments based on the following conditions for approval that are contained within said ordinance:

1. Substantial conformance with the following documentation submitted as part of the application subject to revisions required by Village Staff, Village Engineer, Village Landscape Consultants and applicable governmental agencies:
 - a. Zoning Application and Narrative dated April 29, 2020, prepared by Ms. Laura Cison of Stompin’ Grounds Café.
 - b. Exhibit A: Legal Description of the Subject Property
 - c. Exhibits Submitted as part of the zoning application as follows:
 - i. Décor Map (Interior Elevations) prepared by Andrew Lorenzen dated March 27, 2020
 - ii. Interior Floor Plans dated February 26, 2020 depicting appliances and Live Entertainment Space (highlighted)
 - iii. Sample Lighting and furniture specification sheets
 - iv. Interior signage and wall treatments
 - v. Examples of retail items
 - vi. Images of outdoor seating furniture

- d. Wall Signage Specifications prepared by Signsapes dated approved on April 30, 2020
 - e. Business License and Occupancy Application submitted by Ms. Laura Cison dated April 29, 2020
 - f. Buildout Plans prepared by Sarillo Architecture dated March 9, 2020 and approved on April 30, 2020 including the following sheets:
 - i. A1 – Floor Plans and Codes
 - ii. A2 – FSE (Food Service Equipment) Plan, Details
 - iii. A3 – Electric and Plumbing
2. The special use constituting the outdoor seating and live entertainment for the café known as Stompin’ Grounds Café shall be located within and associated with the commercial tenant space addressed at 64 North Old Rand Road within Alpine Shopping Center and shall be allowed to continue under successive ownership so long as the general location, design and operation is in substantial conformance with the approvals granted by this ordinance. Such Special Use shall expire if this café use ceases operating at the property for a period of more than 365 days.
 3. Small group instruction for crafts and other related activities involving the assembly of persons is allowed as an accessory use pursuant to Sections 9-4-4 and 9-9-1 of the Zoning Code and such approval shall expire at any time that the Subject Property is no longer utilized as a permitted use as a café
 4. All activities with the exception of outdoor seating shall be conducted wholly within the commercial tenant space addressed at 64 North Old Rand Road within Alpine Shopping Center.
 5. The development shall be in compliance with all other applicable codes and ordinances of the Village of Lake Zurich.
- Approval Ordinance including the following exhibits
 - Exhibit A – Legal description of the subject property
 - Exhibit B – May 20, 2020 and June 17, 2020 staff reports and planning and zoning commission recommendation/conditions and accompanying documentation

ORDINANCE NO. 2020-_____ - _____

AN ORDINANCE APPROVING A SPECIAL USE PERMIT

Stompin' Grounds Café, 64 North Old Rand Road

WHEREAS, Laura Cison of Stompin' Grounds Café, is the applicant ("Applicant") for a special use permit for the property at 64 North Old Rand Road ("Subject Property"), for that rental space approximately 2,000 square feet within the existing multi-tenant building on the Subject Property, legally described in **Exhibit A** hereto; and

WHEREAS, Applicant, as owner and operator of Stompin' Grounds Café, an eating place, wishes to establish outdoor seating and indoor live entertainment at the Subject Property as described in the preceding paragraph, such uses being classified as special uses in the B-2 Central Business District; and

WHEREAS, Applicant seeks a special use permits to establish such outdoor seating and indoor live entertainment; and

WHEREAS, the Applicant has filed zoning application PZC 2020-03, dated April 29, 2020 (the "Application") seeking the approval of the following:

- Special Use Permit to establish the following land uses accessory to a Café (allowed as a permitted use "Eating Place (SIC #5812)":
 - Outdoor seating accessory to permitted eating places pursuant to Section 9-4-3, C, 9 of Chapter 9 of the Zoning Code; and
 - Live entertainment accessory to permitted eating places pursuant to Section 9-4-3, C, 8 of Chapter 9 of the Zoning Code; and

WHEREAS, in compliance with the law, and the requirements of the Village of Lake Zurich Zoning Code, notice was published on May 4, 2020, in The Daily Herald, and the Village posted a public hearing sign on the Property on May 5, 2020, both the newspaper and sign notices informing the public of a public hearing to be held before the Lake Zurich Planning and Zoning Commission (the "PZC") on May 20, 2020, to consider the Application for this requested zoning authority and approval; and

WHEREAS, the PZC received and considered the STAFF REPORT dated May 20, 2020, which was provided to the Commission for the meeting, addressing the request for approval of said Special Use Permit to allow for the establishment of outdoor seating and live entertainment accessory to permitted eating places and approval of small group instruction for crafts and other related activities involving the assembly of persons as an accessory use to an eating place within the Subject Property in the B-2 Central Business District; and

WHEREAS, the public hearing was continued to the next scheduled meeting of the PZC on June 17, 2020, to allow for all notification requirements to be met: and

WHEREAS, at the continued hearing of the PZC, no new evidence or testimony was submitted; and

WHEREAS, the PZC considered all information presented by the Applicant at its scheduled meetings on May 20, 2020 and June 17, 2020, and the applicable factors required under of the Zoning Code; and, after the conclusion of the public hearing, the PZC

recommended that the Board of Trustees approve the zoning approval requested in this Application, subject to those conditions of approval recommended by Village staff; and

WHEREAS, the President and Board of Trustees of the Village of Lake Zurich met on July 6, 2020, and considered the findings and recommendations of the PZC, including the STAFF REPORT dated May 20, 2020, all consisting of 12 pages, said required zoning standards, findings and recommendations attached hereto as **Exhibit B** and having considered all of the facts and circumstances affecting the Application and these recommended approvals, the President and Board of Trustees have determined that the applicable standards related to these special use approvals have been met.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Lake Zurich, Lake County, Illinois, as follows:

SECTION 1: ADOPTION AND INCORPORATION OF RECITALS. The foregoing recitals, findings, recommendations, exhibits and plans are incorporated herein as findings and requirements of the President and Board of Trustees, and Exhibits referenced herein are made a part of and incorporated into this Ordinance and related approval, except as otherwise provided below.

SECTION 2: GRANT OF SPECIAL USE PERMITS. The Mayor and Board of Trustees, pursuant to the authority vested in them under the laws of the State of Illinois and Chapter 4 (Section 9-4-3) and Chapter 19 of the Lake Zurich Zoning Code, hereby grant the following approval, as shown and provided in the STAFF REPORT dated May 20, 2020, and final findings and recommendations of the PZC dated June 17, 2020, all consisting of 12 pages, attached hereto as **Exhibit B**, and submitted as part of the zoning Application:

- Special Use Permits to establish the following land uses accessory to a Café (allowed as a permitted use “Eating Place (SIC #5812)”):
 - Outdoor seating accessory to permitted eating places
 - Live entertainment accessory to permitted eating places

And subject to the following conditions for approval:

1. Substantial conformance with the following documentation submitted as part of the application subject to revisions required by Village Staff, Village Engineer, Village Landscape Consultants and applicable governmental agencies:
 - a. Zoning Application and Narrative dated April 29, 2020, prepared by Ms. Laura Cison of Stompin’ Grounds Café.
 - b. Exhibit A: Legal Description of the Subject Property
 - c. Exhibits Submitted as part of the zoning application as follows:
 - i. Décor Map (Interior Elevations) prepared by Andrew Lorenzen dated March 27, 2020
 - ii. Interior Floor Plans dated February 26, 2020 depicting appliances and Live Entertainment Space (highlighted)
 - iii. Sample Lighting and furniture specification sheets
 - iv. Interior signage and wall treatments
 - v. Examples of retail items
 - vi. Images of outdoor seating furniture

- d. Wall Signage Specifications prepared by Signsapes dated approved on April 30, 2020
 - e. Business License and Occupancy Application submitted by Ms. Laura Cison dated April 29, 2020
 - f. Buildout Plans prepared by Sarillo Architecture dated March 9, 2020 and approved on April 30, 2020 including the following sheets:
 - i. A1 – Floor Plans and Codes
 - ii. A2 – FSE (Food Service Equipment) Plan, Details
 - iii. A3 – Electric and Plumbing
2. The special uses constituting the outdoor seating and live entertainment for the café known as Stompin’ Grounds Café shall be located within and associated with the commercial tenant space addressed at 64 North Old Rand Road within Alpine Shopping Center and shall be allowed to continue under successive ownership so long as the general location, design and operation is in substantial conformance with the approvals granted by this ordinance. Such Special Use shall expire if this café use ceases operating at the Subject Property for a period of more than 365 days.
 3. Small group instruction for crafts and other related activities involving the assembly of persons is allowed as an accessory use pursuant to Sections 9-4-4 and 9-9-1 of the Zoning Code and such approval shall expire at any time that the Subject Property is no longer utilized as a permitted use as a café
 4. All activities with the exception of outdoor seating shall be conducted wholly within the commercial tenant space addressed at 64 North Old Rand Road within Alpine Shopping Center.
 5. The development shall be in compliance with all other applicable codes and ordinances of the Village of Lake Zurich.

SECTION 3: FINDINGS IN SUPPORT OF APPROVAL OF GRANT OF SPECIAL USE PERMITS. The findings, conditions and recommendations as set forth in the STAFF REPORT dated May 20, 2020, and the PZC recommendations dated June 17, 2020, all consisting of 12 pages, along with the filings provided to the PZC, Chapter 4 (Section 9-4-3) and Chapter 19 of the Lake Zurich Zoning Code, are hereby accepted as the Board’s own, are incorporated herein by this reference and shall be made a part of the official record for the Application.

SECTION 4: SEVERABILITY. If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any Court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate or nullify the remainder thereof, which remainder shall remain and continue in full force and effect.

SECTION 5: CONFLICTS. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 6: EFFECTIVE DATE. This Ordinance shall be in full force and effect upon its passage and approval, as provided by law.

PASSED THIS _____ day of _____, 2020.

Ayes:

Nays:

Absent:

Abstain:

APPROVED this _____ day of _____, 2020.

Mayor Tom Poynton

ATTEST:

Village Clerk
Kathleen Johnson

EXHIBIT A

Legal description of the Subject Property

THAT PART OF SECTION 17, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF MCHENRY ROAD NORTH 43 DEGREES WEST 300 FEET FROM THE INTER-SECTION OF SAID NORTHEASTERLY LINE OF MCHENRY ROAD WITH THE NORTHERLY LINE OF MAIN STREET; THENCE NORTH 69 DEGREES EAST 200 FEET; THENCE NORTH 43 DEGREES WEST 245 FEET; THENCE ON A DIRECT LINE TO A POINT NORTH 43 DEGREES WEST 180 FEET FROM THE POINT OF BEGINNING; THENCE ON LINE OF ROAD TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

EXHIBIT B

Exhibit B – May 20, 2020 and June 17, 2020 staff reports and planning and zoning commission recommendation/conditions and accompanying documentation



At the Heart of Community

COMMUNITY DEVELOPMENT DEPARTMENT

505 Telser Road
Lake Zurich, Illinois 60047

(847) 540-1696
Fax (847) 726-2182
LakeZurich.org

APPLICATION PZC 2020-03
PZC Hearing Date: May 20, 2020

AGENDA ITEM 4.A

STAFF REPORT

To: Chairperson Stratman and Members of the Planning & Zoning Commission

From: Sarosh Saher, Community Development Director

CC: Tim Verbeke, Planner
Mary Meyer, Building Services Supervisor

Date: May 20, 2020

Re: PZC 2020-03 – 64 North Old Rand Road – Stompin’ Grounds Cafe
Special Use Permit for Outdoor Seating and Indoor Live Entertainment

SUBJECT

Laura Cison, of Stompin’ Grounds Café, (the “Applicant”) requests a Special Use Permit to establish outdoor seating, indoor live entertainment and offer small group instruction within a Café at the tenant space commonly known as “Stompin’ Grounds Café” to be located at 64 North Old Rand Road and legally described in Exhibit A attached hereto (the “Subject Property”).

GENERAL INFORMATION

Requested Action: Special Use Permit

Current Zoning: B-2 Central Business District
DR Downtown Redevelopment Overlay District

Current Use: Vacant Retail Tenant Space

Proposed Use Eating Place with Outdoor Seating, Indoor Live Entertainment and
Small-Group Instruction (Classes)

Property Location: 64 North Old Rand Road (Alpine Shopping Center)

Applicant: Laura Cison, Akhando Hum, d/b/a Stompin’ Grounds Cafe

Owner: John P. Schweda

Staff Coordinator: Tim Verbeke, Planner

LIST OF EXHIBITS

- A. Legal Description
- B. Public Hearing Sign
- C. Site Photos
- D. Aerial Map
- E. Zoning Map
- F. Parcel Map
- G. Development Application and Attachments
- H. Development Review Comments

BACKGROUND

Laura Cison, (the “Applicant”), is the applicant renting a unit from John Schweda (the “Owner”) of the Alpine Shopping Center. The Applicant is opening a business that will operate as Café with outdoor seating, indoor live entertainment and offer small group instruction (classes) on the premises. The Subject Property is located at 64 North Old Rand Road, and legally described in Exhibit A attached hereto (the “Subject Property”). The Applicant filed an application with the Village of Lake Zurich received on April 29, 2020 (the “Application”) seeking:

- Special Use Permit to establish the following land uses accessory to a Café (allowed as a permitted use “Eating Place (SIC #5812)”):
 - Outdoor seating accessory to permitted eating places
 - Live entertainment accessory to permitted eating places
 - Small group instruction for crafts and other related activities involving the assembly of persons

The Subject Property is a tenant space within the Alpine Shopping Center located in the Village’s B-2 – Central Business Zoning District. The existing multi-tenant building is approximately 12,600 square feet and has four tenant spaces. The Applicant proposes to rent an approximately 2,000 square-foot vacant in the building. This space was formerly occupied by Mika’s Old World Bakery until 2019. The proposed use will require the unit to be retrofitted to accommodate the café, as its former configuration as a bakery was outdated. The remaining 10,600 square feet of the building will continue to operate as a retail center with Mo’s Liquor, Food and Lotto, Orchard Prime Meats and the recently established Nisei Dojo.

The Applicant, Ms. Laura Cison, is a resident of Lake Zurich with a background in technology and digital signage while working with larger food-related franchises, and also as a Pilates instructor at the Foglia YMCA. She intends to use this experience to offer residents and customers a healthier lifestyle through good food, fresh juices, smoothies and other food and wellness related items and activities.

The proposed café will offer Beverage Service such as coffee, fresh juices, tea, and wine; food service such as salads, Paninis, muffins/scones, donuts, bagels, and energy bites; and retail items such as natural wellness products. This activity is classified as a permitted use in the B-2 district.

Additionally, the café will also conduct special events from time to time such as:

1. Evening Education Events including small group instruction in holistic living, breathing for energy & stress, coffee/tea education, Ayurvedic medicine, basics of good nutrition, athlete nutrition needs, natural skincare, classes such as soy candle making, and essential oil room sprays.
2. Scholastic Evening Education Events in ACT/SAT preparation from official proctors, and tutoring services.

Evening education events may take place once a month. Tutoring or educational events would be once a week for a specified amount of time. Such activities involving the assembly of people are also classified as special uses, requiring additional review and approval by the Village Board.

Live evening entertainment will be offered indoors in the form of small 1-3 person bands, local musicians and or schools who want to offer their students a chance to play in front of a live audience. This will be performed in the “lounge seating” area of the Cafe. Furniture will be rearranged during this time to allow for musician setup. The Applicant intends to offer music once or twice a month depending on how it is received.

The outdoor seating will comprise of four (4) small round tables for outdoor seating so patrons can enjoy the weather and view of Lake Zurich.

Hours of operation are Monday - Saturday from 6:00 a.m. – 6:00 p.m. and on Sunday from 7:00 a.m. – 5:00 p.m. The special events will be conducted in the evenings after hours. The Café will be opened up for these events between 6:00 and 11:00 p.m.

The number of employees proposed is from 1 to 4 during operational hours.

Pursuant to public notice published on May 4, 2020, in the Daily Herald, a virtual public hearing has been scheduled with the Lake Zurich Planning & Zoning Commission for May 20, 2020, to consider the Application. On May 5, 2020, the Village posted a public hearing sign on the Subject Property (Exhibit B)

Staff offers the following additional information:

- A. **Courtesy Review.** Due to the low impact of the requested use, and the fact the primary use as a café is classified as a permitted use by right, courtesy review was not recommended.
- B. **Zoning History.** The subject property is a tenant space within the Alpine Shopping Center which was built in 1959, and bought by the current owner on December 26, 1989. The property is zoned within the B-2 – Central Business district and is also subject to the DR Downton Redevelopment Overlay District. Alpine Shopping Center has seen a number of retail and service land uses since its construction and continues to serve the smaller immediate demographic of the central business district.

C. Surrounding Land Use and Zoning. The subject property is located on North Old Rand Road at the northern end of the Lake Zurich Main Street area. The areas to the northwest, west and southeast of the Subject Property are zoned within the B-2 Central Business district. The properties to the south and southwest contain a variety of retail and service uses along Old Rand Road and Main Street. The property to the northwest is improved with a restaurant operated as Scoreboard Bar & Grill. The property to the south was recently developed with 39 new townhouses and 48 new apartments as part of the Somerset by the Lake development.

The area to the north and northeast is zoned within the R-6 – Multiple Family Residential district and contains an apartment building and open space owned by the subject property owner. The land to the west is zoned within the OS – Open Space district and is the location of Breezewald Park, owned by the Village of Lake Zurich.

D. Trend of Development. The subject property is located within the Main Street Area of Lake Zurich in the heart of the Village. This area is the historic heart of the community and is developed with smaller locally owned businesses serving the immediate area of the community.

E. Zoning District. Three (3) zoning districts are provided for business and commercial uses. When taken together, these districts are intended to permit development of property for the full range of business and commercial uses needed to serve the citizens of Lake Zurich and the surrounding suburban area. The B-2 central business district is located in the center of the village. It is intended to serve the entire Lake Zurich suburban community with a wide variety of retail and service uses. The bulk standards in this district are intended to reflect the generally more intense development of property existing in this area.

GENERAL FINDINGS

As it relates to the proposed Special Use Permit, Chapter 19 of the Lake Zurich Zoning Code entitled “Special Use Permits” provides for special uses that have some special impact or uniqueness that requires a careful review of their location, design, configuration, and special impact to determine, against fixed standards, the desirability of permitting their establishment on any given site. They are uses that may or may not be appropriate in a particular location depending on a weighing, in each case, of the public need and benefit against the local impact and effect. The standards for special uses examine the location, design and operational characteristics of a use.

Staff finds that the land uses as proposed to be established will continue to comply with the location, design and operational standards associated with the subject property and offers the following findings on specific sections of the Code.

9-19-3: STANDARDS FOR SPECIAL USE PERMITS.

Staff has reviewed the plan and found that the development proposal will continue to remain in substantial conformance with the standards for Special Use Permits as outlined below.

A. General Standards: No special use permit shall be recommended or granted unless the applicant shall establish substantial conformance with the following:

1. Zoning Code and Plan Purposes: The proposed use and development will be in harmony with the general and specific purposes for which this zoning code was enacted and for which the regulations of the district in question were established and with the general purpose and intent of the official comprehensive plan.

Staff Response: Standard met. The proposed use will continue to remain in substantial conformance with the purpose and intent of the B-2 Central Business District, and the land use designation of the adopted Comprehensive Plan.

2. No Undue Adverse Impact. The proposed use and development will not have a substantial or undue adverse effect upon adjacent property, the character of the area, or the public health, safety, and general welfare.

Staff Response: Standard met. The business is consistent with commercial-oriented development in the Main Street Area. The business has demonstrated that it will not have any substantial or undue adverse effect upon any adjacent properties or the residential properties across the street due to the outdoor seating activity and will not adversely impact the public health, safety, and general welfare of the Village.

3. No Interference with Surrounding Development. The proposed use and development will be constructed, arranged, and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations.

Staff Response: Standard met. The entirety of the business will be operated within a tenant space of the building within Alpine Shopping Center, with the exception of the outdoor seating area which will be set up on the sidewalk located in front of the tenant space. The outdoor seating area will be located within the frontage of the tenant space along the sidewalk and also allow room for general circulation and access along the sidewalk.

4. Adequate Public Facilities. The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools, or the applicant will provide adequately for such services.

Staff Response: Standard met. The proposed development is currently served by and will continue to be served adequately by essential public facilities and services such as streets, utilities, drainage and other municipal services. No change in impact to these are anticipated at this time.

5. No Traffic Congestion. The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through the surrounding streets.

Staff Response: Standard met. The café will have no more traffic attributed to this business than the other retail businesses located within the shopping center.

Parking is in conformance with the requirements of the zoning code. The shopping center was designed with adequate parking to accommodate the parking demand for the various types of uses that the shopping center could accommodate.

6. No Destruction of Significant Features. The proposed use and development will not result in the destruction, loss, or damage of any natural, scenic, or historic feature of significant importance.

Staff Response: Standard met. The proposed use will not result in the destruction or removal of any natural features. The subject property has been previously and fully developed as a retail center with a parking lot.

7. Compliance with Standards. The proposed use and development complies with all additional standards imposed on it by the particular provision of this Code authorizing such use.

Staff Response: Standard met. There are no additional standards imposed on the requested land uses by the zoning code.

8. Positive Effect. The proposed special use creating a positive effect for the zoning district, its purpose, and adjacent properties shall be placed before the benefits of the petitioner.

Staff Response: Standard met. The proposed development will continue to contribute to the established character of Lake Zurich's Main Street Area.

- B. Special Standards for Specified Special Uses. When the district regulations authorizing any special use in a particular district impose special standards to be met by such use in such district, a permit for such use in such district shall not be recommended or granted unless the applicant shall establish compliance with such special standards.

Staff Response: Standard met. The applicant has agreed to and staff will ensure that the Applicant continues to comply with the conditions imposed on the operations of a café.

- C. Considerations. In determining whether the applicant's evidence establishes that the foregoing standards have been met, the Plan Commission and the Board of Trustees shall consider:

1. Benefit. Whether and to what extent the proposed use and development at the particular location requested is necessary or desirable to provide a service or a facility that is in the interest of the public convenience or that will contribute to the general welfare of the neighborhood or community.

Staff Response: Standard met. The business will continue to provide a convenient location for this service and amenity within the community.

2. Alternative Locations. Whether the purposes of the zoning code can be met by the location of the proposed use and development in some other area or zoning district that may be more appropriate than the proposed site.

Staff Response: Standard met. There is no evidence that the proposed location is inappropriate for the proposed land use, so an alternative location would not be any more appropriate than the proposed location.

3. Mitigation of Adverse Impacts. Whether all steps possible have been taken to minimize any substantial or undue adverse effects of the proposed use and development on the immediate vicinity through building design, site design, landscaping, and screening.

Staff Response: Standard met. The retail center has been developed to prevent any undue adverse effect on itself or on surrounding property in relation to its location, design and operation.

RECOMMENDATION

The recommendation of the Planning and Zoning Commission should be based on the standards included in the following Sections of the Lake Zurich Municipal Code:

- Section 9-19-3: Standards for Special Use Permits

Based on the review of staff, the standards for approval continue to be met and therefore staff recommends that the Planning and Zoning Commission make these standards a part of the official record of the Application.

Staff of the Community Development Department therefore recommends the approval of Application PZC 2020-03, subject to the following conditions:

1. Substantial conformance with the following documentation submitted as part of the application subject to revisions required by Village Staff, Village Engineer, Village Landscape Consultants and applicable governmental agencies:
 - a. Zoning Application and Narrative dated April 29, 2020, prepared by Ms. Laura Cison of Stompin' Grounds Café.
 - b. Exhibit A: Legal Description of the Subject Property
 - c. Exhibits Submitted as part of the zoning application as follows:
 - i. Décor Map (Interior Elevations) prepared by Andrew Lorenzen dated March 27, 2020
 - ii. Interior Floor Plans dated February 26, 2020 depicting appliances and Live Entertainment Space (highlighted)
 - iii. Sample Lighting and furniture specification sheets
 - iv. Interior signage and wall treatments
 - v. Examples of retail items
 - vi. Images of outdoor seating furniture
 - d. Wall Signage Specifications prepared by Signsapes dated approved on April 30, 2020
 - e. Business License and Occupancy Application submitted by Ms. Laura Cison dated April 29, 2020
 - f. Buildout Plans prepared by Sarillo Architecture dated March 9, 2020 and approved on April 30, 2020 including the following sheets:
 - i. A1 – Floor Plans and Codes
 - ii. A2 – FSE (Food Service Equipment) Plan, Details
 - iii. A3 – Electric and Plumbing
2. The special use constituting the outdoor seating and live entertainment for the café known as Stompin' Grounds Café shall be located within and associated with the commercial tenant space addressed at 64 North Old Rand Road within Alpine Shopping Center and shall be allowed to continue under successive ownership so long as the general location, design and operation is in substantial conformance with the approvals granted by this

ordinance. Such Special Use shall expire if this café use ceases operating at the property for a period of more than 365 days.

3. All activities with the exception of outdoor seating shall be conducted wholly within the commercial tenant space addressed at 64 North Old Rand Road within Alpine Shopping Center.
4. The development shall be in compliance with all other applicable codes and ordinances of the Village of Lake Zurich.

Respectfully Submitted,

Tim Verbeke
Planner



At the Heart of Community

COMMUNITY DEVELOPMENT DEPARTMENT

505 Telser Road
Lake Zurich, Illinois 60047

(847) 540-1696
Fax (847) 726-2182
LakeZurich.org

PZC Hearing Date: June 17, 2020

STAFF REPORT

To: Chairperson Stratman and Members of the Planning & Zoning Commission
From: Sarosh Saher, Community Development Director
Re: **Report on Continued Applications**

A. Previously continued Applications:

The following item was continued at the May 20, 2020 meeting of the Planning and Zoning Commission. An update and requested action on the items is as follows:

Item 4.A. 64 North Old Rand Road – Special Use Permit for Outdoor Seating and Indoor Live Entertainment for a Coffee Shop:

Applicant: Ms. Laura Cison; Owner: Mr. John Schweda

Background: The public hearing for the Special Use Permit was opened on May 20, 2020, and applicant Laura Cison presented her request to provide outdoor seating and indoor live entertainment for the new café at the former Mika's Old World Bakery at Alpine Shopping Center. However, the hearing was continued to the June meeting to allow property owners to be notified and be given the opportunity to comment.

Village Staff assisted the Applicant with the notification of surrounding property owners.

Requested Action: As such, staff recommends that the hearing be resumed by the PZC to receive any comment that surrounding property owners or any interested parties may have. Following that staff recommends that the PZC consider making their recommendation on the project to the Village Board for approval. Please refer to the information for this application that was provided as part of the May 20 meeting packet.

**LAKE ZURICH PLANNING & ZONING COMMISSION
FINAL FINDINGS & RECOMMENDATIONS**

**FOR 64 N. OLD RAND ROAD
June 17, 2020**

The Planning & Zoning Commission recommends approval of Application PZC 2020-03, and the Planning & Zoning Commission adopts the findings as contained within the Staff Report dated **May 20, 2020** for this Application and subject to any changes or approval conditions as listed below:

1. Substantial conformance with the following documentation submitted as part of the application subject to revisions required by Village Staff, Village Engineer, Village Landscape Consultants and applicable governmental agencies:
 - a. Zoning Application and Narrative dated April 29, 2020, prepared by Ms. Laura Cison of Stompin' Grounds Café.
 - b. Exhibit A: Legal Description of the Subject Property
 - c. Exhibits Submitted as part of the zoning application as follows:
 - i. Décor Map (Interior Elevations) prepared by Andrew Lorenzen dated March 27, 2020
 - ii. Interior Floor Plans dated February 26, 2020 depicting appliances and Live Entertainment Space (highlighted)
 - iii. Sample Lighting and furniture specification sheets
 - iv. Interior signage and wall treatments
 - v. Examples of retail items
 - vi. Images of outdoor seating furniture
 - d. Wall Signage Specifications prepared by Signsapes dated approved on April 30, 2020
 - e. Business License and Occupancy Application submitted by Ms. Laura Cison dated April 29, 2020
 - f. Buildout Plans prepared by Sarillo Architecture dated March 9, 2020 and approved on April 30, 2020 including the following sheets:
 - i. A1 – Floor Plans and Codes
 - ii. A2 – FSE (Food Service Equipment) Plan, Details
 - iii. A3 – Electric and Plumbing
2. The special use constituting the outdoor seating and live entertainment for the café known as Stompin' Grounds Café shall be located within and associated with the commercial tenant space addressed at 64 North Old Rand Road within Alpine Shopping Center and shall be allowed to continue under successive ownership so long as the general location, design and operation is in substantial conformance with the approvals granted by this ordinance. Such Special Use shall expire if this café use ceases operating at the property for a period of more than 365 days.

3. All activities with the exception of outdoor seating shall be conducted wholly within the commercial tenant space addressed at 64 North Old Rand Road within Alpine Shopping Center.
 4. The development shall be in compliance with all other applicable codes and ordinances of the Village of Lake Zurich.
- Without any further additions, changes, modifications and/or approval conditions.
- With the following additions, changes, modifications and/or approval conditions:



Planning & Zoning Commission Chairman

EXHIBIT A
LEGAL DESCRIPTION OF SUBJECT PROPERTY

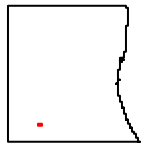
THAT PART OF SECTION 17, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF MCHENRY ROAD NORTH 43 DEGREES WEST 300 FEET FROM THE INTER-SECTION OF SAID NORTHEASTERLY LINE OF MCHENRY ROAD WITH THE NORTHERLY LINE OF MAIN STREET; THENCE NORTH 69 DEGREES EAST 200 FEET; THENCE NORTH 43 DEGREES WEST 245 FEET; THENCE ON A DIRECT LINE TO A POINT NORTH 43 DEGREES WEST 180 FEET FROM THE POINT OF BEGINNING; THENCE ON LINE OF ROAD TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

Parcels Involved: 14-17-300-008

EXHIBIT B
PUBLIC HEARING SIGN PRESENT AT SUBJECT PROPERTY



64 N Old Rand Road





Lake County, Illinois



Map Printed on 5/9/2019



-  Tax Parcel Lines
-  Subject Parcel

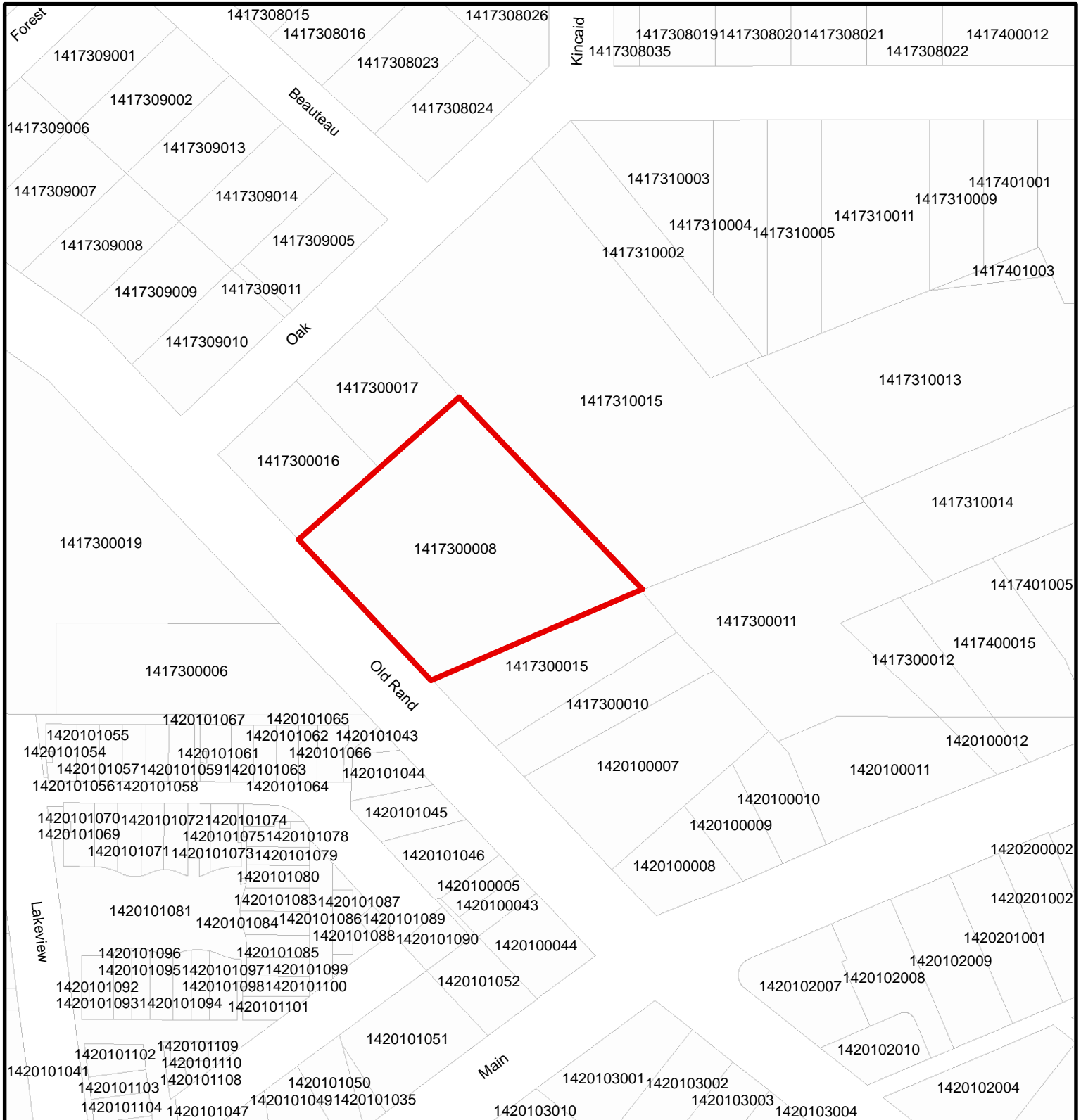
Disclaimer:

The selected feature may not occur anywhere in the current map extent. A Registered Land Surveyor should be consulted to determine the precise location of property boundaries on the ground. This map does not constitute a regulatory determination and is not a base for engineering design. This map is intended to be viewed and printed in color.



Multi-Tenant Building: Stompin Grounds

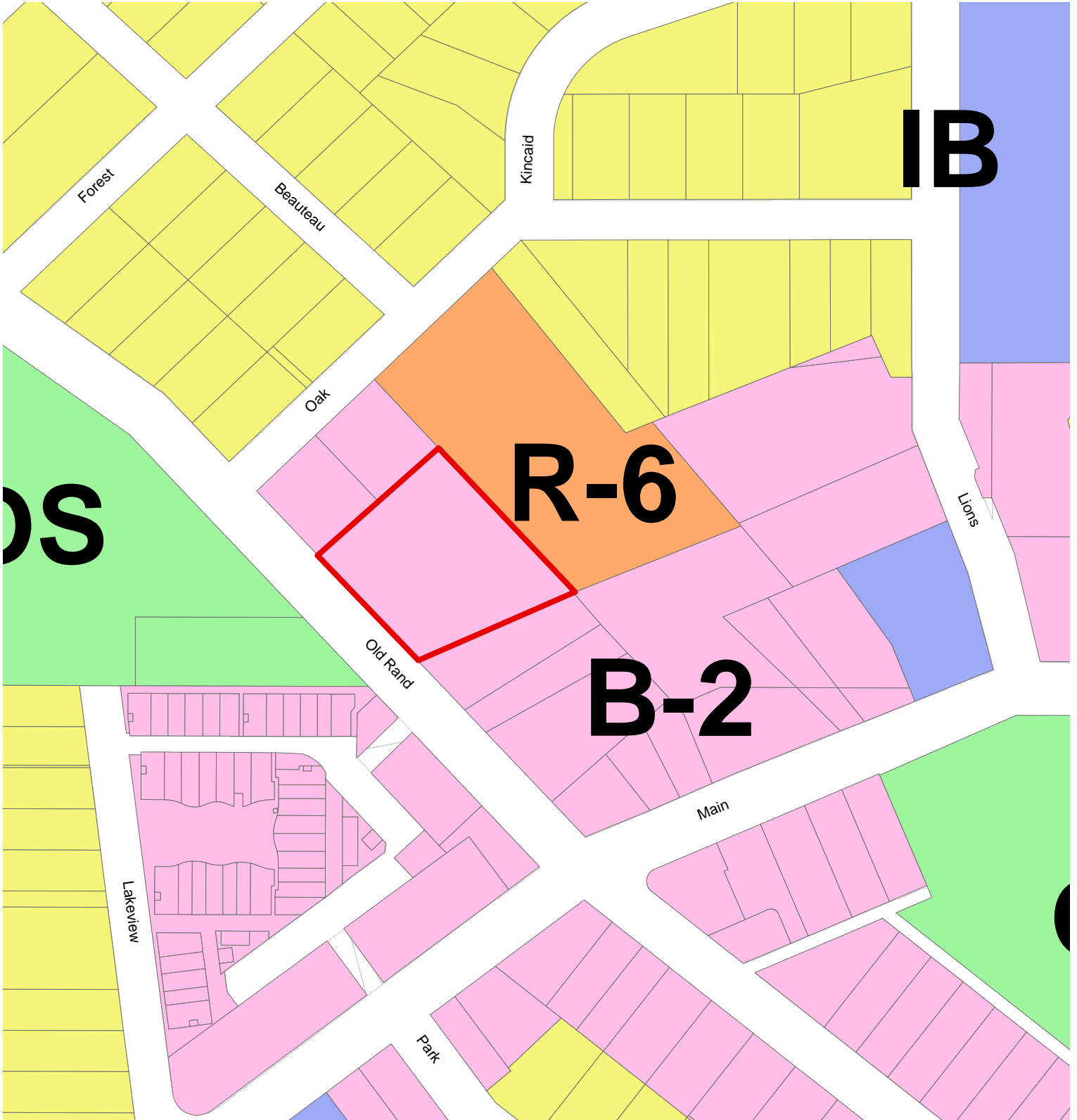
58 N Old Rand Road





Multi-Tenant Building: Stompin Grounds

58 N Old Rand Road





At the Heart of Community

COMMUNITY DEVELOPMENT DEPARTMENT
Building and Zoning Division

505 Telser Road
Lake Zurich, Illinois 60047

(847) 540-1696
Fax (847) 726-2182
LakeZurich.org

To: Tim Verbeke, Planner
From: Betty Harrison, EQC Supervisor
Date: May 12, 2020
Re: 64 N Old Rand Road – Review

- No changes denoted to existing water and sewer service connection.
- Plans must be submitted to Lake County due to the change in use. Lake County will assess the change and charge for additional sewage connection fee, if applicable.



ZONING APPLICATION

Community Development Department
505 Teiser Rd.
Lake Zurich, IL 60047
Phone: (847) 540-1696
Fax: (847) 540-1769

(Please Type or Print)

1. Address of Subject Property: 64 N. Old Rand Rd, Lake Zurich, IL. 60047

2. Please attach complete legal description

3. Property Identification number(s): _____

4. Owner of record is: John Schweda Phone: 847-738-5200

E-Mail jpfs@msn.com Address: P.O. Box 21, Lake Zurich IL 60047

5. Applicant is (if different from owner): Laura Cison Phone: _____

E-Mail lcison@comcast.net Address: 830 W. IL Route 22, #252, Lake Zurich

6. Applicant's interest in the property (owner, agent, realtor, etc.): Leasing

7. All existing uses and improvements on the property are: Re-Doing to proposed coffee shop

8. The proposed uses on the property are: _____

9. List any covenants, conditions, or restrictions concerning the use, type of improvements, setbacks, area, or height requirements placed on the Subject Property and now of record and the date of expiration of said restrictions:
N/A

10. Describe any contract or agreement of any nature relevant to the sale or disposal of the Subject Property:
N/A

11. For applications requiring a public hearing, please attach a list which contains the PIN, owner, and owner's mailing address of all properties located within 250 feet (excluding all Public Right-of-Ways) of the Subject Property.

THE APPLICANT'S SIGNATURE BELOW INDICATES THE INFORMATION CONTAINED IN THIS APPLICATION AND ON ANY ACCOMPANYING DOCUMENTS IS TRUE AND CORRECT.
THE APPLICANT ALSO ACKNOWLEDGES IF THE CONSULTANT EXPENSES EXCEED THE INITIAL ESCROW DEPOSIT, THE APPLICANT WILL REIMBURSE THE ACCOUNT IMMEDIATELY.

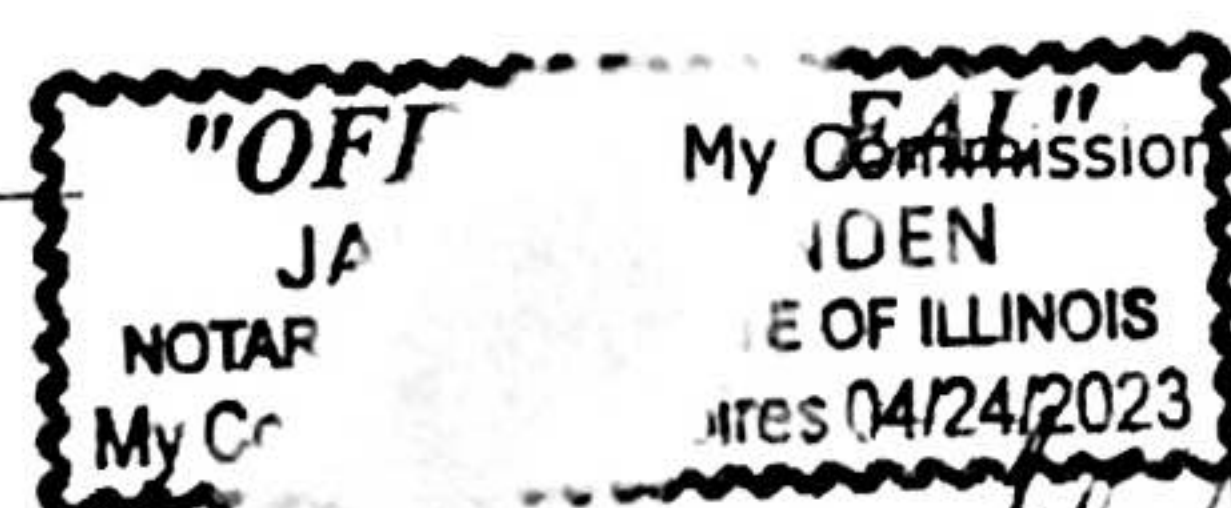
Laura Cison

(Name of applicant)

[Signature]
(Signature of applicant)

Subscribed and sworn to before me this 29 day of APRIL, 2020.

James Hernd
(Notary Public)



My Commission Expires April 24 2023

John Schweda

(Name of Owner, if different)

[Signature]
(Signature of Owner, if different)

Subscribed and sworn to before me this 29 day of APRIL, 2020.

James Hernden
(Notary Public)



My Commission Expires April 24 2023

Please indicate what form of zoning relief your application requires. For assistance, please contact Staff:

- Zoning Code **Map** Amendment to change zoning of Subject Property from _____ to _____
- Zoning Code **Text** Amendment to amend the following section(s) of the Zoning Code _____

(See Section 18-103 of the Lake Zurich Zoning Code for specific standards. If a specific parcel is the subject of this amendment, then provide the additional information listed in Section 18-103C.)

- Special Use Permit/Amendment for Outdoor Seating/Live Entertainment

(See Section 19-103 of the Lake Zurich Zoning Code for specific standards.)

- Planned Unit Development/Major Adjustment/Amendment

(Planned Unit Developments are a distinct category of special use and are intended to create a more desirable environment than through strict application of the zoning and subdivision regulations. See Section 22-105 of the Lake Zurich Zoning Code for specific standards. Please list all the 'modifications' requested in the cover letter.)

- Variation for _____

(See Section 17-104 of the Lake Zurich Zoning Code for specific standards. Please indicate what your specific hardships are in the cover letter.)

- Modification to the Land Development Code (includes retaining walls more than 2 feet in height)
(See Section 10-6-18 of the Land Development Code for specific standards.)

- Preliminary Plat of Subdivision

- Final Plat of Subdivision or Amendment to Plat of Subdivision
(See Sections 10-5-2 and 10-5-9 of the Land Development Code for specific standards.)

- Site Plan Approval/Major Adjustment/Amendment
(See Section 20-103 of the Lake Zurich Zoning Code for specific standards.)

- Exterior Appearance Approval or Amendment
(See Section 21-103 of the Lake Zurich Zoning Code for specific standards.)

APPLICATION TO ANNEX CERTAIN TERRITORY

All land annexed to the Village is classified automatically after such annexation in the R-1\2 Single Family Residential District. The owner must file an application for a Zoning Map amendment if he or she desires a different zoning classification for the Subject Property.

- Petition to Annex Certain Territory (Please complete attached petition)
- Application to Annex Certain Territory

COMPREHENSIVE PLAN APPLICATION

- Comprehensive Plan **Map** Amendment for _____
- Comprehensive Plan **Text** Amendment for _____

STOMPIN' GROUNDS CAFE

GET YOUR HAPPY ON

Owner: Laura Olson

Corporation: Akhando Hum, DBA Stompin' Grounds Cafe

Proposed Location: 64 N. Old Rand Rd, Lake Zurich IL, 60047

Tentative Opening: May 8, 2020

Executive Summary

As a long time resident of Lake Zurich, I have enjoyed raising my family here and taking in all that our town has to offer from people, schools, activities and our beautiful lake at the center of our community. Over the last few years, I have seen a rebirth of people taking advantage of our lake from walking, running, fishing, swimming and with the addition of Sunset Pavillion, Yoga with a gorgeous backdrop. I want to continue to enhance our downtown and offer people a gathering space that focuses on healthy foods, good coffee, organic gifts and community. The goal of Stompin' Grounds is not just to serve coffee. I have a passion for health and wellness and I want to share that with others who want to focus on a healthier lifestyle through good food, fresh juices, smoothies and more that help the body and brain function better. Stompin' Grounds will not only be a place to grab a consciously sourced cup of coffee or tea but a place to learn about fueling their body for health and overall wellness, one juice at a time! Stompin' Grounds will become a local destination for friends and family to get a light meal or snack, grab a brain focused tea before a test or meeting and learn a little bit more than they knew the day before on how what they put in their body is important to every daily activity and relationships.

Background

I have been in the corporate world for 25+ years in technology, digital signage and most recently working with franchisees from Starbucks, Panera, Taco Johns, Lidl and more. What I have learned by working with these companies, attending marketing and franchisee meetings is that due to the number of locations and franchisee or corporate investment capability, control at each location is difficult. Maintaining standards and quality at these levels are a struggle as is the ability to change and adapt to local needs of their customers. Outside of my technology background and working with franchisee companies, I have been a Pilates instructor at our Foglia YMCA since 2006 and recently added my Yoga certification to further enhance my ability to assist people to a healthier lifestyle. What I find in working with so many people is that they tend to focus on one thing, the physical body through a work out but then they neglect it by eating or drinking poorly. Or they work out after a stressful day but then negate the workout by allowing the stress to take over immediately after. This results in them being "stuck" in a recurring cycle that is not providing permanent results of the healthy body, peaceful spirit and fully functioning mind that they are reaching for. I have consistently used my knowledge from working in a highly stressful environment and what I know from a body, mind and spirit practice to help my students transition to a healthier lifestyle. All of this past knowledge and work is crucial for the success of Stompin' Grounds Cafe.

Objective

Healthy focused cafe expanding the knowledge of healthy eating and living through food, drink and education.

Keys to Success

Quality location, food sourcing and customer service. Backing from the Village of Lake Zurich through additional marketing of our local businesses, street signs to direct people through Downtown. In addition, putting together a funding program to assist new local businesses to want to come to our Village while assisting local landlords to bring buildings up to compliance for businesses that serve our community.

Funding: Self funded

Business Consultant

Stompin' Grounds has already secured Conscious Cup Coffee Roasters as a consultant from a business perspective and provider of coffee beans. Conscious Cup Coffee Roasters is a small batch craft coffee roaster from Crystal Lake, IL. that began roasting coffee in 2006 when they opened their first store and recently their fourth location in Libertyville, IL. They buy premium, socially and environmentally sustainable coffees from the best growers around the world. Conscious Cup coffee is bought seasonally to ensure the freshest from harvest and the coffee is roasted every week to ensure the absolutely freshest roast date. Conscious Cup views their cafes and relationships with neighboring businesses, non-profits, schools, churches, and other institutions as central to their business model and I feel the same about Stompin' Grounds making them the perfect partner to help me launch this business.

Products & Services

Beverage Service: Coffee, Fresh Juices, Tea, Wine and more

Food Service: Salads, paninis, muffins/scones, donuts, bagels, energy bites and more

Retail: Natural products

Special Events:

Evening Education Events: Holistic Living, Breathing for energy & stress, Coffee/Tea education, Ayurvedic medicine, Basics of good nutrition, Athlete nutrition needs, natural skincare, fun classes such as soy candle making, essential oil room sprays and more

Scholastic Evening Education Events: ACT/SAT prep from official proctors, Tutoring through an award winning special education and reading specialist.

Evening Entertainment: Small 1-3 person bands, local musicians and or schools who want to offer their students a chance to play in front of a live audience. This will be performed in the "lounge seating" area of the Cafe. The chairs will be moved out in this situation to allow for musician setup.

Request Outdoor Seating: 4 small round tables for outdoor seating so patrons can enjoy weather and view of Lake Zurich.

Tentative Hours: 6am - 6pm Monday - Saturday, 7am - 5pm Sunday

DECOR MAP



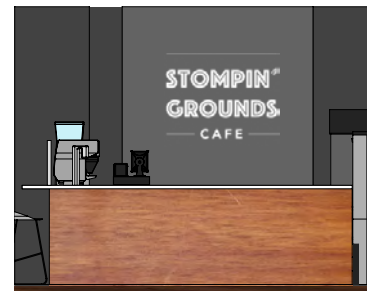
ELEVATION: MAIN SEATING AREA



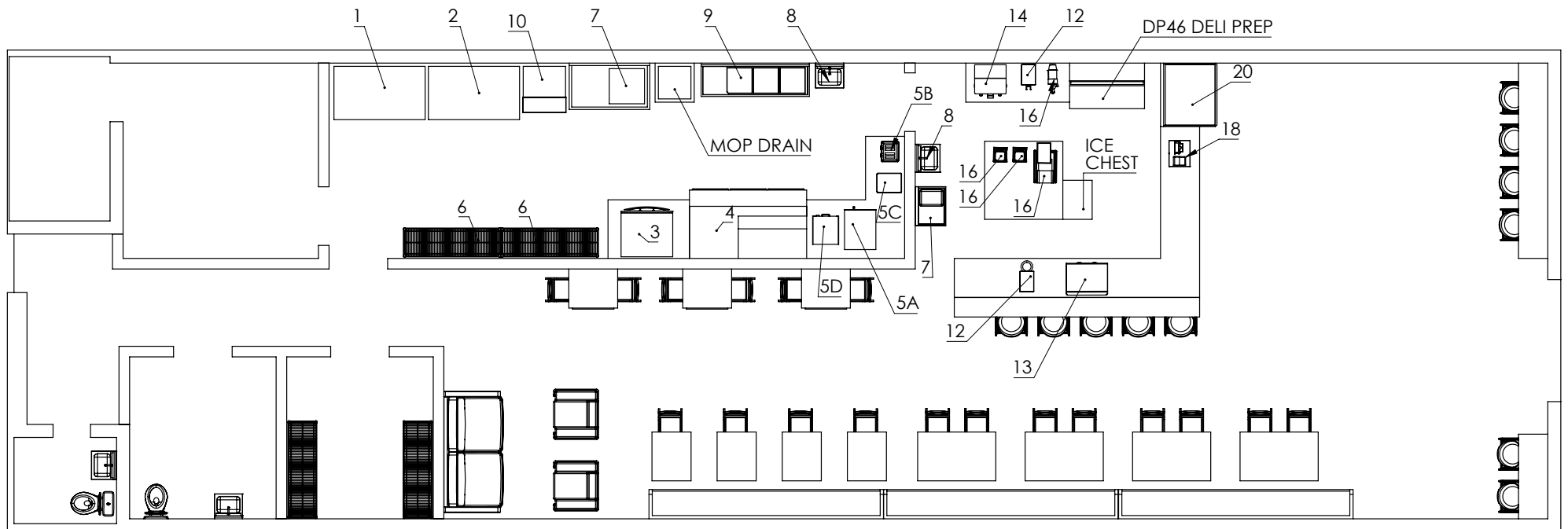
ELEVATION: LOUNGE AREA



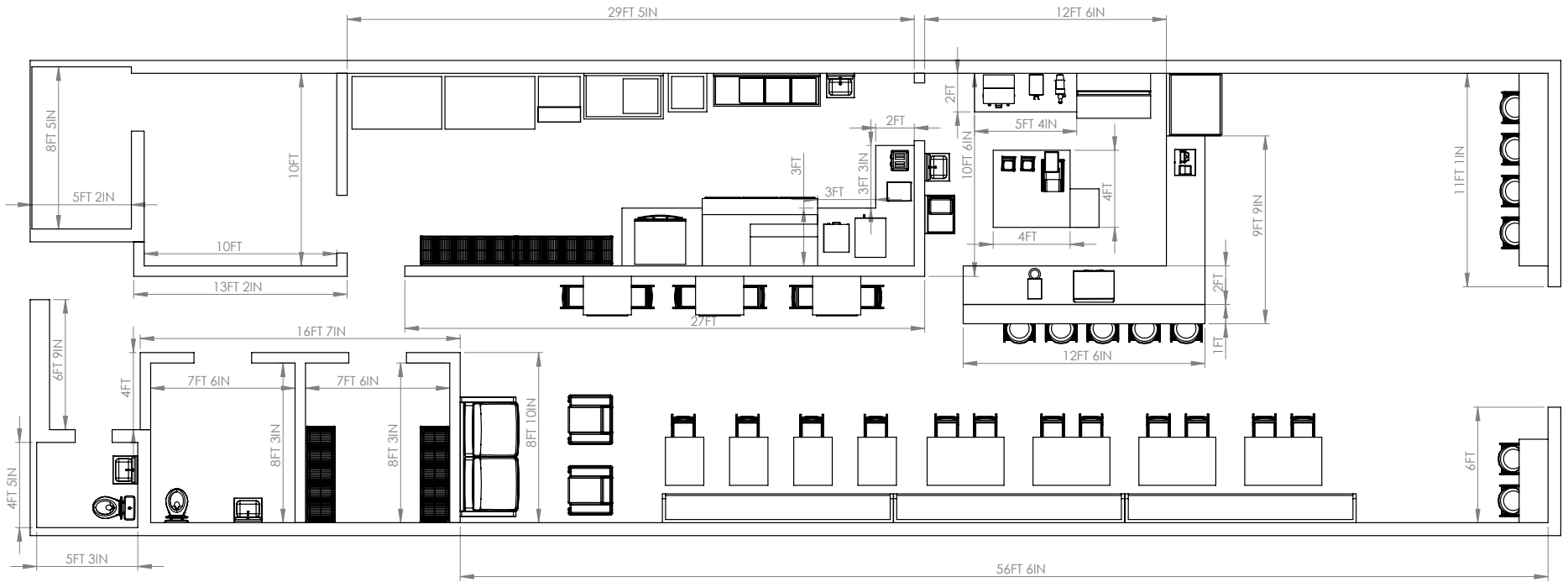
ELEVATION: MERCHANDISING AREA / BAR / COMMUNITY ART WALL



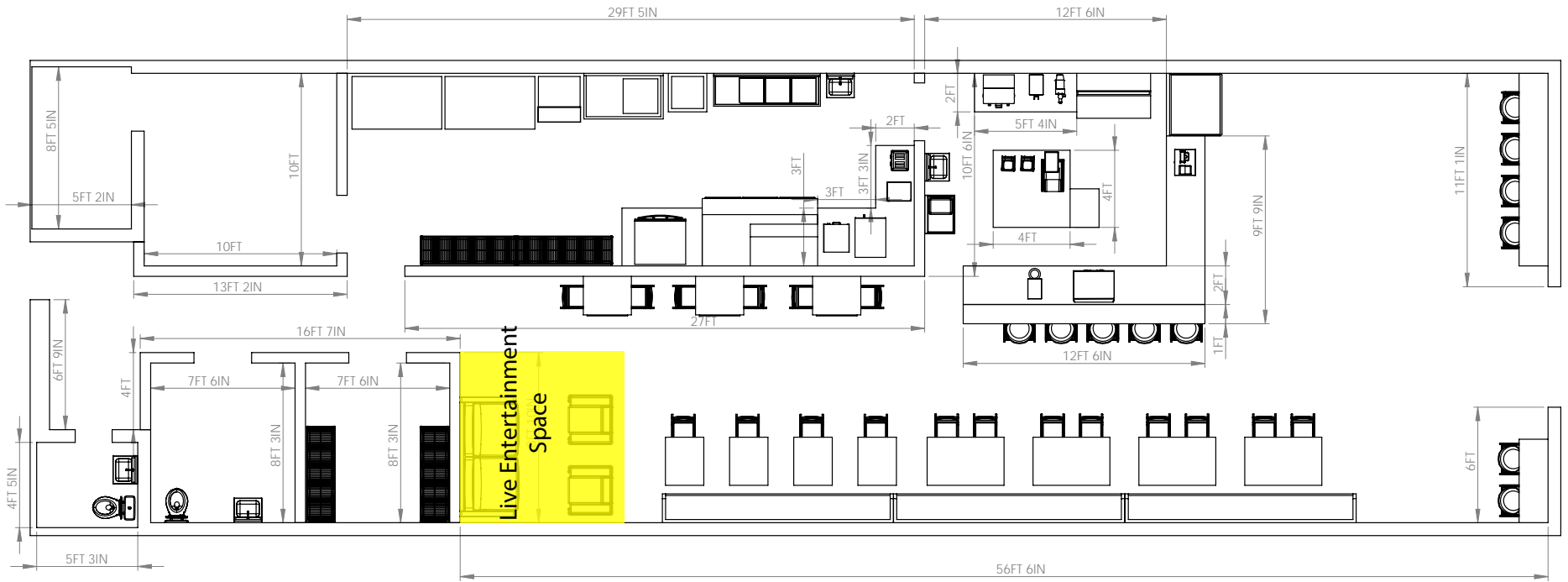
ELEVATION: POS COUNTER



ITEM NO.	DESCRIPTION	ELECTRICAL DATA
1	REACH IN REFRIGERATOR	115 VOLTS 11.1AMPS
2	REACH IN FREEZER	115 VOLTS 11.1AMPS
3	COUNTERTOP OVEN	208/240 VOLTS 16.8/19.1 AMPS
4	SANDWICH PREP REFRIGERATOR	115 VOLTS 3 AMPS
5A	SPEED OVEN	208/240 VOLTS 16 AMPS
5B	TOASTER	120 VOLTS 17.5 AMPS
5C	COUNTERTOP RANGE	110 VOLT 15 AMPS
5D	PANINI GRILL	120 VOLT 15 AMPS
6	STORAGE SHELF	N/A
7	KITCHEN RINSE SINK	N/A
7	UNDERBAR RINSE SINK	N/A
8	HAND WASH SINK	N/A
9	3-COMP SINK	N/A
10	ICE MACHINE	115 VOLTS 6 AMPS
11	UNDERCOUNTER REFRIGERATOR	115 VOLTS 2.3 AMPS
12A	ESPRESSO GRINDER	120 VOLTS 8 AMPS
12B	COFFEE GRINDER	115 VOLTS 60HZ
13	ESPRESSO MACHINE	208/240 VOLTS 32.4/28.1 AMPS
14	COFFEE BREWER	120 VOLTS 19.7 AMPS
16	BLENDER	120 VOLTS 11.5 AMPS
16	WHEAT GRASS JUICER	120 VOLTS 3.1 AMPS
16	JUICER	120 VOLTS 1 AMP
18	POS SALE UNIT	120 VOLTS ? AMP
20	BEVERAGE / SANDWICH COOLER	115V 6.9AMPS



Stomping Grounds Floor Plan_02262020_Andrew Lorenzen



STOMPIN' GROUNDS CAFE

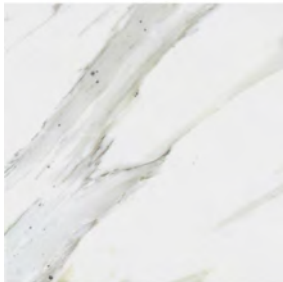
Lighting



Table Seating (Reclaimed Church Pews)



Quartz Countertop with gold feathering



Lounge Seating (4 Chairs and table)



OR



Decor

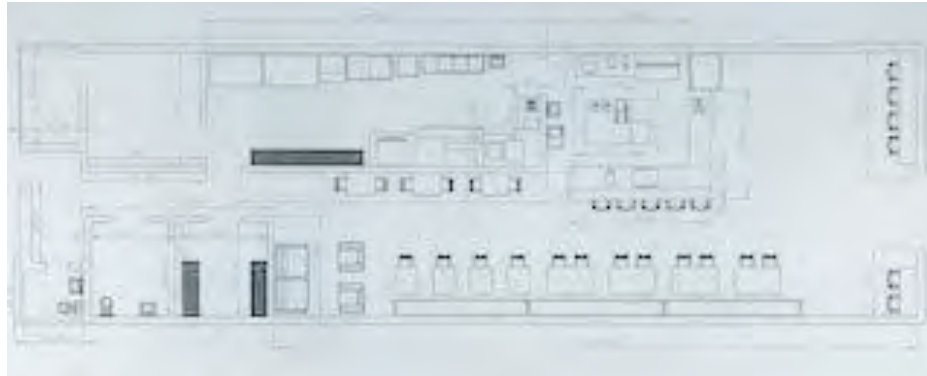
Feature Wall



Wall Ideas



Floor Plan



Retail

Natural Soy candles, Signature Stompin Grounds and LZ Bears Scent



Local Honey from Lake County



Other Retail Items

- Natural Skin Care (Soap, Oils, Face Cream)
- Natural Bug Spray
- Conscious Cup Coffee/ Brain Focus Coffee
- Art of Tea
- Keto Friendly Wine (When Available)
- Other..





250'

ALL
DELIVERIES
IN REAR







Community Development Department

505 Telser Road
Lake Zurich, IL 60047
P: (847) 540-1696 F: (847) 726-2182
www.LakeZurich.org



Handwritten number 26451 and circled numbers 2 and 5

Sign Permit Application

Date of Application 04/24/2020

Project Information

Business/Tenant Name: Stompin' Grounds Cafe Business Phone: 847-921-9276
Property Address: 64 N. Old Rand Rd. Lake Zurich IL. 60047
Applicant's Name/Address: Laura Cison Applicant's Phone: 847-921-9276
Property Owner's Name: Laura Cison Applicant's Email: lcison@comcast.net

Temporary Sign

Event/Purpose of Sign: N/A Type of Temp Sign: N/A
Total Number of Signs: N/A Number of Display Days: N/A Off-Premises: (Circle) YES NO
Display Dates: / / to / /

Permanent Sign (check all that apply)

- Awning/Canopy Sign Marquee Sign
Blade Sign Modification to an Existing Sign
Directional Sign Wall Sign
Ground Sign Other

Required Information

Height: 36" ft Length: 144" ft Setback: N/A ft Multi-tenant sign: (Circle) YES NO
Color of sign(s): Green/White/Black Mounting Method: N/A Existing signage to remain: N/A ft
Type of Illumination (with electrical details): LED back
Sign Materials: Acrylic/LED
Value of proposed construction/improvements (if permanent sign): \$ N/A
Frontage of each facade: ft. ft. ft. ft. Lot Frontage: ft

- Temporary Sign: Submit the follow with the required information above:
Permanent Sign: Submit the follow with the required information above:
Two Plats of Survey and/or site plans showing the proposed location of sign, including setbacks
2 color copies of drawings to include details, elevations and dimensions of the sign
Details of footings, foundation, base and method of attachment
Size of building wall frontage facing street
Amount of existing signage to remain

Continue to 2nd Page with arrow

Contractor Information

All Contractors are required to be registered with the Village of Lake Zurich. Please refer to the Contractor Registration Application.

Sign Contractor: Signscapes, Inc.

Phone: 847-719-2610

Address: 884D South Rand Rd. Lake Zurich IL 60047

E-mail: signscapes@sbcglobal.net

Fees

Temporary Signs: \$55 Plan Review
\$60 Permit Fee
Total: \$115

Permanent Signs: \$55 Plan Review
\$45 Administrative Fee
\$105 Building Deposit
\$60 Permit Fee
Plus:
\$0.85 per sq. ft. for non-illuminated OR
\$1.05 per sq. ft. for illuminated

Inspections

Inspections are scheduled for AM or PM Monday through Friday with 24 hours advance notice. Call before 3:00 PM the day before you want your inspection. Same day re-inspections are not available.

Temporary Sign: Final Inspection

Permanent Sign: Pre-pour for footings/foundation
Rough Electrical
Final Inspection

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the code official's authorized representative shall have the authority to enter areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

Printed Applicant Name: Laura Cison

Phone: 847-921-9276

Applicant Signature: 

Owner or Contractor Owner
(Please Select One)

Property Owner Signature: _____

Application must be signed by the property owner. A signed letter of authorization/contract from the property owner must be submitted with the application in lieu of signature on application.

Note: Businesses in a property association are advised to confer with property association management to ensure adherence to any applicable sign requirements.

Director of Building and Zoning Signature: _____

Date: _____



Quality Signs & Banners

884D S. Rand Rd.
Lake Zurich, IL 60047

Telephone: (847) 719-2610
Fax: (847) 719-2613
signscapes@sbcglobal.net

ATTN:

If this layout meets your specifications, you can approve by initialing and faxing back to signscapes@sbcglobal.net or by calling us at 847-719-2610.

If you would like to request any changes or have any questions, please call us.

Thank You,
Signscapes

Customer: Stompin Grounds Cafe
Address: 64 N. Old Rand Road
Lake Zurich, IL 60047

Phone: 847-921-9276

144"

36"

STOMPIN' GROUNDS CAFE

Signage
ZONING APPROVED
___ AS NOTED
 AS SUBMITTED

TJM

BUILDING AND ZONING DEPARTMENT

DATE 4/30/2020

**New polycarbonate sign
face panel, installed
into existing lightbox
frame.**



STOMPIN' GROUNDS CAFE



COMMUNITY DEVELOPMENT DEPARTMENT

505 Telsler Road
Lake Zurich, Illinois 60047

(847) 540 1696
Fax (847) 726 2182
LakeZurich.org

At the Heart of Community

PROCEDURE FOR BUSINESS OCCUPANCY IN LAKE ZURICH

Contact Community Development Department to determine if use is permitted at specific location. If use is permitted, follow step #2. If use is not permitted or requires a Special Use permit, follow step #7.

If your business proposes selling and/or serving alcohol, contact Michael Duebner at 847-540-1690 for liquor license requirements.

If your business proposes selling and/or serving food, contact the Lake County Health Department at 847-377-8040 for requirements.

If no alterations or improvements (structural, plumbing, electrical, etc.) are proposed, complete the attached forms and return them to the Building & Zoning Department along with the required inspection fee. After zoning approval, applicant will be contacted to schedule inspections. Inspections are conducted M-F between 8:30a.m.-3:30p.m. *Failed inspections are allowed one re-inspection. Additional re-inspections are scheduled after a re-inspection fee is paid.*

Completed forms can be e-mailed directly to Nadine.Gerling@lakezurich.org. The fee can be paid by cash, check (payable to the Village of Lake Zurich), and credit card or online at: <http://LakeZurich.org/Epay>. All credit card and online payments are subject to a 2.25% processing fee.

If alterations/improvements are proposed, contact the Building & Zoning Department for permit requirements.

Once all inspections have passed and the Certificate of Occupancy is ready to be issued, a business representative will be required to sign for the Certificate at the Community Services Facility. If applicable, the business license fee will be due at time of Certificate issuance.

Businesses that are not permitted or require a Special Use permit need to receive approvals prior to occupancy allowance. The application process is approximately 2 months. Contact the Planning Manager at 847-540-1759 to arrange for a pre-application meeting.

FEEES FOR OCCUPANCY INSPECTION:

Square footage:	Fee
1-5,000	\$170.00
5,001-10,000	\$255.00
10,001-50,000	\$365.00
50,001+up	\$505.00

OCCUPANCY PACKETS CAN NOT BE PROCESSED UNLESS A FLOOR PLAN INDICATING THE AREA YOU INTEND TO OCCUPY AND A COMPLETED UTILITY BILLING APPLICATION IS SUBMITTED.



At the Heart of Community

COMMUNITY DEVELOPMENT DEPARTMENT

505 Telser Road
Lake Zurich, Illinois 60047

(847) 540-1696
Fax (847) 726-2182
LakeZurich.org

BUSINESS LICENSE & OCCUPANCY APPLICATION

ATTACH FLOOR PLAN CLEARLY ILLUSTRATING THE BUILDING AREA YOU INTEND TO OCCUPY

Check one of the following:

- Input boxes for occupancy types: New occupant in existing building No Interior Changes, Existing business with change of business ownership only, New occupant in existing Building with alterations, New occupant in New Building.

Other: _____

- 1. Business Name: Akhando Hum, DBA Stompin' Grounds Cafe
2. Location/address: 64 N. Old Rand Rd, Lake Zurich IL 60047 Business Phone: 847-921-9276
3. Business owner's name: Laura Cison Email: lcison@comcast.net
4. Circle one: Single ownership, partnership, corporation, joint venture, other: Corporation
5. Property Owner Name: John Schweda Phone: 847-738-5200
6. Emergency Contact Name: John Cison Address: 104 Lucy Court, Lake Zurich IL 60047 Phone: 847-951-9276
7. Type of business use (BE SPECIFIC) - if an office - what type of service, if retail, what products are sold, if manufacturing, what products, etc. Coffee, Juice, Wine Cafe with Retail
8. Employee/Building Data:

Table with 2 columns: Field (Total Number of Employees per shift, Number of Toilet Rooms, etc.) and Value (1-4, 2, 2, Aprox 2000, July 2020 (COVID Pending), No).

- 9. Will trucks be parked on site? No If yes, where?
10. A separate permit is required for parking lot sealing/restriping. Initial to acknowledge: N/A
11. A permit and screening is required for changes to rooftop mechanical units. Initial to acknowledge: LC
12. Permanent & temporary signs require a permit (including banners etc). Initial to acknowledge: LC
13. Outdoor storage is not permitted; dumpsters shall be within approved enclosures. Initial to acknowledge: LC
14. RPZ (backflow preventers) shall be certified annually. Initial to acknowledge: LC

NO BUSINESS SHALL BE OCCUPIED WITHOUT A CERTIFIED OF OCCUPANCY AND BUSINESS LICENSE ISSUED BY THE VILLAGE OF LAKE ZURICH. FAILURE TO OBTAIN CERTIFICATE AND/OR BUSINESS LICENSE MAY RESULT IN BUSINESS CLOSING AND/OR FINES.

Signature: [Handwritten Signature] Printed name - business owner/agent: Laura Cison Date: 04/29/2020

Office Use Only: Zoning: _____ Approved _____ Denied _____ Comments: _____
By: _____ Date: _____



505 Telser Road
Lake Zurich, Illinois 60047

(847) 540-1696
Fax (847) 726-2182
LakeZurich.org

At the Heart of Community

INDUSTRIAL WASTEWATER QUESTIONNAIRE

Facility Name: Alpine Shopping Center

Facility Address: 64 N. Old Rand Rd, Lake Zurich IL 60047

Telephone Number: 847-738-5200

Facility Representative: John Schweda

Describe the type of business activity at this location:
Coffee, Juice, Wine and Retail Cafe

Number of employees: 1-4 Days of operation: 7 Days a week
Hours of operation: 6am - 6pm M-S, 7am-5pm Sunday

List all North American Industry Classification System Numbers (SIC Numbers): 5812

Does this facility generate any wastewater from any manufacturing process?
Yes [] No []

Does this facility operate a pretreatment process or device used for treating wastewater prior to discharge to the sewer? Yes [] No []

Does this facility have a grease trap? Yes [] No []
If yes, how many? 1

Name of person completing this report: Laura Cison

Title: Stompin' Grounds Owner

For Office Use Only

Date Received: _____

Further Action Necessary: _____

Reviewed By: _____ Date: _____



At the Heart of Community

FIRE DEPARTMENT
Fire Prevention Bureau

1075 Old McHenry Road
Lake Zurich, Illinois 60047

(847) 540-5073
FAX: (847) 550-1779
LakeZurich.org

OCCUPANCY DIRECTORY / EMERGENCY CONTACTS

FAX BACK TO FIRE PREVENTION BUREAU 847-550-1779

OR EMAIL TO: FIRE.BUREAU@LAKEZURICH.ORG

Date: 4/29/2020

Name of Business: Akhando Hum, DBA Stompin' Grounds Cafe

Business Address: 830 W. IL Route 22, #252, Lake Zurich IL 60047

Business Phone: 847-921-9276

Business Email: lcison@comcast.net

Business Owner: Laura Cison After Hrs Phone: 847-921-9276

Building Owner: John Schweda Phone: 847-738-5200

Building Owner Mail Address: PO Box 21,
Lake Zurich IL 60047

City: _____ State: _____ Zip: _____

Building Owner Email: jpfs@msn.com

**LIST THE EMERGENCY CONTACTS THAT CAN BE CALLED FOR INFORMATION
AFTER BUSINESS HOURS**

Name: Laura Cison Primary Phone: 847-921-9276
Secondary Phone: N/A

Name: John Cison Primary Phone: 847-951-9276
Secondary Phone: N/A

Name: _____ Primary Phone: _____
Secondary Phone: _____



At the Heart of Community

UTILITY BILLING ACCOUNT APPLICATION

PROPERTY SERVICE ADDRESS

Street Address:	64 N. Old Rand Rd.	Unit #:	
City:	Lake Zurich	State: IL	Zip: 60047

PROPERTY OWNER

Name (Last, First):	John Schweda	Home Phone:	N/A
Email:	jpfs@msn.com	Cell Phone:	
Previous Lake Zurich Utility Billing Customer?	<input checked="" type="radio"/> YES <input type="radio"/> NO	Work Phone:	847-738-5200
Mailing Address (if different):	PO Box 21,	Unit #:	
City:	Lake Zurich	State: IL	Zip: 60047

"Can we sign you up for the free official Village e-newsletter, *Benchmarks?*" YES NO

OCCUPANCY INFORMATION

Date to Start Service:	4/29/2020	Is this property	<input type="radio"/> Owner Occupied or <input checked="" type="radio"/> Rental?
IF RENTAL PROPERTY*			
Tenant Name (Last, First):	Cison, Laura	Tenant Phone:	847-921-9276
Party to be billed:	<input type="radio"/> Owner <input checked="" type="radio"/> Tenant		


*Pursuant to Village regulation, the property owner and any tenants are jointly liable and agree to pay the Village of Lake Zurich as prescribed in the effective Village rate schedules and to comply with all applicable Village ordinances related to water and sewer matters.

IDENTIFICATION AUTHENTICATION

Primary Account Holder	
Name (Last, First)	Cison, Laura
Type of ID:	C25053370900
If Other Identification, Explain:	Drivers License
Last four digits of government issued ID:	
Additional Authorized Parties (Optional)	
Name (Last, First)	Type of ID:
If Other Identification, Explain:	Last four digits of government issued ID:
Name (Last, First)	Type of ID:
If Other Identification, Explain:	Last four digits of government issued ID:

AGREEMENT

I hereby certify that the information provided is complete and accurate to the best of my knowledge. I/We understand and agree to the above conditions, which will remain in force until the Village receives written notice to terminate the above service.

Account Holder Signature:		Date:	4-29-20
---------------------------	--	-------	---------

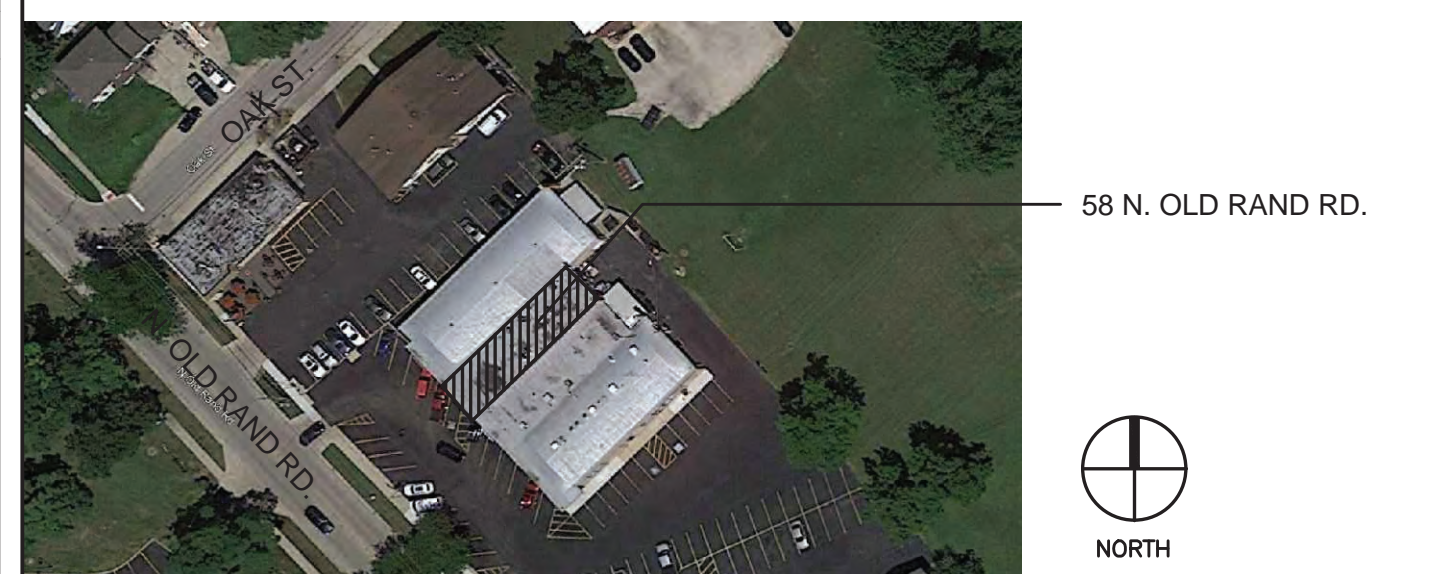
INTERNAL USE ONLY

Date Application Received: _____ ID Verified by Staff: _____ Processed: _____

PLAN SYMBOLS LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
04	DOOR TAG	▽	TELEPHONE & DATA OUTLET WITH PULL STRING IN CONDUIT	▬	EXISTING WALL
◇	WALL TYPE	○	7 DAY SETBACK THERMOSTAT	▬	NEW WALL
◇	OUTLET, DUPLEX	⊙	WALL MOUNTED EXIT LIGHT	▬	NEW INSULATED WALL
◇	OUTLET, QUAD.	⊙	CEILING MOUNTED EXIT LIGHT	▬	EMERGENCY BACK-UP LIGHTING
◇	OUTLET, GROUND FAULT CIRCUIT INTERRUPT	⊙	SPRINKLER HEAD	⊙	SINGLE POLE SWITCH
◇	OUTLET, GROUND FAULT CIRCUIT INTERRUPT (WEATHERPROOF)	⊙	ALARM PULL STATION AND HORN STROBE	⊙	THREE WAY SWITCH
◇	NEW SPECIAL EQUIPMENT, POWER CONNECTION (208 VOLTS)	⊙	ALARM HORN	⊙	LIGHT - WALL MOUNTED
◇	OUTLET 220V	⊙	ALARM STROBE	⊙	RECESSED LIGHT
		⊙		⊙	LIGHT - CEILING MOUNTED
				⊙	EXHAUST FAN
				⊙	2' x 2' SUPPLY GRILL
				⊙	2' x 2' RETURN GRILL
				⊙	FIRE EXTINGUISHER
				⊙	TRACK LIGHT
				⊙	EXISTING TO REMAIN

SITE MAP / KEY PLAN



GENERAL PROJECT INFORMATION

SCOPE OF WORK
TENANT BUILD-OUT OF AN EXISTING FOOD SERVICE LEASED SPACE IN A ONE-STORY, SLAB ON GRADE MULTI-TENANT BUILDING. WORK INCLUDES COUNTERS, MINOR PLUMBING, ELECTRIC, AND FINISHES.

APPLICABLE CODES
2012 INTERNATIONAL BUILDING CODE
2014 ILLINOIS STATE PLUMBING CODE
2011 NATIONAL ELECTRICAL CODE
1997 ILLINOIS ACCESSIBILITY CODE
2012 INTERNATIONAL FIRE CODE
2012 INTERNATIONAL MECHANICAL CODE
2015 INTERNATIONAL ENERGY CONSERVATION CODE
2012 INTERNATIONAL FUEL GAS CODE

USE GROUP
A-2 ASSEMBLY

REQUIRED EXITS
2

USABLE SQUARE FOOTAGE
1,852 SF

CONSTRUCTION TYPE
VB - CMU WALLS, WOOD FRAMED ROOF

EXITS PROVIDED
2

SPRINKLERED
NO

IBC OCCUPANT LOAD
ASSEMBLY - 200 SF GROSS/OCC KITCHEN = 4, SEATING 15 SF NET/OCC = 80, TOTAL=84
ACTUAL PROJECTED OCCUPANTS: EMPLOYEES: 3, CUSTOMERS: 44, TOTAL: 47

DRAWING INDEX

SHEET A1 - FLOOR PLANS, REFLECTED CEILING PLAN, CODE INFORMATION
SHEET A2 - FOOD SERVICE & FURNITURE PLAN, SCHEDULES, DETAILS
SHEET A3 - PLUMBING, ELECTRICAL DRAWINGS

GENERAL PROJECT NOTES

- DO NOT SCALE THE DRAWINGS.
- DIMENSIONS ARE TO THE STRUCTURAL GRID OR TO FINISH SURFACES, UNLESS OTHERWISE INDICATED.
- GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL INSPECT THE CONSTRUCTION SITE IN ITS ENTIRETY AND NOTE ALL SITE RESTRICTIONS AND CONDITIONS.
- GENERAL CONTRACTOR AND SUB-CONTRACTORS TO FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO ORDERING, FABRICATING, OR COMMENCING WORK AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- ALL WORK TO BE PERFORMED PER VILLAGE OF LAKE ZURICH APPROVED BUILDING CODES AND CURRENT REVISIONS OR ADDITIONS.
- ALL WORK SHALL CONFORM TO THE ILLINOIS ACCESSIBILITY ACT 400.31 - NEW CONSTRUCTION.
- ALL EXPOSED EXISTING BUILDING ELEMENTS MEET CURRENT CODE REQUIREMENTS.
- PROVIDE MIN 24" HORIZONTAL SEPARATION BETWEEN MEMBRANE PENETRATIONS IN RATED WALLS.
- FIELD VERIFY ALL JOINTS, PENETRATIONS, DOORS AND WINDOWS ARE CALKED, GASKETED, WEATHER-STRIPPED, OR OTHERWISE SEALED.
- ALL EXTERIOR SIGNAGE SHALL BE UNDER A SEPARATE PERMIT

FIRE RESISTANCE / EGRESS NOTES

- THROUGH PENETRATIONS IN FIRE RATED SYSTEMS SHALL BE PROTECTED BY AN APPROVED PENETRATION FIRESTOP SYSTEM INSTALLED AS TESTED IN ACCORDANCE WITH ASTM 814.
- JOINTS IN FIRE RATED SYSTEMS SHALL BE PROTECTED BY AN APPROVED FIRE-RESISTANT JOINT SYSTEM DESIGNED TO RESIST THE PASSAGE OF FIRE FOR A TIME PERIOD NOT LESS THAN THE REQUIRED FIRE-RESISTANCE RATING OF THE WALL, FLOOR, OR ROOF IN OR BETWEEN WHICH IT IS INSTALLED. FIRE RESISTANT JOINT SYSTEMS SHALL BE TESTED IN ACCORDANCE WITH IBC 712.3
- INTERIOR WALL AND CEILING FINISHES AT EXIT ACCESS CORRIDORS AND OTHER EXITWAYS SHALL HAVE A CLASS B FINISH RATING IN ACCORDANCE WITH ASTM E 84.
- INTERIOR WALL AND CEILING FINISHES AT ROOMS AND ENCLOSED SPACES SHALL HAVE A CLASS C FINISH RATING IN ACCORDANCE WITH ASTM 84.
- CURTAINS, DRAPERIES, HANGINGS, AND OTHER DECORATIVE MATERIALS SUSPENDED FROM WALLS OR CEILINGS SHALL BE FLAME RESISTANT IN ACCORDANCE WITH IBC 805.2 AND NFPA 701 OR NONCOMBUSTIBLE.
- CARPET AND OTHER FLOORING SHALL BE CLASS II RATED IN ACCORDANCE WITH NFPA 253.
- WALKING SURFACES OF THE MEANS OF EGRESS SHALL HAVE A SLIP-RESISTANT SURFACE AND BE SECURELY ATTACHED.
- ADDRESS TO BE POSTED AT ALL EXTERIOR DOORS, MIN 4" HEIGHT, 1/2" STROKE.
- BUILDING HAS EXISTING KNOX BOX, PROVIDE NEW KEY TO FIRE DEPT.
- THE MAIN EXTERIOR DOOR SHALL HAVE POSTED ON THE EGRESS SIDE STATING: "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED" IN 1" LETTERS.

LIGHT FIXTURE SCHEDULE

FIXT. #	MANUFACTURER	CATALOG #	LAMP (S)	DESCRIPTION
F1	TBD	-	(2) 32W LED	48" LINEAR PROTECTED LAMP FIXTURE
F2	TBD	-	(1) 100W LED	PENDANT
F3	TBD	-	(1) 100W LED	FEATURE PENDANT
F4	TBD	-	(1) 60W LED	TRACK FIXTURE
EX	-	-	(1) 60W LED	EXISTING TO REMAIN
EM	ROYAL PACIFIC OR EQUAL	REL-1W RXEL16RW	(2) 5.6 W	BATTERY BACK-UP EMERGENCY LIGHT
EXIT	-	-	(2) 5.6 W	WHITE ALUM. WALL OR PENDANT MOUNTED EXIT SIGN W/ RED LETTERS

Buildout
ZONING APPROVED
AS NOTED
AS SUBMITTED
BUILDING AND ZONING DEPARTMENT
DATE 4/30/2020

REFLECTED CEILING PLAN

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



REFLECTED CEILING PLAN NOTES

- EXISTING ACOUSTIC CEILING TILE TO REMAIN IN ALL AREAS U.N.O.
- ALL NEW ELECTRICAL WORK SURFACE MOUNTED ON CEILING.

FLOOR PLAN

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



FLOOR PLAN NOTES

- NO DEMO WORK REQUIRED, CUT FLOOR FOR NEW UNDERGROUND PLUMBING ONLY.
- ALL EXISTING WALLS ARE EXPOSED CMU TO REMAIN
- ALL NEW WALLS TO BE TYPE I U.N.O.
- ALL ELECTRIC AND PLUMBING ON CMU WALLS TO BE SURFACE MOUNTED, EXPOSED.
- ALL DOORS 3'-0" X 6'-8" U.N.O.



SUITE 201
1095 PINGREE ROAD
CRYSTAL LAKE, IL 60014
847-854-0800

Anthony R. Sarillo expressly reserves its common law copyright and other property rights in these plans. The use of these plans and specifications shall be restricted to the original site for which they were prepared, and publication is expressly limited to such use. These plans may not be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party without first obtaining a expressed written permission and consent.

DATE: 4/27/2020



SIGNATURE: *[Signature]*

OWNER
Akando Hum
830 W. Rt. 22, #252
Lake Zurich, IL 60047

PROJECT
Stompin' Grounds
Coffee
58 N Old Rand Road
Lake, Zurich, IL
60047

NO.	SUBMISSION/REVISION	DATE
0	ISSUED FOR PERMIT	4/27/2020

FLOOR PLAN & CODES

PROJECT NUMBER
20-06K

DATE
3/09/2020

A1

Anthony R. Sarillo expressly reserves its common law copyright and other property rights in these plans. The use of these plans and specifications shall be restricted to the original site for which they were prepared, and publication is expressly limited to such use. These plans may not be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party without first obtaining a expressed written permission and consent.

Do Not Scale Drawings
These drawings may have been reproduced at a size different than originally drawn. Owner and Architect assume no responsibility for use of incorrect scale.



SIGNATURE: *[Signature]*

OWNER
Akhandu Hum
830 W. Rt. 22, #252
Lake Zurich, IL 60047

PROJECT
Stompin' Grounds
Coffee
58 N Old Rand Road
Lake, Zurich, IL
60047

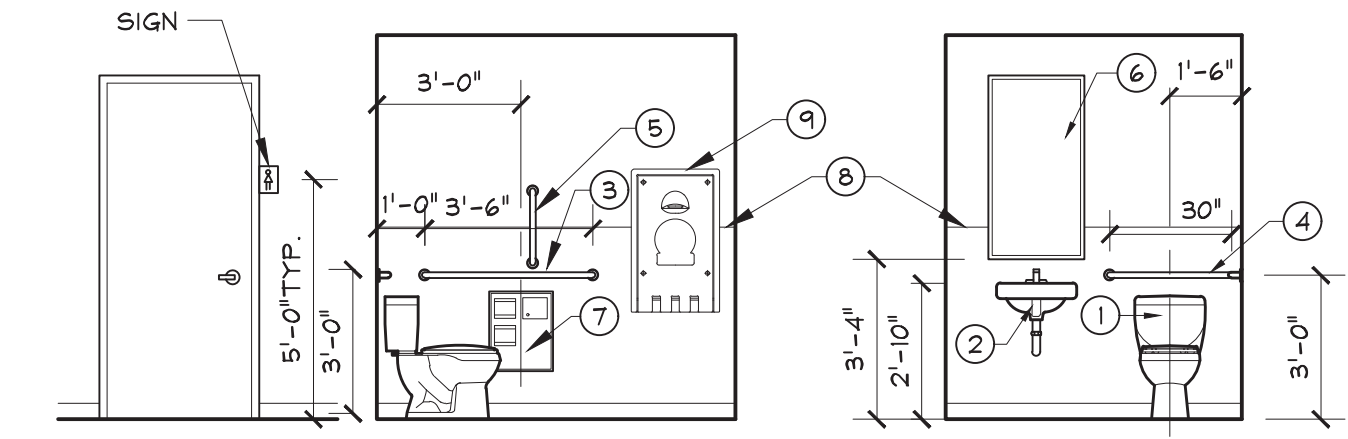
NO.	SUBMISSION/REVISION	DATE
0	ISSUED FOR PERMIT	4/27/2020

TITLE
FSE PLAN, DETAILS

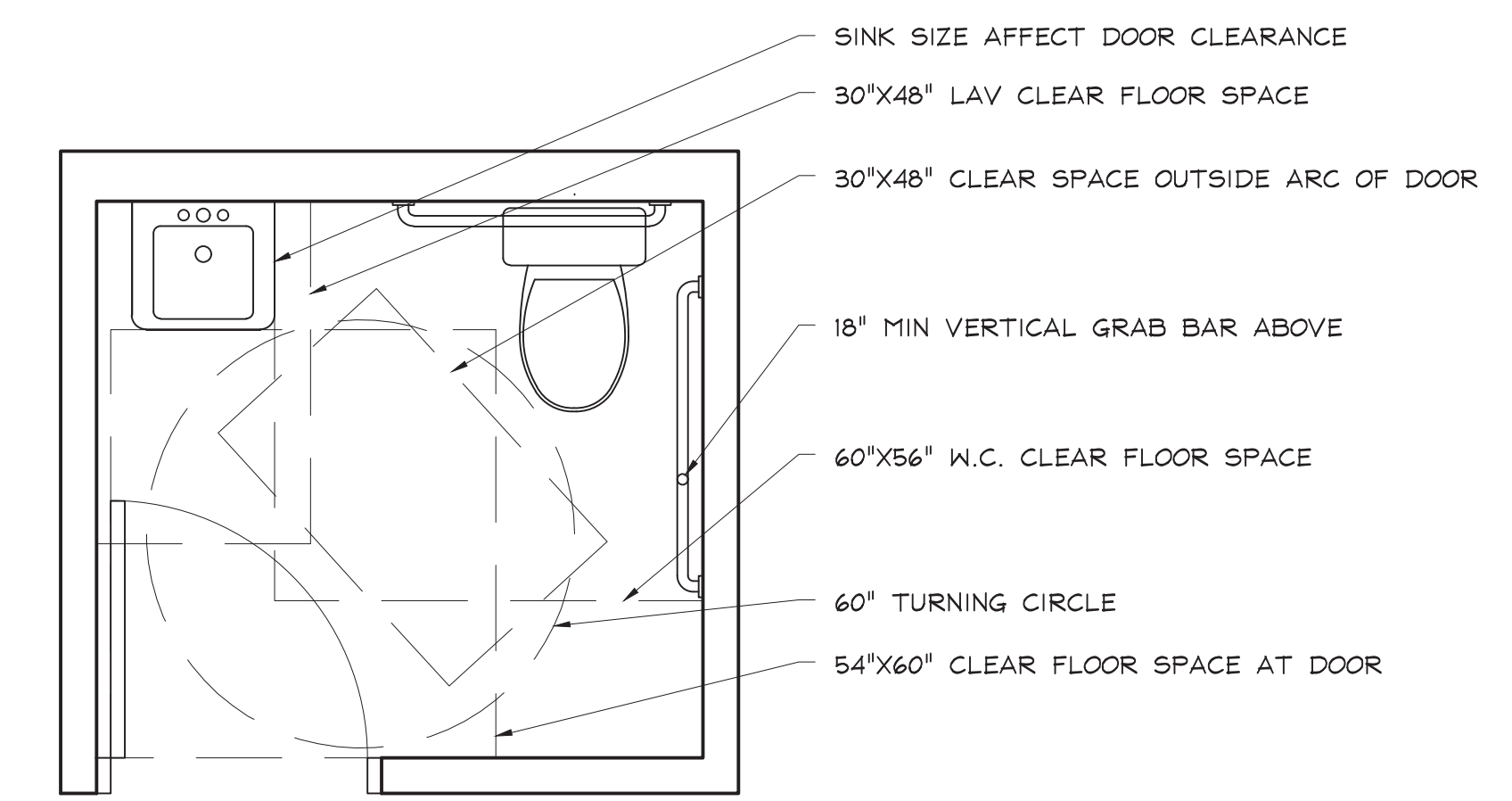
PROJECT NUMBER
20-06K

DATE
3/09/2020

A2



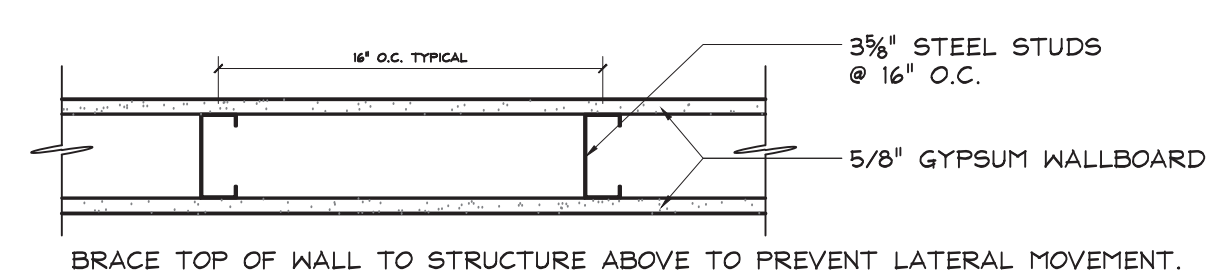
3 BATHROOM ELEVATIONS
SCALE: 1/4" = 1'-0"



2 TYPICAL BATH MINIMUM ADA CLEARANCES
SCALE: 1/2" = 1'-0"

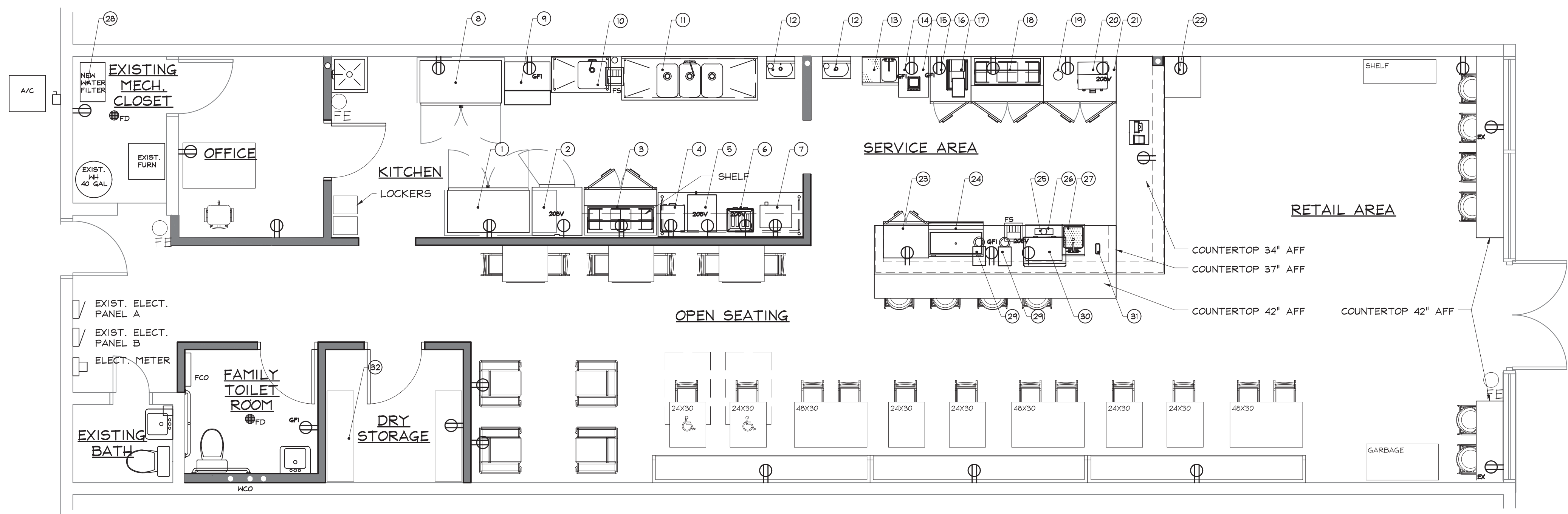
TOILET ACCESSORIES AND PLUMBING FIXTURES SCHEDULE

- WC-1 - FLOOR MOUNTED HANDICAP ACCESSIBLE WATER CLOSET - RIM HEIGHT @ 1'-6" A.F.F. - AS MANUFACTURED BY AMERICAN STANDARD OR EQUAL. HANDLE TO BE ON ACCESSIBLE SIDE, NO MORE THAN 44" AFF.
- LAV-1 - HANDICAP ACCESSIBLE WALL-MOUNTED LAVATORY - AS MANUFACTURED BY AMERICAN STANDARD OR EQUAL. INCLUDE INSULATION KIT ON DRAIN AND SUPPLY PIPE PER ADA REQUIREMENTS.
- 1/2" DIAMETER STAINLESS STEEL 42" GRAB BAR
- 1/2" DIAMETER STAINLESS STEEL 30" GRAB BAR
- 1/2" DIAMETER STAINLESS STEEL 18" VERTICAL GRAB BAR
- MIRROR
- TOILET PAPER DISPENSER
- FINISHES - TILE OR FRP WITHIN 2' OF WATER CLOSET AND 4' HEIGHT. TILE OR VCT FLOOR WITH MIN 6" BASE.
- BABY CHANGING STATION - VERTICAL



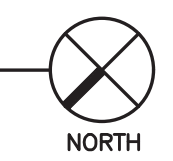
1 WALL TYPE 1 - STEEL STUD / GWB
SCALE: 1-1/2" = 1'-0"

No.	Item	Model	Electric	Water Supply			Remarks
				Hot	Cold		
1	REACH IN REFRIGERATOR	MBF8507GR	115V/3.2A				
2	PROOFER	OP-4-JJ	208V/5.3A				
3	SANDWICH PREP REFRIGERATOR	MSF8302GR	115V/2.3A				
4	SPEED OVEN	Future - Provide Electric Only	208V				
5	PANINI GRILL	EPG-100GG	120V/1750W				
6	TOASTER	ADCSAL2800W	240V/11.6A				
7	MICROWAVE OVEN	SCM1000SS	120V/1000W				
8	REACH IN FREEZER	MBF8503GR	115V/8.6A				
9	ICE MACHINE	KM-3018AJ	115V/8.4A	3/4"	-	1/2"	
10	KITCHEN PREP SINK	MRSA-1-L		1-1/2"	1/2"	1/2"	
11	3-COMP SINK	MRSA-3-D MRSB-3-D		2"	1/2"	1/2"	
12	HAND WASH SINK			1-1/2"	1/2"	1/2"	
13	BLENDER RINSE SINK	PBAR1B24		1-1/2"	1/2"	1/2"	
14	BLENDER STAND						
15	BLENDER	Blender-Stealth-885-US-ENG	120V/7A				
16	FREEZER	tuc27f-hc-UC-1D					
17	WHEAT GRASS JUICER	Ceado-ES700	120V/800W				
18	SANDWICH PREP REFRIGERATOR	MSF8302GR	115V/2.3A				
19	COFFEE GRINDER	Super-Jolly-Electronic	115V/350W				
20	COFFEE BREWER	Fetco CBS-2131	200-240V/13A	-	-	3/8"	
21	UNDERCOUNTER REFRIGERATOR	tuc48r-hc	115V/2.7A				
22	DISPLAY REFRIGERATOR	mds250	120V/12A				
23	WINE REFRIGERATOR	UC-usf36b	110V/0.7A				
24	ICE BIN W/SPEED RAIL			1-1/2"			
25	PITCHER RINSE			1/2"	-	3/8"	
26	UNDERBAR WORK STAND	24X24					
27	UNDERBAR HAND SINK	SL-HS		1-1/2"	1/2"	1/2"	
28	WATER FILTER						
29	ESPRESSO GRINDER	Major-Electronic	115V/650W				
30	ESPRESSO MACHINE	La-Marzocco-Linea-Classic-2-AV	208-240V/30A	1/2"	-	3/8"	
31	COLD BREW TAP			1/2"	-	-	
32	STORAGE SHELF						



FOOD SERVICE/FURNITURE PLAN NOTES
SEATING CAPACITY: 44 TOTAL
INCLUDING 5% HC ACCESSIBLE SEATING: 2

1 FOOD SERVICE EQUIPMENT - FURNITURE PLAN
SCALE: 1/4" = 1'-0"



EXISTING PANEL 'A' SCHEDULE

DESCRIPTION	LOAD (W)	BREAKER AMP.	P	2 P AMP.	2 P AMP.	LOAD (W)	DESCRIPTION		
REC SVC AREA	200	20	1	1	2	1	20	800	REC KITCHEN
REC SVC AREA	960	20	1	3	4	1	20	780	LIGHTING
SPARE	XXXX	-	1	5	6	1	20	850	LIGHTING
REC SVC AREA	840	20	1	7	8	1	-	XXXX	SPARE
ESPRESSO MACH.	6240	30	1	9	10	1	20	1750	REC KITCHEN
	6240	30	1	11	12	1	20	400	REC KITCHEN
REC SVC AREA	1440	20	1	13	14	1	60	9810	PROOFER
REC SVC AREA	800	20	1	15	16	1	60	9810	
REC RETAIL	600	20	1	17	18	1	20	1032	REC KITCHEN
REC SEATING	800	20	1	19	20	1	20	600	REC KITCHEN
REC SEATING	600	20	1	21	22	1	20	1008	REC KITCHEN
BATHS-STOR.	600	20	1	23	24	1	20	400	REC OFFICE
SPARE	XXXX	-	1	25	26	1	100	15200	SUB PANEL B
SPARE	XXXX	-	1	27	28	1	100	15200	
EM EXIT SIGNS	15	1	1	29	30	1	100	15200	
CONNECTED LOAD PER PHASE				20740	30240	16906	TOTAL V.A.=67886		188 AMPS

NOTES: - PROVIDE BREAKER LOCK FOR EMERGENCY POWER CIRCUITS.
- ELECTRICAL CONTRACTOR TO VERIFY CIRCUITING AND LOADS.

ELECTRICAL GENERAL NOTES

- ALL SERVICE & METERING TO CONFORM W/ POWER COMPANY REQUIREMENTS AND CITY OF LAKE IN THE HILLS ELECTRICAL CODES.
- ALL SWITCHES AND OUTLETS SHALL BE NO LOWER THAN 15" A.F.F. AND NO HIGHER THAN 48" A.F.F.
- ALL CIRCUIT WIRING SHALL NOT BE LESS THAN #12 AWG COPPER.
- ALL WIRING TO BE INSTALLED IN RMC, IMC, OR EMT.
- PHONE SERVICE BY OTHERS.
- ALL SWITCHES TO BE OCCUPANCY SENSORS PER IECC 2015
- ELECTRICAL CONTRACTOR TO VERIFY ELECTRICAL SYSTEM IS PROPERLY GROUNDED.

EXISTING PANEL 'B' SCHEDULE

DESCRIPTION	LOAD (W)	BREAKER AMP.	P	2 P AMP.	2 P AMP.	LOAD (W)	DESCRIPTION		
TOASTER	2784	15	1	1	2	1	40	3600	A/C
	2784	15	1	3	4	1	40	3600	
LIGHTING	850	20	1	5	6	1	40	3600	VERIFY
BREWER	1308	20	1	7	8	1	20	600	REC MECH CLT
SIGN	1200	20	1	9	10	1	-	XXXX	SPARE
SPARE	XXXX	-	1	11	12	1	-	XXXX	SPARE
SPARE	XXXX	-	1	13	14	1	-	XXXX	SPARE
SPARE	XXXX	-	1	15	16	1	-	XXXX	SPARE
SPARE	XXXX	-	1	17	18	1	-	XXXX	SPARE
SPARE	XXXX	-	1	19	20	1	-	XXXX	SPARE
SPARE	XXXX	-	1	21	22	1	-	XXXX	SPARE
SPARE	XXXX	-	1	23	24	1	-	XXXX	SPARE
SPARE	XXXX	-	1	25	26	1	-	XXXX	SPARE
SPARE	XXXX	-	1	27	28	1	-	XXXX	SPARE
SPARE	XXXX	-	1	29	30	1	-	XXXX	SPARE
SPARE	XXXX	-	1	31	32	1	-	XXXX	SPARE

NOTES: - PANEL FED FROM SUB PANEL BREAKER IN PANEL A.

PLUMBING GENERAL NOTES

- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE GOVERNMENT AND LOCAL CODES.
- PROVIDE ACCESS PANELS AS NEEDED TO ACCESS VALVES, EQUIPMENT, ETC.
- ALL BELOW GRADE WASTE PIPING SHALL BE 4" MIN. ALL 4" OR LARGER PIPE TO BE CAST IRON, OR SCHED. 40 P.V.C.
- USE TYPE "K" COPPER UNDER GROUND AND TYPE "L" COPPER ABOVE GROUND.
- EACH FIXTURE TO HAVE 1/2" X 12" AIRCHAMBERS AND SHUT OFF VALVES.
- PROVIDE 3/4" X 24" AIRCHAMBERS ON ALL RISERS.
- TEMPERATURE OF HOT WATER AT THE OUTLETS FOR LAVATORIES AND HAND SINKS SHALL NOT EXCEED 110 DEGREES.
- LEAD FREE SOLDER SHALL BE USED FOR ALL SOLDER JOINTS.
- PIPES AND/OR FITTINGS IN OR PASSING THROUGH PLENUM CEILINGS ARE TO BE OF NONCOMBUSTIBLE MATERIAL.
- INSTALL MIN R-3 INSULATION ON ALL HOT WATER PIPES.

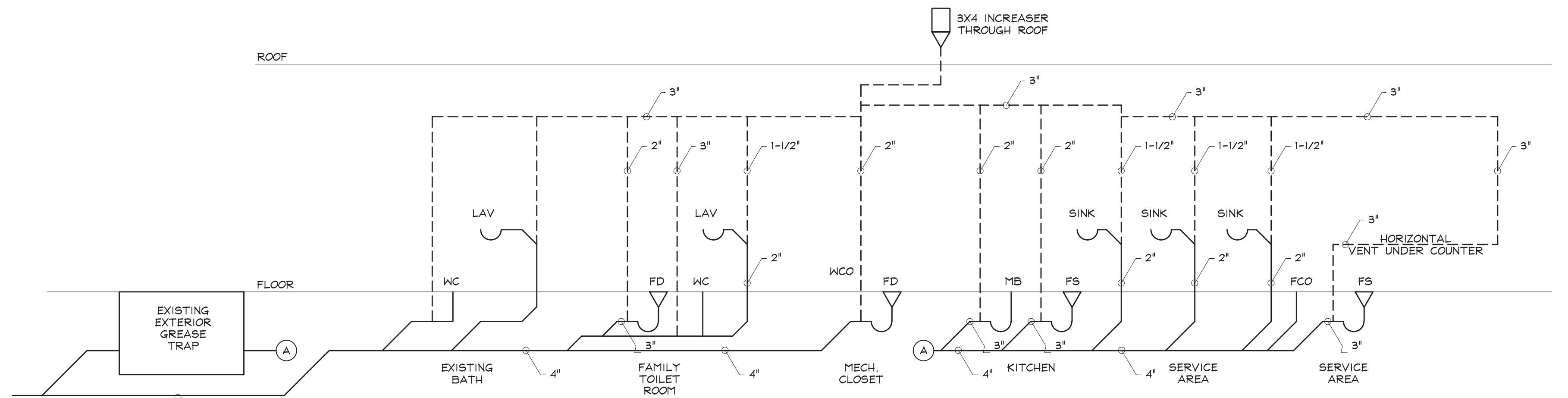
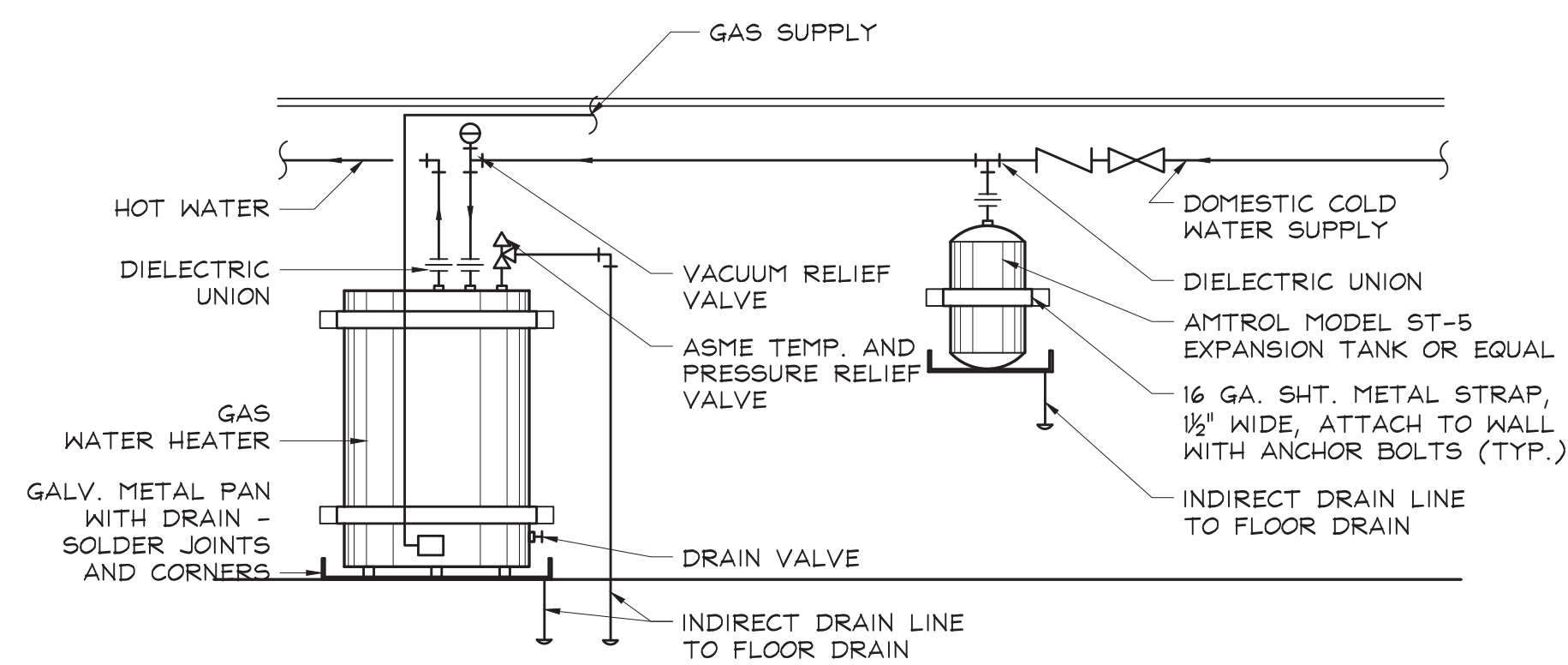
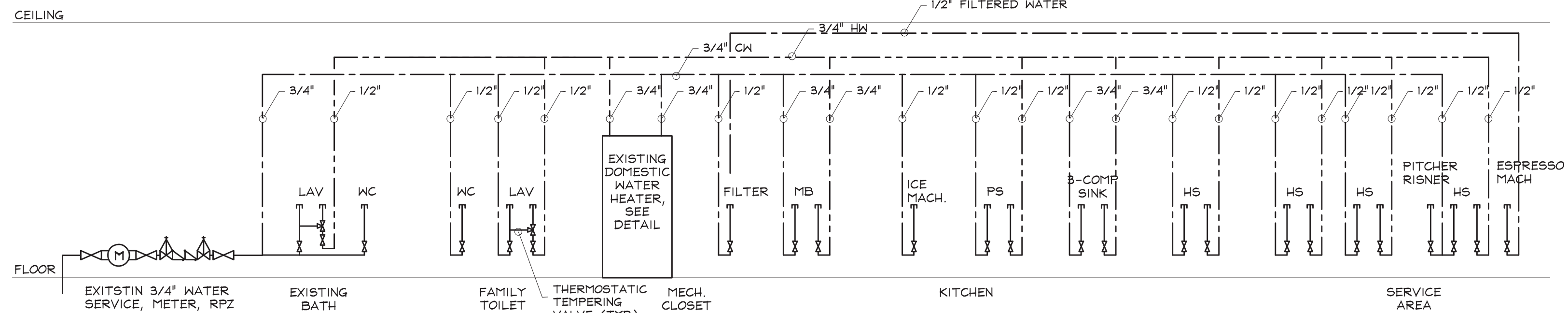
PLUMBING SYMBOLS LEGEND

	SANITARY PIPING
	VENT PIPING
	HOT WATER LINE
	COLD WATER LINE (TYPE K COPPER)
	BALL VALVE
	PRESSURE REGULATING VALVE
	CHECK VALVE
	WALL CLEANOUT - 4" DIAMETER @ 15' A.F.F.
	FLOOR CLEANOUT - EXTEND TO FIN. FLOOR

PLUMBING FIXTURE SCHEDULE						
GENERAL				TOTAL NEW FIXTURE UNITS		
TAG	FIXTURE TYPE	VALVE	REMARKS	QTY	COLD	HOT
LAV	PUBLIC LAVATORY	INTEGRAL MIXING VALVE		2	2	2
WC	WATER CLOSET	FLUSH TANK		2	6	-
HS	HAND SINK	INTEGRAL MIXING VALVE		4	4	4
PS	PREP SINK	INTEGRAL MIXING VALVE		1	2	2
MB	MOP BASIN	BACKFLOW PREVENTER		1	2	2
3-COMP	3 COMPARTMENT SINK	BACKFLOW PREVENTER		1	3	3
ICE	ICE MACHINE	BACKFLOW PREVENTER		1	0.25	-
FILTER	WATER FILTER	BACKFLOW PREVENTER		1	1	-
PITCH	PITCHER RINSER	BACKFLOW PREVENTER		1	0.25	-
TOTAL				14	20.5	13
				1"	3/4"	1"

1 INSTALL BACKING AND SUPPORTS AS REQUIRED FOR ALL FIXTURES AND ACCESSORIES. SFU=SUPPLY FIXTURE UNITS
2 ALL FIXTURES SHALL MEET ADA AND LOCAL CODES. DFU=DRAINAGE FIXTURE UNITS
3 SUPPLY PIPING AND FITTINGS FOR ALL FIXTURES SHALL BE INSTALLED SO AS TO PREVENT BACKFLOW
4 ALL FIXTURES SHALL BE PROVIDED WITH ACCESSIBLE SHUT OFF VALVES AT COLD AND HOT WATER PIPING CONNECTIONS
5 ALL SINKS, BATH, AND SHOWER VALVES SHALL BE PROVIDED WITH APPROVED AUTOMATIC SAFETY WATER MIXING DEVICES AND PRESSURE BALANCE
6 HOT WATER TO ALL LAVATORIES AND HAND SINKS SHALL NOT EXCEED 110 DEGREES
7 PROVIDE INSULATION FOR ALL PIPING IN EXTERIOR WALLS OR ATTIC SPACES

NOTES: - EXISTING 3/4" SERVICE TO REMAIN.

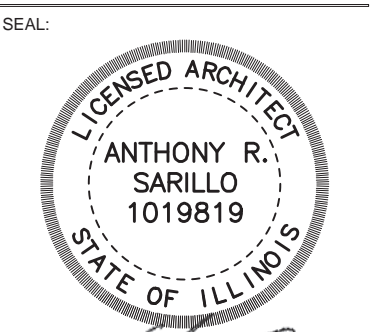


SUITE 201
1095 PINGREE ROAD
CRYSTAL LAKE, IL 60014
847-854-0800

Anthony R. Sarillo expressly reserves its common law copyright and other property rights in these plans. The use of these plans and specifications shall be restricted to the original site for which they were prepared, and publication is expressly limited to such use. These plans may not be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party without first obtaining a expressed written permission and consent.

Do Not Scale Drawings

These drawings may have been reproduced of a size different than originally shown. Owner and Architect assume no responsibility for use of incorrect scale.



SIGNATURE: *Anthony R. Sarillo*

OWNER
Akhando Hum
830 W. Rt. 22, #252
Lake Zurich, IL 60047

PROJECT
Stompin' Grounds Coffee
58 N Old Rand Road
Lake, Zurich, IL 60047

NO.	DATE	REVISION
0	4/27/2020	ISSUED FOR PERMIT

ELECTRIC & PLUMBING
PROJECT NUMBER
20-06K

DATE
3/09/2020

A3