Agenda
Village of Arlington Heights
Design Commission
Community Room, 3rd Floor
33 S. Arlington Heights Rd
December 14, 2021
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. Minutes - 11/9/21

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

A. DC#21-077 - 506 S Cleveland Ave - SF/Addition

B. DC#21-084 - 728 N Kaspar Ave - SF/Teardown

C. DC#21-071 - Burger King - 675 E Rand Rd / Commercial

D. DC#21-072 - Burger King - 675 E Rand Rd / Sign Variation

VII. OTHER BUSINESS

VIII. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact David Robb, Disability Services Coordinator, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, (847)368-5793 (Voice), (847)368-5980 (Fax) or drobb@vah.com.

Design Commission
12/14/2021

Item: Minutes - 11/9/21

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
Minutes - 11/9/21	Minutes

DRAFT

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION

HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
NOVEMBER 9, 2021

Acting Chair Eckhardt called the meeting to order at 6:30 p.m.

Members Present:	Ted Eckhardt, Acting Chair Kirsten Kingsley Scott Seyer
Members Absent:	Jonathan Kubow, Chair John Fitzgerald
Also Present:	Mark Nosky, CVG Architects for *BMO Bank* Dan Slattery, Storebuild for *BMO Bank* Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FOR OCTOBER 26, 2021

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER SEYER, TO APPROVE THE MEETING MINUTES OF OCTOBER 26, 2021. ALL WERE IN FAVOR. MOTION CARRIED.

DRAFT

ITEM 1. AWARD PRESENTATION

2021 Alan F. Bombick Excellence in Design Award

Mayor Hayes thanked the Design Commission for the invitation to attend tonight's meeting and for all the great work the Commission does on behalf of the community, making sure the homes and commercial developments in the Village are of high quality and design. He explained that Alan Bombick served on the Design Commission from 1995 to 2016, and these awards tonight are in recognition of all the great work that Alan did on behalf of our community. In memory of Alan's passing in June 2016, and in honor of his contributions to the aesthetic growth of Arlington Heights, the annual Alan F. Bombick award for excellence in design was established and is being presented tonight.

Acting Chair Eckhardt thanked the Village of Arlington Heights for honoring Alan Bombick's legacy in recognizing architectural design excellence. Alan was a significant contributor and aesthetic critic on the Design Commission, with his participation being thoughtful, kind, and supportive of all things good in our trade. He lived his life on stage and privately with that behavior. Acting Chair Eckhardt said he personally enjoyed working with Alan for 21 years on this commission, and today he continues the tradition and often hears Alan's voice when he deliberates on projects. He introduced Dianne Bombick Murray and other members of Alan's family, who are here tonight. He also thanked the commissioners and Steve Hautzinger for their service to the Commission.

Acting Chair Eckhardt said the 2021 Alan F. Bombick Excellence in Design Award for single-family homes goes to the Wojtaszek residence at 1222 N. Illinois Avenue. This home consists of a smooth cement stucco exterior as a crisp and elegant appearance, with very nice massing, proportions, and detailing. The home has a unique appearance but fits in very well with the context of the neighborhood. Mayor Hayes presented the award to Jeff Pathman, of Pathman Architects, and Lee Norton, of Nottingham Builders, who both said they were honored to be here and accept this award in the name of Alan Bombick.

Acting Chair Eckhardt said the 2021 Alan F. Bombick Excellence in Design Award for commercial projects goes to the Driven Car Wash at 2100 S. Arlington Heights Road. The Design Commission was immediately drawn to this project with its exciting design, excellent use of materials, colors, and wall signage, creating an amazing transformation of the existing building and a great enhancement to the southern corridor of Arlington Heights. Mayor Hayes presented the award to Chris Jenks, owner of the car wash. Mr. Jenks thanked the Design Commission and Steve Hautzinger for the collaborative process on this project. As a resident of Arlington Heights, he was honored to receive this award in the name of Alan Bombick. This particular site was the impetus behind the Driven brand, and they socialized this concept with local community members who have lived here for many years who remember this car wash as the old Colonial car wash. It was their objective to create something that restored that retro car wash feel, and they are very pleased with the result. Scott Prichard, the Architect, and Morgan Wyatt, the general contractor, were not able to attend.

Acting Chair Eckhardt thanked Mayor Hayes for presenting this year's awards, as well as Alan's family for being here tonight. Mayor Hayes gave Dianne Bombick Murray an opportunity to say a few words. She said that Ted captured Alan's essence, his kindness, his intelligence, and his integrity, and her extended family want to thank each and everyone here tonight, as well as the community for this honor and for their ability to participate. It is a pleasure to do this every year.

DRAFT

ITEM 2. COMMERCIAL REVIEW

DC#21-068 – BMO Bank – 630 W. Northwest Hwy.

Mark Nosky, representing *Charles Vincent George Architects*, and Dan Slattery, representing *Storebuild*, were present on behalf of the project.

Mr. Hautzinger summarized Staff comments. The petitioner is proposing to demolish an existing vacant auto repair building to allow construction of a new BMO Bank building with three drive-through lanes. The scope of the project includes a complete redevelopment of the site with new parking and landscaping. This project requires Plan Commission review and Village Board approval for a Special Use to allow a bank with drive-through in the B-2 Zoning District. Because this project is going to the Plan Commission, the role of the Design Commission is limited to building and signage only.

The proposed design is based on BMO Bank's new prototype building design. Staff has the following concerns with the proposed design:

- The proposed design has numerous different materials and colors, and there is concern that it is too busy.
- The various colors and materials do not all work well together. The two different brick colors paired with the blue metal panels have a contrasting appearance.
- It is recommended to simplify the building's material and color palette. Consider using just the red brick, and omit the dark brick, or select a different brick that better complements the blue panels.
- The two metal coping colors are very similar. It is recommended to omit one of them.
- The blue metal panel color is quite bold. Per the Village's Design Guidelines, bright colors should be used for accent only. It is recommended to limit the amount of blue panels to the entry tower and drive-thru canopy wall only.
- The spandrel glass color is unusual and does not appear to work well with the other building colors.
- The continuous wall of windows on the southwest elevation (facing Northwest Highway) feels out of place as compared to the punched openings throughout the rest of the design. It is recommended to change the southwest elevation to match the southeast elevation with brick and punched openings.

One wall sign is allowed per street frontage. The subject property has two street frontages, so two wall signs are allowed. The proposed design includes two wall signs, with one sign located above the main entrance on the east, and the second wall sign on the west drive-through wall. Approval of the locations of these signs is still under review, and will be confirmed once a complete signage package is received. In addition to the wall signs, two ground signs are proposed including an existing pole-mounted sign facing Northwest Highway, and a new monument sign to face Euclid Avenue. Per code, 600 feet of separation is required between the ground signs, where only 160 feet (approximately) is proposed. The petitioner will either need to omit one of the ground signs, or apply for a sign variation. The existing ground sign has an old and dated appearance. It is recommended that it be removed and replaced with a new decorative monument style ground sign designed to match or complement the building design.

The proposed building has one rooftop mechanical unit, which is required to be screened from public view. The building design includes parapet walls which will screen the rooftop equipment. Landscaping is recommended to screen the exterior wall-mounted utility meters and equipment located on the north wall. One trash dumpster enclosure is proposed to be built with red brick to match the building design.

Overall, Staff is asking the Design Commission to evaluate the proposed design and the comments given by Staff. In addition, earlier today Staff received a revised design from the petitioner in response to Staff's comments, which is another option for the commissioners to look at tonight.

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Acting Chair Eckhardt asked if there was any public comment on the project and there was no response from those in the audience.

Mr. Nosky said he received comments from Staff, took them to heart, and spent time in the past week trying to modify the building design and address some of the concerns. As a result, he presented the commissioners and Staff with a revised design. He explained that BMO is working towards developing a prototype design that is still evolving, and some of Staff's recommendations can be addressed because there is now a new set of materials selected for the prototype design. His firm previously worked on a BMO building in Hoffman Estates that includes the tan color brick called 'Grey'; however, BMO has since modified their prototype design package.

Mr. Nosky presented a color rendering of a BMO building in Ontario that consists of the same brick and stone, which are basically grey in nature, and the blue metal panel. The previously provided color photo of the BMO building in Hoffman Estates accurately shows the blue panel, but not the combination of the 2 brick colors being proposed at this new location in Arlington Heights. He also presented revised color elevations showing the field brick and accent brick/stone that are now being proposed, which are more on the dark grey side, and the accent brick color that consists of both lights and darks. He reviewed the changes that were made to the building elevations, which include eliminating some of the blue metal panel on the southwest elevation and replacing it with a punched window with a stone pattern, and doing the same on the northwest elevation where the stone will fill the area that was previously proposed as red brick. No changes were made to the parapet heights. Mr. Nosky also pointed out the silver metal panel areas on the drive-through canopy, and said they decided to remain with one coping color; however, the spandrel glass color was changed to a warm grey, and all other glass will be clear vision glass. The brick on the trash enclosure area will be the same as the field brick. A revised material list was also provided and Mr. Nosky said that samples of the revised materials were ordered last Friday from Canada, but not yet received for tonight's review. He asked that a condition of approval be made stating that the elevation drawing provided tonight depicts the revised materials. He also said that they agree with Staff's suggestion to remove the existing pole sign; however, the sign vendor will submit a sign package that could include variation requests for a monument sign and possibly an additional wall sign.

Acting Chair Eckhardt asked if Staff had an opinion about the signs shown on the exhibits, and Mr. Hautzinger replied that sign variations are not being reviewed tonight; however, 2 wall signs are allowed by code, one for each street frontage. An additional wall sign would require a variation, as well as more than 1 ground sign.

Commissioner Comments

Commissioner Seyer said that with only 3 commissioners here tonight, a unanimous vote from all three is required for approval of the project. Acting Chair Eckhart also explained the petitioner's option to table the project until more members are present, and asked for clarification that the petitioner is seeking approval of the revised design presented tonight, which Mr. Nosky confirmed.

Commissioner Seyer asked for clarification of the box shown at the top right on the northwest elevation, which he did not see on the roof plan. Mr. Nosky said the box is the backside of the entry tower which is u-shaped. Commissioner Seyer said that because this will be seen from far away, he preferred that the tower be 4-sided, or have the inside be the same color. He was also confused about why spandrel glass is being used, he wanted to know more details about the lights that look a bit commercial, and which of the 2 materials are being proposed on the trash enclosure. Mr. Nosky explained that spandrel glass occurs at the back wall that is closed in. It is there because BMO already developed it as a piece of the prototype design for identity. Commissioner Seyer did not understand why the spandrel glass windows are needed there and felt they looked out of place; however, he might be okay with the window to the right of it because they align with the windows on the right. With regards to the lighting, Mr. Nosky said that lighting has already been developed and is part of the Plan Commission submittal. The lights are flat, with the light source coming out at the bottom edge and not visible. The field brick is proposed on the trash enclosure.

Commissioner Seyer reiterated his previous comment that the box at the top right on the northwest elevation should either wrap all the way around or be painted all the same color; however, he preferred it be wrapped around and become one element. He suggested eliminating the spandrel glass windows on this elevation, or come up with a better

solution. Mr. Nosky referred to the photo of the BMO building in Hoffman Estates that has a similar condition with spandrel glass, and Commissioner Seyer said that a better term for it there is shadow box, because the vision glass goes all the way up, with the wall set back, which is nicely incorporated. Commissioner Seyer was in favor of the spandrel glass on top of the vision glass, but when it comes to the single windows on the northwest elevation; however, he preferred something else be done on the larger window, or eliminate it all together. He also said that final approval should include the brick material be submitted to Staff for review and approval, because although he liked the brick and how it looks on the rendering and the images, which is better than before, the actual sample should be submitted and looked at by Staff. Mr. Nosky said that they would consider wrapping the entire box at the top right on the northwest elevation, as suggested by Commissioner Seyer.

Commissioner Kingsley agreed with the comments made by Commissioner Seyer and appreciated the revisions that were done by the petitioner. She said that when she received the packet for tonight, she was really drawn to the photo of the BMO in Hoffman Estates, which has a consistent design theme with fewer materials on it; however, she felt the revised design presented tonight is a big improvement and she liked it. She was not a huge fan of the accent brick that is supposed to look like the stone, and preferred to see it used on certain elevations without the wainscoting; having the massing follow the materials might look nicer. She agreed with Staff about having a little less of the blue panels, which should be included on the southwest elevation because it is a main elevation. This building is at a prime location in the Village and will be seen from all different angles; however, the southwest and the northeast elevations feel like the 'back of the house', while the northwest and southeast elevations hold together much better. She wanted to see something done on the northwest and southeast elevations to make them look even nicer. She asked if the coping will match the silver, like it does on the Hoffman Estates building, and Mr. Nosky said that it would, which Commissioner Kingsley liked. She also liked that it ties in with the color of the windows; however, she was unsure about the color of the brick and felt either Staff or the commissioners need to review and approve it once a sample is submitted.

Commissioner Kingsley also had concerns about the location of the lights on the building and the photometrics of those lights. She felt the existing building should be documented prior to demolition because it is an iconic building from an era that will never be seen again, particularly the showroom on the left. She wanted it to be a requirement that the existing building be documented, at least photographically, and submitted to the Village prior to demolition.

Acting Chair Eckhardt generally agreed with the other commissioners' comments. With regards to the proposed masonry products, he asked if the brick is a flat, wire-cut brick, and Mr. Nosky said that it is. Acting Chair Eckhardt also asked how much color variation there is with the brick, because he was not getting the true aesthetic of it, and Mr. Nosky said he has not yet seen an actual sample of the brick. Acting Chair Eckhardt liked the originally proposed brick color scheme, which is similar to the new Chase Bank building recently built in downtown Mt. Prospect. He also liked the blue color being proposed that will help to identify the building, and he was okay with the mixture on all the elevations. He said that Commissioner Seyer's comments about the spandrel glass were appropriate, and he suggested the petitioner consider going with a shadow-box in the 2 bottom lights and vision light on top, which will allow natural light to get to the back-of-the-house. Other than those comments, Acting Chair Eckhardt was fine with the revised design, although he agreed that seeing the actual material samples was important, and he was okay with Staff reviewing them or bringing them back to the commission for review if necessary.

Acting Chair Eckhardt again asked if there was any public comment on the project, and there was no response from those in the audience.

Commissioner Seyer said the commissioners appear to have four major issues with the revised design. The first is whether or not the accent brick material is acceptable, which he was okay with as long as the sample is acceptable with regards to the true color. The second issue is whether or not the commissioners feel the blue panel on the southwest elevation in the center above the roof reads as a front entry or not; he felt that it felt like a front door and he would probably be supportive of a variation; however, he was okay with it the way it is proposed. The third issue is the tower at the corner along the northwest elevation that goes up, and a requirement to wrap it all the way around. The fourth issue is the spandrel glass on the northwest elevation, and whether or not the commissioners agree on where

that solution should be. One idea is to just make it one window, which he was okay with, or no windows. The fifth issue would be a requirement that historical photos of the existing building be submitted to the Village prior to the demolition of the existing building.

Commissioner Kingsley asked the other commissioners if they agreed with her recommendation to eliminate the stone wainscot which does not fit with the contemporary style. Commissioner Seyer was in favor of the suggestion. Commissioner Kingsley agreed with the issues summarized by Commissioner Seyer, except for the blue color, which she was having a hard time with. Acting Chair Eckhardt asked for a landscape plan for the site, and Mr. Hautzinger said that since this project is being reviewed by the Plan Commission, the Design Commission is limited to review of the building and signage only. Mr. Nosky indicated where foundation plantings are being proposed around the building, although he did not know specific species of plantings.

A MOTION WAS MADE BY COMMISSIONER SEYER, SECONDED BY COMMISSIONER KINGSLEY, TO RECOMMEND APPROVAL OF THE PROPOSED ARCHITECTURAL DESIGN FOR *BMO BANK* TO BE LOCATED AT 630 W. NORTHWEST HIGHWAY. THIS RECOMMENDATION IS BASED ON THE PLANS RECEIVED 10/7/21, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT THAT THE TOWER ELEMENT ON THE NORTHWEST ELEVATION, TOP RIGHT CORNER, BE WRAPPED AROUND IN THE SAME BLUE PANEL.
2. A REQUIREMENT THAT THE EXISTING BUILDING BE PHOTOGRAPHED FOR HISTORICAL PURPOSES AND SUBMITED TO THE VILLAGE, AS DONE WITH PREVIOUS PROJECTS.
3. A REQUIREMENT THAT THE SPANDREL WINDOWS ON THE NORTHWEST ELEVATION, LEFT SIDE, BE ELIMINATED, PROVIDED THERE ARE NO SAFETY ISSUES WITH THE OWNER.
4. A REQUIREMENT THAT THE STONE WAINSCOT BE ELIMINATED, AND THAT BRICK MASONRY PRODUCT COMES ALL THE WAY DOWN TO THE GROUND IN AN APPROPRIATELY DETAILED MANNER.
5. A RECOMMENDATION TO LOOK AT AN ALTERNATE MATERIAL, SUCH AS THE SAME STONE, FOR THE SOUTHWEST ELEVATION ABOVE THE GLASS, TO MAKE IT FEEL MORE LIKE A FRONT DOOR.
6. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILTY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.
7. THE PETITIONER SHALL COMPLY WITH ALL FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES.

Acting Chair Eckhardt agreed with the motion but asked for clarification about the requirement to eliminate the blue portion above the window on the northwest elevation. Commissioner Seyer said he was referring to the southwest elevation, where Commissioner Kingsley said she had issues with. Commissioner Kingsley confirmed this was a concern for her because it is in the same plane, and they are flush but have a different pattern. She felt there should be an offset from the horizontal to the vertical, if it is the same material. She commented that this is only a recommendation in the motion. Commissioner Seyer said the tower on the southwest elevation at the far right side is a 7'-4" piece, and it is in the same plane when it meets the brick on the other side, which is the concern. If that 7'-4" piece were to bump out another 10 inches, it would feel more like a tower and not be in the same plane with the blue that is wrapping horizontally at that point. He asked if the petitioner was open to a plane change there, if the required setbacks allow it. Commissioner Kingsley said this suggestion is similar to the BMO in Hoffman Estates. Mr. Nosky gave thought to the suggestion and asked if it was necessary to be at 10-inches, he was considering 8-inches instead,

and Commissioner Seyer said it should be no less than 6-inches.

Commissioner Kingsley said that since the commissioners and Staff have not seen a sample of the brick and stone materials, she felt it should be a requirement in the motion that the samples be submitted to Staff for approval, or brought back to this commission if Staff has concerns. She added that looking at the brick and stone on-line, both look a little dark, and she preferred a stone with less texture.

Mr. Hautzinger asked if there were concerns with the colors between the brick and stone. Acting Chair Eckhardt said that without seeing the materials, it was difficult to know if the colors should be different enough so they look different, or be the same or similar for both, but a different pattern. If Staff has any hesitation when reviewing the samples, they should be brought back to the commissioners for review. Mr. Nosky said he believed that some of the field brick color is in the accent stone, but with more range of dark in it; however, he agreed that having the actual materials in-person is the only way to see the true colors.

A MOTION WAS MADE BY COMMISSIONER SEYER, SECONDED BY COMMISSIONER KINGSLEY, TO AMEND THE MOTION AS FOLLOWS:

1. A REQUIREMENT THAT SAMPLES OF THE NEW MASONRY MATERIAL PRESENTED ON THE REVISED DRAWINGS TONIGHT, BE SUBMITTED FOR APPROVAL BY STAFF.
2. A REQUIREMENT THAT THE TOWER ELEMENT AT THE FRONT ENTRY, THAT IS VISIBLE ON THE SOUTHWEST ELELVATION, BE BROUGHT OUT A MINIMUM OF 6-INCHES TOWARDS NORTHWEST HIGHWAY, PREFERABLY 8-INCHES, BUT NOT TO EXCEED PAST THE PROPERTY LINE, TO CREATE A PLANE CHANGE FROM THE HORIZONTAL BLUE PANELS THAT ARE TO THE LEFT OF IT.
3. A REQUIREMENT THAT THE TOP OF THE TOWER ELEMENT AT THE FRONT ENTRY BE WRAPPED AROUND ON ALL FOUR SIDES WITH THE BLUE PANEL.
4. A RECOMMENDATION TO KEEP THE LOCATION OF THE ENTRY DOORS ON THE SOUTHEAST ELEVATION AS PROPOSED, BUT IT IS OKAY TO MOVE THEM TO BE SYMMETRICAL IF PREFERRED.
5. A REQUIREMENT THAT THE 2 SPANDREL WINDOWS AT THE LEFT SIDE OF THE NORTHWEST ELEVATION BE ELIMINATED, UNLESS THERE ARE SECURITY CONCERNS IN DOING SO, THEN ONE VISION WINDOW CAN REMAIN, WHICH IS A VISION OPPORTUNITY. THE DESIGN COMMISSION PREFERS THAT BOTH BE ELIMINATED.
6. A REQUIREMENT THAT THE STONE WAINSCOT BE ELIMINATED, AND THAT THE BRICK MASONRY MATERIAL BE BROUGHT DOWN ALL THE WAY DOWN TO THE GROUND IN AN APPROPRIATE MANNER.
8. A REQUIREMENT THAT THE EXISTING BUILDING BE PHOTOGRAPHED FOR HISTORICAL PURPOSES AND SUBMITED TO THE VILLAGE, AS DONE WITH PREVIOUS PROJECTS.
9. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILTY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.
10. THE PETITIONER SHALL COMPLY WITH ALL FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES.

Mr. Hautzinger asked for clarification that the blue panels above the windows on the southwest elevation are to remain as currently proposed, which Commissioner Seyer confirmed.

SEYER, AYE; KINGSLEY, AYE; ECKHARDT, AYE.
ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 3. GENERAL MEETING

There was no further discussion.

A MOTION WAS MADE BY COMMISSIONER SEYER, SECONDED BY COMMISSIONER KINGSLEY, TO ADJOURN THE MEETING AT 7:50 P.M.

KINGSLEY, AYE; SEYER, AYE; ECKHARDT, AYE.
ALL WERE IN FAVOR. MOTION CARRIED.

DRAFT

Design Commission
12/14/2021

Item: DC#21-077 - 506 S Cleveland Ave - SF/Addition

Department: Planning & Community Development

Requested Action

Approval of the proposed architectural design for an addition to an existing single-family residence.

Recommendation

It is recommended that the Design Commission evaluate the design of the proposed addition/renovation at 506 S. Cleveland Avenue. This recommendation is based on the architectural plans received on 11/5/21, and the following:

1. Evaluate the proposed modern design concept against the traditional context of the neighborhood.

2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with Design Commission and any other Commission or Board approval conditions. It is the petitioner's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit, and signage requirements.

3. Compliance with all Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
Exhibits	Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:		**PETITION INFORMATION:**	
Project Name:	Cullotta Residence	**DC Number:**	21-077
Project Address:	506 S. Cleveland Avenue	**Petitioner Name:**	Robert Jasczolt
Prepared By:	Steve Hautzinger	**Petitioner Address:**	5N012 Wood Dale Road Wood Dale, IL 60191
Date Prepared:	December 8, 2021	**Meeting Date:**	December 14, 2021

Requested Action(s): Approval of the proposed architectural design for an addition to an existing single-family residence.

ANALYSIS:

Summary

The proposed design is being forwarded to the Design Commission for review to determine if it meets the standards, requirements, and intent of the Village of Arlington Heights Single-Family Design Guidelines.

The petitioner is proposing first and second floor additions to an existing split-level house. The property has a total land area of 8,464 square feet and the proposed residence with additions will be approximately 2,960 square feet. The project does comply with all single-family zoning requirements as summarized below.

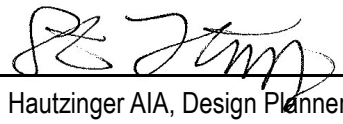
	ALLOWED	**PROPOSED**
Setbacks	Front: 25 feet Side: 6.5 feet Side: 6.5 feet Rear: 30 feet	Front: 25 feet Side: 7.3 feet Side: 10.1 feet Rear: 34.3 feet
Building Height	25 feet to the midpoint	22 feet to the midpoint
FAR	3809 SF	2,960 SF
Building Lot Coverage	2,962 SF	2,668 SF
Impervious Surface Coverage Total	4,232 SF	4,117 SF

The current traditional style of the existing home is being transformed by replacing the existing hipped roofs with single sloping roof forms and deep overhangs. Additionally, the new color scheme with off-white siding, black windows, black garage door, black fascia/soffits, and black roofing adds to the bold appearance. Overall, the proposed modern design concept is nicely done, but Staff has concerns about how it will fit in with the traditional context of the neighborhood.

RECOMMENDATION:

It is recommended that the Design Commission **evaluate** the design of the proposed addition/renovation at 506 S. Cleveland Avenue. This recommendation is based on the architectural plans received on 11/5/21, and the following:

1. Evaluate the proposed modern design concept against the traditional context of the neighborhood.
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with Design Commission and any other Commission or Board approval conditions. It is the petitioner's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit, and signage requirements.
3. Compliance with all Federal, State, and Village codes, regulations and policies.



December 8, 2021

Steve Hautzinger AIA, Design Planner
Department of Planning and Community Development

C: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 21-077

PROFESSIONALS ASSOCIATED SURVEY, INC.

PROFESSIONAL DESIGN FIRM NO. 184-003023

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PLAT OF SURVEY

OF

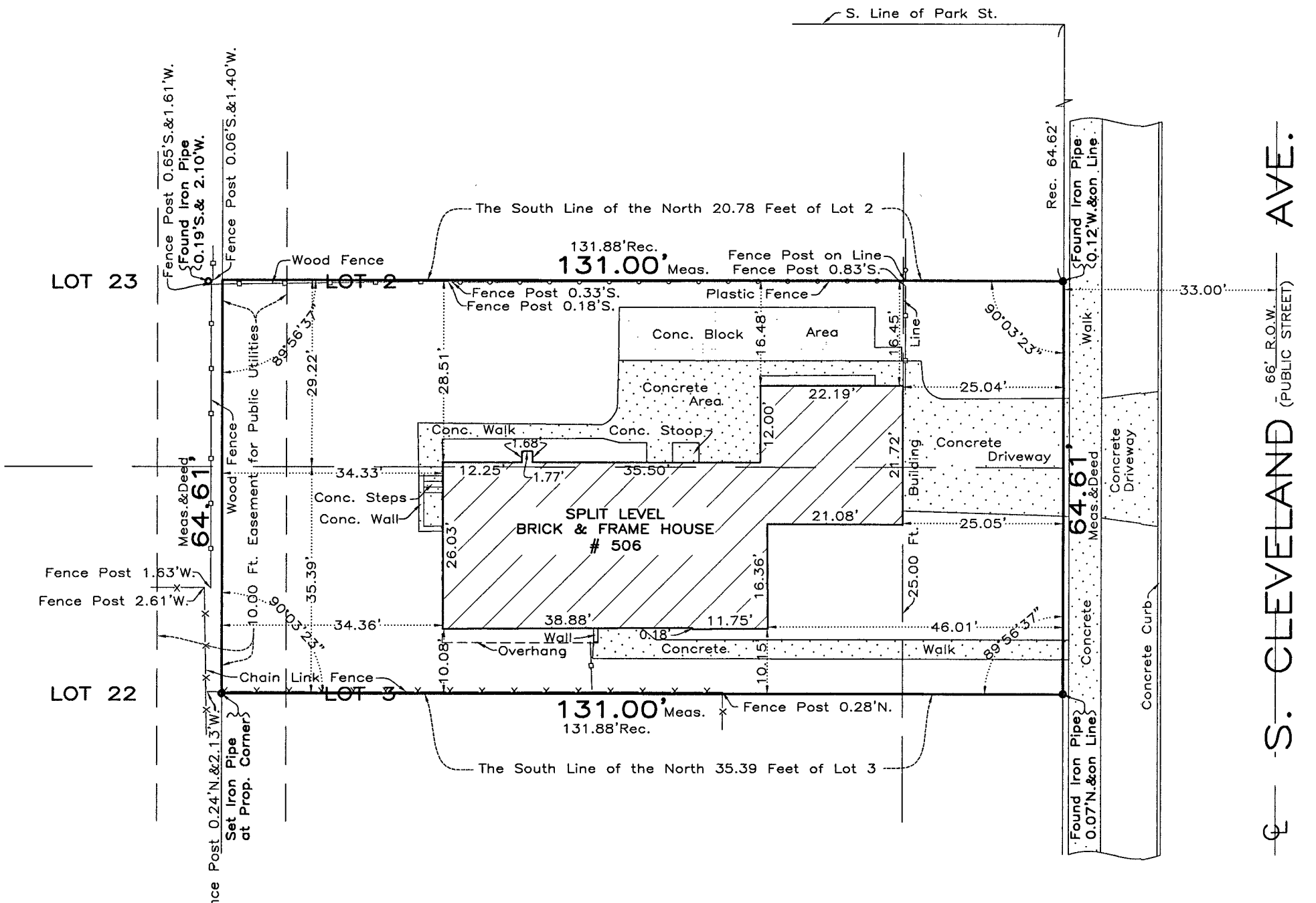
LOT 2 (EXCEPT THE NORTH 20.78 FEET THEREOF) AND THE NORTH 35.39 FEET OF LOT 3 IN BLOCK 7 IN ARLINGTON HEIGHTS PARK MANOR, A SUBDIVISION IN THE EAST 1/2 OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 29, 1926 AS DOCUMENT NO. 9257733, IN COOK COUNTY, ILLINOIS.

LAND TOTAL AREA: 8,464 SQ.FT. = 0.194 ACRE.

COMMONLY KNOWN AS: 506 SOUTH CLEVELAND AVENUE, ARLINGTON HEIGHTS, ILLINOIS.

NORTH

GRAPHIC SCALE
0 20
(IN FEET)
1 inch = 20 ft.



THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED.

DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACT.

Order No. 21-99059

Scale: 1 inch = 20 feet.

Date of Field Work: November 1, 2021.

Ordered by: ROBERT JASZCZOLT

HYLTON E. DONALDSON
035-002819
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
LINCOLNWOOD, ILLINOIS

NOTE:
COPY OF CURRENT TITLE INSURANCE POLICY NOT PROVIDED TO SURVEYOR.

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

THIS SURVEY HAS BEEN ORDERED FOR SURFACE DIMENSIONS ONLY, NOT FOR ELEVATIONS.
THIS IS NOT AN ALTA SURVEY.

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

State of Illinois
County of Cook s.s.

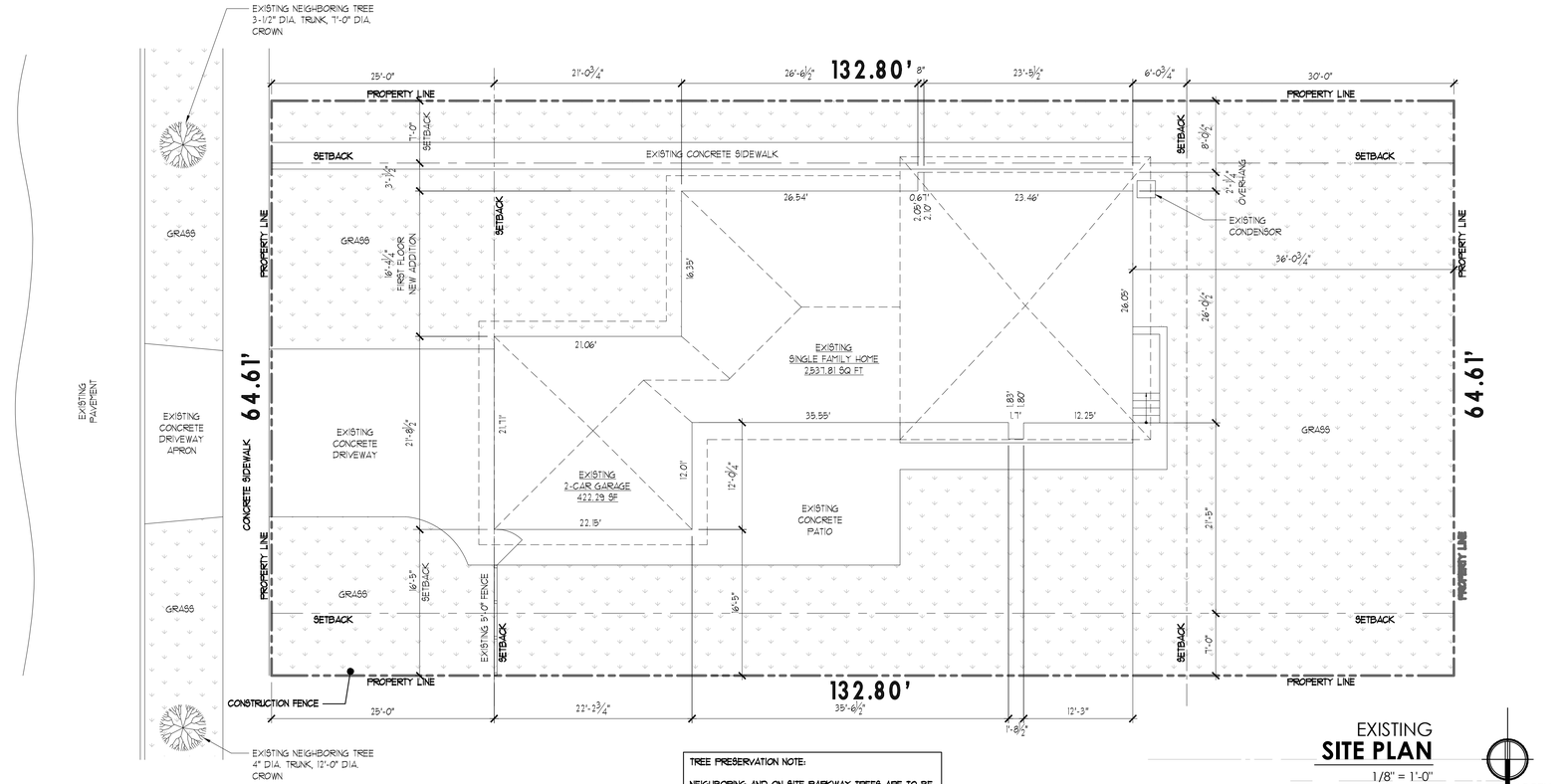
We, PROFESSIONALS ASSOCIATED SURVEY INC., do hereby certify that we have surveyed the above described property and that, to the best of our knowledge, the plat hereon drawn is an accurate representation of said survey.

Date: November 3, 2021.

Hylton E. Donaldson

IL. PROF. LAND SURVEYOR - LICENSE EXP. DATE NOV. 30, 2022.

Drawn by: JR

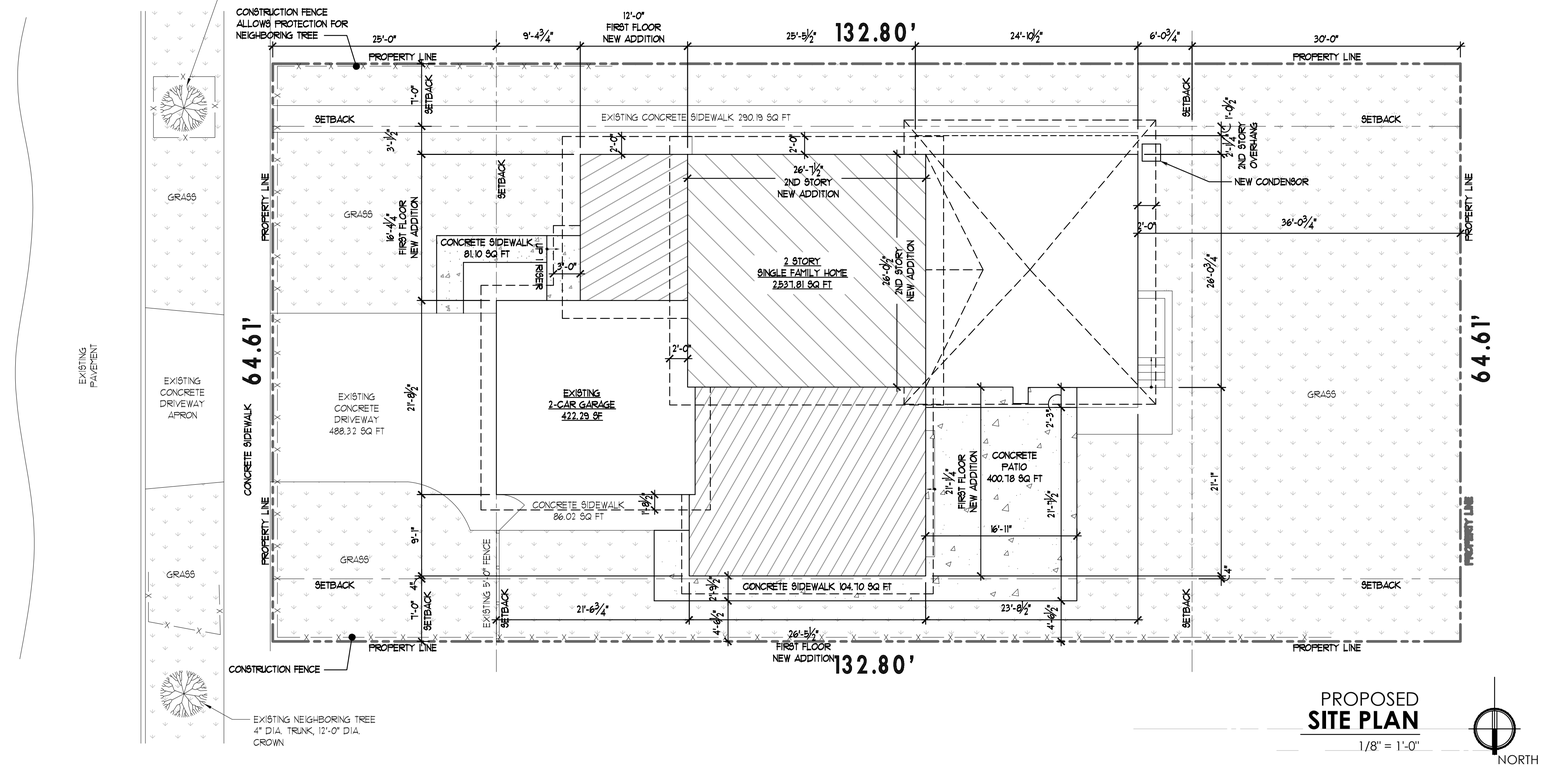


EXISTING
SITE PLAN
1/8" = 1'-0"

NORTH

TREE PRESERVATION NOTE:

NEIGHBORING AND ON-SITE PARKWAY TREES ARE TO BE PROTECTED BY FENCING OFF TREES FROM CONSTRUCTION SITE. MUST BE WIDER THAN THE CROWNING OF THE TREE.



PROPOSED
SITE PLAN
1/8" = 1'-0"

NORTH

CULLOTTA RESIDENCE
506 S CLEVELAND AVE.
ARLINGTON HEIGHTS, il 60005

IDENTITY
DESIGN BUILD, INC.
5N012 Wood Dale Rd.
Wood Dale, IL 60191
Tel: 1-708-906-8191
Email: identitydesignbuild@yahoo.com



NEIGHBOR TO LEFT 3
518 S. CLEVELAND AVE.



NEIGHBOR TO LEFT 2
514 S. CLEVELAND AVE.



NEIGHBOR TO LEFT 1
510 S. CLEVELAND AVE.



SUBJECT PROPERTY
506 S CLEVELAND AVE.



E PARK ST.

S. CLEVELAND AVE.



PROPERTY ACROSS 3
525 S. CLEVELAND AVE.





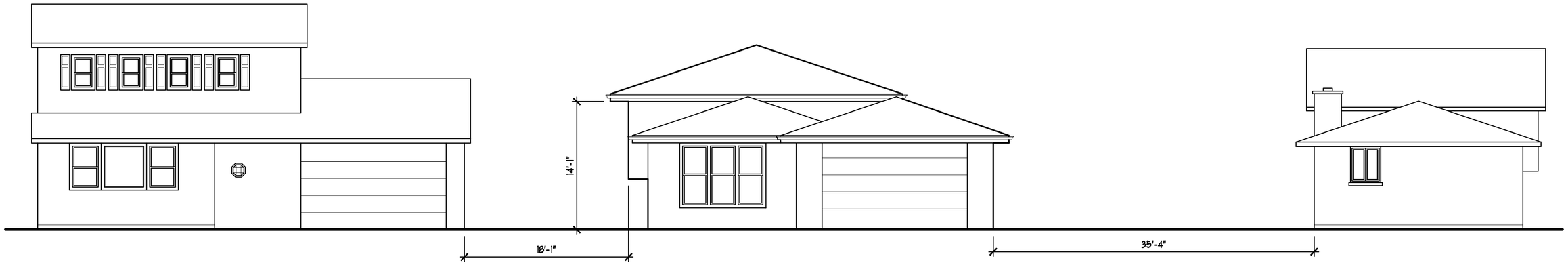
PROPERTY ACROSS 2
505 S. CLEVELAND AVE.



PROPERTY ACROSS 3
435 S. CLEVELAND AVE.

CULLOTTA RESIDENCE
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EXISTING CONTEXT ELEVATION

1/8" = 1'-0"



PROPOSED CONTEXT ELEVATION

1/8" = 1'-0"

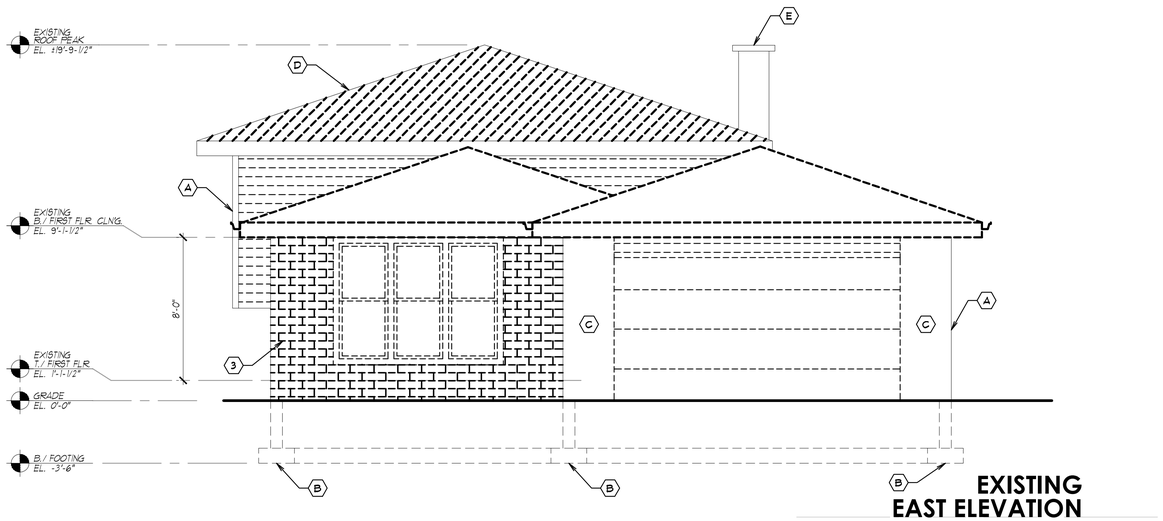
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KEY NOTES

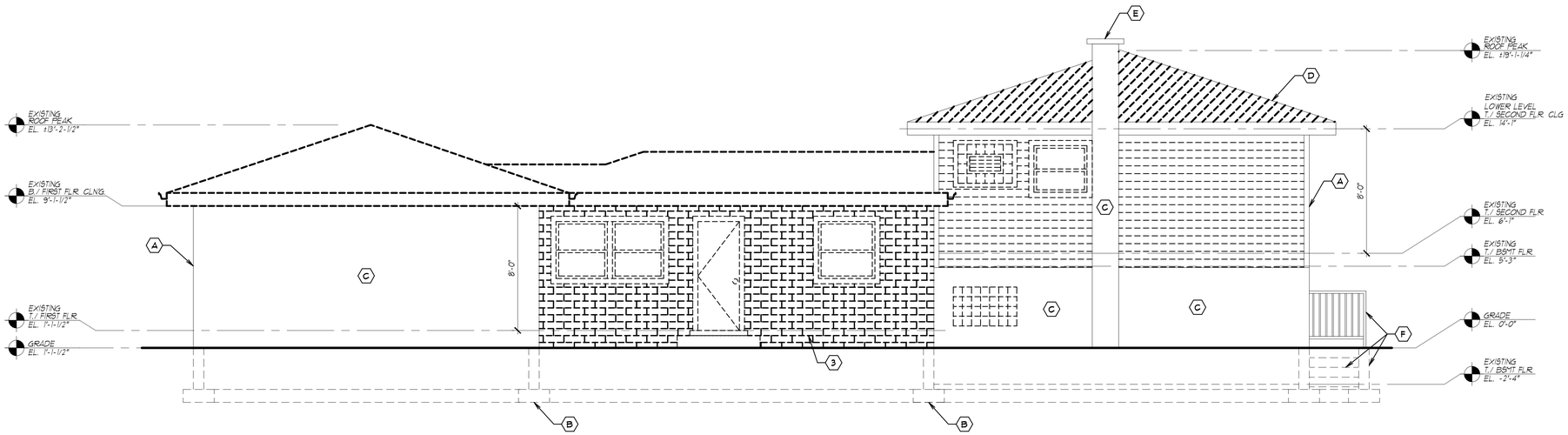
A. EXISTING BUILDING CORE TO REMAIN, TYPICAL.
B. EXISTING FOUNDATION TO REMAIN, TYP.
C. EXISTING MASONRY TO REMAIN, TYP. UNLESS NOTED OTHERWISE.
D. EXISTING ROOF STRUCTURE TO REMAIN.
E. EXISTING CHIMNEY TO REMAIN.
F. EXISTING STAIRS, RAILING & RETAINING WALL TO REMAIN.

1. REMOVE ENTIRE ROOF STRUCTURE.
2. REMOVE EXISTING VINYL SIDING.
3. REMOVE EXTERIOR BRICK MASONRY AND SECURE FOR LATER USE.
4. REMOVE WALL CONSTRUCTION
5. REMOVE EXISTING WINDOWS & FRAME, INTERIOR TRIMMING TO BE STORED FOR LATER USAGE.
6. REMOVE EXISTING GARAGE DOOR.
7. REMOVE EXISTING ROOF STRUCTURE.



EXISTING EAST ELEVATION

1/4" = 1'-0"



EXISTING NORTH ELEVATION

1/4" = 1'-0"

CULLOTTA RESIDENCE
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ARLINGTON HEIGHTS, il 60005

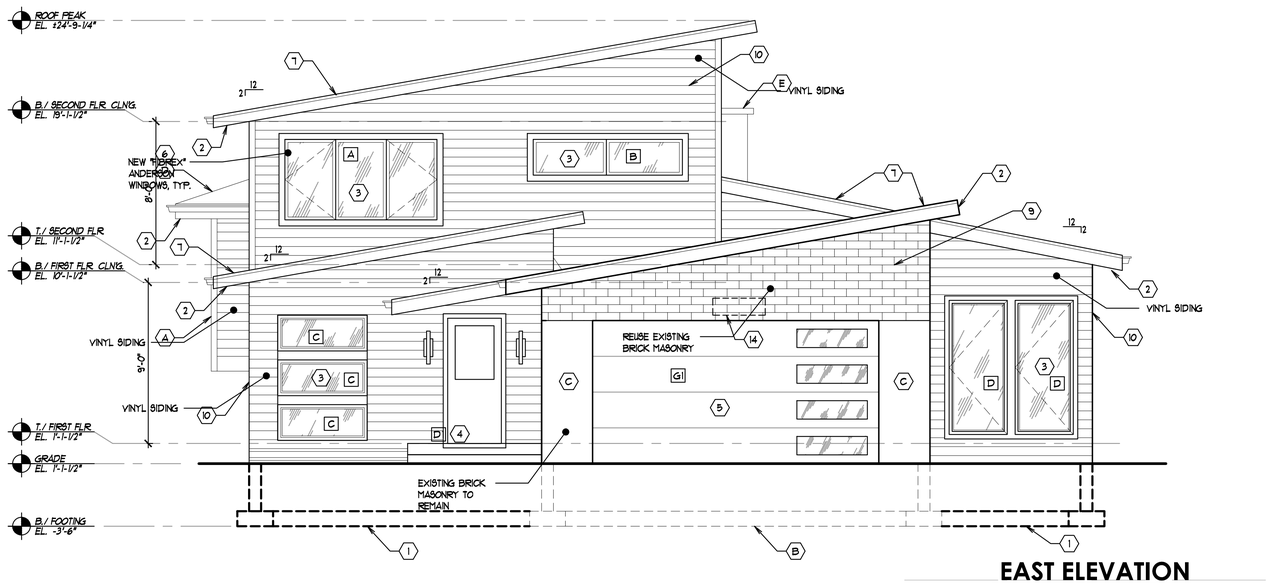
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A DOOR & WINDOW SCHEDULE

TAG	SIZE (WIDTH X HEIGHT)	DESCRIPTION	MODEL #	REMARKS
EXTERIOR WINDOWS				
A	(3) 2'-10" X 4'-6"	CASEMENT WINDOW OPERABLE (LFR)		
B	2'-0" X 8'-4"	CASEMENT WINDOW FIXED (FF)		
C	(3) 5'-0" X 2'-0"	FIXED WINDOW		
D	3'-3" X 7'-6"	CASEMENT WINDOW OPERABLE (L)		
E	3'-5" X 7'-6"	CASEMENT WINDOW OPERABLE (LR)		
F	3'-5" X 7'-6"	CASEMENT WINDOW OPERABLE (R)		
G	3'-6" X 2'-6"	DOUBLE HUNG FROSTED		REPLACEMENT WINDOW
H	3'-5" X 3'-0"	CASEMENT WINDOW OPERABLE (R)		REPLACEMENT WINDOW
J	(2) 3'-10" X 5'-0"	CASEMENT WINDOW OPERABLE (LR)		
K	3'-5" X 3'-0"	CASEMENT WINDOW OPERABLE (R)		REPLACEMENT WINDOW
L	3'-4" X 3'-0"	CASEMENT WINDOW OPERABLE (LR)		REPLACEMENT WINDOW
M	3'-1" X 2'-10"	CASEMENT WINDOW OPERABLE (LR)		REPLACEMENT WINDOW
N	3'-0" X 2'-10"	CASEMENT WINDOW OPERABLE (L)		REPLACEMENT WINDOW
P	(3) 3'-2" X 3'-0"	CASEMENT WINDOW OPERABLE (LFR)		REPLACEMENT WINDOW
Q	(2) 2'-1" X 4'-8"	CASEMENT WINDOW OPERABLE (LR)		
R	4'-0" X 5'-0"	CASEMENT WINDOW OPERABLE (L)		
S	4'-0" X 5'-0"	CASEMENT WINDOW OPERABLE (R)		
T	3'-0" X 2'-10"	CASEMENT WINDOW OPERABLE (L)		REPLACEMENT WINDOW
U	2'-8" X 3'-2"	CASEMENT WINDOW OPERABLE (LR)		REPLACEMENT WINDOW
V	3'-0" X 3'-0"	CASEMENT WINDOW OPERABLE (F)		
X	2'-0" X 3'-6"	CASEMENT WINDOW OPERABLE (F)		
EXTERIOR DOORS				
D1	3'-0" X 7'-0" DR 1'-0" X 7'-0" SL	EXTERIOR SWING DOOR (LH) W/ SIDELIGHT		
D2	3'-0" X 7'-0"	EXTERIOR SWING DOOR (LH)		
D3	4 PANEL 12'-0" X 8'-0"	SLIDING PATIO DOOR		
G1	2'-10" X 7'-0"	OVERHEAD GARAGE DOOR		

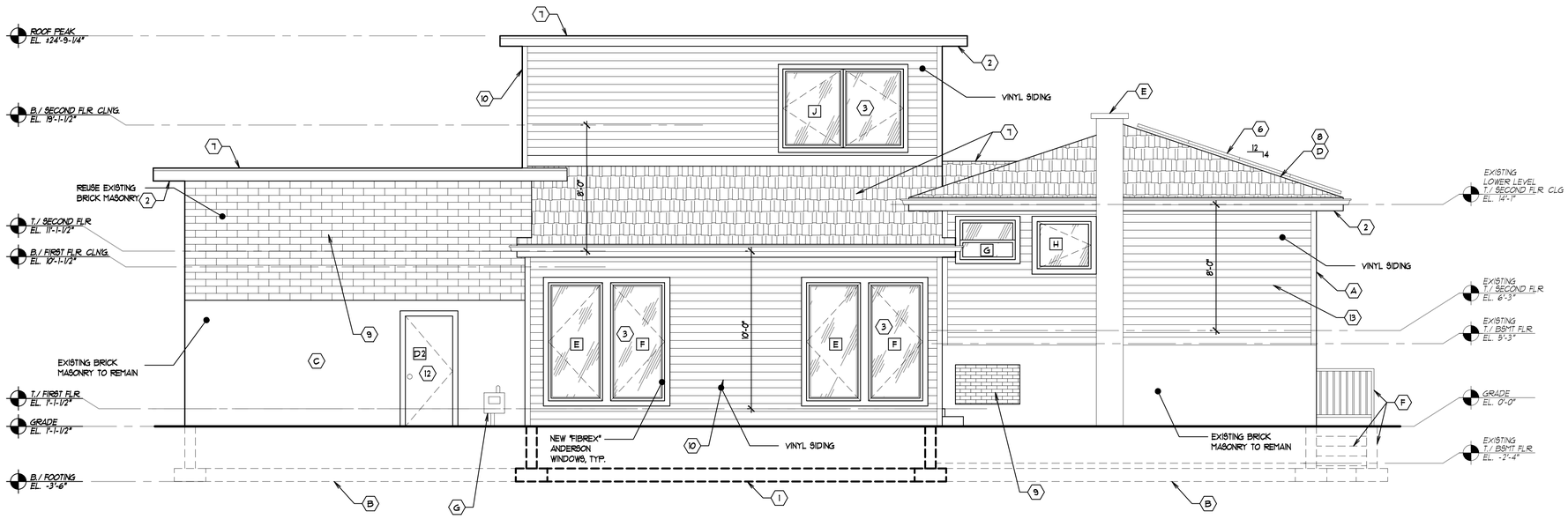
N.R. = NOT REQUIRED

CASEMENT OPERABLE (F) | CASEMENT OPERABLE (L) | CASEMENT OPERABLE (R) | DOOR SWING (LH) | DOOR SWING (RH) | SLIDING PATIO DOOR



EAST ELEVATION

1/4" = 1'-0"



NORTH ELEVATION

1/4" = 1'-0"

KEY NOTES

A. EXISTING BUILDING CORE TO REMAIN, TYPICAL.
B. EXISTING FOUNDATION TO REMAIN, - TUCK-POINT & REPAIR MASONRY AS NEEDED.
C. EXISTING MASONRY TO REMAIN, TYP. UNLESS NOTED OTHERWISE.
D. EXISTING ROOF STRUCTURE TO REMAIN.
E. EXISTING CHIMNEY TO REMAIN.
F. EXISTING STAIRS, RAILING & RETAINING WALL TO REMAIN.
G. EXISTING GAS METER TO REMAIN.

1. NEW FOUNDATION & FOOTING, SEE SECTION FOR MORE INFORMATION.
2. NEW SOFFIT, FASCIA, GUTTER, DOWNSPOUT, TYP. OWNERS CHOICE OF COLOR.
3. NEW VINYL WINDOWS -SEE PLAN FOR MORE INFORMATION.
4. NEW 3'-0" X 7'-0" EXTERIOR DOOR W/ 1'-6" X 7'-0" SIDE LIGHT.
5. NEW 16'-0" X 7'-0" GARAGE DOOR
6. REINSTALL SOLAR PANELS, ROOF HAS BEEN COMPLETED.
7. NEW ASPHALT SHINGLES ON DOUBLE LAYER 15 LBS. BITUMINOUS FELT ON MIN. 1/2" SHEATHING OVER NEW STRUCTURE, SEE PLAN. OWNERS CHOICE OF COLOR
8. NEW ASPHALT SHINGLES ON DOUBLE LAYER 15 LBS. BITUMINOUS FELT ON MIN. OWNERS CHOICE OF COLOR.
9. BUILD UP FACADE WITH MATCHING BRICK MASONRY.
10. NEW VINYL SIDING WALL CONSTRUCTION
    - 5/8" TYPE "X" FIRE RATED GYPSUM BOARD, PATCH ALL SEAMS, SAND AND PREP FOR PAINT
    - 2"X6" WALL CONSTRUCTION
    - BATT INSULATION (SEE ENERGY CODE CRITERIA FOR R-VALUE)
    - 1/2" EXTERIOR PLYWOOD
    - VAPOR BARRIER
    - VINYL SIDING (OWNER'S CHOICE OF COLOR)
11. NO NOTE
12. NEW 3'-0" X 7'-0" EXTERIOR DOOR.
13. NEW VINYL SIDING, TYP.
14. HOUSE ADDRESS LOCATION, MUST BE UNOBSTRUCTED AND VISIBLE TO STREET

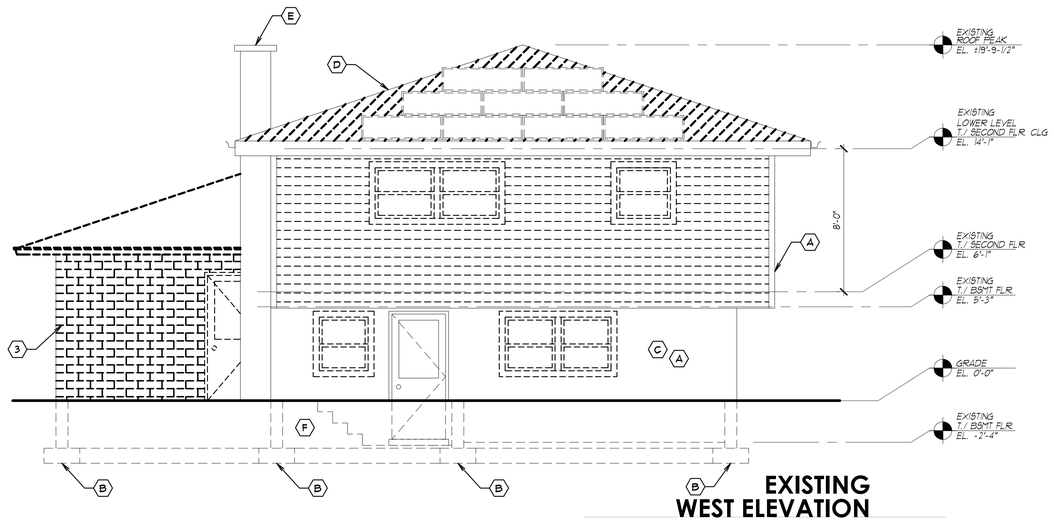
CULLOTTA RESIDENCE
506 S CLEVELAND AVE.
ARLINGTON HEIGHTS, il 60005

IDENTITY
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KEY NOTES

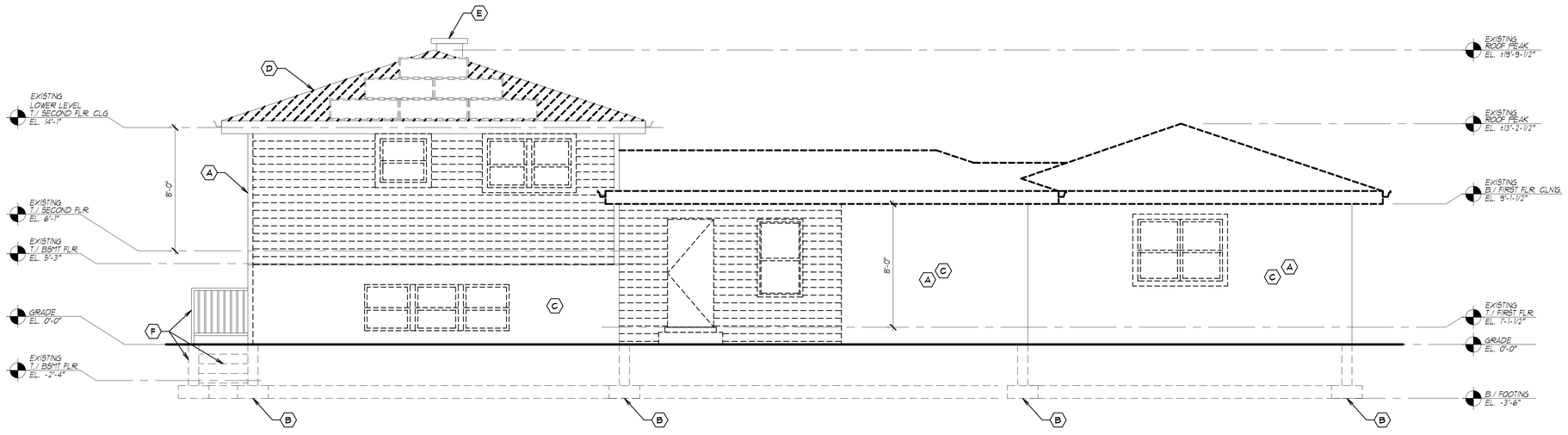
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4. REMOVE WALL CONSTRUCTION
5. REMOVE EXISTING WINDOWS & FRAME, INTERIOR TRIMMING TO BE STORED FOR LATER USAGE.
6. REMOVE EXISTING GARAGE DOOR.
7. REMOVE EXISTING ROOF STRUCTURE.
8. TEMPORARILY REMOVE SOLAR PANELS. SECURE IN A SAFE PLACE FOR REINSTALLATION.
9.



EXISTING WEST ELEVATION

1/4" = 1'-0"



EXISTING SOUTH ELEVATION

1/4" = 1'-0"

CULLOTTA RESIDENCE
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ARLINGTON HEIGHTS, il 60005

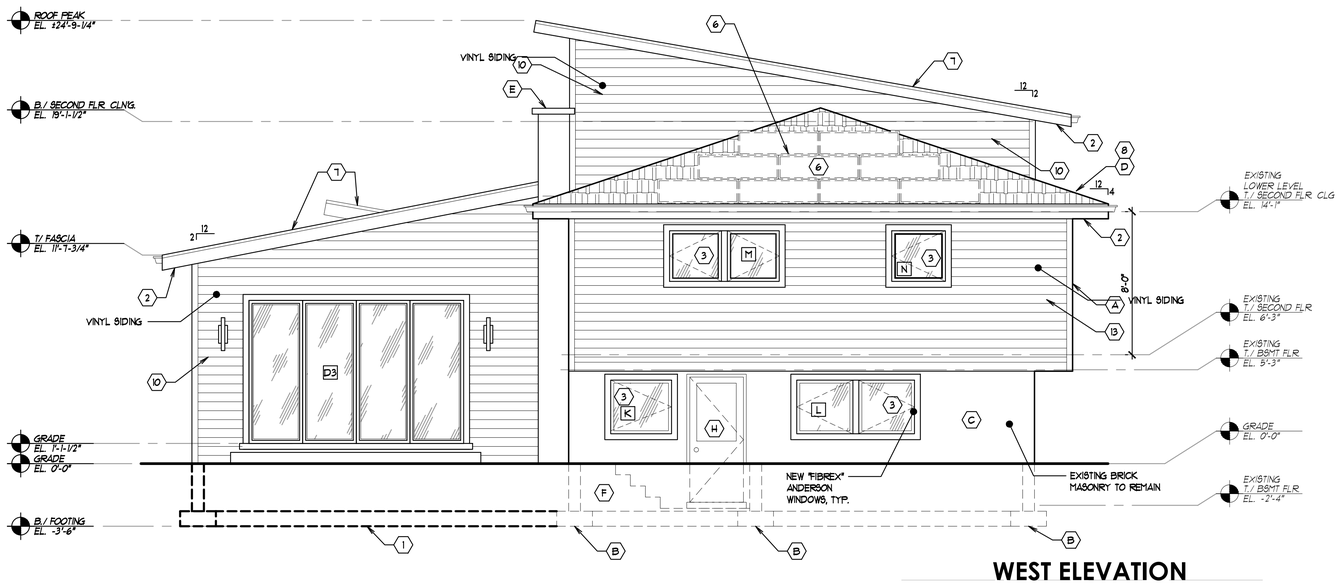
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A DOOR & WINDOW SCHEDULE

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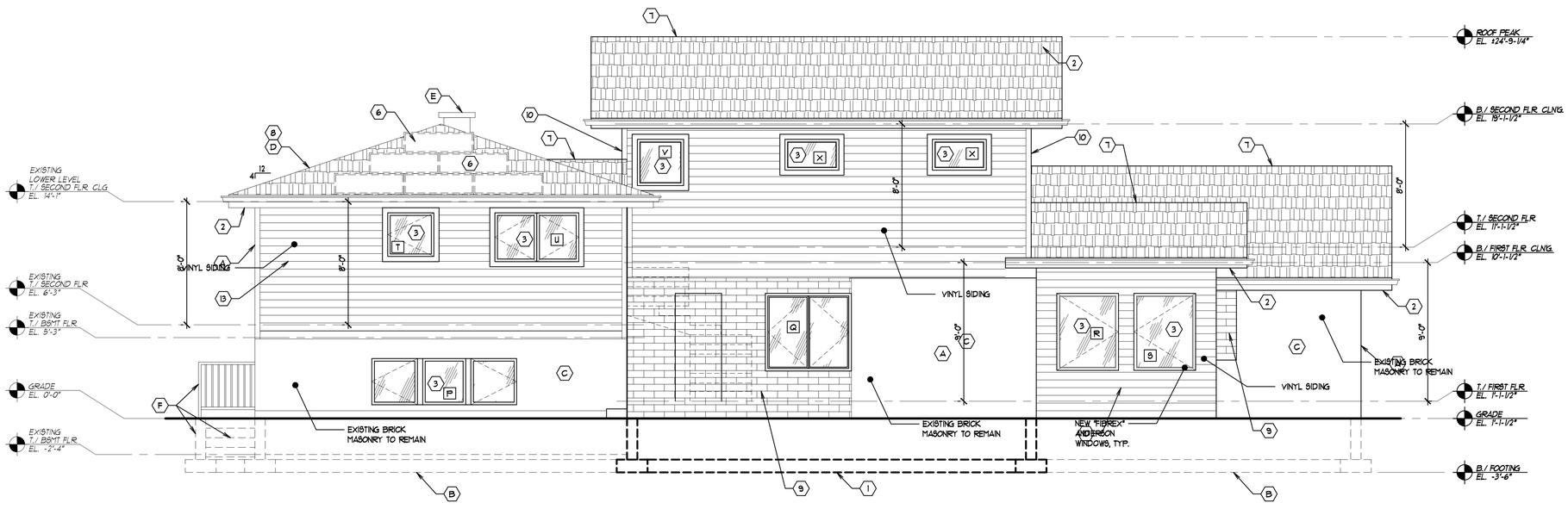
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CASEMENT OPERABLE (F) — CASEMENT OPERABLE (L) — CASEMENT OPERABLE (R) — DOOR SWING (LH) — DOOR SWING (RH) — SLIDING PATIO DOOR



WEST ELEVATION

1/4" = 1'-0"



SOUTH ELEVATION

1/4" = 1'-0"

KEY NOTES

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B. EXISTING FOUNDATION TO REMAIN, - TUCK-POINT & REPAIR MASONRY AS NEEDED.
C. EXISTING MASONRY TO REMAIN, TYP. UNLESS NOTED OTHERWISE.
D. EXISTING ROOF STRUCTURE TO REMAIN.
E. EXISTING CHIMNEY TO REMAIN.
F. EXISTING STAIRS, RAILING & RETAINING WALL TO REMAIN.
G. EXISTING GAS METER TO REMAIN.
H. EXISTING DOOR, FRAME AND HARDWARE TO REMAIN.

1. NEW FOUNDATION & FOOTING, SEE SECTION FOR MORE INFORMATION.
2. NEW SOFFIT, FASCIA, GUTTER, DOWNSPOUT, TYP. OWNER'S CHOICE OF COLOR.
3. NEW VINYL WINDOWS -SEE PLAN FOR MORE INFORMATION.
4. NEW 3'-0" X 7'-0" EXTERIOR DOOR W/ 1'-6" X 7'-0" SIDE LIGHT.
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ITEM	MATERIAL	MAUFACTURER	COLOR
EXISTING BRICK	CLAY	EXISTING	EXISTING
PAINT BRICK	LATEX	SHERWIN WILLIAMS	COLOR: PEPPERCORN
ROOF	ASPHALT SHINGLES	GAF	CHARCOAL
SIDING	VINYL	RICHMOND	LINEN
GUTTER/TRIM/FASICA	ALUMINUM	QAP	BLACK
WINDOWS	FIBREX	ANDERSON	BLACK
GARAGE DOOR	ALUMINUM/TEMPERED FROSTED GLASS	HORMANN	BLACK/ FROSTED GLASS

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MATERIAL



BRICK





SOFFIT/FACSIA/
GUTTER

SIDING

CULLOTTA RESIDENCE
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ARLINGTON HEIGHTS, il 60005

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MATERIALS



SIDING - VINYL
COLOR - LINEN



BLACK - MATCH GUTTER/SOFFIT/FASCIA



Fibrex Anderson Vinyl Windows



GARAGE DOOR
BLACK - MATCH
GUTTER/SOFFIT/FASCIA

PLEASE REFER TO PHYSICAL SAMPLES

CULLOTTA RESIDENCE
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Design Commission
12/14/2021

Item: DC#21-084 - 728 N Kaspar Ave - SF/Teardown

Department: Planning & Community Development

Requested Action

Approval of the proposed architectural design for a new (teardown) single-family residence.

Recommendation

It is recommended that the Design Commission approve the proposed architectural design for the new (teardown) single-family home to be located at 728 N. Kaspar Avenue. This recommendation is subject to compliance with the architectural plans received 11/15/21, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.

2. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
Exhibits	Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name:	728 N Kaspar Ave.
Project Address:	728 N. Kaspar Ave.
Prepared By:	Steve Hautzinger
Date Prepared:	December 8, 2021

PETITION INFORMATION:

DC Number:	21-084
Petitioner Name:	Kevin Davis
Petitioner Address:	Fairfield Homes Inc. 530 S. Arthur Ave. Arlington Heights, IL 60005
Meeting Date:	December 14, 2021

Requested Action(s): Approval of the proposed architectural design for a new (teardown) single-family residence.

ANALYSIS:

Summary

The proposed design is being forwarded to the Design Commission for review to determine if it meets the standards, requirements, and intent of the Village of Arlington Heights Single-Family Design Guidelines.

The petitioner is proposing to demolish an existing single-story residence and detached garage to allow construction of a new two-story residence with an attached, two-car garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 6,617 square feet and the proposed residence will have 2,925 square feet. The project does comply with the R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 25 feet Side: 5 feet Side: 5 feet Rear: 30 feet	Front: 27.4 feet Side: 5.9 feet Side: 5.9 feet Rear: 50.4 feet
Building Height	25 feet to the midpoint	24.5 feet to the midpoint
FAR	2,978 SF	2,925 SF
Building Lot Coverage	2,316 SF	1,982 SF
Impervious Surface Coverage Total	3,309 SF	2,601 SF

The existing neighborhood has a mix of single-story, one-and-a-half story, and two-story homes with a mix of detached and attached garages. There have been other teardowns previously approved in this neighborhood, with a few completed on this block.

Overall, the proposed design is nicely done with a single-story front porch and single-story garage roof that helps the house to fit in with the scale of the adjacent single-story homes. The hipped main roof also helps to keep the height of the side walls from being too tall. The front porch projects out in front of the garage, which keeps the focus of the design on the house instead of the garage.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed architectural design for the new (teardown) single-family home to be located at 728 N. Kaspar Avenue. This recommendation is subject to compliance with the architectural plans received 11/15/21, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.

2. Compliance with all applicable Federal, State, and Village codes, regulations and policies.



December 8, 2021

Steve Hautzinger AIA, Design Planner
Department of Planning and Community Development

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 21-084

N. KASPAR AVENUE
CROSS NOTCH IN WALK IS 2.0' EAST OF LOT CORNER
CROSS NOTCH IN WALK IS 2.0' EAST OF LOT CORNER
CURB
CONCRETE
WALK
DRIVE WAY
CONCRETE
BUILDING
WALK
25'
25'
LINE
25 FOOT
5'
5'
CENTER NAIL OF 3 NAILS IN POWER POLE IS ON LOT LINE
FENCE 0:1.8" SOUTH
0:7 3/8" EAST
50'-0"
5 FOOT EASEMENT FOR PUBLIC UTILITIES
13
132'-3 1/8"
132'-4"
3'-7"
3'-7 1/2"
22'-3"
20'-2 1/2"
20'-3 1/4"
22'-3"
FRAME GARAGE
29'-8"
FENCE
12'-8"
12'-8 1/4"
14'-2"
CONCRETE
DRIVE WAY
21'-2 1/2"
1'-6"
6'-9"
29'-9"
FRAME RESIDENCE No. 728
39'-5"
27'-6"
23'
WOOD DECK
7'
10'
31'-10 1/2"
50'-0"
3'-11" NORTH
28'-0 1/4"
29'-7 1/2"
AIR COND
3'-11 1/2"
FENCE 0:1 1/4" NORTH
FENCE ON LINE

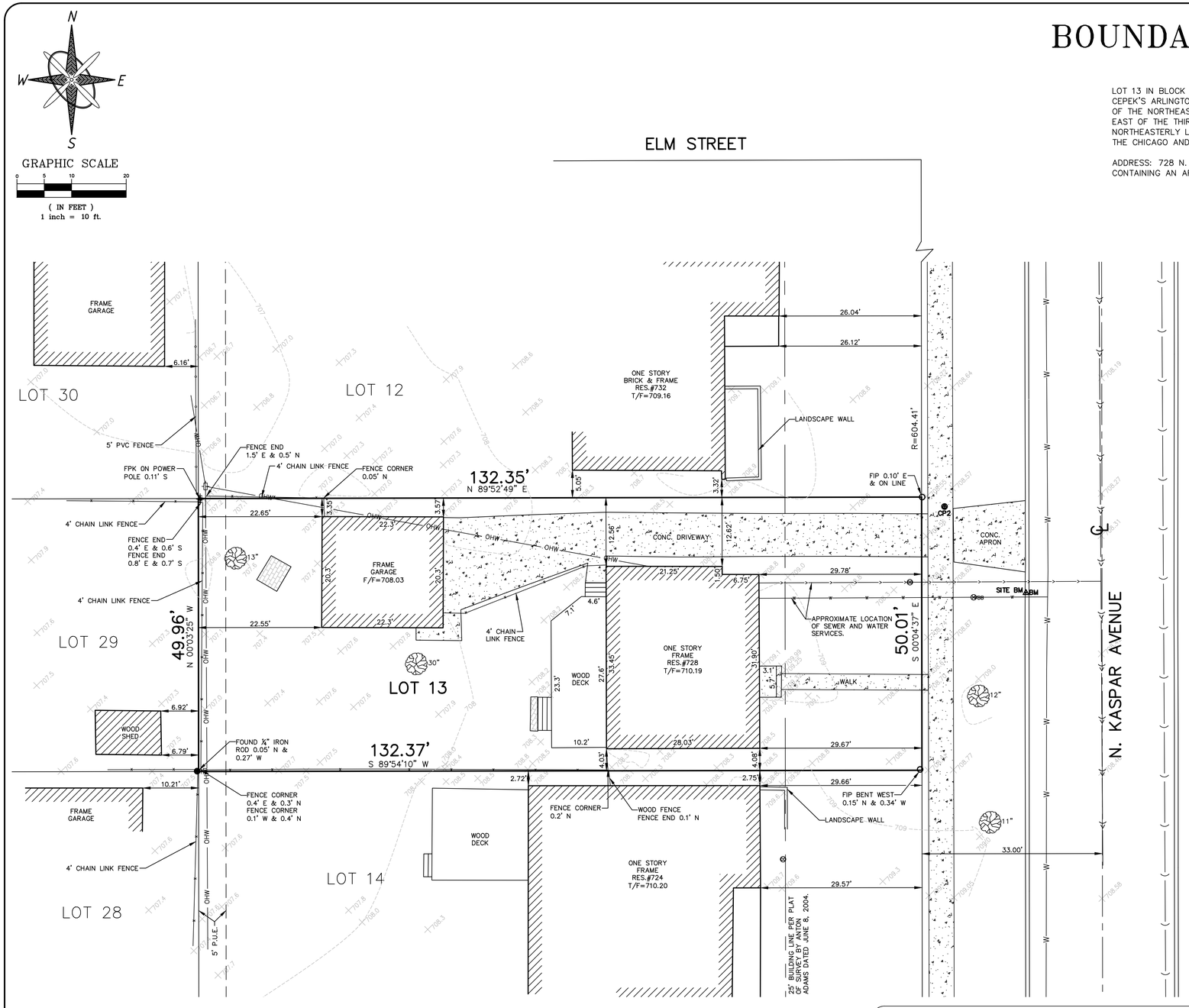
BOUNDARY AND TOPOGRAPHIC SURVEY

OF

LOT 13 IN BLOCK "E" IN THE RESUBDIVISION OF CERTAIN BLOCKS AND PARTS OF BLOCKS AND VACATED STREETS IN R.A. CEPEK'S ARLINGTON RIDGE, BEING A SUBDIVISION OF THAT PART OF THE WEST 1/2 (EXCEPT THE EAST 33.0 FEET THEREOF) OF THE NORTHEAST 1/4 AND OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTHEASTERLY LINE OF NORTHWEST HIGHWAY, SAID NORTHEASTERLY LINE OF HIGHWAY BEING 66.0 FEET NORTHEASTERLY OF AND PARALLEL TO THE NORTHEASTERLY LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY RIGHT OF WAY, IN COOK COUNTY, ILLINOIS.

ADDRESS: 728 N. KASPAR AVENUE, ARLINGTON HEIGHTS, IL 60004
CONTAINING AN AREA OF 6,616 SQ.FT OR 0.152 ACRES, MORE OR LESS

GRAPHIC SCALE
0 5 10 20
(IN FEET)
1 inch = 10 ft.



CONTROL/BENCHMARKS

SITE BM 5: CUT CROSS INSIDE SQUARE CUT ON CURB 19.1' E & 17.5' S OF THE NORTHEAST CORNER OF SUBJECT PROPERTY.
N: 1976021.89
E: 1076328.325
ELEVATION = 708.48 (NAVD'88)

CP2: CUT CROSS ON WALK 4.2' E & 1.75' S OF THE NORTHEAST CORNER OF SUBJECT PROPERTY.
N: 1976037.669
E: 1076367.421
ELEVATION = 708.57 (NAVD'88)

CP3: CUT CROSS ON WALK IN FRONT OF #812 RESIDENCE, 3.8' E & 262.2' N OF THE NORTHEAST CORNER OF SUBJECT PROPERTY.
N: 1976301.59
E: 1076366.993
ELEVATION = 708.03 (NAVD'88)

NOTE: ANY AND ALL PARTIES UTILIZING THE VERTICAL DATUM LISTED ABOVE SHALL ALWAYS CHECK INTO AT LEAST TWO (2) BENCHMARKS TO AVOID MISTAKES DUE TO HYDRANT ADJUSTMENTS OR TRANSPOSITIONAL ERRORS. FAILURE TO DO SO WILL BE CONSIDERED TANTAMOUNT TO GROSS NEGLIGENCE AND SUBJECT THE OFFENDING PARTY TO ANY DAMAGES ATTENDANT THERETO.

LEGEND

ABM	BENCHMARK
FCC	FOUND CROSS-CUT
SCC	SET CROSS-CUT
FIP	FOUND IRON PIPE
SIP	SET IRON PIPE
FIR	FOUND IRON ROD
SIR	SET IRON ROD
FPK	FOUND P.K. NAIL
FMN	FOUND MAG NAIL
SPK	SET P.K. NAIL
SCM	SET CONCRETE MONUMENT
	EXISTING TRAFFIC LIGHT
	EXISTING POWER POLE
	EXISTING GUY ANCHOR
	EXISTING TRAFFIC CONTROL BOX
	EXISTING LIGHT STANDARD
TP	EXISTING TRANSFORMER PAD
A/C	EXISTING AIR CONDITIONER UNIT
E	EXISTING ELECTRIC PEDESTAL
T	EXISTING TELEPHONE PEDESTAL
C	EXISTING CABLE PEDESTAL
E	EXISTING ELECTRIC METER
G	EXISTING GAS METER
W	EXISTING WATER METER
	EXISTING HAND HOLE
	EXISTING DOUBLE HAND HOLE
	EXISTING UTILITY FLAGGING
	EXISTING GAS VALVE
	EXISTING WATER VALVE
	PROPERTY LINE
W	EXISTING WATER MAIN
G	EXISTING GAS MAIN
	EXISTING COMBINED SEWER LINE
	EXISTING STORM SEWER LINE
	EXISTING SANITARY SEWER LINE
TV	EXISTING CABLE/TV LINE
T	EXISTING TELEPHONE/COMMUNICATION LINE
E	EXISTING ELECTRIC LINE
OHW	EXISTING OVERHEAD LINE
	CENTERLINE
	EASEMENT
	BUILDING SETBACK
	EXISTING CHAIN LINK FENCE
	EXISTING WOOD FENCE
	EXISTING GUARDRAIL
	EXISTING RAILROAD TRACKS
FO	EXISTING FIBER OPTICS
	EXISTING WATER EDGE
	DEPRESSED CURB
812	EXISTING CONTOUR LINE
812	PROPOSED CONTOUR LINE
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	GRAVEL PAVEMENT
	BRICK PAVEMENT
XXX.X	PROPOSED SPOT ELEVATIONS
XXX.X	AS-BUILT SPOT ELEVATIONS
	DRAINAGE FLOW ARROW
+717.47	EXISTING SPOT ELEVATIONS
WB	EXISTING WATER BUFFALO BOX
GAS	EXISTING GAS BUFFALO BOX
	EXISTING CLEANOUT
	EXISTING SANITARY WYE CONNECTION
	EXISTING WATER VALVE VAULT
CB	EXISTING STORM CATCH BASIN
	EXISTING STORM CURB INLET
	EXISTING MANHOLE
	EXISTING DECIDUOUS TREE W/ SIZE
	EXISTING CONIFEROUS TREE W/ SIZE
	EXISTING BOLLARDS
	EXISTING FIRE HYDRANTS
	EXISTING STREET SIGN
DSP	EXISTING DOWNSPOUT
	EXISTING WELL
MW	EXISTING MONITORING WELL
	EXISTING HEADWALL
M	EXISTING MAILBOX
	EXISTING RAILROAD SIGNAL
	EXISTING BUSH
PU	EXISTING POP-UP EMITTER

ABBREVIATIONS

B/C	BACK OF CURB
B/W	BOTTOM OF WALL
BIT.	BITUMINOUS
CALC.	CALCULATED DATUM
CHD	CHORD
CMP	CORRUGATED METAL PIPE
CONC.	CONCRETE
D.E.	DRAINAGE EASEMENT
D/C	DEPRESSED CURB
DEED	DEED DATUM
DIP	DUCTILE IRON PIPE
E	EAST
E/P	EDGE OF PAVEMENT
EXIST./EX	EXISTING
F/F	FINISHED FLOOR
F/L	FLOW LINE
FES	FLARED END SECTION
I.E.E.	INGRESS EGRESS EASEMENT
INV	INVERT
MEAS./M=	MEASURED DATUM
MH	MANHOLE
N	NORTH
P.U. & D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
PC	POINT OF CURVE
PCC	POINT OF COMPOUND CURVE
PRC	POINT OF REVERSE CURVE
PROP.	PROPOSED
PT	POINT OF TANGENCY
RAD	RADIUS
RCP	REINFORCED CONCRETE PIPE
REC./R=	RECORD DATUM
S	SOUTH
SAN	SANITARY
T/C	TOP OF CURB
T/F	TOP OF FOUNDATION
T/P	TOP OF PIPE
T/W	TOP OF WALL
U.E.	UTILITY EASEMENT
VCP	VITRIFIED CLAY PIPE
W	WEST
WW	WINDOW WELL

GENERAL NOTES:
1. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
2. COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA SHOWN HEREON AND REPORT ANY DISCREPANCIES AT ONCE.
3. NO DIMENSIONS SHALL BE DERIVED FROM SCALED MEASUREMENT.
4. ONLY THOSE BUILDING SETBACK LINES AND EASEMENT WHICH ARE SHOWN ON THE RECORDED PLAT OF SUBDIVISION ARE SHOWN HEREON, UNLESS INDICATED OTHERWISE. REFER TO DEED, TITLE INSURANCE POLICY AND LOCAL ORDINANCES FOR OTHER RESTRICTIONS WHICH MAY OR MAY NOT EXIST.
5. LEGAL DESCRIPTION PER PREVIOUS SURVEY PROVIDED BY CLIENT.

SURVEYOR'S NOTES:
1. BEARINGS BASED ON ILLINOIS STATE PLANE COORDINATES, EAST ZONE, GPS DERIVED.
2. THIS SURVEY WAS PERFORMED ON THE GROUND AND COMPLETED SEPTEMBER 24, 2021.
3. ONLY THE IMPROVEMENTS THAT WERE VISIBLE FROM ABOVE GROUND AT THE TIME OF SURVEY AND THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE ARE SHOWN ON THE FACE OF THIS PLAT. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
4. SURFACE INDICATIONS OF UTILITIES ON THE SURVEYED PARCEL HAVE BEEN SHOWN. UNDERGROUND AND OFFSITE OBSERVATIONS HAVE NOT BEEN MADE TO DETERMINE THE EXTENT OF UTILITIES SERVING OR EXISTING ON THE PROPERTY. PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDE ADDITIONAL INFORMATION. OVERHEAD WIRES, IF ANY, ARE EXISTING AND THEIR POLES HAVE BEEN SHOWN, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN NOTED.
5. OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE OR UTILITY LINE. CONTROLLED UNDERGROUND EXPLORATORY EFFORT TOGETHER WITH J.U.L.I.E. LOCATIONS IS RECOMMENDED TO DETERMINE THE FULL EXTENT OF UNDERGROUND SERVICE AND UTILITY LINES. CONTACT J.U.L.I.E. AT: 1-800-892-0123.
6. MISSING PROPERTY CORNERS WILL BE SET AFTER CONSTRUCTION DURING FINAL AS-BUILT SURVEY PER CLIENT'S REQUEST.

STATE OF ILLINOIS } SS
COUNTY OF COOK }

WE, KNIGHT E/A, INC., ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-002141, HEREBY CERTIFY THAT THE PROPERTY HEREON DESCRIBED WAS SURVEYED UNDER THE DIRECT SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR, AND THAT THIS PLAT REPRESENTS THE CONDITIONS FOUND AT THE TIME OF SAID SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 8TH DAY OF NOVEMBER, 2021 IN CHICAGO, ILLINOIS.

KNIGHT E/A, INC.

STEVEN BARCZAK, IPLS NO. 035.003269
LICENSE EXPIRES: 11/30/2022

PROFESSIONAL LAND SURVEYOR
STEVEN BARCZAK NO. 3269 CHICAGO
STATE OF ILLINOIS

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

ORIGINAL COPIES OF THIS PLAT CONTAIN A SIGNATURE AND A RAISED SEAL.

Drawn By: JV Designed By: SB Scale: 1"=10'

BOUNDARY AND TOPOGRAPHIC SURVEY

REVISIONS

728 N. KASPAR AVENUE, ARLINGTON HEIGHTS, IL 60004

PREPARED FOR:

FAIRFIELD HOMES, LLC
530 S. ARTHUR AVENUE
ARLINGTON HEIGHTS, IL 60005
(847) 456-8017

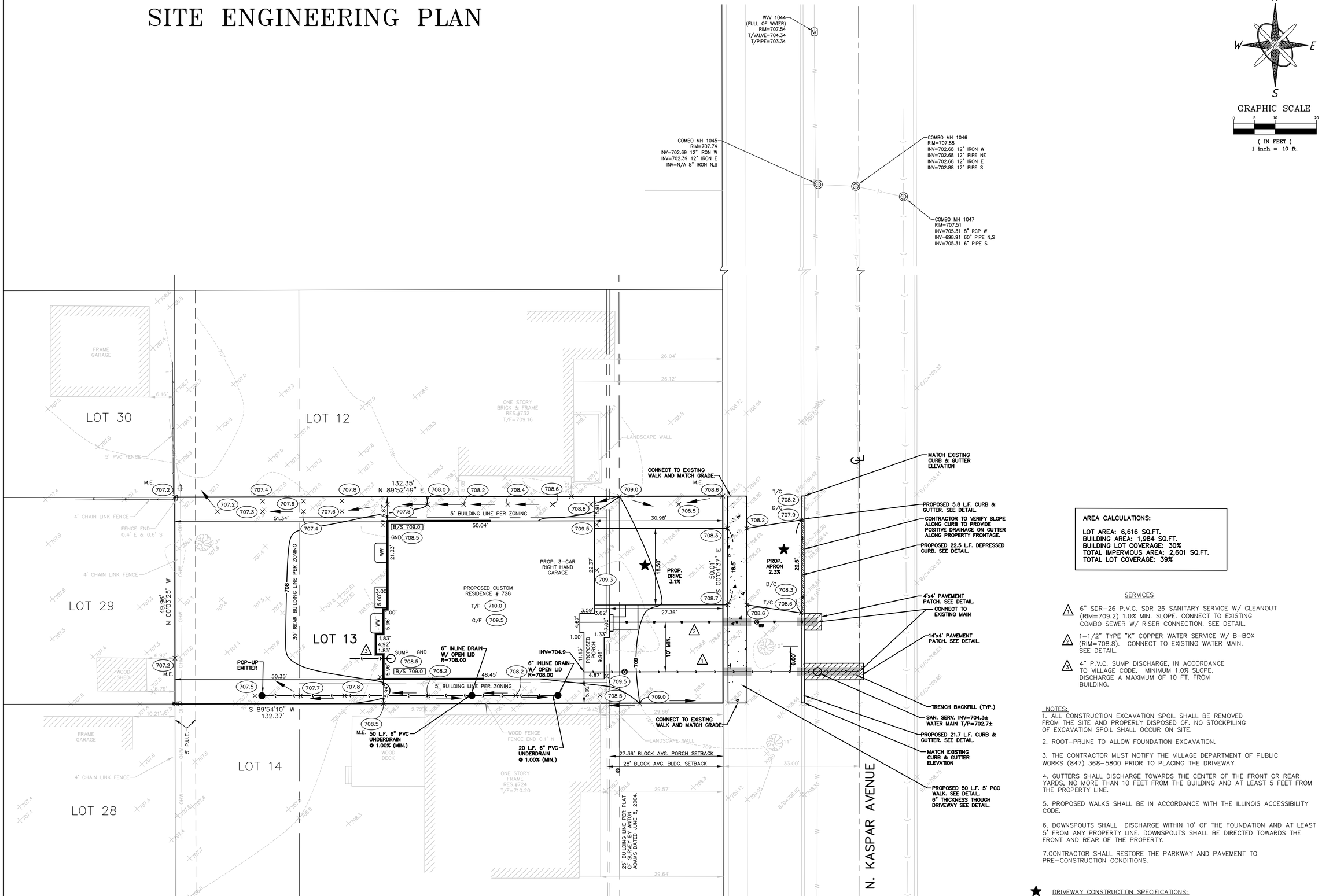
KNIGHT
Engineers & Architects
Knight E/A, Inc.
221 N. LaSalle Street, Suite 300
Chicago, Illinois 60601-1211
Phone (312) 577-3300
Fax (312) 577-3526
knightea.com

SHEET NO. 2 OF 7

DATE: 11/12/2021

JOB NO. 7281.39

SITE ENGINEERING PLAN



N

W E

S

GRAPHIC SCALE

0 5 10 20

(IN FEET)

1 inch = 10 ft.

AREA CALCULATIONS:
LOT AREA: 6,616 SQ.FT.
BUILDING AREA: 1,984 SQ.FT.
BUILDING LOT COVERAGE: 30%
TOTAL IMPERVIOUS AREA: 2,601 SQ.FT.
TOTAL LOT COVERAGE: 39%

SERVICES

1. 6" SDR-26 P.V.C. SDR 26 SANITARY SERVICE W/ CLEANOUT (RIM=709.2) 1.0% MIN. SLOPE. CONNECT TO EXISTING COMBO SEWER W/ RISER CONNECTION. SEE DETAIL.
2. 1-1/2" TYPE "K" COPPER WATER SERVICE W/ B-BOX (RIM=708.8). CONNECT TO EXISTING WATER MAIN. SEE DETAIL.
3. 4" P.V.C. SUMP DISCHARGE, IN ACCORDANCE TO VILLAGE CODE. MINIMUM 1.0% SLOPE. DISCHARGE A MAXIMUM OF 10 FT. FROM BUILDING.

NOTES:

1. ALL CONSTRUCTION EXCAVATION SPOIL SHALL BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF. NO STOCKPILING OF EXCAVATION SPOIL SHALL OCCUR ON SITE.
2. ROOT-PRUNE TO ALLOW FOUNDATION EXCAVATION.
3. THE CONTRACTOR MUST NOTIFY THE VILLAGE DEPARTMENT OF PUBLIC WORKS (847) 368-5800 PRIOR TO PLACING THE DRIVEWAY.
4. GUTTERS SHALL DISCHARGE TOWARDS THE CENTER OF THE FRONT OR REAR YARDS, NO MORE THAN 10 FEET FROM THE BUILDING AND AT LEAST 5 FEET FROM THE PROPERTY LINE.
5. PROPOSED WALKS SHALL BE IN ACCORDANCE WITH THE ILLINOIS ACCESSIBILITY CODE.
6. DOWNSPOUTS SHALL DISCHARGE WITHIN 10' OF THE FOUNDATION AND AT LEAST 5' FROM ANY PROPERTY LINE. DOWNSPOUTS SHALL BE DIRECTED TOWARDS THE FRONT AND REAR OF THE PROPERTY.
7. CONTRACTOR SHALL RESTORE THE PARKWAY AND PAVEMENT TO PRE-CONSTRUCTION CONDITIONS.

★ DRIVEWAY CONSTRUCTION SPECIFICATIONS:

DRIVEWAY SHALL BE CONSTRUCTED OF A MINIMUM 2.5" COMPACTED THICKNESS OF HOT MIX ASPHALT SURFACE COURSE OVER A 6" COMPACTED CA-6 CRUSHED STONE BASE. SEE DRIVEWAY PAVEMENT SECTION IN SHEET 5 FOR ALL REQUIREMENTS.

Drawn By: JV Designed By: LK Scale: 1"=10'

REVISIONS

SITE ENGINEERING PLAN

PREPARED FOR:

FAIRFIELD HOMES, LLC
530 S. ARTHUR AVENUE
ARLINGTON HEIGHTS, IL 60005
(847) 456-8017

728 N. KASPAR AVENUE, ARLINGTON HEIGHTS, IL 60004

SITE ENGINEERING PLAN

KNIGHT
Engineers & Architects
Knight E/A, Inc.
221 N. LaSalle Street, Suite 300
Chicago, Illinois 60601-1211
Phone (312) 577-3300
Fax (312) 577-3526
knightea.com

SHEET NO. 4

OF 7

DATE: 11/12/2021

JOB NO. 7281.39

Surrounding Properties

Village of Arlington Heights **728 N Kaspar Ave** **Arlington Heights**



Property to left 3
716 N Kaspar Ave



Property to left 2
720 N Kaspar Ave



Property to left 1
724 N Kaspar Ave



Subject Property
728 N Kaspar Ave



Property to right 1
732 N Kaspar Ave



Property to right 2
736 N Kaspar Ave



Property to right 3
800 N Kaspar Ave

N Kaspar Ave

N Kaspar Ave

Property Across to left 2
719 N Kaspar Ave



Property Across to left 1
721 N Kaspar Ave

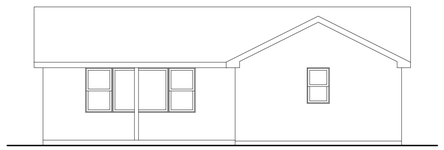


Property Across
725 N Kaspar Ave



Property Across to right 1
800 N Fernandex





2C A200 RESIDENCE TO LEFT

1/8"=1'-0"



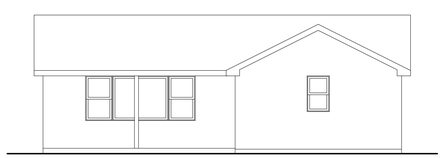
4C A200 EXISTING RESIDENCE

1/8"=1'-0"



6C A200 RESIDENCE TO RIGHT

1/8"=1'-0"



2D A200 RESIDENCE TO LEFT

1/8"=1'-0"



4D A200 PROPOSED RESIDENCE

1/8"=1'-0"



6D A200 RESIDENCE TO RIGHT

1/8"=1'-0"

DESIGN STAGE

REVISIONS

	1	2	3	4	5
CONCEPTUAL DESIGN					
PRELIMINARY DESIGN					
DESIGN DEVELOPMENT					
DESIGN FOR BID					
FINAL REVIEW					
RELEASE FOR PERMIT	11-02-21 TMK				
REVISION					

FAIRFIELD HOMES
728 N. KASPAR AVENUE
ARLINGTON HEIGHTS, IL 60004

CONTEXT ELEVATIONS

Architects & Planners, Inc.
2600 Rohan Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-9200 Fax: 815-788-9201

STATE OF ILLINOIS SCOTT F. POLIT 001-018291 LICENSED ARCHITECT

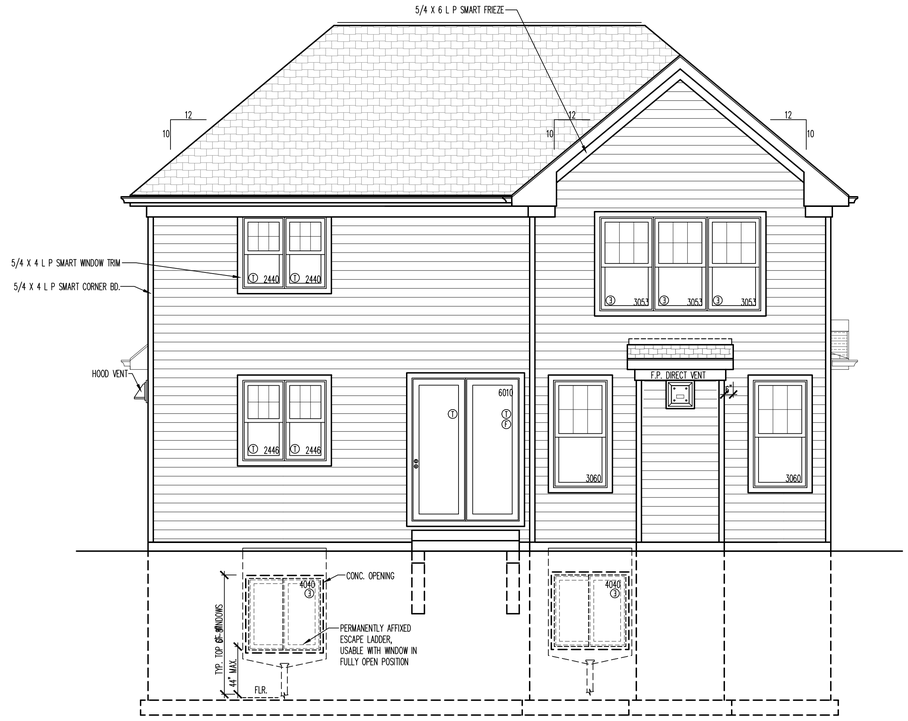
STATE OF ILLINOIS ALA ARCHITECTS & PLANNERS, INC. 184.005572 ARCHITECT CORP. PROFESSIONAL DESIGN FIRM

Job Number: 21350

Sheet Number: A202

File Name: 21350D202

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1C A200 REAR ELEVATION

1/4"=1'-0"



4E A200 FRONT ELEVATION

1/4"=1'-0"

ELEVATION NOTES

- DO NOT SCALE ELEVATIONS, VERIFY WALL HEIGHTS WITH PLANS, CONTACT ARCHITECT WITH ANY DISCREPANCIES
- WHEN INTERSECTING TWO ROOF PLANES WITH DIFFERENT ROOF PITCHES, BLOCK TOP OF STUD WALL OR BEAM AS REQUIRED TO ALLOW FASCIAS TO LINE UP RETAINING A COMMON EAVE DISTANCE.
- SEE ROOF PLAN FOR TYPICAL EAVE AND RAKE DISTANCES UNLESS OTHERWISE NOTED ON ELEVATIONS
- IF RIDGE AND SOFFIT VENTS PROVIDE LESS THAN THE CODE MINIMUM, ADD CAN VENTS AS NEEDED TO THE REAR AND SIDE ELEVATIONS

WINDOW NOTES

- TOP OF WINDOWS 94 3/4" ABOVE SUB-FLOOR FOR 9'-0" PLATES, UNLESS OTHERWISE NOTED
- TOP OF WINDOWS 82 3/4" ABOVE SUB-FLOOR FOR 8'-0" PLATES, UNLESS OTHERWISE NOTED
- ALL WINDOWS ARE DESIGNATED IN ROUGH OPENING, SHOWN IN FEET AND INCHES EXAMPLE: 2555 = 2'-5" X 5'-5" (TO BE MET WITHIN 2" OR EXCEEDED)
- PROVIDE (2)2 X 12'S ABOVE ALL WINDOWS AND OPENINGS UNLESS OTHERWISE NOTED
- PROVIDE SAFETY GLAZING IN ALL WINDOWS WITHIN 24" OF MAIN ENTRY DOOR, WITHIN 18" OF FLOOR, IN TUB/SHOWER ENCLOSURES, AND IN STAIR WELLS
- PROVIDE WINDOW GUARDS THAT COMPLY WITH ASTM F2006 OR F2090 WHEN SILL IS LESS THAN 24" HIGH ABOVE THE FLOOR
- ALL FENESTRATIONS SHALL HAVE A MAXIMUM U-VALUE AS FOLLOWS:
  - WINDOWS & DOORS – 0.30, SKYLIGHTS – 0.55
    - EGRESS WINDOW
    - TEMPERED GLASS
    - FIXED WINDOW

DESIGN STAGE
- CONCEPTUAL DESIGN
- PRELIMINARY DESIGN
- DESIGN DEVELOPMENT
- BIDDING & PERMIT SET
- FINAL REVIEW
- RELEASE FOR PERMIT 11-10-21 TRK

REVISIONS
1 2 3 4 5

FAIRFIELD HOMES
728 N. KASPAR AVENUE
ARLINGTON HEIGHTS, IL 60004

FRONT ELEVATION
REAR ELEVATION

Architects & Planners, Inc.
2600 Rohan Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-0300 Fax: 815-788-0301

STATE OF ILLINOIS – SCOTT F. POLIT 001-018291 – LICENSED ARCHITECT
STATE OF ILLINOIS – ALA ARCHITECTS & PLANNERS, INC. 184.005572 ARCHITECT CORP. – PROFESSIONAL DESIGN FIRM

Job Number: 21350
Sheet Number: A200
File Name: 21350200

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1C
A201

LEFT SIDE ELEVATION

1/4"=1'-0"



4E
A201

RIGHT SIDE ELEVATION

1/4"=1'-0"

ELEVATION NOTES

* DO NOT SCALE ELEVATIONS, VERIFY WALL HEIGHTS WITH PLANS, CONTACT ARCHITECT WITH ANY DISCREPANCIES
* WHEN INTERSECTING TWO ROOF PLANES WITH DIFFERENT ROOF PITCHES, BLOCK TOP OF STUD WALL OR BEAM AS REQUIRED TO ALLOW FASCIAS TO LINE UP RETAINING A COMMON EAVE DISTANCE.
* SEE ROOF PLAN FOR TYPICAL EAVE AND RAKE DISTANCES UNLESS OTHERWISE NOTED ON ELEVATIONS
* IF RIDGE AND SOFFIT VENTS PROVIDE LESS THAN THE CODE MINIMUM, ADD CAN VENTS AS NEEDED TO THE REAR AND SIDE ELEVATIONS

WINDOW NOTES

* ALL WINDOWS ARE DESIGNATED IN ROUGH OPENING, SHOWN IN FEET & INCHES EXAMPLE: 2555 = 2'-5" X 5'-5" (TO BE MET WITHIN 2" OR EXCEEDED), DEPENDING ON MFG.

EGRESS WINDOW = (E)
TEMPERED GLASS = (T)
FIXED WINDOW = (F)

REMODELING & ADDITION NOTES

* WHEN ALIGNING NEW ROOF PLANES WITH EXISTING, VERIFY EXISTING ROOF PITCH IN FIELD PRIOR TO PURCHASE OR ORDERING OF ROOFING STRUCTURAL AND FINISHING MATERIALS.
* ALL NEW SIDING TO MATCH EXISTING UNLESS OTHERWISE NOTED. VERIFY WITH OWNER.
* ALL NEW FASCIA, FRIEZE AND SOFFITS TO MATCH EXISTING UNLESS OTHERWISE NOTED, VERIFY WITH OWNER.
* VERIFY SIZE OF WINDOWS IN FIELD PRIOR TO PURCHASE.
* ALL BEDROOMS MUST BE PROVIDED ONE EGRESS WINDOW SIZE TO MEET LOCAL CODE. VERIFY LOCATION WITH PLANS AND OWNER.

REVISIONS

1	11-02-21 TRN
2	
3	
4	
5	

DESIGN STAGE

- CONCEPTUAL DESIGN
- PRELIMINARY DESIGN
- DESIGN DEVELOPMENT
- PERMIT & BID
- FINAL REVIEW
- RELEASE FOR PERMIT
- REVISION

FAIRFIELD HOMES
726 N. KASPAR AVENUE
ARLINGTON HEIGHTS, IL 60004

LEFT SIDE ELEVATION
RIGHT SIDE ELEVATION

Architects & Planners, Inc.
2600 Behan Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-9200 Fax: 815-788-9201

STATE OF ILLINOIS
SCOTT F. POLIT
001-018291
LICENSED ARCHITECT

STATE OF ILLINOIS
ALA ARCHITECTS & PLANNERS, INC.
184.005572
ARCHITECT CORP.
PROFESSIONAL DESIGN FIRM

Job Number: 21350
Sheet Number: A201
File Name: 21350201

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Fairfield Homes, Inc.
728 N Kaspar Ave
Material Schedule

ITEM	MATERIAL	MANUFACTURER	COLOR
Brick	NA	NA	NA
Stone	NA	NA	NA
Roof	Asphalt Shingles	IKO	Onyx
Siding	Wood	LP	White
Shutters	NA	NA	NA
Gutters/Trim/Fascia	Aluminum	Best Line	White
Columns/Porch Trim	Wood	LP	White
Windows	Vinyl	Simonton	White
Garage Door	Steel	Haas	White

OWENS CORNING®

Oakridge® Shingles





Featured Color:
Onyx Black
Pub. No. 10020668



Design Commission
12/14/2021

Item: DC#21-071 - Burger King - 675 E Rand Rd / Commercial

Department: Planning & Community Development

Requested Action

Approval of the proposed architectural design for a facade renovation of an existing fast food restaurant building.

Recommendation

It is recommended that the Design Commission approve the proposed architectural design for Burger King located at 675 E. Rand Road. This recommendation is subject to compliance with the plans received 10/14/21, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, sign code or building or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/owner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans and sign permit plans comply with all zoning code, building code and sign code requirements.

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
Exhibits	Exhibits
Context Photos	Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:		PETITION INFORMATION:	
Project Name:	Burger King	DC Number:	21-071
Project Address:	675 E. Rand Road	Petitioner Name:	Jason Berg
Prepared By:	Steve Hautzinger	Petitioner Address:	Tri City Foods 1400 Opus Place, Suite A Downers Grove, IL 60515
Date Prepared:	December 2, 2021	Meeting Date:	December 14, 2021

Requested Action(s):
Approval of the proposed architectural design for a facade renovation of an existing fast food restaurant building.

Design Commission Responsibility for Projects Being Reviewed by Plan Commission:
The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code.

This property received Plan Commission review and Village Board approval in 1981 for a Special Use and Planned Unit Development amendment to allow a drive-through restaurant. Because this project was reviewed by the Plan Commission, the role of the Design Commission is limited. The Design Commission's responsibility is as outlined in Chapter 28 of the Municipal Code, Section 14.2-1, which states:

"*For developments where a public hearing is necessary before the Plan Commission or Zoning Board of Appeals, the design review process should, if feasible, be completed by the time of the public hearing. Development proposals requiring rezoning, PUD or other Plan Commission approvals, shall be reviewed by the Design Commission* ***for building and signage only.***"

Summary:
The existing Burger King restaurant was approved and developed in 1981. In 2012, the Design Commission approved a major renovation of the building design. At this time, the petitioner is proposing to update the interior and exterior of the restaurant, as well as modify the site to incorporate a second drive-through lane. A summary of the proposed façade changes are as follows:

- The sloped standing seam metal roofs will be removed, and walls extended up.
- Metal awnings will be added above the windows on the sides to match the existing metal awnings on the front.
- The existing wall overhang above the drive-through window will be removed and replaced with a new metal awning.
- Existing horizontal black accent siding to be replaced with a new "cedar" color fiber cement siding.
- Existing red accent wall tiles to be replaced with new red ceramic tiles.
- All existing signage to be replaced with new branding.

Architectural Design:
The existing building design approved in 2012 still looks fresh and has a nice appearance. Overall, the proposed changes to the design are relatively minor, and Staff has no objections.

Signage:
The proposed new building signage and ground sign are just branding changes to the existing signs. The signs are being replaced in the same size, quantity, and location as all existing signs. However, the new drive-through menu boards are proposed to be fully digital displays, which requires sign variations under a separate review.

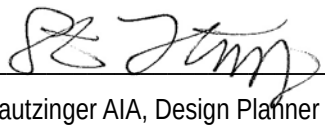
It should also be noted that per code window signage is limited to 40% maximum in each individual window. The existing building has excessive window signage that exceeds the maximum allowed. The excessive window signage has a poor appearance and a negative impact on the appearance of the building, and it should be removed.

Rooftop Mechanical Unit Screening:
The existing building has multiple rooftop mechanical units, which will continue to be fully screened by the perimeter parapet walls.

Trash Dumpster Screening:
There is an existing trash dumpster enclosure which will remain as is, with fresh paint to match the building.

RECOMMENDATION:
It is recommended that the Design Commission approve the proposed architectural design for Burger King located at 675 E. Rand Road. This recommendation is subject to compliance with the plans received 10/14/21, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

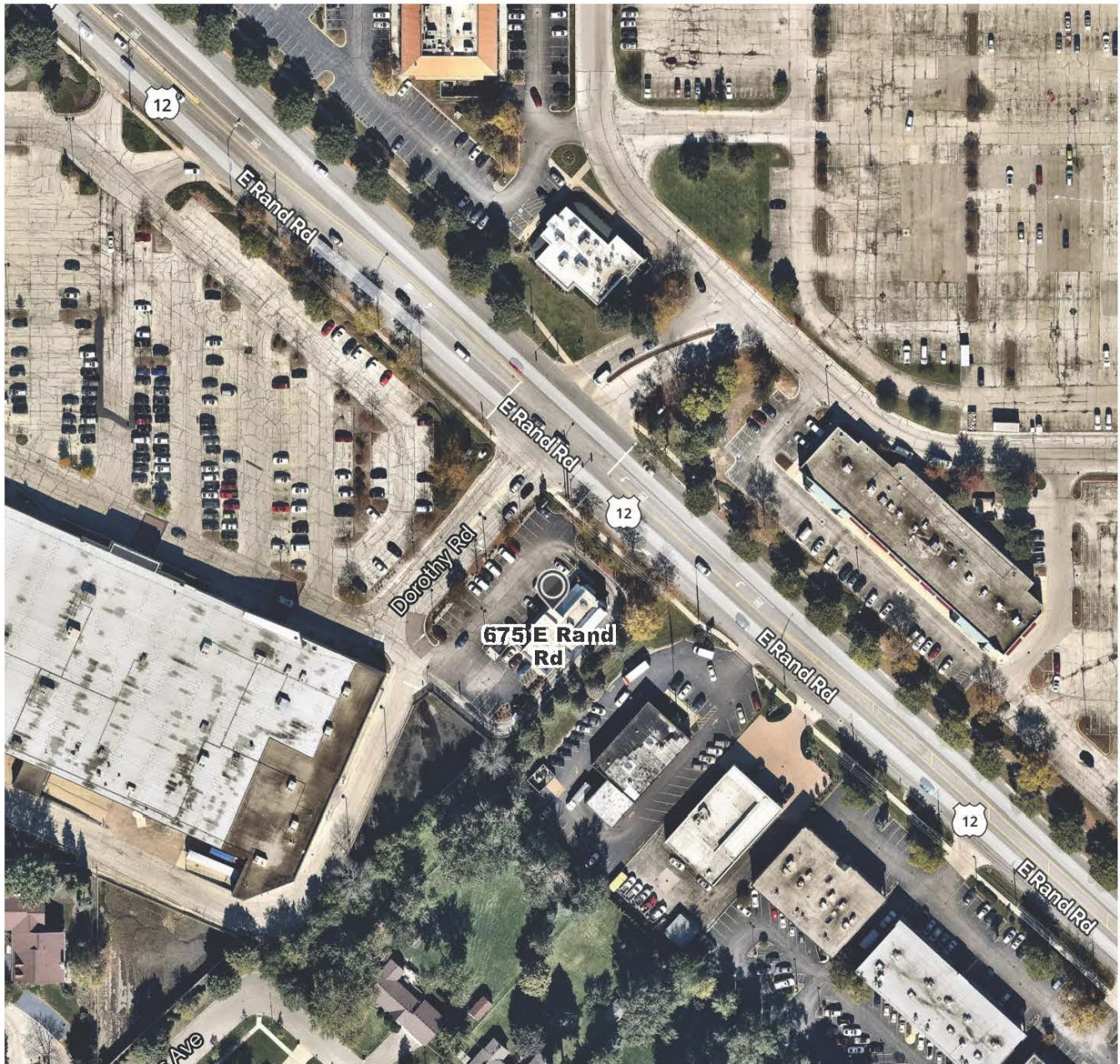
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December 2, 2021

Steve Hautzinger AIA, Design Planner
Department of Planning & Community Development

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 21-071


12
E Rand Rd
E Rand Rd
12
Dorothy Rd
675 E Rand Rd
E Rand Rd
12
E Rand Rd
Ave

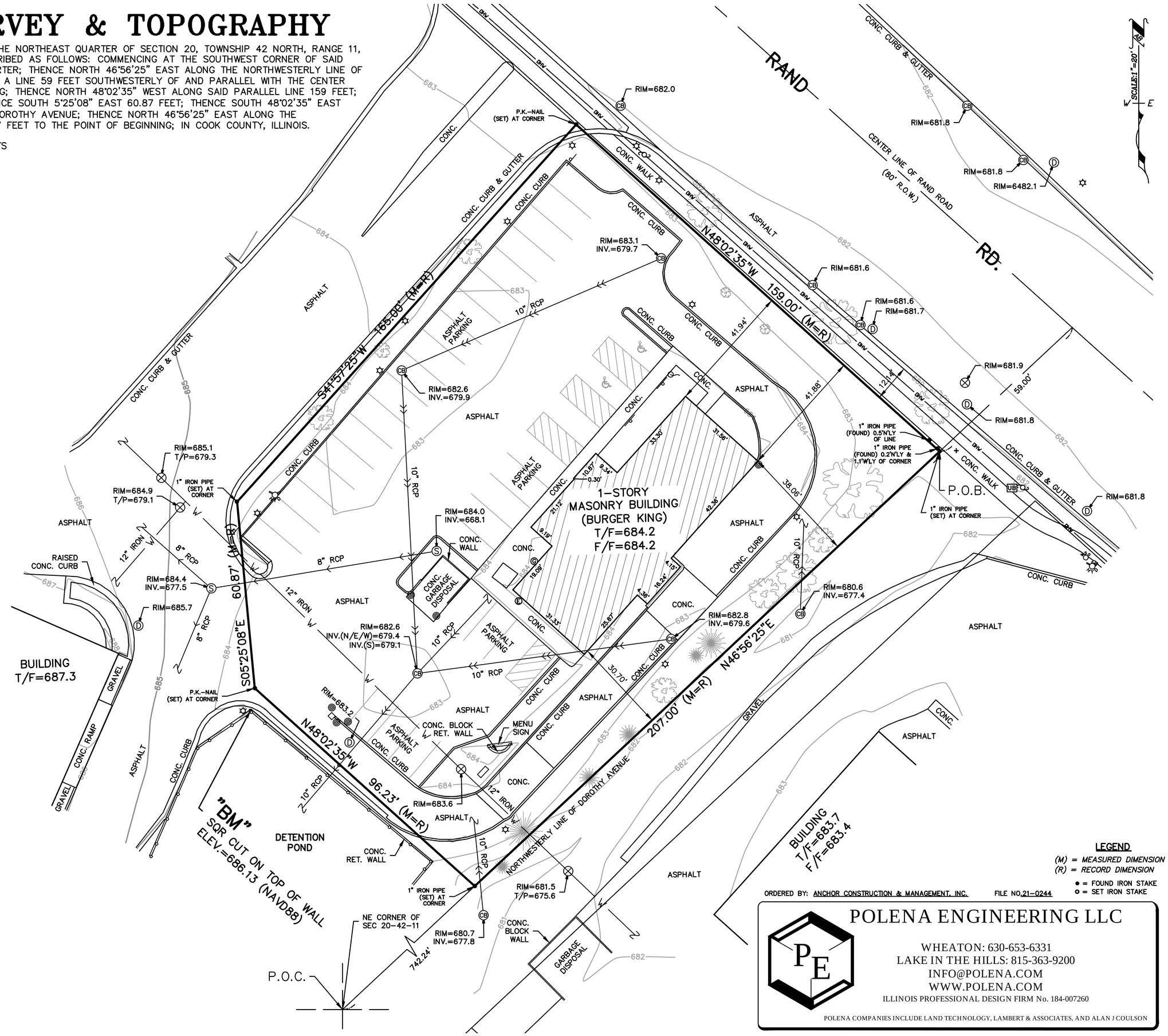
PLAT OF SURVEY & TOPOGRAPHY

THAT PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 46°56'25" EAST ALONG THE NORTHWESTERLY LINE OF DOROTHY AVENUE 742.24 FEET TO A POINT ON A LINE 59 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE CENTER LINE OF RAND ROAD FOR A POINT OF BEGINNING; THENCE NORTH 48°02'35" WEST ALONG SAID PARALLEL LINE 159 FEET; THENCE SOUTH 41°57'25" WEST 165 FEET; THENCE SOUTH 5°25'08" EAST 60.87 FEET; THENCE SOUTH 48°02'35" EAST 96.23 FEET TO THE NORTHWESTERLY LINE OF DOROTHY AVENUE; THENCE NORTH 46°56'25" EAST ALONG THE NORTHWESTERLY LINE OF DOROTHY AVENUE 207 FEET TO THE POINT OF BEGINNING; IN COOK COUNTY, ILLINOIS.

ADDRESS: 675 E. RAND RD., ARLINGTON HEIGHTS
PIN: 03-20-101-016
AREA: 0.69 ACRES

SYMBOL LEGEND	
Ⓓ	STORM MANHOLE
CB	CATCH BASIN
⊗	WATER VALVE VAULT
⊗	WATER VALVE
	HYDRANT
	B-BOX
Ⓢ	SANITARY MANHOLE
Ⓔ	ELECTRIC METER
Ⓖ	GAS METER
UB	UTILITY BOX
☼	LIGHT POLE
	UTILITY POLE
	SIGN
	STEEL POST
	FLAGPOLE
+	CHISELED CROSS
□	CHISELED SQUARE

LINE LEGEND	
	= CHAINLINK FENCE
OHV	= OVERHEAD WIRES
W	= WATER MAIN
	= SANITARY SEWER
	= STORM SEWER



PROFESSIONAL LAND SURVEYOR
NORBERT V. LAMBERT, JR.
NO. 1863
WHEATON ILLINOIS
STATE OF ILLINOIS

STATE OF ILLINOIS } S.S.
COUNTY OF DU PAGE }

THIS IS TO CERTIFY THAT I, AN ILLINOIS LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE AND THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY. FIELD WORK COMPLETION DATE: 09/10/2021.

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

GIVEN UNDER MY HAND AND SEAL AT WHEATON, ILLINOIS, THIS 14TH. DAY OF SEPTEMBER, A.D., 2021.

ILLINOIS LAND SURVEYOR NO. 1863; LICENSE EXPIRES 11/30/22
ILLINOIS DESIGN FIRM NO. 184-007260

REFER TO DEED OF GUARANTEE POLICY FOR RESTRICTIONS NOT SHOWN ON SURVEY.
ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY APPARENT DISCREPANCIES TO THE SURVEYOR.

LEGEND

(M) = MEASURED DIMENSION
(R) = RECORD DIMENSION
● = FOUND IRON STAKE
○ = SET IRON STAKE

ORDERED BY: ANCHOR CONSTRUCTION & MANAGEMENT, INC. FILE NO.21-0244

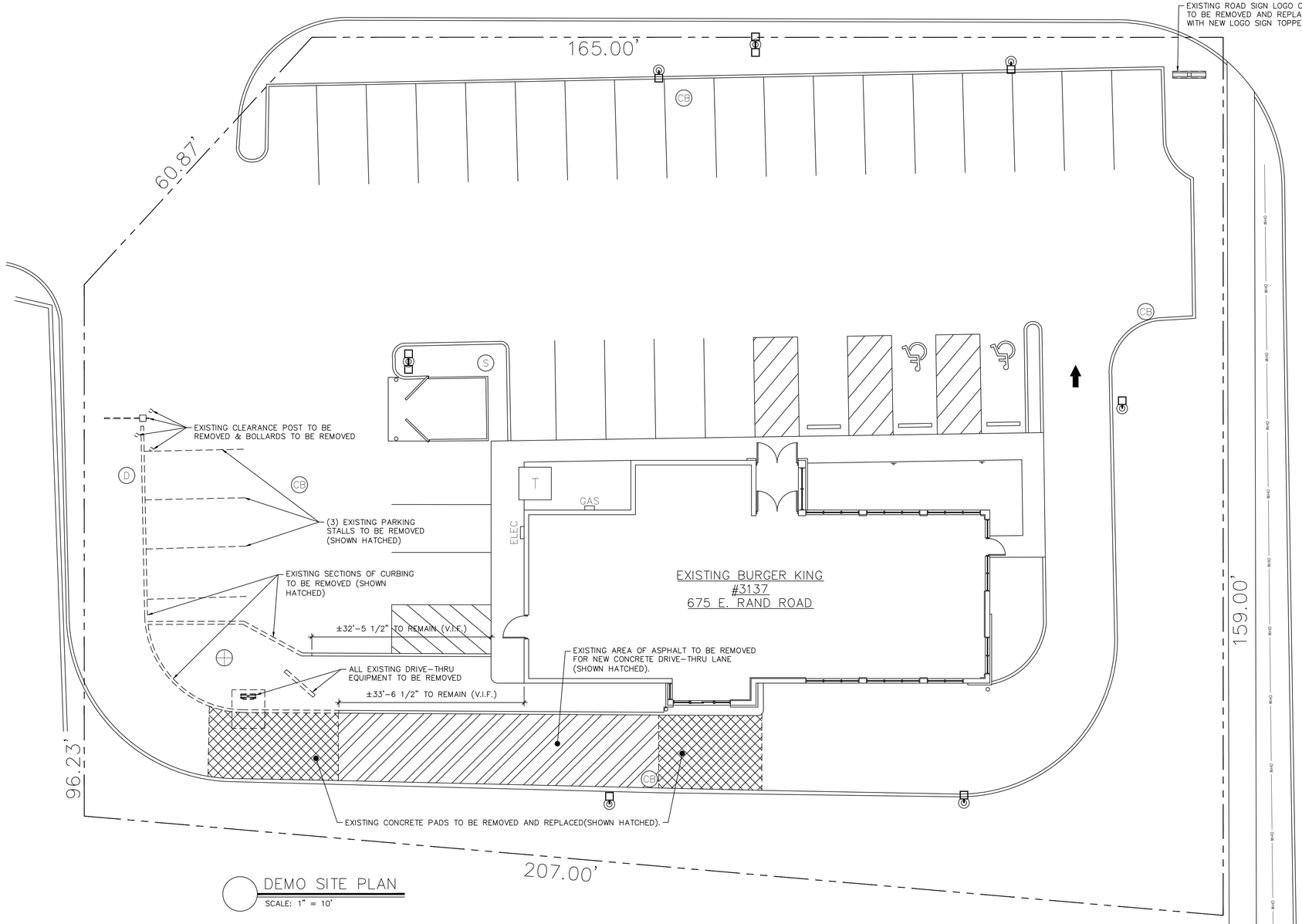
POLENA ENGINEERING LLC
WHEATON: 630-653-6331
LAKE IN THE HILLS: 815-363-9200
INFO@POLENA.COM
WWW.POLENA.COM
ILLINOIS PROFESSIONAL DESIGN FIRM No. 184-007260
POLENA COMPANIES INCLUDE LAND TECHNOLOGY, LAMBERT & ASSOCIATES, AND ALAN J COULSON

T:\2021-JOBS\210244\210244SV-TO 9-14-21.dwg

SHOPPING CENTER ENTRANCE



EXISTING ROAD SIGN



DEMO SITE PLAN
SCALE: 1" = 10'

10 FT 0 5 10 20 FT
1" = 10'

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Anchor Construction & Management, Inc.
ANCHOR CM

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DRAWING INTENDED FOR DESIGN COMMISSION AND SIGN VARIATION

BURGER KING
BK # 3137 - UPGRADE REMODEL
675 E. RAND ROAD
ARLINGTON HEIGHTS, ILLINOIS 60014

PROJECT:

Drawing Issue	
Description	Date
DESIGN COMMISSION REVIEW	10/01/2021
SIGN VARIATION REQUEST	10/01/2021

Drawn By: TLW
Checked By: SAK

Sheet Title
DEMO
SITE PLAN

Sheet No.
SP-0.1

Kolbrook Job No.	1683.005	Consultant Job No.	BK 3137

GENERAL CONTRACTOR NOTES:

- G.C. TO INSURE ALL EXTERIOR FIXTURES ARE PROPERLY POWERED. G.C. TO TEST AND MAKE ALL FIXTURE CIRCUITS OPERATIONAL.
- ALL FOOTINGS FROM ABANDONED SIGNAGE SHALL BE REMOVED 6" BELOW GRADE AND LANDSCAPED OVER.
- AT ADA PATH OF EGRESS SIDEWALKS, G.C. TO VERIFY THAT EXISTING/NEW GRADES MEET ADA COMPLIANCE. G.C. TO MODIFY GRADES TO MEET ADA COMPLIANCE. G.C. TO REQUEST ENGINEERING, IF NEEDED.
- AT ADA PARKING STALLS & ACCESSIBLE AISLES, G.C. TO VERIFY EXISTING/NEW GRADES MEET ADA COMPLIANCE OF LESS THAN 2% SLOPE IN ALL DIRECTIONS. G.C. TO MODIFY ASPHALT GRADES TO MEET ADA COMPLIANCE. G.C. TO REQUEST ENGINEERING, IF NEEDED.
- G.C. TO SCRAPE, SAND, PAINT ALL EXISTING TO REMAIN BOLLARDS. (PAINT YELLOW).

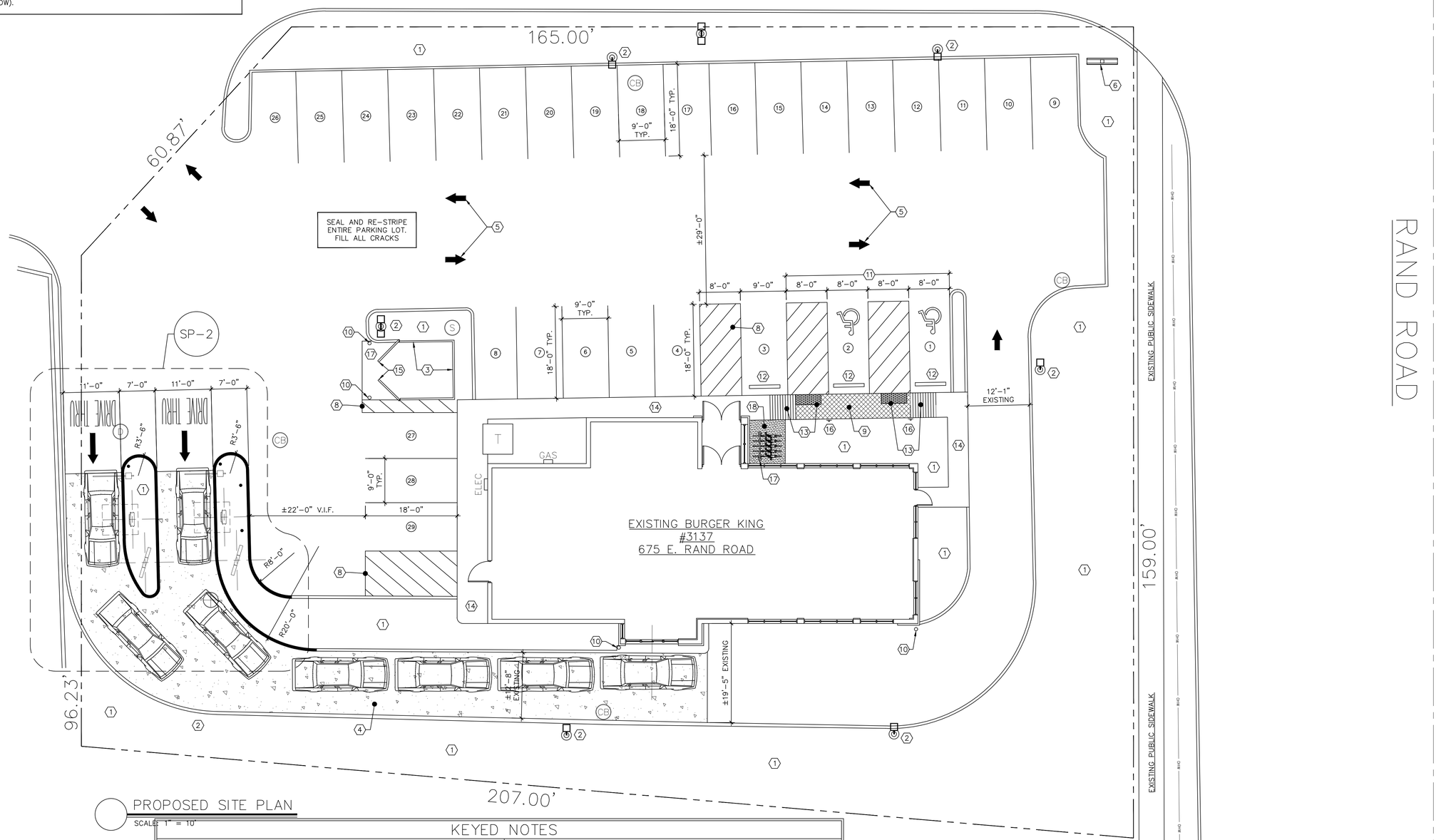
SHOPPING CENTER ENTRANCE

SITE LEGEND

EXISTING CURB. REPAIR DAMAGED CURBS AS REQUIRED.

NEW 'BLACK' CONCRETE DRIVE-THRU LANE & REQUIRED DETECTOR LOOPS. SEE DETAILS ON SHEET SP-3.

NEW CONCRETE SIDEWALK SECTION. SEE DETAIL ON SHEET SP-3.



PROPOSED SITE PLAN

SCALE: 1" = 10'

KEYED NOTES

1. LANDSCAPE/GRASS AREA. SEE LANDSCAPE DRAWINGS.
2. EXISTING LOT LIGHT POLE AND BASE WITH EXISTING LED FIXTURE HEAD TO REMAIN.
3. PAINT EXISTING MASONRY TRASH ENCLOSURE. MATCH NEW BUILDING COLORS.
4. NEW 'BLACK' CONCRETE DRIVE-THRU LANE & DETECTOR LOOPS. SEE SHEET SP-3.
5. NEW/RE-PAINTED PAVEMENT ARROWS/TEXT. SEE DETAIL 4/SP-3.
6. NEW ROAD SIGN LOGO TOPPER. SCRAPE, SAND, PAINT EXISTING ROAD SIGN POLE AND DRIVE-THRU SIGN CABINETS.
7. EXISTING CONCRETE APRON AT TRASH ENCLOSURE TO REMAIN.
8. NEW/RE-PAINTED 4" PAINTED STRIPING, 18" O.C. AT 45° (YELLOW REFLECTIVE).
9. EXISTING SIDEWALK SECTIONS, SHOWN HATCHED, ARE FLUSH WITH ADJACENT ASPHALT PARKING SURFACE.
10. EXISTING BOLLARD. SCRAPE, SAND, PAINT (YELLOW). TYP. ALL BOLLARDS.
11. EXISTING ADA COMPLIANT PARKING/ACCESS STALLS TO BE RE-STRIPED. SEE DETAIL ON SHEET SP-3.
12. EXISTING WHEEL STOP.
13. EXISTING ADA COMPLIANT, DETECTABLE WARNING SURFACE AND ADA RAMP TO REMAIN.
14. EXISTING SIDEWALK TO REMAIN.
15. EXISTING TRASH ENCLOSURE GATE & DROP ROD. SCRAPE, SAND, PAINT (EP-4G).
16. EXISTING ADA COMPLIANT PARKING STALL SIGN TO REMAIN.
17. NEW BIKE RACK. SEE DETAIL ON SHEET SP-3.
18. NEW CONCRETE SIDEWALK SECTION (SHOWN HATCHED) FOR NEW BIKE RACK. SEE DETAIL ON SHEET SP-3.

10 FT 0 5 10 20 FT

1" = 10'

N

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PROJECT:

BURGER KING

BK # 3137 - UPGRADE REMODEL

675 E. RAND ROAD
ARLINGTON HEIGHTS, ILLINOIS 60014

Drawing Issue	
Description	Date
DESIGN COMMISSION REVIEW	10/01/2021
SIGN VARIATION REQUEST	10/01/2021

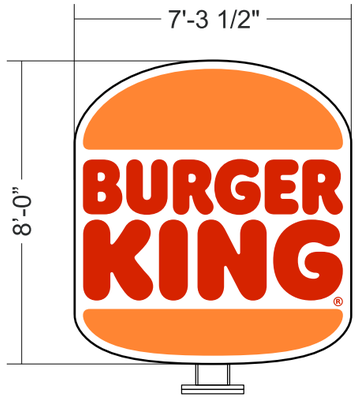
Drawn By: TLW
Checked By: SAK

Sheet Title
PROPOSED SITE PLAN

Sheet No.
SP-1

Kolbrook Job No.	1683.005	Consultant Job No.	BK 3137

D/F 8’ BK RETRO LOOK BUN LOGO PYLON HEAD • 53.32 SQ FT



8’-0”

PANNED &
EMBOSSED
CABINET DEPTH 14”
53.32 SQ FT



EMBOSSMENT EXAMPLE

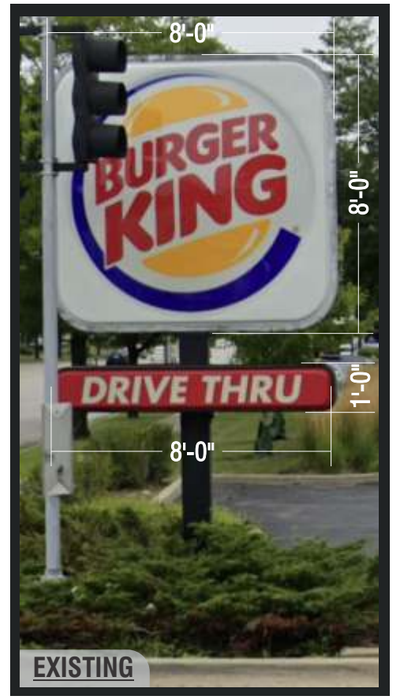


SIGN DETAIL: REMOVE EXISTING CABINET & REPLACE W/ NEW D/F 8’ BK RETRO LOOK BUN LOGO PYLON HEAD

FACE: S/F LED ILLUMINATED CABINET WITH CLEAR SOLAR GRADE POLYCARBONATE VACUUM FORMED PANNED AND EMBOSSED FACES. 3M TRANSLUCENT VINYL APPLIED TO 2ND SURFACE W/ WHITE DIFFUSER.

CABINET: DEPTH 14”

ILLUMINATION: *5000K LED* DOUBLE SIDED LED SPACED @ 650 LUMENS / FT



BURGER KING

COLOR NOTES

- VINYL # 3630-84 TANGERINE
- VINYL # 3630-143 POPPY RED
- VINYL # 3635-30 WHITE DIFFUSER

REVISION	
1.	XXXXX
2.	XXXXX
3.	XXXXX
4.	XXXXX

ARTIST
MW

CLIENT
BURGER KING RETRO

SCALE
1/4” = 1’-0”

DATE
10.07.21

LOCATION
ARLINGTON HEIGHTS, IL #3137

H: MARKETING DESIGN / COR / 8 / BURGER KING / ARLINGTON HEIGHTS, IL #3137_8FT.cdr

Underwriters Laboratories Inc.® LISTED

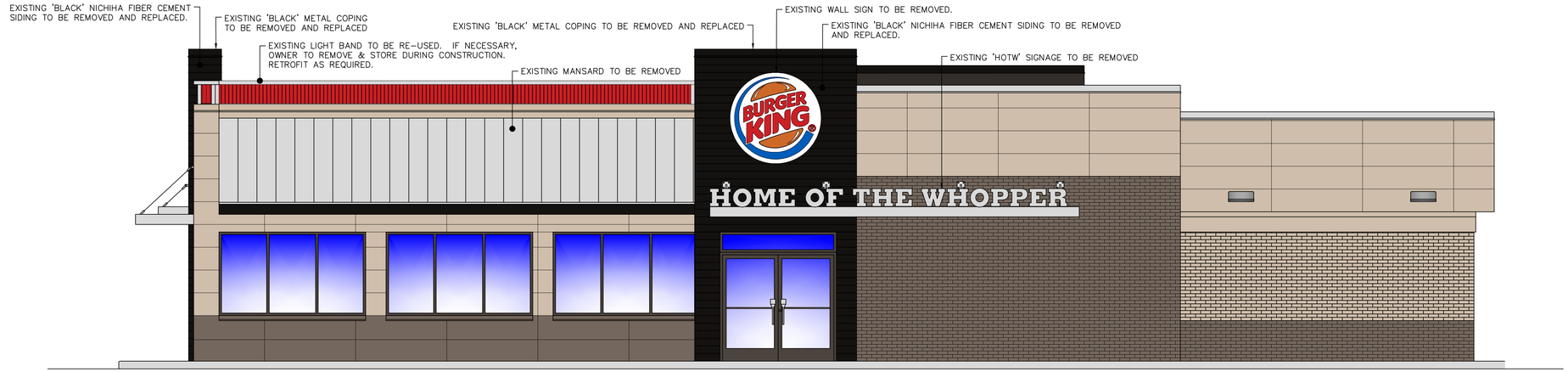
DEPARTMENT: ART


BURGER
KING


BURGER KING
HOME OF THE WHOPPER
PARMESAN
1 FROZEN TREATS
NEW CRISPY CHICKEN
$3.49
79¢
2 FOR 10
© 2021 Google

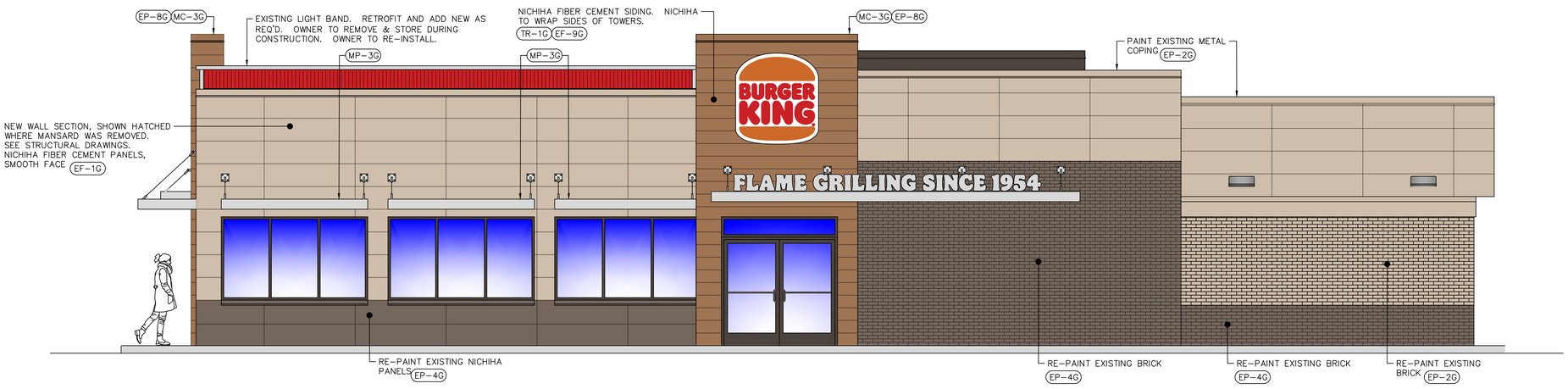

BURGER KING
HOME OF THE WHOPPER





1 CR-1 EXISTING NORTH ELEVATION

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



2 CR-1 PROPOSED NORTH ELEVATION

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

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PROJECT:
BURGER KING
BK # 3137 - UPGRADE REMODEL
675 E. RAND ROAD
ARLINGTON HEIGHTS, ILLINOIS 60014

Drawing Issue

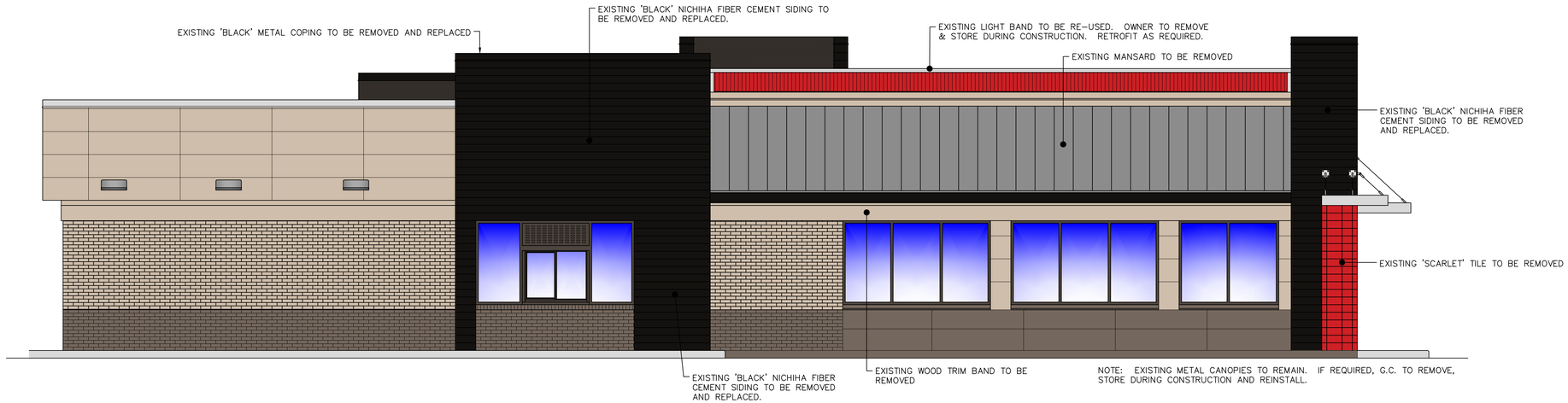
Description	Date
DESIGN COMMISSION REVIEW	10/01/2021
SIGN VARIATION REQUEST	10/01/2021

Drawn By: TLW
Checked By: SAK

Sheet Title
COLORED RENDERINGS

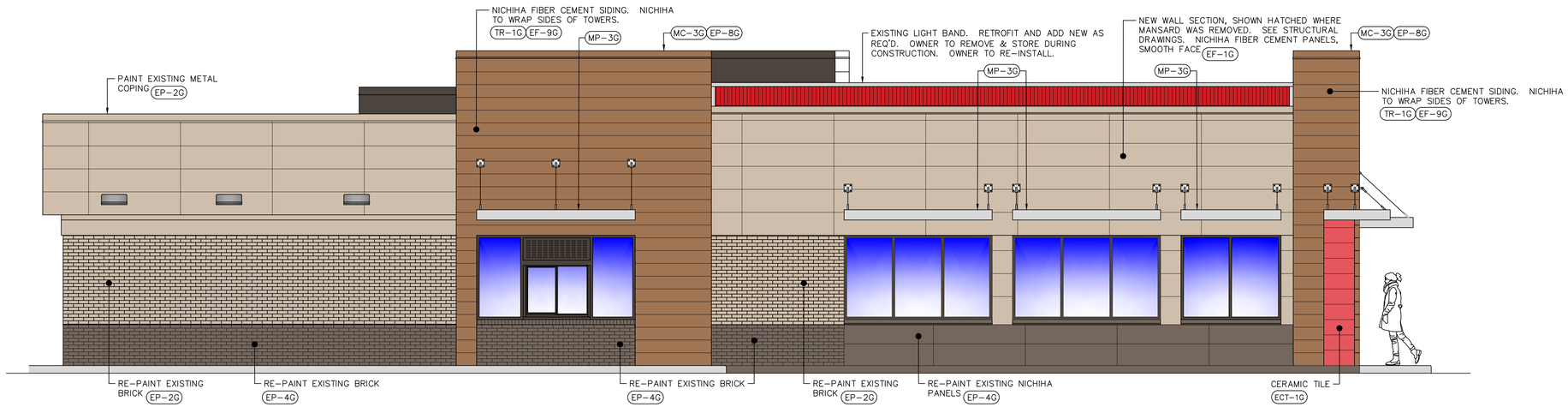
Sheet No.
CR-1

Kolbrook Job No.	1683.005	Consultant Job No.	BK 3137



1 / CR-2 EXISTING SOUTH ELEVATION

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



2 / CR-2 PROPOSED SOUTH ELEVATION

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

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BURGER KING
BK # 3137 - UPGRADE REMODEL

675 E. RAND ROAD
ARLINGTON HEIGHTS, ILLINOIS 60014

PROJECT: BURGER KING

Drawing Issue

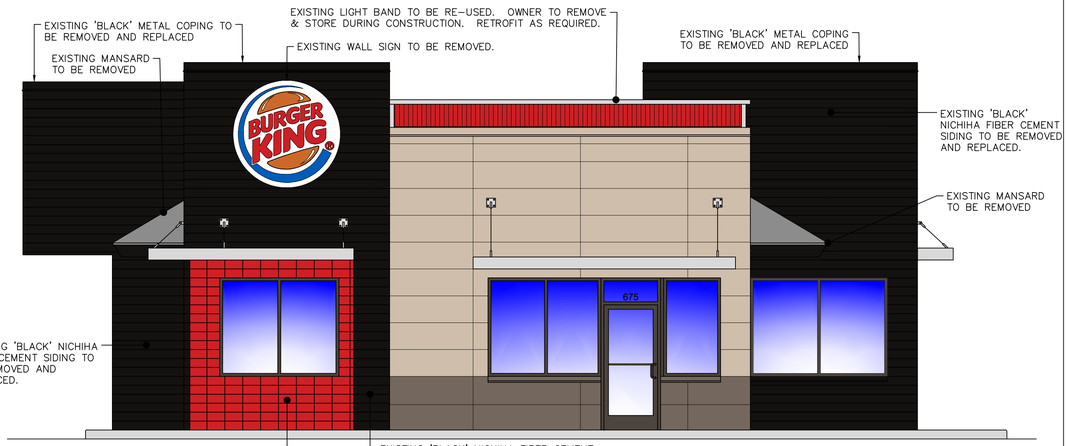
Description	Date
DESIGN COMMISSION REVIEW	10/01/2021
SIGN VARIATION REQUEST	10/01/2021

Drawn By: TLW
Checked By: SAK

Sheet Title
COLORED RENDERINGS

Sheet No.
CR-2

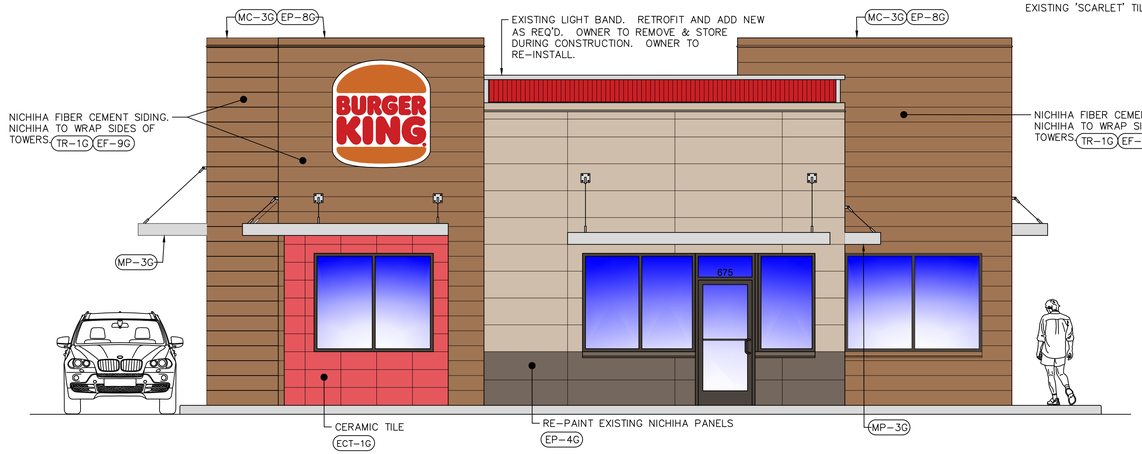
Kolbrook Job No.	1683.005	Consultant Job No.	BK 3137



EXISTING EAST ELEVATION

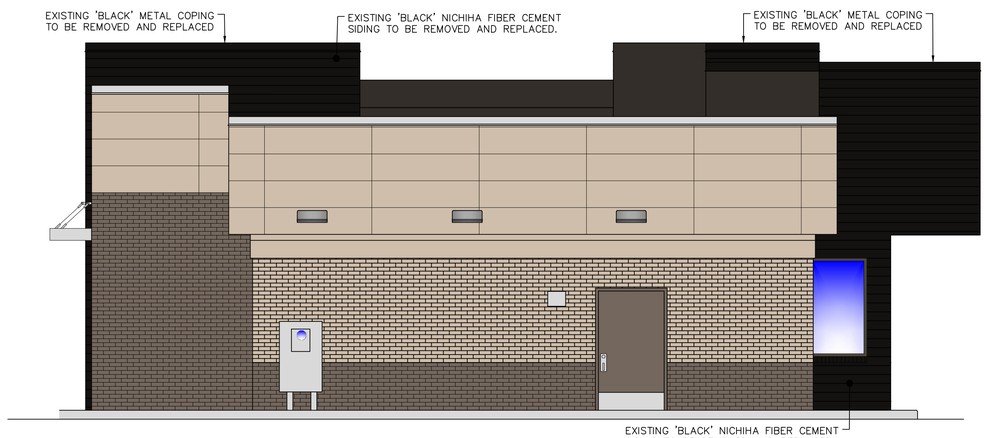
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SCALE: 1/4" = 1'-0"



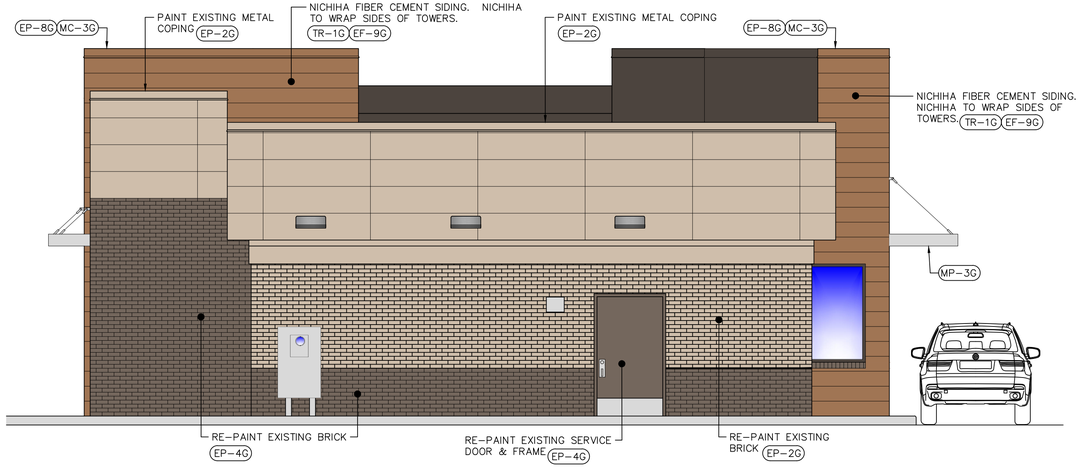
2 / CR-3 PROPOSED EAST ELEVATION

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



3 / CR-3 EXISTING WEST ELEVATION

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



PROPOSED WEST ELEVATION

4 / CR-3

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

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BURGER KING

BK # 3137 - UPGRADE REMODEL

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PROJECT:

Drawing Issue

Description	Date
DESIGN COMMISSION REVIEW	10/01/2021
SIGN VARIATION REQUEST	10/01/2021

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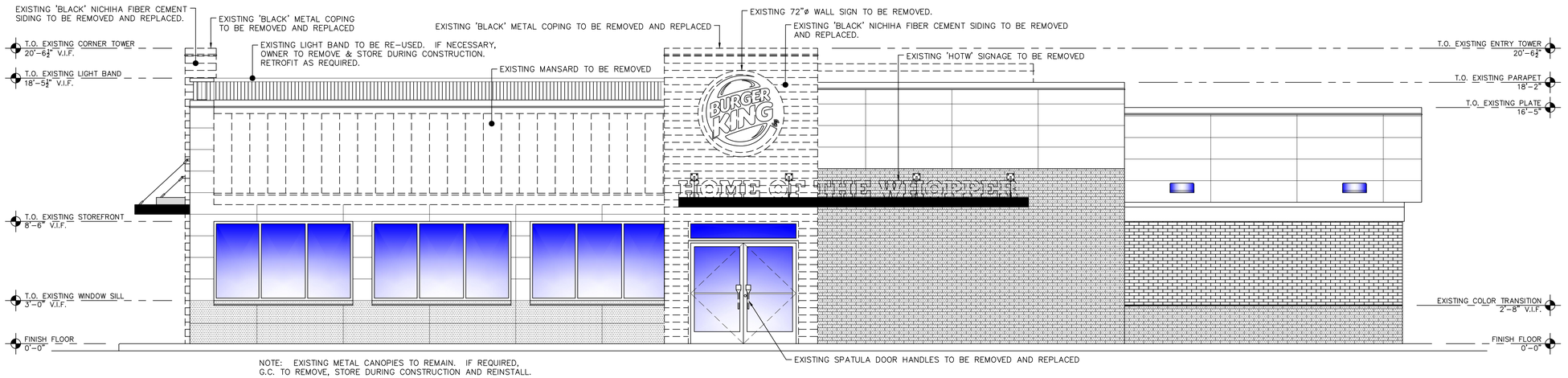
Sheet Title

COLORED RENDERINGS

Sheet No.

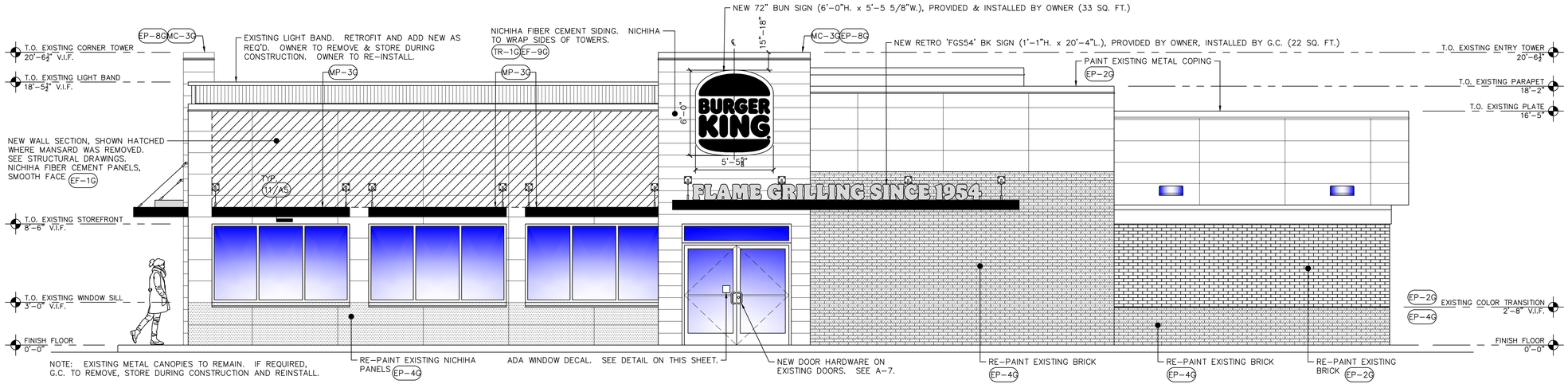
CR-3

Kolbrook Job No.	1683.005	Consultant Job No.	BK 3137



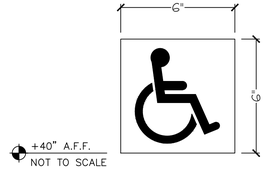
1 / A-3 EXISTING NORTH ELEVATION

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



2 / A-3 PROPOSED NORTH ELEVATION

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



ADA SYMBOL OF ACCESSIBILITY (ISA) DECAL TO BE LOCATED ON STOREFRONT GLASS ADJACENT TO ALL ACCESSIBLE DOORS.

A / A-3 ISA SIGN DECAL DETAIL

SCALE: NOT TO SCALE

GENERAL NOTES

- G.C. TO INSURE ALL EXISTING ROOF DRAINS, GUTTERS, SCUPPERS AND DOWNSPOUTS ARE CLEAR AND PROPERLY CONNECTED.
- LIGHTING IS OWNER SUPPLIED, G.C. INSTALLED. AWNINGS & LIGHT BANDS ARE OWNER SUPPLIED & INSTALLED. E.C. TO PROVIDE POWER TO LIGHT BAND TRANSFORMERS.
- SEE SHEET A-5 FOR NEW EXTERIOR FINISH DETAILS.
- ALL AWNING DIMENSIONS TO BE FIELD VERIFIED PRIOR TO FABRICATION.
- SIGNS ARE NOT IN THIS SCOPE OF WORK OR INCLUDED IN THIS PERMIT. SIGNS WILL BE APPLIED FOR UNDER A SEPARATE PERMIT BY THE SIGN MANUFACTURER &/OR INSTALLER. SIGNS ARE OWNER SUPPLIED & INSTALLED.
- G.C. TO INSURE ALL EXTERIOR FIXTURES ARE PROPERLY POWERED. G.C. TO TEST AND MAKE ALL FIXTURE CIRCUITS OPERATIONAL.
- G.C. RESPONSIBLE FOR CONDITION OF ANY EXISTING DOORS TO REMAIN DURING THE REMODEL PROCESS.

SIGNAGE CALCULATIONS

WALL SIGNS:
PER CODE, ONLY (1) WALL SIGN IS ALLOWED PER STREET FRONTAGE. BURGER KING RECEIVED SIGN VARIATION APPROVALS IN 2012 TO ALLOW THE ADDITIONAL WALL SIGNS. NEW SIGNS ARE REQUIRED TO COMPLY WITH THE PREVIOUS VARIATIONS.

EAST ELEVATION:
(1) EXISTING WALL SIGN = APPROVED AT 36 SQ. FT.
(1) PROPOSED WALL SIGN = 33 SQ. FT.
WALL SIGN DIMENSION: 6'-0"H. x 5'-5 5/8"W.

NORTH ELEVATION:
(1) EXISTING WALL SIGN = APPROVED AT 36 SQ. FT.
(1) PROPOSED WALL SIGN = 33 SQ. FT.
WALL SIGN DIMENSION: 6'-0"H. x 5'-5 5/8"W.

(1) EXISTING CANOPY SIGN = APPROVED AT 27.78 SQ. FT.
(1) PROPOSED CANOPY SIGN = 22.00 SQ. FT.
CANOPY SIGN DIMENSION: 1'-1"H. x 20'-4"L.

PREVIOUSLY APPROVED SIGNAGE = 99.78 SQ. FT.
PROPOSED SIGNAGE = 88.00 SQ. FT.

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BURGER KING
BK # 3137 - UPGRADE REMODEL
675 E. RAND ROAD
ARLINGTON HEIGHTS, ILLINOIS 60014

PROJECT: BURGER KING

Drawing Issue

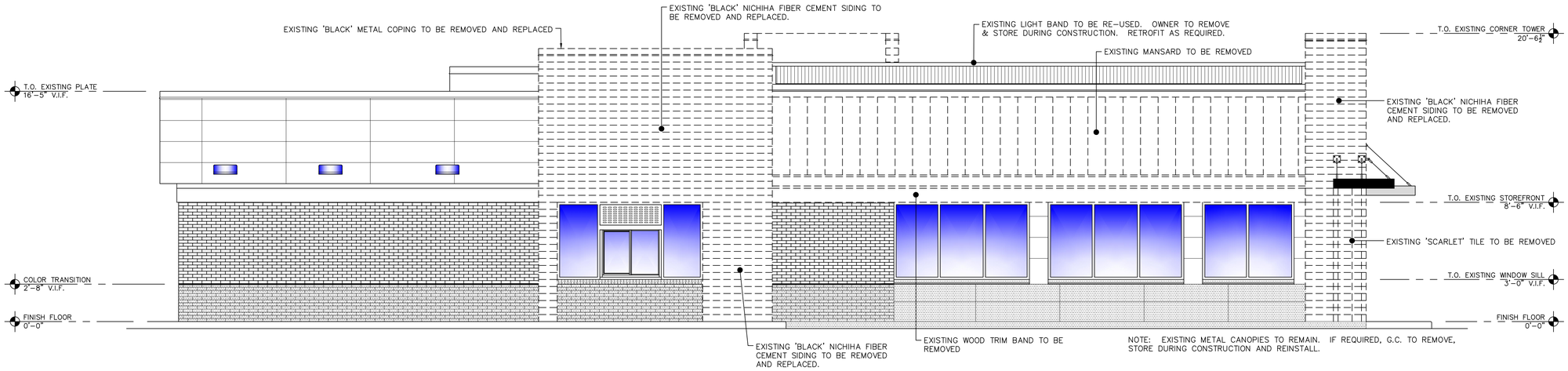
Description	Date
DESIGN COMMISSION REVIEW	10/01/2021
SIGN VARIATION REQUEST	10/01/2021

Drawn By: TLW
Checked By: SAK

Sheet Title
EXTERIOR ELEVATIONS

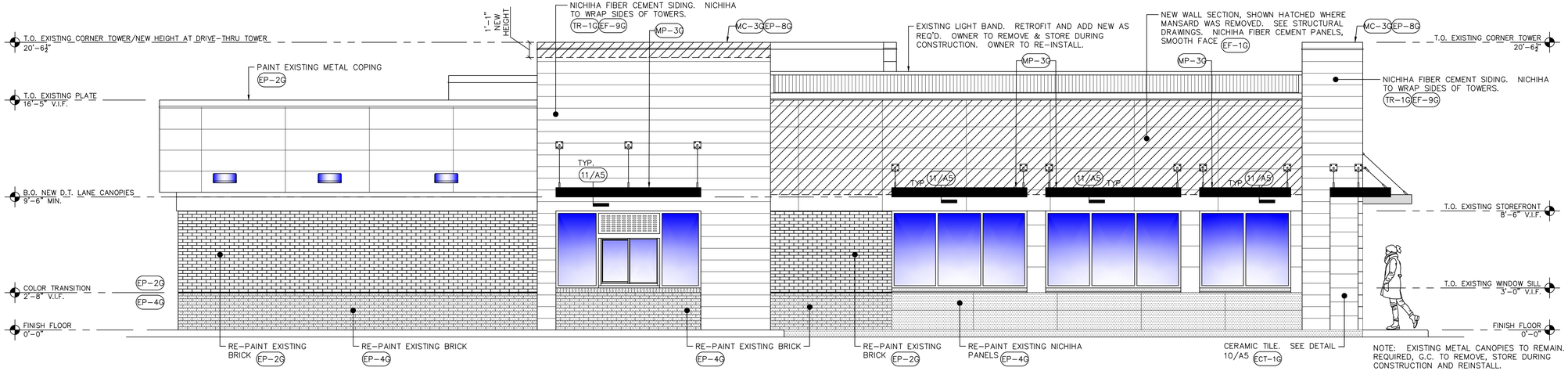
Sheet No.
A-3

Kolbrook Job No.	1683.005	Consultant Job No.	BK 3137



1 / A-4 EXISTING SOUTH ELEVATION

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



2 / A-4 PROPOSED SOUTH ELEVATION

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

GENERAL NOTES

- G.C. TO INSURE ALL EXISTING ROOF DRAINS, GUTTERS, SCUPPERS AND DOWNSPOUTS ARE CLEAR AND PROPERLY CONNECTED.
- LIGHTING IS OWNER SUPPLIED, G.C. INSTALLED. AWNINGS & LIGHT BANDS ARE OWNER SUPPLIED & INSTALLED. E.C. TO PROVIDE POWER TO LIGHT BAND TRANSFORMERS.
- SEE SHEET A-5 FOR NEW EXTERIOR FINISH DETAILS.
- ALL AWNING DIMENSIONS TO BE FIELD VERIFIED PRIOR TO FABRICATION.
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- G.C. TO INSURE ALL EXTERIOR FIXTURES ARE PROPERLY POWERED. G.C. TO TEST AND MAKE ALL FIXTURE CIRCUITS OPERATIONAL.
- G.C. RESPONSIBLE FOR CONDITION OF ANY EXISTING DOORS TO REMAIN DURING THE REMODEL PROCESS.

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ARLINGTON HEIGHTS, ILLINOIS 60014

PROJECT: BURGER KING

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Drawn By: TLW
Checked By: SAK

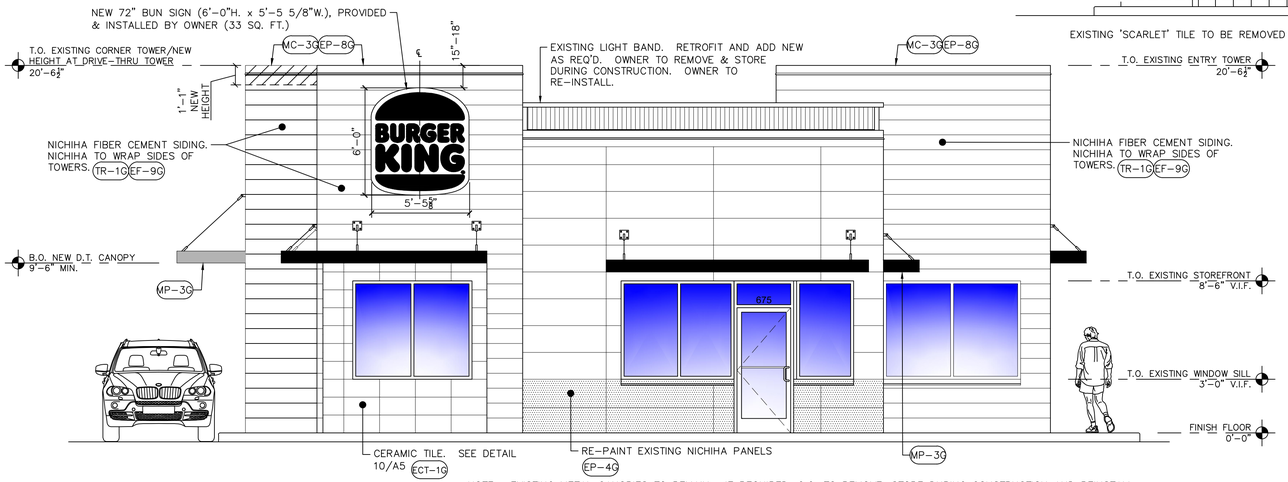
Sheet Title
EXTERIOR ELEVATIONS

Sheet No.
A-4

Kolbrook Job No.	1683.005	Consultant Job No.	BK 3137

GENERAL NOTES

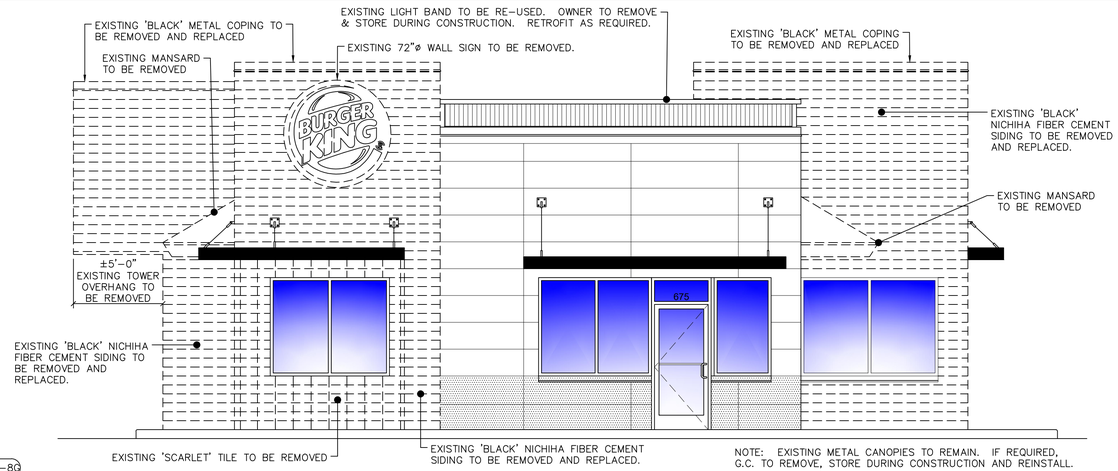
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- G.C. RESPONSIBLE FOR CONDITION OF ANY EXISTING DOORS TO REMAIN DURING THE REMODEL PROCESS.



NOTE: EXISTING METAL CANOPIES TO REMAIN. IF REQUIRED, G.C. TO REMOVE, STORE DURING CONSTRUCTION AND REINSTALL.

2 A-4.1 PROPOSED EAST ELEVATION

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



NOTE: EXISTING METAL CANOPIES TO REMAIN. IF REQUIRED, G.C. TO REMOVE, STORE DURING CONSTRUCTION AND REINSTALL.

EXISTING EAST ELEVATION 1 A-4.1

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

SIGNAGE CALCULATIONS

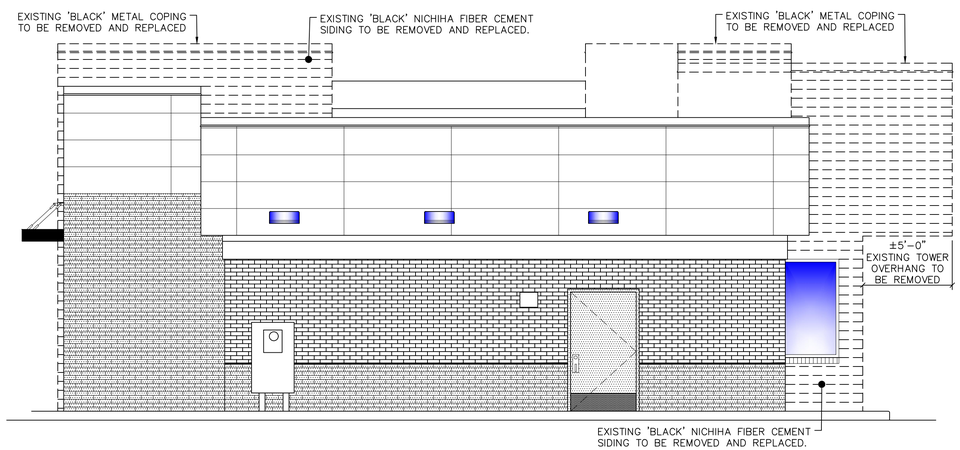
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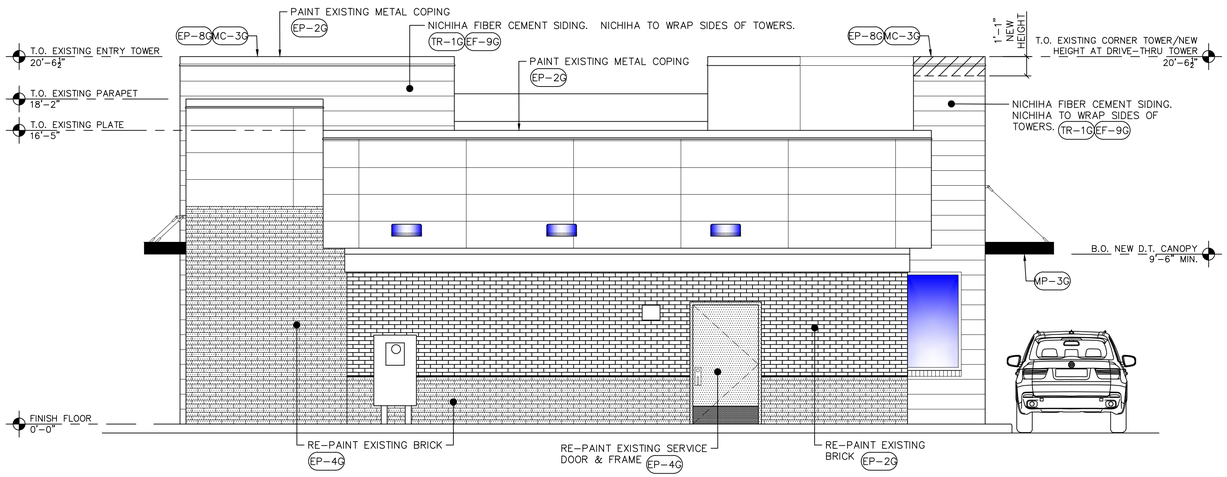
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PREVIOUSLY APPROVED SIGNAGE = 99.78 SQ. FT.
PROPOSED SIGNAGE = 88.00 SQ. FT.



3 A-4.1 EXISTING WEST ELEVATION

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



PROPOSED WEST ELEVATION 4 A-4.1

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

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PROJECT: BURGER KING

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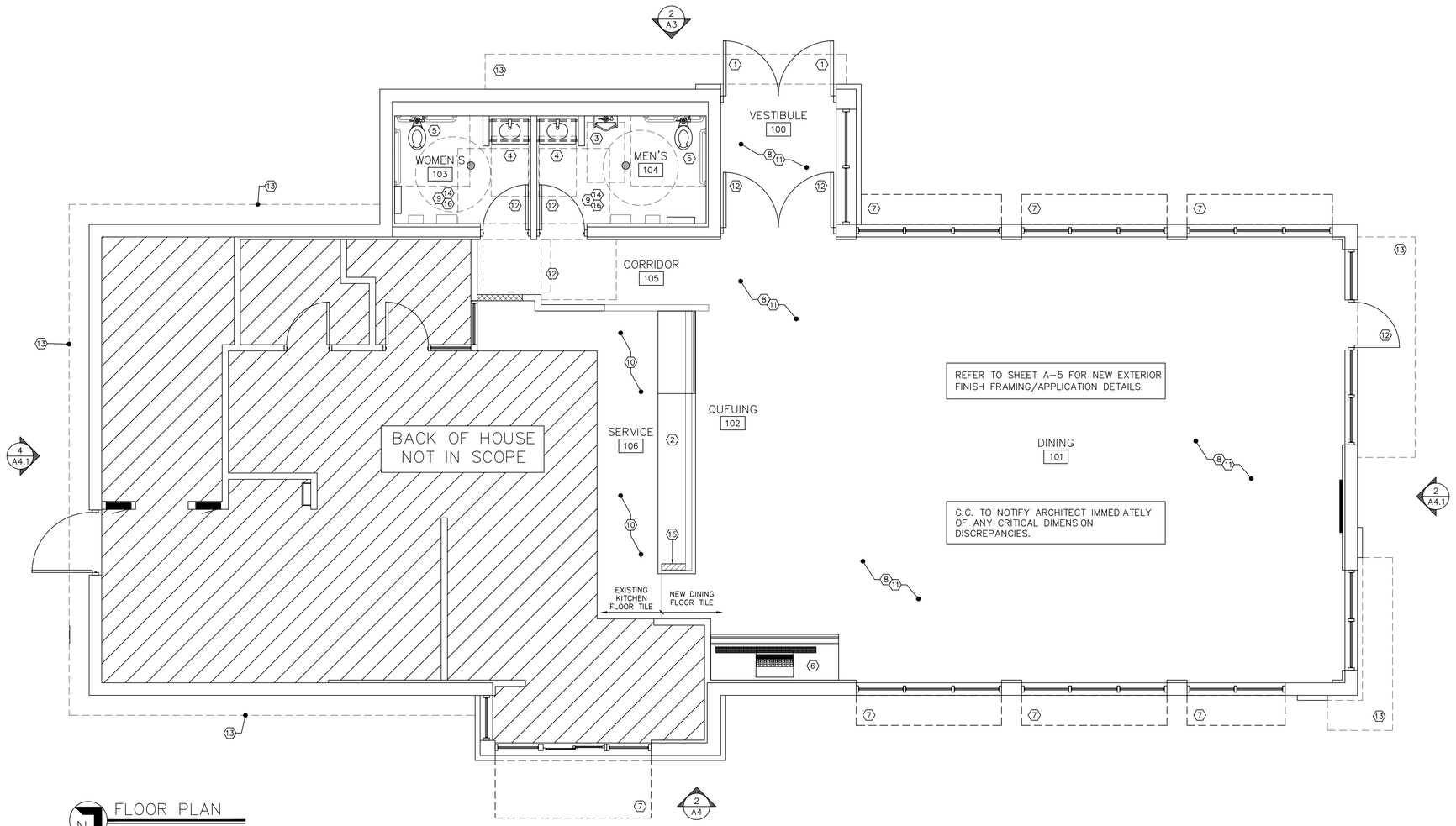
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Drawn By: TLW
Checked By: SAK

Sheet Title
EXTERIOR ELEVATIONS

Sheet No.
A-4.1

Kolbrook Job No.	1683.005	Consultant Job No.	BK 3137



FLOOR PLAN

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

GENERAL CONTRACTOR NOTE:

G.C. DUST BARRIER NOTE:
G.C. TO BUILD A DUST BARRIER PRIOR TO THE START OF CONSTRUCTION, SEPARATING THE KITCHEN AREAS FROM THE CONSTRUCTION AREAS. IF A SECONDARY EXIT DOES NOT EXIST, G.C. TO PROVIDE A STUD & PLYWOOD DUST BARRIER WALL WITH A DOOR FOR ACCESS OUT OF THE KITCHEN. THIS WALL NEEDS TO PROVIDE A COMPLETE DUST BARRIER. A PLASTIC BARRIER IS NOT ACCEPTABLE.

GENERAL NOTES

A. EXTERIOR DIMENSIONS ARE TO FACE OF MASONRY. INTERIOR DIMENSIONS ARE TO FINISH.

B. ALL ANGLED WALLS ARE AT 90° UNLESS NOTED OTHERWISE.

C. FIRE EXTINGUISHER, SHALL COMPLY WITH APPLICABLE BUILDING CODES AND LOCAL RESTRICTIONS.

D. ON DAY (1) OF CONSTRUCTION & UPON COMPLETION OF CONSTRUCTION, G.C. TO JET ALL DRAIN LINES, CAMERA AND IDENTIFY ANY UNDERGROUND ISSUES & PROVIDE CHANGE ORDER FOR REPAIRS.

E. IF STOREFRONT DOORS ARE TO REMAIN, G.C. IS RESPONSIBLE TO THEIR CONDITION DURING THE REMODEL PROCESS.

WALL TYPE LEGEND

EXISTING EXTERIOR & INTERIOR WALL TO REMAIN
FINISH AS SCHEDULED

NEW INTERIOR WALL (PER PLAN)
4" OR 6" MTL. STUD FRAMING @ 16" O.C.
⅝" SUBSTRATE (AS SCHEDULED)
FINISH AS SCHEDULED

LOW VOLTAGE NOTES

- G.C. TO MEET WITH IAN MULLET (INFORMATION BELOW) PRIOR TO START OF CONSTRUCTION TO DISCUSS LOW VOLTAGE REQUIREMENTS.
  IAN MULLET, IT PROJECT MANAGER
  GULSHAN MANAGEMENT SYSTEMS
  EMAIL: IMULLET@GMSIT.COM
- G.C. TO PROVIDE & INSTALL 2" CONDUIT BELOW THE AWNINGS ON THE FRONT OF THE BUILDING FOR CAMERAS, DEPENDING ON LOCATION OF DOORS. CONDUIT INSTALLED IN ORDER TO PREVENT FROM DRILLING HOLES IN NEW FINISHES.
- DISCUSS OTHER LOW VOLTAGE REQUIREMENTS WITH IAN MULLET & IT DEPARTMENT.

RESPONSIBILITY CHART

OWNER SUPPLIED, G.C. INSTALLED:
- DECOR PACKAGE (G.C. TO USE SEATING CONCEPTS FOR INSTALL)
- LIGHT FIXTURES (INTERIOR, EXTERIOR, SITE)
- EXTERIOR CLEARANCE POST

OWNER SUPPLIED & OWNER INSTALLED:
- EXTERIOR LIGHT BAND (E.C. TO PROVIDE POWER TO LIGHT BAND TRANSFORMERS)
- EXTERIOR SIGNAGE (EXCEPT CLEARANCE POST)
- EXTERIOR AWNINGS
- TVs (G.C. TO PROVIDE POWER)

KEY NOTES

1. NEW DOOR HANDLE AT EXISTING DOOR. 9" KAWNEER ARCHITECT'S CLASSIC STRAIGHT #CO-9 DOOR PULL, OR APPROVED EQUAL. DOOR PULL TO MATCH EXISTING ALUMINUM DOOR FINISH.
2. EXISTING SERVICE COUNTER. HEIGHT OF EXISTING SERVICE COUNTER IS 34" A.F.F.
3. EXISTING ADA COMPLIANT URINAL TO REMAIN.
4. EXISTING ADA COMPLIANT LAVATORY TO REMAIN. G.C. TO WRAP ALL EXPOSED PIPE, IF NOT ALREADY EXISTING.
5. EXISTING ADA COMPLIANT WATER CLOSET AND GRAB BARS TO REMAIN.
6. EXISTING SELF-SERVE BEVERAGE STATION CABINET WITH STAINLESS STEEL TOP TO REMAIN. HEIGHT OF SELF-SERVE BEVERAGE STATION CABINET IS 34" A.F.F.
7. LINE OF NEW CLOSED AWNING ABOVE. OWNER SUPPLIED & INSTALLED. SEE DETAIL ON SHEET A-5. ALL AWNING DIMENSIONS ARE TO BE FIELD VERIFIED BY MANUFACTURER PRIOR TO FABRICATION. G.C. TO PROVIDE WOOD BLOCKING AS REQUIRED BY AWNING MANUFACTURER AT CANOPY CONNECTION LOCATIONS.
8. PROVIDE NEW FLOOR AND BASE TILE. SEE DECOR DRAWINGS.
9. EXISTING WALL AND BASE TILE TO REMAIN.
10. EXISTING KITCHEN FLOOR TILE AND BASE TO REMAIN. PATCH/REPAIR/REPLACE FLOOR AND BASE TILE AS REQUIRED PER NEW CONSTRUCTION.
11. EXISTING WALL FINISHES, MILLWORK AND DECOR FURNITURE PACKAGE TO REMAIN.
12. EXISTING CUSTOMER AREA DOOR TO REMAIN.
13. LINE OF EXISTING AWNING OR PARAPET WALL OVERHANG ABOVE.
14. PROVIDE NEW FLOOR TILE ONLY IN RESTROOMS. SEE DECOR DRAWINGS.
15. NEW COUNTER KNEEWALL AT NEW PASS-THRU TO MATCH ADJACENT EXISTING KNEEWALL. FINISHES TO MATCH EXISTING, ADJACENT COUNTER FINISHES (VERIFY IN FIELD).
16. EXISTING RESTROOM ACCESSORIES TO REMAIN.

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675 E. RAND ROAD
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PROJECT:

Drawing Issue

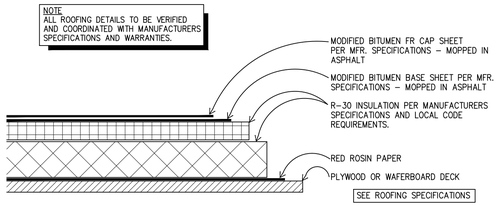
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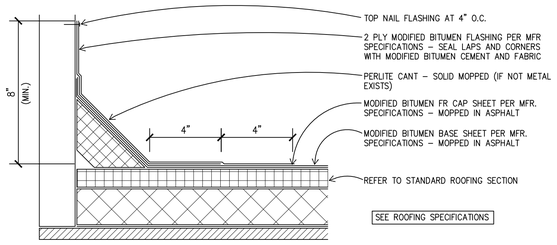
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PROPOSED FLOOR PLAN

Sheet No.
A-1

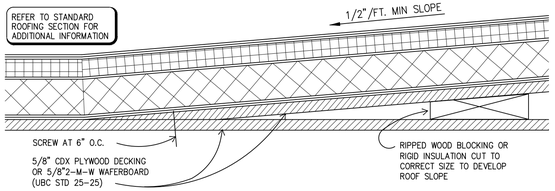
Kolbrook Job No.	1683.005	Consultant Job No.	BK 3137



1 STANDARD ROOFING SECTION
SCALE: 3" = 1'-0"



2 STANDARD BASE FLASHING CONFIGURATION
SCALE: 3" = 1'-0"



3 TYPICAL CRICKET DETAIL
SCALE: 3" = 1'-0"

SECTION 07530 – SINGLE-PLY MEMBRANE ROOFING

GENERAL:

Description of work:

Extent of single-ply membrane roofing is indicated on drawings. Single-ply membrane roofing shall be low shrink polyester fabric with thermoplastic coating as manufactured by DURO-LAST, INC., OR APPROVED EQUAL including flashing and accessories.

Quality Assurance:

Manufacture: Obtain primary single-ply membrane roofing from a single manufacturer. Provide secondary materials as recommended by manufacturer of primary materials.

Installer Qualifications: Installer shall be approved by the manufacturer with a minimum of three years experience in installing the specified system.

Fire Performance Characteristics: Provide insulation materials which are acceptable to authorities having jurisdiction:

Surface Burning Characteristics: ASTM E84.
Fire Resistance Ratings: ASTM E119.
Combustibility Characteristics: ASTM E136.

Job Conditions:

Weather: Proceed with roofing work when existing and forecasted weather conditions permit work to be performed in accordance with manufacturers' recommendations and warranty requirements.

Special Project Warranty: Provide written warranty, signed by Manufacturer of primary roofing materials and his authorized installer, agreeing to replace/repair defective materials and workmanship. Repairs and replacements required because of events beyond Contractor's/Installer's/Manufacturer's control (and which exceed performance requirements) shall be completed by Contractor/Installer and paid for by Owner.

Warranty period is 15 years from date of substantial completion and shall be a no dollar limit warranty.

PRODUCTS:

Manufacturers:

Durolast Roofing Inc. ——— OR APPROVED EQUAL
525 Morley Drive
Saginaw, Michigan 480601

Mechanically Fastened Single-Ply Membrane: DURO-LAST Roofing Membrane as manufactured by DURO-LAST, INC, OR APPROVED EQUAL.

Insulation: Polyisocyanurate foam board with fiberglass faces, 2" thick, 2'x4', mechanically attached.

Miscellaneous Materials: All miscellaneous materials shall be: Types recommended by manufacturer of single-ply membrane material, provided at locations indicated and at locations recommended by mfg.

Installation:

Preparation of Substrate: Comply with manufacturer's instructions for preparation of substrate to receive single-ply membrane system.

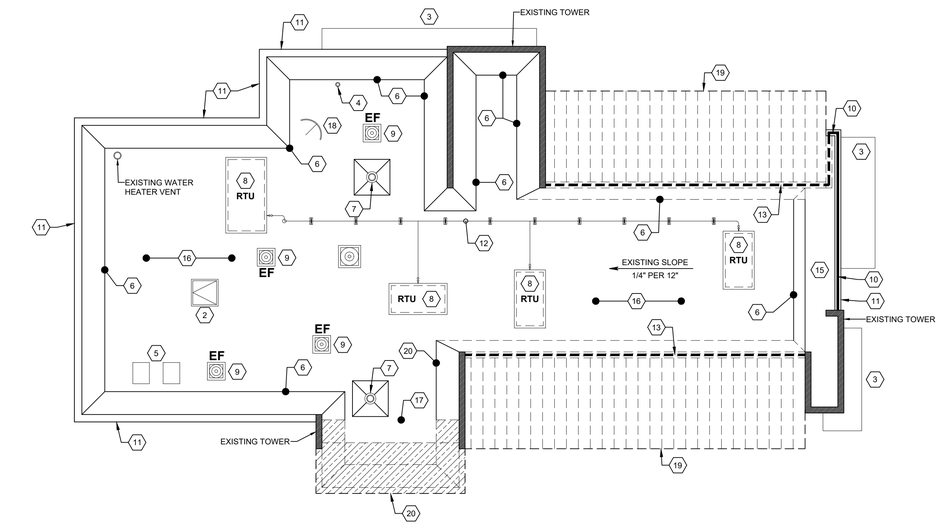
Installation: Comply with manufacturer's instructions, except where more stringent requirements are indicated.

Membrane Installation: Start installation only in presence of manufacturer's technical representative.

Mechanically attach membrane with FM approved fasteners at spacing recommended for 1-90 wind uplift. Install only as much insulation as can be covered in same day.

Mechanically Fastened Single-Ply Membrane: Install by unrolling over prepared substrate, lapping adjoining sheets as recommended by manufacturer, and bonding and sealing seams. Install mechanical fasteners at spacing recommended by manufacturer; covering with applied membrane so that no fasteners are exposed. Install flashings and counterflashings as shown or recommended by manufacturer.

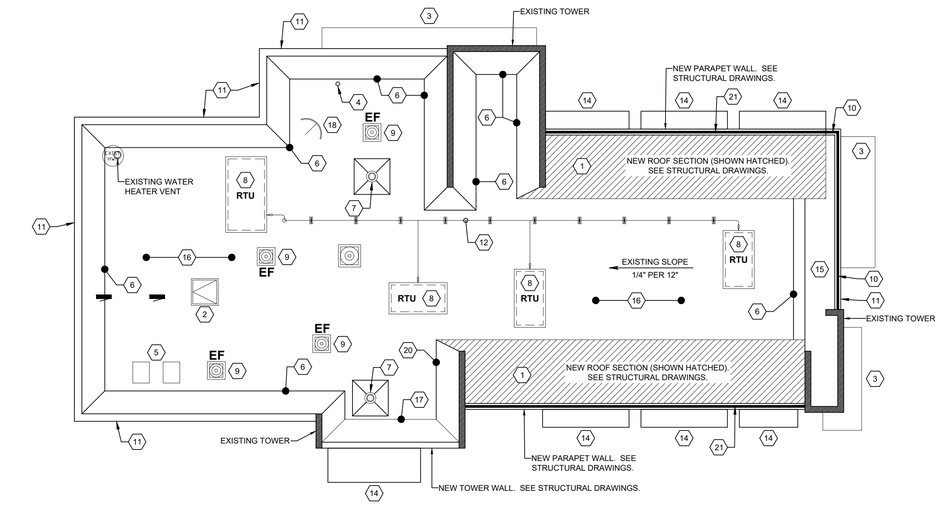
END OF SECTION 07530



A / A-5.1 DEMO ROOF PLAN
SCALE: 1/8" = 1'-0"

KEYED NOTES:

1. NEW SECTION OF ROOF WITH TWO-PLY MODIFIED BITUMEN MEMBRANE W/GLASS FIBER REINFORCEMENT. BOTTOM PLY SHALL BE UNSURFACED, TOP PLY SHALL HAVE WHITE MINERAL SURFACE. ALL NEW ROOF INSULATION MUST HAVE A VALUE OF R-30. NEW ROOF CRICKETS. REFERENCE DETAILS ON THIS SHEET.
2. EXISTING ROOF ACCESS SCUTTLE.
3. EXISTING PREFABRICATED, CLOSED METAL CANOPY.
4. EXISTING VENT THROUGH ROOF.
5. EXISTING W.I.B. CONDENSERS.
6. EXISTING ROOF CRICKET OR STRUCTURAL KICKERS TO REMAIN. EXISTING SLOPE TO REMAIN.
7. EXISTING ROOF DRAIN.
8. EXISTING ROOFTOP UNIT.
9. EXISTING EXHAUST FAN.
10. EXISTING ILLUMINATED PARAPET LIGHT BAND.
11. METAL COPING. REFERENCE EXTERIOR ELEVATIONS.
12. EXISTING PVC CONDENSATE DRAIN AND PIPE SUPPORTS.
13. EXISTING ILLUMINATED PARAPET LIGHT BAND TO BE RE-USED AND RELOCATED (SHOWN DASHED). OWNER TO REMOVE AND STORE DURING CONSTRUCTION. RETROFIT AS REQUIRED. REFERENCE PROPOSED ROOF PLAN.
14. NEW PREFABRICATED CLOSED METAL CANOPY.
15. EXISTING ROOF STRUCTURE AND SLOPE TO REMAIN.
16. EXISTING ROOF.
17. NEW ROOF CRICKET. SEE DETAIL ON THIS SHEET.
18. EXISTING SATELLITE DISH/ANTENNA.
19. EXISTING STANDING SEAM METAL MANSARD ROOF AND ROOF CRICKET TO BE REMOVED. REFERENCE EXTERIOR ELEVATIONS AND STRUCTURAL DRAWINGS.
20. EXISTING SECTION OF TOWER OVERHANG AT DRIVE-THRU WINDOW TO BE REMOVED. REFERENCE EXTERIOR ELEVATIONS AND STRUCTURAL DRAWINGS.
21. RELOCATED/REUSED ILLUMINATED PARAPET LIGHT BAND.



B / A-5.1 PROPOSED ROOF PLAN
SCALE: 1/8" = 1'-0"

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Drawn By: TLW
Checked By: SAK

Sheet Title
ROOF PLAN AND DETAILS

Sheet No.
A-5.1

Kolbrook Job No.	1683.005	Consultant Job No.	BK 3137

BURGER KING - 20/20 GARDEN GRILL EXTERIOR

EXTERIOR MATERIALS & FINISH SCHEDULE (not all specs are used on every project)

09/28/21

CODE	MATERIAL	LOCATION	MANUFACTURER	DESCRIPTION			ADDITIONAL INFORMATION
				PRODUCT	COLOR	DIMENSION	
EB-1AG (ALTERNATE FOR EB-1G)	EXTERIOR FINISH FIBER CEMENT BRICK PANELS	GENERAL	NICHIHA FIBER CEMENT	NICHIHA CANYON BRICK PANELS	"SHALE BROWN" - STAGGERED JOINTS - UNPAINTED IF NO OTHER BRICK IS PRESENT.	18" X 6'	CONTACT NICHIHA CUSTOMER SERVICE (770) 805-9466 BK@NICHIHA.COM **INSTALL PER MANUFACTURER'S SPECIFICATIONS** **VERTICAL APPLICATIONS ONLY (NOT FOR USE ON SOFFITS)**
ECT-1G	EXTERIOR CERAMIC TILE	ACCENT AT BUILDING FRONT	GRANITI GIANDRE / EUROWEST	SENSIBLE STONE ED5052	"RED NATURAL" STACKED BOND PATTERN	12" X 24"	CONTACT: JOY DETER AT EUROWEST (714) 309-9551 OR JOY KLEIN (813) 334-3302 jklein@transamerica.com **NOTE: USE WITH EGR-4G**
EF-1G	EXTERIOR FINISH - STUCCO, STO, FIBER CEMENT SIDING PANELS	GENERAL	STO OR APPROVED EQUAL	STO POWERWALL STUCCO SYSTEM TEXTURE: FINE SAND OR STO THERM CI EIFS SYSTEM	COLOR TO MATCH EP-2G PPG "DESERT DUNE"		CONTACT: TIM SALERNO AT STO CORP (407) 466-5371
			NICHIHA FIBER CEMENT	NICHIHA TUFFBLOCK	PREPAINTED TO MATCH EP-2G - PPG "DESERT DUNE" STACKED BOND PATTERN	18" X 6'	CONTACT NICHIHA CUSTOMER SERVICE (770) 805-9466 BK@NICHIHA.COM **INSTALL PER MANUFACTURER'S SPECIFICATIONS** **VERTICAL APPLICATIONS ONLY (NOT FOR USE ON SOFFITS)**
EF-9G	EXTERIOR FINISH FIBER CEMENT	EXTERIOR SIGN ARCHONS	NICHIHA FIBER CEMENT	VINTAGE WOOD EF762	"CEDAR"	18" X 10'	CONTACT NICHIHA CUSTOMER SERVICE (770) 805-9466 BK@NICHIHA.COM **INSTALL PER MANUFACTURER'S SPECIFICATIONS. VERTICAL SEAMS SHALL BE MINIMIZED. ALL SPANS OF 10' OR MORE SHALL HAVE VERTICAL SEAMS ALIGNED IN THE CENTER OF THE ARCHON. SEAMS TO BE CAULKED WITH EC-1G OR USE "H-MOLD" FACTORY TRIMS. ALL TRIMS SHALL BE FACTORY PAINTED TO MATCH PANELS.** **VERTICAL APPLICATIONS ONLY (NOT FOR USE ON SOFFITS)**
TR-1G	ALUMINUM TRIMS						
EC-1G	EXTERIOR CAULK		ADSEAL PRODUCTS	ADSEAL 458-63	"VINTAGE WOOD CEDAR"		CONTACT: MATT KLINGE AT ADFAST (314) 753-0964 matt.klinge@adfastcorp.com **NOTE: USE WITH EF-9G**
EP-2G	EXTERIOR PAINT	EXTERIOR GENERAL	PPG	**PRIMER:** 17-921 **PAINT:** 6-2045XI	"DESERT DUNE" 1023-4, former "TANNERS TAUPE" PPG1023-4		CONTACT: KEVIN LASTACY @ PPG Corporate National Accounts Manager (616) 335-3259 klastacy@ppg.com **NOTE: FOR REMODELS ONLY** **NOT FOR USE ON ROOFS.** SEE EP-6AG & EP-6BG
EP-4G	EXTERIOR PAINT	EXTERIOR WAINSCOT		**PRIMER:** 17-921 **PAINT:** 6-2045XI	"GRANITE" 1022-6 , former "MONTERREY CLIFFS" 10YY 14/080		
EP-6G	EXTERIOR PAINT	LOGO SIGN CABINETS & BURGER KING CHANNEL LETTER CABINETS		**PRIMER:** 6-212 **PAINT:** 6-230	"STEPPING STONE" 1010-4 , former "BURGER KING SILVER" Custom Formula		
EP-8BG	EXTERIOR PAINT	METAL COPING AT ARCHON TOWERS		**PRIMER:** 17-921 **PAINT:** 6-2045XI	"CARAVEL BROWN" 1079-6 , former "CEDAR" Custom Formula		
EXT-1G	EXTERIOR PAINT	POLES & POLE SIGN		**PRIMER:** 90-712 **PAINT:** 90-353	"BLACK"		
EXT-2G	EXTERIOR PAINT	SIGNS		**PRIMER:** 90-712 **PAINT:** 90-375	Tint to match PPG 1006-6 "DECONSTRUCTION"		
EP-2G	EXTERIOR PAINT	EXTERIOR GENERAL	SHERWIN-WILLIAMS	**PRIMER:** Loxon Concrete & Masonry A24W300 **PAINT:** Superpaint Ext Satin A89 Series Satin	"TAUPE TONE" SW 7633		Contact: GLENN REMLER, ARCHITECTURAL ACCOUNT EXECUTIVE phone: (954) 547-1217 email: Glenn.J.Remler@Sherwin.com
EP-4G	EXTERIOR PAINT	EXTERIOR WAINSCOT		**PRIMER:** Loxon Concrete & Masonry A24W300 **PAINT:** Superpaint Ext Satin A89 Series Satin	"HOMESTEAD BROWN" SW 7515		
EP-6G	EXTERIOR PAINT	LOGO SIGN CABINETS & BURGER KING CHANNEL LETTER CABINETS		**PRIMER:** Kem Bond HS B50A28 **PAINT:** Silver Brite B59S11	FACTORY FINISH SILVER		**NOTE: FOR REMODELS ONLY** **NOT FOR USE ON ROOFS.**
EP-8G	EXTERIOR PAINT	METAL COPING AT ARCHON TOWERS		**PRIMER:** Pro Industrial Pro-Cryl Primer B66-310 **PAINT:** Pro Industrial High Performance Acrylic B66-650 Semi-Gloss	"CEDAR" Custom Formula		
EXT-1G	EXTERIOR PAINT	POLES & POLE SIGN		**PRIMER:** Pro Industrial Pro-Cryl Primer B66-310 **PAINT:** Pro Industrial High Performance Acrylic B66-600 Gloss	FACTORY FINISH BLACK		
EXT-2G	EXTERIOR PAINT	SIGNS		**PRIMER:** Pro Industrial Pro-Cryl Primer B66-310 **PAINT:** Pro Industrial High Performance Acrylic B66-600 Gloss	FACTORY FINISH TO MATCH SW 6075 "GARRET GRAY"		
EGR-3G	GROUT	BRICK	MAPEI		#5 "CHAMOIS"		**NOTE: USE WITH EB-1G**
EGR-4G	GROUT	CERAMIC TILE	CUSTOM BUILDING PRODUCTS	POLYBLEND SANDED	#335 "WINTER GRAY"		**NOTE: USE WITH ECT-1G** ***** FOR SETTING MATERIALS USE COMPLETE CONTACT RAPID SET** ***** SEAL GROUT WITH AQUAMIX SEALERS CHOICE GOLD**
MC-1G	METAL COPING	TOP OF LIGHT BAND WALL CAP	W.P. HICKMAN SYSTEMS, INC.	PERMA SNAP PLUS	A-30 "SILVERSMITH"		CONTACT: W.P. HICKMAN COMPANY (828)676-1700 - WWW.WPH.COM
MC-2G	METAL COPING	BELOW LIGHT BAND		PERMA SNAP PLUS	FACTORY FINISH TO MATCH EP-2G PPG "TANNERS TAUPE"		
MC-3G	METAL COPING	TOP OF ARCHON		PERMA SNAP PLUS	TO BE PAINTED TO MATCH EP-8G PPG "CEDAR"		
MP-1G	PARAPET LIGHT BAND		LEKTRON *SEE APPROVED SIGN SUPPLIERS	LED LIGHT BAND		*SEE PLANS	PRODUCT INFORMATION: KEVIN RUBOTTOM AT LEKTRON (800) 634-4059 OR (918) 622-4978 Email: KRubottom@lektroninc.com
MP-3G	METAL CANOPY	ABOVE DOORS AND WINDOWS	*SEE APPROVED CANOPY SUPPLIERS	CUSTOM METAL CANOPY	COLOR: CLEAR ANODIZED	*SEE PLANS	

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Architect
kolbrook design
828 DAVIS ST. SUITE 100
EVANSTON, IL 60201
OFFICE 847.492.1922 | FAX 312.453.0899
IL DESIGN FIRM REG# 184006085

ARCHITECTURAL CONSULTANT
Anchor Construction & Management, Inc.
ANCHOR CM

NOT FOR CONSTRUCTION
DRAWING INTENDED FOR DESIGN COMMISSION AND SIGN VARIATION

BURGER KING
BK # 3137 - UPGRADE REMODEL
675 E. RAND ROAD
ARLINGTON HEIGHTS, ILLINOIS 60014

PROJECT:

Drawing Issue

Description	Date
DESIGN COMMISSION REVIEW	10/01/2021
SIGN VARIATION REQUEST	10/01/2021

Drawn By: TLW
Checked By: SAK

Sheet Title
EXTERIOR FINISH SCHEDULE

Sheet No.
A-4.2

Kolbrook Job No.	1683.005	Consultant Job No.	BK 3137

BURGER KING - 20/20 GARDEN GRILL EXTERIOR

EXTERIOR MATERIALS & FINISH SCHEDULE

675 E. RAND ROAD

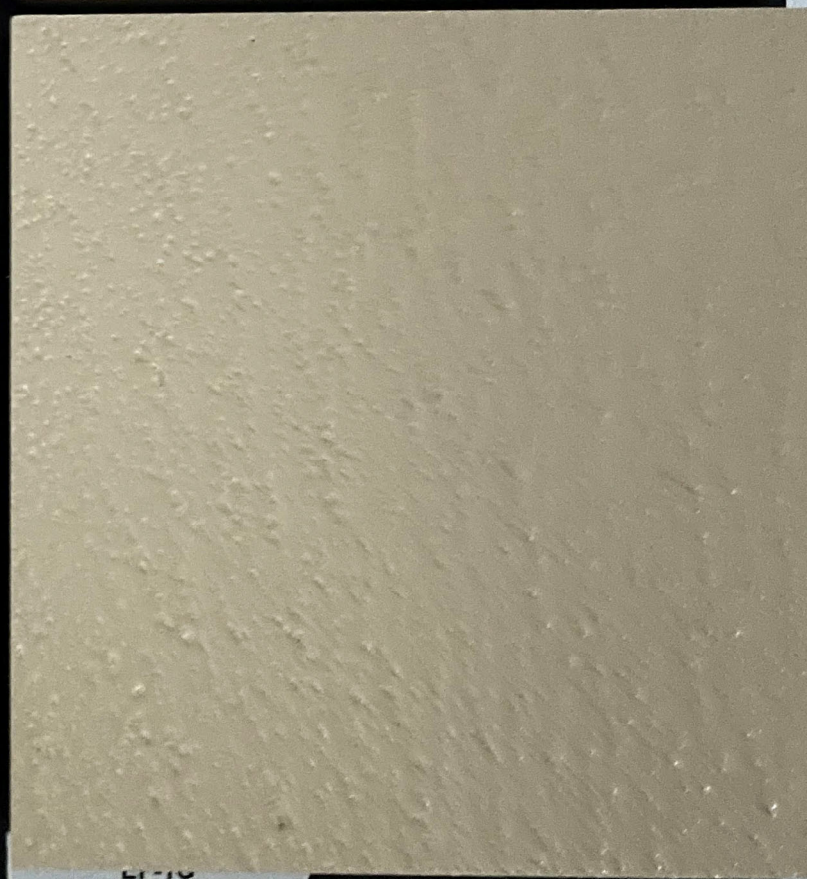
CODE	MATERIAL	LOCATION	MANUFACTURER	DESCRIPTION		
				PRODUCT	COLOR	DIMENSION
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EF-1G	EXTERIOR FINISH - FIBER CEMENT SIDING PANELS	GENERAL	NICHIHA FIBER CEMENT	NICHIHA TUFFBLOCK	PREPAINTED TO MATCH EP-2G - PPG "DESERT DUNE" STACKED BOND PATTERN	18" X 6'
EF-9G	EXTERIOR FINISH FIBER CEMENT	EXTERIOR SIGN ARCHONS	NICHIHA FIBER CEMENT	VINTAGE WOOD EF762	"CEDAR"	18" X 10'
TR-1G	ALUMINUM TRIMS					
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EP-2G	EXTERIOR PAINT	EXTERIOR GENERAL	PPG	**PRIMER:** 17-921 **PAINT:** 6-2045XI	"DESERT DUNE" 1023-4, former "TANNERS TAUPE" PPG1023-4	
EP-4G	EXTERIOR PAINT	EXTERIOR WAINSCOT		**PRIMER:** 17-921 **PAINT:** 6-2045XI	"GRANITE" 1022-6 , former "MONTERREY CLIFFS" 10YY 14/080	
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MP-1G	PARAPET LIGHT BAND		LEKTRON *SEE APPROVED SIGN SUPPLIERS	LED LIGHT BAND		*SEE PLANS
MP-3G	METAL CANOPY	ABOVE DOORS AND WINDOWS	*SEE APPROVED CANOPY SUPPLIERS	CUSTOM METAL CANOPY	COLOR: CLEAR ANODIZED	*SEE PLANS



EF-9G

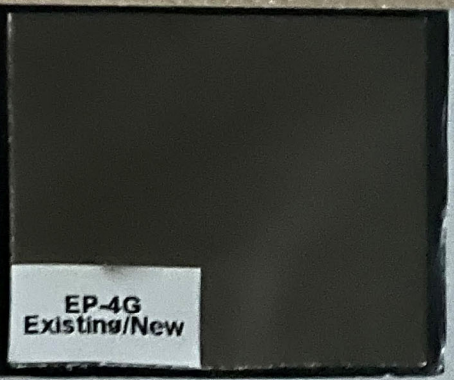


ECT-1G



Existing/New

EP-2G
Existing/New



EP-4G
Existing/New

BURGER KING

BURGER KING

BK # 3137 - UPGRADE REMODEL

675 E. RAND ROAD
ARLINGTON HEIGHTS, ILLINOIS 60014

585 E. Rand Road

Town & Country Center
Outlot




585 E. Rand Road
Town & Country Center
DICK'S
LA FITNESS
JO-ANN
golden corral
Walgreens
Google Earth
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630 E. Rand Road
Olive Garden
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640 E. Rand Road
Google Earth
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704 E. Rand Road - 720 E. Rand Road




715 E. Rand Road
CASEY AUTOMOTIVE
CASEY
AUTOMOTIV
SERVICE & REPA
WE ACCEPT MOS
E XTENDED WARRAN
Google Earth
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725 E. Rand Road
PAVLIS FURS
CASEY
STORAGE
CLEANING
RESTYLING
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Design Commission
12/14/2021

Item: DC#21-072 - Burger King - 675 E Rand Rd / Sign Variation

Department: Planning & Community Development

REQUESTED ACTION

1. A variation from Chapter 30, Section 30-208.b, to allow two 22.2 sf digital drive-through menu boards (one per drive-through lane), where fully electronic menu board signage is not allowed.

2. A variation from Chapter 30, Section 30-208.d.2, to allow two 6.3 sf digital order screens (one per drive-through lane), where 2 sf is the maximum allowed.

Recommendation

It is recommended that the Design Commission recommend approval to the Village Board for the following sign variations for Burger King at 675 E. Rand Road:

1. A variation from Chapter 30, Section 30-208.b, to allow two 22.2 sf digital drive-through menu boards (one per drive-through lane), where fully electronic menu board signage is not allowed.

2. A variation from Chapter 30, Section 30-208.d.2, to allow two 6.3 sf digital order screens (one per drive-through lane), where 2 sf is the maximum allowed.

This recommendation is subject to compliance with the plans received 10/14/21, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

1. Approval of the second set of drive-through signage is contingent upon zoning approval for the second drive-through lane.

2. Per Chapter 30, Section 30-208.e.1, the sound from the speaker on the ordering canopies shall not be audible at or beyond the property line, and the speakers shall be equipped with an adjustable volume control.

3. The digital displays shall comply with all operational standards for electronic signs as set forth in Chapter 30, Section 30-705.h, which includes static displays

only (no scrolling, fading, flashing, animation, video, or sound), auto-dimming photocell technology to control brightness to .3 footcandles maximum above ambient lighting conditions, no off-premises advertising, and only permitted to be illuminated during the hours that the business is open.

4. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.

ATTACHMENTS:

Description	**Type**
Staff Report	Board or Commission Report
Exhibits	Exhibits
Context Photos	Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Burger King - Sign Variation
Project Address: 675 E. Rand Road
Prepared By: Steve Hautzinger

Date Prepared: December 2, 2021

PETITION INFORMATION:

DC Number: 21-072
Petitioner Name: Jason Berg
Petitioner Address: Tri City Foods
1400 Opus Place, Suite A
Downers Grove, IL 60515

Meeting Date: December 14, 2021

Requested Action(s):

1. A variation from Chapter 30, Section 30-208.b, to allow two 22.2 sf digital drive-through menu boards (one per drive-through lane), where fully electronic menu board signage is not allowed.
2. A variation from Chapter 30, Section 30-208.d.2, to allow two 6.3 sf digital order screens (one per drive-through lane), where 2 sf is the maximum allowed.

ANALYSIS:

Summary:

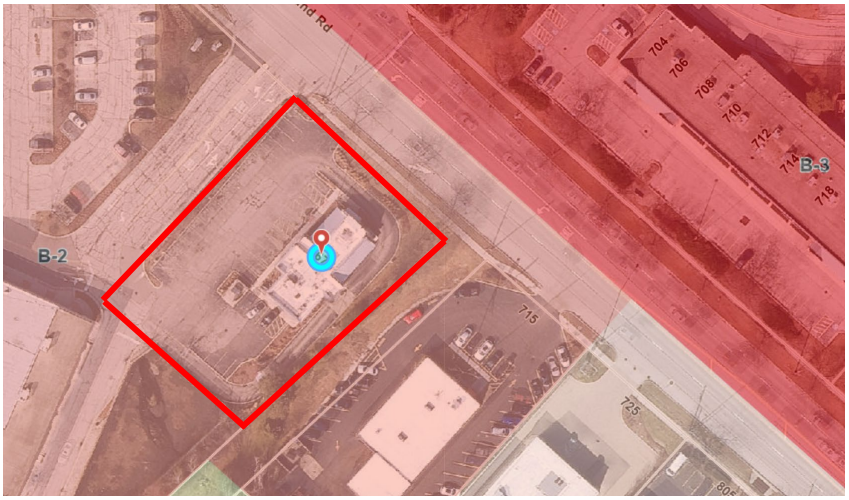
The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code, specifically Section 6-501 (e)(1), which states that the Design Commission "shall review all Plan Commission, Zoning Board of Appeals, Building Permit and Sign Permit applications for new construction and those improvements which affect the architectural design of the building, site improvements or signage to determine whether it meets with the standards, requirements and purposes of the Design Guidelines and Chapter 30, Sign Regulations."

Burger King is proposing to update the interior and exterior of their existing restaurant at 675 E. Rand Road, including site modifications to create a second drive-through lane. The scope of the project includes all new exterior building signage, a new ground sign, and new drive-through signage. The changes to the building design are being reviewed under a separate application. Zoning approval of the second drive-through lane is currently under review.

The new building signs and ground sign are just branding changes to the existing signs. They will be replaced in the same size, quantity, and location as all existing signs. However, the new drive-through menu boards are proposed to be fully digital displays, where the existing signs are conventional printed menu displays. Electronic menu boards are not allowed by code, so a variation is required. Additionally, Burger King is seeking a variation to allow 6.3 sf digital order screens, where 2 sf is the maximum allowed by code. The menu displays will remain static except for breakfast/lunch/dinner menu changes each day. They will not display any video, animation or sound, and the brightness will be automatically dimmed based on ambient light conditions.



Aerial of Property



Zoning Map of Property

Surrounding Land Uses:

Direction	*Existing Zoning*	*Existing Use*
Subject Property	B-2, General Business District	Burger King Restaurant
North	B-3, General Service, Wholesale and Motor Vehicle District	Southpoint Shopping Center
South	B-2, General Business District	Town & Country Shopping Center
East	B-2, General Business District	Casey Automotive Service & Repair Shop
West	B-2, General Business District	Town & Country Shopping Center

Table 1: Drive-Through Menu Boards Summary

SIGN	QUANTITY	MAX. SIZE PER CODE	SIZE	HEIGHT (7' MAX. PER CODE)	REMARKS
Existing Menu Board	1	49 sf	35.5 sf	7'-7"	To be removed.
Proposed Fully Digital Menu Boards	2	49 sf	22.2 sf	5'-4"	Variation required for fully digital display. The display is required to comply with all operational standards for electronic signs as set forth in Chapter 30, Section 30-705.h.
Existing Digital Order Screen	1	2 sf	0.8 sf	-	To be removed.
Proposed Digital Order Screen	2	2 sf	10 sf	-	Variation required for size.

Sign Variation Criteria:
The Village Sign Code, Chapter 30, Section 30-901 sets out the criteria for granting a sign variation.

a. *That the particular difficulty or peculiar hardship is not self-created by the Petitioner.*
b. *That the granting of said variation will not create a traffic hazard, a depreciation of nearby property values or otherwise be detrimental to the public health, safety, morals and welfare;*
c. *That the variation will serve to relieve the Petitioner from a difficulty attributable to the location, topography, circumstances on nearby properties or other peculiar hardship, and will not merely serve to provide the Petitioner with a competitive advantage over similar businesses;*
d. *That the variation will not alter the essential character of the locality;*
e. *That the Petitioner's business cannot reasonably function under the standards of this chapter.*

The petitioner has submitted a letter addressing the hardship criteria, which states that the proposed fully digital menu boards and 6.3 sf digital order screens are necessary to comply with Burger King's corporate standards. The petitioner states that other local fast food restaurants use similar fully electronic drive-through signage.

Staff Comments:

Sign variations for similar fully digital menu boards have been approved at three McDonald's restaurants in Arlington Heights in recent years. Digital menu boards do allow for easier menu updates, and they are smaller than conventional menu boards due to the ability to change the menu items based on the meal time. Staff does not object to the use of full digital menu board displays, but they shall be required to comply with all operational standards for electronic signs as set forth in Chapter 30, Section 30-705.h, which includes static displays only (no scrolling, fading, flashing, animation, video, or sound), auto-dimming photocell technology to control brightness to .3 footcandles maximum above ambient lighting conditions, no off-premises advertising, and only permitted to be illuminated during the hours that the business is open. Additionally, per Chapter 30, Section 30-208.e.1, the sound from the speaker on the ordering canopies shall not be audible at or beyond the property line, and the speakers shall be equipped with an adjustable volume control.

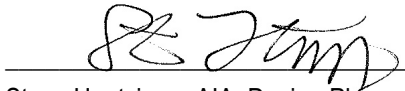
RECOMMENDATION

It is recommended that the Design Commission recommend **approval** to the Village Board for the following sign variations for *Burger King* at 675 E. Rand Road:

1. A variation from Chapter 30, Section 30-208.b, to allow two 22.2 sf digital drive-through menu boards (one per drive-through lane), where fully electronic menu board signage is not allowed.
2. A variation from Chapter 30, Section 30-208.d.2, to allow two 6.3 sf digital order screens (one per drive-through lane), where 2 sf is the maximum allowed.

This recommendation is subject to compliance with the plans received 10/14/21, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

1. Approval of the second set of drive-through signage is contingent upon zoning approval for the second drive-through lane.
2. Per Chapter 30, Section 30-208.e.1, the sound from the speaker on the ordering canopies shall not be audible at or beyond the property line, and the speakers shall be equipped with an adjustable volume control.
3. The digital displays shall comply with all operational standards for electronic signs as set forth in Chapter 30, Section 30-705.h, which includes static displays only (no scrolling, fading, flashing, animation, video, or sound), auto-dimming photocell technology to control brightness to .3 footcandles maximum above ambient lighting conditions, no off-premises advertising, and only permitted to be illuminated during the hours that the business is open.
4. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.



December 2, 2021

Steve Hautzinger AIA, Design Planner
Department of Planning & Community Development

c: Charles Witherington-Perkins, Director of Planning and Community Development, Petitioner, DC File 21-072

Tri City Foods

September 30, 2021

Village of Arlington Heights
Department of Planning and Community Development
33 South Arlington Heights Road
Arlington Heights, IL 60005

Re: Sign Variation Request for an existing Burger King restaurant located at 675 E. Rand Road

Article VII Variations

The (2) sign variations that we are requesting are with regards to the drive-thru signage. The first request is for our fully electronic (digital) drive-thru menu board. The second request is for our order confirmation unit's digital screen exceeding the 2 sq. ft. maximum.

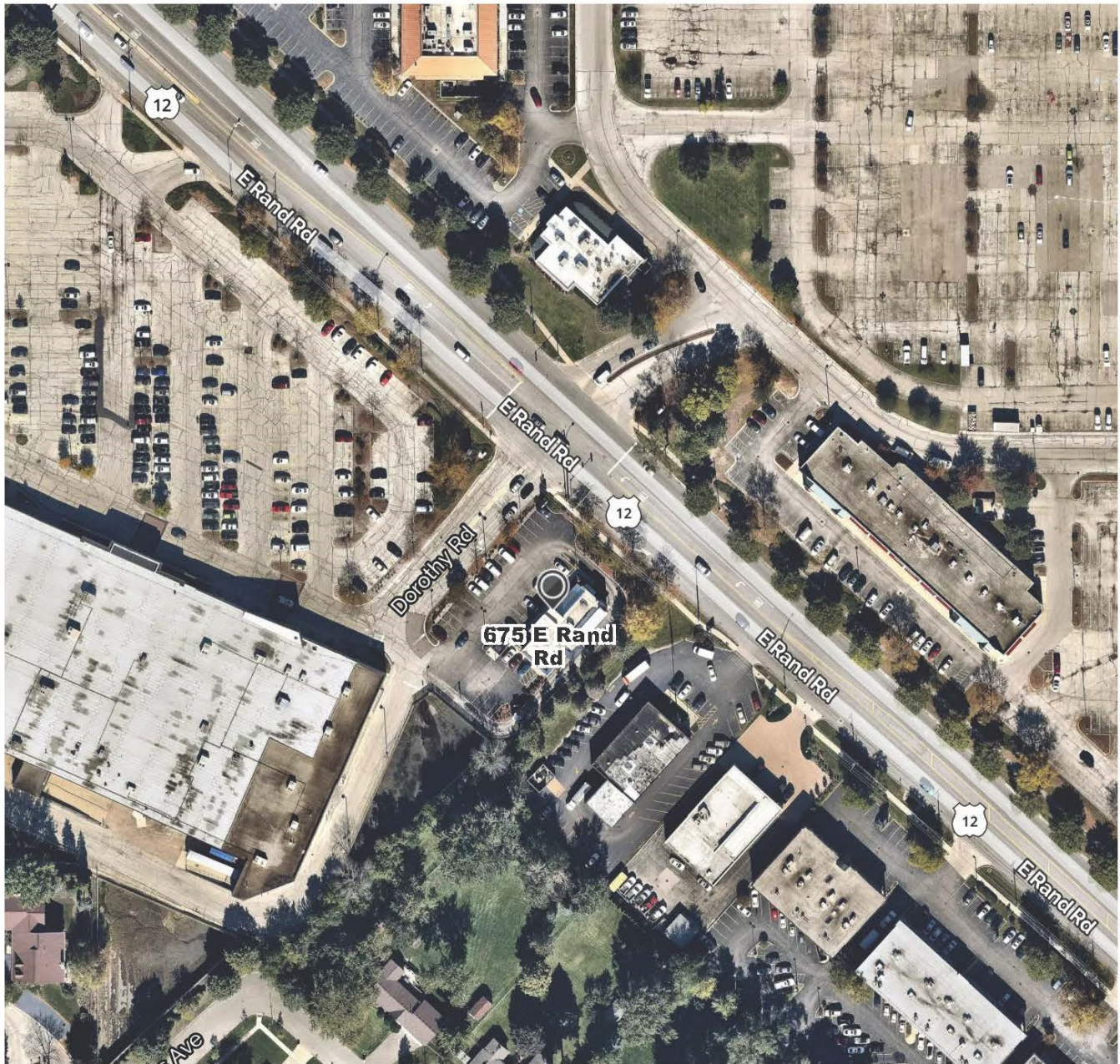
a. The difficulty or hardship is not self-created by us, the petitioner, because the menu board and order confirmation unit are a Burger King Corporate standard and requirement in the drive-thru lane. The menu board and order confirmation unit are standard design components from Burger King Corporate.
b. The granting of these variations will not create a traffic hazard, a depreciation of nearby property values or otherwise detrimental to the public health, safety, morals, and welfare. Our all digital/electronic menu board's digital display is 22.2 square feet and is well under the allowable 49 sq. ft. per the sign code. Our all digital/electronic menu board screens are brightness rated as well. This all-electronic menu board is the only option that Burger King Corporate allows us to use in a drive-thru lane. Our standard order confirmation unit has a 6.3 sq. ft. digital order screen. This order confirmation unit is the only option that Burger King Corporate allows us to use in a drive-thru lane.
c. These variations will serve to relieve us, the applicant, from the sign code restrictions and will not provide us with any type of competitive advantage over similar businesses. Other similar fast-food restaurants use a similar all electronic menu board and order confirmation unit. The 6.3 sq. ft. display area on the order confirmation unit is crucial to the direction of Burger King Corporate and is necessary for the unit to function properly with the menu board and ensure order accuracy.
d. These variations will not alter the essential character of the locality. The menu board and order confirmation unit are essential to a drive-thru lane and have a similar design to other drive-thru restaurants in the area.
e. Our business cannot reasonably function without these variations as the all-electronic menu board and order confirmation unit with the larger display screen are standard Burger King drive-thru equipment items. We would have to design and manufacture a custom menu board and order confirmation unit in order to follow the standards of Section 30-902.

Respectfully,

Jason Alan Berg

Jason Berg
Director of Construction and Facilities

Restaurant Support Center – 1400 Opus Place, Suite 900 – Downers Grove, IL 60515
Phone 630-598-3300 - Fax 630-598-2272


12
E Rand Rd
E Rand Rd
12
Dorothy Rd
675 E Rand Rd
E Rand Rd
12
E Rand Rd
Ave

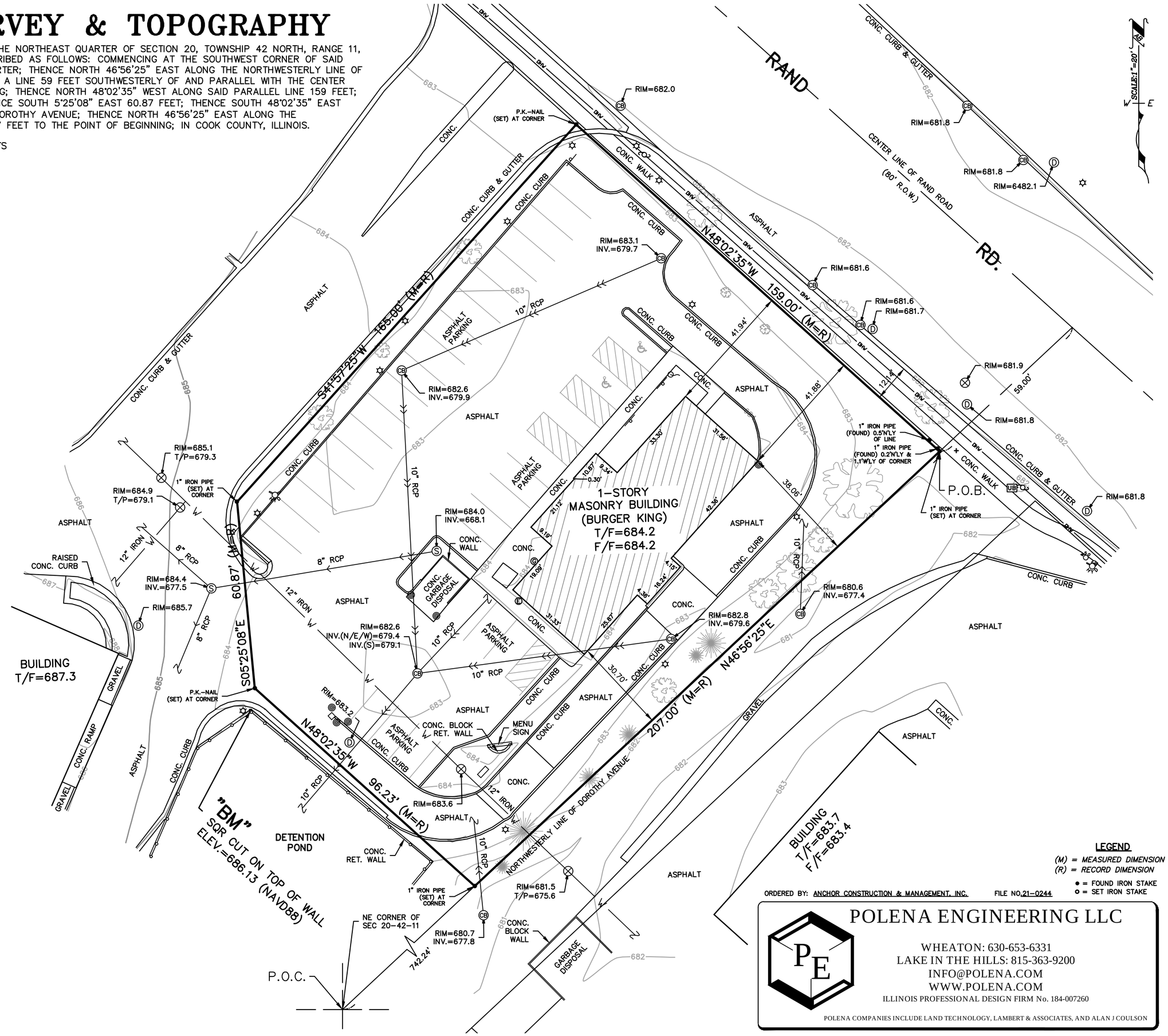
PLAT OF SURVEY & TOPOGRAPHY

THAT PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 46°56'25" EAST ALONG THE NORTHWESTERLY LINE OF DOROTHY AVENUE 742.24 FEET TO A POINT ON A LINE 59 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE CENTER LINE OF RAND ROAD FOR A POINT OF BEGINNING; THENCE NORTH 48°02'35" WEST ALONG SAID PARALLEL LINE 159 FEET; THENCE SOUTH 41°57'25" WEST 165 FEET; THENCE SOUTH 5°25'08" EAST 60.87 FEET; THENCE SOUTH 48°02'35" EAST 96.23 FEET TO THE NORTHWESTERLY LINE OF DOROTHY AVENUE; THENCE NORTH 46°56'25" EAST ALONG THE NORTHWESTERLY LINE OF DOROTHY AVENUE 207 FEET TO THE POINT OF BEGINNING; IN COOK COUNTY, ILLINOIS.

ADDRESS: 675 E. RAND RD., ARLINGTON HEIGHTS
PIN: 03-20-101-016
AREA: 0.69 ACRES

SYMBOL LEGEND	
Ⓓ	STORM MANHOLE
CB	CATCH BASIN
⊗	WATER VALVE VAULT
⊗	WATER VALVE
	HYDRANT
	B-BOX
Ⓢ	SANITARY MANHOLE
Ⓔ	ELECTRIC METER
Ⓖ	GAS METER
UB	UTILITY BOX
☼	LIGHT POLE
	UTILITY POLE
	SIGN
	STEEL POST
	FLAGPOLE
+	CHISELED CROSS
□	CHISELED SQUARE

LINE LEGEND	
	= CHAINLINK FENCE
OHV	= OVERHEAD WIRES
W	= WATER MAIN
	= SANITARY SEWER
	= STORM SEWER



PROFESSIONAL LAND SURVEYOR
NORBERT V. LAMBERT, JR.
NO. 1863
WHEATON ILLINOIS
STATE OF ILLINOIS

STATE OF ILLINOIS } S.S.
COUNTY OF DU PAGE }

THIS IS TO CERTIFY THAT I, AN ILLINOIS LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE AND THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY. FIELD WORK COMPLETION DATE: 09/10/2021.

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

GIVEN UNDER MY HAND AND SEAL AT WHEATON, ILLINOIS, THIS 14TH. DAY OF SEPTEMBER, A.D., 2021.

ILLINOIS LAND SURVEYOR NO. 1863; LICENSE EXPIRES 11/30/22
ILLINOIS DESIGN FIRM NO. 184-007260

REFER TO DEED OF GUARANTEE POLICY FOR RESTRICTIONS NOT SHOWN ON SURVEY.
ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY APPARENT DISCREPANCIES TO THE SURVEYOR.

LEGEND

(M) = MEASURED DIMENSION
(R) = RECORD DIMENSION
● = FOUND IRON STAKE
○ = SET IRON STAKE

ORDERED BY: ANCHOR CONSTRUCTION & MANAGEMENT, INC. FILE NO.21-0244

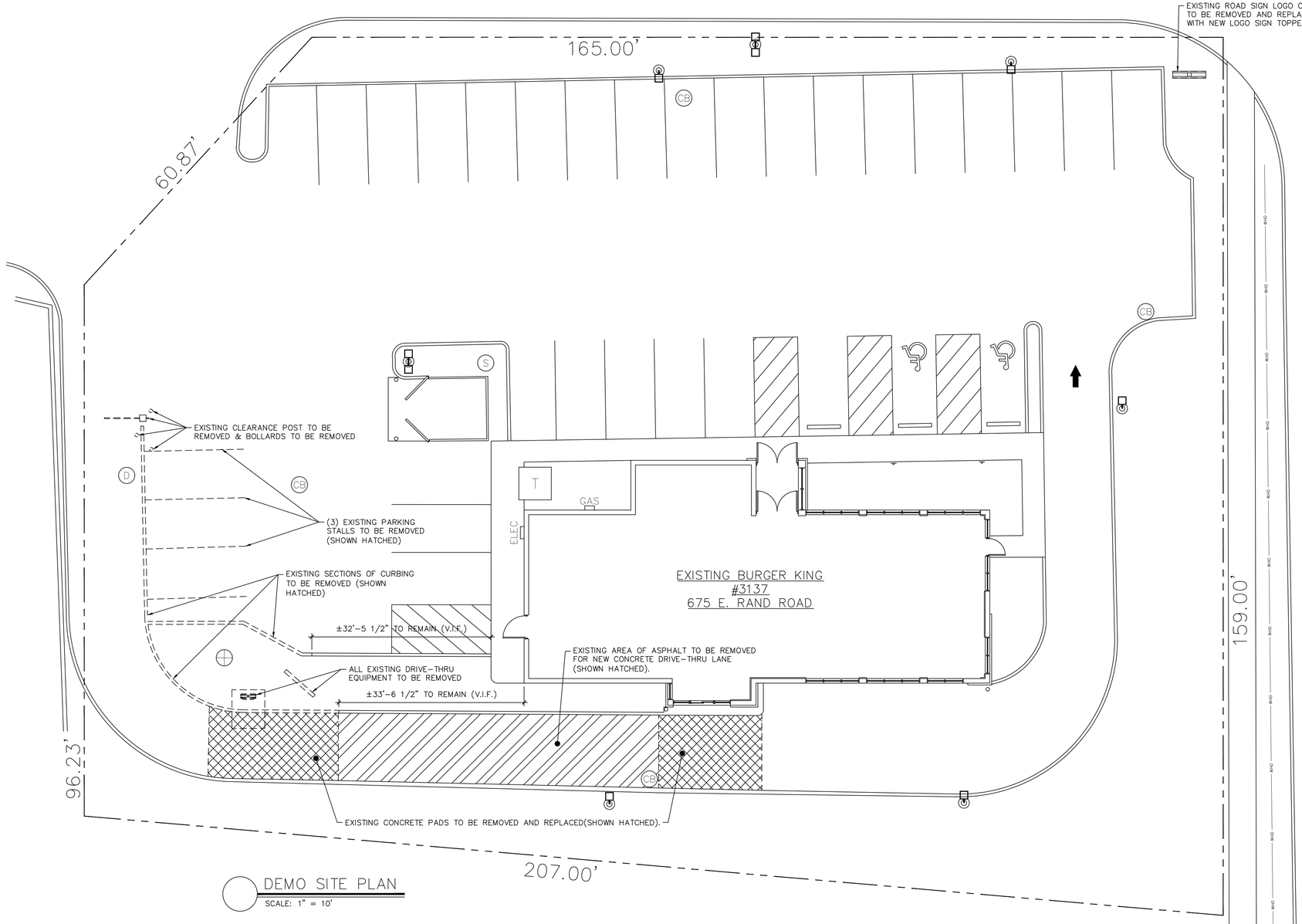
POLENA ENGINEERING LLC
WHEATON: 630-653-6331
LAKE IN THE HILLS: 815-363-9200
INFO@POLENA.COM
WWW.POLENA.COM
ILLINOIS PROFESSIONAL DESIGN FIRM No. 184-007260
POLENA COMPANIES INCLUDE LAND TECHNOLOGY, LAMBERT & ASSOCIATES, AND ALAN J COULSON

T:\2021-JOBS\210244\210244SV-TO 9-14-21.dwg

SHOPPING CENTER ENTRANCE



EXISTING ROAD SIGN



DEMO SITE PLAN
SCALE: 1" = 10'

10 FT 0 5 10 20 FT
1" = 10'

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828 DAVIS ST. SUITE 100
EVANSTON, IL 60201
OFFICE 847.492.1892 | FAX 312.453.0899
IL DESIGN FIRM REG# 184006085

ARCHITECTURAL CONSULTANT
Anchor Construction & Management, Inc.
ANCHOR CM

NOT FOR CONSTRUCTION
DRAWING INTENDED FOR DESIGN COMMISSION AND SIGN VARIATION

BURGER KING
BK # 3137 - UPGRADE REMODEL
675 E. RAND ROAD
ARLINGTON HEIGHTS, ILLINOIS 60014

PROJECT:

Drawing Issue	
Description	Date
DESIGN COMMISSION REVIEW	10/01/2021
SIGN VARIATION REQUEST	10/01/2021

Drawn By: TLW
Checked By: SAK

Sheet Title
DEMO
SITE PLAN

Sheet No.
SP-0.1

Kolbrook Job No.	1683.005	Consultant Job No.	BK 3137

GENERAL CONTRACTOR NOTES:

- G.C. TO INSURE ALL EXTERIOR FIXTURES ARE PROPERLY POWERED. G.C. TO TEST AND MAKE ALL FIXTURE CIRCUITS OPERATIONAL.
- ALL FOOTINGS FROM ABANDONED SIGNAGE SHALL BE REMOVED 6" BELOW GRADE AND LANDSCAPED OVER.
- AT ADA PATH OF EGRESS SIDEWALKS, G.C. TO VERIFY THAT EXISTING/NEW GRADES MEET ADA COMPLIANCE. G.C. TO MODIFY GRADES TO MEET ADA COMPLIANCE. G.C. TO REQUEST ENGINEERING, IF NEEDED.
- AT ADA PARKING STALLS & ACCESSIBLE AISLES, G.C. TO VERIFY EXISTING/NEW GRADES MEET ADA COMPLIANCE OF LESS THAN 2% SLOPE IN ALL DIRECTIONS. G.C. TO MODIFY ASPHALT GRADES TO MEET ADA COMPLIANCE. G.C. TO REQUEST ENGINEERING, IF NEEDED.
- G.C. TO SCRAPE, SAND, PAINT ALL EXISTING TO REMAIN BOLLARDS. (PAINT YELLOW).

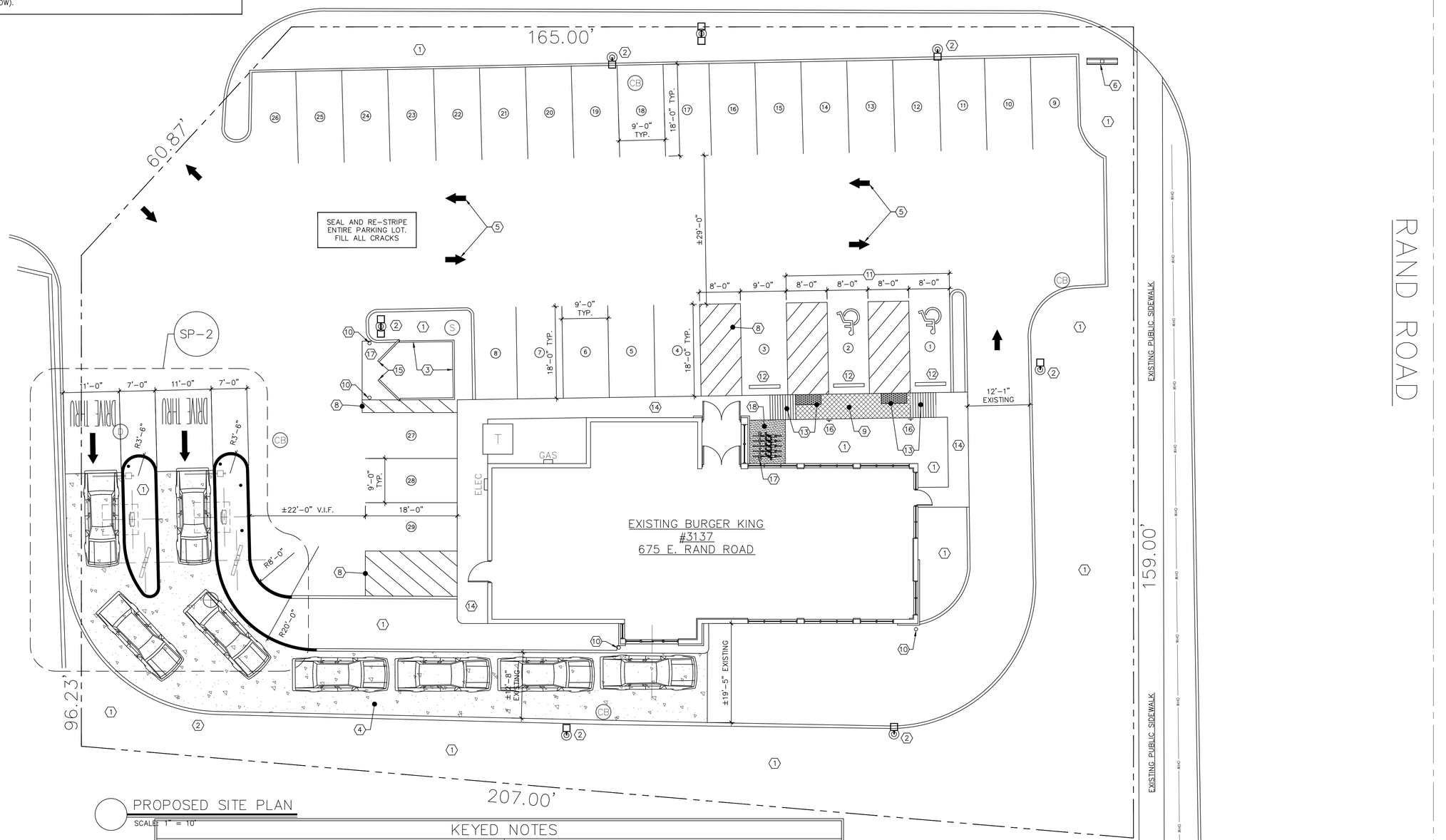
SHOPPING CENTER ENTRANCE

SITE LEGEND

EXISTING CURB. REPAIR DAMAGED CURBS AS REQUIRED.

NEW 'BLACK' CONCRETE DRIVE-THRU LANE & REQUIRED DETECTOR LOOPS. SEE DETAILS ON SHEET SP-3.

NEW CONCRETE SIDEWALK SECTION. SEE DETAIL ON SHEET SP-3.



PROPOSED SITE PLAN

SCALE: 1" = 10'

KEYED NOTES

1. LANDSCAPE/GRASS AREA. SEE LANDSCAPE DRAWINGS.
2. EXISTING LOT LIGHT POLE AND BASE WITH EXISTING LED FIXTURE HEAD TO REMAIN.
3. PAINT EXISTING MASONRY TRASH ENCLOSURE. MATCH NEW BUILDING COLORS.
4. NEW 'BLACK' CONCRETE DRIVE-THRU LANE & DETECTOR LOOPS. SEE SHEET SP-3.
5. NEW/RE-PAINTED PAVEMENT ARROWS/TEXT. SEE DETAIL 4/SP-3.
6. NEW ROAD SIGN LOGO TOPPER. SCRAPE, SAND, PAINT EXISTING ROAD SIGN POLE AND DRIVE-THRU SIGN CABINETS.
7. EXISTING CONCRETE APRON AT TRASH ENCLOSURE TO REMAIN.
8. NEW/RE-PAINTED 4" PAINTED STRIPING, 18" O.C. AT 45° (YELLOW REFLECTIVE).
9. EXISTING SIDEWALK SECTIONS, SHOWN HATCHED, ARE FLUSH WITH ADJACENT ASPHALT PARKING SURFACE.
10. EXISTING BOLLARD. SCRAPE, SAND, PAINT (YELLOW). TYP. ALL BOLLARDS.
11. EXISTING ADA COMPLIANT PARKING/ACCESS STALLS TO BE RE-STRIPED. SEE DETAIL ON SHEET SP-3.
12. EXISTING WHEEL STOP.
13. EXISTING ADA COMPLIANT, DETECTABLE WARNING SURFACE AND ADA RAMP TO REMAIN.
14. EXISTING SIDEWALK TO REMAIN.
15. EXISTING TRASH ENCLOSURE GATE & DROP ROD. SCRAPE, SAND, PAINT (EP-4G).
16. EXISTING ADA COMPLIANT PARKING STALL SIGN TO REMAIN.
17. NEW BIKE RACK. SEE DETAIL ON SHEET SP-3.
18. NEW CONCRETE SIDEWALK SECTION (SHOWN HATCHED) FOR NEW BIKE RACK. SEE DETAIL ON SHEET SP-3.

10 FT 0 5 10 20 FT

1" = 10'

N

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OFFICE 847.492.1922 | FAX 312.453.0699
IL DESIGN FIRM REG# 184006085

ARCHITECTURAL CONSULTANT
Anchor Construction & Management, Inc.
ANCHOR CM

NOT FOR CONSTRUCTION

DRAWING INTENDED FOR DESIGN COMMISSION AND SIGN VARIATION

PROJECT:

BURGER KING

BK # 3137 - UPGRADE REMODEL

675 E. RAND ROAD
ARLINGTON HEIGHTS, ILLINOIS 60014

Drawing Issue	
Description	Date
DESIGN COMMISSION REVIEW	10/01/2021
SIGN VARIATION REQUEST	10/01/2021

Drawn By: TLW
Checked By: SAK

Sheet Title
PROPOSED SITE PLAN

Sheet No.
SP-1

Kolbrook Job No.	1683.005	Consultant Job No.	BK 3137

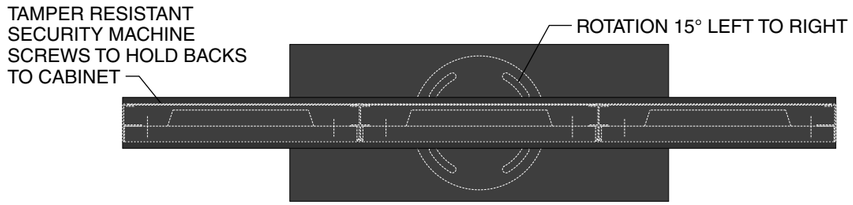

EXISTING DRIVE-THROUGH
CLEARANCE BAR

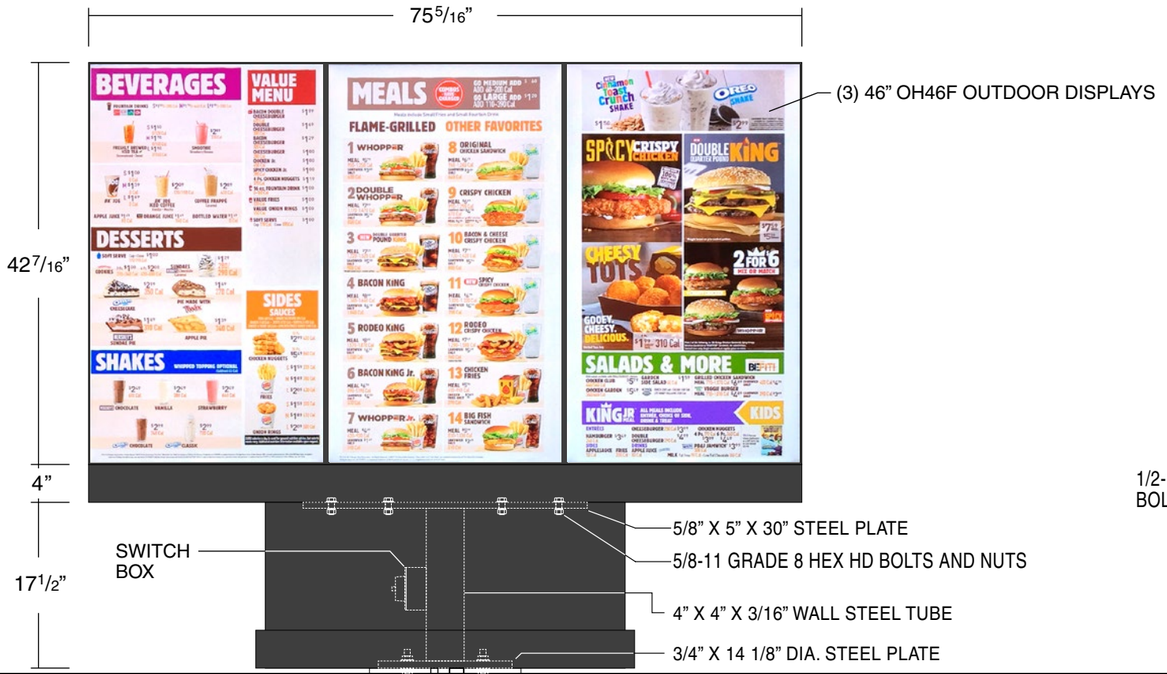

CLEARANCE 8'-6"
EXISTING DRIVE-THROUGH

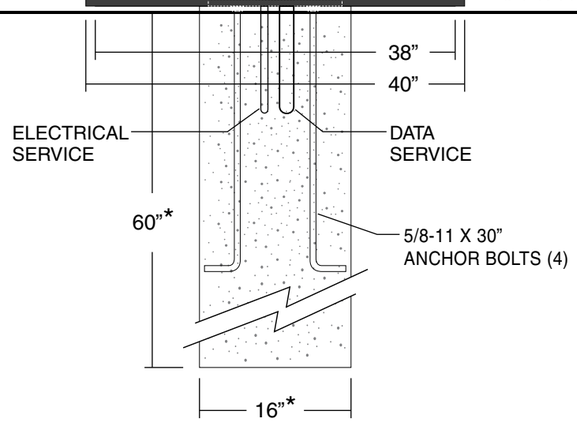

SPEAKER
Please
Let us know
if you're using a
Coupon
PLEASE NOTE:
THE NUMBER ON YOUR FAVORITE COMBO MEAL MAY HAVE CHANGED
DIGITAL DISPLAY
(SCREEN)
9" H. x 13-1/2" L. = 0.8 SQ. FT.
SPEAKER
EXISTING DIGITAL ORDER SCREEN

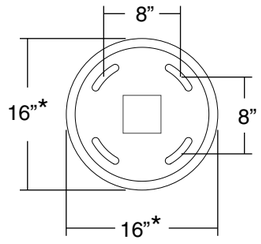

MENU BOARD
ILLUMINATED TOPPER
51" W. x 14" H. = 5 SQ. FT.
LIGHT
MENU BOARD PANEL
38" W. x 49" H. = 13 SQ. FT.
MENU BOARD PANEL
51" W. x 49" H. = 17.5 SQ. FT.
STEEL TUBE
5" H. x 7'-7" L.
2 FOR $4
VALUE MENU
MEALS
BURGERS
BEVERAGES
ICE
10 LB BAGS
ONLY $1.49
EXISTING MENU BOARD

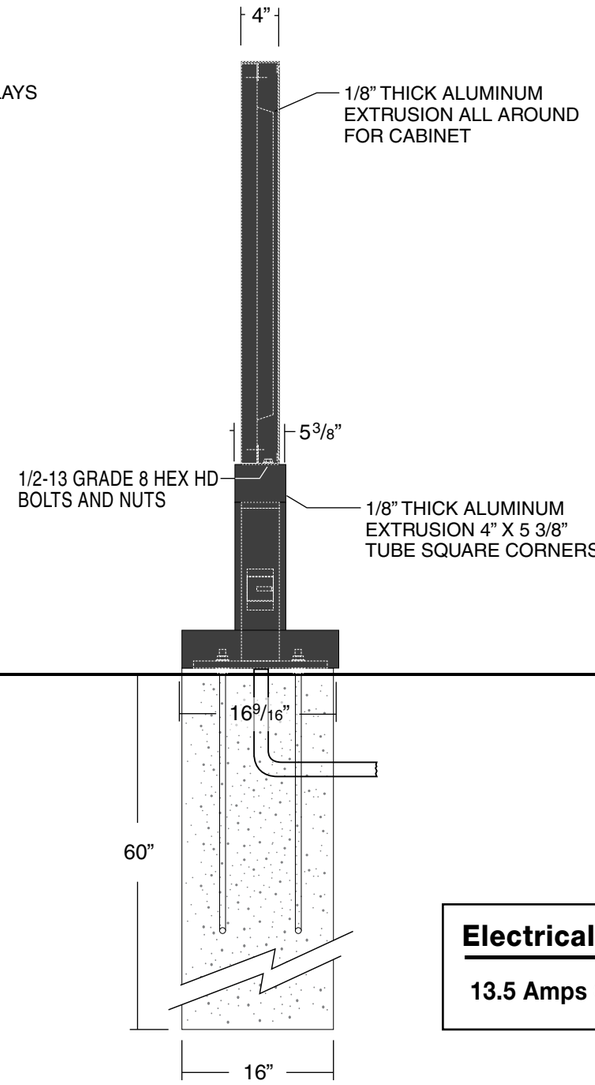
PROPOSED 22.2 SF FULLY ELECTRONIC ELECTRONIC MENU BOARD











*** Unit can be installed on existing foundation and anchor bolts, and if preferred can utilize the existing mounting steel base.**
(This would require the data cables to be routed outside of the existing mounting steel.)

NOTE: The completed menu board is CUL / UL listed.

**** These are approximate foundation measurements.***
The soil bearing capacity at the erection site must be considered when designing the foundation. The sign manufacturer is not able to predetermine the specific needs of each location. Consult a local engineer for design specifications.

Electrical:

13.5 Amps @ 120 VAC 60 Hz

Drawing Type Art Creative
Customer Burger King
Project Description 1 X 3 Digital Drive-Thru Spec.

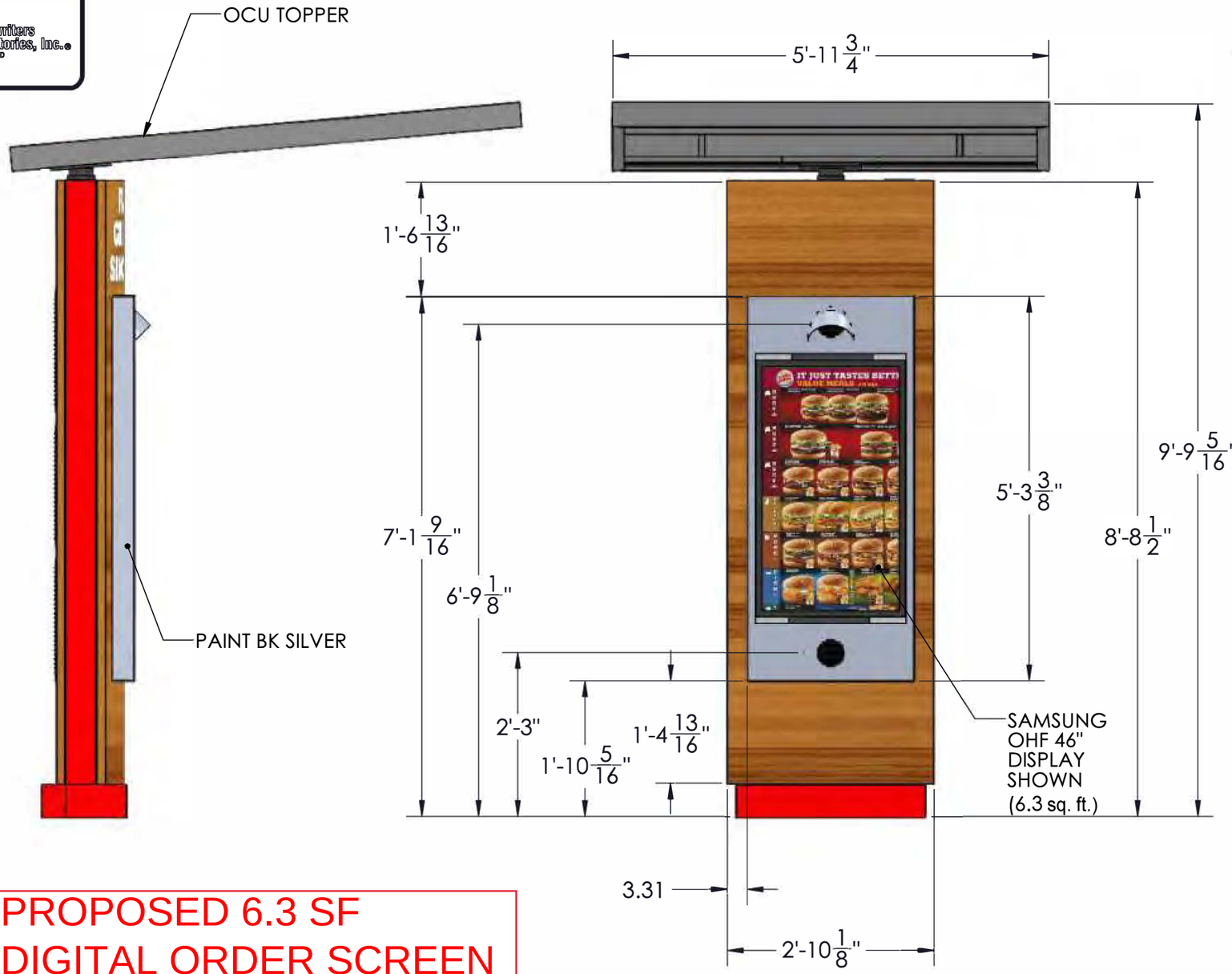
Drawn By: DL
Proj. Man.:
Date: 07/25/18
Proj. No.:

Note: 1) Housing Constructed of Aluminum Extrusion
2) Entire Board and Steel Powder Coat Black

MATERIALS: All Joints To Be Welded All Around
Grade A36 Steel Shapes
Grade A500 B Steel Tube

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Underwriters Laboratories, Inc.®
LISTED





PROPOSED 6.3 SF
DIGITAL ORDER SCREEN

ELECTRICAL NOTE-ACTUAL # OF CIRCUITS TO BE DETERMINED BY A LICENSED ELECTRICAL CONTRACTOR.
TOTAL AMPS: 0.3
OF CKTS: 1 @ 20 AMP (RECOMMENDED)
VOLTS: 120
ELECTRICAL CONNECTION AS FOLLOWS:
GREEN TO GREEN (GROUND), WHITE TO WHITE (NEUTRAL), BLACK TO BLACK (POWER)
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICAL 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.
THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICAL 600.6(A) (1) OF THE NATIONAL ELECTRICAL CODE.
ALL SIGNAGE WILL BE (U.L.) LISTED, (U.L.) 2161 COMPLIANT AND CARRY (U.L) LABELS

Note: BURGER KING® or BURGER KING® Buns and Crescent Logo to use "®" for all locations globally. All other marks will use "TM".
BURGER KING ® In the U.S. use the ® trademark symbol. The Burger King ® trademark may not be registered in all countries. See "Legal Standards" for more information. For registration updates, please contact the legal department in Miami (305) 378-3080.

BURGER KING

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Project Information
BURGER KING
Custom Exterior Signage Systems
File Burger King Design Doc RFP #1 Design -- Date. 2/8/2021

Client Review Status
Burger King requires that an "☑ Approved" drawing be obtained from the client prior to any production release or production release revision.

☐ Approved
☐ Revise & Resubmit

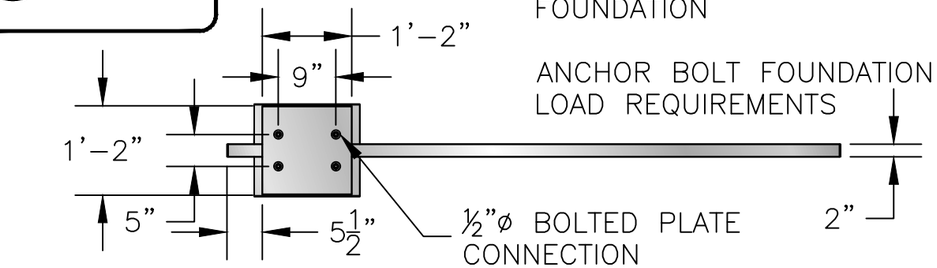
Name
Title Date

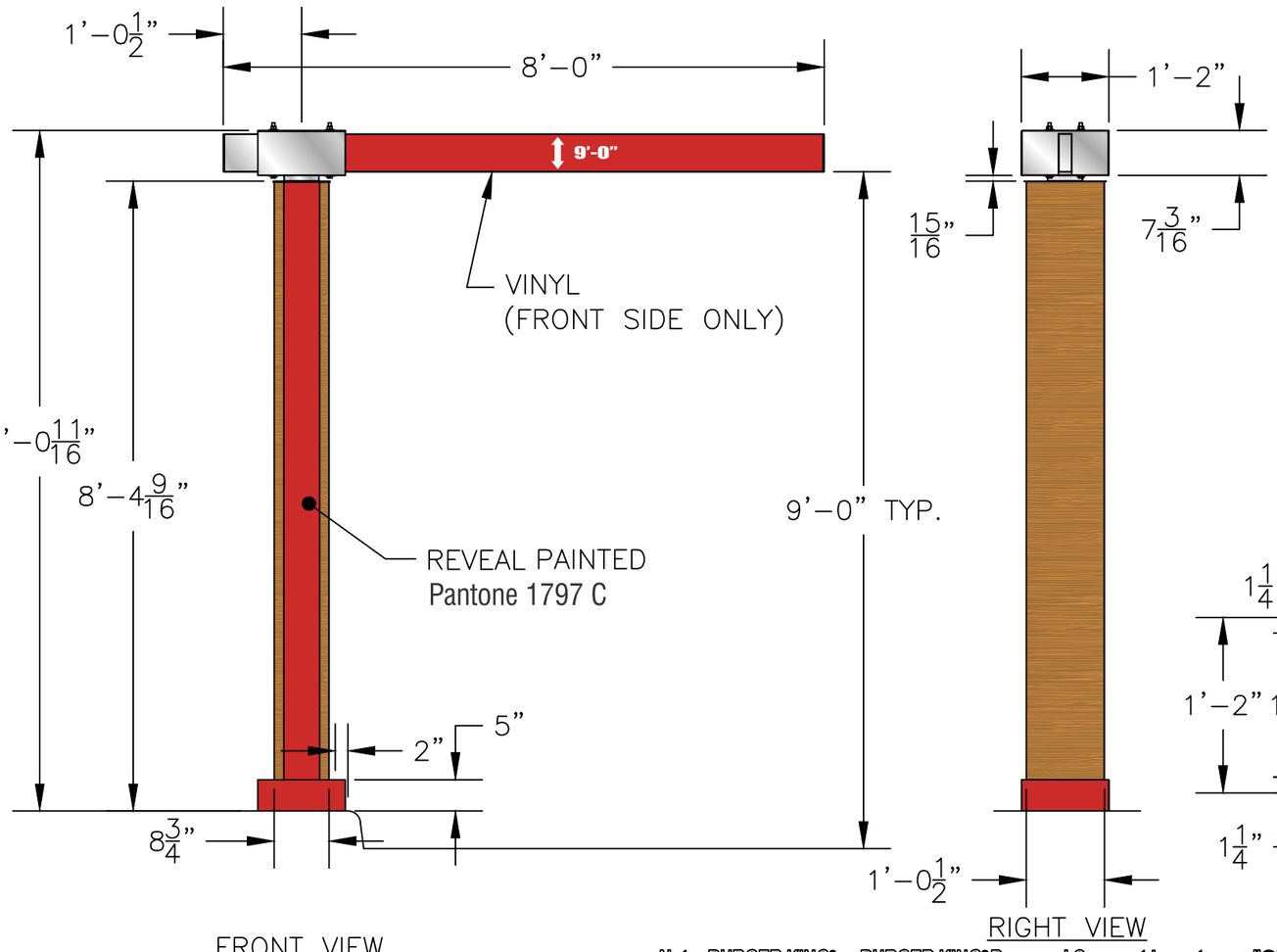
REV	DATE	DESCRIPTION	BY

Underwriters Laboratories, Inc. LISTED

NOTE:
CLADDING/ STEEL SUPPORT: STEEL CONTINGENT ON ENGINEERS SPEC. AND WIND LOAD REQUIREMENTS STEEL BASE PLATE W/STEEL ANCHOR BOLTS AND CONCRETE FOUNDATION

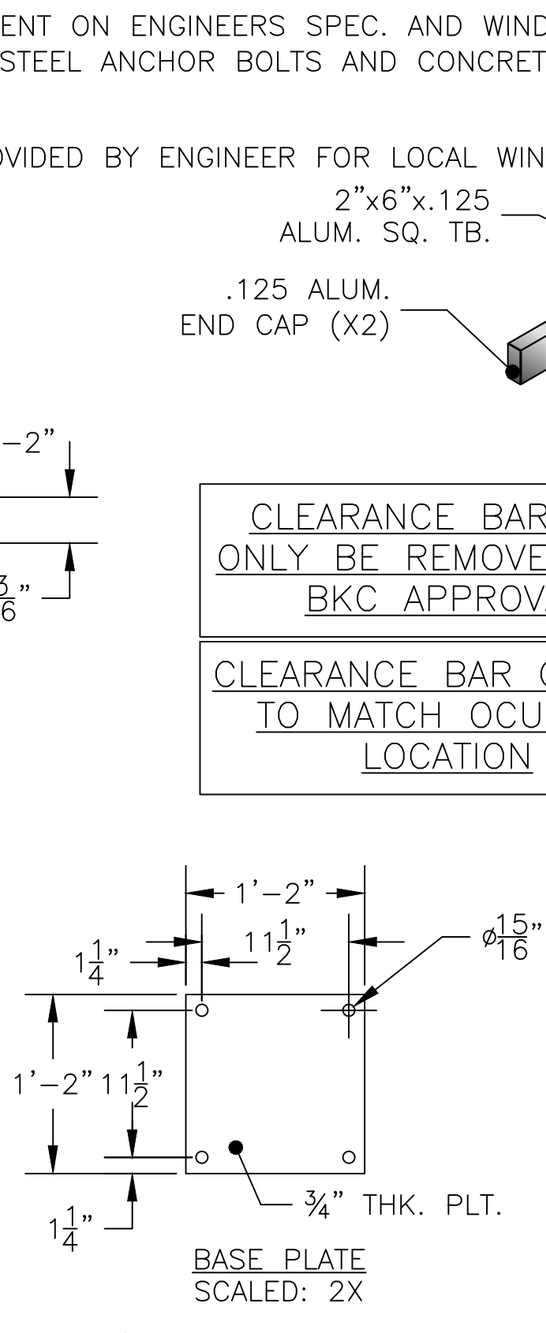
ANCHOR BOLT FOUNDATION SHOULD BE PROVIDED BY ENGINEER FOR LOCAL WIND LOAD REQUIREMENTS



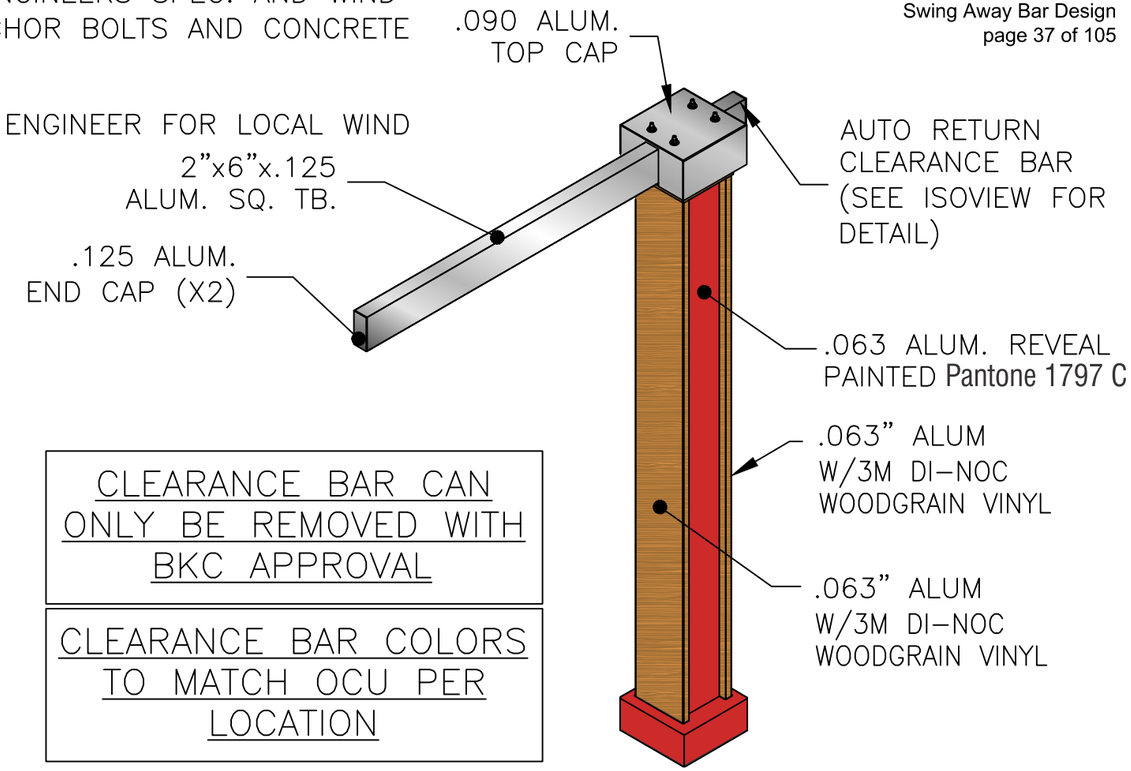


FRONT VIEW

RIGHT VIEW



BASE PLATE
SCALED: 2X



CLEARANCE BAR CAN ONLY BE REMOVED WITH BKC APPROVAL

CLEARANCE BAR COLORS TO MATCH OCU PER LOCATION

NOTE: SUPPLY (4) ¾"ø x 2'–6" J–BOLT
ANCHOR FOUNDATION: 2'–0"ø x 3'–0" AUGER

COLOR NOTES:
FRONT PANEL: .063" ALUM
W/3M DI–NOC WOODGRAIN VINYL
BACK PANEL: BACK: 3M DI–NOC WOODGRAIN VINYL
REVEAL: Pantone 1797 C
CLEARANCE BAR: BRUSHED ALUM FINISH
w/REFLECTIVE SILVER VINYL (SIDES)
BASE: Pantone 1797 C

AUGERED FOUNDATION:
2'–0"ø x 3'–0" DP
TOTAL= 0.92 CU. YDS.

Note: BURGER KING® or BURGER KING® Buns and Crescent Logo to use "®" for all locations globally. All other marks will use "TM".
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Project Information
BURGER KING
Custom Exterior Signage Systems
File Burger King Design Doc RFP #1 Design – Date. 12/8/2011

Client Review Status
Burger King requires that an " ☑ Approved" drawing be obtained from the client prior to any production release or production release revision.

NEW CLEARANCE BAR

585 E. Rand Road

Town & Country Center
Outlot




585 E. Rand Road
Town & Country Center
DICK'S
LA FITNESS
JO-ANN
golden corral
Walgreens
Google Earth
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630 E. Rand Road
Olive Garden
Google Earth
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Google Earth
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704 E. Rand Road - 720 E. Rand Road




715 E. Rand Road
CASEY AUTOMOTIVE
CASEY
AUTOMOTIV
SERVICE & REPA
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