

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

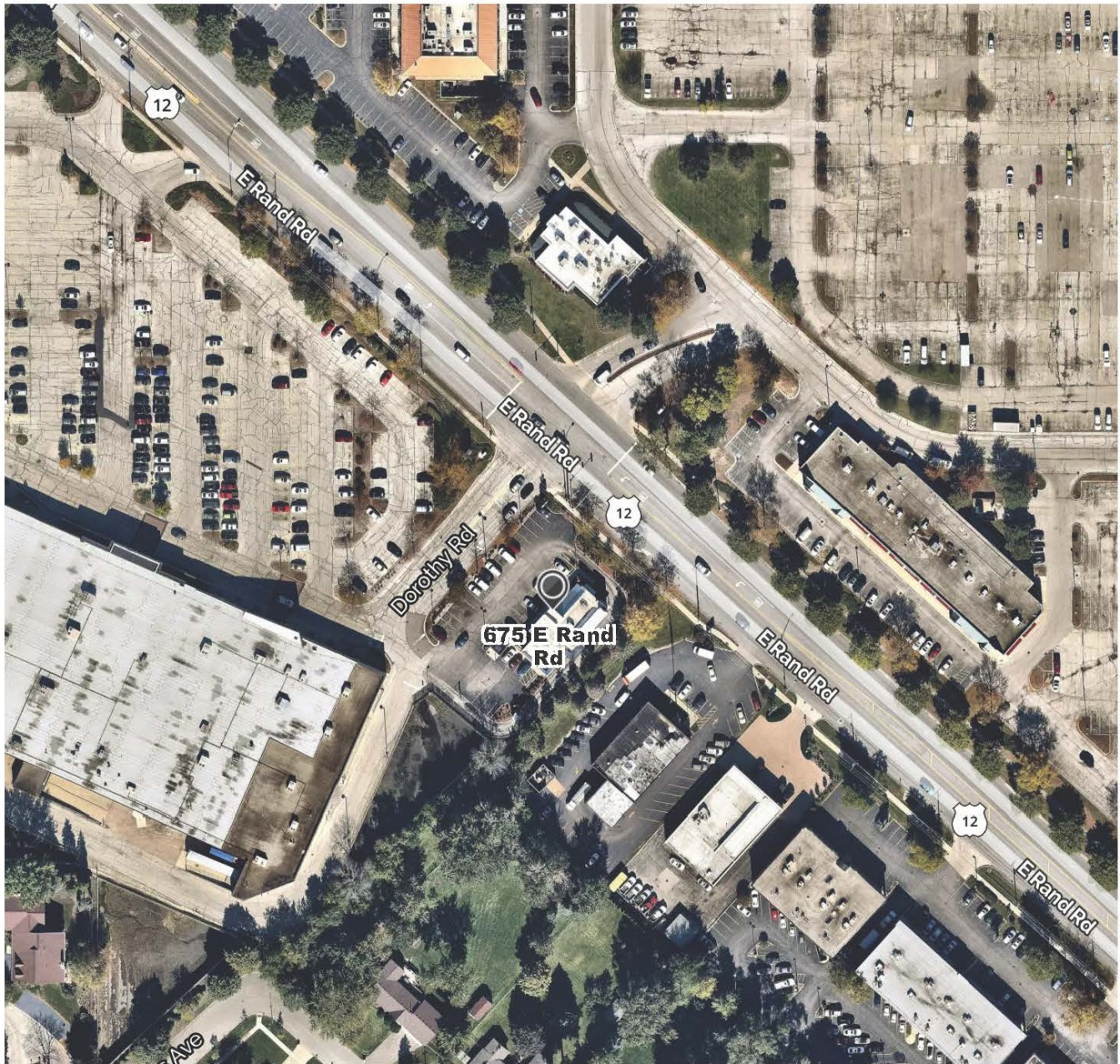
The (2) sign variations that we are requesting are with regards to the drive-thru signage. The first request is for our fully electronic (digital) drive-thru menu board. The second request is for our order confirmation unit's digital screen exceeding the 2 sq. ft. maximum.

- 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 Berg
Director of Construction and Facilities



12

E Rand Rd

E Rand Rd

12

Dorothy Rd

675 E Rand Rd

E Rand Rd

12

E Rand Rd

Ave

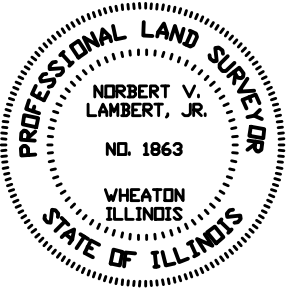
PLAT OF SURVEY & TOPOGRAPHY

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
Ⓢ	CATCH BASIN
⊗	WATER VALVE VAULT
⊗	WATER VALVE
⊗	HYDRANT
⊗	B-BOX
Ⓢ	SANITARY MANHOLE
Ⓢ	ELECTRIC METER
Ⓢ	GAS METER
Ⓢ	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



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

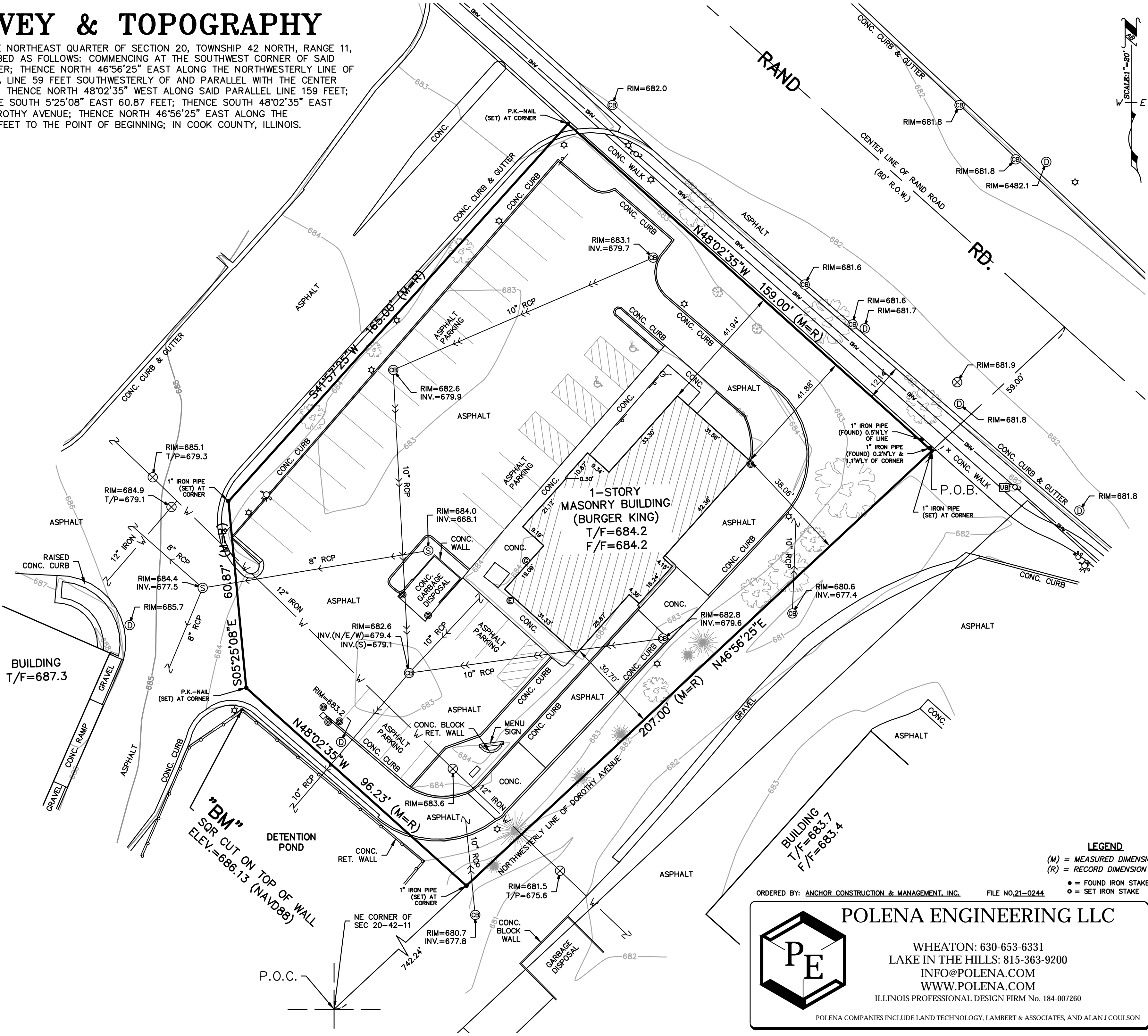
THIS IS TO CERTIFY THAT I, AN ILLINOIS LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE AND THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY. FIELD WORK COMPLETION DATE: 09/10/2021.

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

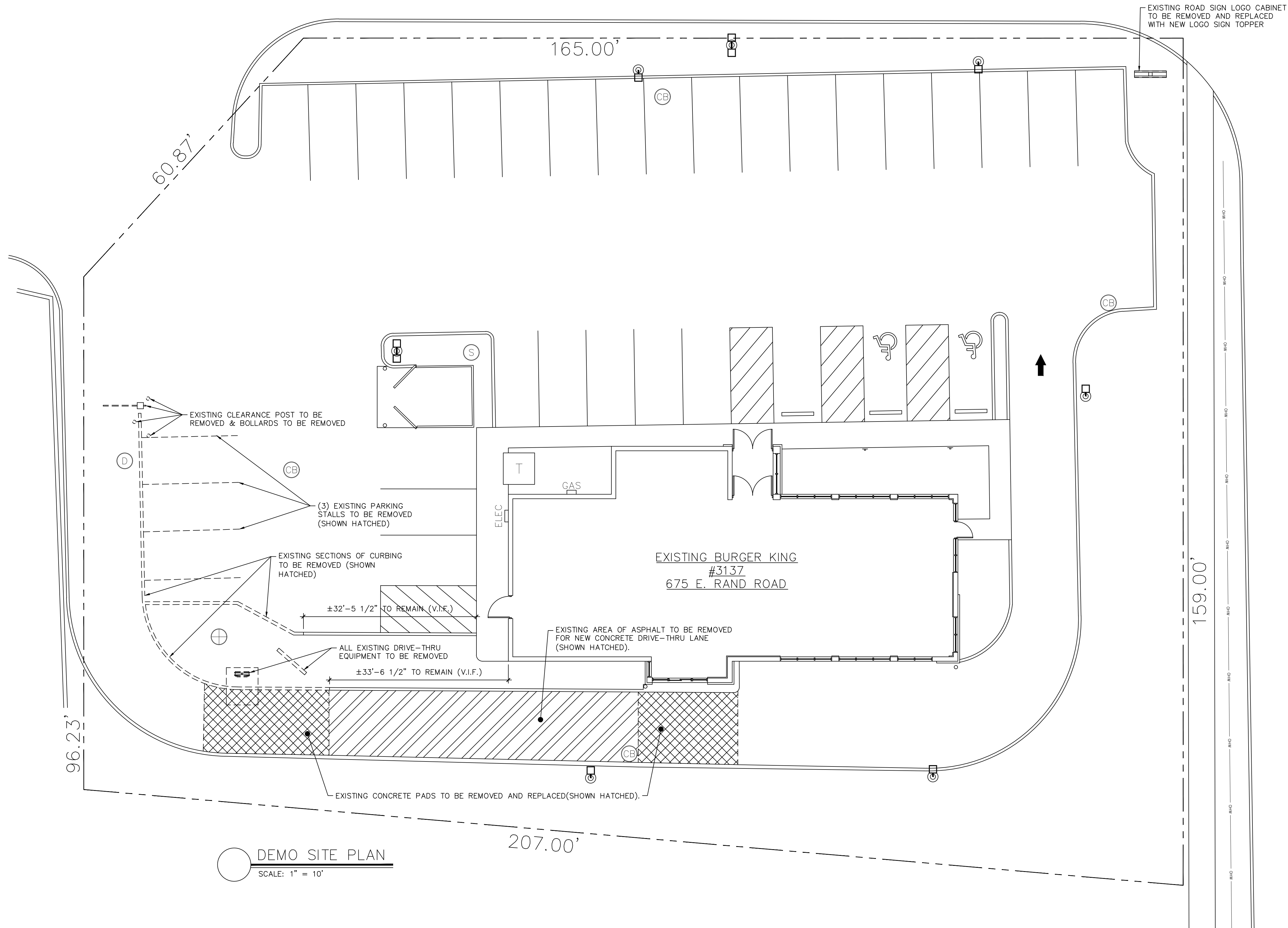
ORDERED BY: ANCHOR CONSTRUCTION & MANAGEMENT, INC. FILE NO. 21-0244

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

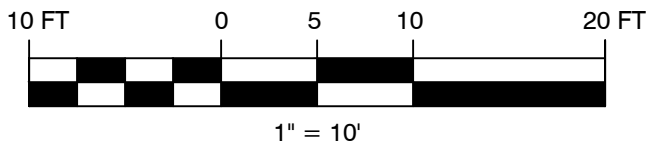
POLENA COMPANIES INCLUDE LAND TECHNOLOGY, LAMBERT & ASSOCIATES, AND ALAN J COULSON

SHOPPING CENTER ENTRANCE



EXISTING ROAD SIGN

RAND ROAD

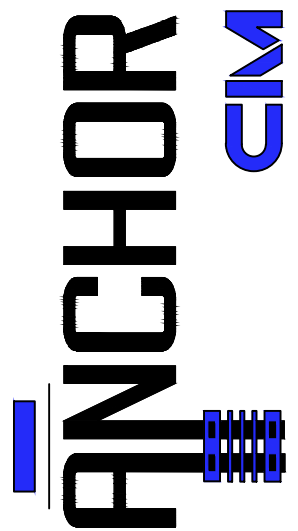


Architect

kolbrook design

828 DAVIS ST. SUITE 300
EVANSTON, IL 60201
OFFICE: 847.492.1992 | FAX: 312.453.0899
IL DESIGN FIRM REG# 18400865

ARCHITECTURAL CONSULTANT
Anchor Construction & Management, Inc.



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

DEMO
SITE PLAN

Sheet No.

SP-0.1

Kolbrook Job No.	1683.005	Consultant Job No.	BK 3137
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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).

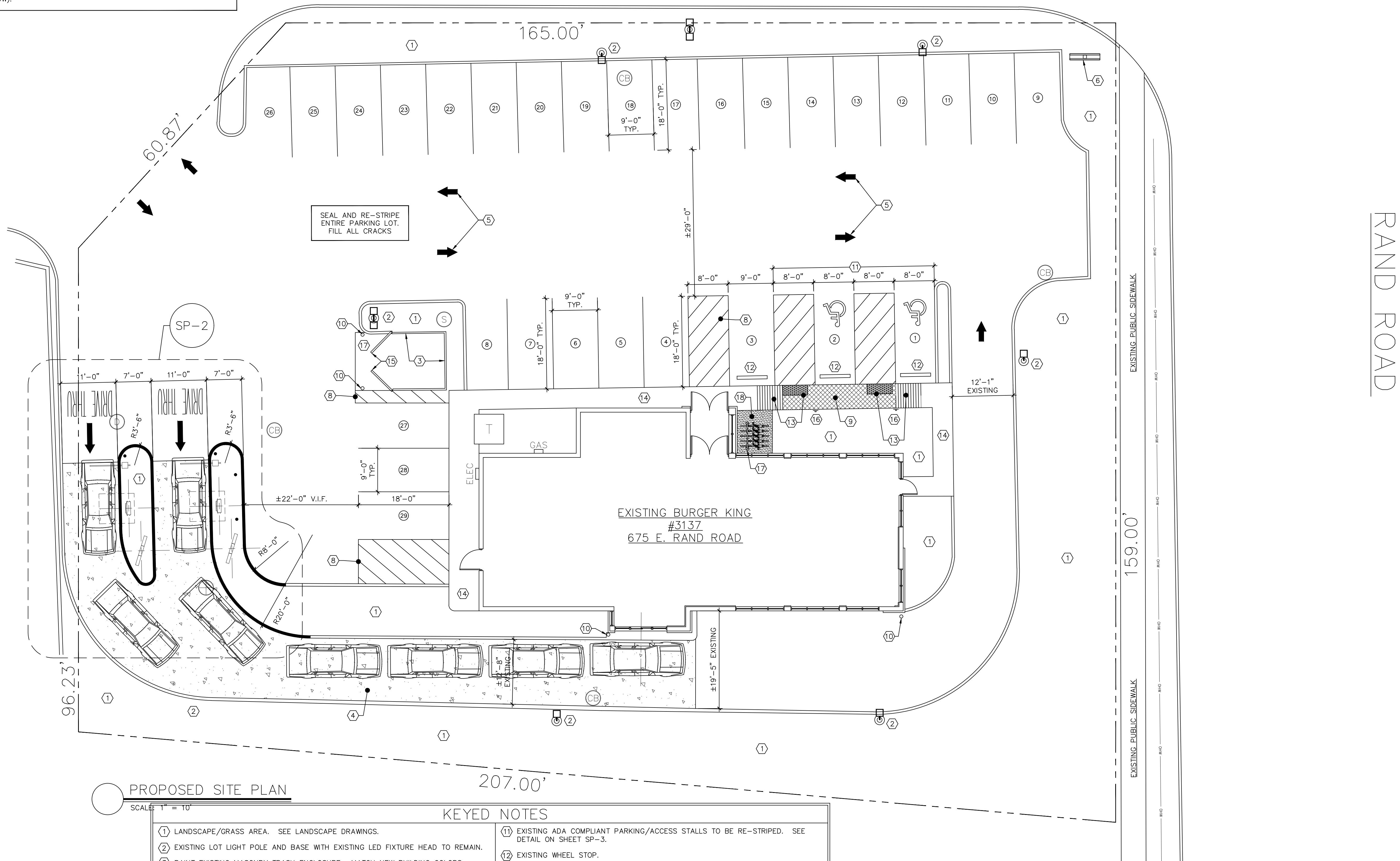
SITE LEGEND

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.

SHOPPING CENTER ENTRANCE

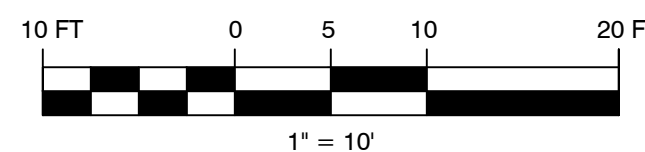


PROPOSED SITE PLAN

SCALE: 1" = 10'

KEYED NOTES

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

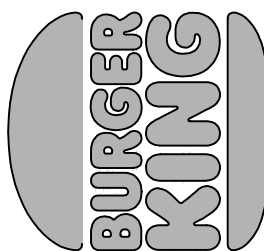


Architect

kolbrook design838 DAVIS ST. SUITE 300
EVANSTON, IL 60201
OFFICE: 847.462.1692 | FAX: 312.453.0899
ILL. DESIGN FIRM REG# 18400685

ARCHITECTURAL CONSULTANT

Anchor Construction & Management, Inc.

ANCHOR
CM**NOT FOR CONSTRUCTION**DRAWING INTENDED FOR DESIGN
COMMISSION AND SIGN VARIATION**BURGER KING**
BK # 3137 - UPGRADE REMODEL675 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

PROPOSED
SITE PLAN

Sheet No.

SP-1Kolbrook
Job No. 1683.005
Consultant
Job No. BK 3137



EXISTING DRIVE-THROUGH
CLEARANCE BAR



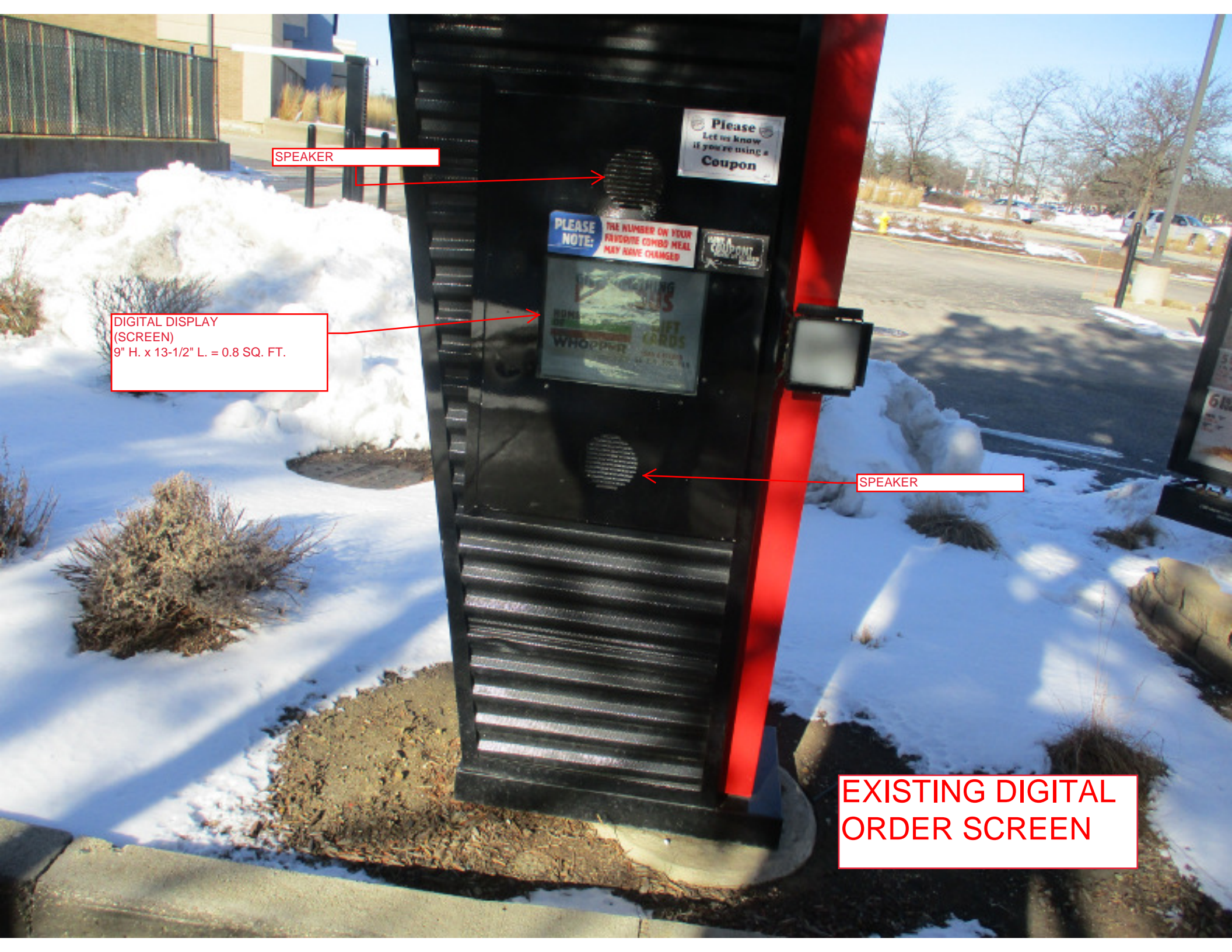
EXISTING DRIVE-THROUGH

SPEAKER

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
51" W. x 49" H. = 17.5 SQ. FT.

MENU BOARD PANEL
38" W. x 49" H. = 13 SQ. FT.

STEEL TUBE
5" H. x 7'-7" L.

EXISTING MENU BOARD





TAMPER RESISTANT
SECURITY MACHINE
SCREWS TO HOLD BACKS
TO CABINET

ROTATION 15° LEFT TO RIGHT

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.)

1/2-13 GRADE 8 HEX HD BOLTS AND NUTS

1/8" THICK ALUMINUM EXTRUSION ALL AROUND FOR CABINET

1/8" THICK ALUMINUM EXTRUSION 4" X 5 3/8" TUBE SQUARE CORNERS

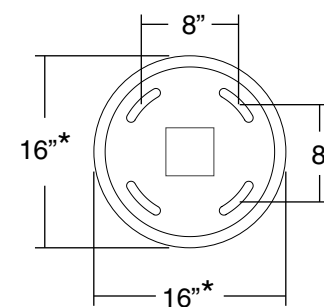
NOTE: The completed menu board is CUL / UL listed.

★ **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 SERVICE

DATA SERVICE

5/8-11 X 30" ANCHOR BOLTS (4)



60"

Electrical:
13.5 Amps @ 120 VAC 60 Hz

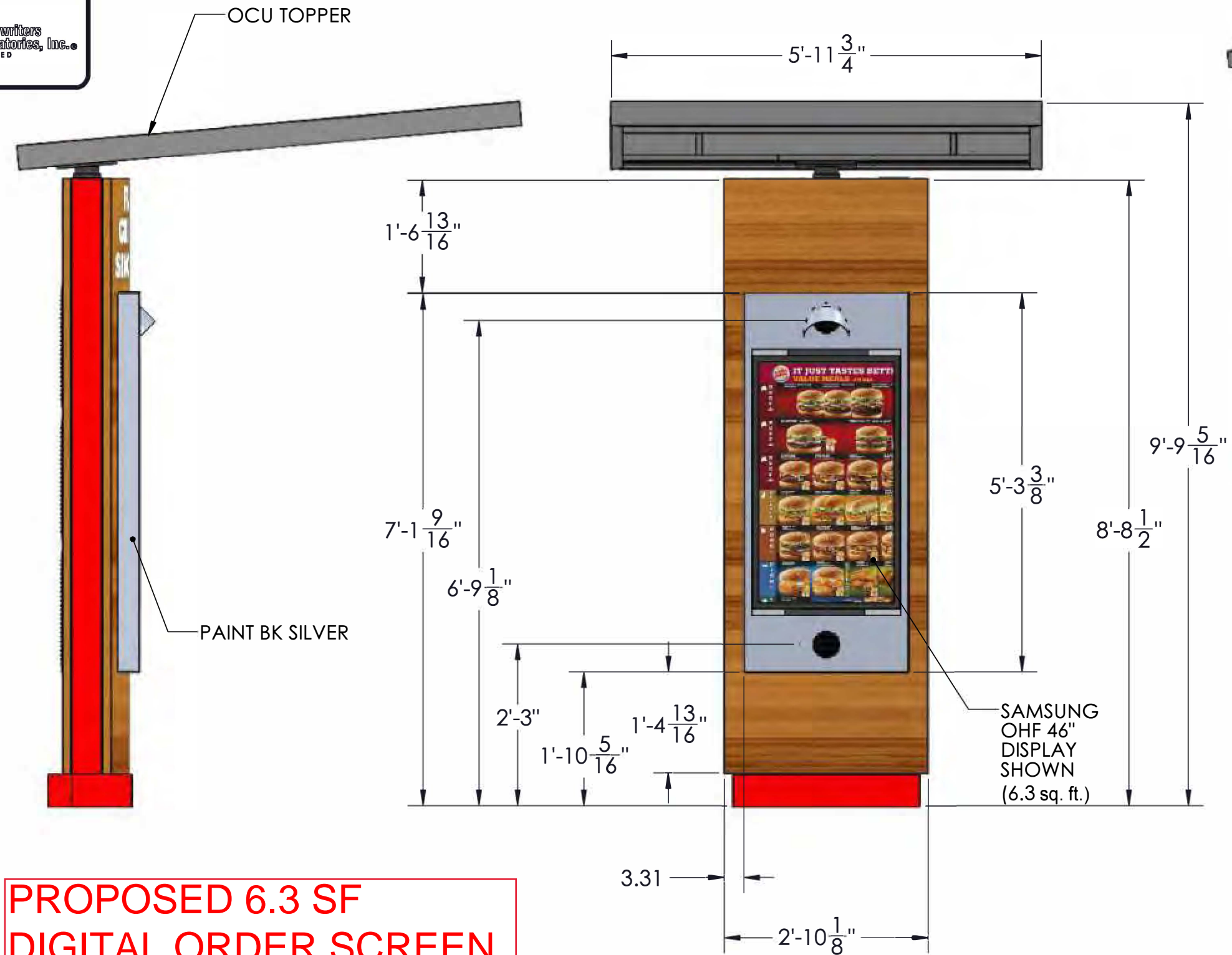
Drawing Type Art Creative
Customer Burger King
Project Description 1 X 3 Digital Drive-Thru Spec.

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





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.



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

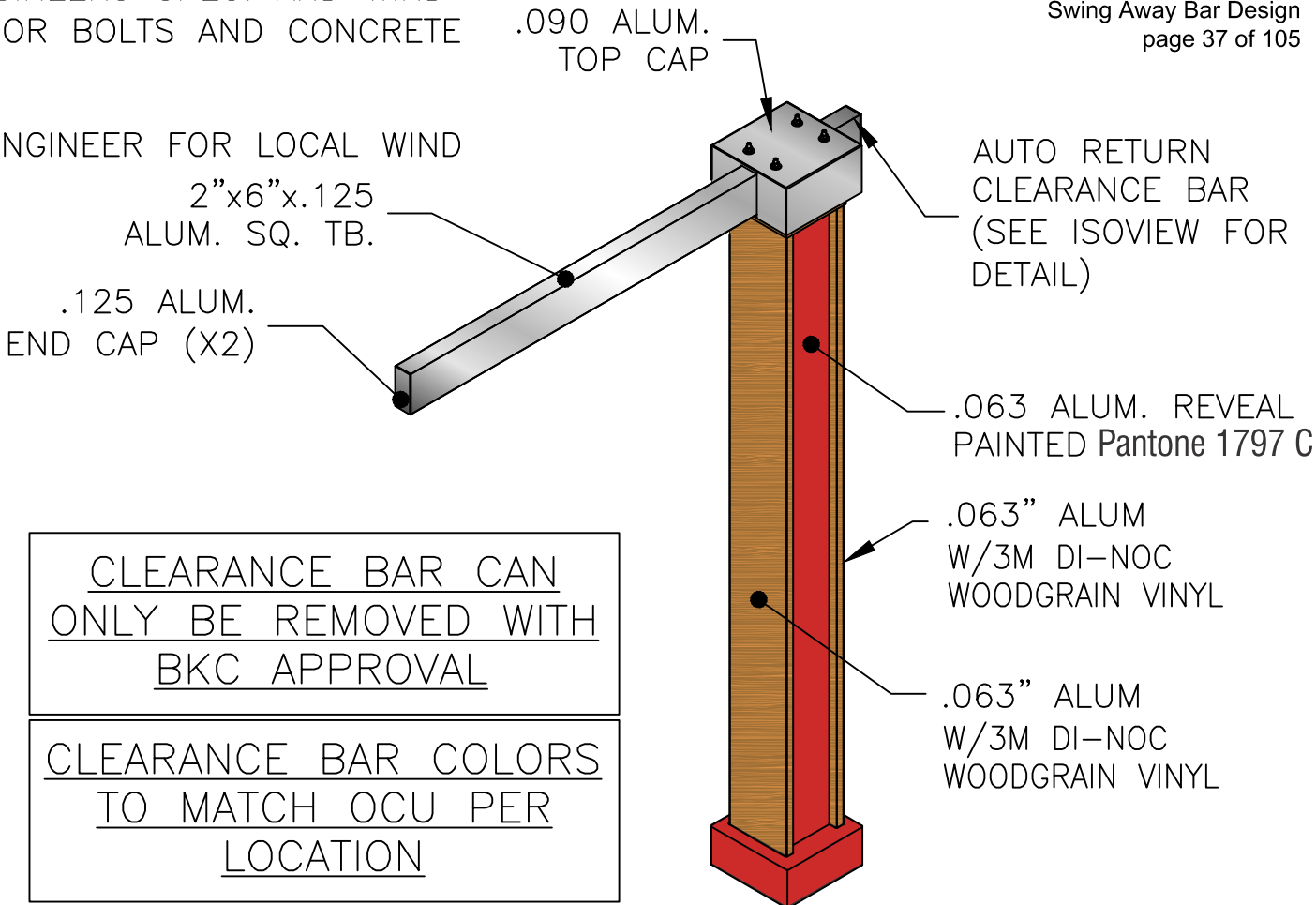
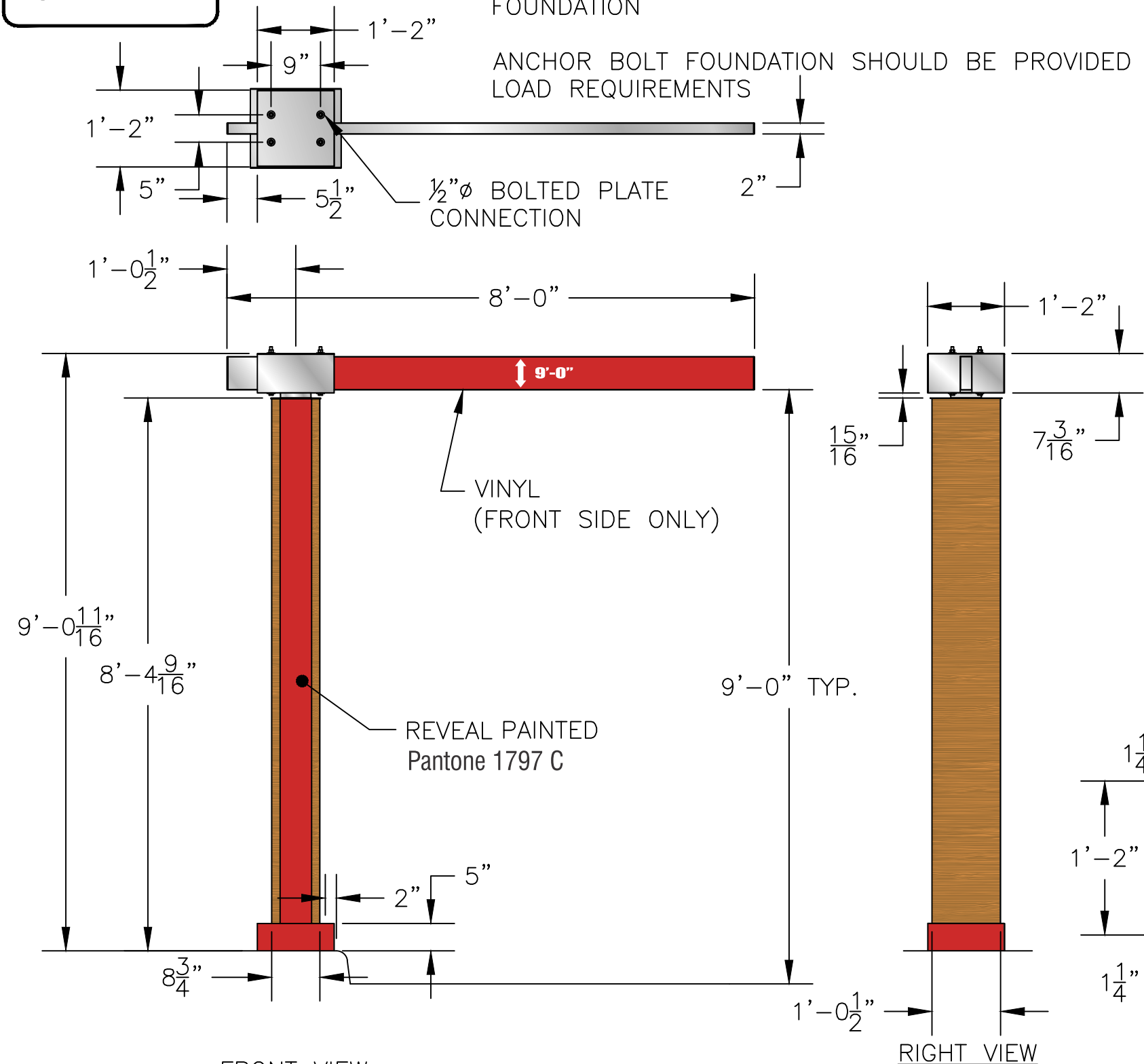
Client Review Status
Burger King requires that an " ☒ Approved" drawing be obtained from the client prior to any production release or production release revision.

☐ Approved
☐ Revise & Resubmit

Name	
Title	
Date	



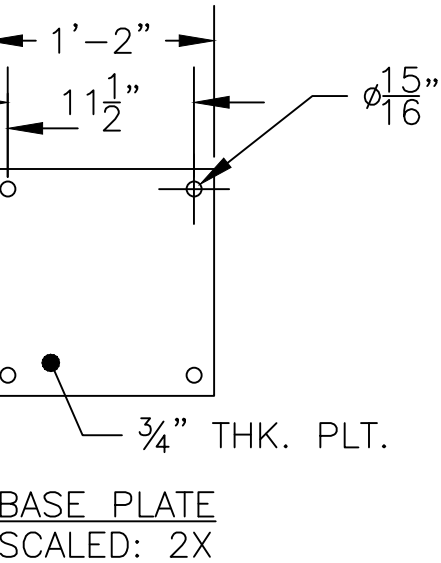
NOTE:
CLADDING/ STEEL SUPPORT: STEEL CONTINGENT ON ENGINEERS SPEC. AND WIND
LOAD REQUIREMENTS STEEL BASE PLATE W/STEEL ANCHOR BOLTS AND CONCRETE
FOUNDATION



NOTE: SUPPLY (4) 3/4" 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.



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Project Information
BURGER KING
Custom Exterior Signage Systems
File Burger King Design Doc RFP #1 Design -- Date: 12/8/2011

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revision.

NEW CLEARANCE BAR