

**CITY OF DARIEN
PLANNING AND ZONING COMMISSION**

Wednesday, October 19, 2022

7:00 PM

City Hall Council Chambers

1702 Plainfield Road

AGENDA

- 1) Call to Order
- 2) Roll Call
- 3) Regular Meeting – New Business (See Page 9)
 - a. **Public Hearing – PZC2022-06**
2019 75TH Street – Special Use Amendment & Variation
Petitioner Joe Fontana (Fry the Coop) seeks approval for an amendment to a Special Use and Variation request from Section 4-3-10(B)(2) of the Sign Code. The petition specifically requests to allow for outdoor seating/dining and wall signage on a second building front for a new eating establishment.
- 4) Staff Updates & Correspondence
- 5) Approval of Minutes September 21, 2022
- 6) Next Meeting November 2, 2022
- 7) Public Comments [On Any Topic Related to Planning and Zoning]
- 8) Adjournment

**MINUTES
CITY OF DARIEN
PLANNING & ZONING COMMISSION MEETING
September 21, 2022**

PRESENT: Lou Mallers – Chairperson, Robert Erickson, Bryan Gay, Shari Gillespie, Hilda Gonzalez, Chris Jackson, Julie Kasprovicz, Ralph Stompanato

ABSENT: Brian Liedtke, Ralph Stompanato

OTHERS: Jordan Yanke - City Planner

Chairperson Lou Mallers called the meeting to order at 7:00 p.m. at the Darien City Hall, Council Chambers, 1702 Plainfield Road, Darien, Illinois. Chairperson Mallers declared a quorum present and swore in the audience members wishing to present public testimony.

REGULAR MEETING/NEW BUSINESS:

- a. Public Hearing – PZC2022-05 100575TH Street – Tabriz Khanlodhi Special Use request pursuant to Section 5A-8-3-4 of the Zoning Ordinance. The petition specifically requests to allow conversion of an existing drive-through to one that offers a drive-through lane for an automated teller machine and a drive-through lane for an establishment whose primary use is the sale of tobacco and related productions as well as food items (Tobacco Shop/Food Store). The petitioner relies on variations granted in Ordinance No. O-15-84 and seeks additional variations, as deemed necessary.**

Mr. Jordan Yanke, City Planner reported that the petitioner seeks approval of a Special Use request pursuant to Section 5A-8-3-4 of the Zoning Ordinance. He reported that the petition specifically requests to allow conversion of an existing drive-through to one that offers a drive-through lane for an automated teller machine and a drive-through lane for an establishment whose primary use is the sale of tobacco and related products as well as food items.

Mr. Yanke reported that the petitioner has proposed a conversion of the existing drive-through (2 lanes) to one that offers a drive-through lane for an automated teller machine and a drive-through lane for an establishment whose primary use is the sale of tobacco and related productions as well as food items

He reported that while the primary use is permitted within the B-2 District, the Special Use is required for the drive-through conversion due to the change in use and reimplementaion of a service window. He reported that the project involves minimal site work and that there will be no change to the building footprint, parking lot, or ingress/egress drives and the required amount of parking spaces exist to serve the proposed use at a ratio of 4 spaces/1,000 square feet gross floor area.

Mr. Yanke reported that the petitioner has included a traffic and parking study that is included as an attachment in the Agenda Memo.

The petitioner's attorney Mr. Mark Daniel, Daniel Law Office, P.C., Oakbrook Terrace, IL reported that that he has been practicing law for 25 years and on his own for the past 12 years.

Mr. Daniel provided a very detailed overview of the request and reported that the transition in the tobacco business is much more policed and that every transaction registered is through a Point of Service where the purchasers ID is scanned into the system. He further reported that a sale cannot be made without a scan and that both the store and the drive through will have a register.

Mr. Daniel reported that the Supplemental Use Statement was provided in the packet and that the operation proposed is primarily tobacco sales. He reported that the Villa Park location has a drive through which drives three times the revenue and its purpose for those who cannot get out of a car and convenience.

Mr. Daniel reported that a traffic study was provided and that the traffic will be less than the bank. He reported that the drive through was a teleservice window and that the bank abandoned it to make it a double drive through. He further reported that the second lane has no user for the existing ATM machine and that the petitioner will most likely keep it as an ATM since it is already there.

Mr. Daniel reported that the exit is to 75th Street or access onto Plainfield Road and that there is plenty of stacking. He reported that the petitioner would like to continue to as the bank did collecting waste inside and rolling it out but that if required, the petitioner will provide a compliant six-foot tall board on board or other solid fence waste enclosure in the south westernmost parking which will screen the north, south and west sides of the enclosure from existing pervious areas south and west of the enclosure and provide a new curb with a five foot landscape strip on the north side of the enclosure. He further reported that the area is fully developed and that it makes sense to keep open space and that the neighbors to the west do not suffer.

Mr. Daniel reported that there will be some demolition to the interior and that rendering was provided in the packet. He reported that there will be no lounge or smoking allowed inside the building.

Mr. Daniel reported that signage on the Subject Property relies on three business building frontages (north, east and south). He reported that the present signage is within the allowable envelope for signage and the nominal increases in wall sign area due to the shape of the proposed signs remains within the envelope. He further reported that the petitioner adopted a new name for the location, and it just designated a logo to replace the West Suburban Bank "W/S" logo above the entrance.

Mr. Daniel reported that the drive through facility allows for four vehicles stacked from the service/island area to the end of the curb radii for the drive through stacking. He

reported that the traffic and parking study provided from Lynn M. Means, BLA, Inc. addresses the ingress and egress.

Mr. Daniel reported that a table of zoning compliance issues was provided had the area been redeveloped. He reported that a signed and unsigned version of the CBD regulations by Mr. Tabriz Khanlodhi was stated in person and provided.

Chairperson Mallers opened the meeting to Commissioner discussion.

Commissioner Bob Erickson questioned how many employees would be present to handle the drive through and the store. He also questioned what the plan is should the power not work and the hours of operation.

The petitioner, Mr. Tabriz Khanlodhi reported that there will be two separate registers with one employee and two during busy time. He stated that there is not a lot of time involved for computer scanning and that the computers are attached to the cell phone. He further stated that they have one hour should the power go down and after that they would just shut down.

Commissioner Erickson questioned the hours of operation.

Mr. Daniel reported that the hours of operation at the Villa Park location are 7:00 a.m. – midnight and the Lombard location 10:00 a.m. – 11:00 p.m. but they have not decided. He stated that the hours will probably be similar to the Lombard location.

There was some discussion about the drive through stacking.

The petitioner reported that drive through time is approximately two minutes and room for six cars. He stated that if there is not enough room the car will pull into a parking spot. He reported that during peak the most in que is four cars at the Villa Park location.

Commissioner Chris Jackson questioned if the Lombard location is looking at a drive through and if this is a franchise.

Mr. Daniel reported that they have looked into a drive through but that the County is not interested in annexing the parcel. He reported that the petitioner has 13 years of experience with the drive through.

Mr. Khanlodhi reported that they are not a franchise.

Commissioner Jackson asked about the memo board.

Mr. Khanlodhi reported that the memo board has the goods for sale. He stated that there is not a lot.

Chairperson Mallers questioned the busy hours.

Mr. Khanlodhi reported that it varied by location but that it is tied to traffic but usually after the lunch hour and after 5:00 p.m.

Commissioner Bryan Gay questioned if phone orders were allowed. He also questioned if the signage was backlit or front lit or if there would be any obnoxious signs in the windows similar to the Vape Shop.

Mr. Khanlodhi reported that they have thought about phone orders but that the age restrictions prevent them from doing phone orders. He reported that there would be no signage other than what is proposed and that only the letters on the sign are backlit.

Mr. Daniel stated that no LED or strobe lights could be included as a condition.

Commissioner Julie Kasprowicz questioned if there would be any seating outside.

Mr. Khanlodhi reported that there will be no seating.

Commissioner Jackson questioned if there will be alcohol sold.

Mr. Khanlodhi reported that they will not sell alcohol only soft drink type beverages and packaged items.

Chairperson Mallers opened the meeting to anyone wishing to present public comment.

Mr. Vic Patton, Darien stated that he lived on Manning Road and that he had a huge concern about vaping. He stated that there are 22 vaping establishments within a five-mile radius which doesn't include convenient stores, gas stations, etc. Mr. Patton stated that there has been an increase in usage by adolescent and that he was concerned with the closeness to the high school. He provided evidence of a report to staff and stated that a tobacco shop is downscale to Darien and Clarendon Hills, Burr Ridge and Hinsdale do not have any tobacco stores.

Chairperson Mallers stated that there is a tobacco store within a short radius at Brookhaven.

Commissioner Kasprowicz stated that she was interested in more information about the percentages in adolescents.

There was some discussion about the sales of vape versus tobacco and sitting in a car and vaping.

Mr. Daniel reported that it varied by location and that it fluctuated between the two stores.

Mr. Khanlodhi reported that they do not allow vaping inside or in the parking lot.

Commissioner Jackson stated that the petitioner did a noble job of the presentation. He questioned if landscaping was required.

Mr. Yanke reported that the nothing triggers landscaping but that a condition could be made regarding the dumpster enclosure.

Mr. Daniel reported that they are proposing a six-foot fence with landscaping around the dumpster. He reported that he could not identify the exact commercial carrier.

Commissioner Gay stated that he did not like the enclosure but that he would like to see a condition for the signage with nothing flashing.

There was some discussion regarding the time the signage would be turned off.

Mr. Yanke reported that signs 100 feet from a residential zone must be off from 11:00 p.m. – 7:00 a.m. unless in business during the hours of operation.

Mr. Daniel stated that a condition could be made to shut down the drive through at 11:00 p.m.

There was no one else wishing to present public comment and Chairperson Mallers closed the public hearing.

Commissioner Gay made a motion, and it was seconded by Commissioner Jackson to approve PZC2022-05 100575TH Street – Tabriz Khanlodhi Special Use request pursuant to Section 5A-8-3-4 of the Zoning Ordinance. The petition specifically requests to allow conversion of an existing drive-through to one that offers a drive-through lane for an automated teller machine and a drive-through lane for an establishment whose primary use is the sale of tobacco and related productions as well as food items (Tobacco Shop/Food Store). The petitioner relies on variations granted in Ordinance No. O-15-84 and seeks additional variations, as deemed necessary with the following conditions:

- 1. The business must cease operations and shut signage off no later than 11:00 p.m.**
- 2. Signage shall comply with the City’s Sign Code. There shall be no flashing, blinking, digital, or electronic messaging window, wall, freestanding or other signs on site. Internally or externally illuminated window signs, LED displays, and other forms of temporary signage that could distract drivers such as inflatables, flags, or costumed attention contractors are prohibited.**
- 3. If/when the demand arises for an exterior waste disposal container, applicant or future owner shall implement and construct an enclosure with landscaping, all in accordance with the submitted site plan and in compliance with the City’s Zoning Ordinance. The City can demand the enclosure at any time. Applicant may install the enclosure if required by reason of its operations or rule of the hauler.**

- 4. The City's traffic consultant (KLOA, Inc.) provides written acceptance/approval of the traffic study (dated July 25, 2022) submitted by the applicant.**

Upon roll call vote, THE MOTION UNANIMOUSLY PASSED 7-0.

Mr. Yanke reported that this would be forward to the Municipal Services Committee on Monday, September 26, 2022 at 6:30 p.m.

OLD BUSINESS

- a. Public Hearing – PZC2022-04 Comprehensive Plan Amendment Amendment to the City of Darien Comprehensive Plan. The petition (city initiated) proposes revisions to the Key Development Areas and Non-Key Development Areas that are designated in the 2006 Comprehensive Plan. Sections within the 2006 Plan that are subject to proposed amendment are: - Chapter IV, Key Development Areas - Chapter V, Future Land Use (Non-Key Development Areas).**

Mr. Jordan Yanke, Senior Planner reported that he appreciated the comments from the survey. He reported that he rearranged the document on priority.

STAFF UPDATES & CORRESPONDENCE

Chairperson Lou Mallers reported that Mr. Bryan Gay is now the President & CEO of the Downers Grove Economic Development Corporation.

APPROVAL OF MINUTES

Commissioner Gillespie made a motion, and it was seconded by Commissioner Erickson to approve the September 7, 2022, Regular Meeting Minutes.

Upon voice vote, THE MOTION CARRIED 6-0. Commissioner Bryan Gay abstained.

NEXT MEETING

Mr. Jordan Yanke announced that the next meeting is scheduled for Wednesday, October 5, 2022.

PUBLIC COMMENTS (On any topic related to planning and zoning)

There was no one in the audience wishing to present public comment.

ADJOURNMENT

With no further business before the Commission, Commissioner Erickson made a motion, and it was seconded by Commissioner Kasprowicz. Upon voice vote, THE MOTION CARRIED unanimously, and the meeting adjourned at 8:37 p.m.

RESPECTFULLY SUBMITTED:

APPROVED:

**Elizabeth Lahey
Secretary**

**Lou Mallers
Chairperson**

AGENDA MEMO
PLANNING AND ZONING COMMISSION
OCTOBER 19, 2022

CASE

PZC2022-06

Special Use Amendment & Variation
Joe Fontana (Fry the Coop) – 2019 75TH Street

ISSUE STATEMENT

Petitioner Joe Fontana (Fry the Coop) seeks approval for an amendment to a Special Use and Variation request from Section 4-3-10(B)(2) of the Sign Code. The petition specifically requests to allow for outdoor seating/dining and wall signage on a second building front for a new eating establishment.

GENERAL INFORMATION

Petitioner/Owner:	Joe Fontana (Fry the Coop)
Property Location:	2019 75 TH Street
PIN Number:	09-29-409-021
Existing Zoning:	Community Shopping Center Business District (B-2)
Existing Land Use:	Eating Establishment
Comprehensive Plan:	Commercial (Existing); Commercial (Future)
Surrounding Zoning & Uses	
North:	General Services/Highway Business (B-3); Shopping Center (Downers Grove)
East:	Community Shopping Center Business District (B-2); Bank
South:	Single Family Residence District (R-2); Single Family
West:	General Business District (B-3); Shopping Center
History:	The property was developed in 2005 per Ordinance No. O-20-05, and it was developed in unison with the parcel to the east as part of a Planned Unit Development (PUD).
Size of Property:	1.91+/- Acres
Floodplain:	N/A
Natural Features:	N/A
Transportation:	The petition site has two access points from 75 TH Street. One access drive serves the site individually while the second access point is a shared drive with the bank (First American) to the east.

MEMO ATTACHMENTS

- 1) APPLICATION
- 2) JUSTIFICATION NARRATIVE
- 3) SITE PLAN & FLOOR PLAN
- 4) SIGN PROGRAM
- 5) LOCATION MAP & AERIAL IMAGE

PLANNING OVERVIEW/DISCUSSION

The subject property is located on the south side of 75TH Street, just west of Fairview Avenue. The site is situated between commercial properties to the east and west, while single-family homes are to the south. The existing building was formerly a Steak ‘n Shake restaurant with a drive-through, but the site has been vacant for a few years now.

The petitioner is opening a new restaurant (Fry the Coop) by repurposing the building and has requested an amendment to the original *special use* ordinance (2005) that authorized Steak ‘n Shake but restricted outdoor seating/dining. The original ordinance also restricted wall signs on any building front that does not face 75TH Street. At this time, the petitioner is proposing an outdoor seating/dining area and a wall sign on the west side of the building (facing Home Depot), thus requiring an amendment to the original *special use*. With the amendment request, the petitioner must also receive a variance from the City’s Sign Code to allow a wall sign on a second building front that is a non-street front.

Based on the application submittals, the outdoor seating/dining area is proposed off the far northwest side of the building (see site plan and floor plan attached). If implemented the outdoor area would extend from the existing building’s northwest side to the sidewalk that currently wraps around the building. The subject wall sign is depicted per the sign program attached to this memo. (NOTE: The only sign under consideration is Sign 2 on Sheet 2 of the attached sign program.)

Site Plan Review & Findings of Fact

City staff has reviewed the petitioner submitted documents and staff does not have any review comments. The project meets all applicable standards outside of the requested variation.

The petitioner submitted *Findings of Fact* that would support the application request. Those findings are attached to this memo under the Justification Narrative. Included below is the criteria for approving a special use and the criteria for a sign variation.

Special Use Criteria:

No special use shall be recommended to the City Council by the Plan Commission, nor approved by the City Council, unless findings of fact have been made on those of the following factors which relate to the special use being sought:

- 1. That the special use is deemed necessary for the public convenience at the location specified.*
- 2. That the establishment, maintenance, or operation of the special use will not be detrimental to, or endanger the public health, safety, or general welfare.*
- 3. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.*
- 4. That the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.*
- 5. That the exterior architectural design, landscape treatment, and functional plan of any*

proposed structure will not be at variation with either the exterior architectural design, landscape treatment, and functional plan of the structures already constructed or in the course of construction in the immediate neighborhood or the character of the applicable district, as to cause a substantial depreciation in the property values within the neighborhood.

- 6. *That adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.*
- 7. *That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.*
- 8. *That the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the City Council pursuant to the recommendations of the Plan Commission and Planning and Development Committee.*

Per Section 4-3-18 of the Sign Code, the Planning and Zoning Commission shall consider the following in reviewing a sign variation:

- 1. *The available locations for adequate signage on the property.*
- 2. *The effect of the proposed sign on pedestrian and motor traffic.*
- 3. *The cost to the applicant in complying with the Sign Code as opposed to the detriment, if any, to the public from granting the variation.*
- 4. *If undue hardships and practical difficulties result in complying with the Sign Code and if these hardships are a result of previous actions of the applicant.*
- 5. *The general intent of the Sign Code (see below).*

DECISION MODE

The Planning and Zoning Commission will consider this item at its meeting on October 19, 2022.

MEETING SCHEDULE

Planning and Zoning Commission	October 19, 2022
Municipal Services Committee	October 24, 2022
City Council	November 7, 2022



ZONING APPLICATION

CITY OF DARIEN
1702 Plainfield Road, Darien, IL 60561
www.darienil.us 630-852-5000

CONTACT INFORMATION

Fry the Coop Darien, LLC
Applicant's Name

Joseph Fontana
Owner's Name

2019 75th Street Darien IL 60561
Address, City, State, Zip Code

624 Independence Ave Westmont, IL 60559
Address, City, State, Zip Code

630-508-5962
Telephone

630-508-5962
Telephone

joe@frythecoop.com
Email

joe@frythecoop.com
Email

PROPERTY INFORMATION

2019 75th St. Darien, IL 60561
Property address

09-29-409-021
PIN Number(s)

B-2
Zoning District

Restaurant
Current Land Use(s)

(Attach additional information per the Submittal Checklist.)

REQUEST

Brief description of the zoning approval requested. (Contact the City Planner for guidance.)

Special Use Amendment for new restaurant in
addition to signage variation

RECEIVED
SEP 09 2022
Community Development
City of Darien

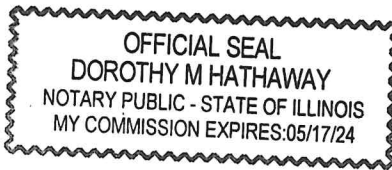
Handwritten signature of Joseph Fontana

As Notary Public, in and for DuPage County in Illinois, I do hereby certify
that Joseph Fontana is personally known
by me to be the same person whose name is subscribed above and has
appeared before me this day in person and acknowledged that they have
signed this document as their own free and voluntary act, for the
purposes therein set forth.

Given under my hand and seal, this 13 day of October 20 22

Dorothy M. Hathaway
Notary Public

Table with 2 columns: Field and Value. Fields include Date Received (09/09/2022), Case Number (PZC2022-06), Fee Paid (\$95.00), and Hearing Date (10/19/2022).



ATTACHMENT 2: JUSTIFICATION NARRATIVE



Fry the Coop
5128 W. 95th Street
Oak Lawn, IL 60453
www.frythecoop.com

January 25th, 2022

City of Darien
1702 Plainfield Road
Darien, Illinois 60561
Phone: 630-852-5000
Email: jyanke@darien.il.gov

RE: Jordan Yanke

Dear Jordan,

Please accept this letter as a formal letter of intent to convert 2019 75th St, Darien, IL 60561 from an existing Steak and Shake restaurant into a Fry the Coop restaurant.

Fry the Coop is a Nashville Hot Chicken restaurant in the Chicagoland area. We are in the process of purchasing the building at 2019 75th St, Darien, IL 6056. Our intention is to reuse the 2nd generation restaurant to reopen a similar freestanding drive-thru Fry the Coop restaurant. Since the building is an existing restaurant, we plan to reuse as much of the existing layout and utilities as much as possible.

After working with the City, we believe the best course of action is to apply to amend the existing Special Use Permit Ordinance No. 0 - 20 -05.

The general character of the property will not be adversely altered. We believe the overall value of the property will be improved while adding value to the neighborhood as a great restaurant in town. The variation request is needed for the upcoming restaurant and business. The variation will not impair light nor air in any adjacent property and we are hoping the changes will improve any possible future congestion on the public streets by providing adequate signage and there will be no danger of fire nor any endangerment of public safety. Also, the proposed variation will not alter the essential character of the neighborhood as we are mostly the majority of the existing building.

The variation request is necessary for the public convenience of the specified location. The business maintenance and operations of the special use will not be a detriment nor endanger the public health, safety, or the general welfare of the community. This special use will not be injurious to the use and enjoyment of the other property in the immediate vicinity for the current restaurant purposes already permitted nor the new business will not diminish nor impair property values within the neighborhood. The establishment of the special use will not impede

the normal and orderly development and improvement of the surrounding properties permitted in the district. We feel strongly that these variations and building upgrades will improve the value of the neighborhood and our neighbors and will not cause any depreciation in the property values. The Adequest utilities, access roads, drainage, and all necessary facilities are existing and will be utilized appropriately and to code. Adequate measures will be taken with the current ingress and egress to improve any future traffic congestion in the public streets. Also the special use shall in all other respects, conform to the applicable regulation of the district in which it is located, except as such regulations may, in each instance, be modified by the City Council pursuant to the recommendation of the planning and Zoning Commission and the Planning and Development Committee.

At Fry the Coop, we are very community focused. We promise to work really hard to earn our place in the community with the goal of one day becoming a staple for the neighborhood. We take our responsibility to bring happiness very seriously and we will work tirelessly to bring value to the City of Darien.

Attached you will find our Zoning Application and Plat of Survey. To follow, updated copies of the blue prints, Letter to the Neighbors, and public notice sign posting.

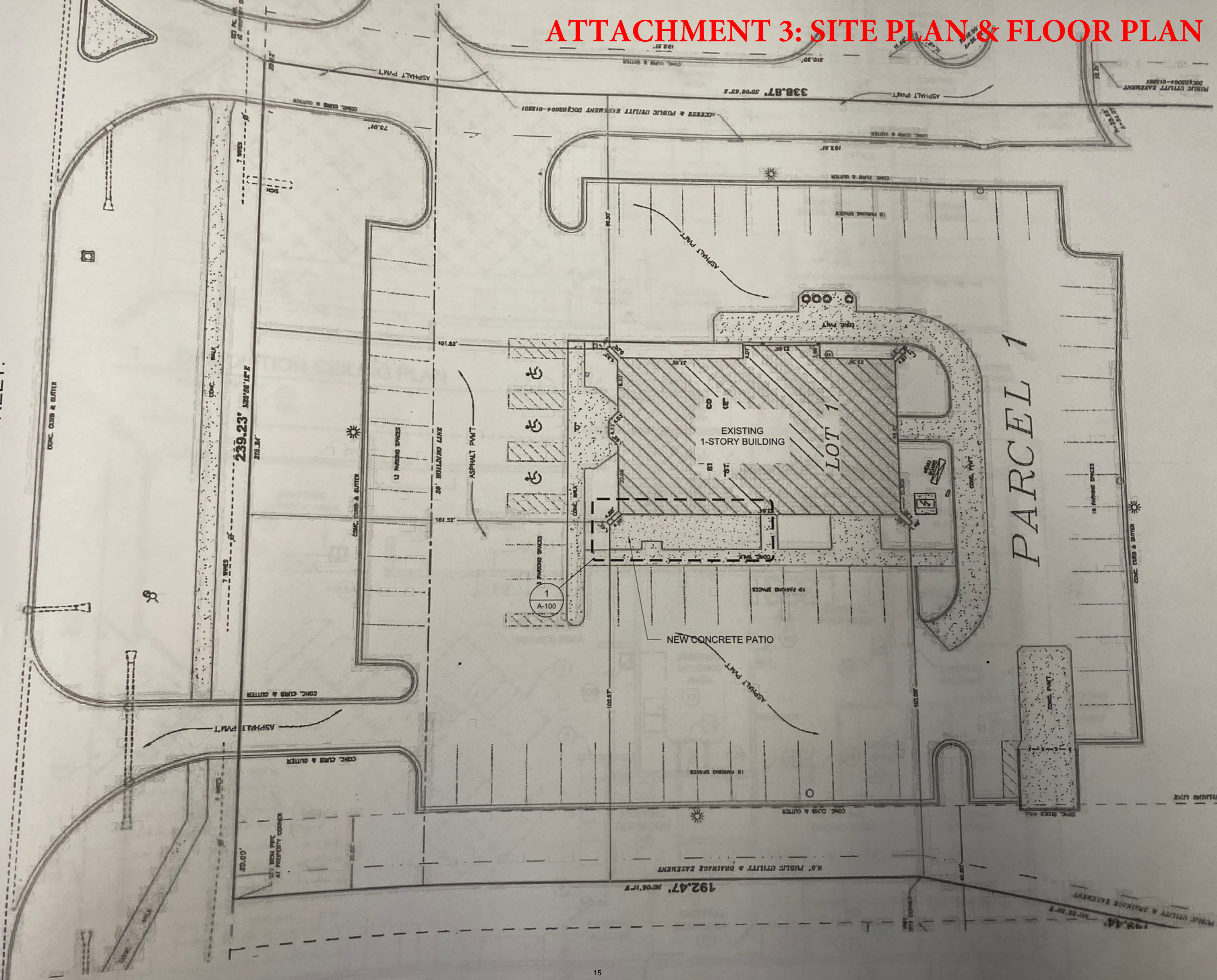
Thank you in advance and please feel free to reach out with any questions.

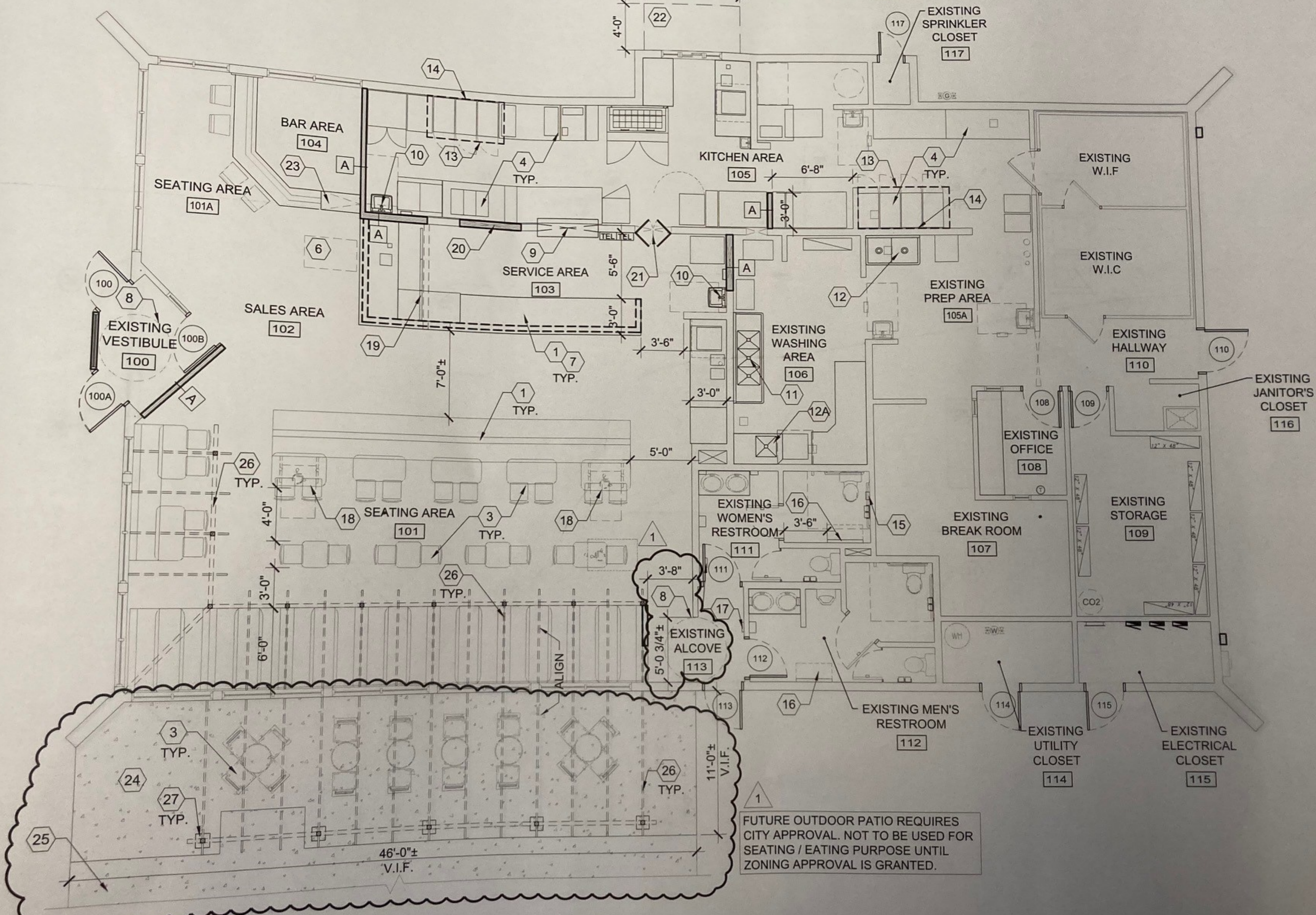
Cordially,
Joseph Fontana

Joe Fontana
Owner/Founder
Fry the Coop
630-508-5962
joe@frythecoop.com

ATTACHMENT 3: SITE PLAN & FLOOR PLAN

75TH STREET.

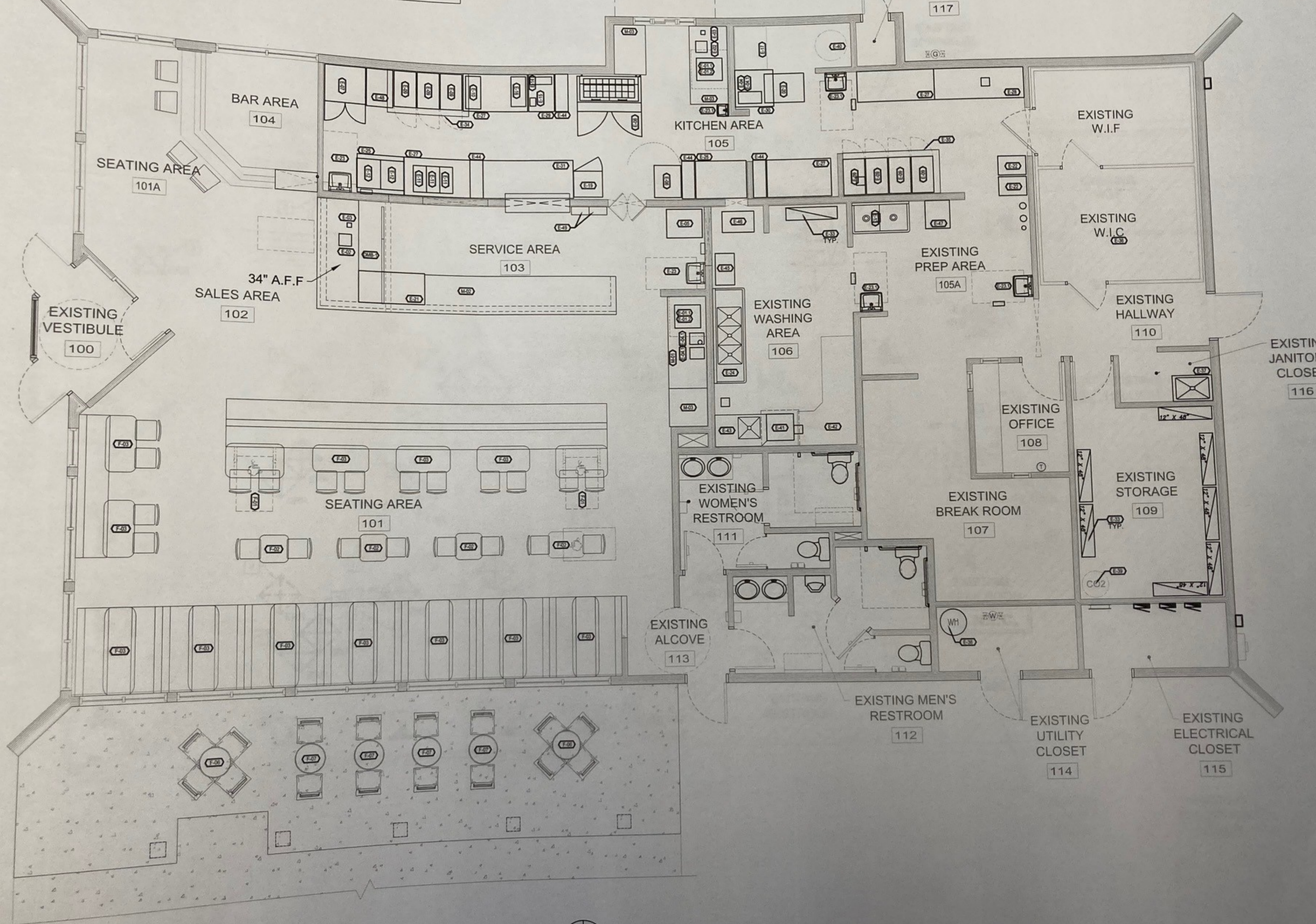




FUTURE OUTDOOR PATIO REQUIRES CITY APPROVAL. NOT TO BE USED FOR SEATING / EATING PURPOSE UNTIL ZONING APPROVAL IS GRANTED.

1 PROPOSED FLOOR PLAN

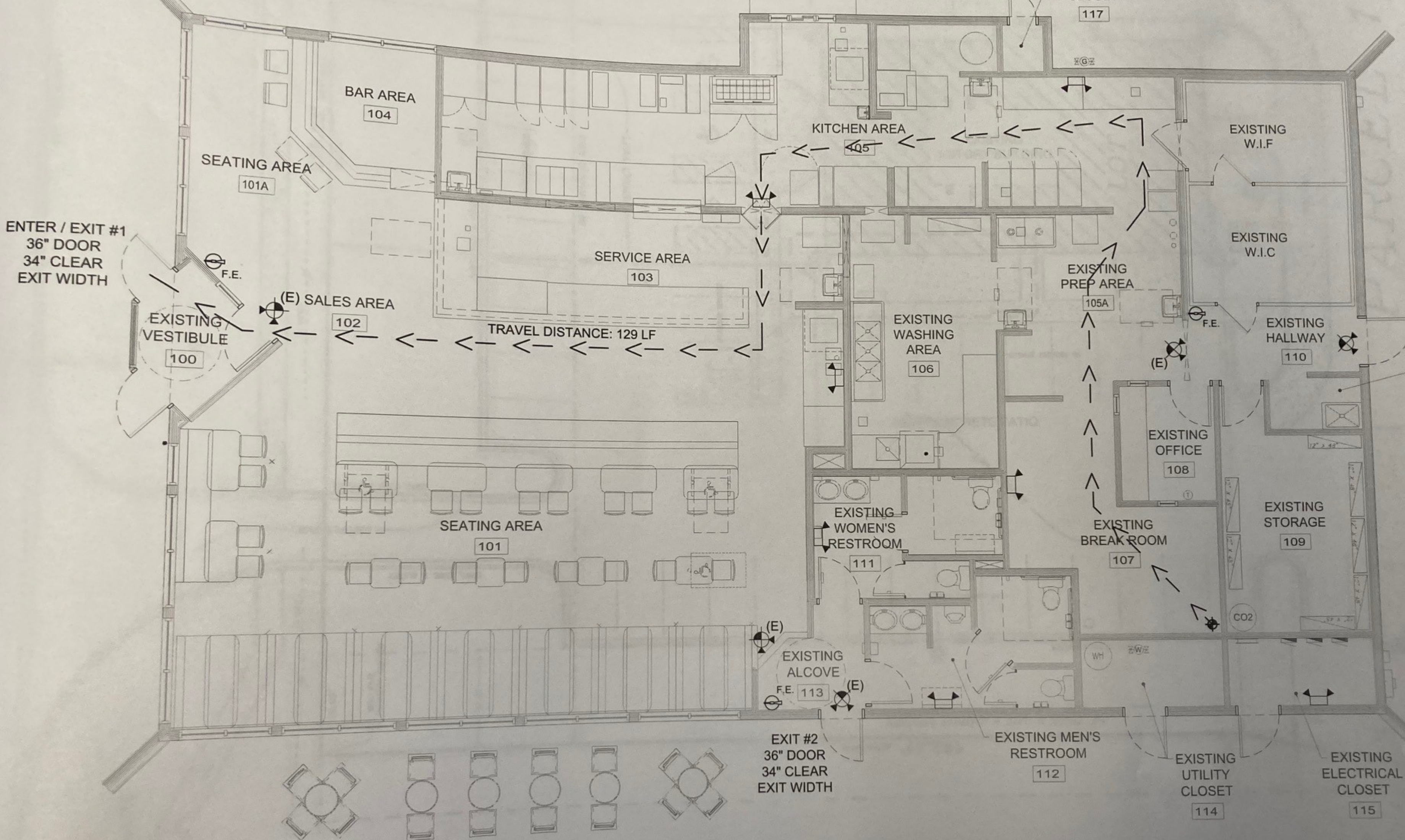
SCALE: 3/16"=1'-0"



1 EQUIPMENT PLAN

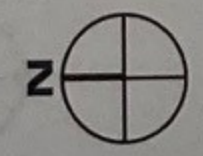
SCALE: 3/16"=1'-0"





1 EGRESS & LIFE SAFETY PLAN

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



© Aurora Sign Co., Inc 2022

NORTH ELEVATION - SIGN 1

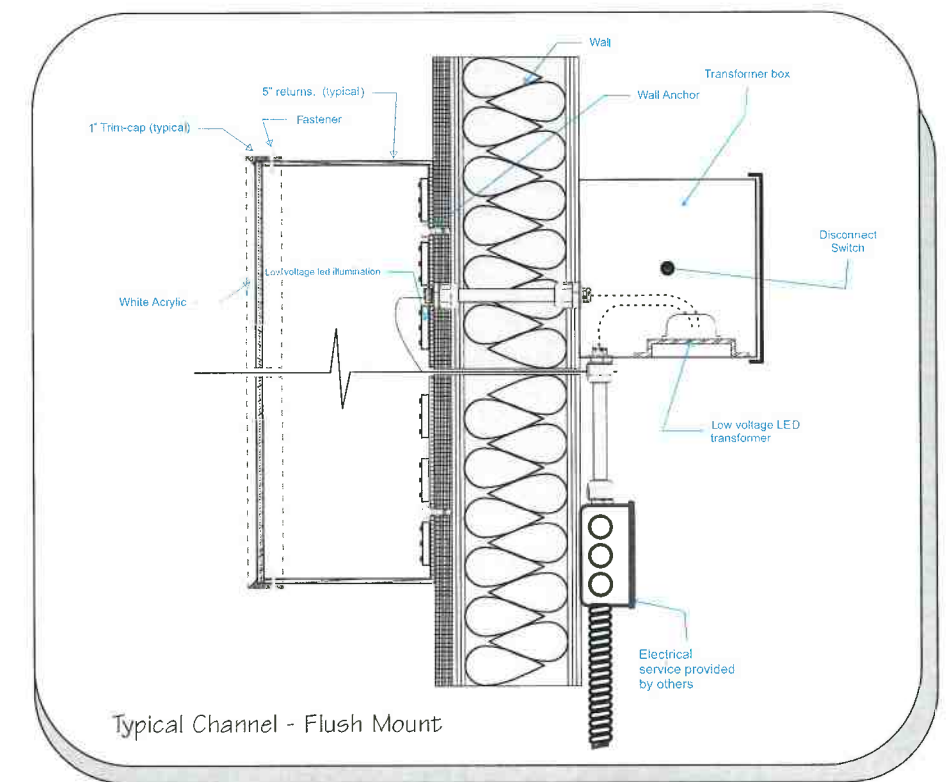
TOTAL: 91.2 SF

AURORA SIGN CO.

All Signs Shall Be Installed In Accordance With N.E.C. Article 600
 Engineering Specifications All Signs Fabricated as per A.S.A. Specifications & 2016 I.B.C.
 Electrical Specifications All Signs Fabricated as per 2017 N.E.C. Specifications



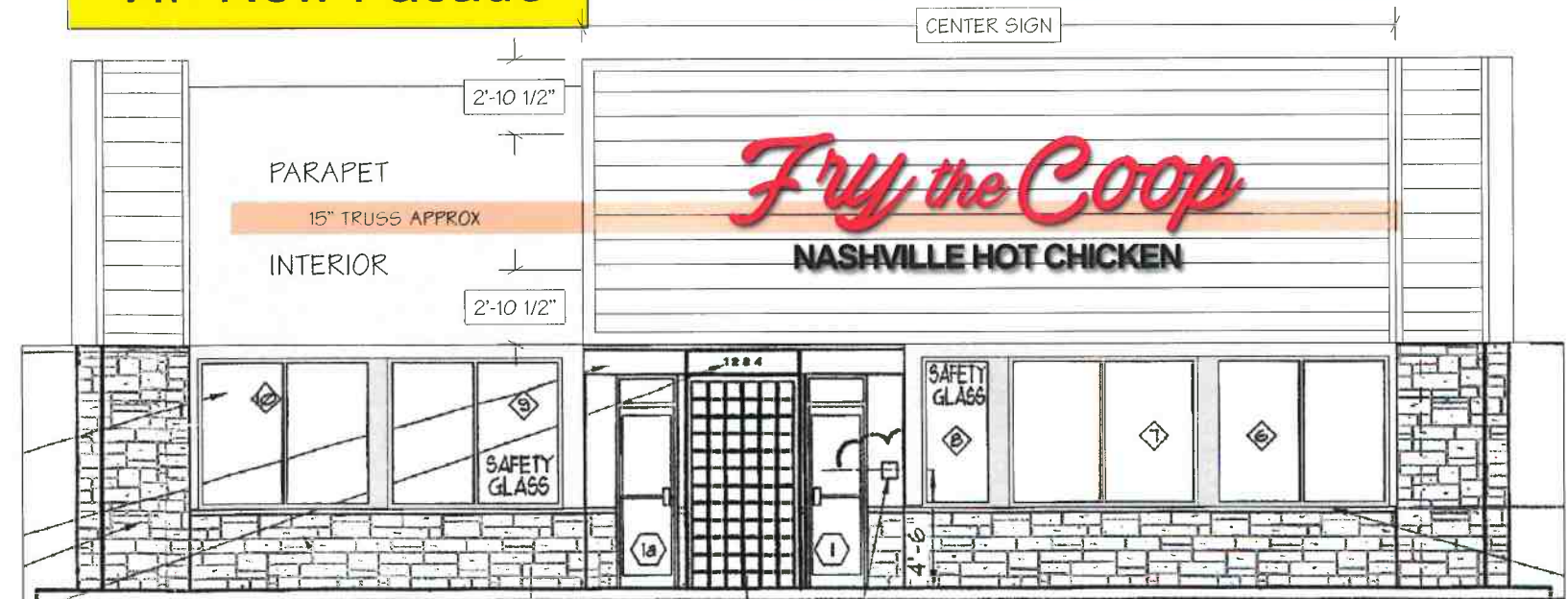
SIGN TO BE UL LISTED



CHANNEL LETTERS - FLUSH MOUNT
 FABRICATE AND INSTALL SIGN OF ALUMINUM AND ACRYLIC.
 FACES THE BE WHITE ACRYLIC WITH VINYL APPLIED FIRST SURFACE.
 TRIM-CAP TO BE BLACK, RETURNS TO BE BLACK.
 ALL EXPOSED METAL SURFACES TO BE COATED WITH ACRYLIC POLYURETHANE.
 INTERNAL ILLUMINATION TO BE WHITE LEDS.
 SCALE 3/8"=1'

INSTALLATION INSTRUCTIONS
 REMOVE EXISTING SIGN AND DISPOSE.
 INSTALL NEW SIGN IN SAME AREA.
 CONNECT TO ELECTRICAL SERVICE TO BE PROVIDED BY OTHERS.

VIF New Facade



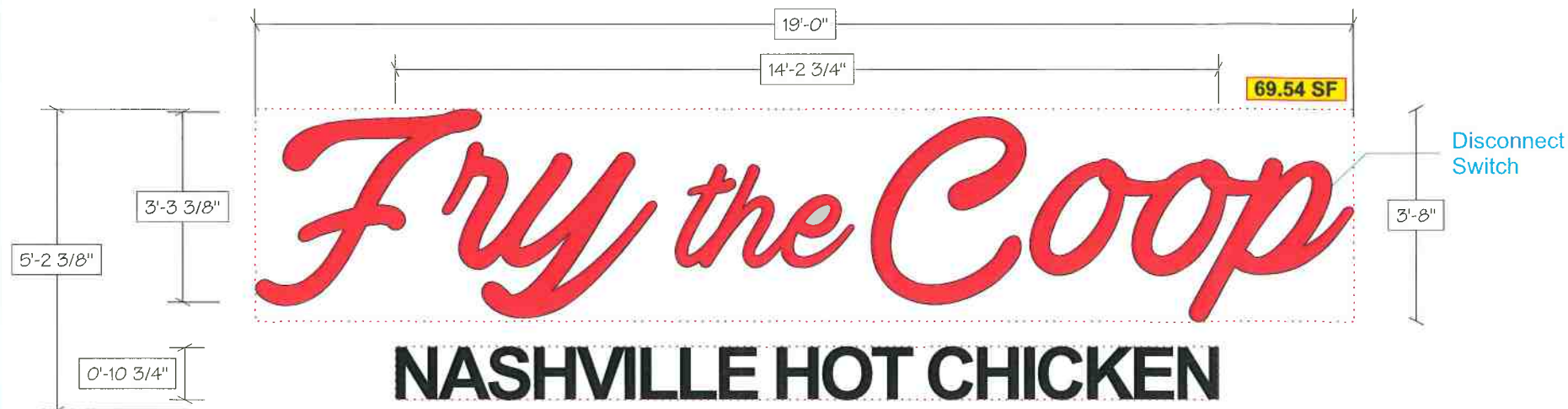
Red color approved to match 3630-73 / Pantone 7671C.
 This will be used on all acrylic faces and paint on the actual signs.

Computer generated colors are not a true match to any PMS, vinyl or paint.
 Rendering shown is for concept only. Actual scale and placement shown are approximate.

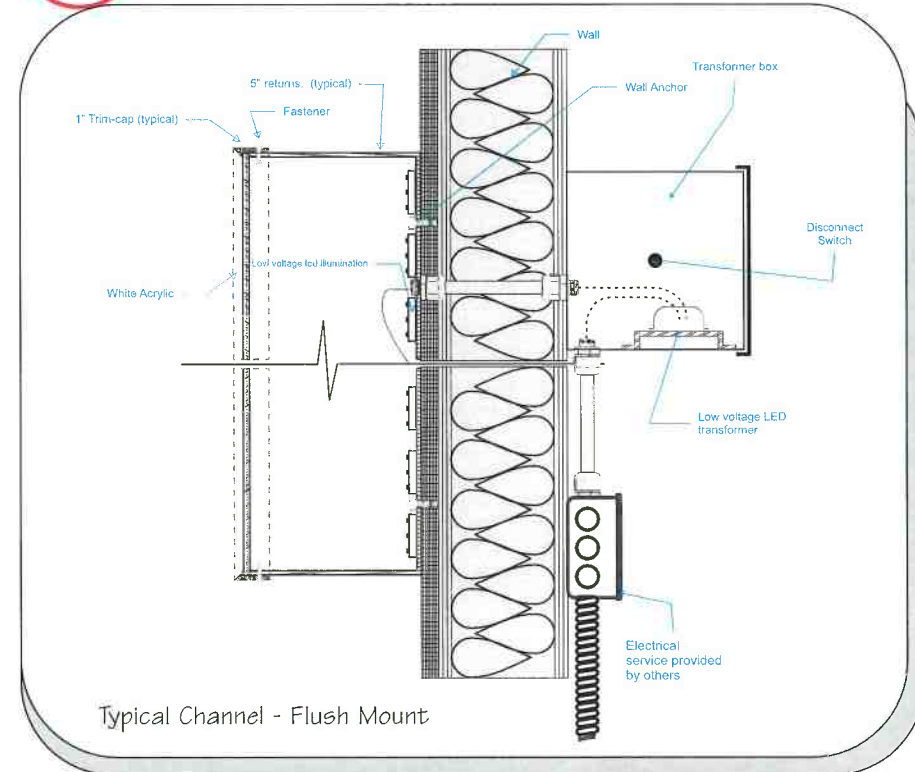
1100 Route 34 Aurora, Illinois 60503 LH 630 898 5900 office 630 898 6091 fax	Prepared For: FRY THE COOP	Address: 2019 W. 75TH STREET	Drwg: 211993	Sheet: 1	Design Date: 1/26/2022	LANDLORD APPROVAL SIGNATURE PRINT DATE:
	Location Name: DARIEN	City/State: DARIEN, IL	Rev 1: 3/1/2022	Rev 2:		

TOTAL: 82.3 SF

All Signs Shall Be Installed In Accordance With N.E.C. Article 600
 Engineering Specifications All Signs Fabricated as per A.S.A Specifications & 2018 I.B.C.
 Electrical Specifications All Signs Fabricated as per 2017 N.E.C. Specifications



SIGN TO BE UL LISTED



Fry the Coop
NASHVILLE HOT CHICKEN

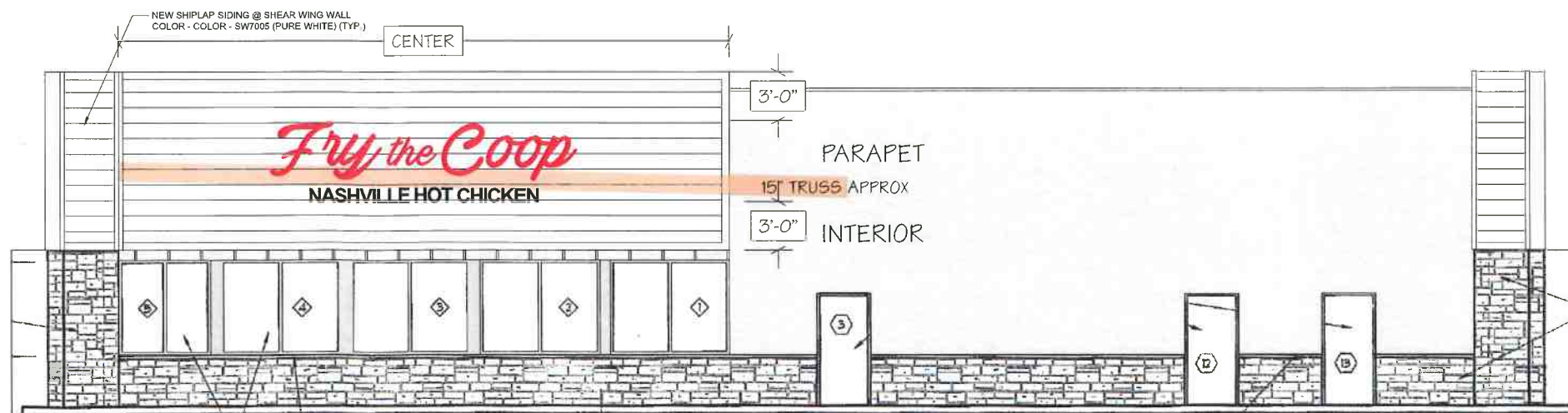
CHANNEL LETTERS - FLUSH MOUNT

FABRICATE AND INSTALL SIGN OF ALUMINUM AND ACRYLIC.
 FACES THE BE WHITE ACRYLIC WITH VINYL APPLIED FIRST SURFACE.
 TRIM-CAP TO BE BLACK, RETURNS TO BE BLACK.
 ALL EXPOSED METAL SURFACES TO BE COATED WITH ACRYLIC POLYURETHANE.
 INTERNAL ILLUMINATION TO BE WHITE LEDS.
 SCALE 3/8"=1'

INSTALLATION INSTRUCTIONS

REMOVE EXISTING SIGN AND DISPOSE.
 INSTALL NEW SIGN IN SAME AREA.
 CONNECT TO ELECTRICAL SERVICE TO BE PROVIDED BY OTHERS.

VIF New Facade



Red color approved to match 3630-73 / Pantone 7671C.
 This will be used on all acrylic faces and paint on the actual signs.

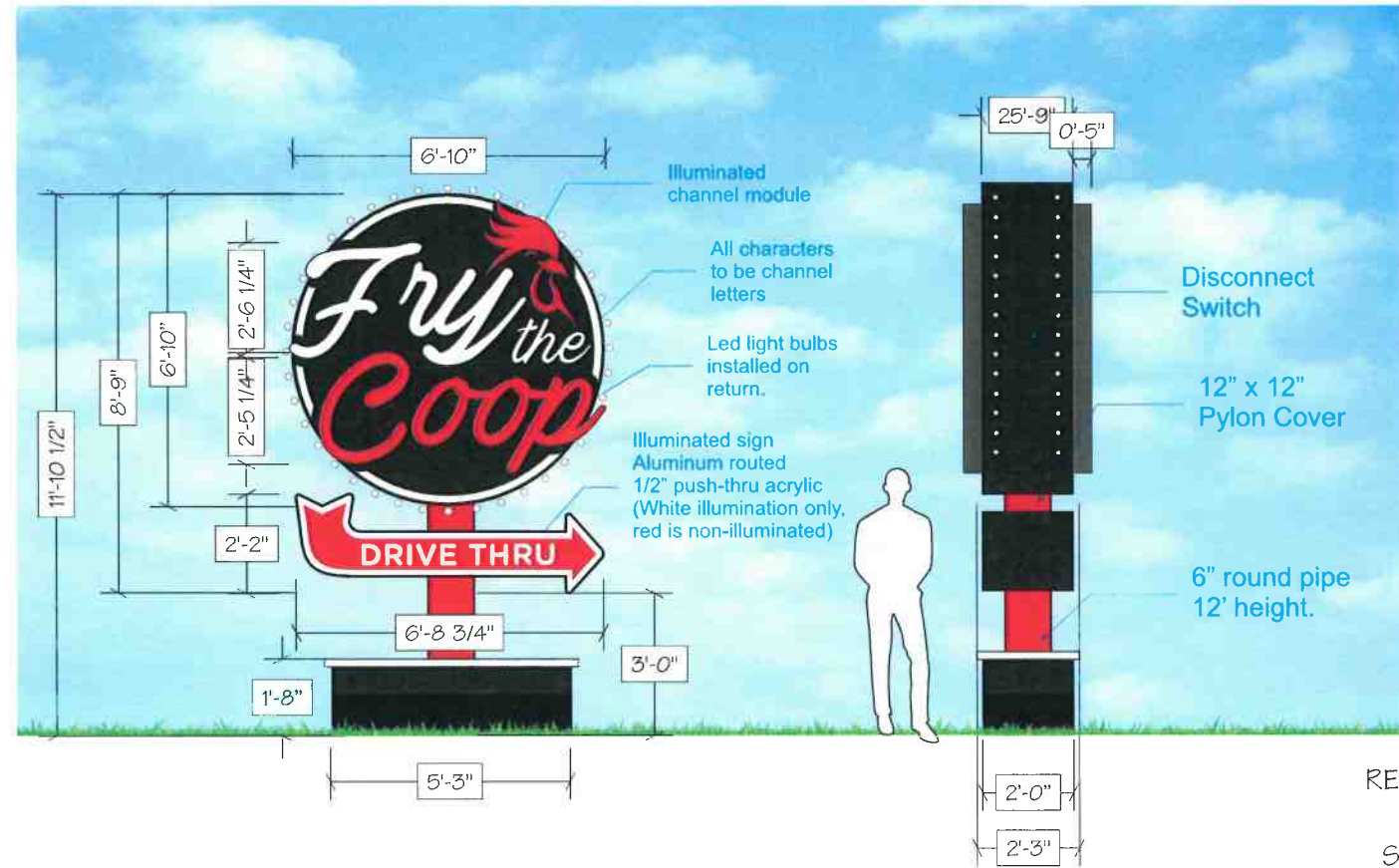
Computer generated colors are not a true match to any PMS, vinyl or paint.
 Rendering shown is for concept only. Actual scale and placement shown are approximate.

1100 Route 34 Aurora, Illinois 60503 LH 630 898 5900 office 630 898 6091 fax	Prepared For:	Address:	Drwg: 211993	Sheet: 2	Design Date: 1/26/2022	LANDLORD APPROVAL SIGNATURE	TITLE:
	Location Name:	City/State:	Rev 1:	Rev 2:	PRINT		DATE:
	FRY THE COOP	2019 W. 75TH STREET		3/1/2022			
	DARIEN	DARIEN, IL					

NEW PYLON - SIGN 3

All Signs Shall Be Installed In Accordance With N.E.C. Article 600
 Engineering Specifications: All Signs Fabricated as per A.S.A Specifications & 2018 I.B.C.
 Electrical Specifications: All Signs Fabricated as per 2017 N.E.C. Specifications

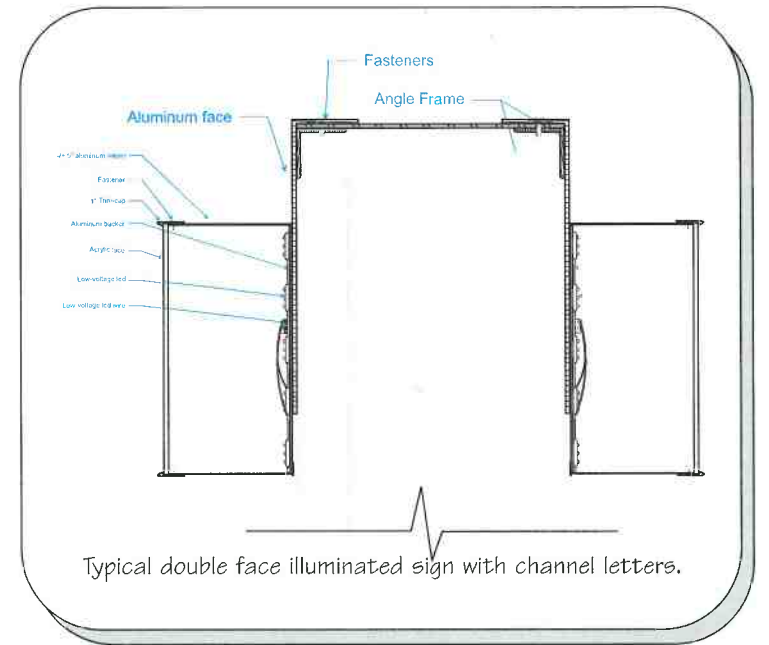
SIGN TO BE UL LISTED



ILLUMINATION

ALL ILLUMINATION TO BE STATIC/NOT-ANIMATED.
 SIGN TO BE ILLUMINATED FROM 7A-11P OR DURING OPERATING HOURS BY BUSINESS DIRECTLY

“DRIVE THRU” ARROW TO BE AN ILLUMINATED SIGN. ALUMINUM ROUTED (PAINTED RED) WITH 1/2” WHITE PUSH THRU ACRYLIC *WHITE ILLUMINATION ONLY, RED IS NON-ILLUMINATED.



INSTALLATION INSTRUCTIONS

REMOVE EXISTING SIGN AND DISPOSE, GRIND BELOW GRADE.
 INSTALL NEW SIGN IN SAME AREA.
 SET (1) 6” ROUND STEEL PIPE IN CONCRETE FOOTING TO BE 3’ X 4’ BY 4’ DEEP. CONNECT TO ELECTRICAL SERVICE TO BE PROVIDED BY OTHERS PRIOR TO INSTALL.

DOUBLE FACE ILLUMINATED SIGN

FABRICATE AND INSTALL SIGN OF ALUMINUM AND ANGLE.
 “FRY THE COOP” LOGO TO BE INDIVIDUALLY LIT CHANNEL LETTERS.
 ALL EXPOSED METAL SURFACES TO BE COATED WITH ACRYLIC POLYURETHANE.
 INTERNAL ILLUMINATION TO BE WHITE LEDS.
 SCALE 1/4”=1’

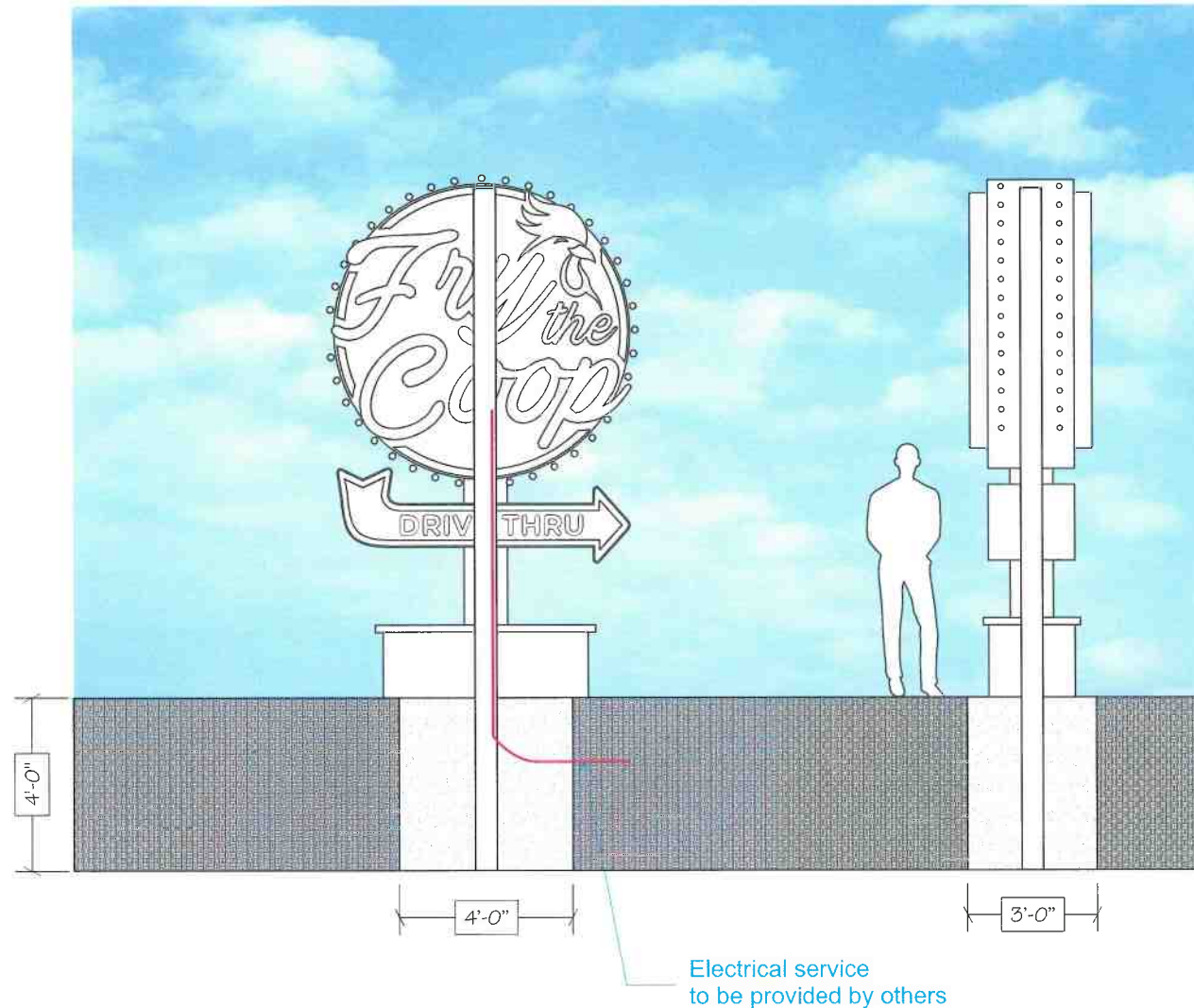
■ Red color approved to match 3630-73 / Pantone 7671C. This will be used on all acrylic faces and paint on the actual signs.



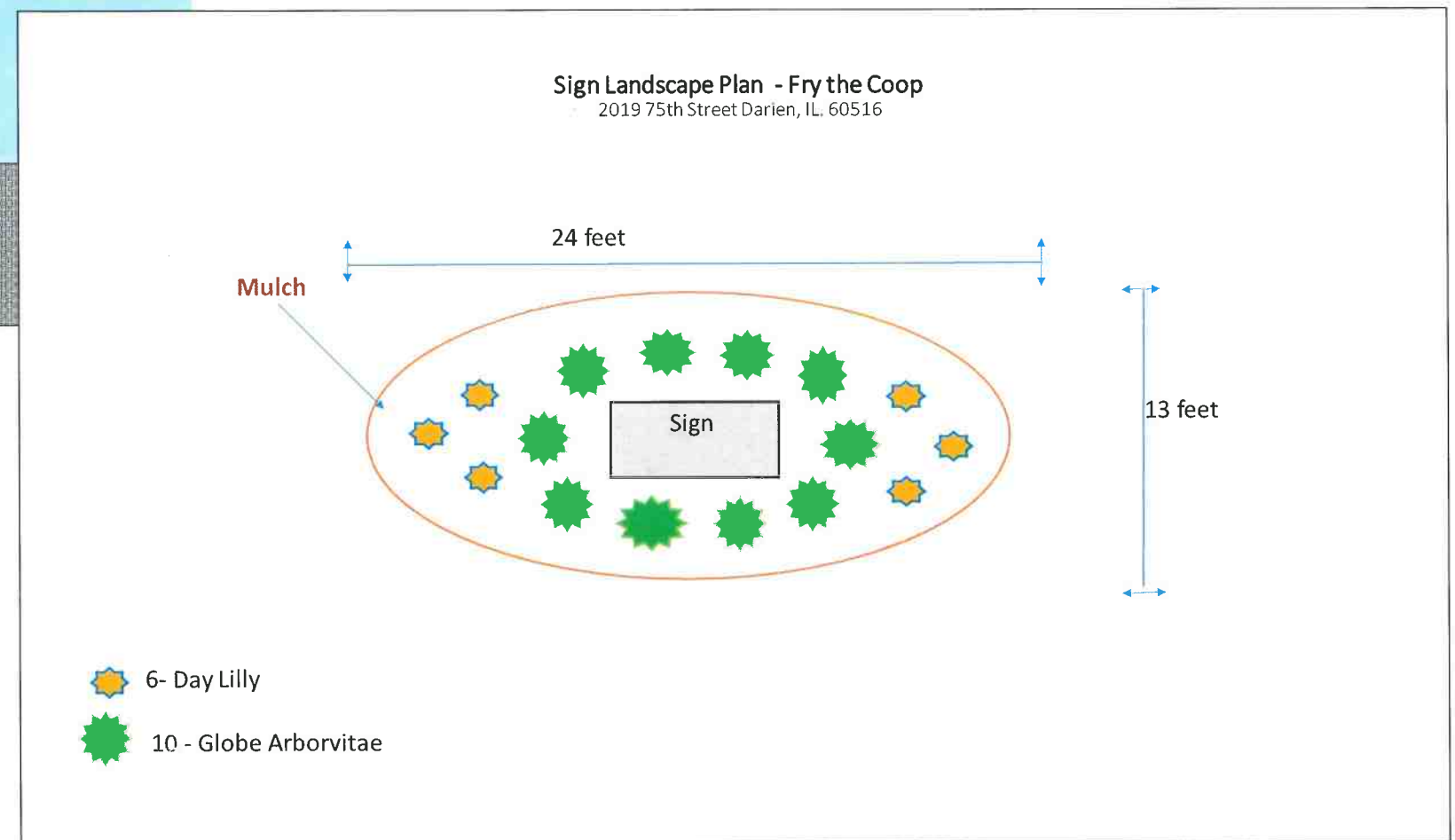
Computer generated colors are not a true match to any PMS, vinyl or paint. Rendering shown is for concept only. Actual scale and placement shown are approximate.

1100 Route 34 Aurora, Illinois 60503 LH 630 898 5900 office 630 898 6091 fax	Prepared For: FRY THE COOP	Address: 2019 W. 75TH STREET	Drwg: 211993	Sheet: 3	Design Date: 1/26/2022	LANDLORD APPROVAL SIGNATURE	TITLE:
	Location Name: DARIEN	City/State: DARIEN, IL	Rev 1: 3/1/2022	Rev 2:	PRINT		DATE:

All Signs Shall Be Installed In Accordance With N.E.C. Article 600
 Engineering Specifications All Signs Fabricated as per A.S.A. Specifications & 2018 I.B.C.
 Electrical Specifications All Signs Fabricated as per 2017 N.E.C. Specifications

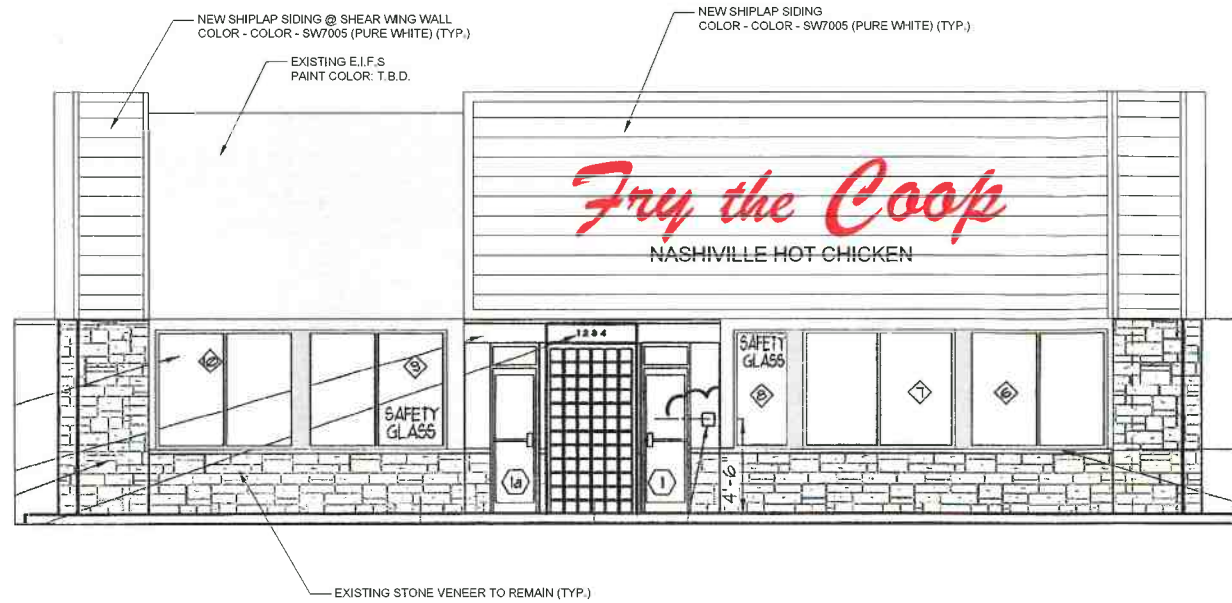


INSTALLATION INSTRUCTIONS
 REMOVE EXISTING SIGN AND DISPOSE, GRIND BELOW GRADE.
 INSTALL NEW SIGN IN SAME AREA.
 SET (1) 6" ROUND STEEL PIPE IN CONCRETE FOOTING TO BE 3' X 4' BY 4' DEEP. CONNECT TO ELECTRICAL SERVICE TO BE PROVIDED BY OTHERS PRIOR TO INSTALL.



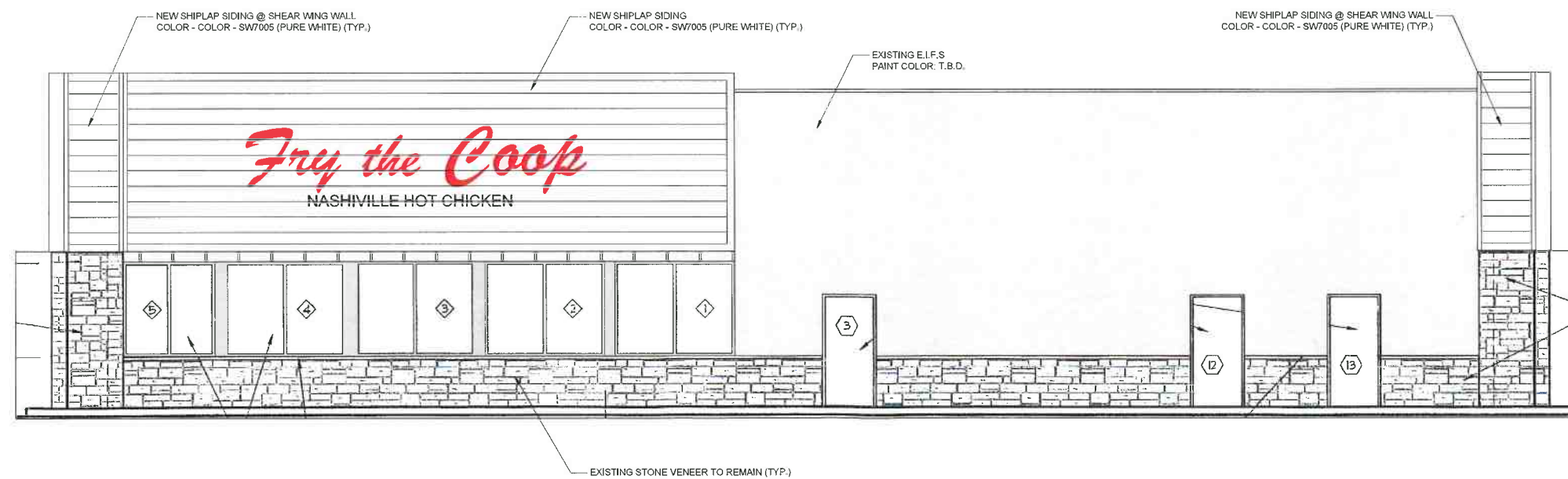
Computer generated colors are not a true match to any PMS, vinyl or paint.
 Rendering shown is for concept only. Actual scale and placement shown are approximate.

1100 Route 34 Aurora, Illinois 60503 630 898 5900 office 630 898 6091 fax	Prepared For: FRY THE COOP	Address: 2019 W. 75TH STREEET	Drwg: 211993	Sheet: Footing	Design Date: 3/18/2022	LANDLORD APPROVAL SIGNATURE	TITLE:
	Location Name: DARIEN	City/State: DARIEN, IL	Rev 1: 3/1/2022			PRINT	DATE:
			Rev 2:				



1 NORTH ELEVATION - OPTION 3

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



2 WEST ELEVATION - OPTION 3

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



5821 W 117th St.
Alsip, IL 60803
ph 312-226-0051
fx 312-226-0997
info@fhsdesignbuild.com



PROPOSED PLAN

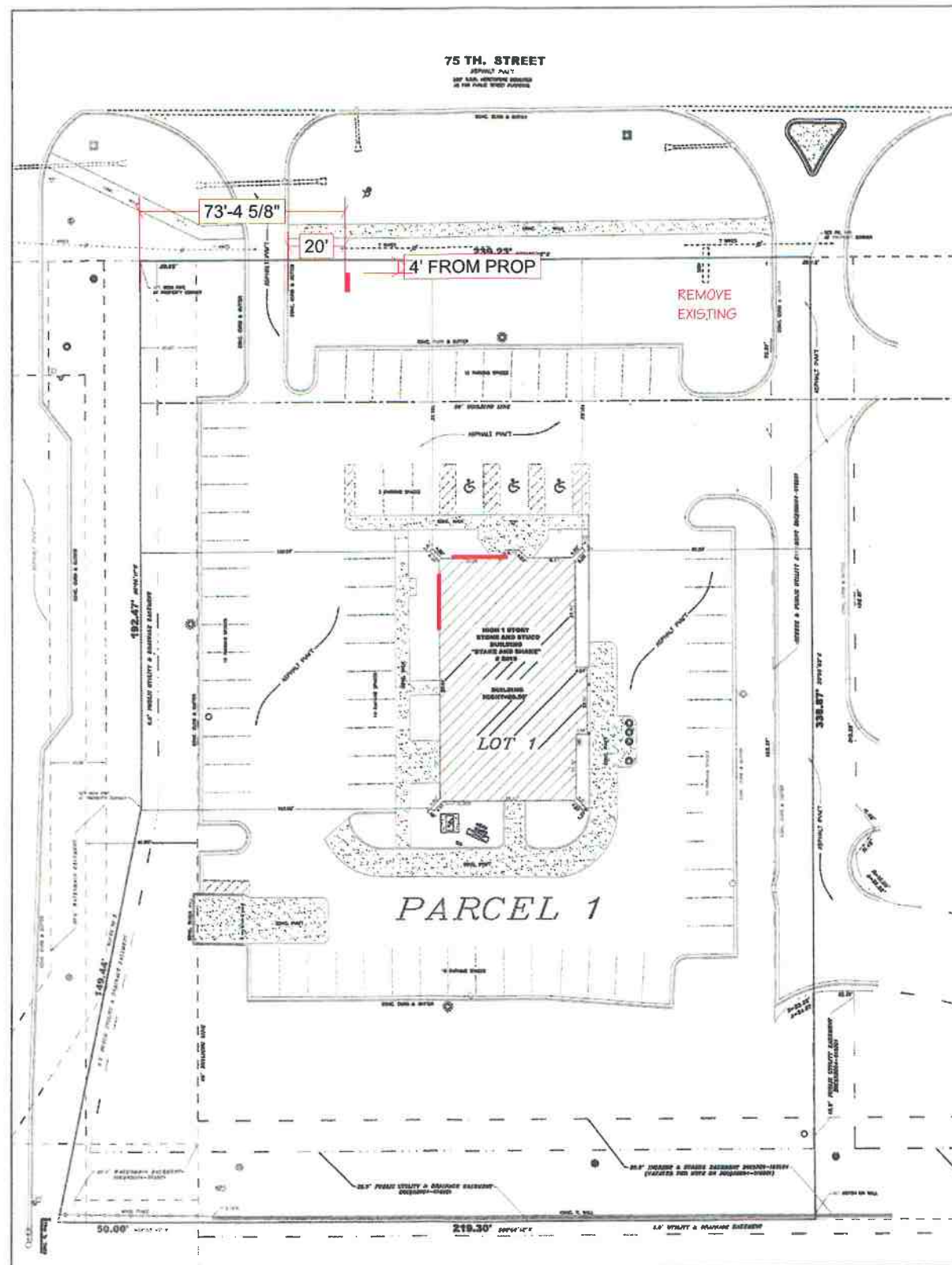
DESIGN APPROVAL

SIGNATURE: _____

DATE: _____ NAME: _____ TITLE: _____

2019 75TH ST.
DARIEN, IL 60516

All Signs Shall Be Installed In Accordance With N.E.C. Article 600
 Engineering Specifications: All Signs Fabricated as per A.S.A Specifications & 2016 I.B.C.
 Electrical Specifications: All Signs Fabricated as per 2017 N.E.C. Specifications



1100 Route 34 Aurora, Illinois 60503 LH 630 898 5900 office 630 898 6091 fax	Prepared For: FRY THE COOP	Address: 2019 W. 75TH STREET	Drwg: 211993 Rev 1:	Sheet: Site Plan	Design Date: 3/1/2022	LANDLORD APPROVAL SIGNATURE	TITLE:
	Location Name: DARIEN	City/State: DARIEN, IL	Rev 2:	PRINT	DATE:		

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ATTACHMENT 5: LOCATION MAP & AERIAL IMAGE

