



City of Batavia
 Community Development Department
 100 North Island Avenue
 Batavia IL 60510
 Phone (630) 454-2700
 Fax (630) 454-2775

Application for Certificate of Appropriateness

Property Address 125 W. WILSON

Property Identification Number 12 - 22 - 252 - 012
Existing/Proposed Zoning Ordinances X Yes No
Zoning DMU

Submittal Date 7 / 2 / 2019

Owner's Name Franchise Realty Investment Trust - IL

Phone Number 630.623.3000

Mobile Number _____

E-Mail _____

Project Description :

Removal and replacement of two (2) existing menu signs with new digital menu signs, as well as the installation of two (2) additional menu signs, commonly referred to as pre-browse signs.

Applicant's Name Michelle Freeman

Applicant Address 10200 S. Kedzie, Evergreen Park, IL

Phone Number 708-876-1249

Mobile Number 708-910-4895

E-Mail michelle.freeman@explorekeyser.com

Applicant Signature _____

Owner Signature *David Stealy* as Senior Counsel of Franchise Realty Investment Trust - IL

TYPE OF WORK
 (Check All That Apply)

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> Exterior Alteration/Repair | <input type="checkbox"/> New Construction | <input type="checkbox"/> Demolition |
| | <input type="checkbox"/> Primary Structure | <input type="checkbox"/> Whole Primary Structure |
| | <input type="checkbox"/> Addition | <input type="checkbox"/> Part Primary Structure |
| | <input type="checkbox"/> Garage/Outbuilding | <input type="checkbox"/> Garage/outbuilding |
| | <input type="checkbox"/> Other _____ | <input type="checkbox"/> Relocation of Building |

Additional Information to be Submitted with Application – Digital Format If Available

- | | |
|---|--|
| <input checked="" type="checkbox"/> Exterior Alteration/Repair | <input type="checkbox"/> Porch – Maintenance and Minor Repair |
| <input type="checkbox"/> Architectural Feature (Decorative Ornamentation) | <input type="checkbox"/> Porch – Major Repair and Reconstruction |
| <input type="checkbox"/> Awning or Canopy | <input type="checkbox"/> Retaining Walls |
| <input type="checkbox"/> Deck | <input type="checkbox"/> Roof (Change in Shape, Features, Materials) |
| <input type="checkbox"/> Door | <input type="checkbox"/> Satellite Dish |
| <input type="checkbox"/> Fence | <input type="checkbox"/> Security Doors or Windows |
| <input type="checkbox"/> Gutters | <input type="checkbox"/> Sidewalks |
| <input type="checkbox"/> Light Fixture | <input type="checkbox"/> Shutters |
| <input type="checkbox"/> Mechanical System Units | <input type="checkbox"/> Siding |
| <input type="checkbox"/> Masonry Cleaning, Repointing, Painting | <input checked="" type="checkbox"/> Signs |
| <input type="checkbox"/> Material Change (wood, brick, etc) | <input type="checkbox"/> Solar Collectors |
| <input type="checkbox"/> Painting (paint removal etc) | <input type="checkbox"/> Storm Doors or Windows |
| <input type="checkbox"/> Paving (Parking Lot, Driveways, Landscaping) | <input type="checkbox"/> Windows, Skylights |
| <input type="checkbox"/> Photographs of building(s) | <input type="checkbox"/> Others _____ |

Attach a detailed description of all work to be done for each item. Include the following materials where appropriate and check appropriate box if included

- A. Drawings, photographs, specifications, manufacturer's illustrations or other description of proposed changes to the building's exterior, to-scale drawings with dimensions will be required for major changes in design (e.g., roofs, facades, porches, and other prominent architectural features)
- B. If application is for any feature not on the primary structure, include a site plan. A site plan will not be required if there is no change to the existing structure or any proposed new structure.
- C. If changes to building materials are proposed, include samples.

New Construction/Additions

Include the following materials where appropriate and check appropriate box if included.

For primary structure, outbuilding or addition:

- 1. Fully dimensioned site plan
- 2. Elevation drawings of each façade with dimensions and specifications
- 3. Drawings, photographs, samples and manufacturer's illustrations

Drawings or other descriptions of site improvements, e.g., fences sidewalks, lighting, pavements, decks.

Structure Demolition

1. Photographic evidence supporting the reason for demolition
2. Describe the proposed reuse of the site, including drawings of any proposed new structure
3. If economic hardship is claimed, include evidence that hardship exists (Criteria set forth in Section 7-2 of Title 12)

Structure Relocation

1. Explain what will be moved, where and why.
2. If a structure will be moved into the district from outside, include photographs.
3. Include a site plan showing proposed location of the structure on the new parcel. Describe any site features that may be altered or disturbed (e.g., foundations, walls)

THIS FORM IS NOT A BUILDING PERMIT APPLICATION

FOR OFFICE USE ONLY BELOW

Property is: Significant Contributing Non-Contributing

Signature of Historic Preservation Commission Chair

Date of Commission Review

City Council Action: Date _____ Vote Record _____ Not Applicable _____

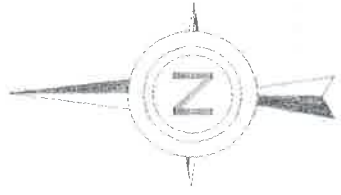
Conditions: YES*/ NO

*See Attachment

The Batavia Historic Preservation Commission, or its authorized agent, has reviewed the proposed work and has determined that it is in accordance with the applicable criteria set forth in Section 6-2 of Title 12 of the Code of the City of Batavia. Accordingly, this Certificate of Appropriateness is issued.

Any change in the proposed work after issuance of this Certificate of Appropriateness shall require inspection by Commission staff to determine whether the work is still in substantial compliance with the Certificate of Appropriateness.

This certificate is not a permit, does not authorize work to begin, does not ensure building code compliance, and does not imply that any zoning review has taken place.



1
C-1.2



1 Aerial View
SCALE: N.T.S.

CHECKED BY:	DATE: 4-23-19
DESIGN BY:	
DRAWN BY:	
DATE:	
SCALE:	
PROJECT NO.:	
Prepared For: McDonald's	
McDonald's	
Prepared By:	

C-1

BUILDING/ELECTRICAL/MECHANICAL COMMENTS:

MENU BOARD IS ELECTRIFIED, USING EXISTING DEDICATED 20AMP CIRCUIT FOR EACH D/T LANE AN WILL HAVE ISOLATED GROUNDS.
 CONDUIT: EXISTING TO HOME RUN IS 2". NEW FEEDER WILL BE 3/4" FOR LINE VOLTAGE. ALL CONDUIT EXISTING WILL BE SCHEDULE 40PVC UNDERGROUND.
 LINE VOLTAGE WIRING: 4#12 & 1312 GND & 1#12 ISOLATED GND TO EXISTING PANEL FOR ISOLATED GROUND POWER TO MENU BOARDS
 LOW VOLTAGE CABLING: CAT-6 OUTDOOR & UNDERGROUND RATED BELKIN CABLING TO EXISTING NETWORK DATE SWITCH FOR COMMUNICATION TO MENU BOARDS.



1 Drive Thru Order Point
 SCALE: N.T.S

A) NEW LANE 1 MENU BOARD INSTALLATION-REMOVE OLD BOARD
 SCREEN DIMS: 4'-10"W x 4'-1 5/8"H x 1'-1 1/2"D
 TOTAL BOARD HEIGHT (WITH BASE): 5'-11 5/8"H
 MINIMUM SETBACK FROM PUBLIC WAY: 40'
 NEW SCREEN SQUARE FOOTAGE: 20'
 OLD SCREEN SQUARE FOOTAGE: 43' **Double Screen**

B) NEW LANE 1 PRESELL INSTALLATION-NO EXISTING PRESELL
 SCREEN DIMS: 2'-5"W x 4'-1 3/4"H x 1'-1 13/16"D
 TOTAL BOARD HEIGHT (WITH BASE): 5'-11 1/2"H
 MINIMUM SETBACK FROM PUBLIC WAY: 40'
 NEW SCREEN SQUARE FOOTAGE: 10' **Single Screen**

C) NEW LANE 2 MENU BOARD INSTALLATION-REMOVE OLD BOARD
 SCREEN DIMS: 4'-10"W x 4'-1 5/8"H x 1'-1 1/2"D
 TOTAL BOARD HEIGHT (WITH BASE): 5'-11 5/8"H
 MINIMUM SETBACK FROM PUBLIC WAY: 40'
 NEW SCREEN SQUARE FOOTAGE: 20'
 OLD SCREEN SQUARE FOOTAGE: 43' **Double Screen**

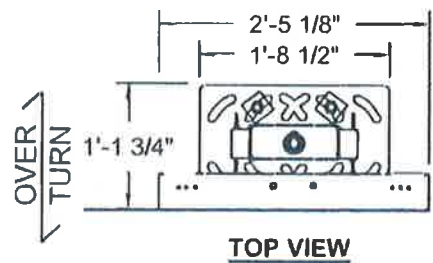
D) NEW LANE 2 PRESELL INSTALLATION-NO EXISTING PRESELL
 SCREEN DIMS: 2'-5"W x 4'-1 3/4"H x 1'-1 13/16"D
 TOTAL BOARD HEIGHT (WITH BASE): 5'-11 1/2"H
 MINIMUM SETBACK FROM PUBLIC WAY: 40'
 NEW SCREEN SQUARE FOOTAGE: 10' **Single Screen**

E) EXISTING DRIVE-THRU EQUIPMENT TO BE REMOVED

DATE	4-23-19
NO.	1
DESCRIPTION	New Placement Menu Boards
Prepared For:	McDONALD'S
Prepared By:	
CHECKED BY:	
DESIGN BY:	
DRAWN BY:	
DATE:	
SCALE:	
PROJECT NO.:	C-1.2

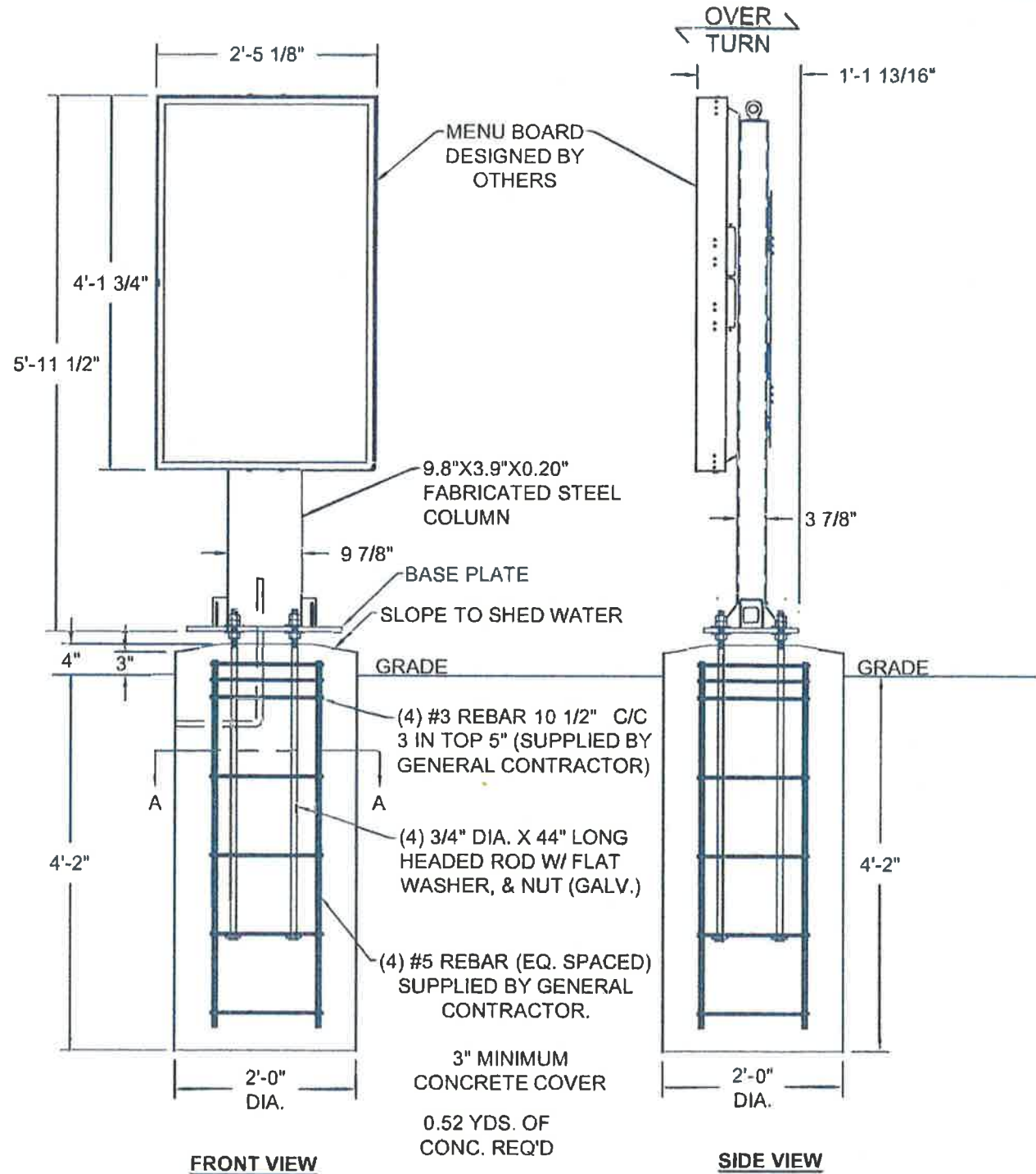
SIGN CABINET
DESIGN BY OTHERS.

ELECTRICAL/ILLUMINATION
DESIGN BY OTHERS.



TOP VIEW

ALL STEEL SHALL BE
HOT DIP GALVANIZED.



FRONT VIEW

SIDE VIEW

Notes:

- Design criteria:
Building Code: MIBC2015/IBC 2015
Wind Speed: 115 MPH, Exposure C
Category II
- Foundation analysis assumes soil class 4. The allowable bearing pressure should be verified prior to placement of concrete. In the event that the stated requirements are not met and conditions appear deleterious, cease and secure excavation and immediately contact THE CLIENT.
- Caisson foundation is based on a presumptive safe lateral soil bearing pressure minimum of 150 psf per foot of depth. Isolated lateral bearing footings subject to short-term lateral loads and not adversely affected by a 1/2" motion at grade are permitted to be designed using twice the tabulated value of the corresponding soil class.
- Foundation shall not be placed on, or at the top of a slope exceeding 3:1 without evaluation by a competent Professional Engineer. Do not place foundation in fill.
- Concrete shall be mixed to attain a minimum 28 day compressive strength of 3000 psi.
- Steel reinforcing bars shall conform to ASTM A615, Grade 60 with deformations, in accordance with ASTM A305. Welding of reinforcement is prohibited.
- Anchor bolts shall meet ASTM F1554 Grade 36 and shall be galvanized to prevent corrosion.
- All support members shall be free from defects. Steel tubes shall meet ASTM A500 Grade B with a minimum yield strength of 46000 psi. Steel pipe shall meet ASTM A53 Grade B with a minimum yield strength of 35000 psi. Steel angle, channel, and plate shall meet ASTM A36.
- Steel welds shall be made with E70XX electrodes by persons qualified in accordance with AWS standards within the past two years.
- Structural bolts shall meet ASTM A325 and be zinc coated unless noted otherwise. Heavy hex nuts shall meet ASTM A563 and washers shall meet ASTM F436 when used with high strength bolts. All high strength bolts shall be tightened using the Turn-of-Nut method unless noted otherwise.
- This engineer will not be responsible for safety on the jobsite before, during, or after the installation of this structure. It is the responsibility of the owners, contractors, and installers to ensure that the installation of this structure is completed using methods that fully comply with OSHA regulations.
- Any deviation from this design or from any part of this drawing without prior written consent of this engineer voids this drawing in its entirety.
- The structure depicted on this drawing is intended to be installed at the address shown and should not be used at any other location.

NOTE: All designs depicted on this drawing are the sole property of Campbell Consulting Engineering, LLC developed specifically for this project. Use of these designs for any purpose other than the intended application without written consent of Campbell Consulting Engineering, LLC is prohibited. Disclosure of the information presented herein, without Owner's consent, is a violation of intellectual property and will not be tolerated.



6/4/18

McDONALD'S - NS#4415 - SINGLE FACE MENU BOARD
125 W. WILSON ST.
BATAVIA, IL 60510

CLIENT:
Keyser KEYSER
10200 S. Kedzie Avenue
Evergreen Park, IL 60805



382 HIGH STREET MARYVILLE, TN 37804
865-980-8881
CCENGINEER.COM
COA #E9053H

SHEET 1	BY GAC	PROJECT NO. 18-0102
OF 2	DATE 06/04/2018	DRAWING NO. B1211123