

AN ORDINANCE GRANTING APPROVAL OF A SPECIAL USE AUTHORIZING A MAJOR CHANGE TO THE MARKETPLACE OF ROLLING MEADOWS PLANNED DEVELOPMENT AUTHORIZED BY ORDINANCE 00-16 FOR LOT 5, APPROVAL OF PRELIMINARY AND FINAL PLANSTO REDEVELOP THE SITE WITH A NEW 3,077 SQUARE FOOT RAISING CANES RESTAURANT WITH DRIVE-THROUGH, INCLUDING VARIATIONS AND OTHER EXCEPTIONS AND ZONING RELIEF

WHEREAS, Tom Szafranski, Kimley Horn (“Petitioner”), with authorization from the owner, J&P Properties II, LLC (“Owner”), petitioned the Planning and Zoning Commission (“PZC”) to consider approving a special use for a major change to the Marketplace of Rolling Meadows Planned Development, authorized by Ordinance 00-16, to allow a new 3,077 square foot restaurant with drive-through, for the Raising Cane’s, proposed to be located on the property legally described in Ordinance Exhibit 1, and commonly known as 1420 Golf Road (“Premises”); and

WHEREAS, the PZC, after notice of public hearing as required by law, conducted a public hearing on June 7, 2022 at a regular meeting; and

WHEREAS, after taking and considering all testimony presented at the public hearing, the PZC made the Variation, Planned Development, and Special Use findings of fact enumerated below and recommended that the City Council approve a Special Use authorizing a Major Change to the Marketplace of Rolling Meadows Planned Development, previously authorized by Ordinance 00-16;

Variation Standards

Standard 1: Unique physical condition: The presence of unique physical conditions related to the property that create a hardship or practical difficulty for the applicant to meet the established requirements of this chapter. The applicant must evidence how such unique hardship or practical difficulty is more impactful to meeting the requirements of this chapter than a mere inconvenience.

Findings:

Many of the variations required – including the front yard setback, the reduced parking lot landscaping, and the relocation of the monument sign – are in the interest of either safety or a workable development. The odd shape of the lot and its location at the intersection of Meijer Drive and Golf Road make some of these necessary for the development to be a success. The signage variations requested are minimal, and warranted as the development has visibility on all four sides from various locations in the Planned Development.

Standard 2: Impact: Granting a variance will not substantially impact use and enjoyment of adjacent or nearby properties by impairing an adequate supply of light and air, increasing the risk from fire or other public safety hazard, or diminishing property values. To mitigate impacts, the variance should be the least amount of relief required to accomplish the proposed development.

Findings:

The site variations will help improve traffic flow in the Planned Development, as well as help stormwater management by increasing green space and space for detention. The signage is not expected to impact other businesses in the area, and the relocation of the monument sign will help keep motorists safe.

Standard 3: Not self-imposed: The conditions creating the hardship or practical difficulty are a result of application of this chapter, and not self-imposed, having been created by the applicant or by another on behalf of the applicant, or in furtherance of an opportunity for additional profit.

Findings:

The site is being torn down completely and redeveloped from the ground up. In the beginning, the petitioner worked to adhere to the letter of the code. While the complete redevelopment does allow staff to require strict adherence to the code as written, staff has requested a number of these variances to enhance safety and workability of the site. The petitioner has worked with staff to produce a site plan that is in the best interests of the petitioner, the Planned Development, and the City.

Standard 4: Use of property: Use of the property possible under the standards of this chapter, without receiving the requested variance, would deprive the property owner of substantial rights commonly enjoyed by owners of other lots subject to the same provisions. This standard acknowledges that application of zoning standards may create somewhat increased development costs; which do not constitute, in and of themselves, a hardship.

Findings:

The development could be done under the strict adherence to the code as written. However, Planned Developments do allow for some flexibility for the purposes of better development. The variances proposed make for better development, increased safety, and better presence in the community.

Standard 5: Community character: Granting a variance will not impair the public health, safety, morals, comfort, or welfare of the community. Further, said variance shall not significantly alter or impact the essential character or trend of development in the general area, including characteristics such as building height and setback, traffic management, landscaping, building orientation, and established aesthetic standards.

Findings:

The petitioner is requesting a use allowed by the zoning code as a restaurant with a drive-through. The area was developed as a Planned Development for a commercial retail area. Other uses in the area include restaurants. The previous user was a restaurant with a drive-through. This area was developed for this type of user, and the use is in keeping with the character of the area.

Planned Development Standards

Standard 1: Character and density of land use. The uses proposed and their density and arrangement on the site shall be of a visual and operational character which is compatible to the physical nature of the site, with particular concern for preservation of natural features, tree growth, and open space; would produce an attractive environment of sustained aesthetic and ecologic desirability, economic stability and functional practicality compatible with the general development plans for the area as established by the community; would not adversely affect the anticipated provision for school or other municipal services; and would not create a traffic or parking demand incompatible with the existing or proposed facilities to serve it.

Findings:

The petitioner is proposing a use that will overall cover less of the site. The building is smaller, parking lot landscaping is proposed in greater quantities than existing, and additional stormwater management is being provided. The character of the proposed building is in keeping with the surrounding developments, as is the proposed use.

Standard 2: Economic feasibility and impact. There shall be satisfactory evidence of the planned development's economic feasibility and support of the economic prosperity of the city or the values of surrounding properties.

Findings:

The proposed use is in keeping with the surrounding area. The previous user was a restaurant with a drive-through, and was successful for many years. The petitioner has performed market research that leads them to believe that this location will also be successful for them.

Standard 3: Engineering design standards. The width of street rights-of-way, width and location of streets or other paving, outdoor lighting, location of sewer and water lines, provision for stormwater drainage, or other similar environmental engineering considerations shall implement their specific function to ensure the public safety and welfare. In addition, pedestrian and bicycle facilities shall be designed to comply with chapter 98 - Subdivisions.

Findings:

The petitioner has received engineering comments that they have integrated into their site plan. Site development permits will be required, which will entail additional review for on-site utilities. A sidewalk is being provided for increased pedestrian access to the development. In addition, the site will require a permit through the Metropolitan Water Reclamation District (MWRD) to ensure stormwater management on site meets requirements. In addition, permeable pavers are being included as parking lot materials to increase stormwater flow.

Standard 4: Preservation and maintenance of open space. Adequate provision shall be made for the permanent preservation and maintenance of common open space, either by private reservation or dedication to the public.

Findings:

Additional landscaping is being proposed for the site. The City Forester is involved in reviewing the landscaping plan to ensure it is adequate for the area.

Standard 5: Implementation schedule. A realistic schedule for the implementation of the development shall be submitted to the satisfaction of the city, including suitable phasing and assurance that each segment of the project shall constitute a logical module of development, and will not adversely affect the community as a result of termination at that point.

Findings:

Such implementation schedule and layout will be required with permit submittal.

Special Use Standards

All special uses are required to show evidence that the standards listed in the Code are met. Each standard is listed below in **bold**, with the finding for that standards listed in *italics*.

Standard 1: Potential impact: The special use shall not unduly impact adjacent or nearby properties or the general health, safety, and welfare of the general area and overall community. Impacts to be considered include ingress and egress to the site, potential traffic impacts from cars and trucks, and impacts to the appearance and character of the area.

Findings:

The use is similar to what was there previously. It is anticipated in the long term that there will be no impact to surrounding businesses. In the short term, immediately after opening, there may be overflow traffic onto the Ring Road. It should not affect other nearby businesses, but the petitioner is encouraged to monitor the traffic flow during the first few months.

Standard 2: Consistency: The proposed special use shall be in keeping with the recommendations and intent of the City's Comprehensive Plan, Official Map, and all other plans and policies adopted by the city.

Findings:

The use is consistent with the surrounding area, and with the previous use. The Comprehensive Plan continues to show this area as commercial/retail with restaurants included.

Standard 3: Trend of development: Special uses should be a logical extension of the trend of development in the area around the subject site and not interfere with the use and development of adjacent or nearby properties.

Findings:

The development overall is commercial, retail, and restaurants. This particular development would continue that trend, as well as continue the use of the property as a restaurant with a drive-through component.

Standard 4: Public facilities: Adequate public facilities and services shall be available to serve the special use and the property on which it is located; including, without limitation, storm water, sanitary sewer, water service, public safety service, and waste disposal services.

Findings:

Existing utilities are on site. They will be re-laid as part of the construction and site development. Capacity will be determined as part of the permit, though given the reduced building size, it's likely that existing utilities are sufficient.

Standard 5: Site design: The on-site development design shall be understandable to users, safe, and maintainable in terms of road and pedestrian patterns, preserve natural features and incorporate such features into a maintainable development, and provide adequate parking, loading, and site maintenance.

Findings:

On site development has been crafted to be as safe and accessible as possible. The traffic flow on site is recognizable and easy to use. Pedestrian access is being considered, and landscaping is being included.

and

WHEREAS, the PZC has submitted its report and recommendation to the Mayor and City Council of the City of Rolling Meadows, which report has been considered by the Mayor and City Council; and

WHEREAS, the City Council has received and reviewed the recommendations and findings of fact of the PZC; and

WHEREAS, the City Council accepts the findings of fact recommended by the PZC and has determined that approving a special use for a Major Change to the Marketplace of Rolling Meadows Planned Development will not impair an adequate supply of light and air to adjacent property or unreasonably increase the

congestion in public streets or increase the danger of fire or endanger the public safety or unreasonably diminish or impair established property within the surrounding area, or in any other respect impair the public health, safety, comfort, or welfare of the inhabitants of the City; and

WHEREAS, the Corporate Authorities of the City of Rolling Meadows have determined that it is advisable, necessary and in the best interest of the City to approve the special use for a Major Change to the Marketplace of Rolling Meadows Planned Development authorized by Ordinance 00-16 to allow a new 3,077 square foot restaurant with drive-through, for the proposed Raising Cane's on the Premises.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rolling Meadows, Illinois:

Section 1: The recitals set forth above are incorporate herein by reference.

Section 2: A special use for a Major Change to the Marketplace of Rolling Meadows Planned Development, authorized by Ordinance 00-16, to allow a new 3,077 square foot restaurant with drive-through with variations and other relief as necessary, as shown in the renderings and plans, herein provided as Ordinance Exhibit 2, is hereby authorized for the Premises.

Section 3: The relief granted in Section 2 herein, is authorized subject to the following conditions:

1. This approval shall be null and void if permits are not applied for within two (2) months of City Council approval, and work completed within one year.
2. This approval shall be null and void if property ownership or business license should be transferred to another owner or operator.

3. The special use and variation shall be null and void unless building and site improvements are in substantial conformance with the representations, plans and specifications prepared by Kimley-Horn and Associates, Inc., dated 4/22/2022 and attached hereto as part of Ordinance Exhibit 2, pursuant to proper building permit review and approval by the City except for the following:
 - a. A detailed, updated landscaping plan incorporating comments from the review letter dated 5/31/2022 (attached as Exhibit 3A) will be submitted as part of the permitting process, and approved by the City Forester.
 - b. The dumpster enclosure shall be masonry.
 - c. The strip of striped paving directly to the east of the dumpster enclosure shall be removed and replaced with landscaping.
 - d. All utility connections shall be located underground.
4. Occupancy of the building shall not be allowed until all building and site improvements have been completed by the applicant and approved by the City.
5. This approval is exclusively for zoning, and shall not be interpreted to waive any requirements of the building code.
6. Full engineering plans will be revised per comments from the City Engineer dated 5/4/2022 (attached as Exhibit 3C), submitted to the City for review, and approval by the City Engineer as part of the site development permit process.

7. No permits will be issued without approved permits from other authorizing agencies, including MWRD.
8. The photometric plan will be revised per City Engineer comments dated 5/4/2022, also attached as Exhibit 3C.
9. Outdoor seating will be required to adhere to standards in the zoning code as written. Modifications will require additional amendment to the Planned Development.
10. The signage package is approved per the submittal from AGI, last revised 3/21/2022, and per staff comments dated 5/26/2022 (attached as Exhibit 3B). Permits will be required to install the signs.
11. Illumination of site signage shall comply with the requirements of the Zoning Code. However, should the business desire modified hours for such illumination, the Zoning Administrator is hereby authorized to review and approve such request.

Section 4: Except as modified herein, all provisions of Ordinance 00-16, and as subsequently amended, shall remain in full force and effect.

Section 5: All ordinances or portions thereof in conflict with this ordinance are hereby repealed.

Section 6: Should any provision of this Ordinance be declared invalid by a court of competent jurisdiction, the remaining provisions will remain in full force and effect the same as if the invalid provision had not been a part of this Ordinance.

Section 7: This Ordinance shall be printed and published in pamphlet form by order of the City Council of Rolling Meadows, Illinois.

PASSED AND APPROVED by the City Council of Rolling Meadows, Cook

County, Illinois this 12th day of July, 2022.

AYES: Bisesi, Reyez, Sanoica, McHale, O'Brien

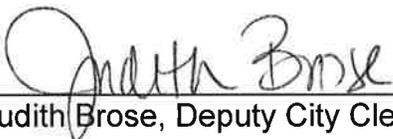
NAYS: 0

ABSENT: Budmats, Vinezeano



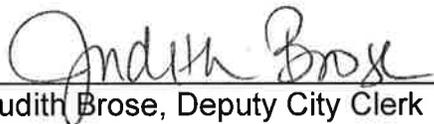
Joe Gallo, Mayor

ATTEST:



Judith Brose, Deputy City Clerk

Published this 15th day of July, 2022.



Judith Brose, Deputy City Clerk

Ordinance Exhibit 1
Legal Description of Premises

Commonly known as: 1420 Golf Road

PINS: 08-09-302-039-0000

LOT 5 IN THE RESUBDIVISION OF MARKETPLACE OF ROLLING MEADOWS, BEING A RESUBDIVISION OF LOTS 1, 2, 4 & 5 IN JCP MEADOWS P.U.D., BEING A RESUBDIVISION OF LOT 1 IN JCP MEADOWS SUBDIVISION, IN THE SOUTHWEST QUARTER (1/4) OF SECTION 9 AND THE SOUTHEAST QUARTER (1/4) OF SECTION 8, BOTH IN TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THAT PLAT THEREOF RECORDED IN COOK COUNTY RECORDERS OFFICE ON DECEMBER 18, 1985, AS DOCUMENT NUMBER 85329240, AND CORRECTED BY A CERTIFICATE OF CORRECTION RECORDED IN THE COOK COUNTY RECORDER'S OFFICE ON AUGUST 11, 1988, AS DOCUMENT NUMBER 88364191, IN COOK COUNTY, ILLINOIS, AND ALSO LOT 1 AND OUTLOT "A" IN MTM RESUBDIVISION, BEING A RESUBDIVISION OF LOT 3 AND OUTLOT "A" IN JCP MEADOWS P.U.D., IN THE SOUTHWEST QUARTER (1/4) OF SECTION 9 AND THE SOUTHEAST QUARTER (1/4) OF SECTION 8, BOTH IN TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THAT PLAT THEREOF RECORDED IN THE COOK COUNTY RECORDER'S OFFICE ON SEPTEMBER 16, 1993 AS DOCUMENT NUMBER 93742116, ALL IN COOK COUNTY, ILLINOIS.

**Ordinance Exhibit 2
Plans Prepared by Kimley Horn
Latest Revision Dated 4-22-2022**

Exhibit 2

APPLICATION TO APPEAR BEFORE THE CITY OF ROLLING MEADOWS PLANNING AND ZONING COMMISSION FOR PLANNED DEVELOPMENT

New Planned Development Amend Existing Planned Development
(check one)

Property's Commonly Known Address: 1420 Golf Rd, Rolling Meadows, IL 60008

Real Estate Tax Number: 08-09-302-027-0000

Owner/Developer's Name: J & P Properties II, L.L.C.
(please print)

Petitioner's Name: Raising Cane's Restaurants, L.L.C.
(please print)

Petitioner's Signature: LuAron Foster
Digitally signed by LuAron Foster
DN: cn=LuAron Foster, o=Raising Cane's, ou, email=lfoster@raisingcanes.com,
c=US
Date: 2021.09.16 12:11:39 -05'00'

Petitioner's Address: 6800 Bishop Road

City: Plano State: TX Zip: 75024

Phone: 972-769-3364 Fax: N/A Email: lfoster@raisingcanes.com

Interest of Petitioner: (check one)

Owner Lessee(s) Contract Purchaser Agent

Note: If you are not the owner, you must supply the owner's written authorization.

Description of Request: PUD amendment for a proposed Raising Cane's restaurant.

Contact Person: Tom Szafranski, P.E. (Kimley Horn)
(please print)

Contact Person's Address: 4201 Winfield Road, Suite 600

City: Warrenville State: IL Zip: 60555

Phone: 331-481-7330 Fax: N/A Email: tom.szafranski@kimley-horn.com



Raising Cane's Project Description Golf & Meijer Rolling Meadows, IL

Raising Cane's is a quick serve restaurant that was founded in 1996 in Baton Rouge, LA by its founder, Todd Graves. The restaurant has ONE LOVE, which is chicken, as evident by the minimal menu that includes: chicken fingers, fries, coleslaw and Texas toast. The food is always cooked to order to ensure the best quality and flavor possible.

Raising Cane's is not a chain restaurant, but is part of the community, starting with the name of the city being part of the painted mural on the side of the building. The restaurant not only employs people from the area but gives back to the community in several ways. By promoting education, feeding the hungry, pet welfare, local community involvement and more.

The building itself promotes visual esthetics with the variations not only in the architecture, but the building materials themselves. All of this with the variations in the heights of the building, along with the ample landscaping around the building provides an aesthetically pleasing structure that accents the development unlike the fast food 'box' style of many businesses.

The structure is approximately 3,300 square feet, including a Trex corral at the rear of the building for operations. The main building is comprised of alternating vertical and horizontal metal panels with accents of Nichiha panels. The roof line around the exterior is at 20'-6" and the ONE (for the one love) at the main entrance tops out at 23'-6".

Raising Cane's will have approximately 55 employees at this location, with an average of 8 employees per shift. The restaurant will be open Sun - Thu: 9:30am - 1:30am; Fri - Sat: 9:30am - 3:30am. The drive Thru will have the hours of operation.

The project is being submitted to the Planning and Zoning Commission for review 9/20/21. The building plans will be submitted for permitting after Planning and Zoning approval with an anticipated construction start date of August 2022. The project will have a 175-day construction schedule with an anticipated opening date of 1/23/23.

4/22/22

City of Rolling Meadows
3600 Kirchoff Road
Rolling Meadows, IL 6008

RE: PUD Amendment
Raising Cane's C0837 – Golf & Meijer
1420 Golf Road
Rolling Meadows, IL 60008

Dear Mrs. Kwandras,

The table below provides a list of anticipated code exceptions for the proposed Raising Cane's located at 1420 Golf Road. Please confirm if there are any other code requirements that we need to request in the PUD Amendment.

Code Exceptions

Code Section	Code Requirement	Notes
<u>Section 18-245-3a</u>	Depth of Spaces Perpendicular to Aisle (feet) = 20	We are providing stalls at a depth of 18', which matches the stall depth on the existing site (Buona Beef) plans.
<u>Section 122-201-a</u>	Minimum Front Yard Setback (feet) = 90	We are providing a front setback of 31.5', which is less than the 50.3' front setback provided by the existing site (Buona Beef).
<u>Section 122-157-6d</u>	A landscaped area with at least one tree shall be installed and maintained a minimum every 20 parking spaces in order to avoid large expanses of landscaped areas within the parking lot. Landscape areas shall be equal to 180 square feet for a single row of parking or 360 square feet for a double row of parking.	We are providing landscape islands at the size of a parking stall (9' x 18'), which provides approximately 130 square feet of landscaping at the end of each single row of parking. We can still accommodate the required trees and shrubs, and meet the 5% interior landscaping requirement. Note that increasing the size of the islands would result in a further reduction in the number of stalls that we are able to provide.
<u>Section 122-163-a1</u>	10 spaces per 1,000 gross square feet of building floor area would require 31 parking spaces.	We are providing 26 parking spaces. Based on studies done on existing Raising Cane's sites in the surrounding areas and the decreased dine-in customers anticipated at this site due to a smaller dining room and changing customer trends, we anticipate the 26 parking spaces will adequately serve this site.

Sincerely,



Tom Szafranski, P.E.
Kimley-Horn and Associates, Inc.
Phone: (331) 481-7330

RAISING CANES RESTAURANT
1320 GOLF ROAD
ROLLING MEADOWS, IL 60008
PROTOTYPE BAYAV
SCHEME SD 1.0
STORE #R37

PROTOTYPE ISSUE DATE: 1/20/2021
STORE: RAISING CANES RESTAURANT
1320 GOLF ROAD
ROLLING MEADOWS, IL 60008
PROTOTYPE BAYAV
SCHEME SD 1.0
STORE #R37

ARCHITECTS, INC.
7770 DRAPER AVENUE
CHICAGO, IL 60631
TEL: (773) 521-5134
FAX: (773) 521-4824
WWW.A3ARCHITECTS.COM

PROJECT NAME OR ADDRESS: RAISING CANES RESTAURANT
7770 DRAPER AVENUE
CHICAGO, IL 60631
TEL: (773) 521-5134
FAX: (773) 521-4824
WWW.A3ARCHITECTS.COM

FOR REVIEW ONLY
SHEET NUMBER: 15844-18229

Kimley-Horn
400 WEST MADISON, SUITE 100
CHICAGO, IL 60601
WWW.KIMLEY-HORN.COM

DATE	DESCRIPTION
04/27/2022	DATE
15844-18229	JOB NO.
C7.0	SHEET NO.

UTILITY PLAN
DATE: 04/27/2022
JOB NO.: 15844-18229
SHEET NO.: C7.0



BENCHMARKS
ELEVATION OF ADJACENT PROPERTY MONUMENT #4
ELEVATION = 732.12 FT
ELEVATION = 732.12 FT
ELEVATION = 732.12 FT
ELEVATION = 732.12 FT

UTILITY KEYNOTE LEGEND

KEYNOTE	DESCRIPTION
1	1" WATER LINE
2	2" WATER LINE
3	3" WATER LINE
4	4" WATER LINE
5	6" WATER LINE
6	8" WATER LINE
7	10" WATER LINE
8	12" WATER LINE
9	14" WATER LINE
10	16" WATER LINE
11	18" WATER LINE
12	20" WATER LINE
13	24" WATER LINE
14	30" WATER LINE
15	36" WATER LINE
16	42" WATER LINE
17	48" WATER LINE
18	54" WATER LINE
19	60" WATER LINE
20	72" WATER LINE
21	84" WATER LINE
22	96" WATER LINE
23	108" WATER LINE
24	120" WATER LINE
25	132" WATER LINE
26	144" WATER LINE
27	156" WATER LINE
28	168" WATER LINE
29	180" WATER LINE
30	192" WATER LINE
31	204" WATER LINE
32	216" WATER LINE
33	228" WATER LINE
34	240" WATER LINE
35	252" WATER LINE
36	264" WATER LINE
37	276" WATER LINE
38	288" WATER LINE
39	300" WATER LINE
40	312" WATER LINE
41	324" WATER LINE
42	336" WATER LINE
43	348" WATER LINE
44	360" WATER LINE
45	372" WATER LINE
46	384" WATER LINE
47	396" WATER LINE
48	408" WATER LINE
49	420" WATER LINE
50	432" WATER LINE
51	444" WATER LINE
52	456" WATER LINE
53	468" WATER LINE
54	480" WATER LINE
55	492" WATER LINE
56	504" WATER LINE
57	516" WATER LINE
58	528" WATER LINE
59	540" WATER LINE
60	552" WATER LINE
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62	576" WATER LINE
63	588" WATER LINE
64	600" WATER LINE
65	612" WATER LINE
66	624" WATER LINE
67	636" WATER LINE
68	648" WATER LINE
69	660" WATER LINE
70	672" WATER LINE
71	684" WATER LINE
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73	708" WATER LINE
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75	732" WATER LINE
76	744" WATER LINE
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80	792" WATER LINE
81	804" WATER LINE
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83	828" WATER LINE
84	840" WATER LINE
85	852" WATER LINE
86	864" WATER LINE
87	876" WATER LINE
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110	1152" WATER LINE
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113	1188" WATER LINE
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117	1236" WATER LINE
118	1248" WATER LINE
119	1260" WATER LINE
120	1272" WATER LINE
121	1284" WATER LINE
122	1296" WATER LINE
123	1308" WATER LINE
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127	1356" WATER LINE
128	1368" WATER LINE
129	1380" WATER LINE
130	1392" WATER LINE
131	1404" WATER LINE
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173	1908" WATER LINE
174	1920" WATER LINE
175	1932" WATER LINE
176	1944" WATER LINE
177	1956" WATER LINE
178	1968" WATER LINE
179	1980" WATER LINE
180	1992" WATER LINE
181	2004" WATER LINE
182	2016" WATER LINE
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194	2160" WATER LINE
195	2172" WATER LINE
196	2184" WATER LINE
197	2196" WATER LINE
198	2208" WATER LINE
199	2220" WATER LINE
200	2232" WATER LINE
201	2244" WATER LINE
202	2256" WATER LINE
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204	2280" WATER LINE
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209	2340" WATER LINE
210	2352" WATER LINE
211	2364" WATER LINE
212	2376" WATER LINE
213	2388" WATER LINE
214	2400" WATER LINE
215	2412" WATER LINE
216	2424" WATER LINE
217	2436" WATER LINE
218	2448" WATER LINE
219	2460" WATER LINE
220	2472" WATER LINE
221	2484" WATER LINE
222	2496" WATER LINE
223	2508" WATER LINE
224	2520" WATER LINE
225	2532" WATER LINE
226	2544" WATER LINE
227	2556" WATER LINE
228	2568" WATER LINE
229	2580" WATER LINE
230	2592" WATER LINE
231	2604" WATER LINE
232	2616" WATER LINE
233	2628" WATER LINE
234	2640" WATER LINE
235	2652" WATER LINE
236	2664" WATER LINE
237	2676" WATER LINE
238	2688" WATER LINE
239	2700" WATER LINE
240	2712" WATER LINE
241	2724" WATER LINE
242	2736" WATER LINE
243	2748" WATER LINE
244	2760" WATER LINE
245	2772" WATER LINE
246	2784" WATER LINE
247	2796" WATER LINE
248	2808" WATER LINE
249	2820" WATER LINE
250	2832" WATER LINE
251	2844" WATER LINE
252	2856" WATER LINE
253	2868" WATER LINE
254	2880" WATER LINE
255	2892" WATER LINE
256	2904" WATER LINE
257	2916" WATER LINE
258	2928" WATER LINE
259	2940" WATER LINE
260	2952" WATER LINE
261	2964" WATER LINE
262	2976" WATER LINE
263	2988" WATER LINE
264	3000" WATER LINE
265	3012" WATER LINE
266	3024" WATER LINE
267	3036" WATER LINE
268	3048" WATER LINE
269	3060" WATER LINE
270	3072" WATER LINE
271	3084" WATER LINE
272	3096" WATER LINE
273	3108" WATER LINE
274	3120" WATER LINE
275	3132" WATER LINE
276	3144" WATER LINE
277	3156" WATER LINE
278	3168" WATER LINE
279	3180" WATER LINE
280	3192" WATER LINE
281	3204" WATER LINE
282	3216" WATER LINE
283	3228" WATER LINE
284	3240" WATER LINE
285	3252" WATER LINE
286	3264" WATER LINE
287	3276" WATER LINE
288	3288" WATER LINE
289	3300" WATER LINE
290	3312" WATER LINE
291	3324" WATER LINE
292	3336" WATER LINE
293	3348" WATER LINE
294	3360" WATER LINE
295	3372" WATER LINE
296	3384" WATER LINE
297	3396" WATER LINE
298	3408" WATER LINE
299	3420" WATER LINE
300	3432" WATER LINE
301	3444" WATER LINE
302	3456" WATER LINE
303	3468" WATER LINE
304	3480" WATER LINE
305	3492" WATER LINE
306	3504" WATER LINE
307	3516" WATER LINE
308	3528" WATER LINE
309	3540" WATER LINE
310	3552" WATER LINE
311	3564" WATER LINE
312	3576" WATER LINE
313	3588" WATER LINE
314	3600" WATER LINE
315	3612" WATER LINE
316	3624" WATER LINE
317	3636" WATER LINE
318	3648" WATER LINE
319	3660" WATER LINE
320	3672" WATER LINE
321	3684" WATER LINE
322	3696" WATER LINE
323	3708" WATER LINE
324	3720" WATER LINE
325	3732" WATER LINE
326	3744" WATER LINE
327	3756" WATER LINE
328	3768" WATER LINE
329	3780" WATER LINE
330	3792" WATER LINE
331	3804" WATER LINE
332	3816" WATER LINE
333	3828" WATER LINE
334	3840" WATER LINE
335	3852" WATER LINE
336	3864" WATER LINE
337	3876" WATER LINE
338	3888" WATER LINE
339	3900" WATER LINE
340	3912" WATER LINE
341	3924" WATER LINE
342	3936" WATER LINE
343	3948" WATER LINE
344	3960" WATER LINE
345	3972" WATER LINE
346	3984" WATER LINE
347	3996" WATER LINE
348	4008" WATER LINE
349	4020" WATER LINE
350	4032" WATER LINE
351	4044" WATER LINE
352	4056" WATER LINE
353	4068" WATER LINE
354	4080" WATER LINE
355	4092" WATER LINE
356	4104" WATER LINE
357	4116" WATER LINE
358	4128" WATER LINE
359	4140" WATER LINE
360	4152" WATER LINE
361	4164" WATER LINE
362	4176" WATER LINE
363	4188" WATER LINE
364	4200" WATER LINE
365	4212" WATER LINE
366	4224" WATER LINE
367	4236" WATER LINE
368	4248" WATER LINE
369	4260" WATER LINE
370	4272" WATER LINE
371	4284" WATER LINE
372	4296" WATER LINE
373	4308" WATER LINE
374	4320" WATER LINE
375	4332" WATER LINE
376	4344" WATER LINE
377	4356" WATER LINE
378	4368" WATER LINE
379	4380" WATER LINE
380	4392" WATER LINE
381	4404" WATER LINE
382	4416" WATER LINE
383	4428" WATER LINE
384	4440" WATER LINE
385	4452" WATER LINE
386	4464" WATER LINE
387	4476" WATER LINE
388	4488" WATER LINE
389	4500" WATER LINE
390	4512" WATER LINE
391	4524" WATER LINE
392	4536" WATER LINE
393	4548" WATER LINE
394	4560" WATER LINE
395	4572" WATER LINE
396	4584" WATER LINE



BRAND BOOK



1420 Golf Rd/RC0837
Rolling Meadows, IL 60008
03/21/2022

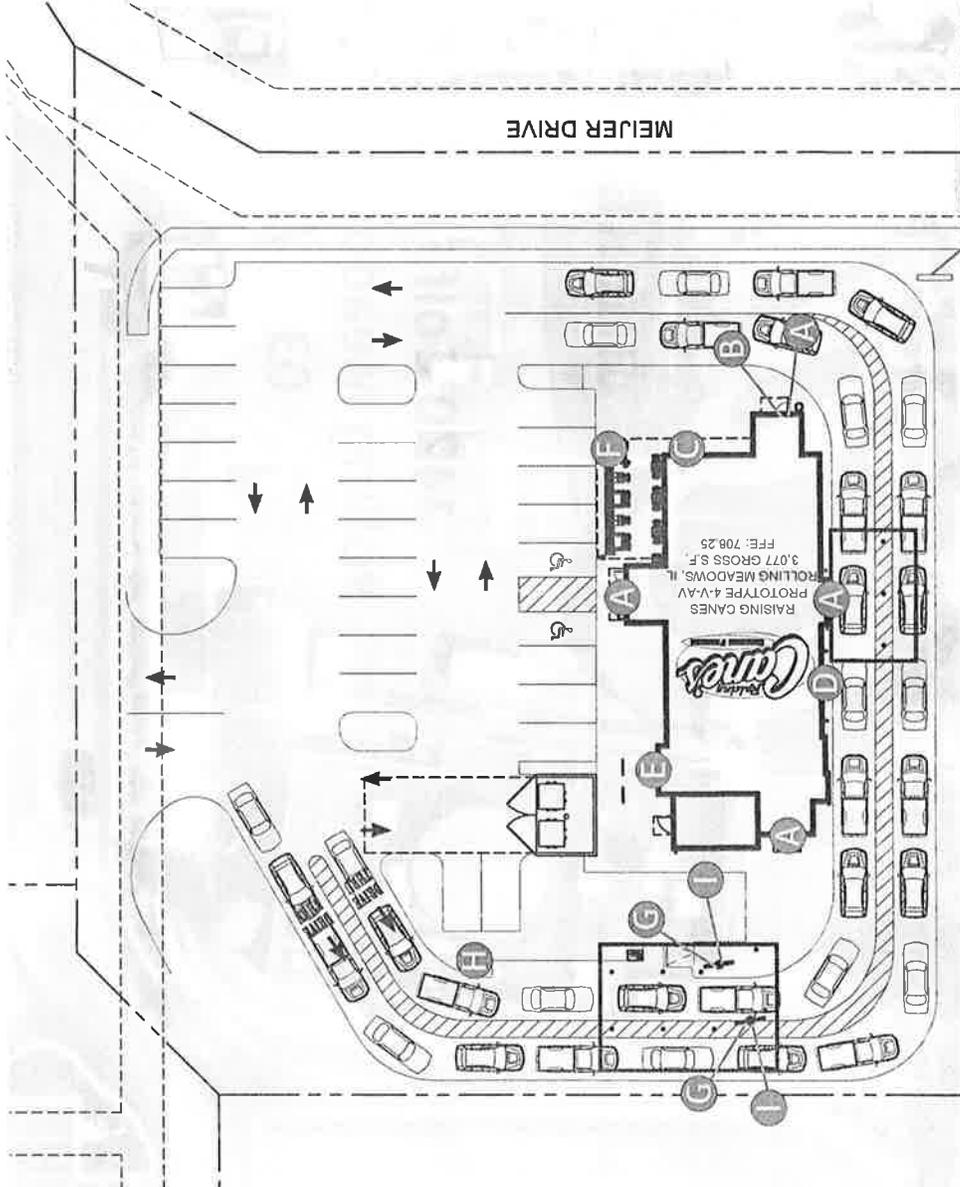
DRAWING REVISIONS		
DATE	PM	CHANGE
8/9/21	SH	Updated siteplan & prototype
9/2/21	SH	Updated siteplan
9/15/21	SH	Updated elevations, added speaker post & lemons sign
3/2/22	SH	Updated prototype signs and notes
3/2/22	SH	Updated elevations

SITEMAP

QTY.	CODE	DESCRIPTION
4	WS-8FT	4x8 Wall Sign
1	ONS	Open Sign
1	CFNS	Chicken Fingers Neon Sign
1	PMRL	Painted Mural
1	RD-1	Red Dog
1	CAN	One Love Canopy Letters
2	DTMB	DT Menuboard
1	DTPS	Pre Sell Board
2	DTSP	DT Speaker Post
1	MON	Monument

YES	NO
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>

RED DOG
MURAL
FLAGS
OLH



LOCATION TBD

ILLINOIS ROUTE 58
(GOLF ROAD)

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Location: Rolling Meadows, IL
AGI Rep: S. Holmes

Site ID: RC0837
AGI PM: Briana Bennett

Date: 07/12/2021
Drawn by: M. Folden



Code Check Form

Stand Alone Multi-Tenant

Customer Name : Raising Cane's Parcel #: _____
 Project Name : RC0837 Golf & Meijer
 Address: 1420 Golf Rd
 City: Rolling Meadows State: IL Zip: 60008
 Dev.name: _____ Within PUD or CUP: Yes No
 Master Sign Program (MSP) or Development Criteria: Yes No

Zoning: C-2 GC Services District
 Re-zoning Required/Recommended: Yes No
 Jurisdiction: City of Rolling Meadows
 Contact Name: Elizabeth Payne/ Community Development
 Phone: 847-870-9033
 E-Mail: paynee@cityrm.org

Ground Signs- Pylon (Pole) & Monument

- N/A

Are ground signs allowed? Yes No If No, Tenant Pylon/Pole Monument Minimum frontage to qualify: _____
 Number of signs allowed: 1 Distance to adjacent ground sign on same lot: N/A Surrounding Lot: N/A
 Maximum SF Allowed: 100 SF Formula for area calculation: N/A Wind Load: N/A
 Minimum setback: 5' Maximum Overall Height: 8' Visibility Triangle: _____
 Berm Allowed? Yes No How is height measured? distance to the top of the sign structure from the average grade around the base of the sign
 Required base covering: Must have masonry base of at least 2' in height How many faces count toward sign area? 1
 Illumination/ Lighting Restrictions: Illuminated signs must be turned off between 11pm-7am or 30 minutes after close of business
 Design restrictions for sign: _____
 EMC - Can there be animation? Yes No Does it have to be static? Yes No Can price be displayed? Yes No
 Color restrictions: EMC not allowed.
 Rate of change restrictions: _____
 EMC SF restrictions: _____
 Placement or residential restrictions: _____

Notes:

A planned development amendment will be required, and will require sign package to be a part of it. Setback must be 5' from any front or corner side lot line, and 10' from any interior side lot line.

Wall Signs

- N/A

Number of signs allowed: 2 SF based on: Street Frontage Building Frontage % of wall area
 Aggregate building SF allowed: N/A Maximum Projection: N/A Lighting Restrictions: _____
 Maximum SF allowed per sign: 200sf Formula for area calculation: NTE 25% of facade
 Maximum mounting height: N/A Max. Letter Height: N/A Max Logo Height: N/A Max. Sign Width: N/A
 Can sign project above the roof line? Yes No If yes, how much? _____
 Does this elevation require street frontage? Yes No Is area transferable to another elevation? Yes No
 How is sign measured? Box Geo Shape Other: _____
 Design restrictions? Raceway allowed _____

Notes:

One wall sign per tenant space is allowed. One additional wall sign shall be allowed on a second facade provided the sign on the second exposure may be no greater than the sign on the front facade. More signs can be requested with the planned development amendment.

Drive - Through's/ Address

- N/A

Menu boards allowed? Yes No Quantity allowed? 2/lane Size restriction? 100 SF Height restriction? 7'
 Are Pre-sell boards allowed? Yes No Size restriction? _____ Height restriction? 7'
 Are SED's required? Yes No Are menu awnings/ drive-thru canopy allowed? Yes No
 Address Number required? Yes No SF: _____ Illuminated? Yes No Restrictions? _____

Notes:

Must be included in the planned development amendment.



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Specialized Signs

- N/A

Painted Commercial mural allowed on walls? Yes No If no, allowed painted on substrate? Yes No If no, digital print? Yes No

Quantity allowed? _____ Size restriction? Include in planned development amendment Count towards signs sq. ft.? Yes No

Graphics without branding/ Pin-Mounted Art allowed on walls? Yes No Can it be painted? Yes No Count towards signs sq.ft.? Yes No

Quantity allowed? _____ Size restriction? Include in planned development amendment

Permanent banners allowed? Yes No If no, allowed flat sign on substrate? Yes No Does copy count in SF? Yes No

Quantity allowed? _____ Size restriction? Include in planned development amendment Does it require a frame? Yes No

Can Commercial flags be attached to building parapet? Yes No Restrictions on Qty. size/height/projection on roof? _____

Interior illuminated window signs (Neon) allowed? Yes No If no, are LED signs allowed? Yes No Restrictions? 1 sign NTE 9SF

Is shield white LED lighting allowed around the building parapet / roof? Yes No Restrictions? Include in planned development amendment

Notes: Mural, Red Dog, cove lighting, and second window sign will need to be included in the planned development amendment.

Directionals/ Regulatory

Are directionals allowed? Yes No Are permits required? Yes No

Notes: Can be added to the planned development amendment.

Number of signs allowed? _____

Maximum SF allowed: _____ Maximum overall height: _____

Directionals count towards allowed SF: Yes No Are interior lot directionals restricted? Yes No Name/ Logos allowed? Yes No

Temporary Signage

	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Setback:	SF:	Height:	Permit Required?	Time Allowed:
Banner:	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	_____	_____	_____	<input type="checkbox"/>	_____
Feather Sign:	Yes <input type="checkbox"/>	No <input type="checkbox"/>	_____	_____	_____	<input type="checkbox"/>	_____
Inflatable:	Yes <input type="checkbox"/>	No <input type="checkbox"/>	_____	_____	_____	<input type="checkbox"/>	_____
Vehicle:	Yes <input type="checkbox"/>	No <input type="checkbox"/>	_____	_____	_____	<input type="checkbox"/>	_____
Flag (Non-commercial)	Yes <input type="checkbox"/>	No <input type="checkbox"/>	_____	_____	_____	<input type="checkbox"/>	_____
Ground Yard Sign (Commercial):	Yes <input type="checkbox"/>	No <input type="checkbox"/>	_____	_____	_____	<input type="checkbox"/>	_____
String Lights:	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Restrictions: _____			<input type="checkbox"/>	_____

Notes: Banners attached to a building shall not exceed ten percent of the wall area of the premises and in no case shall it exceed 100 square feet. Window display banners, NTE 25% of window area. Free-standing banners: (1) only; supported by posts; min of 15ft from any property line; NTE 32sf. Display up to 30 calendars days 4X per year up to 120 days per year. No illumination. Cannot exceed roofline on building.



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Construction Sign

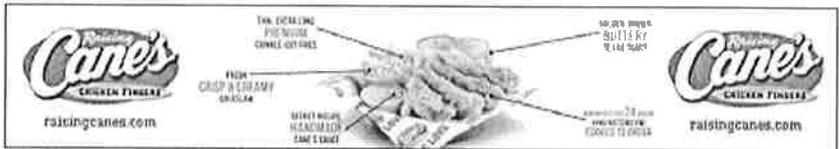
Max # allowed?: 1 Max Height?: 15ft above curb level Timeframe allowed? active permit to CO
 Max SF: 75 Setbacks?: min 25ft fr property lines Logo/Copy Restrictions? N/A
 Indirect Illumination Allowed? No
 Preferred mounting method (no building yet): _____
 Other restrictions? _____

Construction Fence Wrap

Are fence wraps allowed: Yes No Max SF: _____ Timeframe allowed? _____
 Max Height: _____ Logo/Copy Restrictions? _____
 Other restrictions? _____



Construction Banner



Construction Fence Wrap

Now Hiring Banner(s)

Max # allowed?: _____ Max Height: _____ Time frame allowed? _____
 Max SF: _____ Setbacks?: _____ Logo/Copy Restrictions?: _____
 Preferred mounting method: _____ Indirect Illumination Allowed? _____
 Other restrictions?: _____



Now Hiring Banner



Now Hiring Banner

Notes: Banners attached to a building shall not exceed ten percent of the wall area of the premises and in no case shall it exceed 100 square feet. Free-standing banners: (1) only; supported by posts; min of 15ft from any property line; NTE 32sf.
 Display up to 30 calendars days 4X per year up to 120 days per year. No illumination. Cannot exceed roofline on building.



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Permit Requirements

Permits can be applied for by: Mail Authorized Agent In Person Online Review Board: Yes No

License Required: Business Contractors Contact: Robert Horne

Signature Required on Application: Owner Agent Designer Phone Number: 847-506-6030

Documents Required (Sign): Site Plan Elevations Sign Details Sealed Engineering Additional Professional Seals

Number of Document Copies: 3 3 3 3

Documents Required (Banner): Site Plan Banner Details Number of Document Copies (Banner): _____

Document Size: _____ In Color? Cost of Permit (Sign): Fee schedule attached Cost of Permit (Banner): _____

Length of time to secure permit: about 2 weeks Other permit costs / fees: _____

When does the time frame permitted start (Banner)? From time of permit approval Time the banner is placed Other _____

Current IBC used by municipality : 2009 Any code to reference: Building code Electrical Code Energy code

If electrical permit is required for ONLY the hook up of the sign, is a licensed electrician required to come in person? Yes No

Are permits required to be obtained in person? If not, what is the process: yes

How long are permits good for: 6 months

Notes:

Copies of your contractors' bonds and licenses are submitted. The plans are then put into the system and reviewed for zoning and code compliance. If plans were not approved, you will receive a call to advise you that a written plan review is ready for pick-up. There will be no charge. Revisions should be submitted. A cover letter should reference the owner(s) name, job address, and plan review number. When the plans are approved, you will get a call with the amount due for the permits. cash or check, the City accepts all major credit cards. At permit issuance you will receive your permit and a placard for display on the job site. Use the website for inspection requests.

Variance Procedures

Are variances allowed? Yes No Likelihood of a variance being approved: _____ % Approved: _____ # Approved last year: _____

Variance can be applied for by: Mail Authorized Agent Business Contractors

Signature required on application: Owner Agent Lawyer Must attend variance hearing: Owner Agent Lawyer

Documents required: Site Plan Elevations Sign Details Sealed Engineering Addit. Professional Seals Document Color : Color B/W

Quantity Required: _____ Document size: _____

Length of time to secure variance: _____ Cost of variance: _____

Can variances be granted during the site plan approval process? Yes No

If yes, what board & is it different from the standard variance process? _____

Notes:



Location: Rolling Meadows, IL

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Date: 07/12/2021

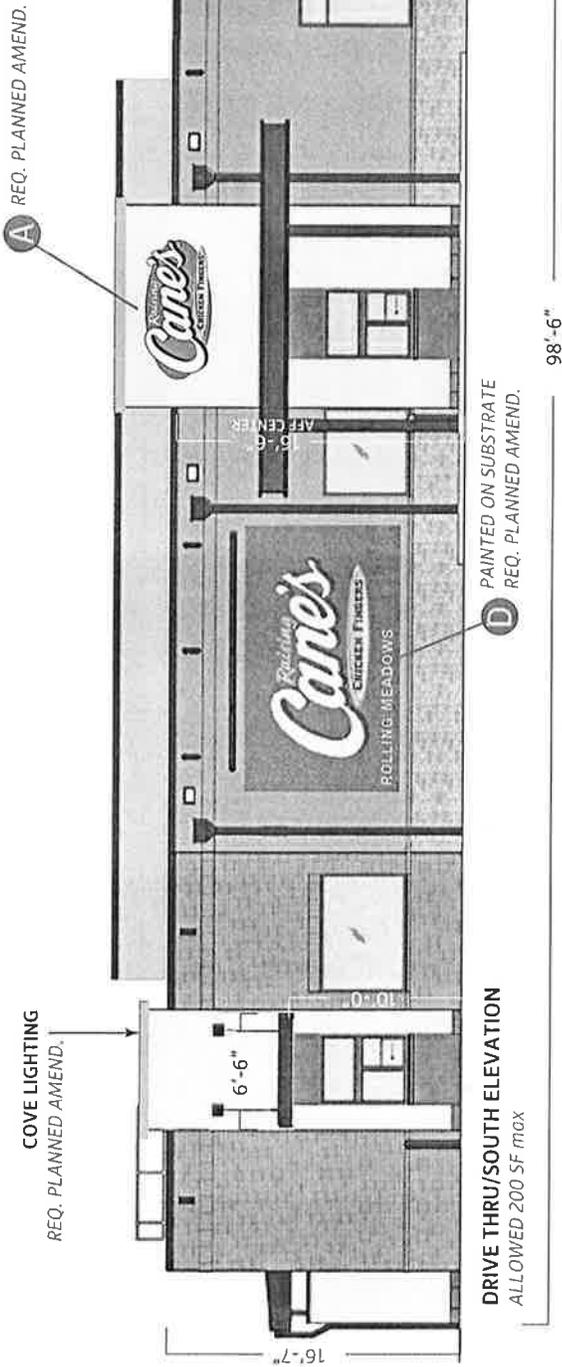
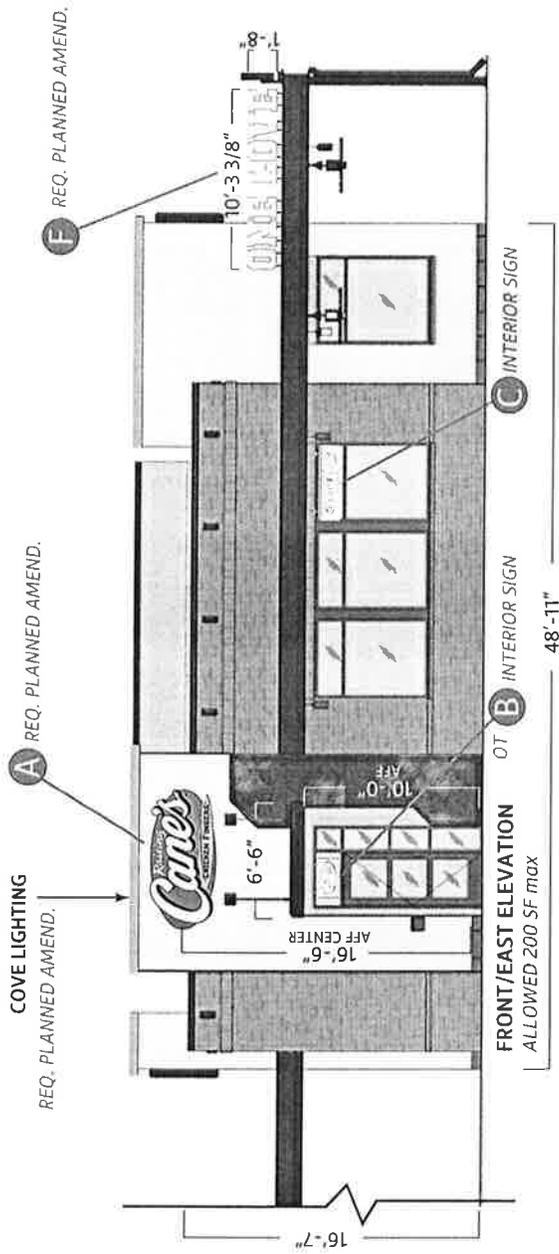
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ELEVATIONS

QTY.	CODE	DESCRIPTION
4	WS-8FT	4x8 Wall Sign
1	ONS	Open Sign
1	CFNS	Chicken Fingers Neon Sign
1	PMRL	Painted Mural
1	RD-1	Red Dog
1	CAN	One Love Canopy Letters
2	DTMB	DT Menuboard
1	DTPS	Pre Sell Board
2	DTSP	DT Speaker Post
1	MON	Monument



Scale: 3/32" = 1'



Location: Rolling Meadows, IL
 Site ID: RC0837
 Date: 07/12/2021

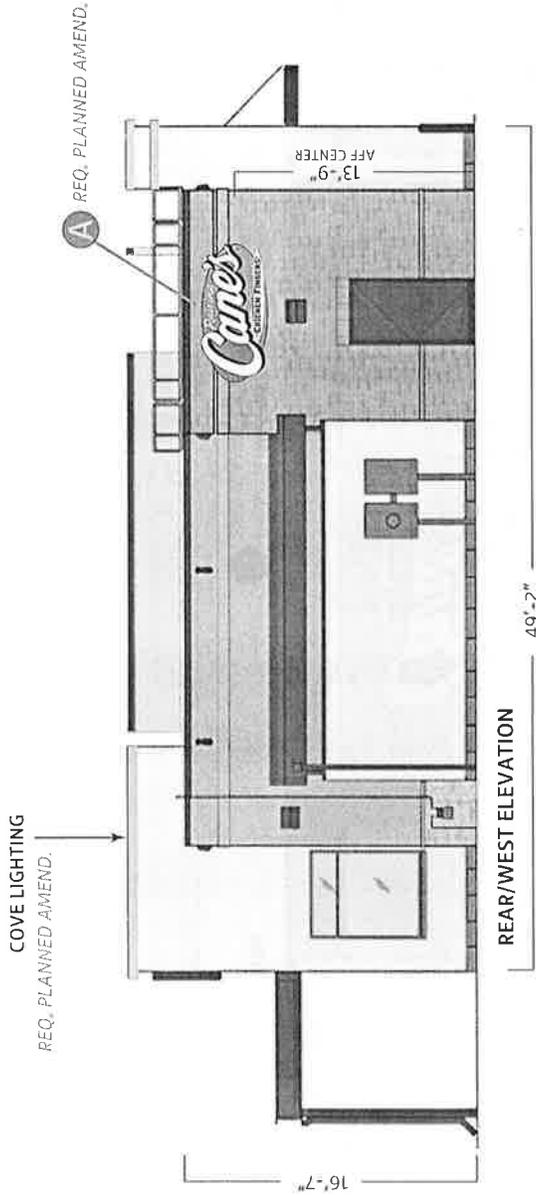
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ELEVATIONS

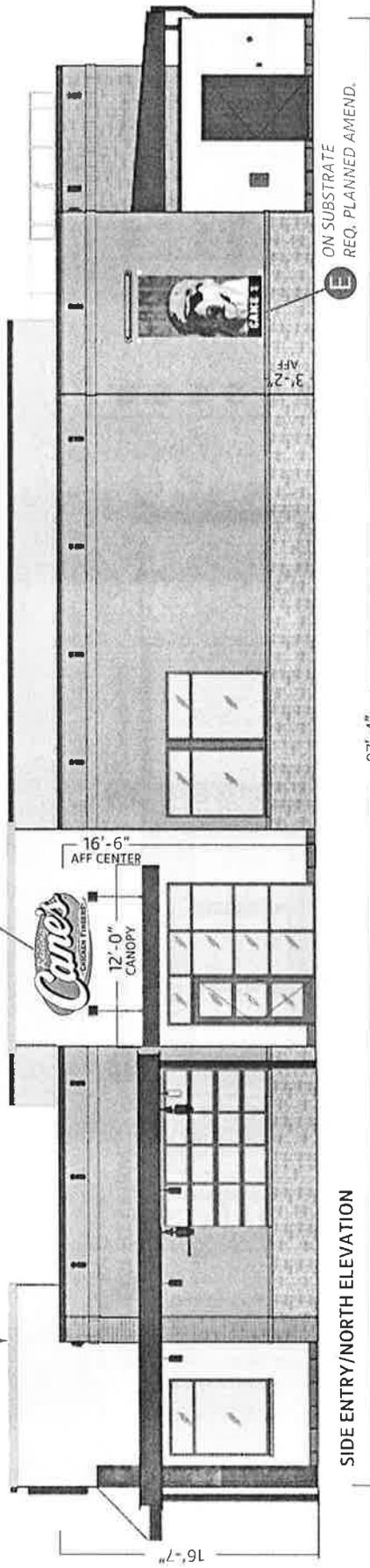
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1	RD-1	Red Dog
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1	DTPS	Pre Sell Board
2	DTSP	DT Speaker Post
1	MON	Monument



REAR/WEST ELEVATION



SIDE ENTRY/NORTH ELEVATION



97'-4"

Scale: 3/32" = 1'



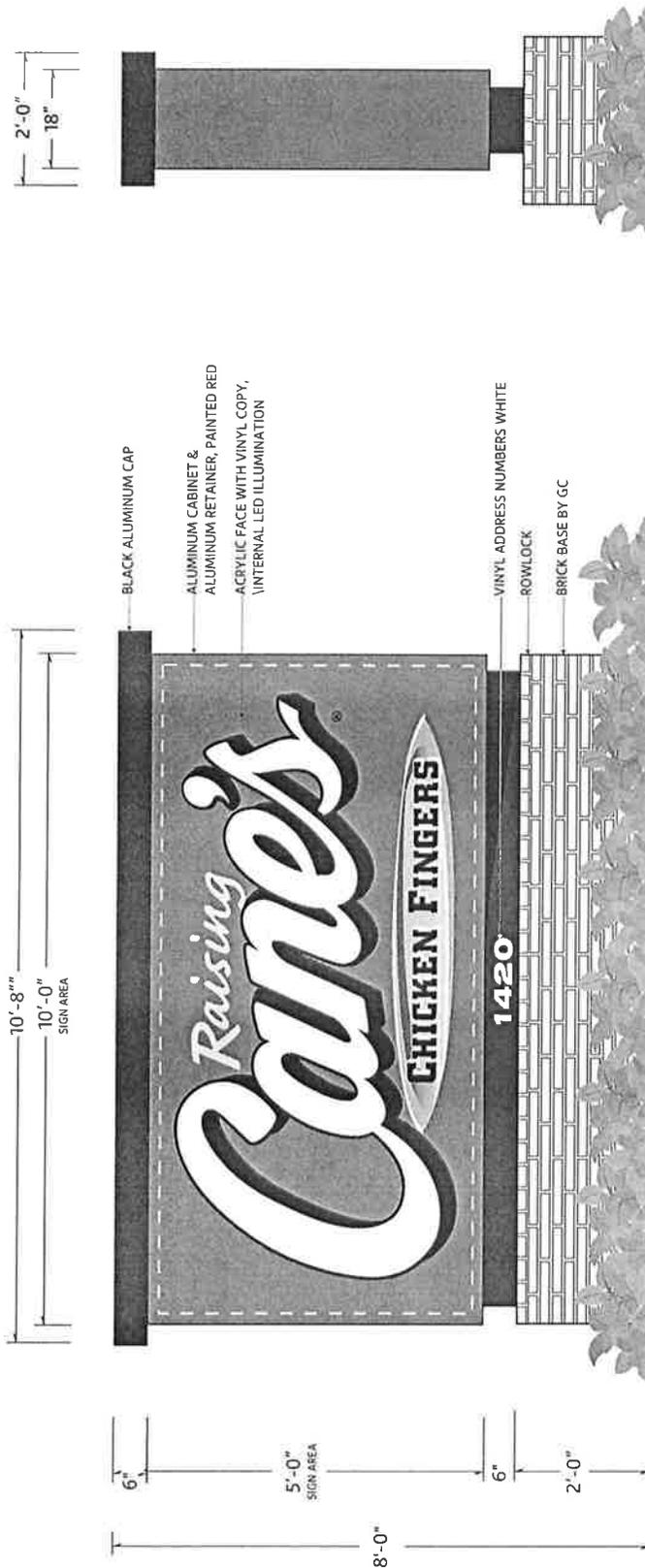
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CUTSHEET
 Monument
 LOCATION TBD
 5' FROM FRONT AND CORNER LOT LINE, 10" FROM ANY INTERIOR SIDE LOT LINE
 MAX HEIGHT 8', 100 SF
 PLANNED DEVELOPMENT AMENDMENT REQUIRED



AGI RESPONSIBLE FOR FOUNDATION & CONCRETE PAD

50.00
 Square Footage

Scale: 3/8" = 1'



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Site ID: RC0837	AGI PM: Briana Bennett
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CUTSHEET

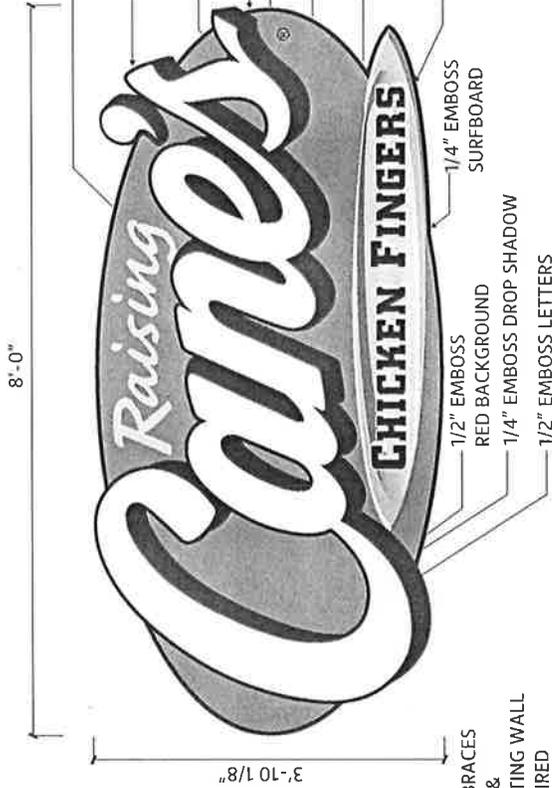
WS-8FT

1 WS ALLOWED ON FRONT ELEVATION & 1 ADDITIONAL SIGN ALLOWED ON A SECOND ELEVATION
ALL ADDITIONAL SIGNAGE MUST BE ADDED TO THE PLANNED DEVELOPMENT AMENDMENT

COPY & DROP SHADOW ARE AS FOLLOWS: 'RAISING' IS FIRST SURFACE APPLIED TRANSLUCENT VINYL 3M #3630-015 'YELLOW', DROP SHADOW IS FIRST SURFACE APPLIED TRANSLUCENT VINYL 3M #3630-53 'CARDINAL RED'

BORDER IS PAINTED 'BLACK'
BACKGROUND IS SURFACE APPLIED TRANSLUCENT VINYL 3M #3630-73 'RED'
.150" THERMO FORMED CLEAR POLYCARBONATE FACE REGISTER MARK IS PAINTED 'BLACK'
DOUBLE EMBOSSED LETTERS ARE PAINTED SECOND SURFACE 'WHITE'
EMBOSS AROUND LETTERS IS PAINTED SECOND SURFACE 'BLACK'

EMBOSSED SURBOARD IS AS FOLLOWS:
-SIDES ARE PAINTED TO MATCH PANTONE #109C 'YELLOW'
-GRAPHICS ARE SECOND SURFACE APPLIED DIGITAL PRINT



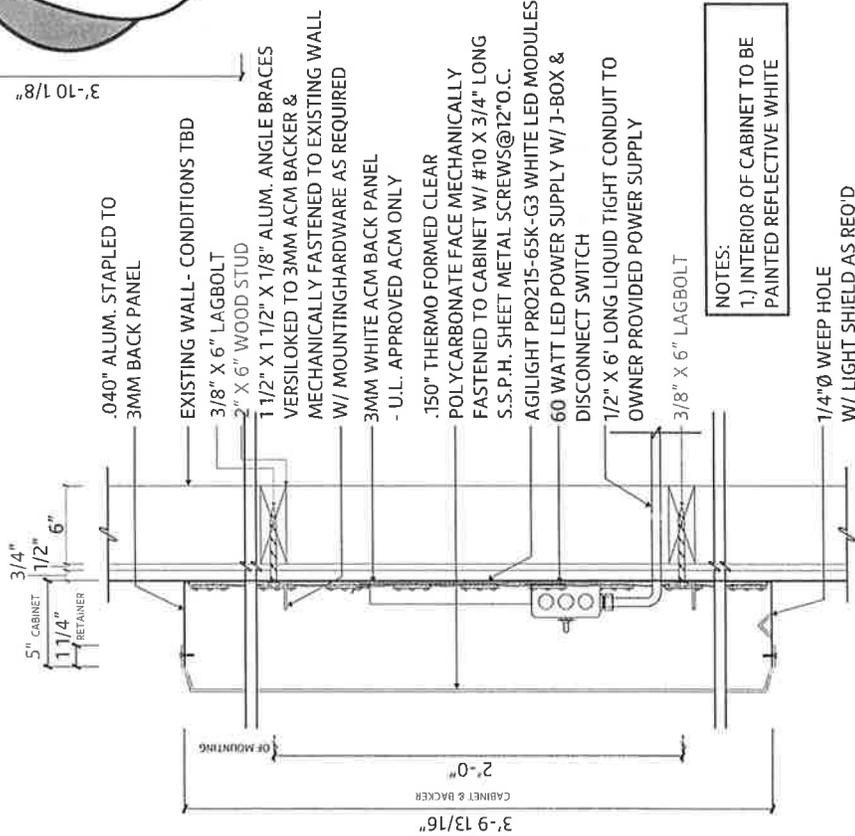
FRONT ELEVATION

30.75

Square Footage

COLOR CHART	
3M #3630-15 'YELLOW'	
3M #3630-73 'RED'	
3M #3630-53 'CARDINAL RED'	

ELECTRICAL DATA	
VOLTAGE	120
AMPERAGE	1.8

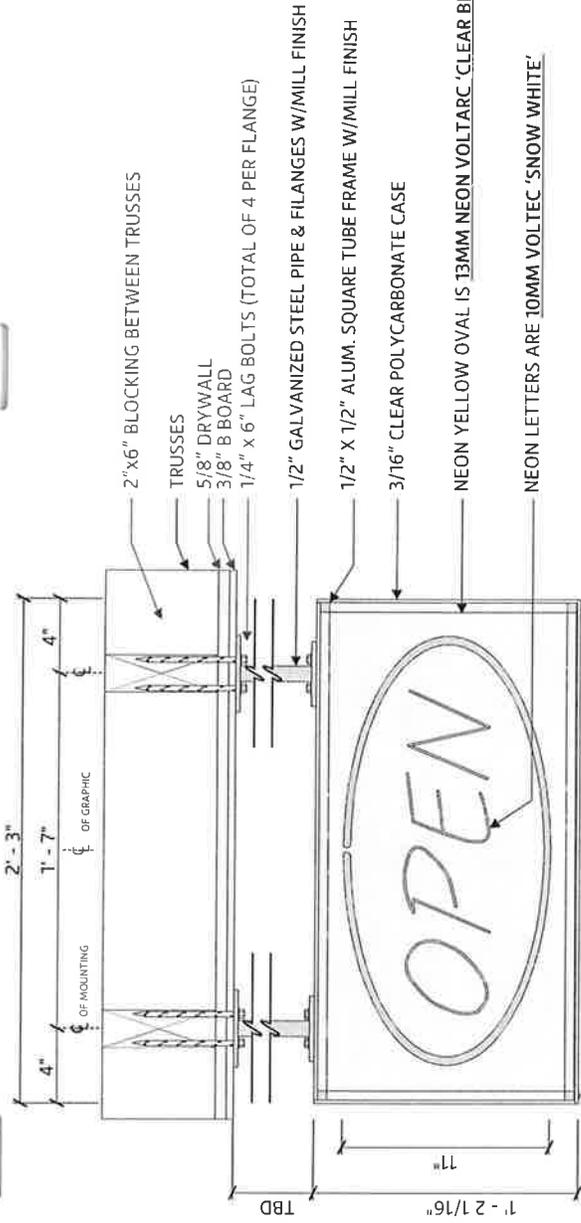


NOTES:
1.) INTERIOR OF CABINET TO BE PAINTED REFLECTIVE WHITE

SECTION

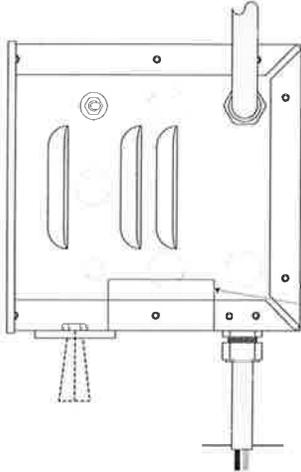
	Location: Rolling Meadows, IL Site ID: RC0837 Date: 07/12/2021	AGI Rep: S. Holmes AGI PM: Briana Bennett Drawn by: M. Folden	PAGE 10
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	AGI		

CUTSHEET
ONS (H)
INTERIOR SIGN
PIPE LENGTH TO BE VERIFIED

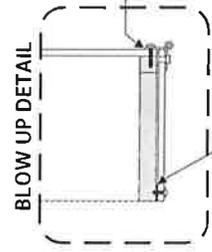
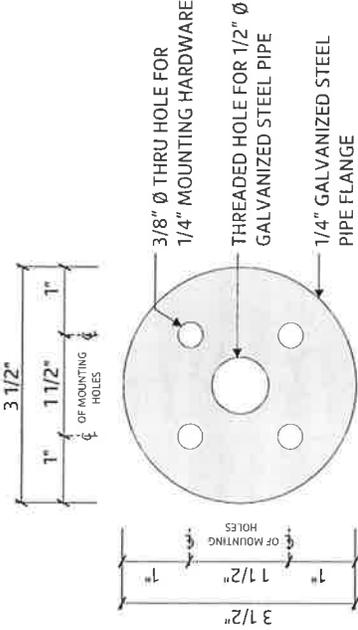


Scale: 1 1/4"=1'

- NOTES:**
- 1.) TRANSFORMER IS MOUNTED REMOTELY
 - 2.) CONNECT 14 GA GROUND WIRE TO EACH MOUNTING FLANGE & TO GROUND LUG PROVIDED BY TRANSFORMER.
- CONNECT TRANSFORMER GROUND TO SERVICE GROUND AT PANEL BOX



LIGHTING COMPONENTS
 LC-2-T2-3-C (2,000-72,000V 30 MA)
 MOUNTED IN REMOVE TRANSFORMER BOX



(3) STRIPS OF 1/2\" WIDE BLACK VELCRO TO CLOSE POLYCARBONATE DOOR @ TUBE FRAME
 -DOOR IS SECURED W/ (2) #6 S.S.P.H. SHEET METAL SCREWS

NEON LETTERS ARE 10MM VOLTEC 'SNOW WHITE'

- ELECTRICAL TO PASS THRU MOUNTING TUBE TO ACCESS REMOTE POWER IN ATTIC
- TECNOLUX SILIFLEX GTO 15
- NEON YELLOW SWOOPS ARE 13MM NEON VOLTARC 'CLEAR BRITE YELLOW'
- GTO WIRE
- NEON LETTERS ARE 10MM VOLTEC 'SNOW WHITE'
- GRAB IT TUBE SUPPORTS ARE POP RIVETED TO BACK OF POLYCARBONATE CASE
- 1/2\" WIDE VELCRO
- DOOR IS SECURED W/ (2) #5 S.S.P.H. SHEET METAL SCREWS

1 1/2\" CONTINUOUS PIANO HINGE IS POP RIVETED TO POLYCARBONATE BOTTOM & MECHANICALLY FASTENED TO POLYCARBONATE BACKER & ALUM. TUBE FRAME 2/ #6 S.S.P. H. SHEET METAL SCREWS

ELECTRICAL DATA	
VOLTAGE	120
AMPERAGE	2.1

Location: Rolling Meadows, IL	AGI Rep: S. Holmes
Site ID: RC0837	AGI PM: Briana Bennett
Date: 07/12/2021	Drawn by: M. Folden



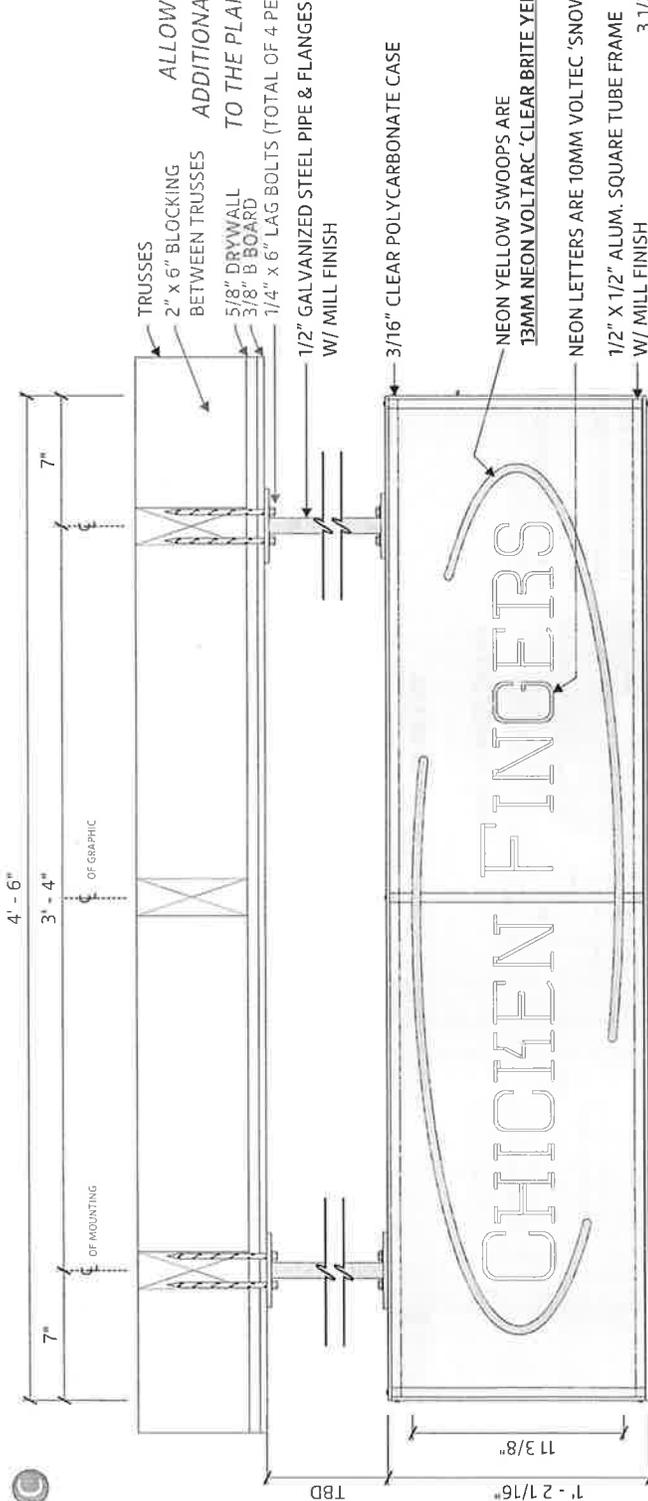
CUTSHEET

Chicken Fingers Neon Sign

INTERIOR SIGN
PIPE LENGTH TO BE VERIFIED

ALLOWED 1 NEON WINDOW SIGN NTE 9 SF
ADDITIONAL WINDOW SIGNS MUST BE ADDED
TO THE PLANNED DEVELOPMENT AMENDMENT

ELECTRICAL DATA	
VOLTAGE	120
AMPERAGE	2.1

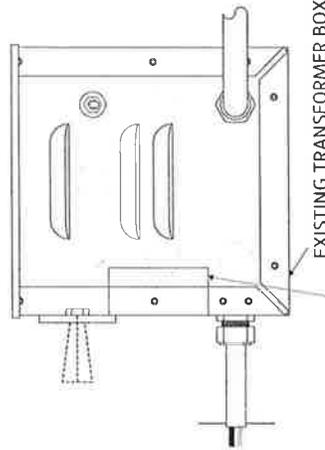


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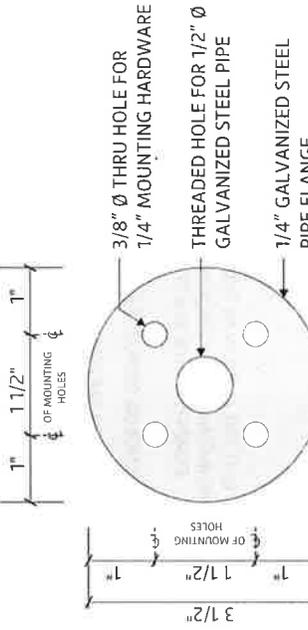
NOTES:
1.) TRANSFORMER IS MOUNTED REMOTELY IN ATTIC. TRANSFORMERS ARE TO BE ELECTRONIC.

FRONT VIEW

- ELECTRICAL TO PASS THRU MOUNTING TUBE TO ACCESS REMOTE POWER IN ATTIC
- TECNOLUX SILIFLEX GTO 15
- NEON YELLOW SWOOPS ARE 13MM NEON VOLTARC 'CLEAR BRITE YELLOW'
- GTO WIRE
- NEON LETTERS ARE 10MM VOLTREC 'SNOW WHITE'
- GRAB IT TUBE SUPPORTS ARE POP RIVETED TO BACK OF POLYCARBONATE CASE
- 1/2" WIDE VELCRO
- DOOR IS SECURED W/ (2) #5 S.S.P.H. SHEET METAL SCREWS



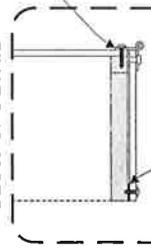
LIGHTING COMPONENTS
LC-2-12-3-C (2,000-12,000V 30 MA)
MOUNTED IN REMOVE TRANSFORMER BOX



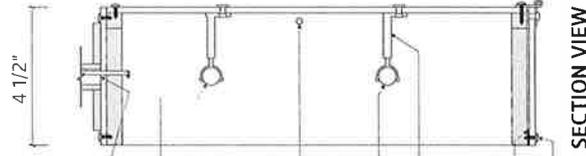
PIPE FLANGE DETAIL

1 1/2" CONTINUOUS PIANO HINGE IS POP RIVETED TO POLYCARBONATE BOTTOM & MECHANICALLY FASTENED TO POLYCARBONATE BACKER & ALUM. TUBE FRAME 2/ #6 S.S.P. H. SHEET METAL SCREWS

BLOW UP DETAIL



(3) STRIPS OF 1/2" WIDE BLACK VELCRO TO CLOSE POLYCARBONATE DOOR @ TUBE FRAME
-DOOR IS SECURED W/ (2) #6 S.S.P.H. SHEET METAL SCREWS



SECTION VIEW



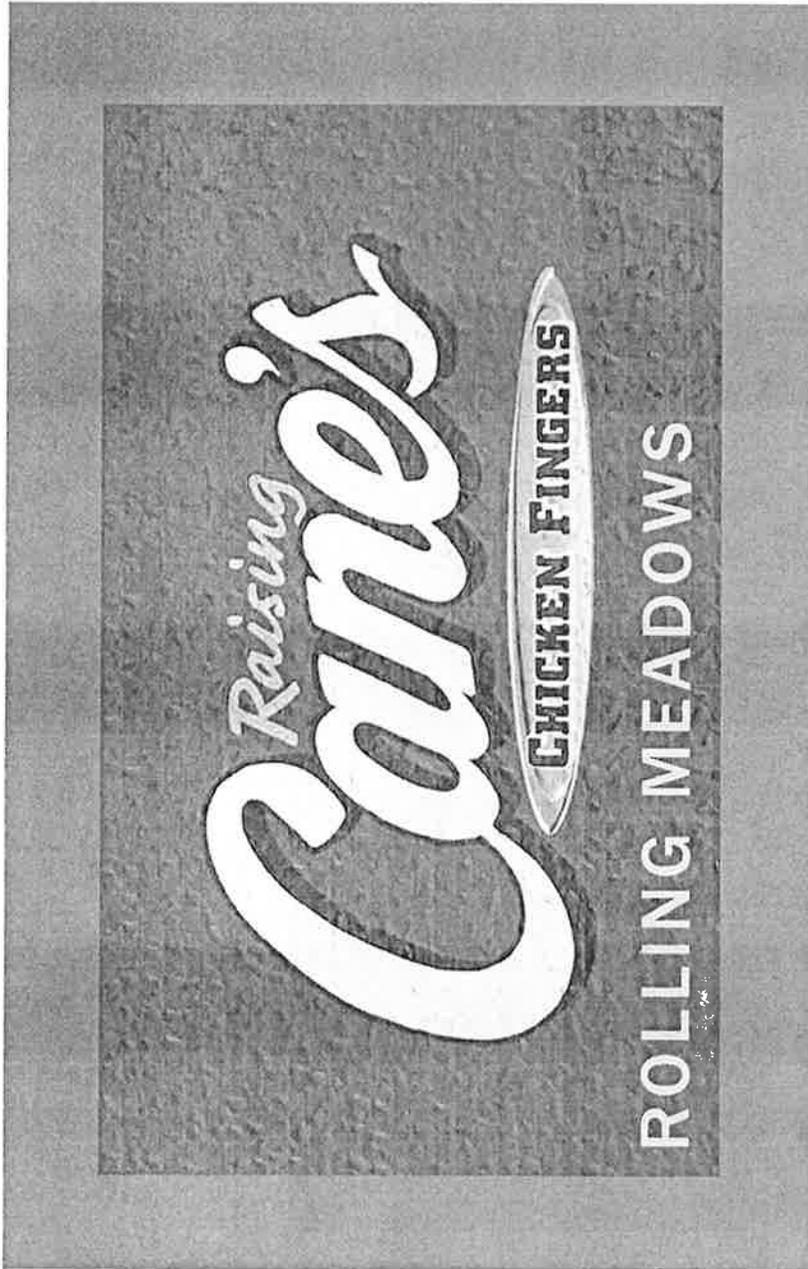
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Site ID: RC0837	AGI PM: Briana Bennett
Date: 07/12/2021	Drawn by: M. Folden



CUTSHEET
 PMRL (0915)
 PAINTED ON SUBSTRATE

MUST BE ADDED TO THE PLANNED DEVELOPMENT AMENDMENT



1 1/2 X 3/4" X 1/8" RETAINER

1/8" ALUM. BACKER
 -BY OTHERS
 5/16" Ø HOLE TO
 ACCOMMODATE LAG SCREW
 WITH FLAT WASHER
 1/4" Ø X 2 3/4" S.S.H.H. TAPCON
 5/16" Ø HOLE
 EXISTING WALL

SECTION @ FASTENER

139.50

Square Footage

FOR ARTIST RENDERING USE ONLY
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PAGE 13

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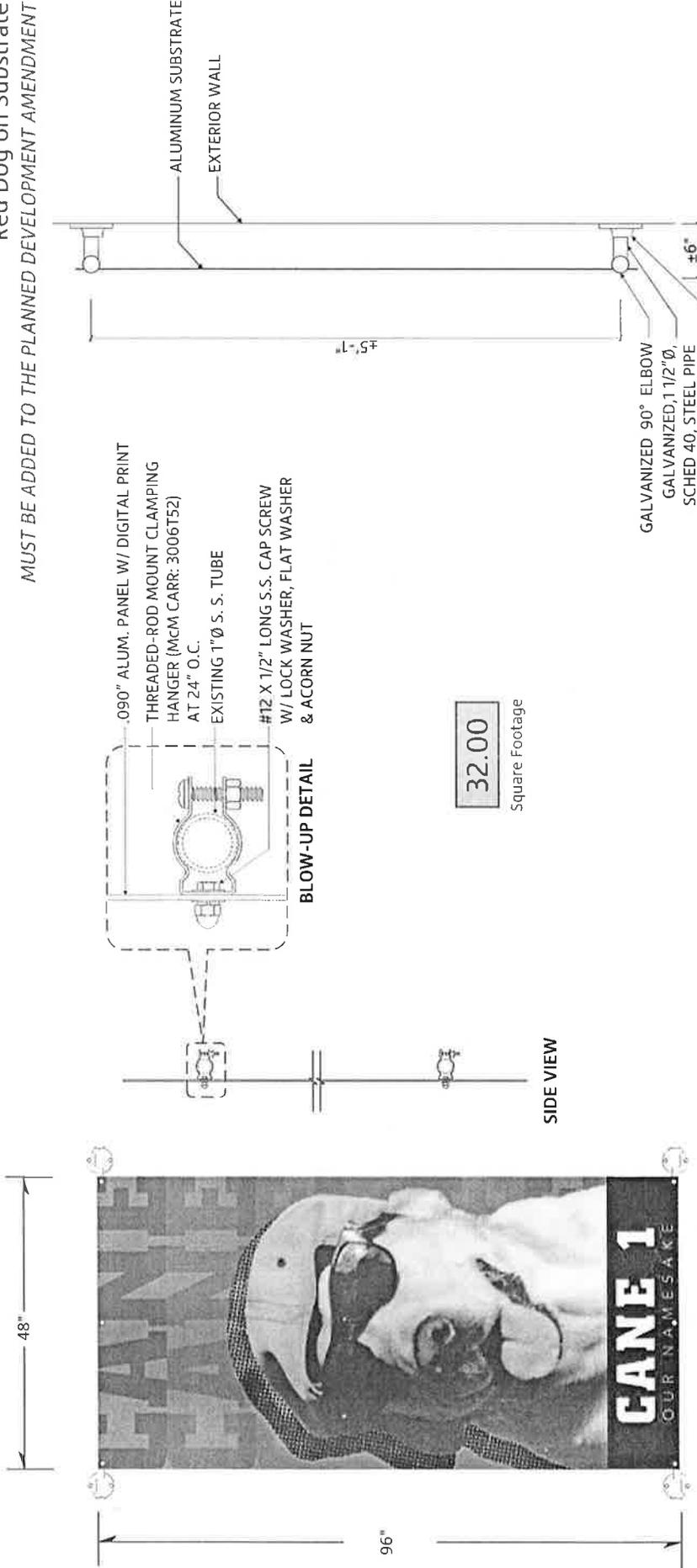
Location: Rolling Meadows, IL	AGI Rep: S. Holmes
Site ID: RC0837	AGI PM: Briana Bennett
Date: 07/12/2021	Drawn by: M. Folden



CUTSHEET

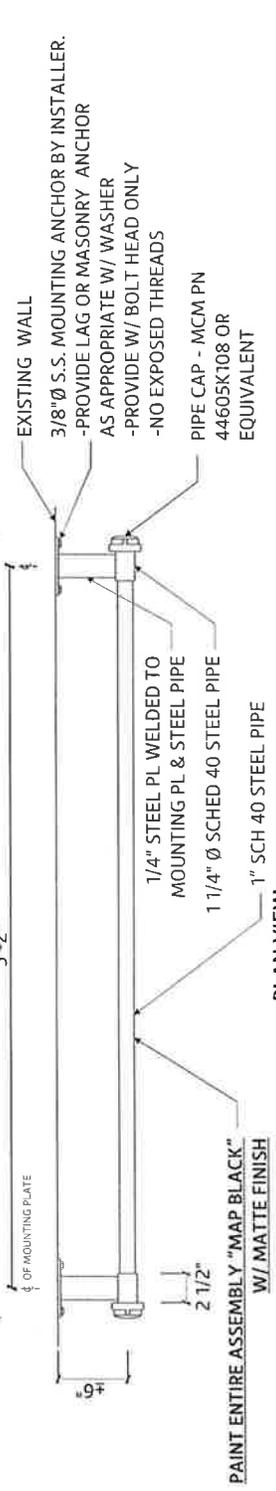
Red Dog on Substrate

MUST BE ADDED TO THE PLANNED DEVELOPMENT AMENDMENT



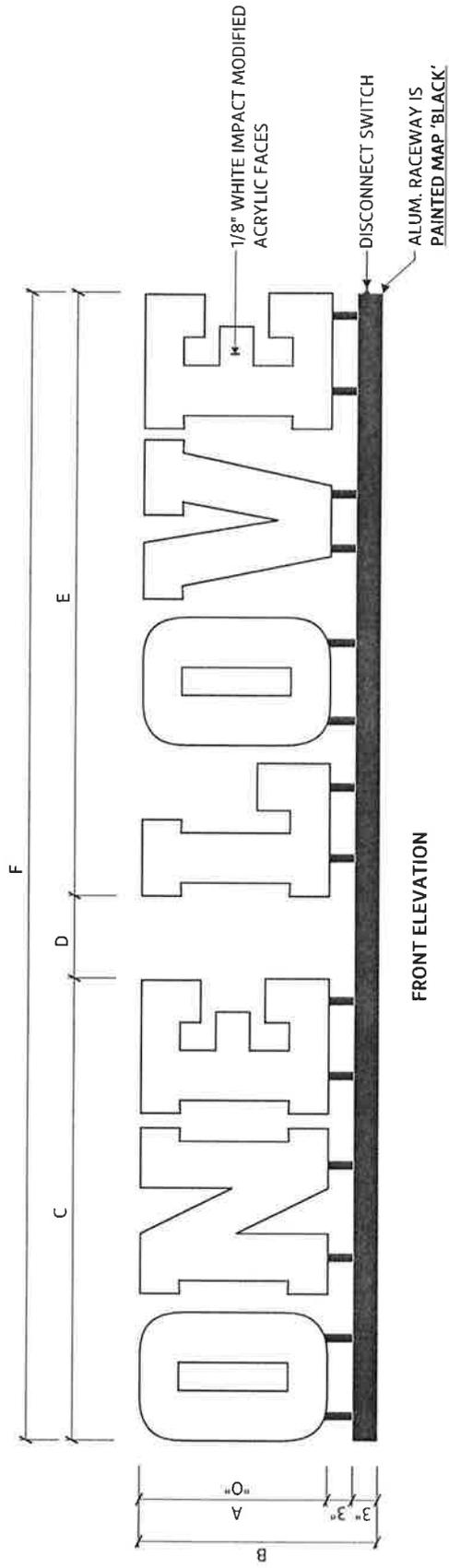
32.00
Square Footage

THIS IS A DIGITAL PRINT ON ALUMINUM SUBSTRATE AND RIGID.

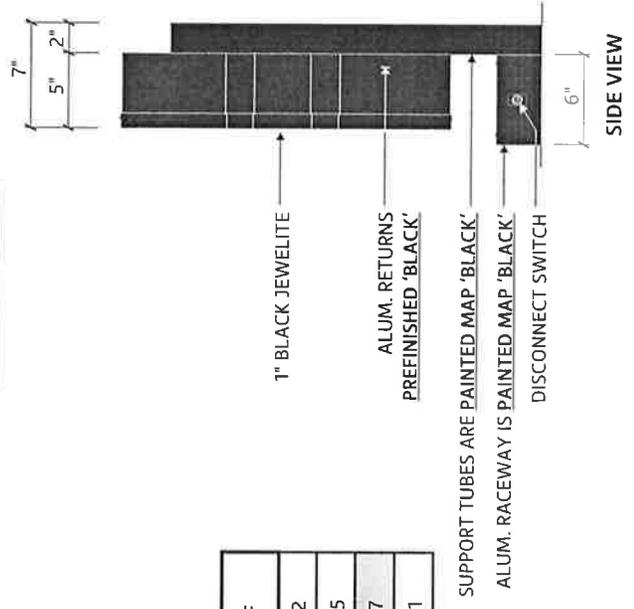


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CUTSHEET
 One Love 20" Canopy Letters
 MUST BE ADDED TO THE PLANNED DEVELOPMENT AMENDMENT



FRONT ELEVATION



SIDE VIEW

SIGN SIZE	A	B	C	D	E	F	SF
OL-16	16"	±1'-10 9/16"	±3'-3 13/16"	±7 1/8"	±4'-4"	±8'-3"	11.22
OL-18	18"	2'-0"	±3'-8 13/16"	±8"	±4'-10 1/2"	±9'-3 3/8"	14.75
OL-20	20"	2'-2"	±4'-1 13/16"	±8 15/16"	±5'-5"	±10'-3 3/8"	17.57
OL-22	22"	2'-4"	±4'-6 3/4"	±9 13/16"	±5'-11 1/2"	±11'-4 1/8"	21.31

1" BLACK JEWELITE
 ALUM. RETURNS
 PREFINISHED 'BLACK'
 SUPPORT TUBES ARE PAINTED MAP 'BLACK'
 ALUM. RACEWAY IS PAINTED MAP 'BLACK'
 DISCONNECT SWITCH

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Site ID: RC0837	AGI PM: Briana Bennett
Date: 07/12/2021	Drawn by: M. Folden

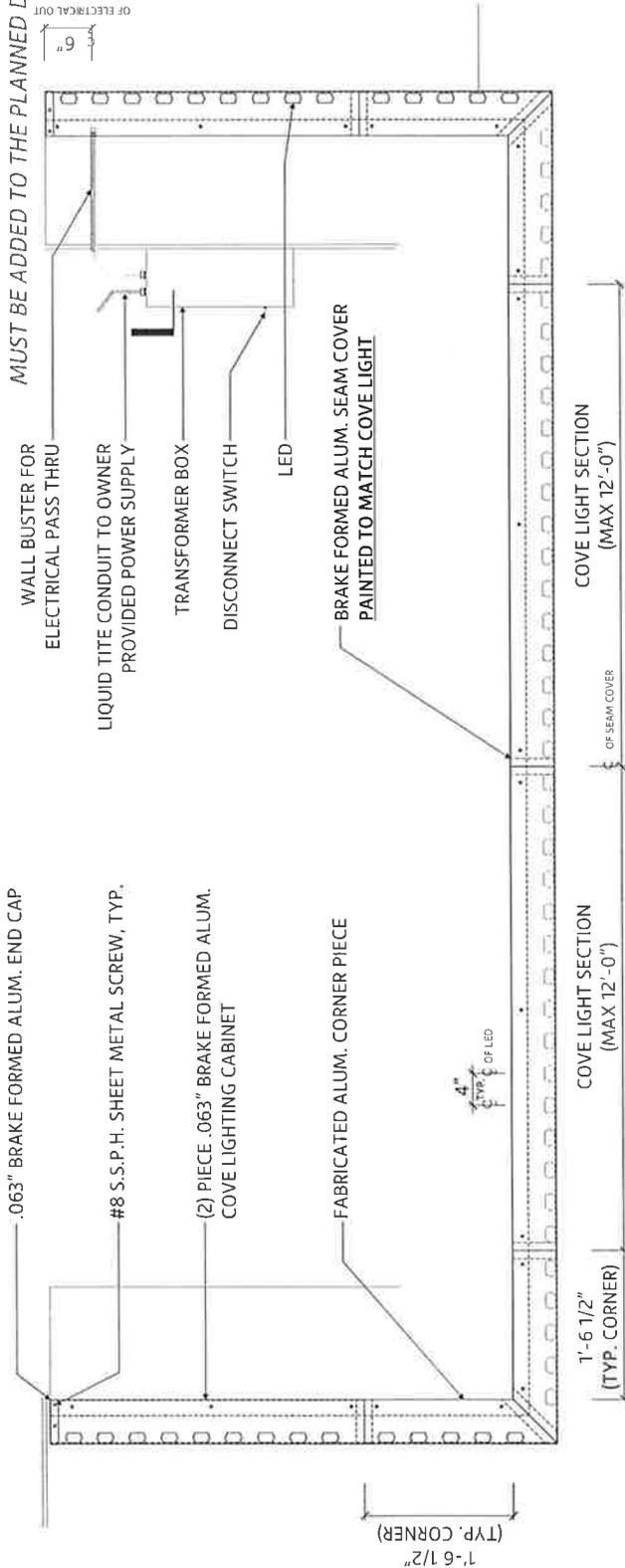


CUTSHEET

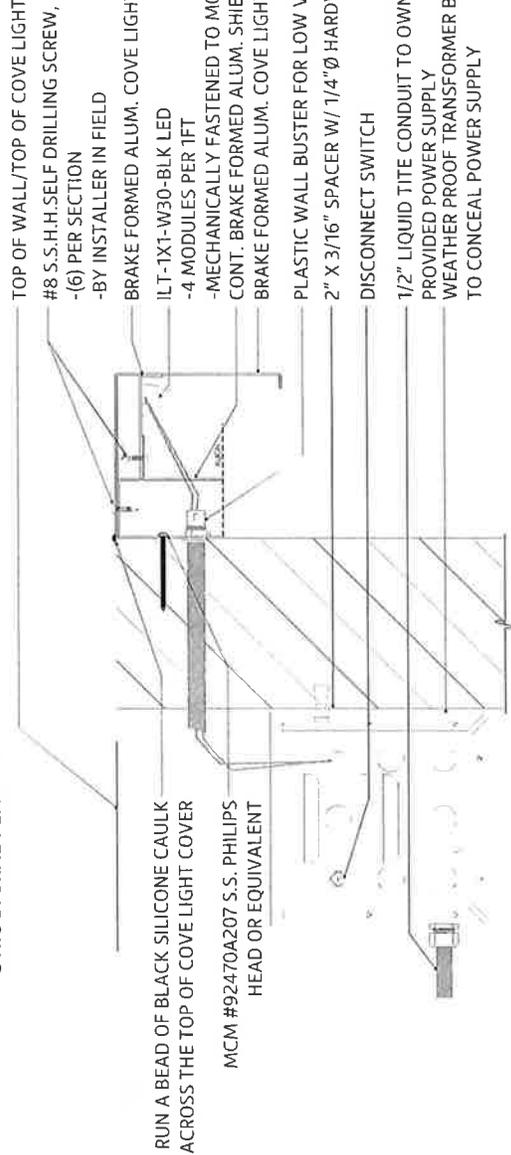
Cove Lighting ILT

Cove Lighting ILT Development Amendment

MUST BE ADDED TO THE PLANNED DEVELOPMENT AMENDMENT



STRUCTURAL PLAN VIEW



- TOP OF WALL/TOP OF COVE LIGHT
- #8 S.S.H. SELF DRILLING SCREW, -(6) PER SECTION
- BY INSTALLER IN FIELD
- BRAKE FORMED ALUM. COVE LIGHTING MOUNTING BRACKET
- ILT-1X1-W30-BLK LED
- 4 MODULES PER TIT
- MECHANICALLY FASTENED TO MOUNTING BRACKET
- CONT. BRAKE FORMED ALUM. SHIELD
- BRAKE FORMED ALUM. COVE LIGHTING COVER
- PLASTIC WALL BUSTER FOR LOW VOLTAGE WIRE PASS THRU
- 2" X 3/16" SPACER W/ 1/4"Ø HARDWARE AS REQD.
- DISCONNECT SWITCH
- 1/2" LIQUID TITE CONDUIT TO OWNER
- PROVIDED POWER SUPPLY
- WEATHER PROOF TRANSFORMER BOX
- TO CONCEAL POWER SUPPLY

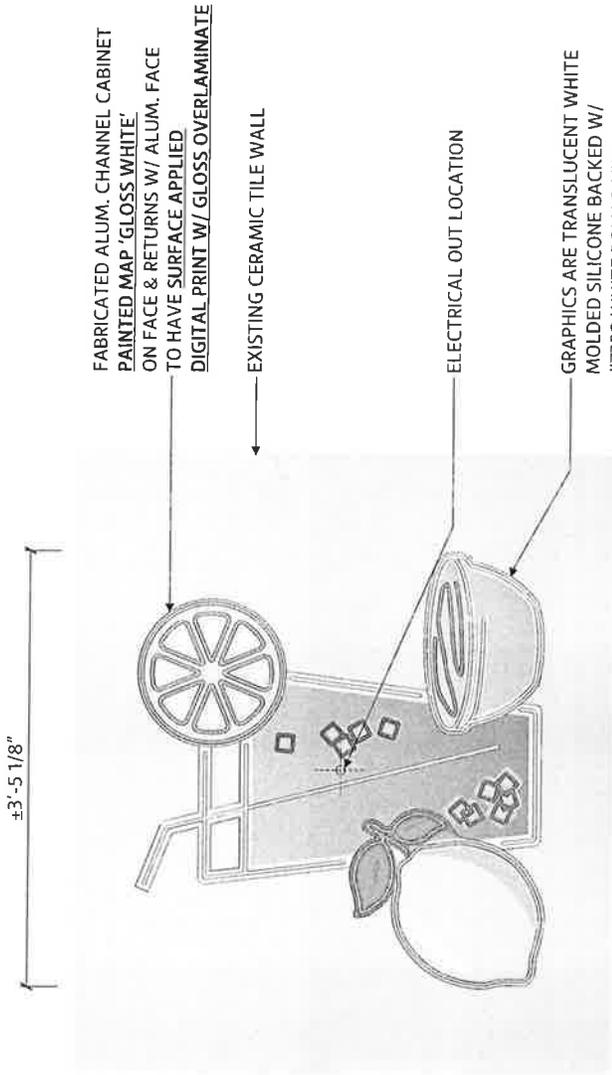
- RUN A BEAD OF BLACK SILICONE CAULK ACROSS THE TOP OF COVE LIGHT COVER
- MCM #92470A207 S.S. PHILIPS HEAD OR EQUIVALENT

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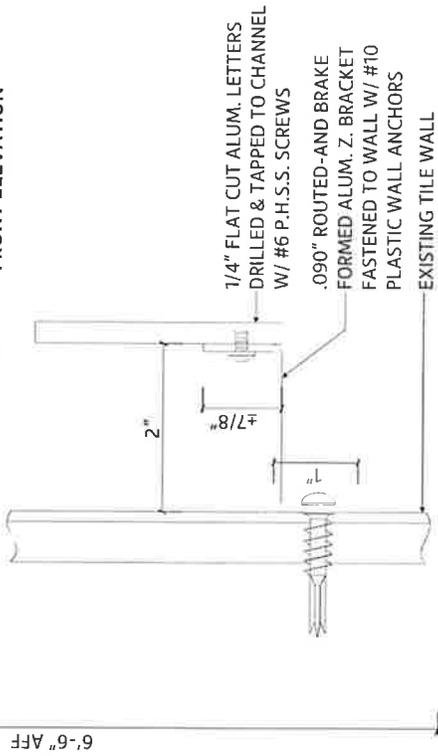


CUTSHEET
Lemonade Sign
INTERIOR SIGN

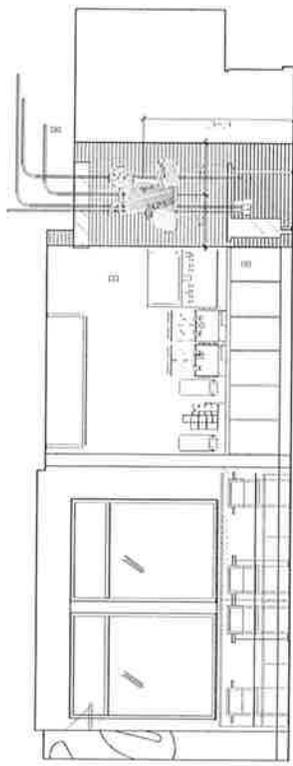


OF ELECTRICAL OUT
±1'-8 9/16"
±1'-8 9/16"

FRONT ELEVATION



6'-6\"/>

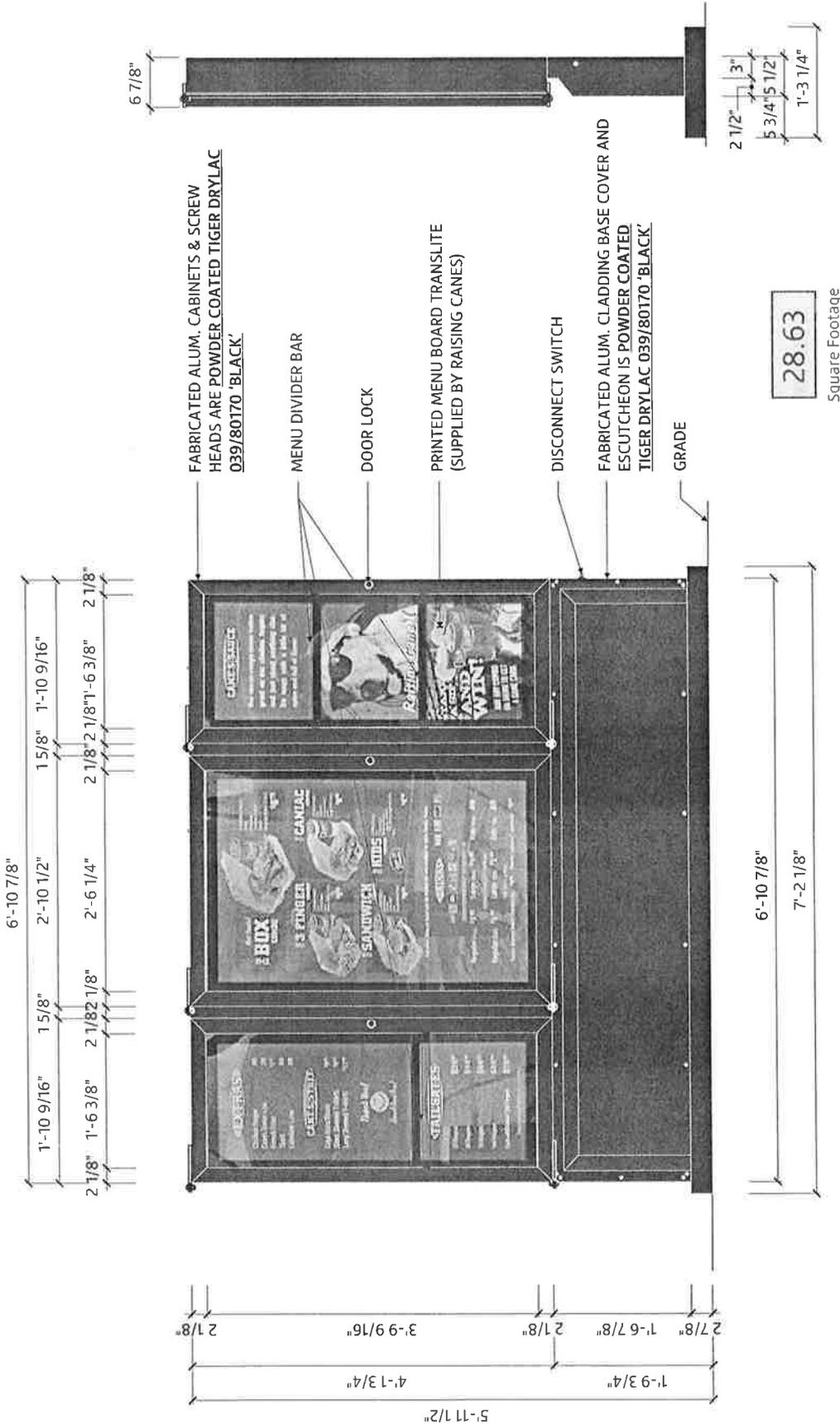


INTERIOR ELEVATION PLACEMENT
Scale: 1/8\"/>

SECTION VIEW @ LETTERS

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CUTSHEET
 Drive Thru Menu Board
 2/LANE NTE 100 SF TOTAL PER LANE
 MUST BE ADDED TO THE PLANNED DEVELOPMENT AMENDMENT



28.63
 Square Footage

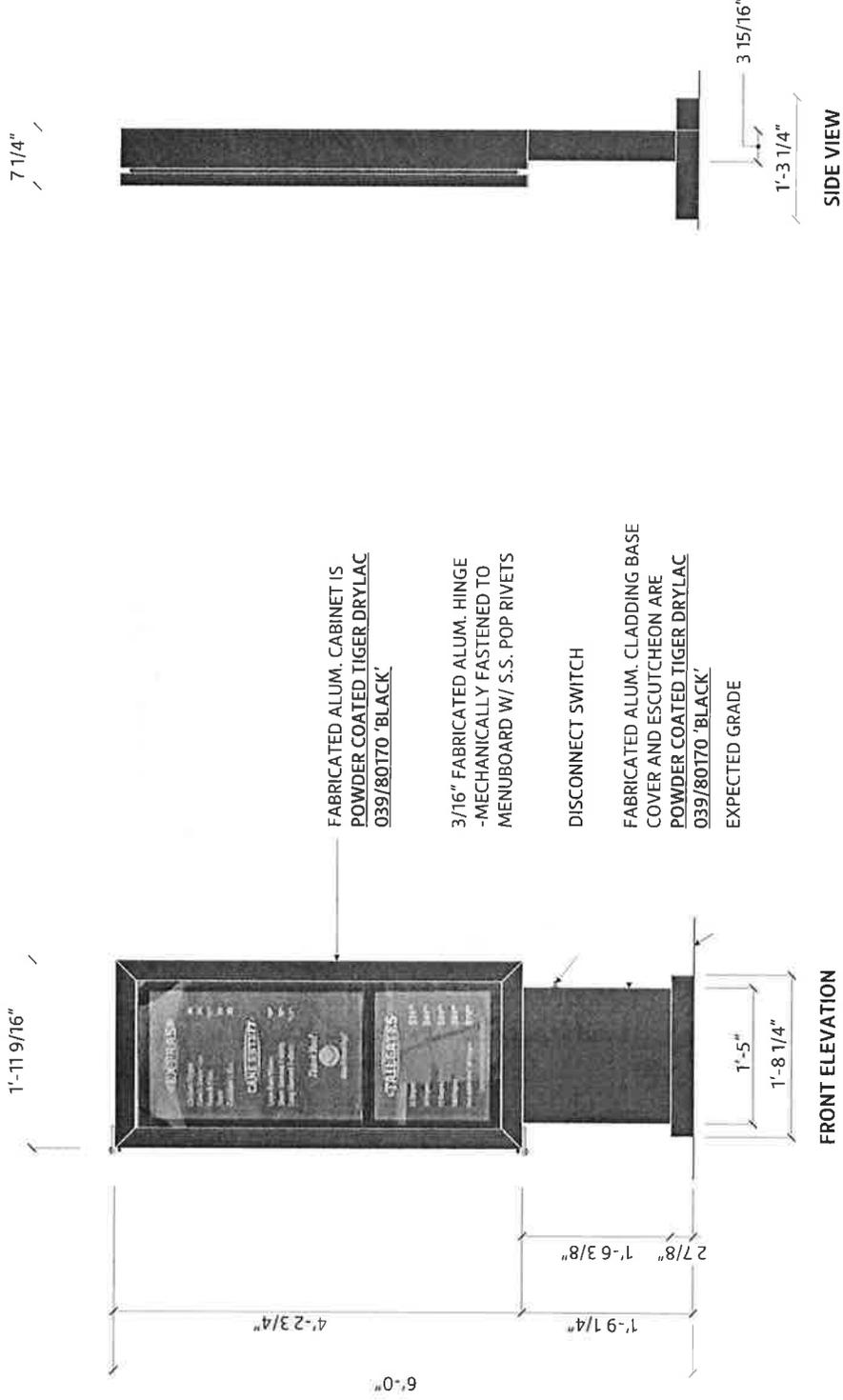


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Site ID: RC0837	AGI PM: Briana Bennett
Date: 07/12/2021	Drawn by: M. Folden



CUTSHEET
 Pre Sell Board
 2/LANE NTE 100 SF TOTAL PER LANE
 MUST BE ADDED TO THE PLANNED DEVELOPMENT AMENDMENT



8.31
 Square Footage

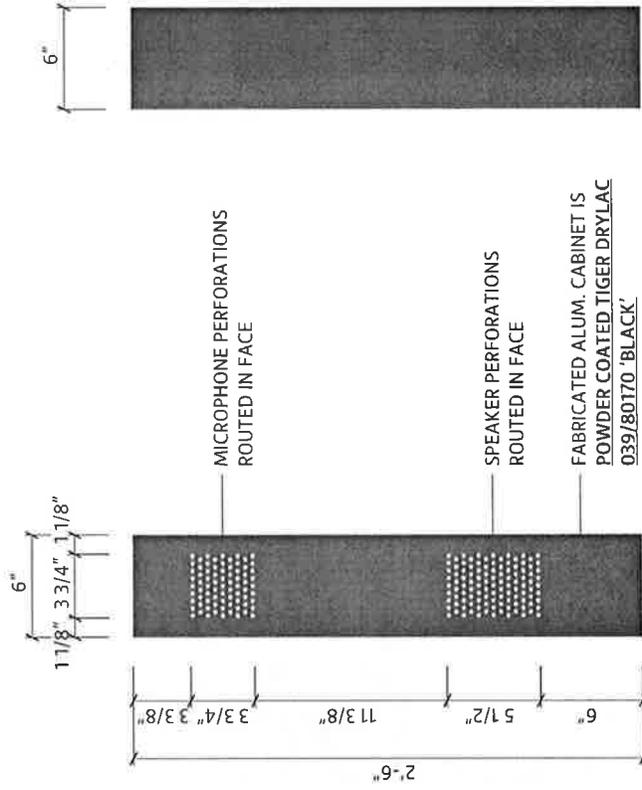


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CUTSHEET

Speaker Post



SIDE VIEW

FRONT ELEVATION

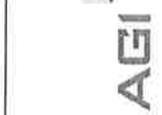
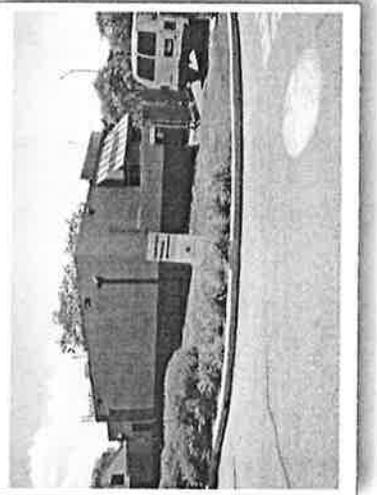
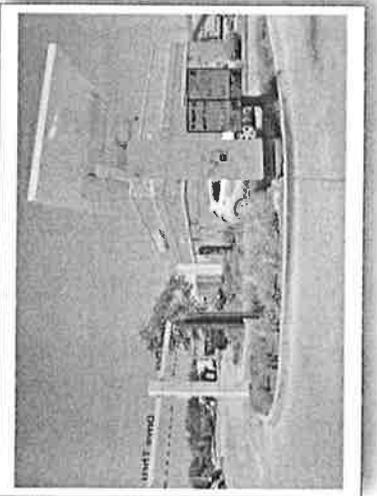
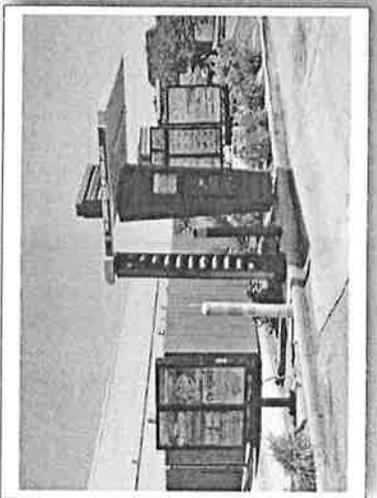
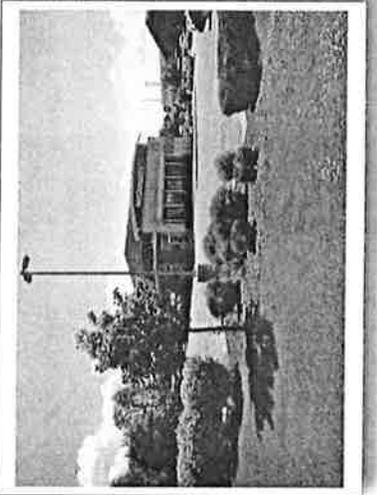
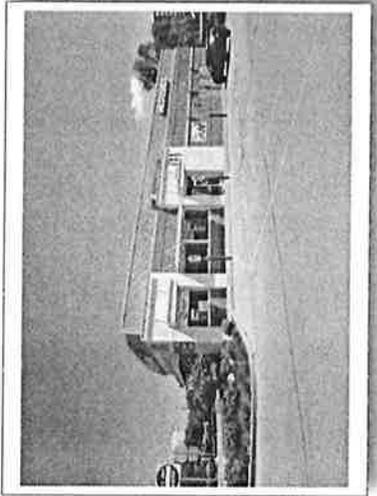
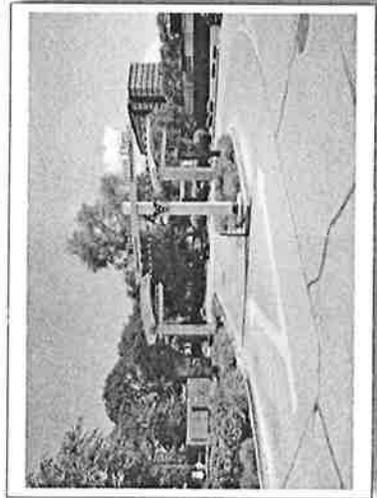
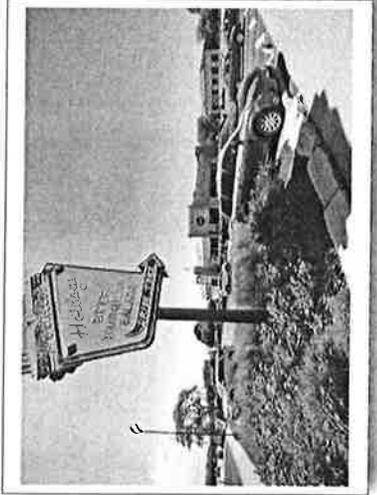
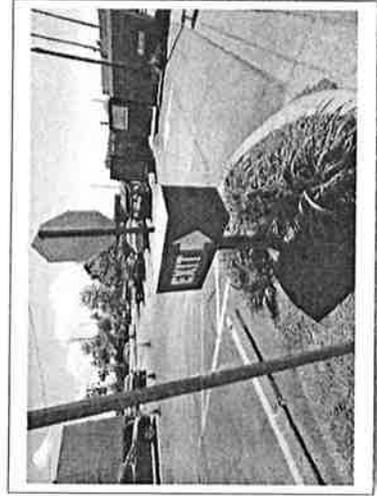
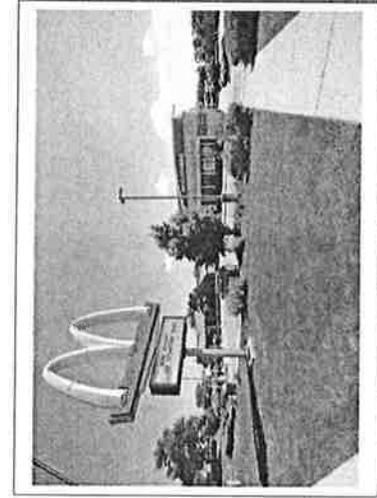


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SURROUNDING SITE PHOTOS

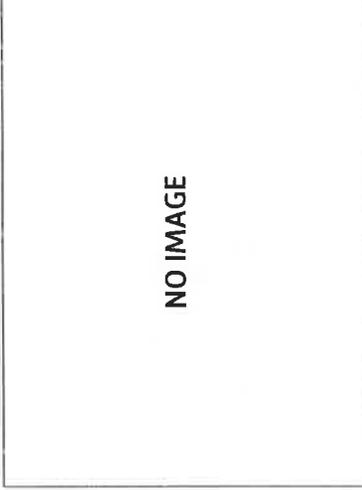
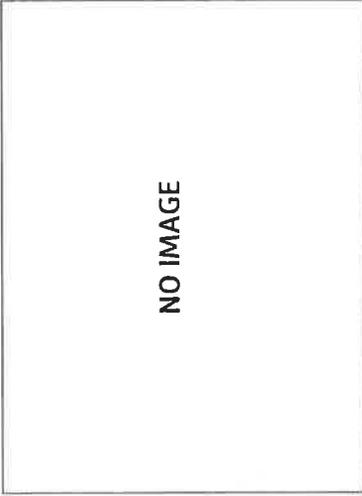
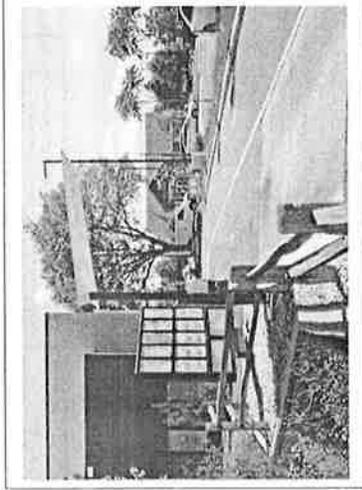
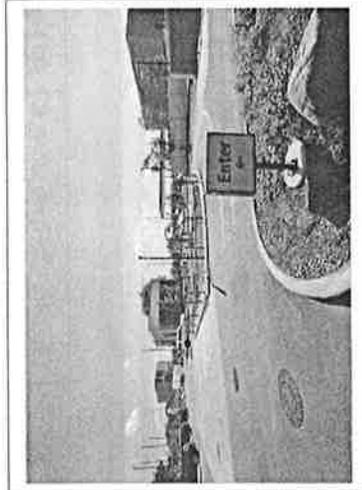


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Site ID: RC0837	AGI PM: Briana Bennett
Date: 07/12/2021	Drawn by: M. Folden



SURROUNDING SITE PHOTOS



Location: Rolling Meadows, IL
 Site ID: RC0837
 Date: 07/12/2021
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Rolling Meadows, IL 60008
 6300 Rolling Meadows, IL 60008
 847-925-9310 Fax 847-925-9310

RAISING CANES RESTAURANT
 1400 52nd Street
 ROLLING MEADOWS, IL 60008
 PROJECT TYPE: DAY
 SCHEME: B
 DESIGN: 10/20/2020
 VERSION: 2020.10 RELEASED: 2/20/21

ARCHITECTS, INC.
 2770 Chestnut Avenue
 Lombard, IL 60148
 Phone: (708) 341-0534 Fax: (708) 341-0424
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PRELIMINARY
 EXHIBIT 100 - 1000

SHEET NO.	
1	1
2	2
3	3
4	4
5	5
6	6
7	7
8	8
9	9
10	10

PHOTOMETRIC SITE PLAN
 DATE: 4/25/22
 JOB NO: 21245

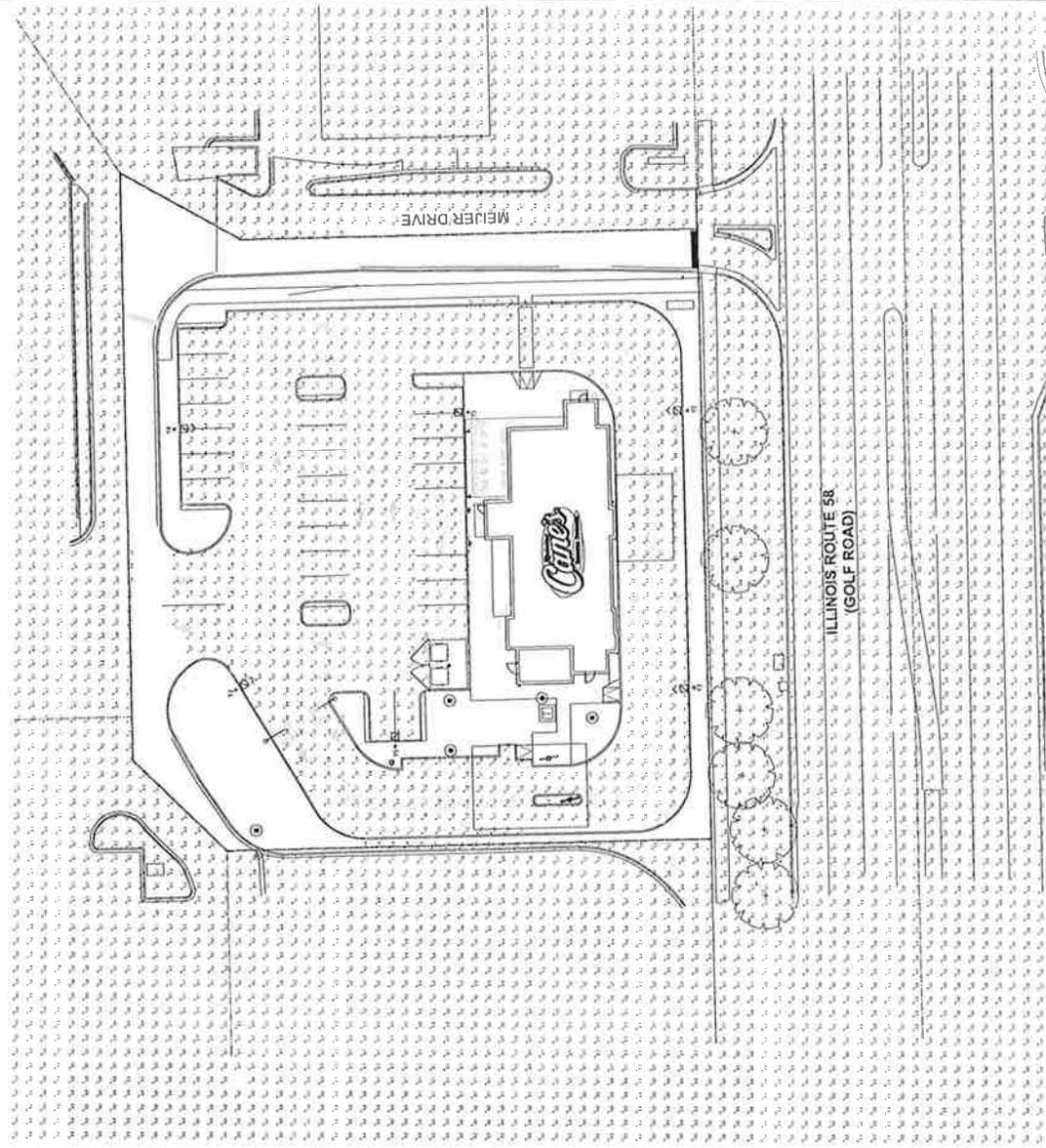
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EXTERIOR LIGHTING FIXTURE SCHEDULE

TYPE	LAMP	WATTS	DESCRIPTION	CATALOG NO.
Y3	LED	40W	LED POLE MOUNTED FIXTURE WITH FIVE DISTRIBUTION LAMP, BRONZE FINISH MOUNTED ON 15' TALL SQUARE STRAIGHT STEEL POLE, 5000K CCT, 120V, 1000LM, 1000LM, 1000LM, 1000LM, 1000LM	UP1000M-40W-5000K
Y4	LED	40W	LED POLE MOUNTED FIXTURE WITH FIVE DISTRIBUTION LAMP, BRONZE FINISH MOUNTED ON 15' TALL SQUARE STRAIGHT STEEL POLE, 5000K CCT, 120V, 1000LM, 1000LM, 1000LM, 1000LM, 1000LM	UP1000M-40W-5000K
Y5	LED	40W	LED POLE MOUNTED FIXTURE WITH FIVE DISTRIBUTION LAMP, BRONZE FINISH MOUNTED ON 15' TALL SQUARE STRAIGHT STEEL POLE, 5000K CCT, 120V, 1000LM, 1000LM, 1000LM, 1000LM, 1000LM	UP1000M-40W-5000K

STATISTICS (VALUES ARE APPROXIMATE)

Statistic	Avg	Min	Max	Units
ILLUMINANCE	0.28	0.00	0.18	fc/ft²
FOOT-CANDLES	0.28	0.00	0.18	fc/ft²
FOOT-CANDLES	0.28	0.00	0.18	fc/ft²



PHOTOMETRIC SITE PLAN
 SCALE: 1/4" = 1'-0"
 N

**Ordinance Exhibit 3
Staff Review Letters**

- 3A: Public Works Department Review dated 5/31/2022**
- 3B: Community Development Sign Review dated 5/26/2022**
- 3C: Christopher Burke Engineering Review dated 5/4/2022**



Rolling Meadows Public Works
3900 Berdnick Street

Underground Utilities Division

PLAN REVIEW

X Initial Review Re-submittal Final Review Approved Not Approved

Plan Review # 2
Reviewed By: Joel Benton/JoEllen Charlton
Date: 5.31.22

Applicant: Raising Cane's

Property Owner / Tenant: J&P Properties II, L.L.C.

Project Contact: Tom Szafranski

Site Address: 1420 Golf Road

Project Description: Development

Plans Reviewed:

Sheet C5.0, Sheet C6.0, Sheet C7.0, Sheet L1.0, Sheet L2.0, all prepared by Kimley Horn date 4/22/22.

Final plans to be subject to final permit submittals complying with the following comments, in addition to all other requirements and conditions recommended by the Planning and Zoning Commission.

Comments:

1. Compliance with CBBEL's comments dated May 4, 2022, except that no sidewalk required on north side of site. ADA crosswalk shall be provided on south side of drive. Connection to north will be required of adjoining property owner as part of next improvement.
2. Add 4-5 additional trees around basin (Swamp White or Bald Cypress). Add one tree on west side of curb cut. Add one more parkway tree just west of Golf entrance.
3. Install tree protection fencing to dripline on the 2 parkway trees adjacent the utility connections prior to excavation.
4. Substitute out Eskimo Sunset Maple and Sawleaf Selkova, as these species do not fare well in challenging conditions.
5. The maximum distance between FDC and Hydrant is 100 feet.
6. Slide monument sign to the north and limit size to previously approved height/square footage.
7. Define trash enclosure as "masonry" and replace striped area on east side with curbed landscape island, with appropriate landscape screening.
8. All connections to electrical or other utilities shall be under ground.

Jo Ellen Charlton



"PROGRESS THRU PARTICIPATION"

Community Development Division

3600 Kirchoff Road • Rolling Meadows, Illinois 60008 • 847-506-6030 • Fax: 847-483-0365 • www.cityrm.org/cd

May 26, 2022

Raising Cane's
6800 Bishop Rd
Plano, TX 75024
(972) 769-3364

Planning and Zoning Commission Review
Sign Package – Raising Cane's
1420 Golf Road

To Whom It May Concern:

The Community Development Division has received an application for Planned Development Amendment at 1420 Golf Road. Part of the application request is a signage package, which was reviewed digitally. Preliminary zoning comments are as follows:

1. The monument sign should be moved north as much as possible to ensure it is out of the required clear sight triangle and not blocking motorist views of oncoming traffic. This request is made with the understanding that the sign will be closer than five feet to the eastern lot line. [122-603(i)(1)]
2. As part of site engineering plans, a landscaping plan will be required. That landscaping plan shall include landscaping around the base of the monument sign for a radius of at least three feet, as required by the zoning code. [122-606(d)(3)]
3. Per the zoning code, two wall signs are allowed for a building with a single occupant. The two additional wall signs will require a variance from the code as part of the Planned Development Amendment. Staff is supportive of this variation. [122-606(f)]
4. Per the zoning code, painted signs are not permitted in the City. There is one sign proposed to be painted on the walls. The painted mural together with the wall sign proposed for that south elevation in total meet the sign area requirements of the district. The placement of this mural would require two variations from the zoning code – that only one sign is allowed per facade, and no painted signs are allowed. Staff is supportive of this variation. [122-603(g); 122-606(f)]
5. Per the zoning code, only one sign is allowed per façade. The north elevation is proposing two signs be placed. Together, the two signs meet the sign area requirements. Staff is supportive of the variation to allow two signs on the north elevation. [122-606(f)]
6. Per the zoning code, roof signs are not permitted in the City. A roof sign is proposed to be located on a canopy on the east elevation, and is a second sign

on that elevation. Together, both signs meet the size requirements of the area. Staff is supportive of the required variations. [122-603(g)]

7. Only one illuminated window sign is allowed per building. Two illuminated window signs are proposed on the east elevation. The area covered is far less than 25%, and the two illuminated signs are set back from each other, not in a line. Staff is supportive of this variation. [122-607(b)]
8. The cove lighting is pointed down towards the building, not projecting forward. This is acceptable to staff.
9. The menu board signs as proposed meet the regulations of the zoning code. [122-606(c)]
10. The menu board and speaker for the outer lane shall be placed to not interfere with traffic flow for the inner lane. The plan provided seems to indicate an overlap with the lane. This will not be allowed.
11. All illuminated signs shall adhere to all requirements of the zoning code, including time frames in which illumination is allowed. [122-603(b)]

If you have any questions, please do not hesitate to contact our office.

Sincerely,

Elizabeth Kwandras
Interim Superintendent of Community Development
City of Rolling Meadows
(847) 506-6030



Exhibit 3C

CHRISTOPHER B. BURKE ENGINEERING, LTD.

9575 West Higgins Road Suite 600 Rosemont, Illinois 60018 TEL (847) 823-0500 FAX (847) 823-0520

May 4, 2022

City of Rolling Meadows
Community Development Department
3600 Kirchoff Road
Rolling Meadows, IL 60008

Attention: Jo Ellen Charlton, Assistant Public Works Director

Subject: Raising Canes Restaurant
1420 Golf Road
Preliminary Engineering Review #2
(CBBEL Project No. 98-361L354)

Dear Jo Ellen:

As requested, Christopher B. Burke Engineering, Ltd. (CBBEL) has completed its review of the Raising Canes Restaurant Preliminary submittal, which included the following material:

Parking & Traffic Memo, prepared by Kimberly Horn & Associates, dated 4/21/22
Preliminary Civil Engineering Plans, prepared by Kimberly Horn & Associates, dated 4/22/22
Drainage Memo, prepared by Kimberly Horn & Associates, dated 4/22/22
List of Variances, prepared by Kimberly Horn & Associates, dated 4/22/22
ALTA Topographic Survey, prepared by Compass, dated 1/18/22
Photometric Plan, prepared by Architects, Inc., dated 4/25/22
Signage Plan, prepared by AGI, dated 3/21/22

The purpose of the review was to determine if the proposed project generally meets requirements of the City of Rolling Meadows ordinances, good engineering design and the Metropolitan Water Reclamation District (MWRD) Watershed Management Ordinance (WMO) to a degree sufficient to move forward to final engineering.

Based upon the material submitted, we offer the following comments:

A. Site Plan

1. Extend the sidewalk along the north property line further west to the proposed entrance, so it aligns with the sidewalk on the north side of the east-west drive aisle of the shopping center.
2. It is suggested to move the proposed crosswalk location from the Meier Drive sidewalk to the restaurant across the drive through aisle a little further north as it is positioned just around a curve, right after people just received their food and may not be paying attention.

3. Eliminate the open curb cut on the west side of the proposed entrance and install a curb inlet instead.
 4. Eliminate the drive aisle catch basin and grade parking lot to drain to curb inlets.
 5. There appears to be a low spot in the two isolated parking stalls just east of drive through.
 6. An existing fire hydrant on the north side of the parcel has been eliminated and a new fire hydrant is proposed just 80' east of an existing hydrant. Question why the fire hydrant on north side of parcel was not replaced. Rolling Meadows Fire Department to provide input if this is acceptable.
- B. Parking and Traffic Memo
1. No Comments.
- C. Stormwater
1. Provide all correspondence to/from MWRD as project progresses through final engineering.
- D. Photometrics/Lighting
1. Label the luminaire mounting height as well as the foundation height above grade for all fixtures.
 2. Label the illuminance grid elevation used in the photometric calculations.
 3. In the luminaire schedule Indicate the light loss factor used for all fixtures.
 4. In the luminaire schedule Indicate the photometric (ies) files used for all fixtures in the photometric calculations.
 5. In the luminaire schedule indicate the tilt (referenced above horizontal) for all fixtures to verify that fixtures have a zero degree tilt and so as not to project glare to roadways or neighboring properties.
 6. In the luminaire fixture schedule indicate the arm length used for each fixture.
 7. Provide a manufactures catalog cut of all proposed poles and luminaires.
 8. There is an existing light pole at the northwest corner of the site that appears to serve the east-west drive just adjacent the north side of the property. This pole appears to be in conflict with the proposed sidewalk. If it is proposed to be moved or removed, photometrics will need to be provided to ensure the drive will be properly lit. Provide the status of this light pole?

If you have any questions, please do not hesitate to contact us.

Sincerely,



Gary Rozwadowski, P.E.
Senior Project Manager

cc: Elizabeth Payne, Community Development
Robert Jungwirth, CBBEL
Ryan Lindeman, CBBEL