

Appearance Review Commission  
Village of Deerfield  
Robert D. Franz Council Chambers

**Workshop Meeting                      7:30 p.m                      Monday, January 26, 2026**

Call to Order

Roll Call

Consideration of Minutes

Minutes of December 15, 2025

Public Comment

Pending Applications:

1. Just Tires, 25 Waukegan Road: tire storage
2. Taco Bell, 663 Lake Cook Road: building improvements & signage

Items from the Staff

As Introduced

Items from the Commission

As Introduced

Adjournment

Appearance Review Commission

Meeting Minutes

December 15, 2025

A meeting of the Appearance Review Commission was held on Monday, December 15, 2025 at 7:30 p.m. Chairperson Sherry Flores called the meeting to order at 7:30 p.m.

Present were:

Sherry Flores, Chairperson  
Amy Charlson  
Dustin Goffron  
Neil Goldberg  
Troy Mock  
Daniel Moons

Absent:

Jason Golub

Also Present:

Liz Delevitt, Planning & Design Specialist

Document Approval

Mr. Goldberg moved to approve the minutes from the November 24, 2025 Appearance Review Commission meeting. Mr. Goffron seconded the motion. The motion passed unanimously on a voice vote.

Public Comment:

There were no public comments on non-agenda items.

Business:

1. Courtyard by Marriott, 800 Lake Cook Road - Wall and Ground Sign

Keith Hlad with Integrity Sign Company and Rod Zshornack, Area Manager of Courtyard by Marriott were present. Mr. Hlad explained the proposed wall sign would have 16-inch high, white back-lit channel lettering. The illumination would be low-voltage that casts a shadow on the wall. Ms. Delevitt noted there are wood slats on this elevation that would be cut out around the sign. The proposed ground sign would replace the existing sign and would have routed-out, aluminum faces. Mr. Hlad noted only the letters would illuminate at night; the background would not. Ch. Flores noted the base at the Highland Park Courtyard by Marriott location is brick clad, while this base is painted aluminum. Mr. Moons is okay with the base as presented. Mr. Hlad explained the hotel does not have brick to justify a matching brick base. He noted the sign base is 1'-9" tall with a reveal

making the overall structure height 5 feet tall. Ms. Charlson confirmed the background around proposed monument sign would match the building. Ms. Delevitt pulled up the approved exterior drawings, and the Commission determined the color palette for the building was similar to the signage. The Commissioners were okay with both signs.

Mr. Goldberg moved to approve the wall and ground sign for Courtyard by Marriott as presented. Mr. Goffron seconded the motion. The motion passed by the following vote:

AYES: Charlson, Goffron, Goldberg, Mock, Moons, Flores (6)

NAYS: None (0)

Ms. Delevitt inquired about Phase 2 of the Courtyard by Marriott, which include landscape changes and building new lighting returning to the ARC. Mr. Zshornack will ask the architects about their timeline and report back.

## 2. Green Door Salon & Spa, 825 Waukegan Road - Wall and Awning Signs

Diane and Javad Moltaji, co-owners of Green Door Salon & Spa, were present. Ms. Moltaji explained they are requesting new awning signs for the front and rear of the building, as well as a new wall sign representing their new business name. The proposed signs would be very close to the existing signs. They are adding "& Spa" to their business name to reflect the services they offer. The proposed wall sign would be the same color and the awning signs would be made from Sunbrella Forest Green fabric.

Ms. Charlson appreciates the preservation of the historical look of the signs, but questioned whether the font style for the awning signs should match the wall sign. Ms. Moltaji is okay matching the fonts for the signage. Ms. Charlson suggested using a serif font, similar to the awning sign, in a condensed style for the wall sign. Ch. Flores prefers the uniform look, but believes a serif version of the font would make the business stand out from the State Farm sign; however either font would work. Ms. Charlson cautioned the serif font on the building may need to be two lines. Mr. Moons suggested using the Helvetica Condensed font on both the building and awning signs. Ms. Charlson noted the sans serif font is more legible. The Commissioners agreed. Ms. Delevitt requested drawings showing the new font on the awnings.

Mr. Moons moved to approve the wall and awning signs for Green Door Salon & Spa using Helvetica Condensed on both the wall and awning signs conditionally upon receipt and approval of the revised drawings. Mr. Mock seconded the motion. The motion passed by the following vote:

AYES: Charlson, Goffron, Goldberg, Mock, Moons, Flores (6)

NAYS: None (0)

Items from the Staff

Ms. Delevitt reported there is a proposed daycare that is looking to open in Deerfield Square. They will be at the Plan Commission this month and come to the ARC next month. There is also a daycare opening near the new Brickyard Lofts. Bank Financial by the cemetery is changing ownership and names. They will come to the Commission for new signage. Guzman y Gomez is also looking to update some of their signage to help drive their business.

Adjournment

There being no further business or discussion, Mr. Moon moved to adjourn the meeting. Mr. Goldberg seconded the motion. The motion passed unanimously on a voice vote.

The meeting was adjourned at 8:21 pm.

The next Appearance Review Commission meeting will be January 26, 2026 at 7:30 pm.

Respectfully submitted,

Jeri Cotton  
Secretary

# Memorandum



VILLAGE OF DEERFIELD

To: Appearance Review Commission  
From: Liz Delevitt, Planning & Design Specialist  
Date: January 20, 2026  
Subject: Just Tires, 25 Waukegan Road: tire storage

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In September, Just Tires received a violation letter from the Village of Deerfield after altering their building without obtaining a building permit or ARC approval. Due to fire hazards of the materials used, the Village directed them to use a licensed architect to assist with the drawings.

Just Tires is looking to enclose a small portion of their building exterior used for tire storage. Currently the area is surrounded by a 7'-8" high masonry knee wall, but uncovered. Proposed is to extend the wall height by adding a 2'-6" high stucco panel with a composite trim on top of the knee wall. A new standing metal roof will extend from the nearest garage bay to cover the space.



Just Tires Storage Area



Just Tires Building Alteration to be Removed



Just Tires Building Alteration to be Removed



Just Tires Building Alteration to be Removed



# Memorandum



VILLAGE OF DEERFIELD

To: Appearance Review Commission

From: Liz Delevitt, Planning & Design Specialist

Date: January 22, 2026

Subject: Taco Bell, 663 Lake Cook Road: building improvements & signage

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Taco Bell will be occupying 70% of the existing 4,600 SF of McAllister's Deli in the upcoming year. No tenant has been selected to occupy the remaining portion at this time, but it will likely be a restaurant use. The petitioner is requesting to alter the building to accommodate a second tenant in the future, repaint the exterior, replace the awning fabric, new signage and add a digital menu board to the existing drive-thru.

## Background:

In 1999, the Board of Trustees passed an Ordinance (O-99-08) to approve a Special Use for Zippy's Restaurant, and an amendment to the Special Use to the Deerfield Depot commercial PUD for the restaurant. The restaurant was permitted to have an outdoor seating area, drive-thru with a 28-square foot menu board and an illuminated 2.25-square foot directional sign. They were also granted an exception to place their wall sign 24'-3" above grade in order to center the sign vertically on the sign band. The subsequent tenants, Teddy Fabz and McAllister's Deli, both placed their signs above the roof deck too.

## Exterior Updates:

In order to provide a second tenant entrance, the east portion of the north (front) elevation will be replaced with a storefront door and windows. This will give both businesses direct access from the front. The entire building will be painted in SW 7043 Worldly Gray with accents of SW 7076 Cyberspace, SW 9180 Aged White and SW TB 2603C Purple. While purple is considered a trademark color for Taco Bell, the ARC has permitted a tenant to use their branded color on their elevation as long as it is done in a tasteful way as a building accent, not signage. McAlister's Deli was permitted to use their signature green color throughout the building exterior and behind their signage.

The existing doors and windows throughout the elevations are to remain and the metal frames will be painted in matte Dark Bronzestone. The current green awnings will be replaced with new Sunbrella black fabric on the existing metal frames.

All deteriorated or damaged EIFS will be repaired before the building is painted.

Wall Signs:

Proposed are three (3) wall signs on the north, east and west elevations. The north and east wall signs have the bell logo placed between “Taco” and “Bell”. The west (rear) elevation sign has the bell logo stacked above the “Taco Bell” lettering. Below are the sign allowances for this building:

North (Front) Wall Sign:

	Allowed:	Proposed:
Sign Area:	8% of area or 80 SF (whichever is greater) 8% of area = 112.6 SF	45.15 SF
Sign Depth:	12 inches maximum (Appearance Code)	3 inches
Sign Placement:	Up to 24'-3" above grade. (Exception granted to Zippy's Restaurant)	21'-8 3/4" above grade

East (Side) Wall Sign:

	Allowed:	Proposed:
Sign Area:	4% of area or 40 SF (whichever is greater) 4% of area = 43.02 SF	36.7 SF
Sign Depth:	12 inches maximum (Appearance Code)	3 inches
Sign Placement:	Up to 18'-0" above grade (roof deck)	Below roof deck

### South (Rear) Wall Sign:

	Allowed:	Proposed:
Sign Area:	8% of area or 80 SF (whichever is greater) 8% of area =97.92 SF	28.5 SF
Sign Depth:	12 inches maximum (Appearance Code)	3 inches
Sign Placement:	Up to 18' above grade (roof deck)	Below roof deck

### Ground Sign:

Proposed is to replace the ground sign faces only for Taco Bell. The new sign faces will be 24 square feet each and have the restaurant name stacked with the logo next to it. The background will be opaque black so only the letters illuminate at night. The existing base and cabinet will be repaired and repainted if needed.

### Directional Signage:

A new directional sign will be located in the same location as the existing directional sign for McAllister's Deli. In 1999, Zippy's was granted an exception for a 2.25-square foot, illuminated directional sign. Taco Bell is permitted to have the same exceptions for their sign. The front side of the sign will say "Drive Thru" with an arrow and the back will say "Thank You". Drawings for the proposed sign will be provided for review.

### Reserved Parking:

Two (2) parking spaces near the restaurant entrance will be marked for short term parking. As long as the signs are 2 SF or less and non-illuminated, they are considered Directional Signage, which are exempt from ARC review:

Section 9.01-A,5 of Deerfield Zoning Ordinance: Directional Signs:

*"Small non-illuminated signs not exceeding two (2) square feet in gross surface area, displayed strictly for the direction, safety or convenience of the public, including signs which identify rest rooms, freight entrances, telephones and the like."*

Commissioners can offer feedback, but not vote on these signs.

### Digital Menu Board:

In 1999, Zippy's was approved for a 7 foot wide by 4 foot high menu board on a 2-foot base with a 14" sign on top (7'-2" total height). The menu board was three (3) panels and is a total of 28 square feet. Later Zippy's replaced the menu board with a 4-panel menu board without approval.

Taco Bell is requesting a 24.9 square foot, digital menu board in the existing location, similar to McDonald's and Dunkin'. The menu board would have two (2) screens mounted to a 13.1 inch high structural base (6.3 feet total height). There will be no flashing, moving or excessively bright images. The petitioner has agreed to limit the brightness to 500-1,500 nits (a unit of measurement equal to one candela per square meter and used to measure brightness emitted from a screen) at night and 7,500 nits maximum during the day. These limits match what the Village has approved at other Deerfield restaurant locations and the new Deerfield High School monument sign. The ordering point will also have a new aluminum canopy on a 10'-1¼" steel pole for weather protection with an integrated speaker system.

Prior to pulling up to the menu board, there will be a new clearance bar with the words "9' Clearance" located on the bar. There will be no other words or logos on the structure.

Pylon Panels:

Taco Bell is looking to add two (2) sign panels to the pylon sign on Lake Cook Road near the entrance. The PUD was established before the ARC had jurisdiction in the C-2 district; therefore, there is no sign criteria for these pylon signs. However, the ARC has requested dark backgrounds for previous signage. The proposed signs will have a black background and the unstacked version of the Taco Bell branding. The current logo only leaves 1/8" space on the top and bottom of the logo. In the past, the ARC has requested 3" minimum border for tenants such as El Traditional and K9 Resorts.

Additional Items:

The petitioner has agreed to repair the existing trash enclosure doors and replace any landscaping items that require replacement after construction.



Existing North Elevation



Existing East Elevation



Existing West Elevation



Existing South Elevation



Existing Drive Thru and Menu Board



Existing Ground Sign



Existing Trash Enclosure Doors To Be Repaired



Existing Trash Directional Sign for Teddy Fabz



Existing Lake Cook Road Pylon Sign

# MRV ARCHITECTS, INC.

5105 Tollview Dr., Suite 201, Rolling Meadows, IL 60008 Ph. (224) 318-2140

January 12, 2026

Appearance Review Commission  
Village of Deerfield  
850 Waukegan Road  
Deerfield, IL 60015

RE: Taco Bell – 663 Lake Cook Road

Ampler Development, a large Taco Bell franchisee in Chicago area, is proposing to develop the empty McAllister's building, at 663 Lake Cook Road, Deerfield, IL, into a new Taco Bell restaurant with a drive-thru and a future tenant space. The Taco Bell will utilize 3,115 sq. ft, while the tenant space will occupy the remaining 1,485 sq. ft. No tenant has been selected at this time.

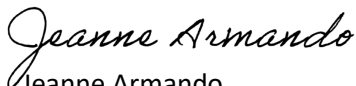
The Taco Bell will be designed for both dine in and drive-thru customers. The Dining Room will provide 39 seats, while the drive-thru can accommodate a 10 car stack. Shelving for mobile pick up orders will also be available inside.

The existing exterior of the building will remain intact. The existing stone will remain, and the E.I.F.S. walls will be painted. The main building walls will be a light, warm gray that will nicely compliment the stone. The soffits on the Taco Bell side of the building will be painted with the standard Taco Bell colors, dark gray and an accent color of purple. The soffit on the tenant side will be a neutral, creamy off white. The existing awnings will be recovered in a classic black color.

The existing landscaping will remain. At the end of construction, any dead or damaged plantings will be replaced with a like planting.

Please let me know if you have any questions or comments.

Thank you,



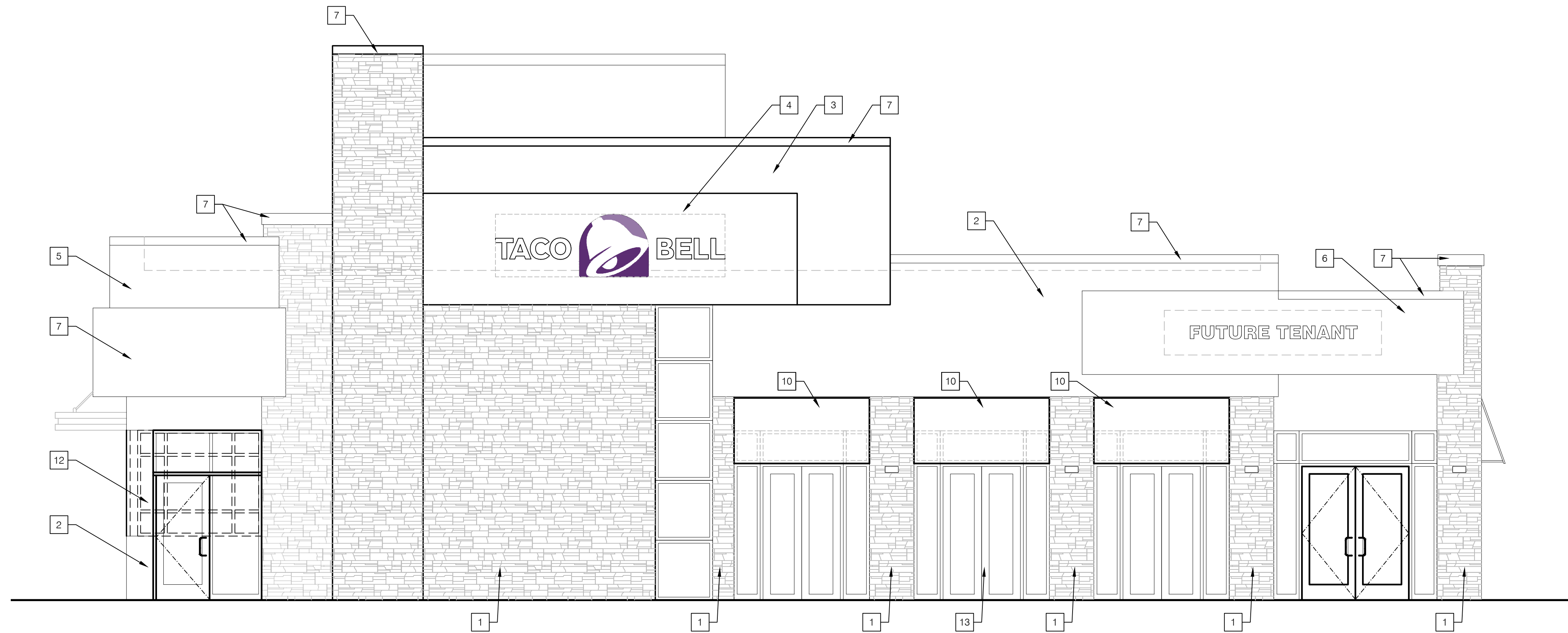
Jeanne Armando

MRV Architect, Inc.

[jeanner@mrvarch.com](mailto:jeanner@mrvarch.com)

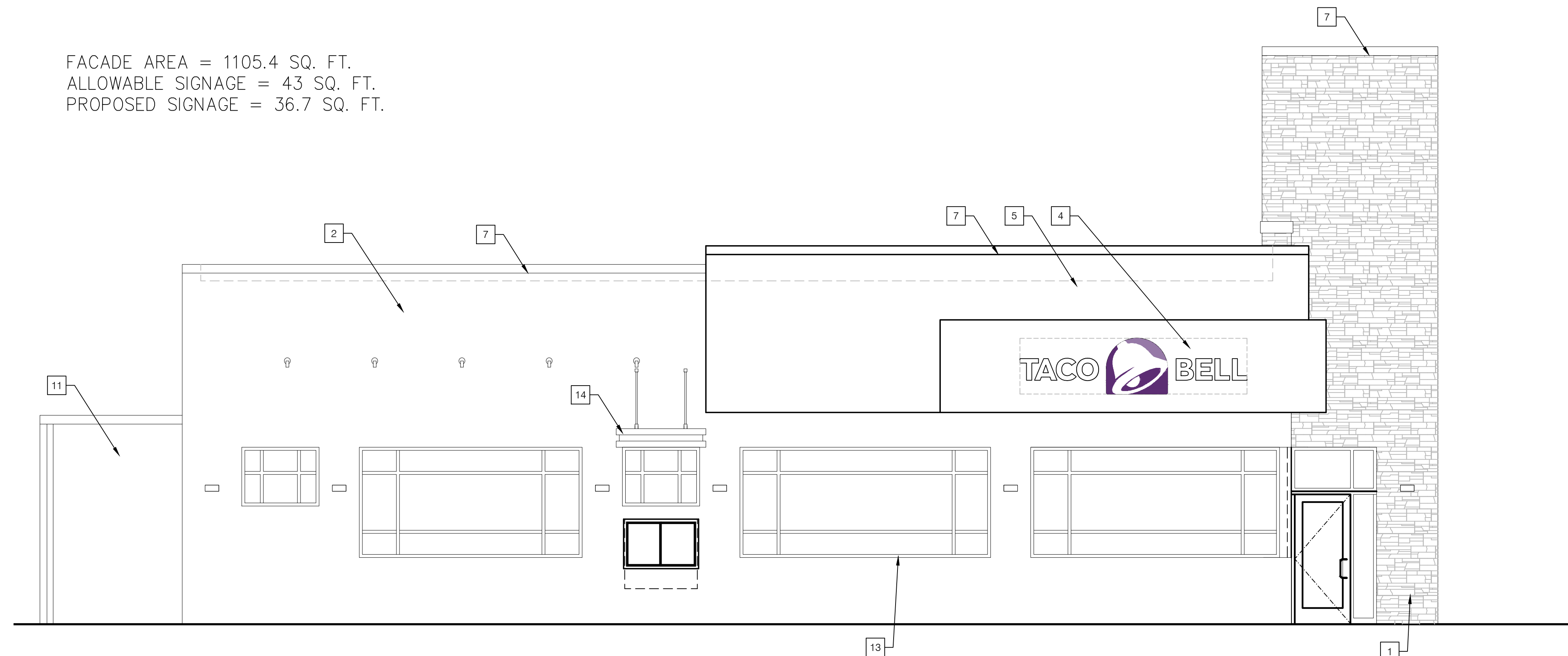


FACADE AREA = 1390.6 SQ. FT.  
 ALLOWABLE SIGNAGE = 111.2 SQ. FT.  
 PROPOSED SIGNAGE = 45.3 SQ. FT.



**NORTH ELEVATION** 1/4" = 1'-0" **1**

FACADE AREA = 1105.4 SQ. FT.  
 ALLOWABLE SIGNAGE = 43 SQ. FT.  
 PROPOSED SIGNAGE = 36.7 SQ. FT.

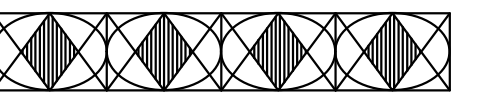


**EAST ELEVATION** 1/4" = 1'-0" **2**

ITEM/MATERIAL	MATERIAL SPEC	COLOR
1	EXISTING STONE	EXISTING TO REMAIN
2	EXISTING E.I.F.S. MAIN WALL	EXISTING TO REMAIN
3	EXISTING E.I.F.S. SOFFIT	EXISTING TO REMAIN
4	EXISTING E.I.F.S. SOFFIT	EXISTING TO REMAIN
5	EXISTING E.I.F.S. SOFFIT	EXISTING TO REMAIN
6	EXISTING E.I.F.S. SOFFIT	EXISTING TO REMAIN
7	METAL PARAPET CAP	EXISTING TO REMAIN
8	HOLLOW METAL DOOR	EXISTING TO REMAIN
9	SCUPPERS AND DOWNSPOUTS (MAIN BUILDING)	EXISTING TO REMAIN
10	AWNINGS	EXISTING TO REMAIN
11	EXISTING WALK-IN BOX & DOWNSPOUTS	EXISTING TO REMAIN
12	E.I.F.S. WALL	NEW E.I.F.S.
13	STOREFRONT	EXISTING TO REMAIN
14	DT CANOPY	EXISTING TO REMAIN

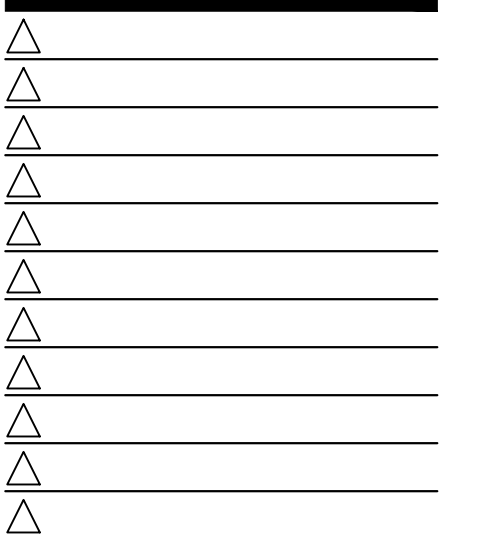
**MRV**

ARCHITECTS, INC.



5105 TOLLVIEW DR., SUITE 201  
 ROLLING MEADOWS, IL 60008  
 TEL: 224-318-2140

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01/14/26 ARC SUBMITTAL

CONTRACT DATE:  
 BUILDING TYPE: CONVERSION  
 PLAN VERSION:  
 SITE NUMBER:  
 STORE NUMBER:

TACO BELL

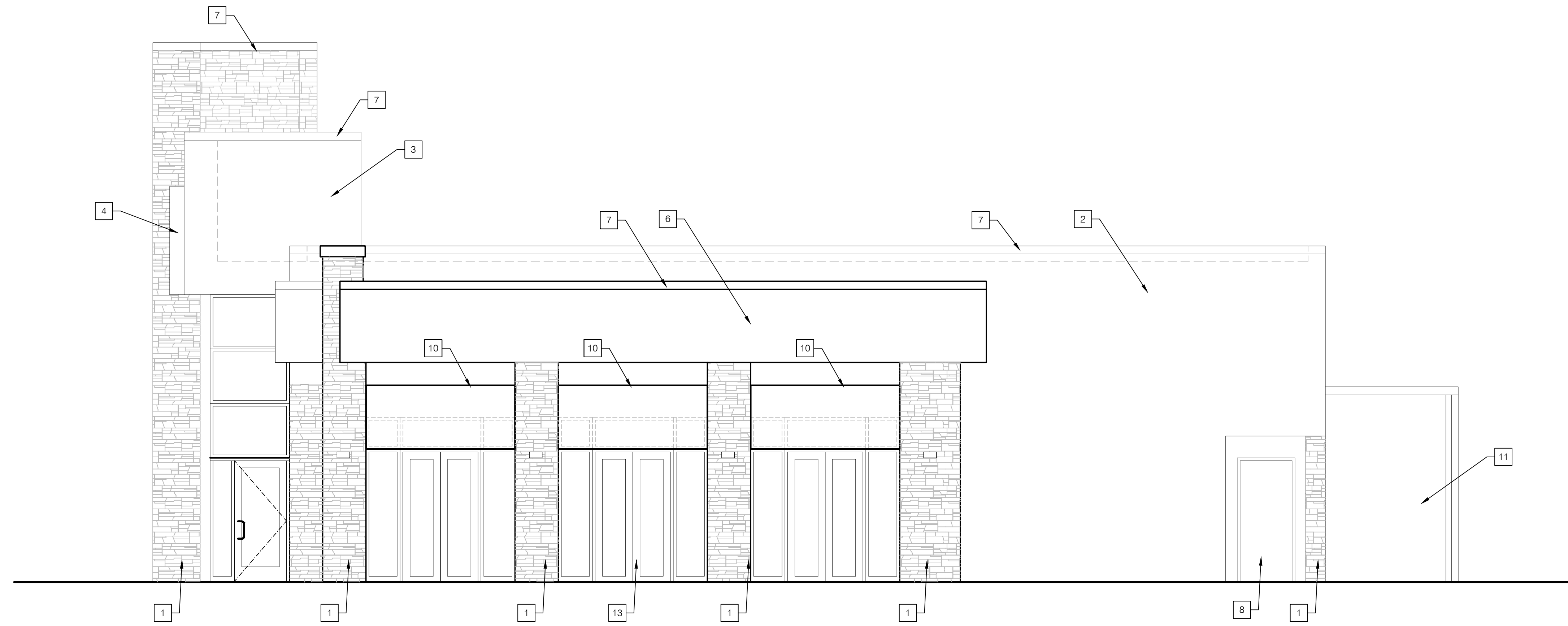
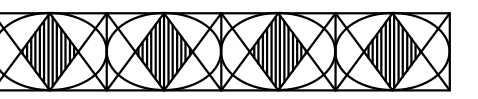
663 LAKE COOK ROAD  
 DEERFIELD, IL 60015



**EXTERIOR ELEVATIONS**

**A4.0**

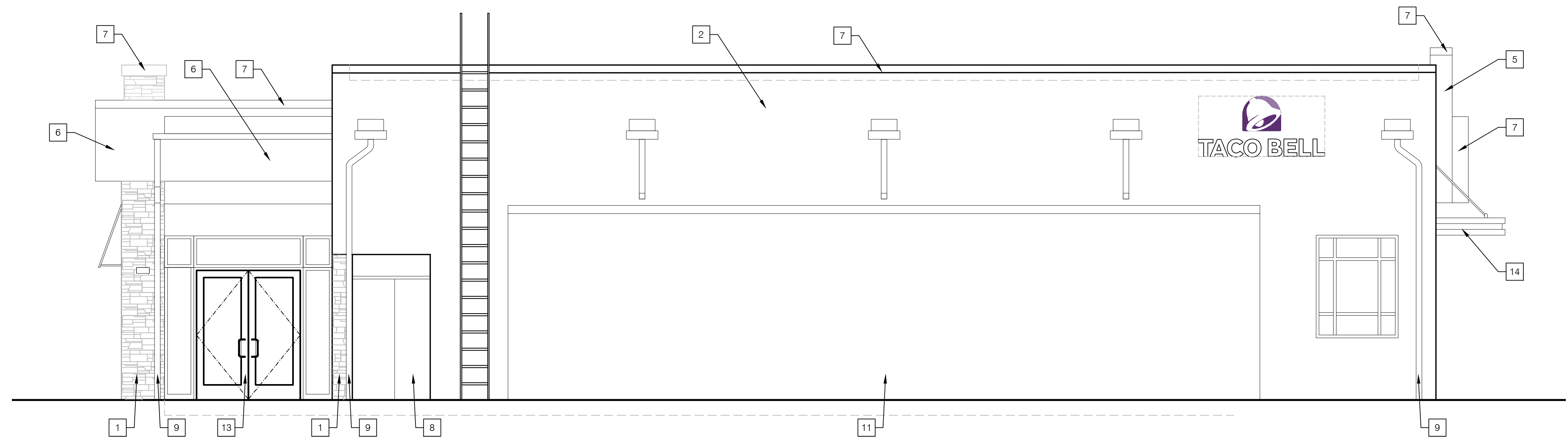
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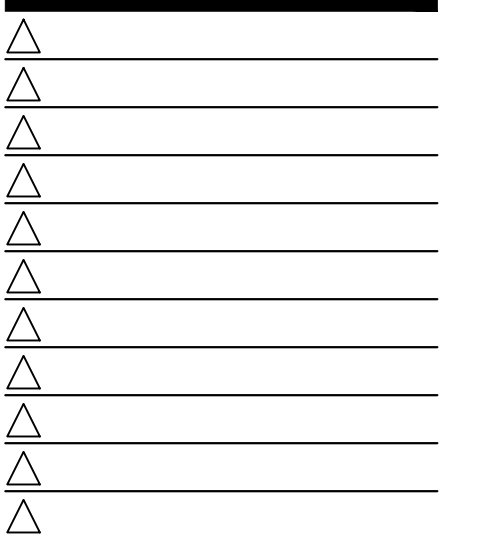
**WEST ELEVATION** 1/4" = 1'-0" **1**

FACADE AREA = 1373.7 SQ. FT.  
ALLOWABLE SIGNAGE = 0 SQ. FT.  
PROPOSED SIGNAGE = 25.6 SQ. FT. (2% OF FACADE)

ITEM/MATERIAL	MATERIAL SPEC	COLOR
1 EXISTING STONE	EXISTING TO REMAIN	
2 EXISTING E.I.F.S. MAIN WALL	EXISTING TO REMAIN	WORLDLY GRAY (SW7043) SEMI-GLOSS
3 EXISTING E.I.F.S. SOFFIT	EXISTING TO REMAIN	WORLDLY GRAY (SW7043) SEMI-GLOSS
4 EXISTING E.I.F.S. SOFFIT	EXISTING TO REMAIN	CYBERSPACE (SW7076) SEMI-GLOSS
5 EXISTING E.I.F.S. SOFFIT	EXISTING TO REMAIN	SW PURPLE (TB2603C) SEMI-GLOSS
6 EXISTING E.I.F.S. SOFFIT	EXISTING TO REMAIN	AGED WHITE (SW9180) SEMI-GLOSS
7 METAL PARAPET CAP	EXISTING TO REMAIN	CYBERSPACE (SW7076) KYNAR 500 COATING
8 HOLLOW METAL DOOR	EXISTING TO REMAIN	CYBERSPACE (SW7076) SEMI-GLOSS
9 SCUPPERS AND DOWNSPOUTS (MAIN BUILDING)	EXISTING TO REMAIN	WORLDLY GRAY (SW7043) SEMI-GLOSS
10 AWNINGS	EXISTING TO REMAIN	BLACK (BY THE VENDOR)
11 EXISTING WALK-IN BOX & DOWNSPOUTS	EXISTING TO REMAIN	CYBERSPACE (SW7076) SEMI-GLOSS
12 E.I.F.S. WALL	NEW E.I.F.S.	WORLDLY GRAY (SW7043) SEMI-GLOSS
13 STOREFRONT	EXISTING TO REMAIN	DARK BRONZETONE MATTE
14 DT CANOPY	EXISTING TO REMAIN	DARK BRONZETONE MATTE



**SOUTH ELEVATION** 1/4" = 1'-0" **2**



01/14/26 ARC SUBMITTAL

CONTRACT DATE:  
BUILDING TYPE: CONVERSION  
PLAN VERSION:  
SITE NUMBER:  
STORE NUMBER:

**TACO BELL**

663 LAKE COOK ROAD  
DEERFIELD, IL 60015

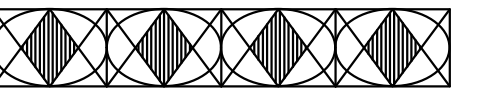


**EXTERIOR ELEVATIONS**

**A4.1**

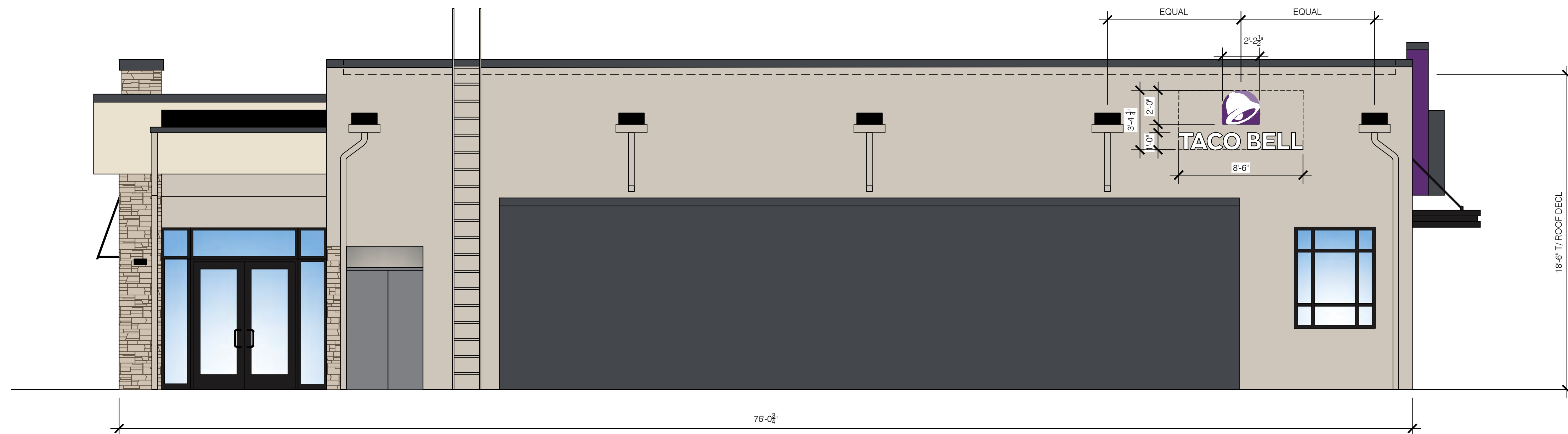
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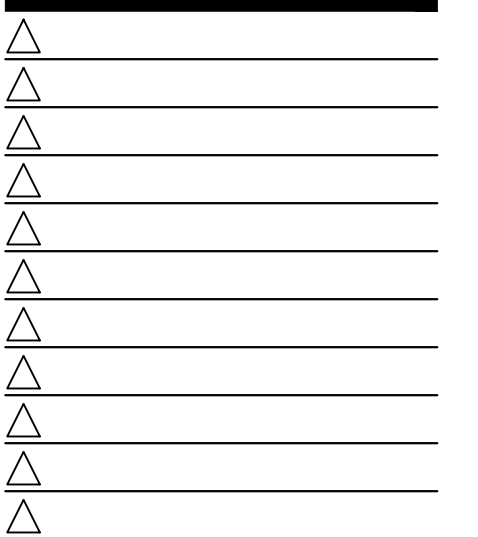


**WEST ELEVATION** 1/4" = 1'-0" **1**

ITEM/MATERIAL	MATERIAL SPEC	COLOR
1	EXISTING STONE	EXISTING TO REMAIN
2	EXISTING E.I.F.S. MAIN WALL	WORLDLY GRAY (SW7043) SEMI-GLOSS
3	EXISTING E.I.F.S. SOFFIT	WORLDLY GRAY (SW7043) SEMI-GLOSS
4	EXISTING E.I.F.S. SOFFIT	CYBERSPACE (SW7076) SEMI-GLOSS
5	EXISTING E.I.F.S. SOFFIT	SW PURPLE (TB2603C) SEMI-GLOSS
6	EXISTING E.I.F.S. SOFFIT	AGED WHITE (SW9180) SEMI-GLOSS
7	METAL PARAPET CAP	CYBERSPACE (SW7076) KYNAR 500 COATING
8	HOLLOW METAL DOOR	CYBERSPACE (SW7076) SEMI-GLOSS
9	SCUPPERS AND DOWNSPOUTS (MAIN BUILDING)	WORLDLY GRAY (SW7043) SEMI-GLOSS
10	AWNINGS	SUNBRELLA FABRIC AWNING BLACK
11	EXISTING WALK-IN BOX & DOWNSPOUTS	CYBERSPACE (SW7076) SEMI-GLOSS
12	E.I.F.S. WALL	NEW E.I.F.S. MATCH EXISTING WORLDLY GRAY (SW7043) SEMI-GLOSS
13	STOREFRONT	EXISTING TO REMAIN DARK BRONZETONE MATTE
14	DT CANOPY	EXISTING TO REMAIN DARK BRONZETONE MATTE



**SOUTH ELEVATION** 1/4" = 1'-0" **2**



01/14/26 ARC SUBMITTAL

CONTRACT DATE:  
BUILDING TYPE: CONVERSION  
PLAN VERSION:  
SITE NUMBER:  
STORE NUMBER:

**TACO BELL**

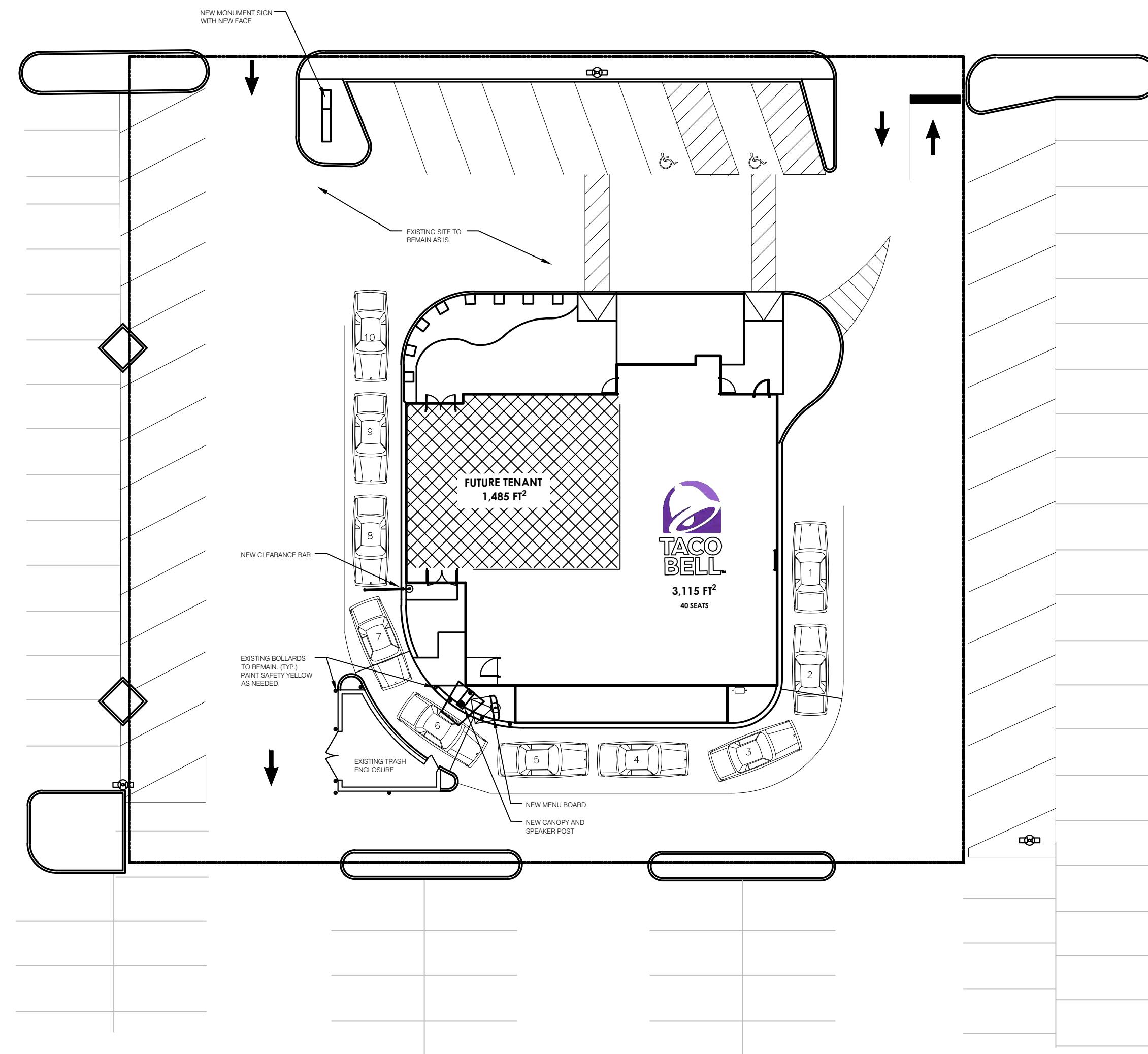
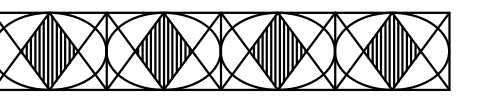
663 LAKE COOK ROAD  
DEERFIELD, IL 60015



**COLORED  
EXTERIOR  
ELEVATIONS**

**A4.3**

PLOT DATE:



EXISTING BUILDING FINISHES TO REMAIN.  
ALL LANDSCAPING TO REMAIN. ANY DEAD OR DAMAGED LANDSCAPING TO BE REPLACED AFTER CONSTRUCTION.

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01/14/26 ARC SUBMITTAL

CONTRACT DATE:  
BUILDING TYPE: CONVERSION  
PLAN VERSION:  
SITE NUMBER:  
STORE NUMBER:

**TACO BELL**  
663 LAKE COOK ROAD  
DEERFIELD, IL 60015



### SITE PLAN AND DETAILS

# SP1.0

PLOT DATE:





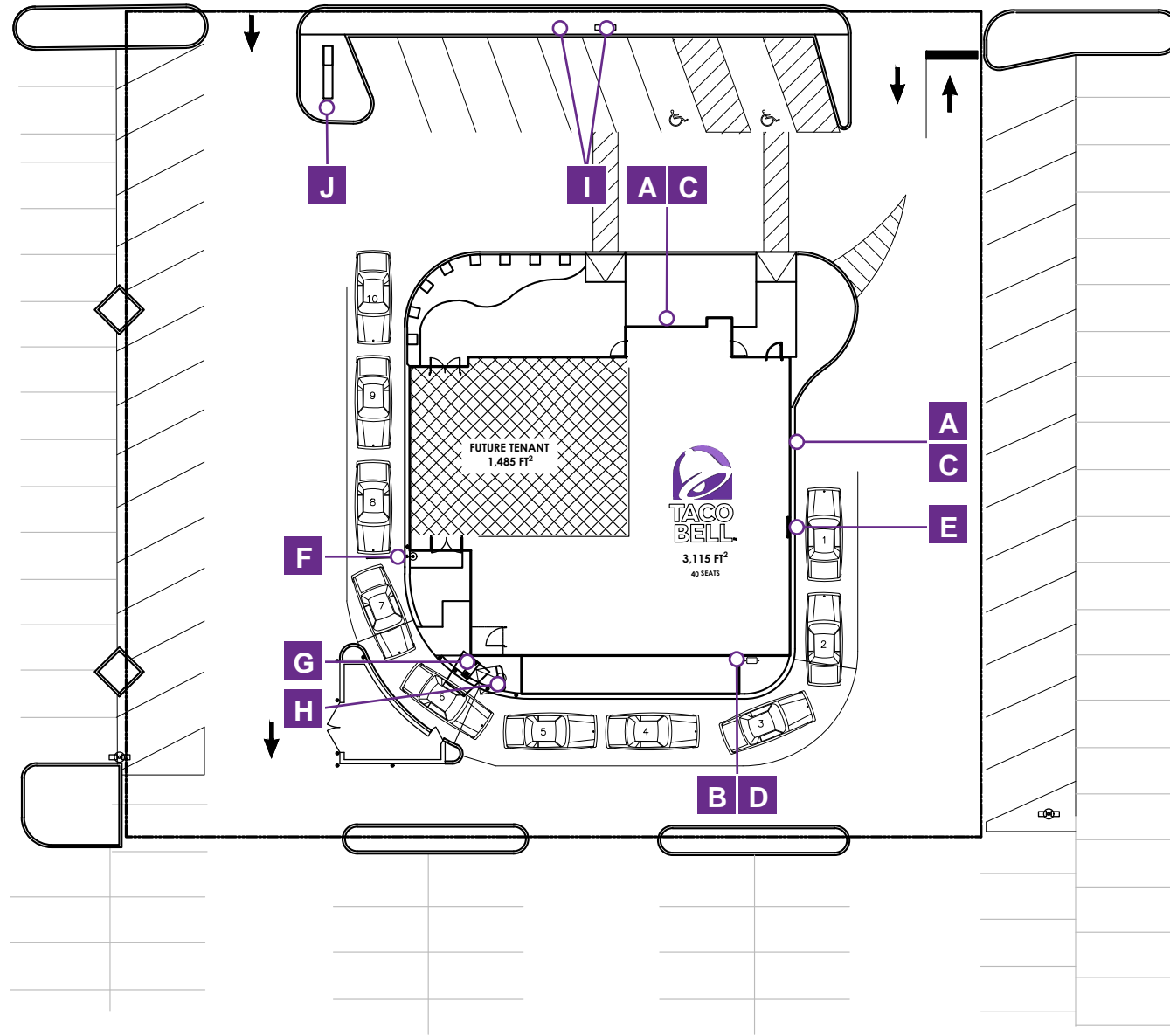
**Site ID: Deerfield**

**663 Lake Cook Rd  
Deerfield, IL 60015**

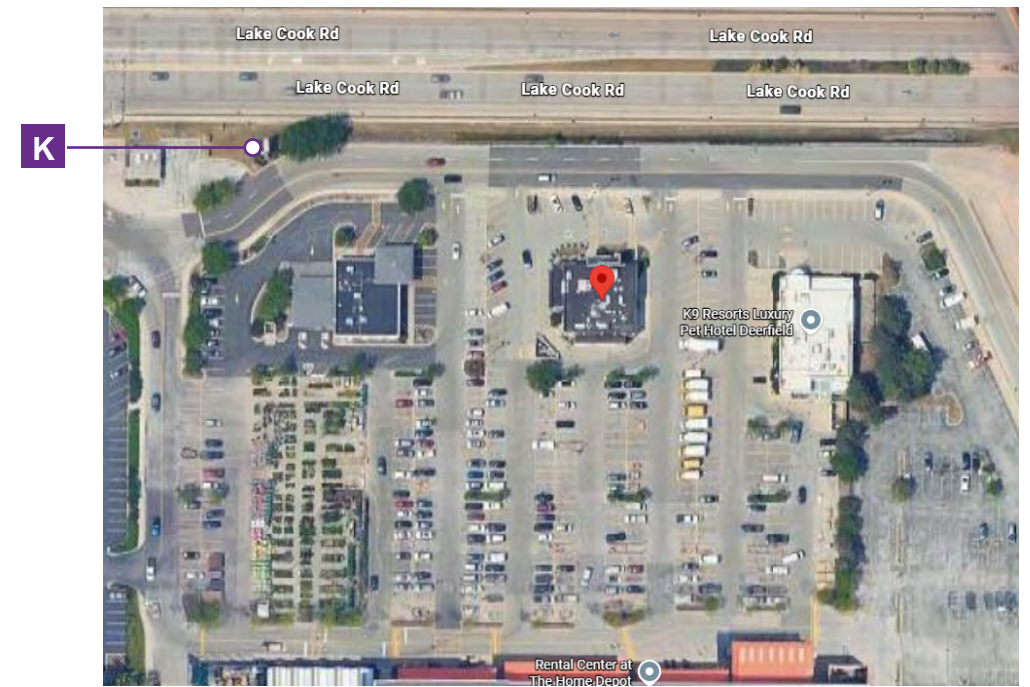
**01/21/2026**

2655 International Parkway  
Virginia Beach, VA 23452  
757.427.1900  
Toll Free: 800.877.7868  
[www.AGI.net](http://www.AGI.net)

# SITE MAP



EXTERIOR SIGN LIST			
SIGN	Qty	SIGN CODE	DESCRIPTION
A	2	TAC-BELL-42P-FL	Swinging Bell - Purple Face-Lit, Endeavor, 42" V-04.42
B	1	TAC-BELL-24P-FL	Swinging Bell - Purple Face-Lit, Endeavor, 24" V-04.24
C	1	TAC-CL-14W-L	Medium TB 14" White Channel Letters, LINEAR, TB, 2018, V-09.14W
D	1	TAC-CL-12W-L	Small TB 12" White Channel Letters, LINEAR, TB, 2018, V-09.12W
E	1	TAC-C48-EN-60-DL-TBK	Endeavor Canopy 5'-0" Length, 4'-0" Depth, Downlights And Turnbuckles
F	1	TAC-CLB1	Endeavor Clearance Bar - Non-illuminated, BLACK
G	1	TAC-OPC-EN	Endeavor Order Point Canopy V-1070
H	1	TAC-AB-DMB	Anchor Bolts - Digital Menuboard (4) 3/4" x 24" Headed Anchor Bolt Galvanized
I	2	TAC-DV-MP-OP	Mobile Pickup Parking Space Sign 18" h x 12" w, 6'OAH
J	2	TAC-CUSTOM-24	Replacement faces for existing monument, Qty 2
K	2	TAC-TENANT-CUSTOM	Tenant Panel, 1'-10 1/4" x 10'-3 1/2", Qty 2 Faces



Scale: 1/32" = 1'



**LOCATION**  
663 Lake Cook Rd  
Deerfield, IL 60015

**DESIGNER** HF      **DATE:** 01/12/2026

**PROJECT MANAGER**  
Josh White

**CUSTOMER APPROVAL**

Print Name \_\_\_\_\_ Title \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

- Approved**
- Approved as Noted**
- Not Approved  
Resubmit with Changes**

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**A****TAC-BELL-42-FL**

42" Purple, Face Lit Swinging Bell

**DETAILS****Dimensions:**

**Height:** 3'-6"  
**Width:** 3'-10 3/8"  
**SqFt:** 13.5

Quantity: 2

**Illumination:** Internal**Electrical Requirements:**

Voltage - 120/277V

Power Supply - 12V remote power supply

Wiring - Low voltage with 1/2" liquid-tight conduit to power supply

Installation: Requires owner supplied 120V power within 5' of transformer box

**Specifications:****MOUNTING HARDWARE**

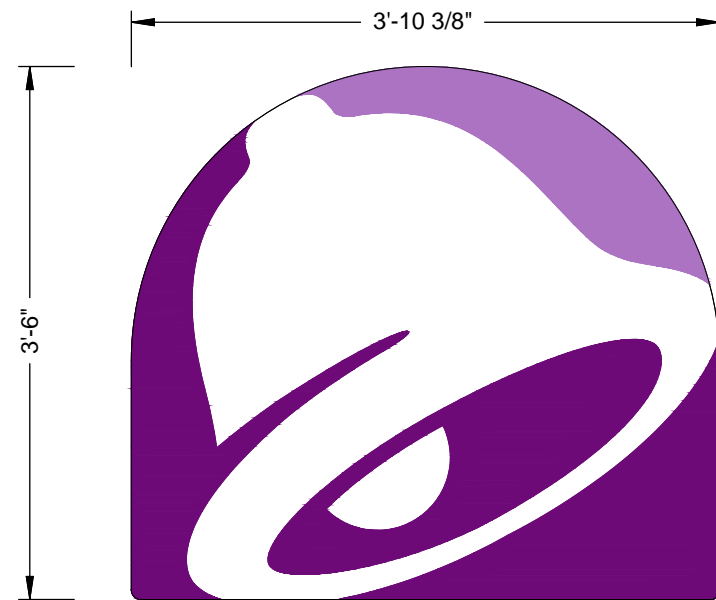
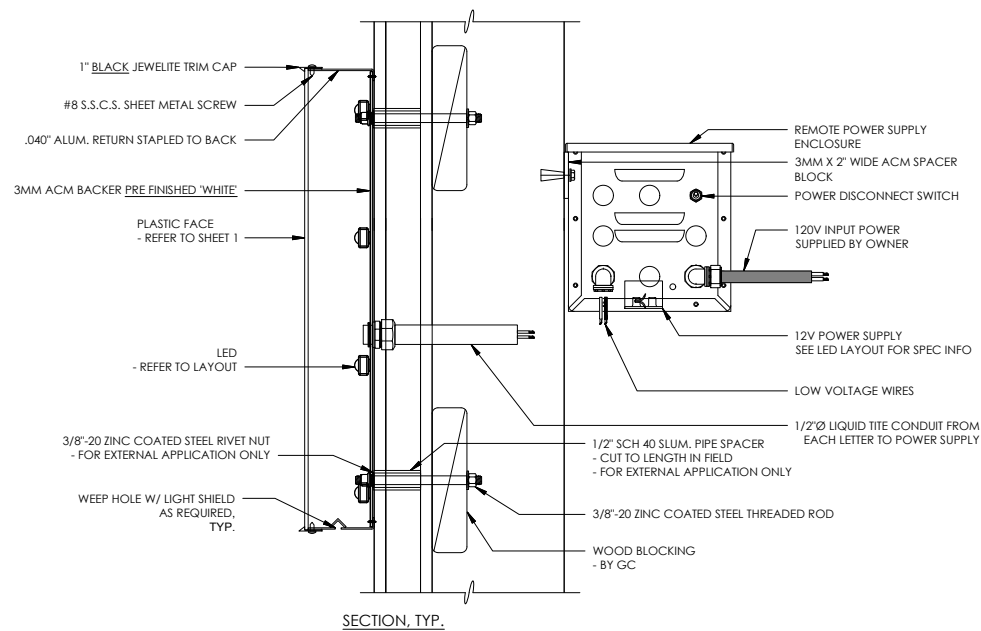
Exterior -	3/8" ZINC PLATED STEEL THREADED ROD THRU WALL W/BLOCKING
Interior -	3/8" SNAP TOGGLE BOLTS

**NOTES:**

- 1.) THREADED ROD WILL BE PROVIDED STANDARD, ALL OTHER HARDWARE IS TO BE PROVIDED BY THE INSTALLER AS REQUIRED.
- 2.) DESIGN INTENDED FOR NO GREATER THAN 3RD STORY MOUNTING - HIGHER ELEVATIONS REQUIRE REVIEW.

**Notes:**

- 1) PM to specify part number prior to fabrication.
- 2) PM to specify interior or exterior application prior to fabrication.
- 3) PM to specify optional external disconnect switch prior to fabrication.
- 4) Shop to provide touch up paint for installer.

**BELL-XXP ELEVATION****SECTION, TYP.**ALUM. RETURNS ARE **PRE-PAINTED PANTONE 'BLACK'**1" **'BLACK'** TRIM CAPFACE IS .177" TRANSLUCANT WHITE #7328 ACRYLIC W/ 1ST SURFACE APPLIED VINYL:  
**- DARK PURPLE 3M 3630-9327**  
**- LIGHT PURPLE 3M 3630-9141**OPTIONAL:  
UL LISTED CARLING TYPE DISCONNECT SWITCH

3"

**SIDE ELEVATION****NOTE:**

- 1.) THIS DRAWING IS FOR INSTALLATION PURPOSES ONLY.
- 2.) BELL SIZE VARIES PER LOCATION
- 3.) SHOP TO PROVIDE TOUCH UP PAINT TO INSTALLER.

**NOTES:**

- 1.) VERIFY MOUNTING CONDITION.
- 2.) OWNER SUPPLIED POWER TO BE WITHIN 5'-0" OF AGI TRANSFORMER BOXES.
- 3.) SEAL ALL WALL PENETRATIONS TO PREVENT WATER INTRUSION AS FOLLOWS:  
INSTALL BUSHING AFTER E.I.F.S. APPLICATION HAS HARDENED. DRILL HOLE SLIGHTLY LARGER THAN BUSHING THROUGH INSULATION ONLY. STOP AT PLYWOOD. CAULK OPENING PRIOR TO INSERTING FASTENER TO SEAL PENETRATION.

**MOUNTING HARDWARE CHART**

	EXTERIOR	INTERIOR
3/8" ZINC PLATED STEEL THREADED ROD THRU WALL W/ BLOCKING	●	
3/8" SNAP TOGGLE BOLTS		●

**NOTE:**

- 1.) THREADED ROD WILL BE PROVIDED STANDARD - ALL OTHER HARDWARE IS TO BE PROVIDED BY THE INSTALLER AS REQ.
- 2.) DESIGN INTENDED FOR NOT GREATER THAN 3RD STORY MOUNTING - HIGHER ELEVATIONS REQUIRE REVIEW

**NOTE:**

- 1.) VERIFY MOUNTING CONDITION.
- 2.) OWNER SUPPLIED POWER TO BE WITHIN 5' - 0" OF AGI TRANSFORMER BOXES.
- 3.) SEAL ALL WALL PENETRATIONS TO PREVENT WATER INTRUSION AS FOLLOWS:  
INSTALL BUSHING AFTER E.I.F.S. APPLICATION HAS HARDENED. DRILL HOLE SLIGHTLY LARGER THAN BUSHING THROUGH INSULATION ONLY. STOP AT PLYWOOD. CAULK OPENING PRIOR TO INSERTING FASTENER TO SEAL PENETRATION.

**NIGHT VIEW**

PART NUMBER	'H'	'W'	WEIGHT (lbs)
BELL-15P-FL	1'-3"	±1' - 4 9/16"	5
BELL-17P-FL	1'-5"	±1' - 6 3/4"	6
BELL-18P-FL	1'-6"	±1' - 7 7/8"	7
BELL-21P-FL	1'-9"	±1' - 9 3/16"	10
BELL-24P-FL	2'-0"	±2' - 2 1/2"	12
BELL-30P-FL	2'-6"	±2' - 9 1/8"	19
BELL-36P-FL	3'-0"	±3' - 3 3/8"	27
<b>BELL-42P-FL</b>	<b>3'-6"</b>	<b>±3'-10 3/8"</b>	<b>36</b>
BELL-52P-FL	4'-4"	±4' - 9 3/16"	59
BELL-72P-FL	6'-0"	±5' - 6 1/4"	108
BELL-84P-FL	7'-0"	7' - 8 3/4"	147



**LOCATION**  
663 Lake Cook Rd  
Deerfield, IL 60015

**DESIGNER** HF      **DATE:** 01/12/2026

**PROJECT MANAGER**  
Josh White

**CUSTOMER APPROVAL**

Print Name \_\_\_\_\_ Title \_\_\_\_\_  
 Signature \_\_\_\_\_ Date \_\_\_\_\_

- Approved**  
 **Approved as Noted**  
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**B****TAC-BELL-24-FL**

24" Purple, Face Lit Swinging Bell

**DETAILS****Dimensions:**

**Height:** 2'-0"  
**Width:** 2'-2 1/2"  
**SqFt:** 4.41

Quantity: 1

**Illumination:** Internal**Electrical Requirements:**

Voltage - 120/277V

Power Supply - 12V remote power supply

Wiring - Low voltage with 1/2" liquid-tight conduit to power supply

Installation: Requires owner supplied 120V power within 5' of transformer box

**Specifications:****MOUNTING HARDWARE**

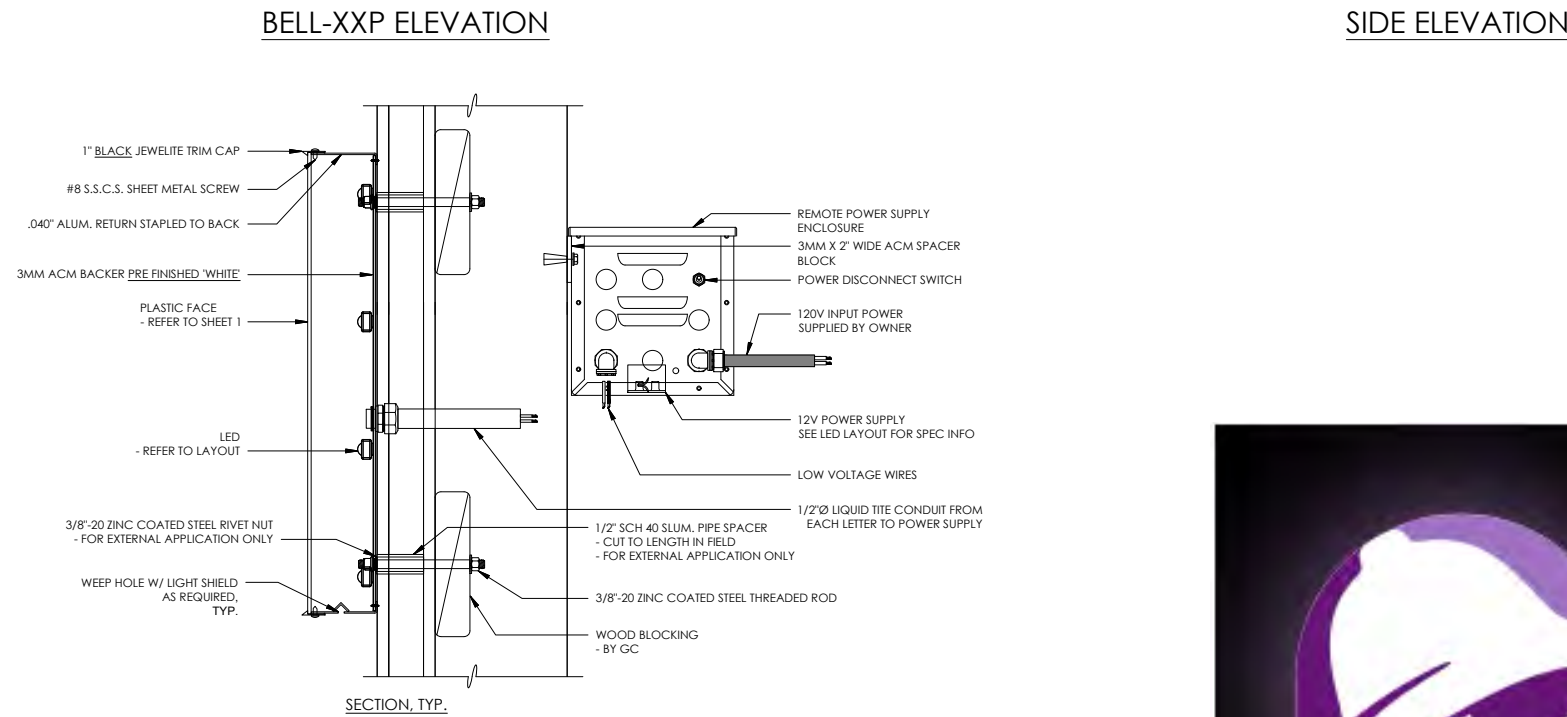
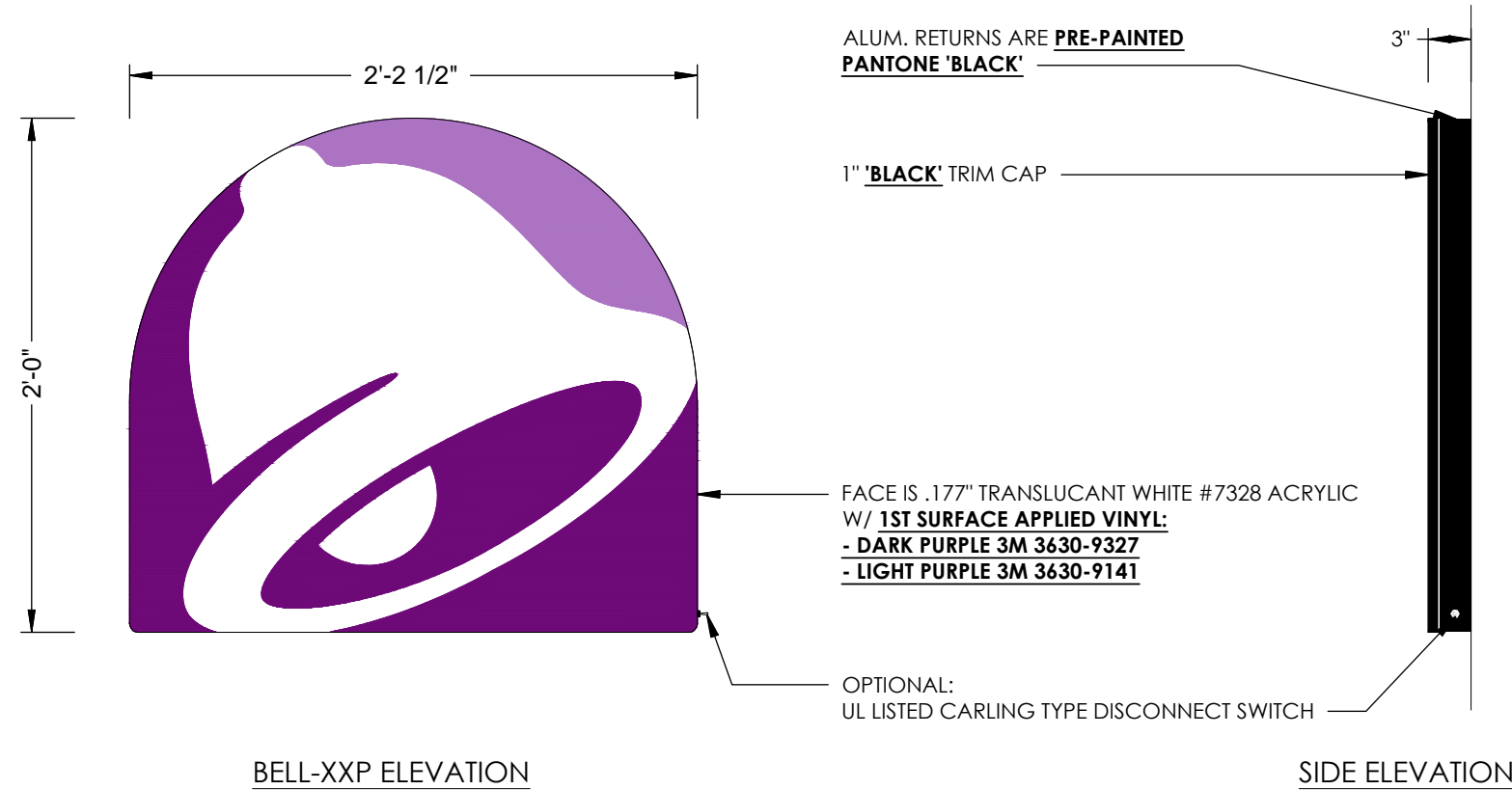
**Exterior -** 3/8" ZINC PLATED STEEL THREADED ROD THRU WALL W/BLOCKING  
**Interior -** 3/8" SNAP TOGGLE BOLTS

**NOTES:**

- 1.) THREADED ROD WILL BE PROVIDED STANDARD, ALL OTHER HARDWARE IS TO BE PROVIDED BY THE INSTALLER AS REQUIRED.
- 2.) DESIGN INTENDED FOR NO GREATER THAN 3RD STORY MOUNTING - HIGHER ELEVATIONS REQUIRE REVIEW.

**Notes:**

- 1) PM to specify part number prior to fabrication.
- 2) PM to specify interior or exterior application prior to fabrication.
- 3) PM to specify optional external disconnect switch prior to fabrication.
- 4) Shop to provide touch up paint for installer.

**NIGHT VIEW**

**NOTE:**  
 1.) THIS DRAWING IS FOR INSTALLATION PURPOSES ONLY.  
 2.) BELL SIZE VARIES PER LOCATION  
 3.) SHOP TO PROVIDE TOUCH UP PAINT TO INSTALLER.

**NOTES:**  
 1.) VERIFY MOUNTING CONDITION.  
 2.) OWNER SUPPLIED POWER TO BE WITHIN 5'-0" OF AGI TRANSFORMER BOXES.  
 3.) SEAL ALL WALL PENETRATIONS TO PREVENT WATER INTRUSION AS FOLLOWS:  
 INSTALL BUSHING AFTER E.I.F.S. APPLICATION HAS HARDENED. DRILL HOLE SLIGHTLY LARGER THAN BUSHING THROUGH INSULATION ONLY. STOP AT PLYWOOD. CAULK OPENING PRIOR TO INSERTING FASTENER TO SEAL PENETRATION.

**MOUNTING HARDWARE CHART**

	EXTERIOR	INTERIOR
3/8" ZINC PLATED STEEL THREADED ROD THRU WALL W/ BLOCKING	●	
3/8" SNAP TOGGLE BOLTS		●

**NOTE:**  
 1.) THREADED ROD WILL BE PROVIDED STANDARD - ALL OTHER HARDWARE IS TO BE PROVIDED BY THE INSTALLER AS REQ.  
 2.) DESIGN INTENDED FOR NOT GREATER THAN 3RD STORY MOUNTING - HIGHER ELEVATIONS REQUIRE REVIEW

**NOTE:**  
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PART NUMBER	'H'	'W'	WEIGHT (lbs)
BELL-15P-FL	1'-3"	±1' - 4 9/16"	5
BELL-17P-FL	1'-5"	±1' - 6 3/4"	6
BELL-18P-FL	1'-6"	±1' - 7 7/8"	7
BELL-21P-FL	1'-9"	±1' - 9 3/16"	10
<b>BELL-24P-FL</b>	<b>2'-0"</b>	<b>±2' - 2 1/2"</b>	<b>12</b>
BELL-30P-FL	2'-6"	±2' - 9 1/8"	19
BELL-36P-FL	3'-0"	±3' - 3 3/8"	27
BELL-42P-FL	3'-6"	±3'-10 3/8"	36
BELL-52P-FL	4'-4"	±4' - 9 3/16"	59
BELL-72P-FL	6'-0"	±5' - 6 1/4"	108
BELL-84P-FL	7'-0"	7' - 8 3/4"	147



**LOCATION**  
 663 Lake Cook Rd  
 Deerfield, IL 60015

**DESIGNER** HF      **DATE:** 01/12/2026

**PROJECT MANAGER**  
 Josh White

**CUSTOMER APPROVAL**

Print Name \_\_\_\_\_ Title \_\_\_\_\_  
 Signature \_\_\_\_\_ Date \_\_\_\_\_

- Approved**  
 **Approved as Noted**  
 **Not Approved Resubmit with Changes**

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14" White Linear Wall Mounted TB Channel Letters

DETAILS

Dimensions:

Height: 1'-2"  
 Width: 8'-6 3/8"  
 SqFt: 9.96

Quantity: 1

Illumination: Internal

Electrical Requirements:

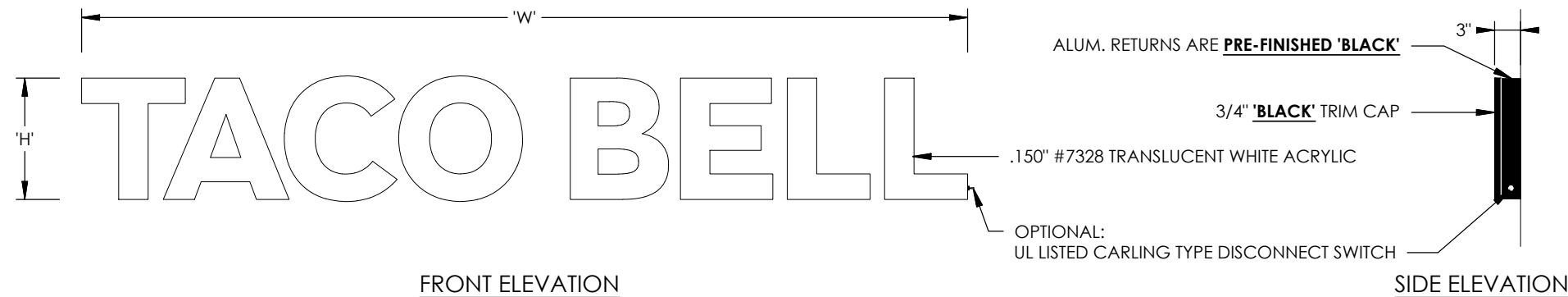
Voltage - 120/277V  
 Power Supply - 12V remote power supply  
 Wiring - Low voltage with 1/2" liquid-tight conduit to power supply  
 Installation: Requires owner supplied 120V power within 5' of transformer box

Specifications:

MOUNTING HARDWARE	
Exterior -	3/8" ZINC PLATED STEEL THREADED ROD THRU WALL W/BLOCKING
Interior -	3/8" SNAP TOGGLE BOLTS
NOTES:	
1.) THREADED ROD WILL BE PROVIDED STANDARD, ALL OTHER HARDWARE IS TO BE PROVIDED BY THE INSTALLER AS REQUIRED.	
2.) DESIGN INTENDED FOR NO GREATER THAN 3RD STORY MOUNTING - HIGHER ELEVATIONS REQUIRE REVIEW.	

Notes:

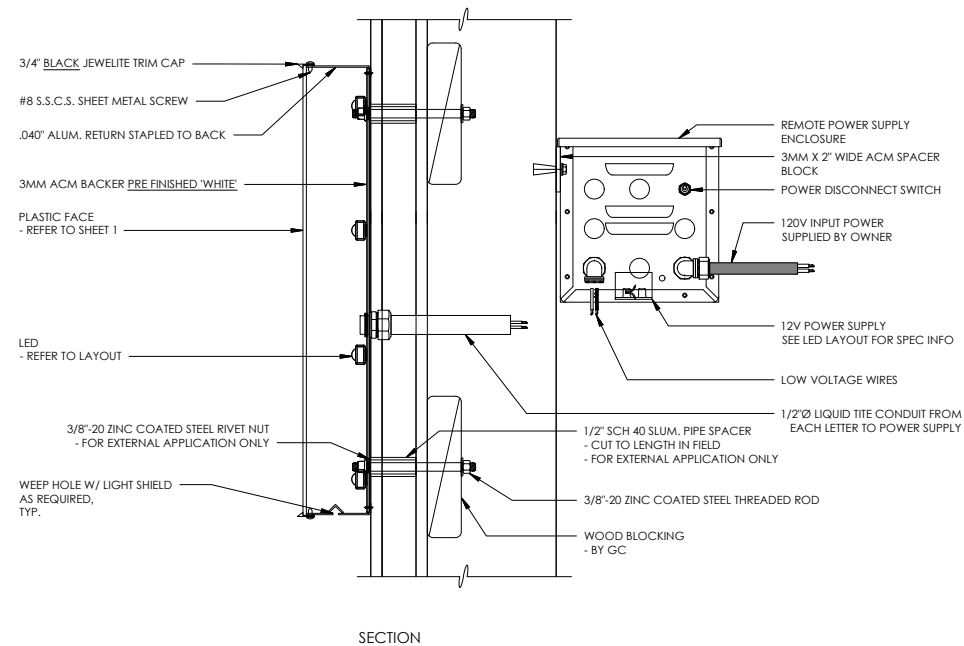
- 1) PM to specify interior or exterior application prior to fabrication.
- 2) PM to specify optional external disconnect switch prior to fabrication.
- 3) Shop to provide touch up paint for installer.



NOTE:  
 1.) THIS DRAWING IS FOR INSTALLATION PURPOSES ONLY.  
 2.) BELL SIZE VARIES PER LOCATION  
 3.) SHOP TO PROVIDE TOUCH UP PAINT TO INSTALLER.

NOTES:  
 1.) VERIFY MOUNTING CONDITION.  
 2.) OWNER SUPPLIED POWER TO BE WITHIN 5'-0" OF AGI TRANSFORMER BOXES.  
 3.) SEAL ALL WALL PENETRATIONS TO PREVENT WATER INTRUSION AS FOLLOWS:  
 INSTALL BUSHING AFTER E.I.F.S. APPLICATION HAS HARDENED. DRILL HOLE SLIGHTLY LARGER THAN BUSHING THROUGH INSULATION ONLY. STOP AT PLYWOOD. CAULK OPENING PRIOR TO INSERTING FASTENER TO SEAL PENETRATION.

MOUNTING APPLICATION	
INTERIOR	EXTERIOR
	X



MOUNTING HARDWARE CHART		EXTERIOR	INTERIOR
3/8" ZINC PLATED STEEL THREADED ROD THRU WALL W/ BLOCKING		●	
3/8" SNAP TOGGLE BOLTS			●
NOTE: 1.) THREADED ROD WILL BE PROVIDED STANDARD - ALL OTHER HARDWARE IS TO BE PROVIDED BY THE INSTALLER AS REQ. 2.) DESIGN INTENDED FOR NOT GREATER THAN 3RD STORY MOUNTING - HIGHER ELEVATIONS REQUIRE REVIEW			
NOTE: 1.) VERIFY MOUNTING CONDITION. 2.) OWNER SUPPLIED POWER TO BE WITHIN 5' - 0" OF AGI TRANSFORMER BOXES. 3.) SEAL ALL WALL PENETRATIONS TO PREVENT WATER INTRUSION AS FOLLOWS: INSTALL BUSHING AFTER E.I.F.S. APPLICATION HAS HARDENED. DRILL HOLE SLIGHTLY LARGER THAN BUSHING THROUGH INSULATION ONLY. STOP AT PLYWOOD. CAULK OPENING PRIOR TO INSERTING FASTENER TO SEAL PENETRATION.			



NIGHT VIEW

PART NUMBER	'H'	'W'	WEIGHT (lbs)
CL-8W-L	8"	4' - 10 1/2"	11
CL-10W-L	10"	6' - 1 1/8"	16
CL-12W-L	12"	7' - 3 3/4"	22
CL-14W-L	14"	8' - 6 3/8"	29
CL-16W-L	16"	9' - 9"	35
CL-18W-L	18"	±10'-11 1/2"	45
CL-24W-L	24"	14' - 7 1/2"	76



LOCATION  
 663 Lake Cook Rd  
 Deerfield, IL 60015

DESIGNER HF DATE: 01/12/2026

PROJECT MANAGER  
 Josh White

CUSTOMER APPROVAL

Approved  
 Approved as Noted  
 Not Approved Resubmit with Changes

Print Name \_\_\_\_\_ Title \_\_\_\_\_  
 Signature \_\_\_\_\_ Date \_\_\_\_\_

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D

TAC-CL-12W-L

12" White Linear Wall Mounted TB Channel Letters

DETAILS

Dimensions:

Height: 1'-0"
Width: 7'-3/4"
SqFt: 7.06

Quantity: 1

Illumination: Internal

Electrical Requirements:

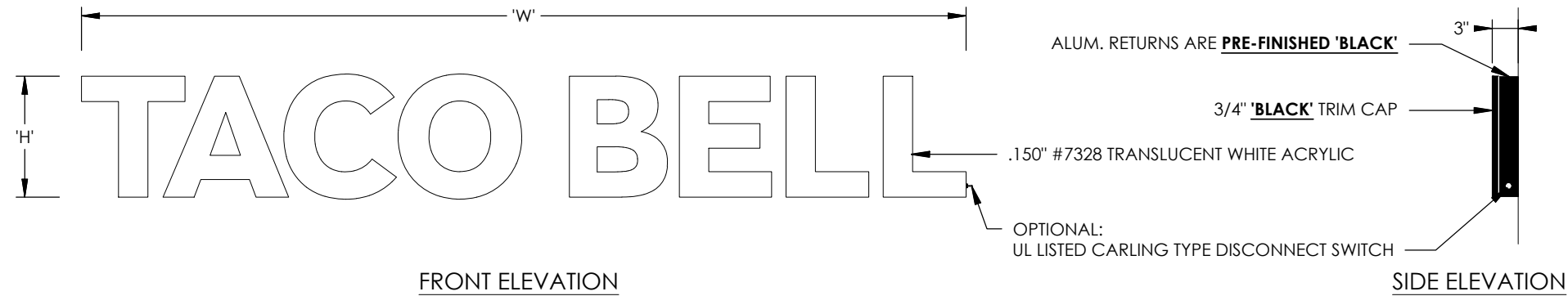
Voltage - 120/277V
Power Supply - 12V remote power supply
Wiring - Low voltage with 1/2" liquid-tight conduit to power supply
Installation: Requires owner supplied 120V power within 5' of transformer box

Specifications:

Table with 2 columns: Application (Exterior/Interior) and Hardware (3/8" Zinc Plated Steel Threaded Rod / 3/8" Snap Toggle Bolts). Includes notes about hardware provision and mounting conditions.

Notes:

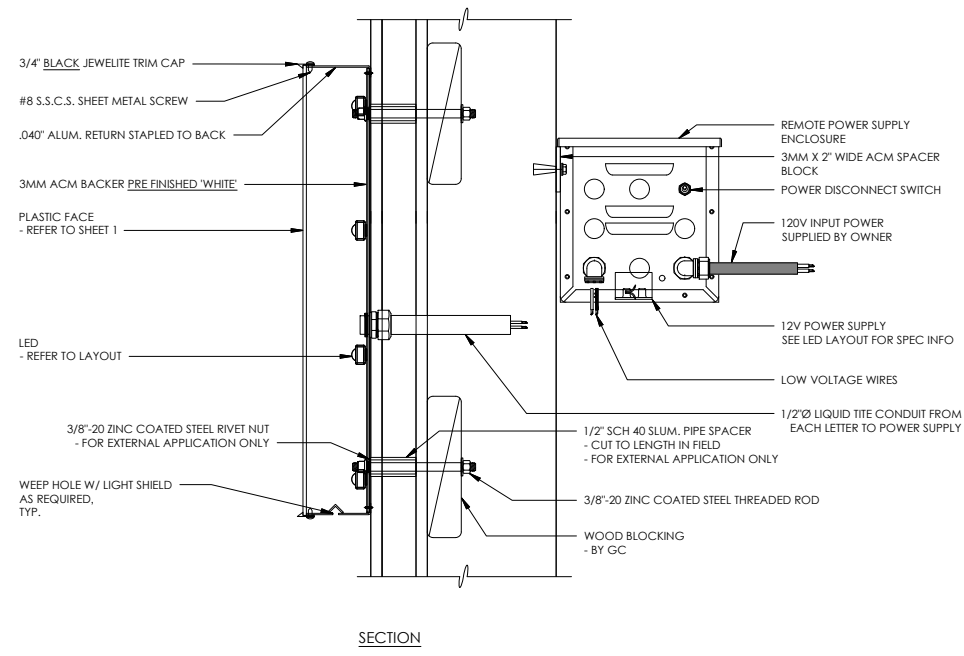
- 1) PM to specify interior or exterior application prior to fabrication.
2) PM to specify optional external disconnect switch prior to fabrication.
3) Shop to provide touch up paint for installer.



NOTE:
1.) THIS DRAWING IS FOR INSTALLATION PURPOSES ONLY.
2.) BELL SIZE VARIES PER LOCATION
3.) SHOP TO PROVIDE TOUCH UP PAINT TO INSTALLER.

NOTES:
1.) VERIFY MOUNTING CONDITION.
2.) OWNER SUPPLIED POWER TO BE WITHIN 5'-0" OF AGI TRANSFORMER BOXES.
3.) SEAL ALL WALL PENETRATIONS TO PREVENT WATER INTRUSION AS FOLLOWS: INSTALL BUSHING AFTER E.I.F.S. APPLICATION HAS HARDENED. DRILL HOLE SLIGHTLY LARGER THAN BUSHING THROUGH INSULATION ONLY. STOP AT PLYWOOD. CAULK OPENING PRIOR TO INSERTING FASTENER TO SEAL PENETRATION.

Table titled 'MOUNTING APPLICATION' with columns for Interior and Exterior. Exterior is marked with an 'X'.



MOUNTING HARDWARE CHART table with columns for Exterior and Interior. Lists hardware: 3/8" ZINC PLATED STEEL THREADED ROD THRU WALL W/ BLOCKING and 3/8" SNAP TOGGLE BOLTS. Includes detailed notes for installation and mounting conditions.



NIGHT VIEW

Table with 4 columns: PART NUMBER, 'H', 'W', and WEIGHT (lbs). Lists various sign sizes and their corresponding dimensions and weights.



LOCATION: 663 Lake Cook Rd, Deerfield, IL 60015
DESIGNER: HF
DATE: 01/12/2026

PROJECT MANAGER: Josh White

CUSTOMER APPROVAL form with fields for Print Name, Title, Signature, and Date. Includes checkboxes for 'Approved', 'Approved as Noted', and 'Not Approved Resubmit with Changes'.

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Endeavor Canopy 5'-0" Length, 4'-0" Depth, Downlights And Turnbuckles

DETAILS

Dimensions:

Height: 0'-6"

Width: 5'-0"

SqFt:

Quantity: 1

illumination: Internal

Electrical Requirements:

Voltage: 120/277V

Power Supply: Owner-supplied power must be within 5 feet of AGI transformer boxes

Wiring: Electrical disconnect switch included  
Sealed wall penetrations required to prevent water intrusion

Installation: Canopy must be mounted sloped away from the building. All mounting hardware painted to match the canopy. Light fixture trim ring painted to match

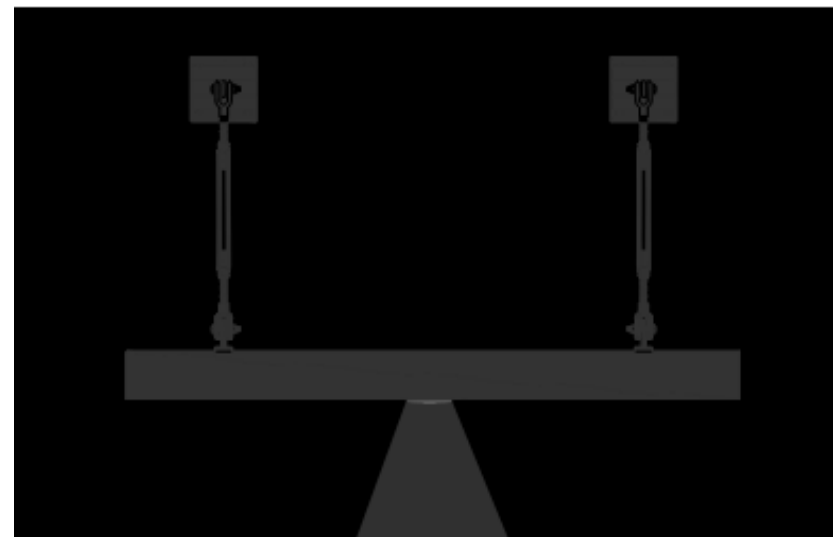
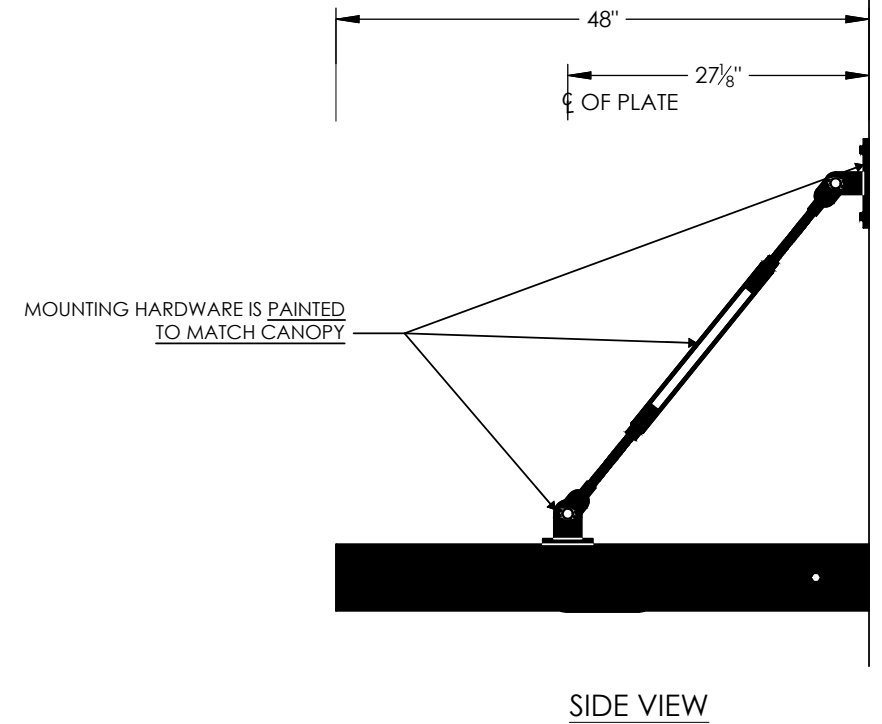
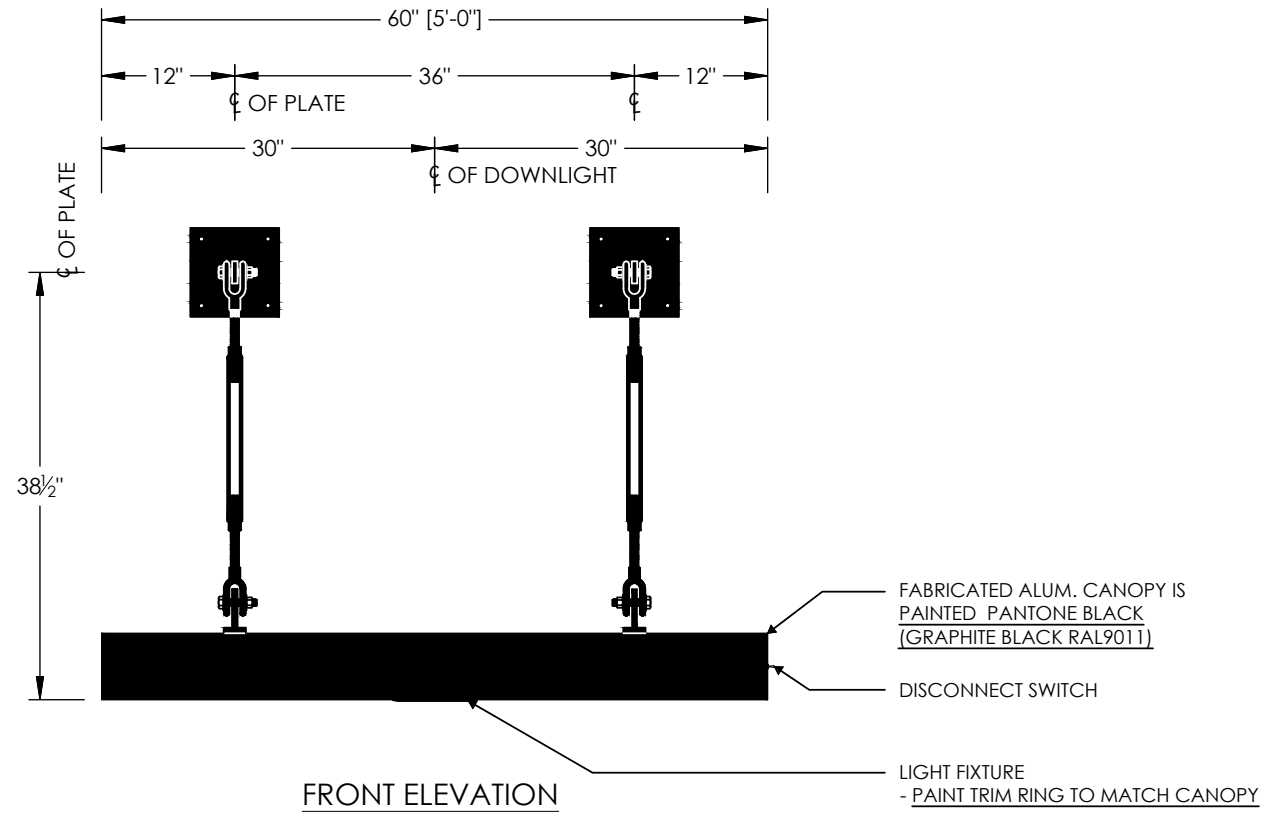
Additional Notes: Requires turnbuckle support system for stability. Installer to verify mounting conditions before installation.

Awning Fabric: Sunbrella

Notes:

- 1) Shop to provide touch up paint for installer.
- 2) Installer to mount canopy/awning sloped away from building as shown.
- 3) GC to provide blocking

Actual width may vary.  
Field verify dimension.



LOCATION  
663 Lake Cook Rd  
Deerfield, IL 60015

DESIGNER HF DATE: 01/12/2026

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Josh White

CUSTOMER APPROVAL

Approved

Approved as Noted

Not Approved Resubmit with Changes

Print Name \_\_\_\_\_ Title \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

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Endeavor Clearance Bar - Non-illuminated, BLACK

DETAILS

**Dimensions:**  
**Height:** 10'-0"  
**Width:** 9'-4"  
**SqFt:**

Quantity: 1

**Illumination:** None

**Electrical Requirements:** None

**Specifications:**

Anchor bolts sold separately.  
 Foundation not included.

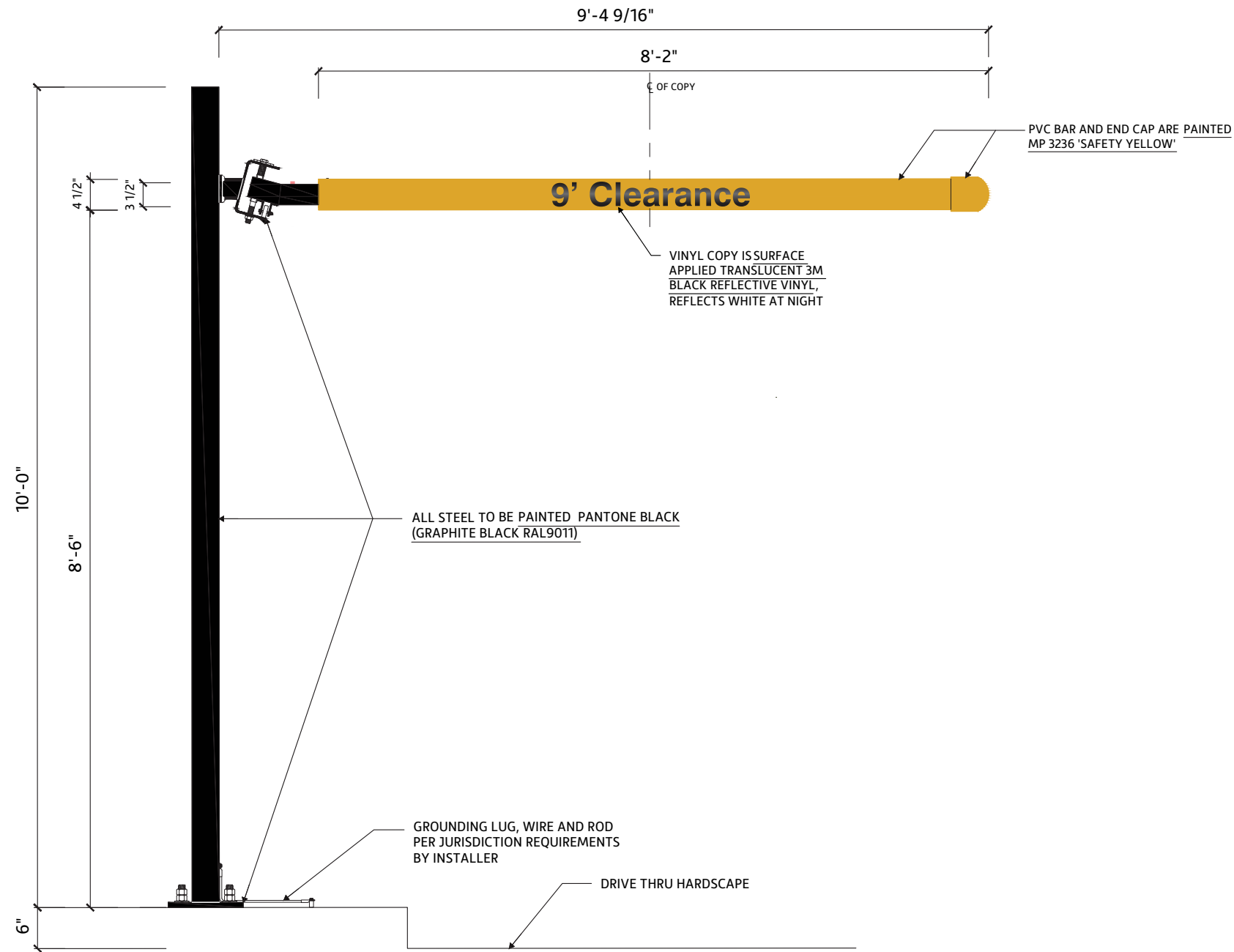
**Notes:**

**NOTES:**  
 1.) PM TO SPECIFY COPY ORIENTATION PRIOR TO FABRICATION.  
 2.) SHOP TO PROVIDE INSTALL HARDWARE AND TOUCH UP PAINT TO INSTALLER.

COPY ORIENTATION	
<b>X</b>	POLE ON LEFT
	POLE ON RIGHT

FOUNDATION	
	EXISTING
<b>X</b>	NEW



**FRONT ELEVATION (COPY W/ POLE ON LEFT)**

1/2" = 1' - 0"



**LOCATION**  
 663 Lake Cook Rd  
 Deerfield, IL 60015

**DESIGNER** HF      **DATE:** 01/12/2026

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 Josh White

**CUSTOMER APPROVAL**

Print Name \_\_\_\_\_ Title \_\_\_\_\_  
 Signature \_\_\_\_\_ Date \_\_\_\_\_

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DETAILS

**Dimensions:**  
**Height:** 10'-0"  
**Width:** 9'-4"  
**SqFt:**

Quantity: 1

**Illumination:** None

**Electrical Requirements:** None

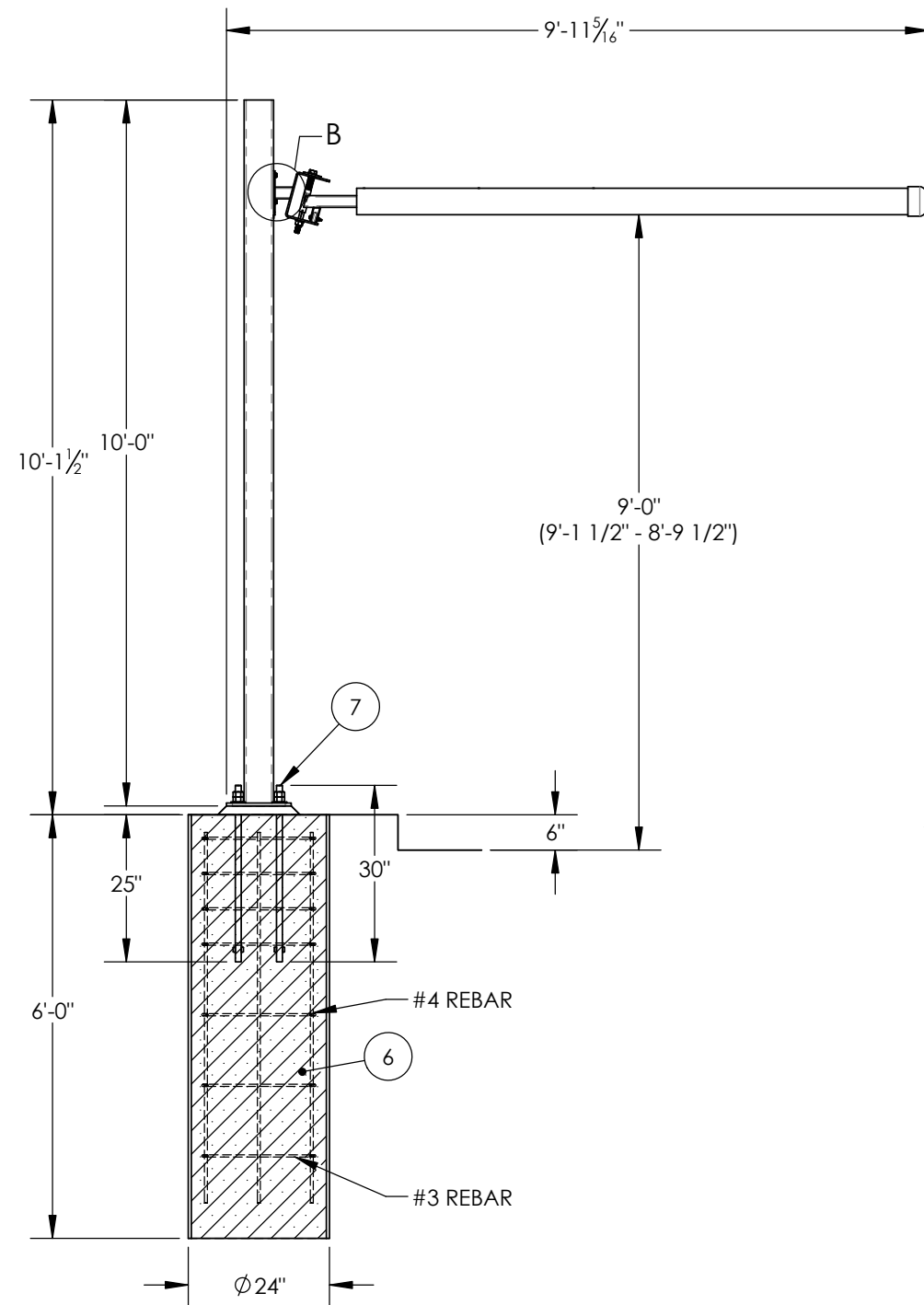
**Specifications:**

Anchor bolts sold separately.  
 Foundation not included.

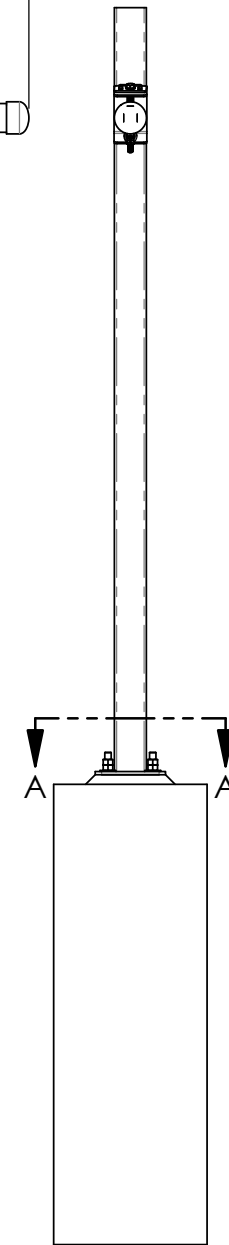
**Notes:**

FOUNDATION DETAILS

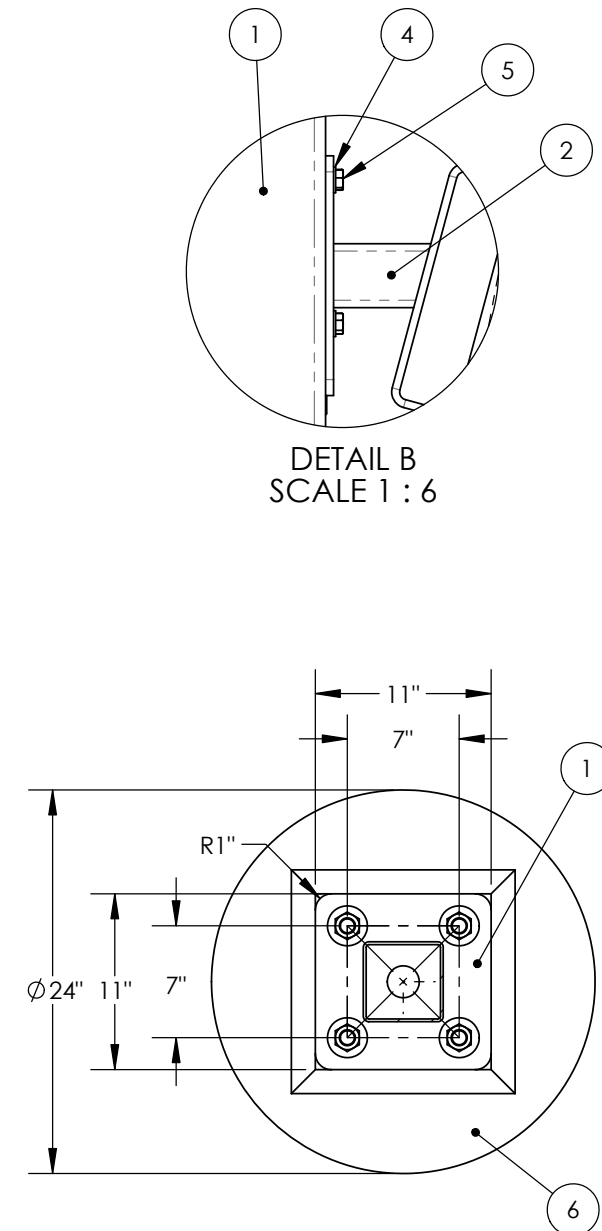
FOUNDATION	
<b>X</b>	BY GC
	BY AGI
	EXISTING



FOUNDATION ELEVATION  
 SCALE 1 : 30



SIDE VIEW  
 SCALE 1 : 30



DETAIL B  
 SCALE 1 : 6

**CUSTOMER APPROVAL**

Print Name \_\_\_\_\_ Title \_\_\_\_\_  
 Signature \_\_\_\_\_ Date \_\_\_\_\_

- Approved**
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FOUNDATION	
	EXISTING
X	NEW

DETAILS

Dimensions:

Height: 10'-1 1/4"

Width: 6'-8 1/4"

SqFt:

Quantity: 1

Illumination: Flood

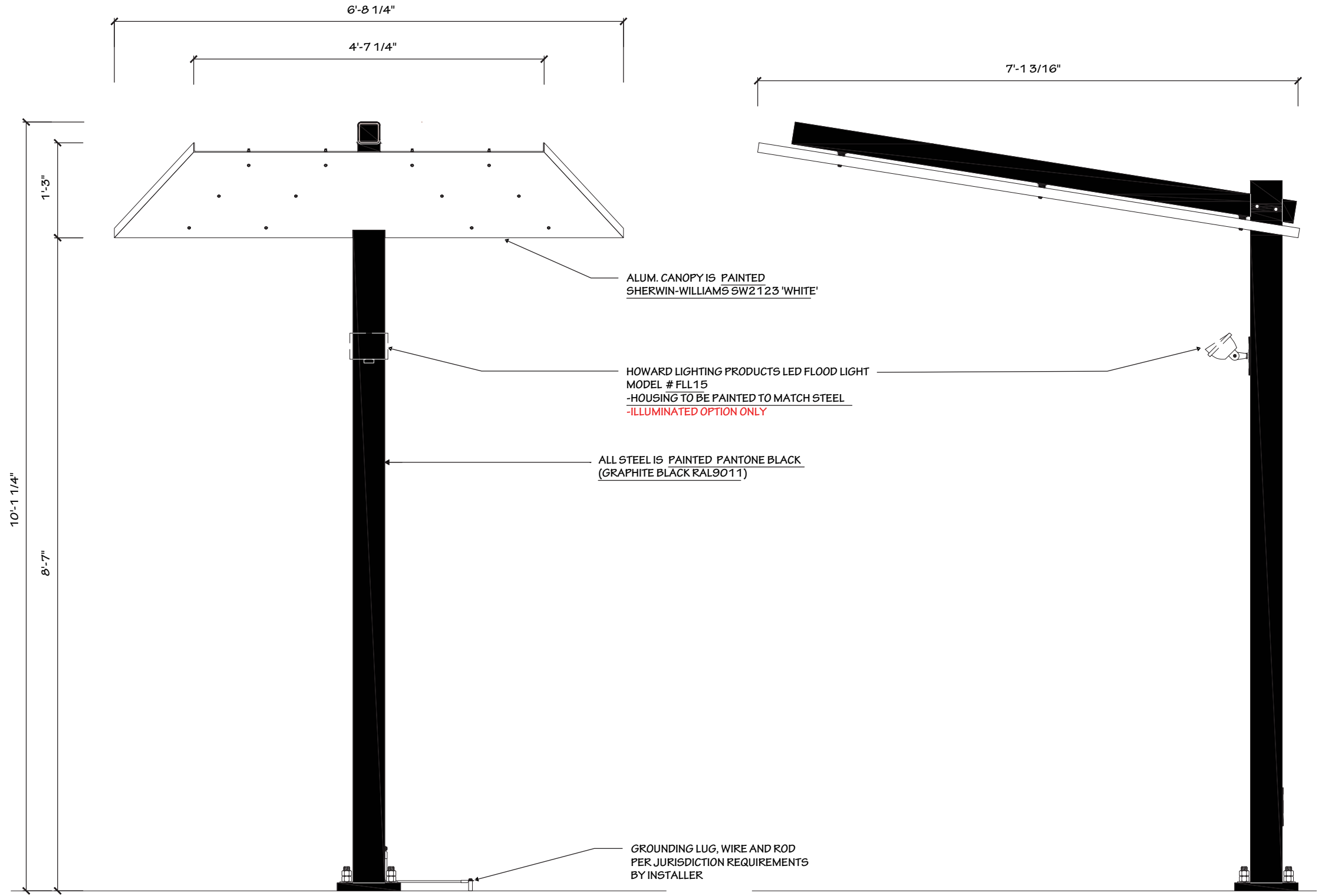
Electrical Requirements:

Owner supplied electrical within 5' of AGI transformer box.

Specifications:

Anchor bolts sold separately.  
Foundation not included.

Notes:



1 FRONT ELEVATION  
1 1/2" = 1' - 0"

2 SIDE VIEW  
1 1/2" = 1' - 0"



LOCATION  
663 Lake Cook Rd  
Deerfield, IL 60015

DESIGNER HF DATE: 01/12/2026

PROJECT MANAGER  
Josh White

CUSTOMER APPROVAL

Print Name \_\_\_\_\_ Title \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

- Approved
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- Not Approved  
Resubmit with Changes

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DETAILS

Dimensions:

Height: 10'-1 1/4"

Width: 6'-8 1/4"

SqFt:

Quantity: 1

Illumination: Flood

Electrical Requirements:

Specifications:

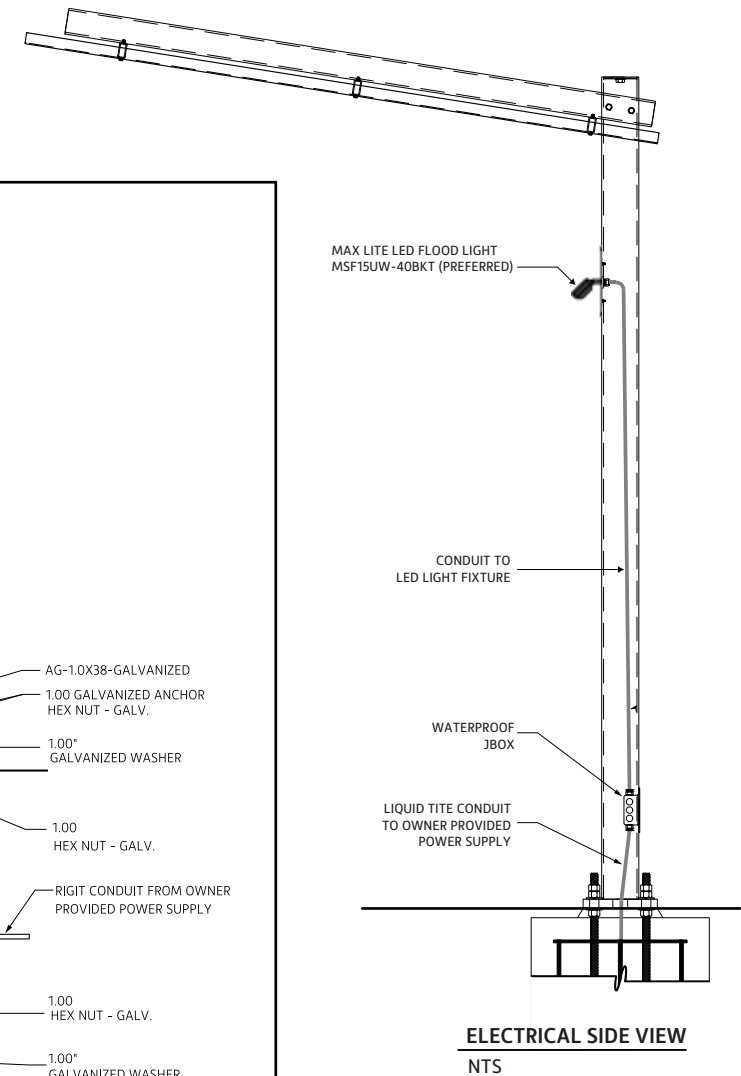
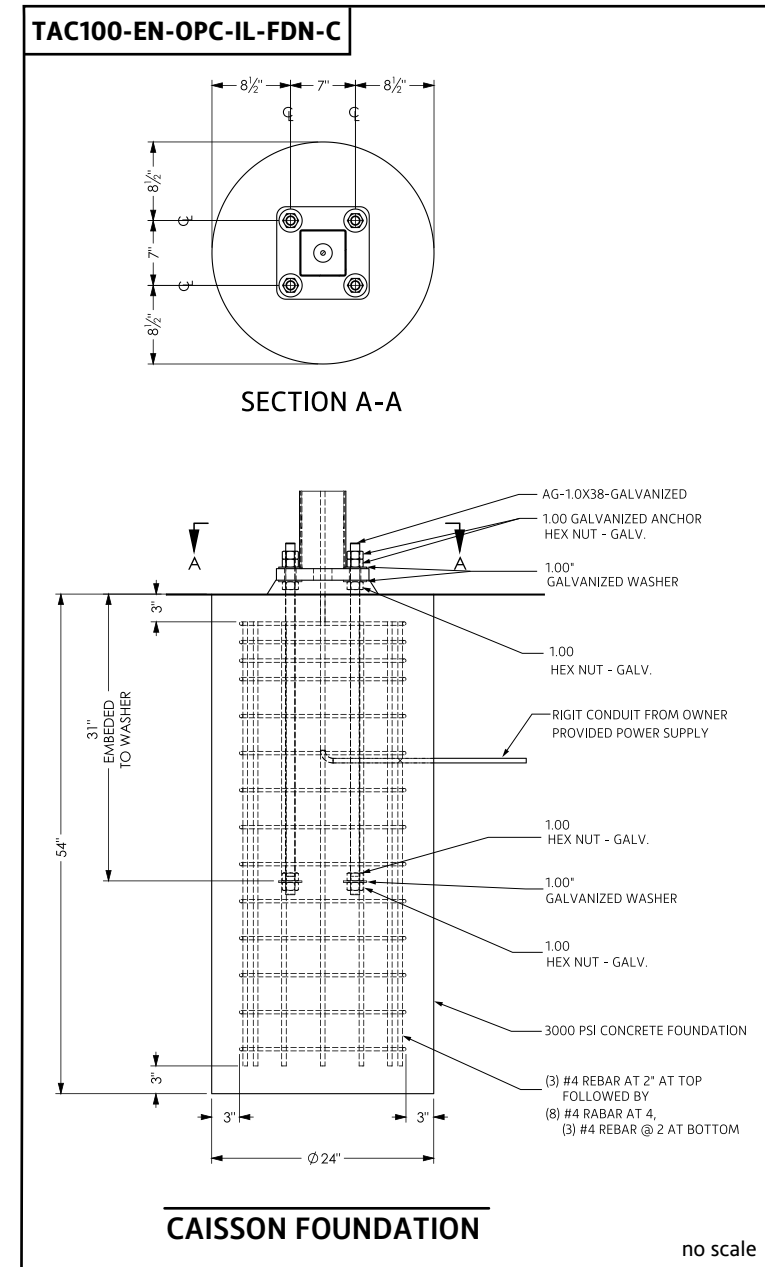
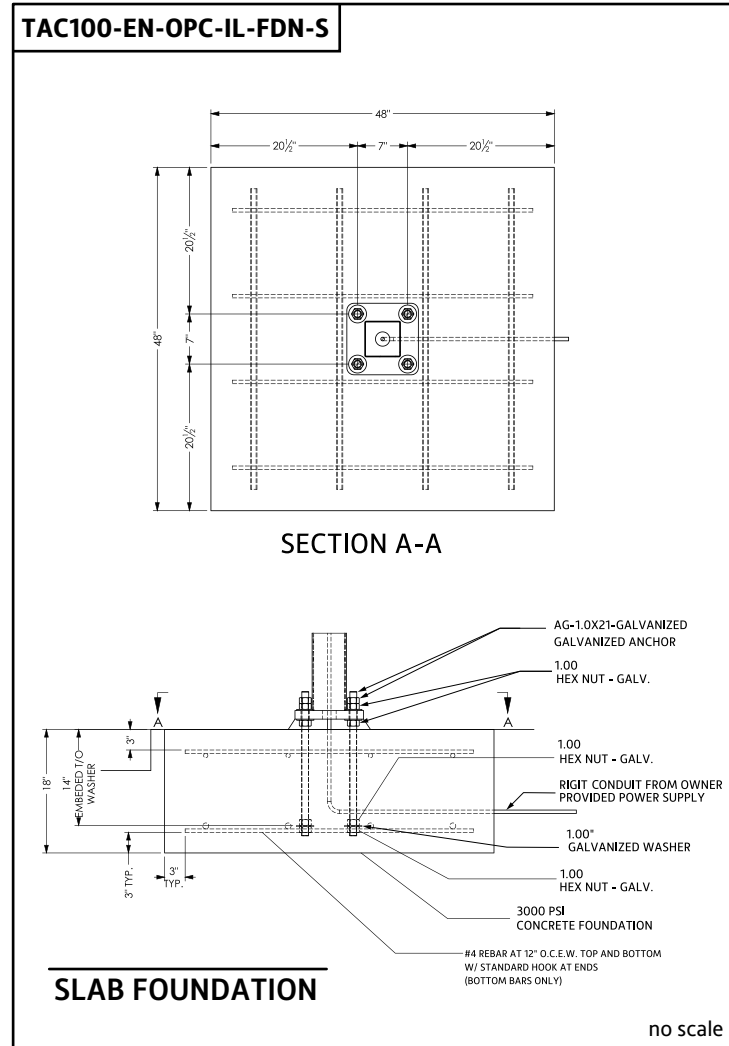
Anchor bolts sold separately.  
Foundation not included.

Notes:

Foundation by GC

FOUNDATION DETAILS

FOUNDATION	
<b>X</b>	BY GC
	BY AGI
	EXISTING



**NOTE: New Foundation Provided by GC**



**LOCATION**  
663 Lake Cook Rd  
Deerfield, IL 60015

**DESIGNER** HF **DATE:** 01/12/2026

**PROJECT MANAGER**  
Josh White

**CUSTOMER APPROVAL**

Print Name \_\_\_\_\_ Title \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

- Approved
- Approved as Noted
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Anchor Bolts - Digital Menuboard (4) 3/4" x 24"  
Headed Anchor Bolt Galvanized

DETAILS

Dimensions:

Height: 4'-11"  
Width: 5'-1/2"  
SqFt: 24.9

Quantity: 1

Illumination: Internal

Electrical Requirements:

Power:  
- Hardwired AC Power  
- 120/240V 50/60Hz  
- 1150 W (@ max load)  
- UL Rated @ 10 Amp

Backlight:  
- LED Light Source  
- 380 CD/M2 to 3,500 CD/M2  
- Auto adjusting to outdoor ambient light levels

Specifications:

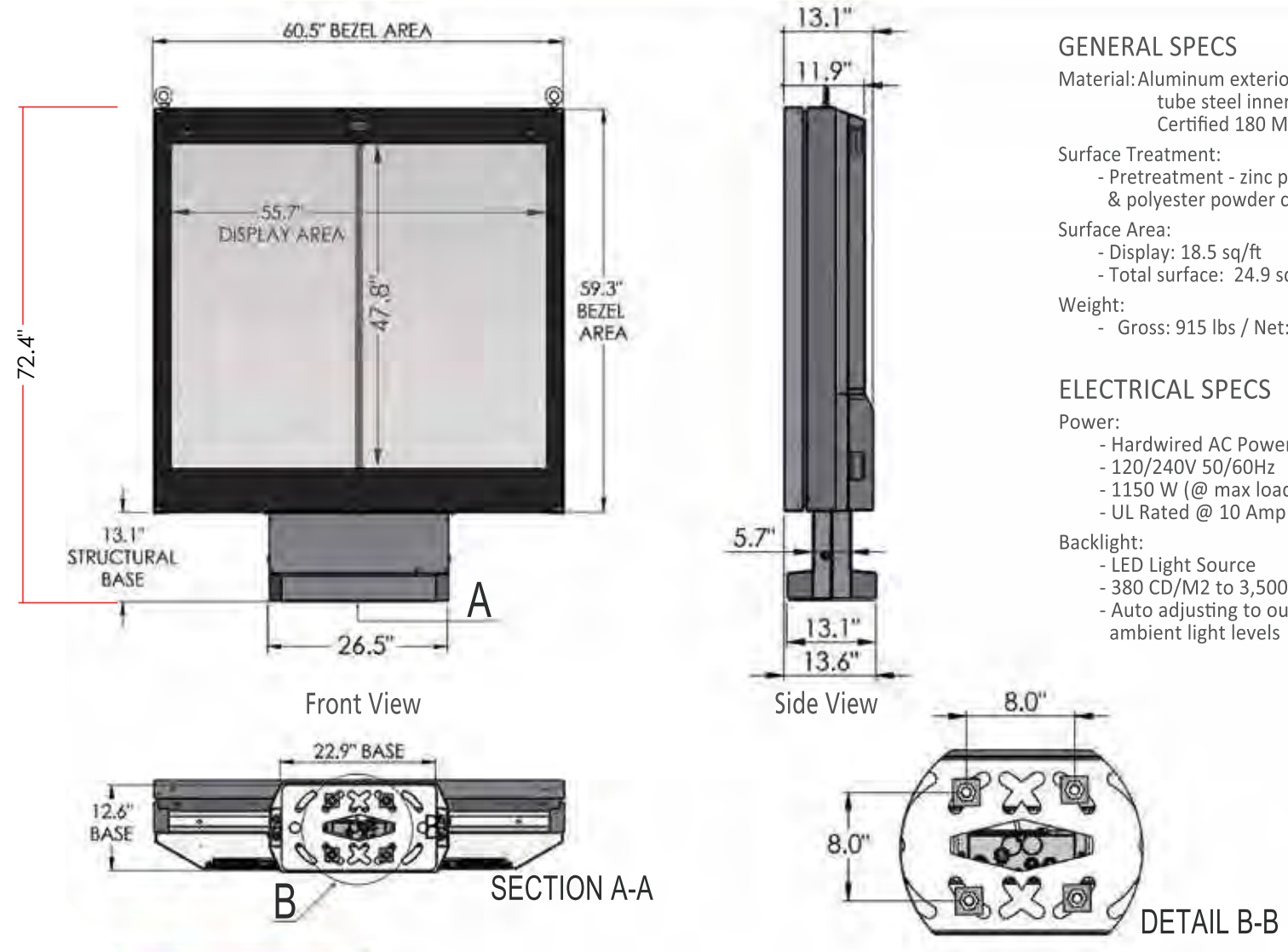
Notes:

Dedicated Circuit

FOUNDATION	
	EXISTING
X	NEW

**NOTE: MENU BOARD TO BE MAINTAINED AT 500-1500 VOLTS AT NIGHT AND 7500 VOLTS MAXIMUM DURING THE DAY.**

Stratacache V12MP Double



GENERAL SPECS

Material: Aluminum exterior with tube steel inner frame. Certified 180 MPH

Surface Treatment:  
- Pretreatment - zinc primer & polyester powder coating

Surface Area:  
- Display: 18.5 sq/ft  
- Total surface: 24.9 sq/ft

Weight:  
- Gross: 915 lbs / Net: 705 lbs

ELECTRICAL SPECS

Power:  
- Hardwired AC Power  
- 120/240V 50/60Hz  
- 1150 W (@ max load)  
- UL Rated @ 10 Amp

Backlight:  
- LED Light Source  
- 380 CD/M2 to 3,500 CD/M2  
- Auto adjusting to outdoor ambient light levels

Product Model #: STR-D12-120		STRATACACHE 40 N. Main Street Dayton, Ohio 45423 1-800-244-8915	Drawing #: STR-D12 v1.1
Project #:		Date: 2019-12-03	
Date: 2019-12-03		Author: B. Pupo	



LOCATION  
663 Lake Cook Rd  
Deerfield, IL 60015

DESIGNER HF DATE: 01/12/2026

PROJECT MANAGER  
Josh White

CUSTOMER APPROVAL

Print Name \_\_\_\_\_ Title \_\_\_\_\_  
Signature \_\_\_\_\_ Date \_\_\_\_\_

- Approved
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DETAILS

Dimensions:

Height: 4'-11"

Width: 5'-1/2"

SqFt: 24.9

Quantity: 1

Illumination: Internal

Electrical Requirements:

Power:

- Hardwired AC Power
- 120/240V 50/60Hz
- 1150 W (@ max load)
- UL Rated @ 10 Amp

Backlight:

- LED Light Source
- 380 CD/M2 to 3,500 CD/M2
- Auto adjusting to outdoor ambient light levels

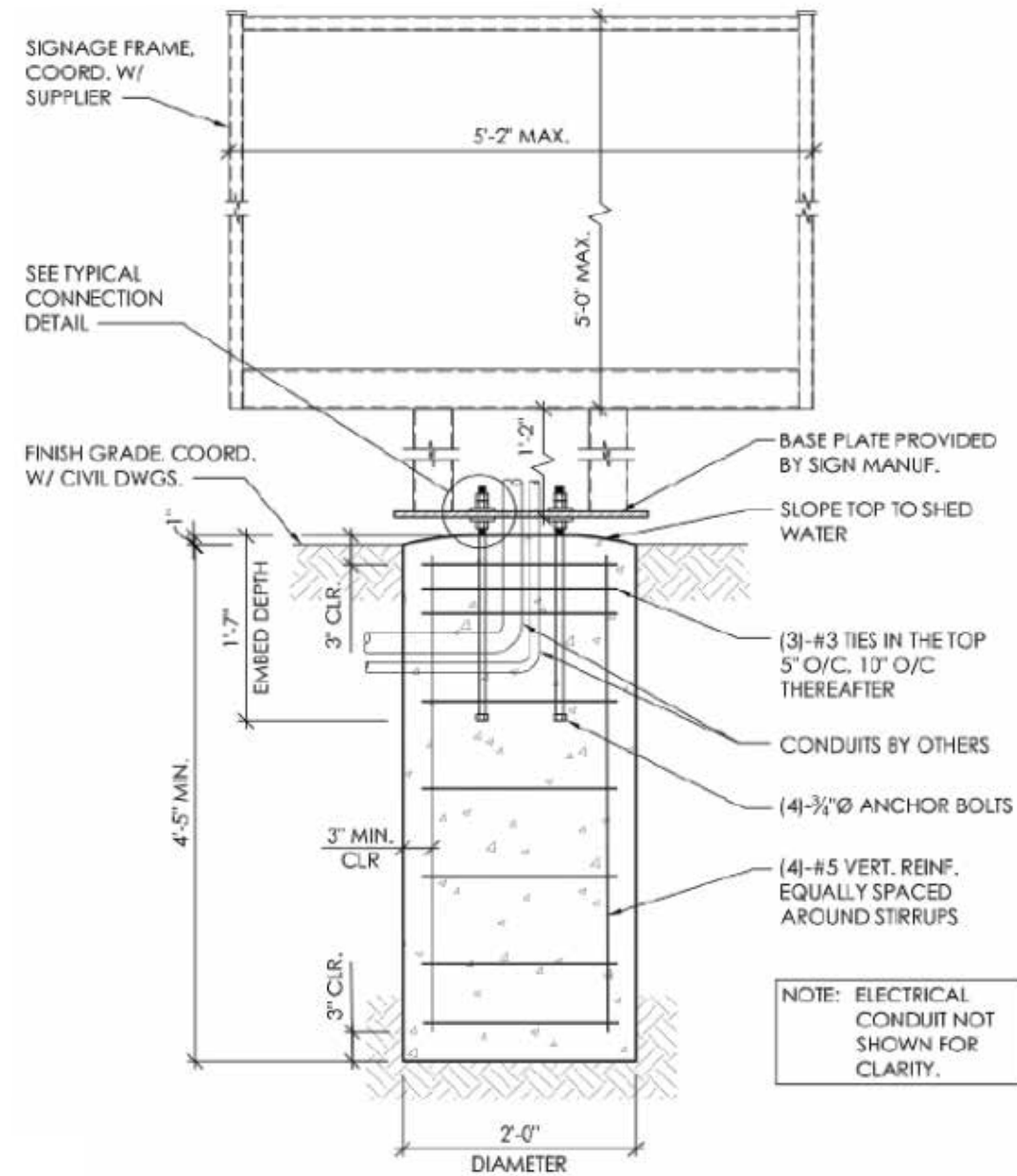
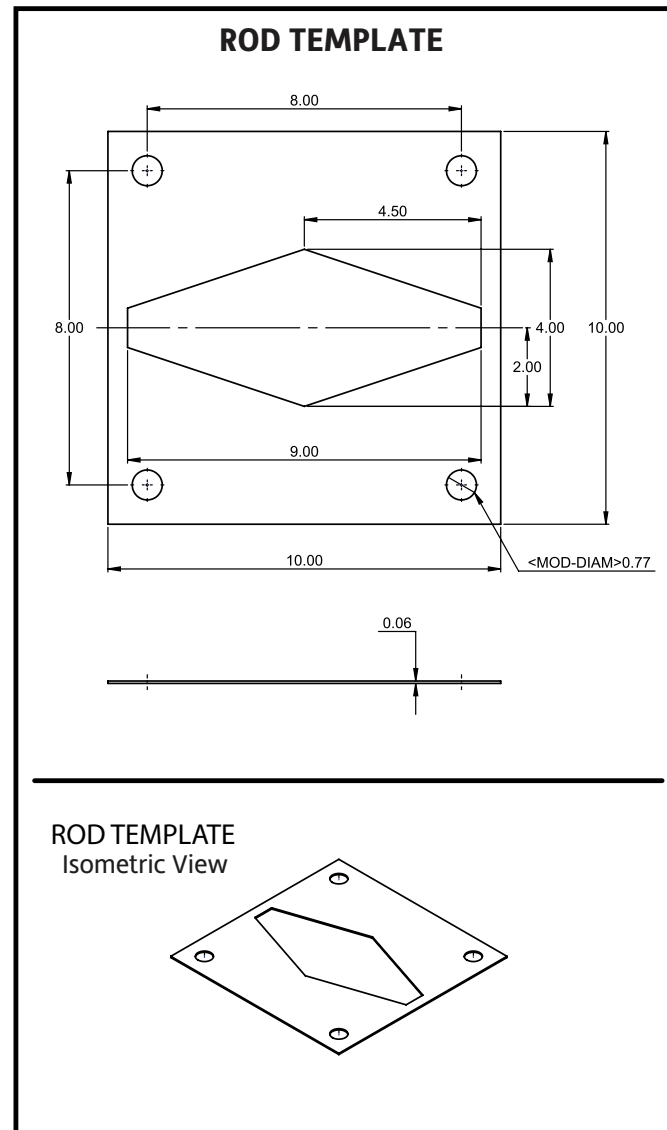
Specifications:

Notes:

FOUNDATION DETAILS

FOUNDATION	
<b>X</b>	BY GC
	BY AGI
	EXISTING

NOTE: New Foundation Provided by GC



Mobile Pickup Parking Space Sign 18"H x 12"W, 6'OAH

DETAILS

**Dimensions:**

**Height:** 1'-6"

**Width:** 1'-0"

**SqFt:** 1.34

Quantity: 2

**Illumination:** None

**Electrical Requirements:**

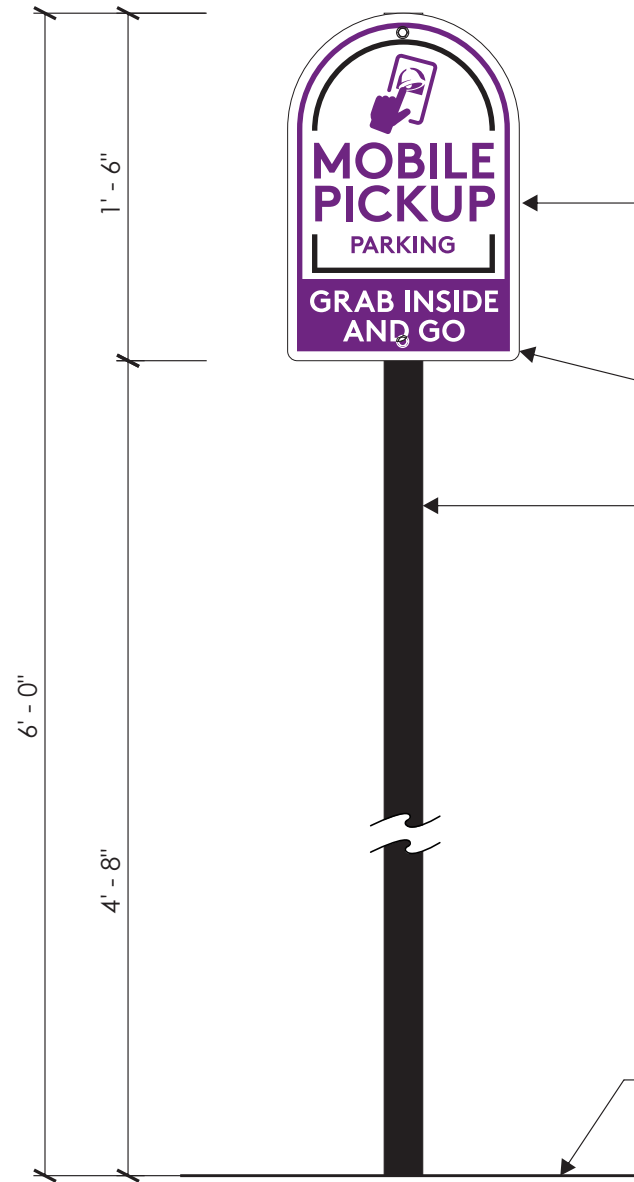
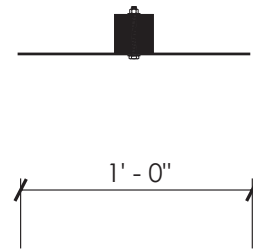
No Electrical Required

**Specifications:**

Direct Burial

**Notes:**

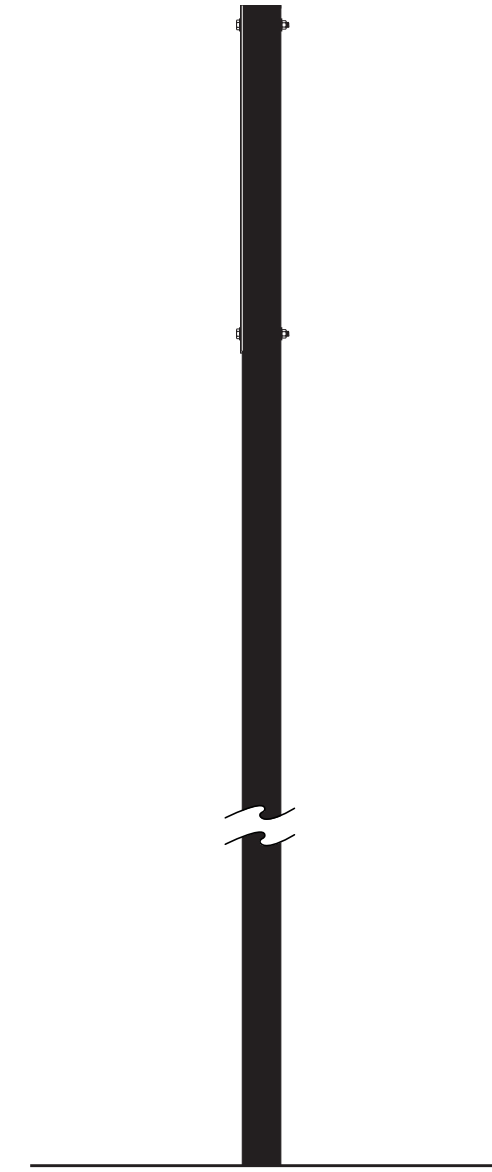
PLAN VIEW



FRONT ELEVATION

1" = 1' - 0"

2, 1/8"



SIDE VIEW

1" = 1' - 0"

ALUM. PANEL W/ SURFACE  
APPLIED FULL COLOR PRINT  
- PAINT EXPOSED FASTENERS  
TO MATCH ADJACENT  
SURFACE

R=1/2"

ALUM. TUBE IS  
PAINTED GRAPHITE BLACK RAL9011

GRADE



**LOCATION**  
663 Lake Cook Rd  
Deerfield, IL 60015

**DESIGNER** HF      **DATE:** 01/12/2026

**PROJECT MANAGER**  
Josh White

**CUSTOMER APPROVAL**

Print Name \_\_\_\_\_ Title \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

- Approved**
- Approved as Noted**
- Not Approved  
Resubmit with Changes**

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Replacement faces for existing monument, Qty 2

DETAILS

Dimensions:

Height: 3'-0"

Width: 8'-0"

SqFt: 24

Quantity: 2

Illumination: Internal

Electrical Requirements:

Voltage: 120/277V

Power Supply: UL-listed disconnect switch included  
Conduit from owner-provided power supply

Wiring: Electrical conduit routed through foundation  
Sealed connections required for water protection

Specifications:

TYPICAL REFURBISH INCLUDES:

- New Faces/Message Panel
- LED Lighting Upgrade
- Housing, Retainers, and Support Steel painted satin black (if applicable).

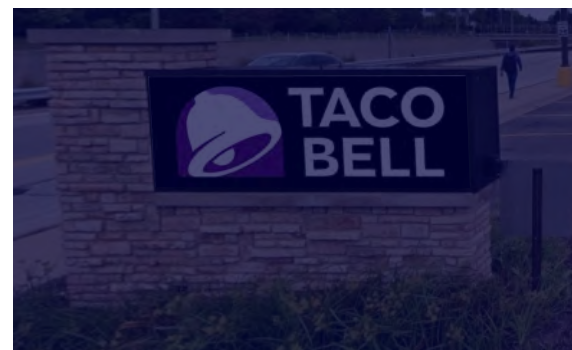
NOTE:

- 1.) PM TO SPECIFY GENERATION OF PYLON PRIOR TO FABRICATION.
- 2.) PM TO SPECIFY SECONDARY MESSAGE OPTION PRIOR TO FABRICATION.
- 3.) PM TO VERIFY V.O. DIMENSIONS PRIOR TO FABRICATION.
- 4.) PM TO SPECIFY GENERATION OF PYLON PRIOR TO FABRICATION.
- 5.) SHOP TO PROVIDE PAINT TO INSTALLER.
- 6.) INSTALLER TO PAINT CABINETS, RETAINERS AND COLUMNS PRIOR TO FACE INSTALLATION.

NOTE: TO BE PAINTED WITH OPAQUE PAINT BEHIND, SO IT DOES NOT GLOW AT NIGHT



Scale: 1/2" = 1'



NIGHT VIEW



K1 EXISTING



K1 RECOMMENDED



LOCATION  
663 Lake Cook Rd  
Deerfield, IL 60015

DESIGNER HF DATE: 01/12/2026

PROJECT MANAGER  
Josh White

CUSTOMER APPROVAL

Print Name \_\_\_\_\_ Title \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

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Tenant Panel, 1'-10 1/4"H x 10'-3 1/2"W, Qty 2 Faces

DETAILS

Dimensions:

Height: 1'-10 1/4"

Width: 10'-3 1/2"

SqFt: 19.08

Quantity: 2

Illumination: Internal

Electrical Requirements:

Existing Electrical

Specifications:

TYPICAL REFURBISH INCLUDES:

- New Faces/Message Panel
- LED Lighting Upgrade
- Housing, Retainers, and Support Steel painted satin black (if applicable).

NOTE:

- 1.) PM TO SPECIFY GENERATION OF PYLON PRIOR TO FABRICATION.
- 2.) PM TO SPECIFY SECONDARY MESSAGE OPTION PRIOR TO FABRICATION.
- 3.) PM TO VERIFY V.O. DIMENSIONS PRIOR TO FABRICATION.
- 4.) PM TO SPECIFY GENERATION OF PYLON PRIOR TO FABRICATION.
- 5.) SHOP TO PROVIDE PAINT TO INSTALLER.
- 6.) INSTALLER TO PAINT CABINETS, RETAINERS AND COLUMNS PRIOR TO FACE INSTALLATION.



Scale: 1/2" = 1'



L1 EXISTING



L1 RECOMMENDED



LOCATION  
663 Lake Cook Rd  
Deerfield, IL 60015

DESIGNER HF DATE: 01/12/2026

PROJECT MANAGER  
Josh White

CUSTOMER APPROVAL

Print Name \_\_\_\_\_ Title \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

- Approved
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We look forward to  
working with you!

2655 International Parkway  
Virginia Beach, VA 23452  
757.427.1900  
Toll Free: 800.877.7868  
[www.AGI.net](http://www.AGI.net)



# **Ordinance 0-99-08**

ORDINANCE NO. O-99-08

AN ORDINANCE AUTHORIZING AN AMENDED SPECIAL USE FOR  
METRA/HOME DEPOT (ZIPPY'S RESTAURANT)

Published in pamphlet form this  
1st day of February, 1999  
by the President and Board of  
Trustees of Deerfield.

ORDINANCE NO. O-99-08

AN ORDINANCE AUTHORIZING AN AMENDED SPECIAL USE FOR  
METRA/HOME DEPOT (ZIPPY'S RESTAURANT)

WHEREAS, pursuant to Ordinance 97-51, the Corporate Authorities granted concept approval for a restaurant use at a specified location within the Subject Property as legally described on Exhibit A attached hereto and made a part hereof, subject to a public hearing by the Plan Commission of the Village of Deerfield and approval by the Corporate Authorities, and

WHEREAS, the Plan Commission of the Village of Deerfield has heretofore held a public hearing on the application of Deerfield Associates, L.L.C. and Zippy's Restaurant (hereinafter collectively the "Applicant") to authorize an amendment to the existing Special Use - Planned Unit Development of METRA/Home Depot Final Development Plan, all in accordance with Articles 5.02-C,1,d, 12.05 and 13.11 of the Zoning Ordinance of the Village of Deerfield, as amended, to permit the operation of a restaurant in said development;

WHEREAS, said hearing was held pursuant to duly published notice thereof and was in all respects held according to law; and

WHEREAS, the Plan Commission of the Village of Deerfield after considering and reviewing the evidence adduced and the site plan dated January 20, 1999, elevations dated October 19, 1998 and the landscaping plan dated August 12, 1998 each prepared by Architectural Environments and submitted by Applicant (collectively, the "Site Plan") and the Signage Plan dated September 22, 1998 and October 19, 1998 prepared by Grate Signs (said Site Plan and Signage Plan are attached hereto and made a part hereof as Exhibit B), made written findings of fact and recommended that said amendment to the Special Use of said real estate be approved and authorized subject to certain conditions and restrictions hereinafter set forth.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF DEERFIELD, LAKE AND COOK COUNTIES, ILLINOIS AS FOLLOWS:

SECTION That the findings and recommendations of the Plan Commission are  
ONE: concurred in and adopted as the findings of the President and Board of Trustees and the amendment to the Special Use of the real estate legally described in Exhibit A attached hereto and made a part hereof to approve the operation of a restaurant in accordance with Applicant's Site Plan and Signage Plan, as amended, be and the same is hereby authorized and approved.

SECTION That the approval and authorization of said amendment to Special Use is  
TWO: hereby given subject to the requirements that all use shall be in accordance with all exhibits, testimony, representations submitted and made by the

ORDINANCE NO. O-99- 08

AN ORDINANCE AUTHORIZING AN AMENDED SPECIAL USE FOR  
METRA/HOME DEPOT (ZIPPY'S RESTAURANT)

Applicant to the Plan Commission and President and Board of Trustees and is also subject to compliance by Applicant with all other applicable provisions of the Zoning Ordinance and the provisions of Ordinance 97-51.

SECTION THREE: That in connection with the approval of the above-described amendment to Special Use, the Applicant is granted (i) a parking variation to permit 25 parking spaces in lieu of the 62 required, and (ii) signage modifications as depicted in the Signage Plan included as part of Exhibit B.

SECTION FOUR: That any violation of any of the conditions hereinabove set forth shall authorize the revocation of the amendment to Special Use hereby authorized.

SECTION FIVE: That all approval and authorization of said amendment to Special Use hereby given is subject to the requirement that this Ordinance shall be recorded in the Office of the Recorder of Deeds of Cook County, Illinois, and all fees for such recordation and expenses incurred therefor shall be paid by the Applicant.

SECTION SIX: That the Village Clerk is hereby directed to publish this Ordinance in pamphlet form.

SECTION SEVEN: That this Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

AYES: Ehlers, Seidman, Swanson, Swartz (4)

NAYS: Rosenthal (1)

ABSENT: Heuberger (1)

PASSED: This 1st day of February A.D., 1999.

APPROVED: This 1st day of February A.D., 1999.

  
VILLAGE PRESIDENT

ATTEST:

  
VILLAGE CLERK

99611377

STATE OF ILLINOIS )  
 )  
COUNTIES OF LAKE AND COOK ) SS  
 )  
VILLAGE OF DEERFIELD )

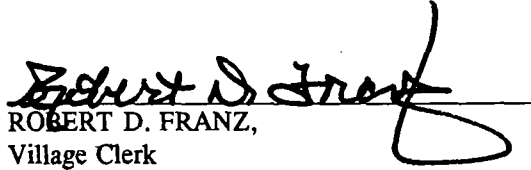
The undersigned hereby certifies that he is the duly appointed Village Clerk of the Village of Deerfield, Lake and Cook Counties, Illinois, and that the attached is a true and accurate copy of

Ordinance No. O-99-08 entitled "An Ordinance Authorizing an Amended Special Use for Metra/Home Depot (Zippy's Restaurant)"

as appears in the records and files of the office of the Village Clerk.

Dated this February 8, 1999

17826B -2

  
ROBERT D. FRANZ,  
Village Clerk

COPY

SEAL

Submitted by: Village of Deerfield  
850 Waukegan Road  
Deerfield, IL 60015

Please return to:  
CT CORPORATION SYSTEM  
Attn: Wil Snodgrass  
208 S. LaSalle Street  
Chicago, IL 60604

EXHIBIT "A"

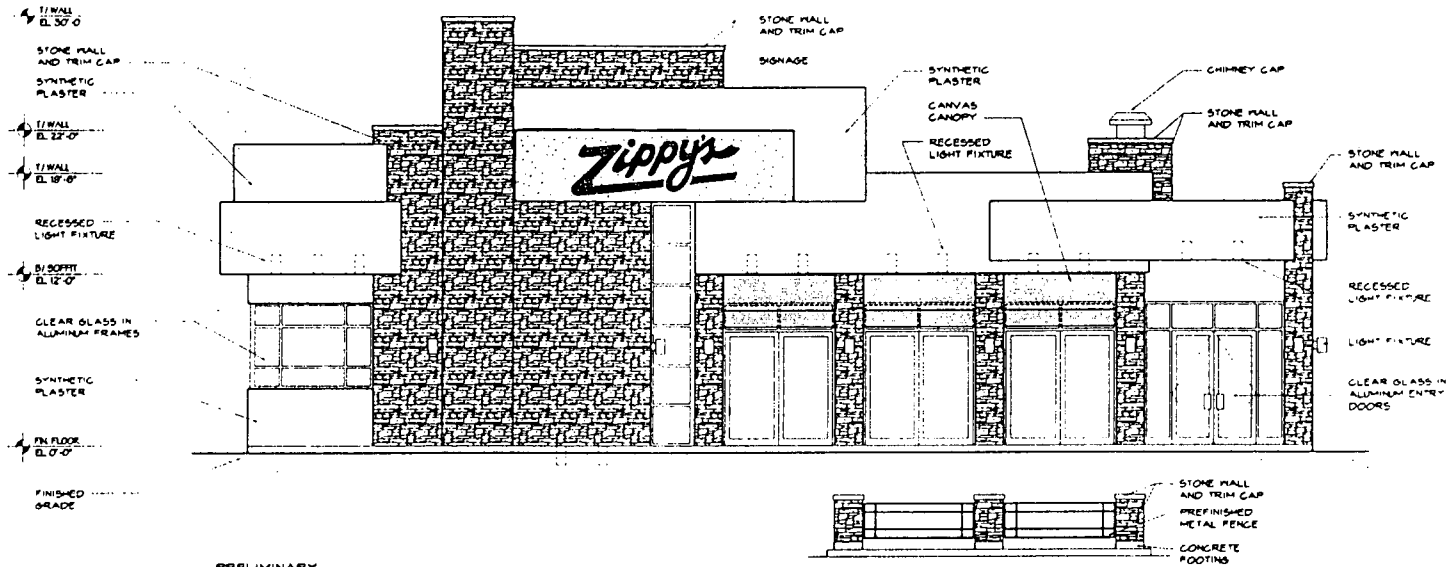
DEERFIELD DEPOT SUBDIVISION, BEING A SUBDIVISION OF PART OF THE  
NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 12 EAST OF  
THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

04 04 100 019  
04 04 101 001

COPY

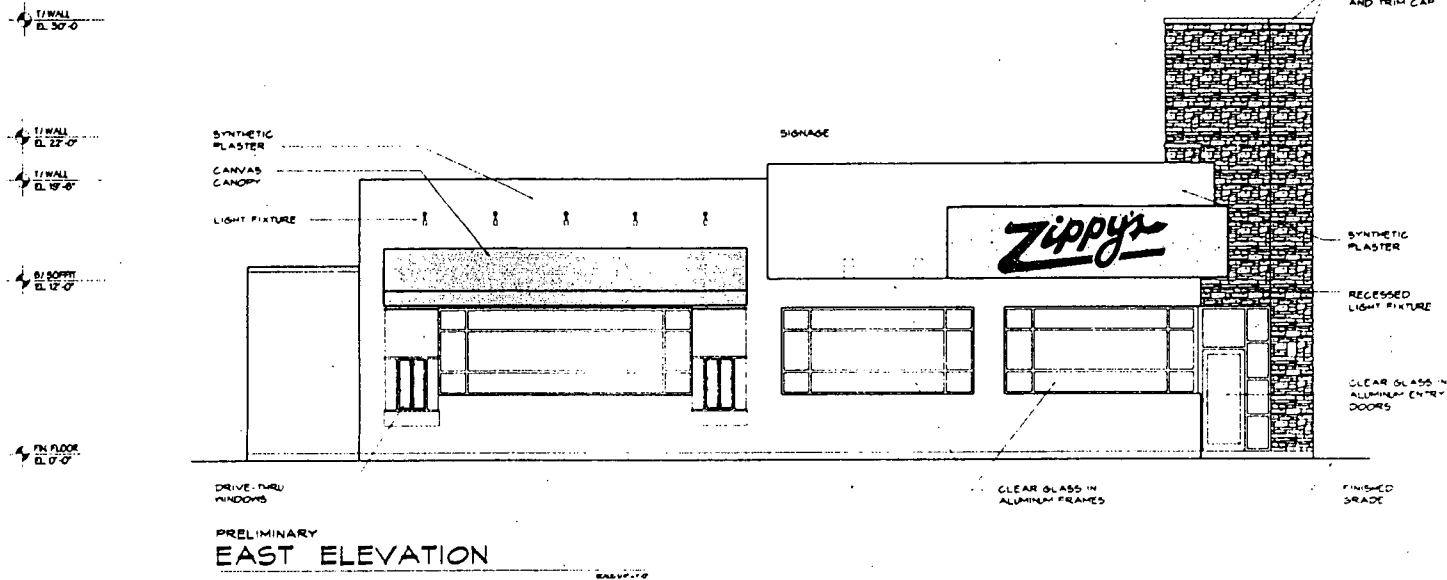


Zippy's Approved Drawings from 1999



PRELIMINARY NORTH ELEVATION

FENCE ELEVATION



PRELIMINARY EAST ELEVATION

COPY

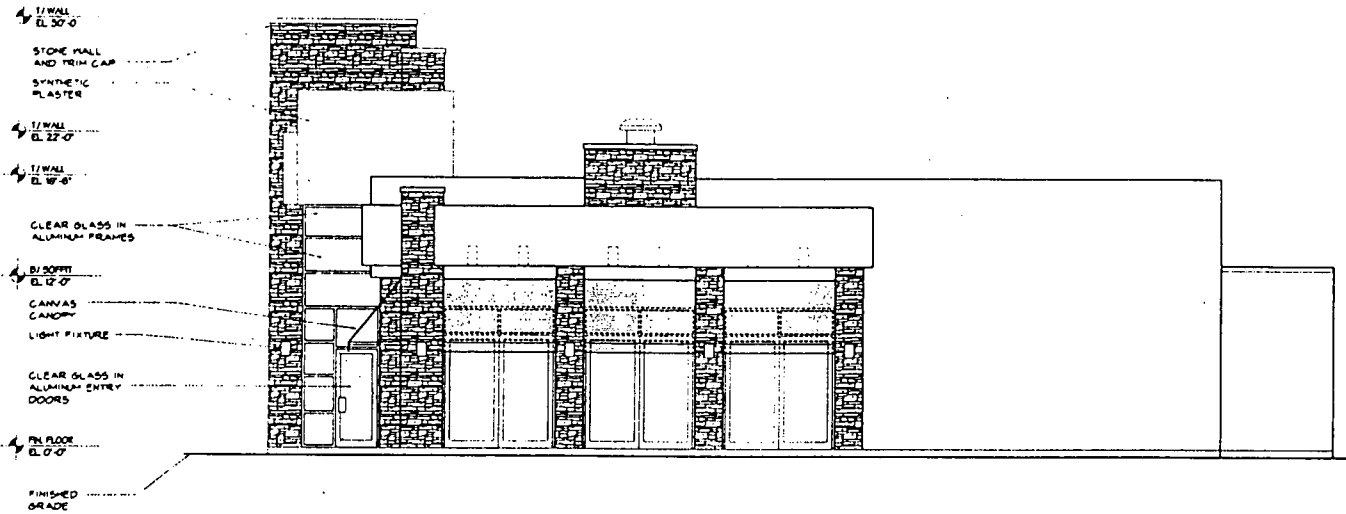
Ord. 0-99-08  
 Ex. B. 2  
 1992

ARCHITECTURAL - ENVIRONMENTS  
 400 EAST WYOMING STREET, SUITE 117 - WHEELING, IL 60090-1117

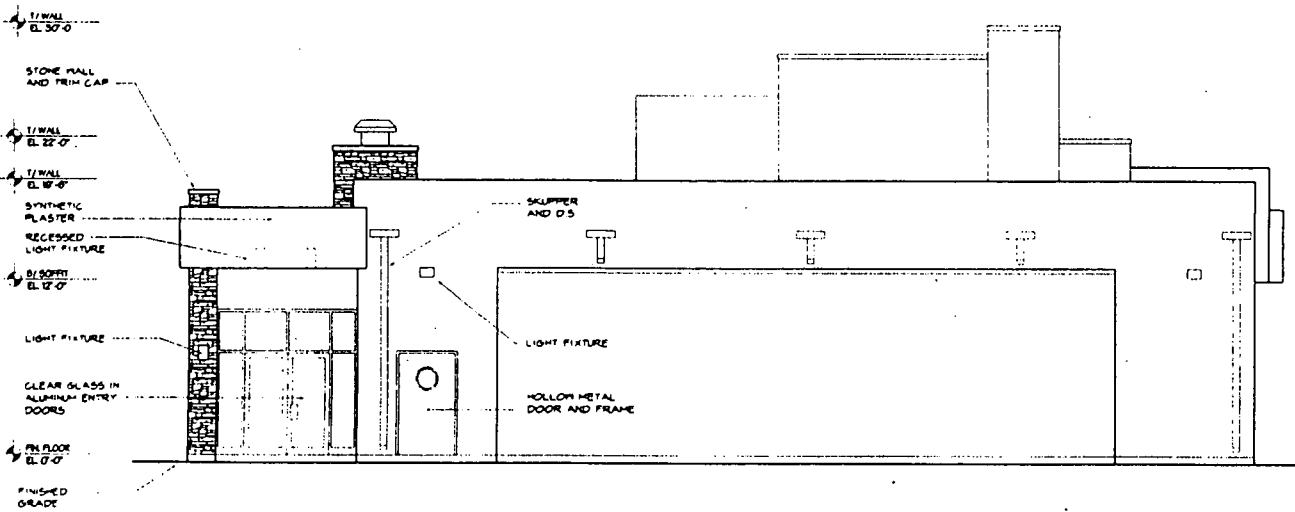
Zippy's Restaurant  
 Deerfield Illinois

A2

Zippy's Approved Drawings from 1999



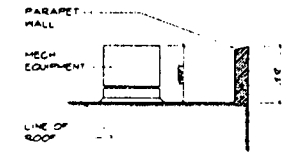
PRELIMINARY WEST ELEVATION



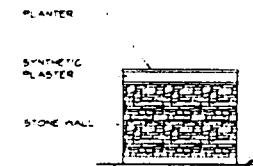
PRELIMINARY SOUTH ELEVATION

MATERIAL LEGEND

ITEM	MANUFACTURER	DESCRIPTION
STONE WALLS	CAL TURE STONE	2" HAZEL DRIVING Limestone 12" BY 20"
COLLARS AND PIER		
BRIDGE WALLS	SENECA - THE FISH	COLOR TO MATCH BELLAH MOORE #88 MUSTARD YELLOW
SOFFITS	SENECA - THE FISH	COLOR TO MATCH BELLAH MOORE #205 CINNABON
ALUMINUM WINDOW FRAMES	LANNERS FOR EQUAL	COLOR TO MATCH BELLAH MOORE #88 YELLOW OCHRE
GLASS	PPG	CLEAR GLASS
CANVAS CANOPIES	SHURELLA	#433 TERRA COTTA
ZIPPY'S SIGN	PPG #23C	#23C YELLOW CHANNEL LETTERS IN SHURELLA YELLOW ACRYLIC UNLUMINATED FACE
EXTERIOR WALL LIGHTS	CONDE IT	#449 YELLOWING CORNER IN CLEAR BEGGED GLASS



ROOF SCREEN



PRELIMINARY TRASH ENCL.

01-10-99-04  
 EBZ  
 agy

ARCHITECTURAL ENVIRONMENTS  
 100 East DuSable Ave., Suite 111 - Naperville, IL 60563-1111

Zippy's Restaurant  
 Deerfield, Illinois

A3

COPY

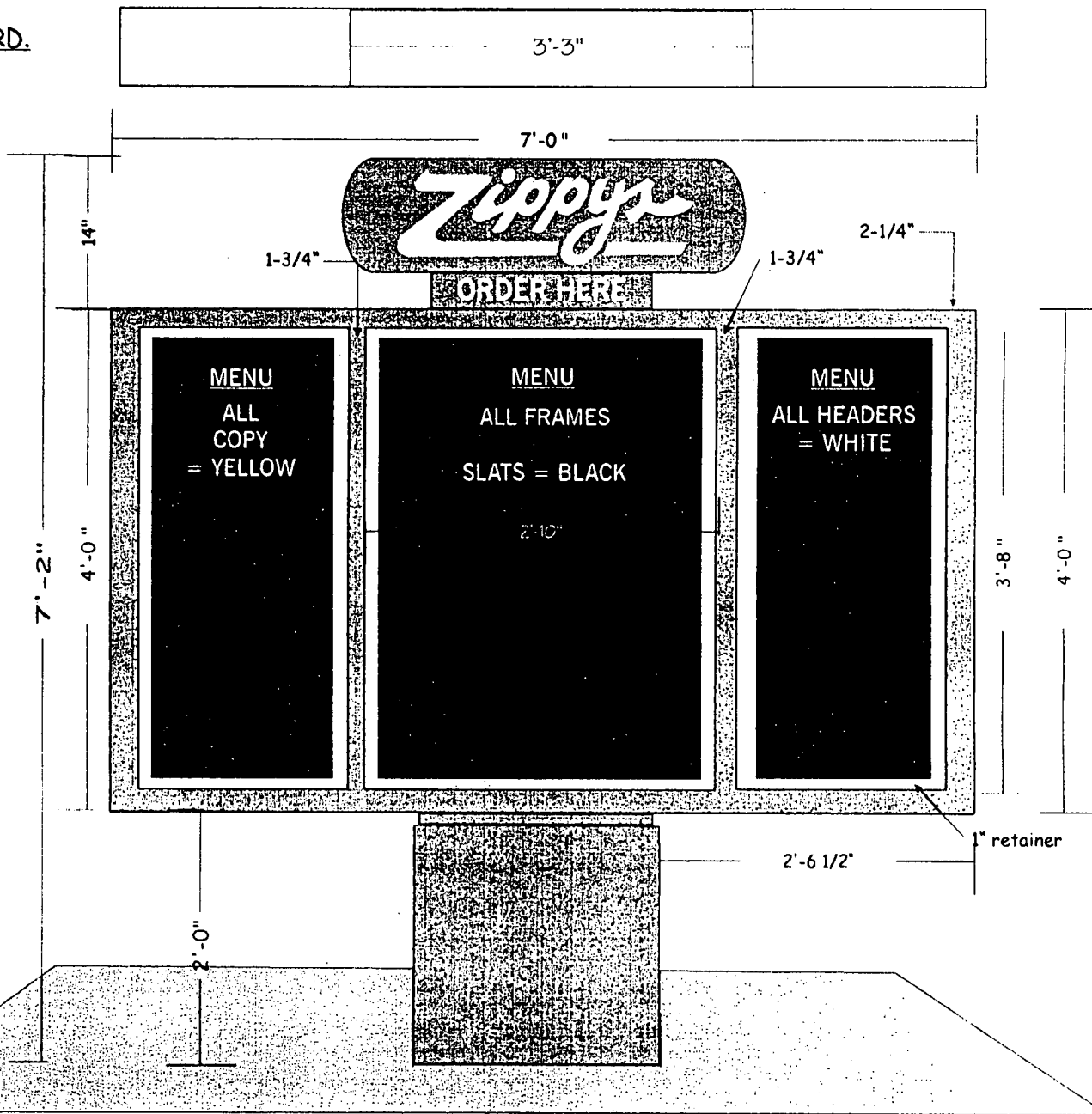
MENU BOARD TOP VIEW

(1) ONE DRIVE-THRU MENU BOARD.

MENU BOARD 4' X 7'-0" FACE  
BURGUNDY (188c) CABINET,  
PYLON, AND RETAINERS.

"ZIPPY'S" = YELLOW 3630-25  
COPY ON BURGUNDY 3630-49  
BACKGROUND.

"ORDER HERE" = OPAQUE VINYL  
COPY - WHITE.

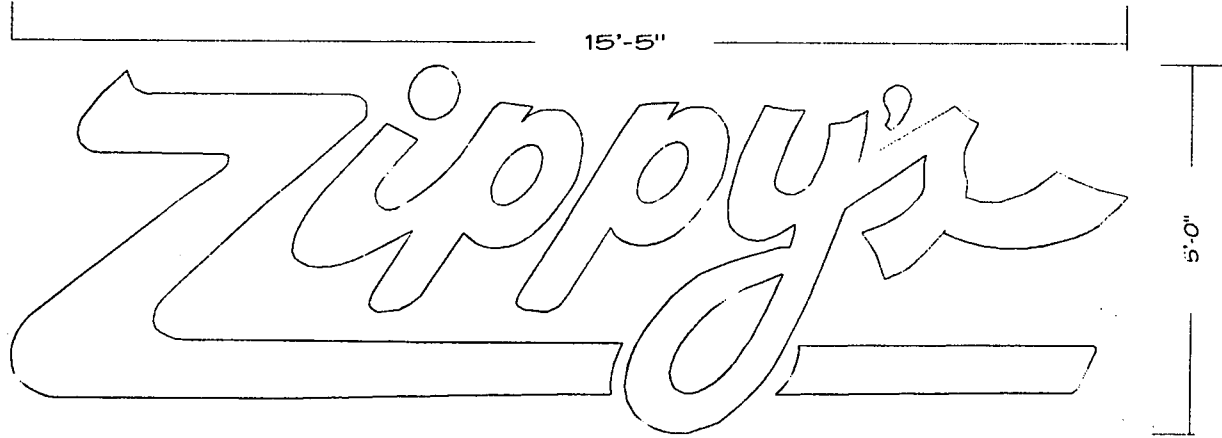


COPY

*DRG. 0-99-09  
K.C.B.-4  
1/8/98*



Client: Zippy's	Approved:	Date: 22Sept98	All sign designs and concepts shown here are confidential and are the property of Grate Sign Inc. They are not to be distributed, exhibited, copied or otherwise used without our written permission. © Grate Signs, Inc. 1998
Scale: 3/4" = 1'	Drawn by: KcF	Rev# 000	
Drwng # 98-2129	Sales: Dan		



copy

Ord 0-99-08  
Ch. B-4  
28/5-

### NORTHERN and EASTERN ELEVATIONS

(2) TWO WALL SIGNS  
FLUSH MT INDIVIDUAL ILLUMINATED LETTERS.  
ACRYLIC FACES WITH SUNFLOWER YELLOW 3630-25 TRANS-VINYL 1ST SURFACE  
15MM YELLOW NEON DOUBLE STROKE.  
YELLOW TRIM CAP AND RETURNS PMS YELLOW (123c).



**GRATE SIGNS**

Client: Zippy's	Approved:	Date: 22Sept98	All sign designs and concepts shown here are confidential and are the property of Grate Sign Inc. They are not to be distributed, exhibited, copied or otherwise used without our written permission. © Grate Signs, Inc. 1998
Scale: 3/8" = 1'	Drawn by: KcF	Drwng # 98-2127	
		Rev# 000	

13'-0"

21'-0"

*DRD 0-99-8  
3/4 B-4  
OS*

DRIVE THRU

*Zippys*

DRIVE THRU

NORTHWEST AND NORTHEAST PYLON SIGNS

(4) FOUR 1'-10" x 13'-0" ROUTED BURGUNDY PANELS

BURGUNDY (PMS 188c) BACKGROUND.

YELLOW SUNFLOWER (3630-25) VINYL "ZIPPYS"  
LOGO IS 18" TALL.

COPY



WHITE ROUTED COPY FOR "DRIVE THRU".  
COPY IS 4" TALL.

**GRATE SIGNS** INC.

Client: Zippy's

Approved:

Date: 22Sept98

Scale: 1/2" = 1'

Drawn by: KcF

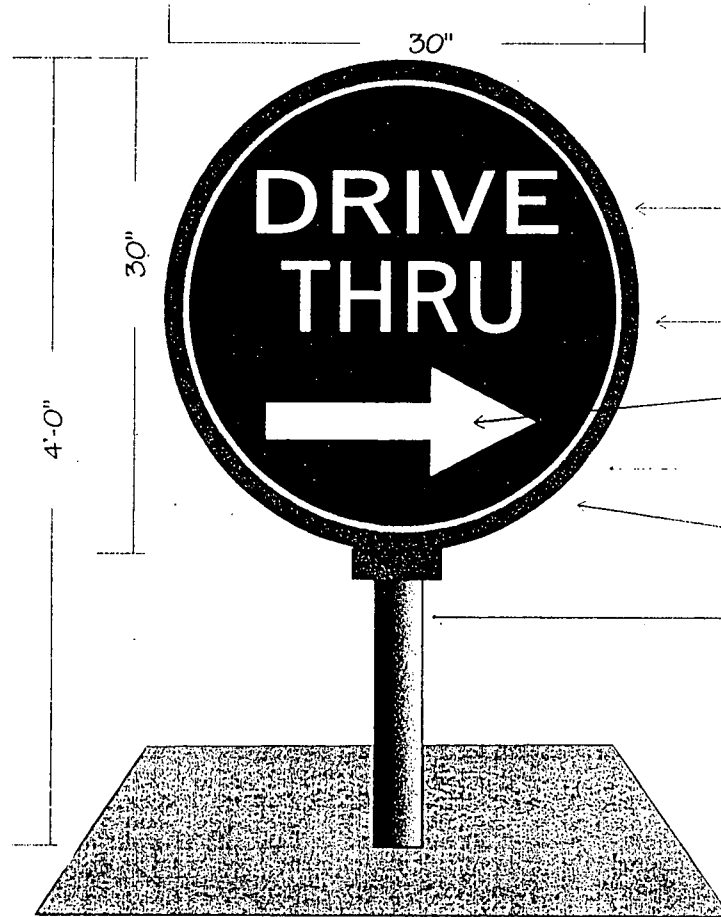
Drwng # 98-2128

Sales: Dan

Rev# 000

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© Grate Signs, Inc. 1998

Zippy's Approved Drawings from 1999



(1) D/F DIRECTIONAL DISPLAY  
 30" DIAMETER, 4' TALL INT. ILLUMINATED DISPLAY  
 BURGUNDY (188c) CABINET & RETAINER.

WHITE FLAT SPRAYED COPY.

#415-Y YELLOW ARROW.

BLACK FLAT SPRAYED BACKGROUND.

WHITE FLAT SPRAYED BORDER.

BLACK POLE.

COPY

*01A 0-99-08*  
*EX-B-4*  
*481*



Client: Zippy's	Approved:	Date: 19Oct98	All sign designs and concepts shown here are confidential and are the property of Grate Sign Inc. They are not to be distributed, exhibited, copied or otherwise used without our written permission. © Grate Signs, Inc. 1998
Scale: 1" = 1'	Drawn by: <i>RF</i>	Rev# 000	
Drwng # 98-2126	Sales: Dan		