

# CITY OF BATAVIA

---

**DATE:** November 30, 2017  
**TO:** Plan Commission  
**FROM:** Drew Rackow AICP, Planning and Zoning Officer  
**SUBJECT:** Administrative Design Review for Burrito Parrilla Mexicana – Exterior Revisions  
76 South Randall Road  
Martin Hernandez, Burrito Properties LLC, applicant

## Background

Burrito Parrilla Mexicana, a Mexican restaurant chain has purchased the former White Castle location at 76 South Randall Road. As part of overall improvements to the building, it is seeking to update the façade. No other site improvements are proposed. Plans include new building lighting, new finishes, new painted colors and a new drive through canopy. The project would not change drive through circulation, site access, parking lot design, or the building footprint. The applicant will also be significantly renovating the building interior.

The property is zoned GC, General Commercial, which permits a drive through restaurant. While a project of this scope qualifies for staff-only review/approval through administrative design review (ADR – see Section 5.603.B in Zoning Code [Chapter 5.6: Design Review](#)), staff feels it is appropriate for the Plan Commission consideration and approval. The referenced Zoning Code section allows staff to refer ADR to the Commission for review and approval. The administrative design review application material is attached.

## Summary of Proposed Changes and Staff Analysis

The proposed updates to the building would add new (light grey) stucco finish to better define the entry. A new stucco cap would de-castle the existing building. The majority of the building would be painted dark grey. A new canopy would be placed over the drive through window, providing weather protection for customers. This change is consistent with the Plan Commission's Design Criteria. New LED lighting would be added to the building façade. The intention is to provide additional entry/site illumination with these fixtures. Staff recommends inclusion of a condition requiring that this lighting meet the Plan Commission's Standard Design Review Criteria for Commercial Projects and be fully shielded, downlit and parallel to the ground.

Wall signage would otherwise be installed on the north and west elevations. The applicant will revise the ground signs, but final plans are not yet prepared. Staff would recommend a condition of staff review for the ground sign, rather than subjecting it to a separate Administrative Design Review application.

Staff notes that specific plans for revising the dumpster enclosure west of the existing building are not included in plans. Staff would recommend a condition of approval specifying the enclosure be modified to reflect the newly proposed architecture. This property was originally built pursuant to an approved landscape plan. All site landscaping must conform to this plan and will be inspected as part of this project. Staff would recommend a condition of approval addressing this requirement.

Overall staff believes that the provided plans would provide positive update to the site for a new member of the business community. Changes are consistent with updates that have occurred at other drive through restaurants along Randall Road.

## Staff Recommendation

Staff recommends the Commission approve the administrative design review for Burrito Parrilla Mexicana with the following conditions:

1. All building mounted lighting shall be consistent with Standard Design Review Criteria #13, and mounted not at a height to not exceed 15 feet from grade.
2. Site dumpster enclosure walls shall be modified to match the color and top of parapet detailing of the building's walls.

3. Site shall remain in conformance with the originally approved landscape plan. Landscape shall be inspected prior to project completion.

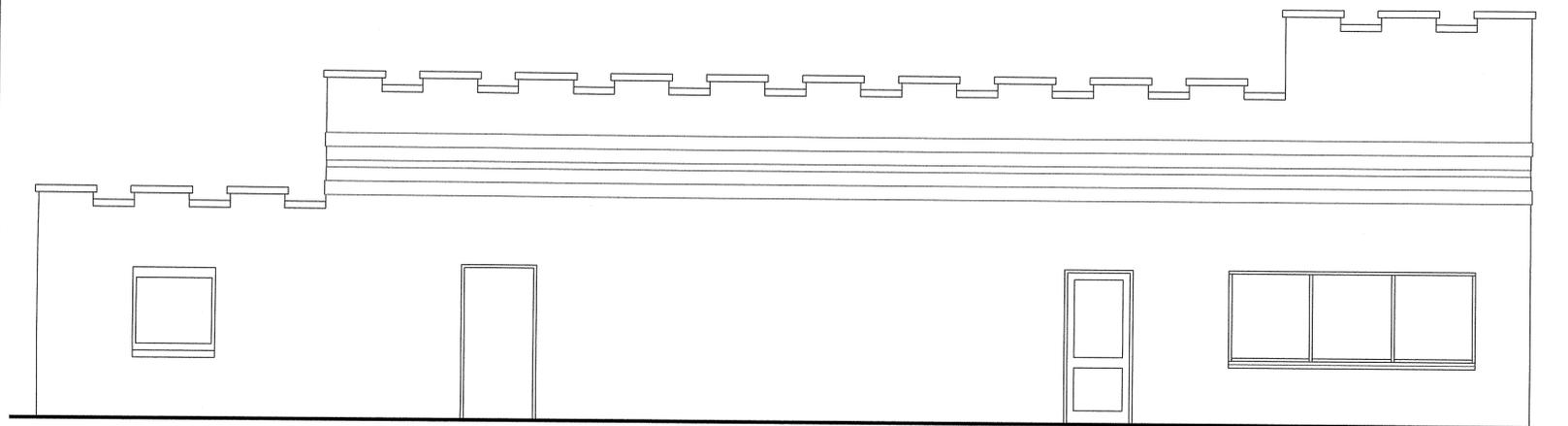
Attachment: Administrative Design Review Application Package

- c Mayor and City Council  
Department Heads  
Martin Hernandez, Applicant  
Media

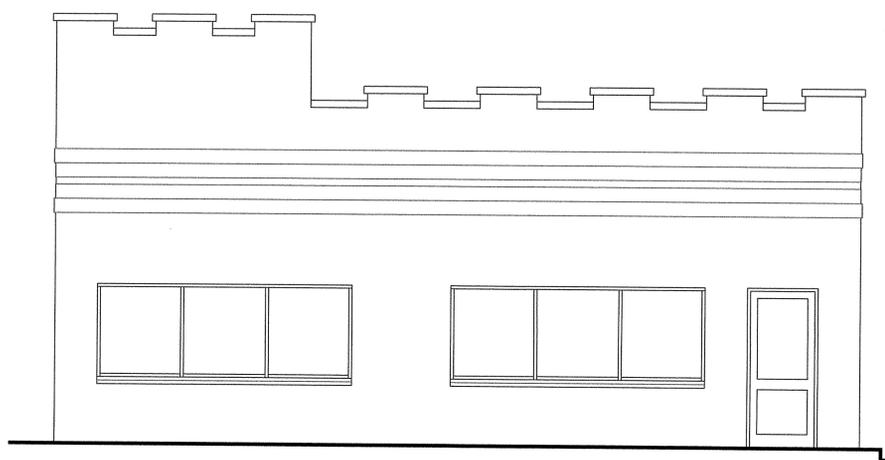


# PROPOSED ELEVATIONS

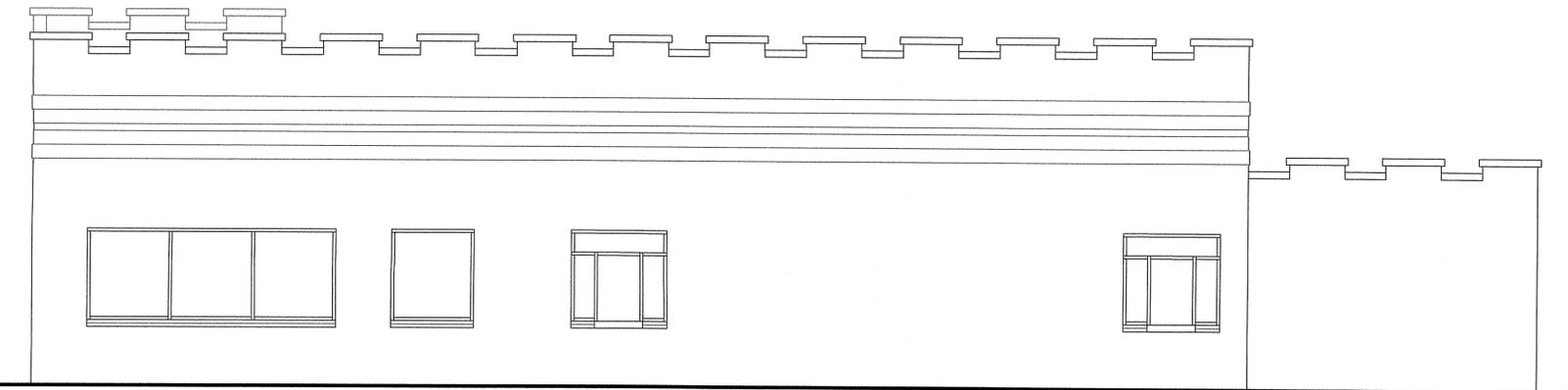




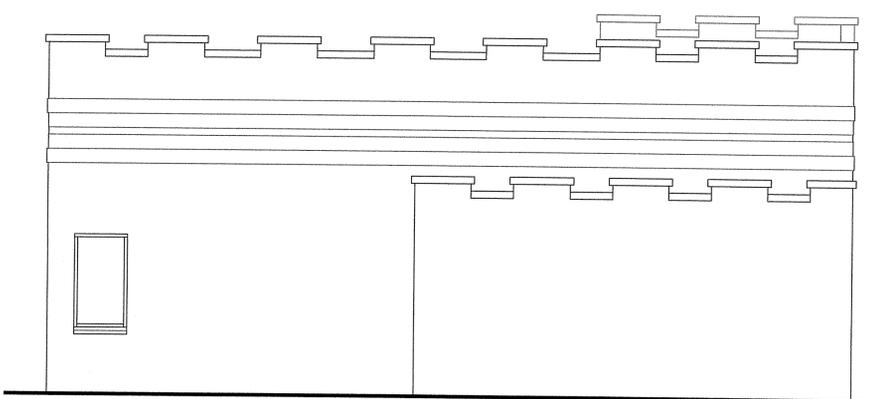
1  
A2-1 EXISTING NORTH ELEVATION  
SCALE 1/4"=1'-0"



2  
A2-1 EXISTING WEST ELEVATION  
SCALE 1/4"=1'-0"



4  
A2-1 EXISTING SOUTH ELEVATION  
SCALE 1/4"=1'-0"



3  
A2-1 EXISTING EAST ELEVATION  
SCALE 1/4"=1'-0"



I HEREBY CERTIFY THAT THIS PLANS WERE PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE CITY OF BATAVIA BUILDING CODE AND ORDINANCES.

**BURRITO PARRILLA MEXICANA RESTAURANT**  
**76 INDEPENDENCE DRIVE**  
**BATAVIA, ILLINOIS 60510**

|                 |                  |          |
|-----------------|------------------|----------|
| 1               | PER CITY REVIEW  | 11/20/17 |
| 1               | PER OWNER REVIEW | 05/26/17 |
| NO.             | REVISIONS        | DATE     |
| DSGN.           | HB/FE            | CHKD. HB |
| DWN.            | HB/FE            |          |
| SCALE: AS SHOWN |                  |          |

SHEET TITLE :  
**EXISTING ELEVATIONS**

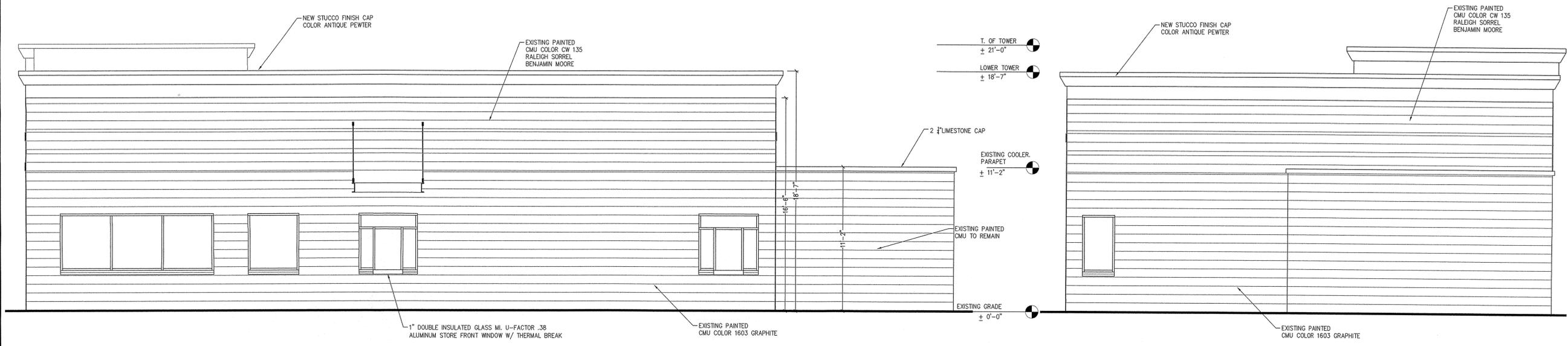
|             |             |
|-------------|-------------|
| PROJECT NO. | SHEET NO.   |
| 3731        | <b>A2-1</b> |
| DATE        |             |
| 05/18/2017  |             |

**BURRITO PARRILLA MEXICANA RESTAURANT**  
**76 INDEPENDENCE DRIVE**  
**BATAVIA, ILLINOIS 60510**



4 PROPOSED NORTH ELEVATION  
SCALE 1/4"=1'-0"

1 PROPOSED WEST ELEVATION  
SCALE 1/4"=1'-0"



3 PROPOSED SOUTH ELEVATION  
SCALE 1/4"=1'-0"

2 PROPOSED EAST ELEVATION  
SCALE 1/4"=1'-0"

| 1               | PER CITY REVIEW  | 11/20/17 |
|-----------------|------------------|----------|
| 1               | PER OWNER REVIEW | 05/26/17 |
| NO.             | REVISIONS        | DATE     |
| DSGN.           | HB/FE            | CHKD. HB |
| DWN.            | HB/FE            |          |
| SCALE: AS SHOWN |                  |          |

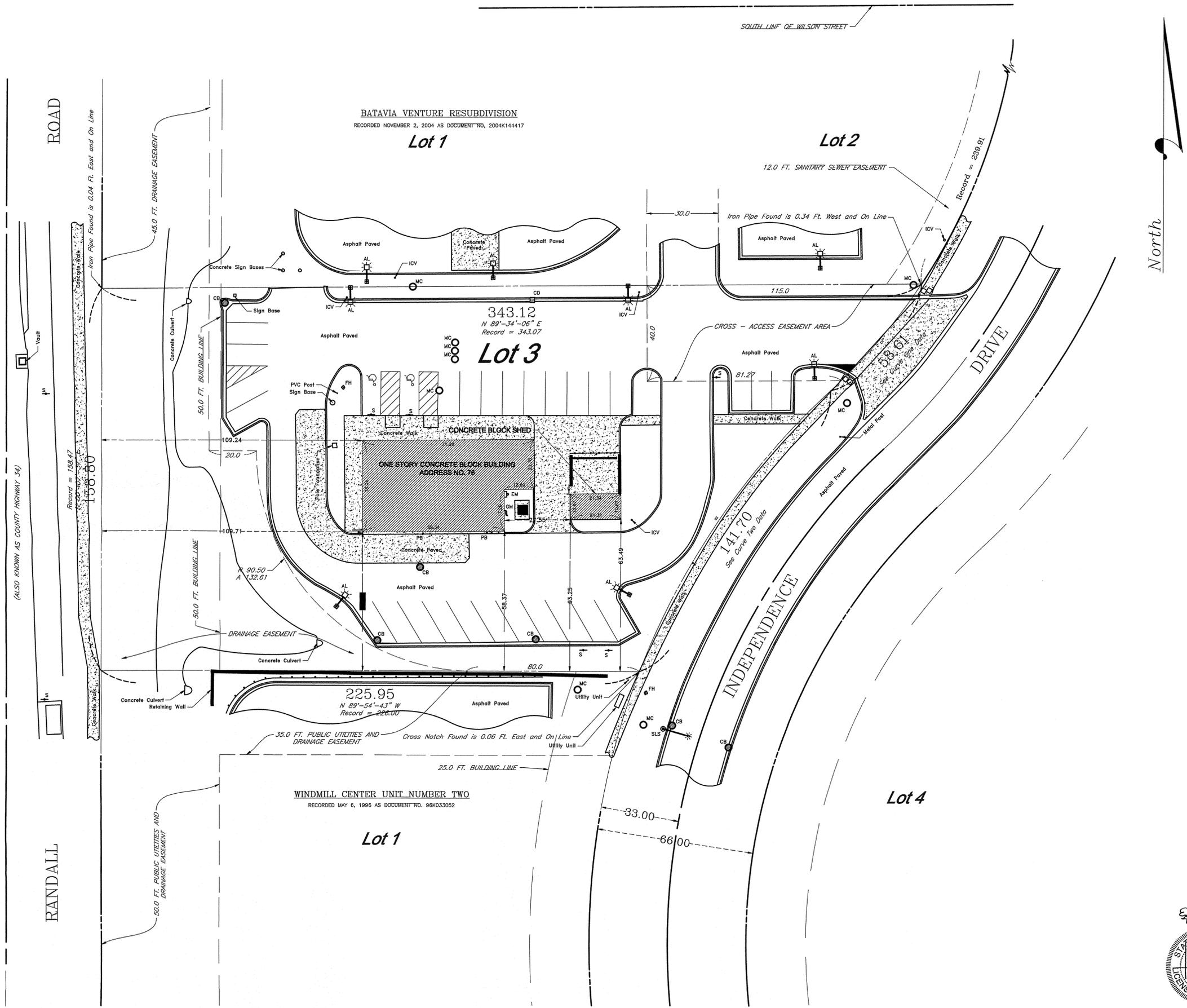
SHEET TITLE :  
**PROPOSED ELEVATIONS**

|             |           |
|-------------|-----------|
| PROJECT NO. | SHEET NO. |
| 3731        | A2-2      |
| DATE        |           |
| 05/18/2017  |           |



I HEREBY CERTIFY THAT THIS PLANS WERE PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE CITY OF BATAVIA BUILDING CODE AND ORDINANCES.

**BURRITO PARRILLA MEXICANA RESTAURANT**  
**76 INDEPENDENCE DRIVE**  
**BATAVIA, ILLINOIS 60510**



1 EXISTING SITE PLAN  
SCALE 1/16"=1'-0"



I HEREBY CERTIFY THAT THIS PLANS WERE PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE CITY OF BATAVIA BUILDING CODE AND ORDINANCES.

|                       |                  |          |
|-----------------------|------------------|----------|
| 1                     | PER CITY REVIEW  | 11/20/17 |
| 1                     | PER OWNER REVIEW | 05/26/17 |
| NO.                   | REVISIONS        | DATE     |
| DWGN.                 | HB/FE            | CHKD. HB |
| DWN.                  | HB/FE            |          |
| SCALE: AS SHOWN       |                  |          |
| SHEET TITLE :         |                  |          |
| EXISTING<br>SITE PLAN |                  |          |
| PROJECT NO.           | SHEET NO.        |          |
| 3731                  | C1-1             |          |
| DATE                  | 05/18/2017       |          |