Agenda
Village of Arlington Heights
Design Commission
Buechner Room, 1st Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
December 20, 2022
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. Minutes - 11/15/22

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

A. DC#22-079 - EMH Motors - 955 W Dundee Rd / Commercial

B. DC#22-082 - Self-Storage - 401 W. Golf Rd. / Commercial

VII. OTHER BUSINESS

A. Public Comment

VIII. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact Erin Mercado, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, emercado@vah.com or (847)368-5793.

Design Commission
12/20/2022

Item: Minutes - 11/15/22

Department: Planning & Community Development

ATTACHMENTS:

Description	**Type**
Minutes 11/15/22	Minutes

DRAFT

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION

HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
NOVEMBER 15, 2022

Acting Chair Eckhardt called the meeting to order at 6:30 p.m.

Members Present:	Ted Eckhardt, Acting Chair Kirsten Kingsley John Fitzgerald
Members Absent:	Jonathan Kubow, Acting Chair Scott Seyer
Also Present:	Christopher Russo, ALA Architects for *423 W. Mitchell Ct.* Joe Zivoli for *1050 S. Arlington Heights Rd.* Steve Hautzinger, Planning Staff

REVIEW OF MEETING MINUTES FOR OCTOBER 25, 2022

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE MEETING MINUTES OF OCTOBER 25, 2022. ALL WERE IN FAVOR. MOTION CARRIED.

DRAFT

ITEM 1. SINGLE-FAMILY TEARDOWN REVIEW

DC#22-072 – 423 W. Mitchell Ct.

Christopher Russo, representing ALA Architects, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing single-story residence with one-car attached garage to allow construction of a new two-story residence with an attached three-car garage. The application for this project indicates that it is an addition, but it appears that everything is being demolished except for the existing foundation, so it is being reviewed as a teardown. The project does comply with all R-3 zoning requirements.

The existing neighborhood consists of primarily single-story homes with a mix of one car and two car attached garages. However, there have been numerous teardowns previously completed in this neighborhood, including two teardowns on this cul-de-sac and one major home expansion on the adjacent property to the north.

Overall, the proposed front elevation is nicely designed with a variety of materials and details, similar to many of the other newer homes completed in this neighborhood. The single-story roof line across the front helps the design to relate to the adjacent single-story homes. Another option to consider would be to hip the sides of the main roof to reduce the height of the side walls which are currently quite tall. The rear wall of the house is large and lacking detail. Additional design development of the rear wall is encouraged, but due to abundant mature landscaping around the property, the rear elevation should not be highly visible from surrounding properties.

Staff recommends approval of the proposed design, with a recommendation to hip the sides of the main roof to reduce the height of the side walls.

Mr. Russo agreed with Staff that this project is pretty much a teardown; they are trying to keep as much of the existing foundation as possible and a few of the perimeter walls. Because the existing home is on a slab, they are trying to design a nice little home that checks the boxes of a new home that has no crawlspace or basement. The first-floor will be an open plan, with the ability to have a 3-car tandem garage, and the second-floor will have 4 bedrooms and a loft space. They studied the option to hip the sides of the main roof to reduce the height of the side walls, but they prefer the gable for the ends of the roof, and the symmetry of the dormer centered above the garage door will be lost if the roof over the garage is hipped. He presented a color rendering of the proposed design.

Acting Chair Eckhardt asked if there was any public comment on this project and there was a response from the audience.

PUBLIC COMMENT

Keith Moens asked the commissioners to seriously consider some of the negative costs that these teardowns are doing in that neighborhood especially. Hasbrook has been hit with a lot of teardowns and in many cases some residents are just covered up with things such as flooding, nails on the road, and dust. He asked the commissioners to include in their motion the negative costs that get externalled out to the neighborhood that last for a long time after construction is done, such as the loss of some of our starter homes in the Village.

The commissioners summarized their comments. Commissioner Kingsley said it was a nicely designed home and she agreed with Staff's suggestion to hip the sides of the main roof to be sensitive to the neighborhood. She suggested the petitioner consider brick instead of stone on the front and sides of the home, since there is such much brick in the neighborhood, and she said that using brick instead of stone on the 1-1/2-story stair wall element in the center of the front elevation would help the home appear smaller or less imposing. Mr. Russo said there is brick on the existing home, which the homeowners could keep and paint. Commissioner Kingsley was more in favor of keeping the existing brick which is more sustainable and greener, and she suggested bringing down the stone ledge that comes to the middle of the window, down to the base of the window, with siding from that point on. She felt this would help a lot

with the scale of the home. She wanted to see the main roof hipped, which would be sensitive to the neighbors, especially the one-story home to the south. She suggested adding a canopy or covering over the sliding doors on the rear of the home, and raising the sliding doors up so all the head heights are the same.

Mr. Russo said they took the hip roof suggestion seriously and looked at it on-site. The gable roof being proposed does not play out well in pictures, it is not as imposing in real life because of the cul-de-sac location and the adjacent homes being a considerable distance away. Although they are not opposed to painting the existing brick, there is an issue with availability to match the existing brick color that would be needed to fill in areas. Commissioner Kingsley said that keeping the existing brick instead of the proposed stone is only a recommendation that could be cost effective, which Mr. Russo was receptive to.

Commissioner Fitzgerald agreed with the comments from Commissioner Kingsley. He said the hipped roof would look good, although it was just a recommendation for him, and the height of the sliding doors should be consistent with the other window heights on the rear elevation. Mr. Russo said the sliding doors were changed to 8' tall doors. Commissioner Fitzgerald said he liked the idea of painting the existing brick on the front of the home, as suggested by the petitioner, with a color to be approved by Staff, and the rear elevation needs more details to better relate to the front elevation.

Acting Chair Eckhardt said it was a nicely designed home and he understood the costs to build new homes these days and the need to find ways to save money. He agreed with the suggestion to add a canopy above the sliding door on the rear elevation, and the concerns about the head height of the door matching that of the windows. He was fine either way with regards to painting the existing brick versus using stone on the front of the home, he liked the tall windows in the stairway on the front of the home that highlight that area making it more grand, and he understood the concerns about the lack of details on the rear of the home. He asked why the stone was not extended down both sides of the home, and Mr. Russo said there is existing brick on the left side of the home that is being replaced with the stone, but the right side of the home will have a new foundation. Acting Chair Eckhardt said that if the existing brick is painted instead of new stone used, then he would suggest extending the brick down the right side elevation.

Acting Chair Eckhardt said that with only 3 of the 5 commissioners here tonight, a unanimous vote from all 3 commissioners was required for a motion to pass, and the petitioner has the option to continue the project until another meeting when all 5 commissioners are present.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER FITZGERALD, TO RECOMMEND APPROVAL OF THE PROPOSED ARCHITECTURAL DESIGN FOR THE NEW (TEARDOWN) SINGLE-FAMILY HOME TO BE LOCATED AT *423 W. MITCHELL COURT.* THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS DATED AND RECEIVED 11/4/22, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A RECOMMENDATION TO HIP THE SIDES OF THE MAIN ROOF TO REDUCE THE HEIGHT OF THE SIDE WALLS.
2. A RECOMMENDATION TO CONSIDER ADDING SOME TYPE OF PROTECTION OR CANOPY OVER THE DOOR ON THE REAR ELEVATION.
3. A RECOMMENDATION TO ALIGN THE HEIGHT OF THE SLIDING DOORS AND THE WINDOWS ON THE REAR ELEVATION.
4. A RECOMMENDATION TO KEEP THE EXSTING BRICK, IN LIEU OF THE NEW STONE, WITH THE OPTION TO PAINT THE EXISTING BRICK, THE COLOR TO BE REVIEWED AND APPROVED BY STAFF.
5. A RECOMMENDATION TO FURTHER STUDY AND CONSIDER THE HEIGHT OF THE MASONRY AROUND THE STAIR WINDOW.
6. A RECOMMENDATION TO CONSIDER ADDING STONE/BRICK AROUND THE ENTIRE HOME, AND IN LIEU OF THAT, TO CONSIDER SIDING INSTEAD OF STONE/BRICK ON THE GARAGE ADDITION.

DRAFT

7. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILTY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

Commissioner Fitzgerald liked the idea to not have masonry on the new part of the home, which makes it look like it is an addition, and to use the money saved on the rear of the home. Acting Chair Eckhardt agreed and felt it was a good solution.

FITZGERALD, AYE; KINGSLEY, AYE; ECKHARDT, AYE.
ALL WERE IN FAVOR. MOTION CARRIED.

DRAFT

ITEM 2. SINGLE-FAMILY TEARDOWN REVIEW

DC#22-073 – 1245 S. Arlington Heights Rd.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KINGSLEY, TO CONTINUE THE REVIEW OF 1245 S. ARLINGTON HEIGHTS ROAD (DC#22-073) TO THE NEXT DESIGN COMMISSION MEETING ON DECEMBER 13, 2022.

KINGLSEY, AYE; FITZGERALD, AYE; ECKHARDT, AYE.
ALL WERE IN FAVOR. MOTION CARRIED.

DRAFT

ITEM 3. COMMERCIAL REVIEW

DC#22-074 – 1050 S. Arlington Heights Rd.

Joe Zivoli, the owner, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing exterior improvements to an existing multi-tenant retail building facing Arlington Heights Road. The scope of the project is a complete makeover of the exterior facades including:

- Complete removal of the existing mansard canopy roof on the front and exterior side.
- Replacement of the existing brown brick and tan siding with new red brick, tan brick accents, and stone window sills.
- Replacement of all existing storefronts with new clear anodized storefronts, as well as adding two new sections of storefront on the front elevation and one new section of storefront on the exterior side.

The existing building has a dull and dated appearance. The proposed design and new materials will provide a welcome refresh for the building with a crisp and modern appearance. One of the Village's goals is to improve the appearance along this section of Arlington Heights Road, and this project will be a nice contribution towards realizing this goal.

Overall, the proposed design is nicely done and will fit well with the existing adjacent building to the north. The only comment on the front elevation is to evaluate if the brick piers between the windows should extend up to the brick wall above, or if the insulated aluminum panel should continue through as shown on the elevations. Also, the rear wall of the building is highly visible from the neighborhood to the west, and it is recommended that the brick on the rear wall also be replaced to match the new front and side walls, or at least return the new brick approximately 10 feet across the back, and paint the remainder of the existing brick wall to match the new brick color.

Per Chapter 28, Section 6.15-2, in any Business District where a lot line coincides with a side or rear lot line of a property in an adjacent Residential District, screening along such lot line must be provided. The property to the west is residential, so screening is required to be provided along the rear property line. Such screening is required to be 6' in height and can consist of a masonry wall, solid wood fence, or dense landscaping. Providing screening in this location will have the added benefit of screening the trash dumpsters that are stored at the back of the building, which are currently visible from the residential neighborhood. Due to space constraints along the existing service drive, a 6' masonry wall or 6' solid fence is recommended in lieu of landscaping. Please note that the southern 12' of the wall or fence is required to taper down to 3' in height to maintain visibility of the sidewalk from the drive aisle.

Acting Chair Eckhardt had concerns about the fairness and expense of correcting an existing non-compliant condition, and when and how that is triggered by a petitioner that wants to cosmetically change an existing building. Mr. Hautzinger explained that Staff is not trying to punish the petitioner for proposing to do a great enhancement to an existing building; however, Staff does take the opportunity to look at a project holistically to determine any deficiencies with the site, particularly as it relates to code requirements. Acting Chair Eckhardt asked for history on the residential apartment building behind this site, and who was there first with regards to the missing fence. Mr. Hautzinger was not aware of which property came first, but said that commercial properties are typically responsible for providing screening between adjacent residential properties. Commissioner Kingsley believed that Staff is trying to make zoning consistent throughout the Village, and this project/site is an opportunity to do so. Acting Chair Eckhardt said he was in favor of a fence being put up, but noted the expense to the petitioner, and Mr. Zivoli questioned where a fence would go, because of the existing concrete knee wall and the asphalt parking.

Mr. Hautzinger said that this project does not require Plan Commission review; therefore, the Design Commission's responsibility is to review this project for all elements. Since a fence is required by code, he suggested the commissioners make any comments, recommendations or requirements about a fence tonight.

Mr. Hautzinger continued and said that per Chapter 28, Section 6.15, all off-street parking areas are required to be screened along the public way. Such screening is generally accomplished with three-foot tall densely planted shrubs. There is an existing landscape bed along Arlington Heights Road that currently has turf grass and two trees. It is recommended that the petitioner install drought and salt-tolerant deciduous shrubs and ornamental grasses in the existing planting bed. The plants are required to be limited to 18 inches in height within 12 feet of the driveway and street intersection to avoid obstructing visibility, but shall be 36 inches elsewhere. The landscape bed is within the Arlington Heights Road right-of-way, so the petitioner will need to obtain Illinois Department of Transportation (IDOT) approval to install the recommended landscaping.

The property has an existing ground sign located at the southeast corner facing Arlington Heights Road. The sign is generally in good condition and the petitioner intends to keep and maintain the sign. Per code, ground signs are required to be placed in a landscape bed with landscaping around the base of the sign. The sign is currently surrounded by asphalt with metal bollards to protect the structure. It is recommended that a new curbed landscape bed be created around the base of the sign, which will enhance the appearance and allow the existing bollards to be removed.

There are two existing rooftop mechanical units on the building. The units are nicely screened by the building's parapet walls on the front and exterior side. However, the parapet wall does not continue across the rear elevation so the units are visible from the west. This is an existing condition so improvements should not be required, but the petitioner is encouraged to explore options to screen the units in the future.

Staff recommends approval of the proposed architectural design for exterior modifications, with the following comments:

1. Evaluate if the brick piers between the storefront windows should extend up to the brick wall above, or if the insulated aluminum panel should continue through as shown on the elevations.
2. It is recommended that the brick on the rear wall also be replaced to match the new brick on the front and side walls, or at least return the new brick approximately 10 feet across the back, and paint the remainder of the existing brick wall to match the new brick color.
3. Provide a 6' masonry wall or 6' sold fence along the rear property line as required by code to screen the Business Zoning District from the adjacent Residential Zoning District.
4. It is recommended that the petitioner install drought and salt-tolerant deciduous shrubs and ornamental grasses in the existing planting bed along Arlington Heights Road. The landscape bed is within the Arlington Heights Road right-of-way, so the petitioner will need to obtain Illinois Department of Transportation (IDOT) approval to install the recommended landscaping.
5. It is recommended that a new curbed landscape bed be added around the base of the existing ground sign, which will enhance the appearance and allow the existing bollards to be removed.
6. The petitioner is encouraged to explore options to screen the existing rooftop mechanical units which are only visible at the rear of the building.

Joe Zivoli said that he had an opportunity to purchase this existing building earlier this year with the intention of making the improvements being proposed. There are two tenant spaces, with one space currently occupied and one space vacant. The existing ground sign has already been improved with new paint and LED lighting, and landscaping will be added around the sign as well, and he will seriously consider installing landscaping along Arlington Heights Road, with approval from IDOT. He was not opposed to adding a fence between the property to the rear, but noted that it would no be on his property. He knows the owner of the adjacent property, which he will contact about the fence. Mr. Zivoli said that he takes any recommendations from the commissioners and Staff seriously; however, he preferred the issue with the fence be a recommendation and not a requirement, because of the costs to improve the building that include brick on the facade and structural engineering costs to raise the height of the building. His goal is to find an upscale tenant for the vacant space. He also said that the rooftop units are only visible from further away.

The commissioners summarized their comments. Commissioner Fitzgerald liked the front facade and what is being proposed, and even though it looks like the bricks are holding up the aluminum, he liked the repetition of the horizontal

appearance; he liked it as current shown. On the back of the building, he did not like the idea of coming in 10' with new brick and then painting the rest of the building; he preferred it either stop at the corner and left the way it is, or all of it painted. He was in favor of both recommendations to add landscaping, especially under the pole sign because the existing sign does not currently match what the building is going to look like after these improvements are made. He also liked the idea of adding a fence behind the building, which is required if it is a code issue. Mr. Hautzinger reiterated that the fence is a code requirement.

Commissioner Kingsley commended the petitioner for wanting to make these changes that she felt will enhance the building. She said that code is code with regards to the fence and the petitioner should be responsible for it; if the petitioner is spending money to upgrade the property, then any code matters should be followed, which includes the fence, the landscaping, and the screening of the rooftop mechanical equipment. She felt that the landscaping being recommended for this project is minimal compared to what would be required if the parking lot was re-done, and adding landscaping would help a lot with the large amount of impervious surface in front of the building. Commissioner Kingsley also agreed with Commissioner Fitzgerald about the rear elevation; it could either be painted or it could be new, but it should all be the same. She felt there was something unresolved about the front elevation; the light brick is accentuating the horizontal line at the base of the building and the top of the piers/columns, but these were unresolved because they do not connect. Her biggest concern is that the front elevation is flat, with no relief, as opposed to the existing mansard roof on the building. She also pointed out that the petitioner did something similar with the buildings across the street that he recently updated, where any part of a canopy has been eliminated from the buildings. She felt that adding a canopy would really help this building be so much more useful, whether it be an awning added on part of the building or across the building, it would give relief to the straight facade.

Acting Chair Eckhardt agreed with the comments about the rear elevation and he was sympathetic to the authenticity of the piers on the front elevation. He asked if thin brick was proposed to clad the building and Mr. Zivoli said that full brick is proposed, which requires new metal posts to replace the existing columns. Acting Chair Eckhardt said that he sees a certain rhythm in the columns on the front elevation, but without columns on the outside edges, they were like decoration to him. He was okay with the design. He was unsure if he liked the reddish color of the brick and how it will look in real life, and Mr. Zivoli said it is the same brick that he used on the 2 buildings across the street. Acting Chair Eckhardt was okay with the brick, and said that he is not going to push the issue of adding landscaping along Arlington Heights Road because he felt those plantings would not survive; however, the fence behind the building is a code requirement that the petitioner will have to resolve. Also, the code compliant screening of the rooftop equipment does not have to involve building an entire parapet; a kit can be purchased that includes a screen that attaches onto the mechanical unit.

Commissioner Fitzgerald asked if changing the brick columns to the same material as the metal panel above was considered, which could be an opportunity to solve the issue of the brick columns appearing to not hold anything up. Mr. Zivoli said that he talked with his architect about that option, but he is concerned about protecting the metal posts inside the columns. Instead of light colored brick, he suggested using the same red brick on the columns. Commissioner Fitzgerald had no problem with keeping the light brick color on the columns and he liked the horizontal band on top of the columns; however, usually a stone/brick column is holding up something else of stone/brick, and right now it just dead ends into the aluminum. Mr. Zivoli added that the I-beam is not over the windows; there is a 12 to 13 inch gap, which is why the insulated panel is there.

Commissioner Kingsley asked about the connection between the pier and the aluminum panel above it. Mr. Zivoli explained that there is a cap on top of the pier that meets the aluminum panel, which wraps around and is sealed with glue. Commissioner Kingsley asked the petitioner if the vertical lines shown above the columns on the front elevation are really vertical seams or just the drafting column lines, and Mr. Zivoli said he believed the vertical lines to be vertical seams, and he reiterated his suggestion to bring the columns all the way up so the insulated panel would then butt into the brick. Commissioner Kingsley suggested adding a canopy or some type of covering above the two entry doors, and Mr. Zivoli was not opposed to the suggestion.

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Commissioner Kingsley clarified that she liked the aluminum panel shown on top of the columns, but she was very hesitant with the detail of the cap of the column; it needs to be resolved. With her suggestion to add a canopy above the two entries, she felt these changes should either come back for a re-review or be reviewed by Staff. Commissioner Fitzgerald was okay with that, and he was also okay with the brick columns going all the way up. Acting Chair Eckhardt said he was okay with the columns either way. He added that as a builder and an Architect, this is a difficult detail as proposed; however, if the brick is run up and brought together with the soldier course, there will be no water/leak issues there. He also agreed with the suggestion to add a canopy above the two entries. Mr. Zivoli was okay with adding a canopy above the two entries, and bringing the columns all the way up.

Mr. Hautzinger asked if the vision and details of the canopies could be discussed in more detail, which will need to be coordinated with the wall signage above each entry. Acting Chair Eckhardt suggested a fabric awning that aligns with the bottom of the soldier course and comes down to almost above the door. Commissioner Kingsley envisioned a straight metal canopy that is constructed. Mr. Hautzinger did not see room for a sloped fabric awning in this design, unless it covered the top of the storefront windows. Commissioner Kingsley reiterated that the front elevation needs movement, it needs something to relieve the flatness on the front, and the petitioner can submit changes to Staff for review and final approval. Commissioner Fitzgerald said that because of the way the building is designed, he felt that a fabric awning should go all the way across, but if it will only be above the entry doors, then something metal or something flat would work for him, especially if the brick columns are going all the way up.

Mr. Zivoli said that he works very hard on the projects that he brings before the commission and he is looking for approval of the project tonight. He is not opposed to adding a canopy above the entry doors as a recommendation, although doing so with a fabric awning would cover the transom window above the doors, so he agreed that the canopy should be metal, rather than fabric. He said that the proposed design will update this 50 year old building into a sleek, visible, clean looking building that will attract an upscale tenant. Commissioner Kingsley supported the petitioner being a small business owner; however, she reiterated that there is no relief on the building as currently designed, and she wanted to see some shadows on the building, because right now everything is so flat.

Mr. Hautzinger said that after working with the petitioner on this project, he felt that partially covering up the new storefronts with a fabric awning was not something the petitioner would want to do as part of his investment to upgrade the appearance of the building. He suggested instead a metal, canopy-like feature, possibly a louvered brise soleil, that could extend continuously across the building or just over the entry doors, which will add shadows to the building as well as sun protection. The petitioner could work this out with his Architect and provide Staff a revised drawing for review and approval.

Acting Chair Eckhardt liked the flatness of the front elevation, which is similar to the buildings across the street that the petitioner successfully updated. He could see a brise soleil element just over the two door openings, to indicate where the entrance is and provide a little relief to the elevation, but it should not come out more than 18-inches. This is a small building, but to pop out a little element above each door would be attractive. Commissioner Fitzgerald was okay with adding a brise soleil element just over the doors between the piers, with Staff to review and approve, but his preference was that all the metal look the same going across, even though some would have depth. Acting Chair Eckhardt agreed, as did Commissioner Kingsley.

Mr. Hautzinger asked if everyone was in agreement with raising the brick piers to the underside of the brick above, and the commissioners all agreed with the change.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KINGSLEY, TO RECOMMEND APPROVAL OF THE PROPOSED ARCHITECTURAL DESIGN FOR EXTERIOR MODIFICATIONS AT 1050 S. ARLINGTON HEIGHTS ROAD. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS DATED 10/15/22 AND RECEIVED 10/24/22, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT TO HAVE SOME TYPE OF ARCHITECTURAL FEATURE ON THE FRONT ELEVATION TO PROVIDE RELIEF, TO BE THE SAME MATERIAL AS THE METAL PANELS, AND AT A MINIMUM TO BE LOCATED OVER THE SECTIONS OF WHERE THE TWO DOORS ARE, TO BE APPROVED BY STAFF.
2. A RECOMMENDATION THAT THE VERTICAL BRICK PIERS ALONG THE FRONT OF THE BUILDING SEPARATING THE WINDOWS, GO ALL THE WAY UP TO THE HORIZONTAL BRICK, RESULTING IN BREAKS IN THE METAL PANELS ACROSS.
3. A RECOMMENDATION TO DRESS UP THE BACK OF THE BUILDING, TO BE APPROVED BY STAFF.
4. A RECOMMENDATION TO PROVIDE LANDSCAPING AROUND THE BASE OF THE EXISTING SIGN AND ALONG ARLINGTON HEIGHTS ROAD, PER VILLAGE CODE.
5. A RECOMMENDATION TO ADD A FENCE ALONG THE REAR PROPERTY LINE, PER VILLAGE CODE.
6. A RECOMMENDATION TO SCREEN THE ROOFTOP MECHANICAL UNITS, PER VILLAGE CODE.
7. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILTY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

Commissioner Kingsley suggested making the first recommendation about the piers going all the way up a requirement. Acting Chair Eckhardt felt that the design direction the commissioners are asking the petitioner to go would require the piers to go all the way up, and Commissioner Fitzgerald said that it also has to be reviewed and approved by Staff.

FITZGERALD, AYE; KINGSLEY, AYE; ECKHARDT, AYE.
ALL WERE IN FAVOR. MOTION CARRIED.

DRAFT

ITEM 4. OTHER BUSINESS

Public Comment

There was no comment from the audience.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER FITZGERALD, TO ADJOURN THE MEETING AT 7:55 P.M.

KINGSLEY, AYE; FITZGERALD, AYE; ECKHARDT, AYE.
ALL WERE IN FAVOR. MOTION CARRIED.

DRAFT

Design Commission
12/20/2022

Item: DC#22-079 - EMH Motors - 955 W Dundee Rd / Commercial

Department: Planning & Community Development

Requested Action

Approval of the proposed architectural design for exterior modifications to an existing commercial building and corresponding site improvements.

Recommendation

It is recommended that the Design Commission approve the architectural design for EMH Motors located at 955 W. Dundee Road. This recommendation is subject to compliance with the plans received 11/1/22, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. A requirement to change the new shade trees from 2 1/2" caliper to 4” caliper as required by code.

2. Work with Staff on developing a code-compliant parking layout in regards to the dimensions of the parking spaces and drive aisles. Explore options to incorporate additional landscape islands at the floating parking spaces in front of the building.

3. A requirement to provide individual unit screens around any rooftop mechanical equipment that is visible from Dundee Road.

4. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on nor represent any tacit approval or support for the proposed land use or any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder’s responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.

5. All signage must meet code, Chapter 30, or approved variations.

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
Exhibits	Exhibits
Interior Renderings - For Reference Only	Exhibits

S T A F F D E S I G N C O M M I S S I O N R E P O R T

PROJECT INFORMATION:		**PETITIONER INFORMATION:**	
Project Name:	EMH Motors	**DC Number:**	22-079
Project Address:	955 W. Dundee Road	**Petitioner Name:**	Patrick Krajecki
Prepared By:	Steve Hautzinger	**Petitioner Address:**	DAEdalus Inc 1431 Lee Street Des Plaines, IL 60018
Date Prepared:	December 5, 2022	**Meeting Date:**	December 20, 2022

Requested Action(s):
Approval of the proposed architectural design for exterior modifications to an existing commercial building and corresponding site improvements.

Design Commission Responsibility for Projects Reviewed by the Plan Commission:
The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code.

This project does not require Plan Commission review. Therefore, the Design Commission's responsibility is as outlined in Chapter 28 of the Municipal Code, Section 14.2-2, which states:

*"Developments that do not require a public hearing by the Plan Commission shall be reviewed by the Design Commission or by administrative design review **for all elements** under the Commission's responsibility."*

Summary:
The petitioner is proposing a complete renovation of an existing vacant commercial building as well as site improvements to create a new automotive sales business. The subject property was previously occupied by Chuck E Cheese restaurant, and has been vacant for many years. The property is zoned B-3, General Service, Wholesale and Motor Vehicle District. Motor vehicle sales and repairs are permitted uses in this location. The building is approximately 8,300 sf, and the site area is 45,000 sf.

Site Improvements and Landscaping:
The existing site is in poor condition. The petitioner is planning to repave and restripe the existing parking area along with providing new parking lot light fixtures throughout. New landscaping will also be installed throughout the site, including new shade trees in all existing parking islands and new landscape screening along Dundee Road, as required by code.

Overall, the proposed site improvements and landscaping will be great enhancements to the property. However, there are a few issues that need to be resolved:

- Shade Trees. Per code, new shade trees in the parking islands are required to be a minimum 4" caliper at the time of installation. The proposed 2 1/2" caliper shade trees do not meet the minimum requirement.
- Parking Layout. The proposed parking layout includes six additional parking spaces in the floating cluster at the front of the building. However, the size of these parking spaces and the width of the drive aisles around these spaces do not meet the code requirements. The floating parking spaces are only 16' deep where 18' is required, and the drive aisles around these spaces are 17', 19', and 21' wide, where 24' minimum is required. A code-compliant layout will need to be developed prior to issuance of a building permit.
- Electric Vehicle Charging Stations. The renderings show five electric vehicle charging stations in the northwest corner of the site. However, the petitioner has indicated that they will not be installing the charging stations at this time, but they intend to do so in the future under a separate permit.

Architectural Design:
The existing building is in poor condition. The proposed design has a fresh modern appearance which will fit in very well with the other existing commercial businesses and car dealerships along Dundee Road. The exterior materials and colors work well together and have a sleek appearance. The decorative red honeycomb metal panels add a unique and distinctive aesthetic to the design that is eye catching and attractive.

Overall, the proposed design is very nicely done and will be a very welcome enhancement to the property.

Rooftop Mechanical Screening:
Rooftop mechanical equipment is required to be screened from public view. The building has a short parapet wall which should screen the rooftop mechanical equipment. However, the petitioner has agreed to add individual unit screens if any of the rooftop equipment is visible from Dundee Road. A continuous metal screen is proposed along the rear of the building to infill a large gap in the existing parapet wall.

Outdoor Trash Enclosure:
There is an existing trash enclosure located behind the building made of wood fencing. The enclosure is in good condition, and it is proposed to remain as is.

Signage:
The proposed design includes one wall sign which is nicely designed and fits well with the architectural design. A future ground sign is also planned to be located adjacent to the existing entry driveway. The rear wall of the building includes "Service Bay" signage above each overhead door. Per code, the service bay signage is allowed, but it is limited to 6 sf in size as directional wall signage.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the architectural design for EMH Motors located at 955 W. Dundee Road. This recommendation is subject to compliance with the plans received 11/1/22, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. A requirement to change the new shade trees from 2 1/2" caliper to 4" caliper as required by code.
2. Work with Staff on developing a code-compliant parking layout in regards to the dimensions of the parking spaces and drive aisles. Explore options to incorporate additional landscape islands at the floating parking spaces in front of the building.
3. A requirement to provide individual unit screens around any rooftop mechanical equipment that is visible from Dundee Road.
4. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on nor represent any tacit approval or support for the proposed land use or any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
5. All signage must meet code, Chapter 30, or approved variations.

_____ December 5, 2022

Steve Hautzinger AIA, Design Planner

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Derek Mach, Landscape Planner, Petitioner, DC File 22-079

EMH Motors

955 W Dundee Road
Arlington Heights, IL

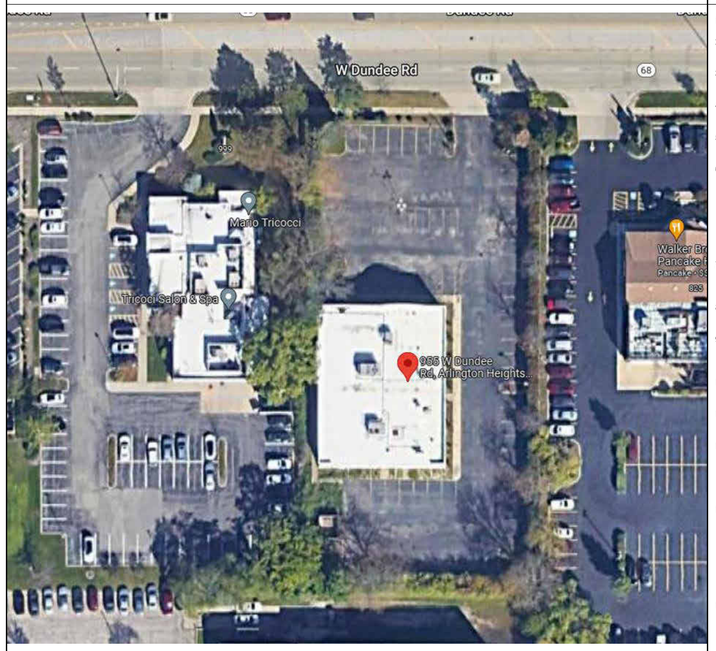
Car Dealership Design
10/07/2022

DAEdalus inc
design · architecture · engineering

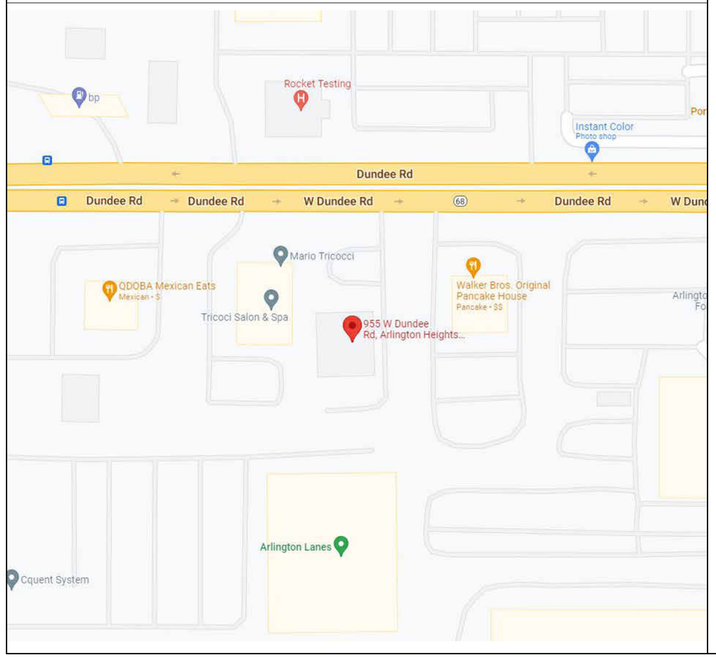
EMH Motors

955 W Dundee Road | Arlington Heights, IL 60004

Satelite



Location



General Notes

1. General Notes supercede all similar notes in drawings by Architect or other disciplines.
2. Do Not scale drawings, dimensions shall govern. Large scale details shall govern over small scale details.
3. Wherever General Notes, Legends and other discriptions appear on one drawing they are applicable to all drawings of the same type.
4. General Contractor is to coordinate all work with drawings, specifications and project manual.
5. General Contractor shall provide all labor, materials and equipment as required to perform the work of this project.
6. General Contractor shall thoroughly review and check the architectural drawings, project manual and any other contract documents prior to preceding with the installation of any or all works. Any discrepancy between the Architect's and Engineer's drawings, specifications, dimensions and conditions will be brought to the attention of the Architect and Owner for clarification prior to proceeding with the related work. Any work installed in conflict with the Architectural and Engineering drawings shall be corrected by the General Contractor at the General Contractor's own expense and at no additional expense to the Architect or Owner.
7. General Contractor is to verify all dimensions shown on Site Plans prior to construction of work. Should there be any discrepancy between architectural Site Plan and Plat of Survey (if included in set), the survey dimensions shall take precedence.
8. General Contractor shall immediately notify the Architect upon discovering required interior and exterior repairs not called out in construction documents.
9. General Contractor shall immediately notify the Architect of any unforeseen job conditions which might affect project costs. Extra work and/or costs must be approved in writing prior to construction of such work.
10. All materials and methods of installation shall conform to the manufacturers specifications and installation instructions for its intended use.
11. General Contractor shall secure and pay for any and all necessary permits for this project except those exempted in the specifications.
12. General Contractor shall observe all local, state and federal regulations and building codes as listed in the project specifications governing this work including those for dust and noise control and for the legal and proper disposal of all demolition and construction materials. In case of conflict between jurisdictional codes, the more stringent shall apply.
13. General Contractor shall supervise and direct the work using His/Her best skill and attention. General Contractor shall be solely responsible for and have complete charge of construction means, methods, techinques, sequences, procedures ad personnel safety programs for coordinating all portions of the scope of this work. Neither the Architect not the Owner or their Agents will assume any of these reponsibilities and they shall be "Held Harmless" from any liabilities that may arise as a result of the General Contractor's failure, neglect or omission to properly uphold these responsibilities as described herein and other documents of His/ Her contract.
14. General Contractor shall include the following in His/Her base bid: any and all work needing to be done after hours or on weekends, any work requiring shutdowns and any work that may constitute overtime.
15. General Contractor shall coordinate with the Architect and Owner for a location at which to store construction materials and delivered items. Upon receipt of all delivered items including construction materials, the General Contractor shall assume full responsibility for all such items due to theft or damage by any and all means.
16. General Contractor shall insure that all existing or new interior and exterior drains on site shall not be used for construction clean up or disposal of any liquid related to demolition or construction.
17. All finished partitions are dimensioned from finished face of wall to finished face of wall, unless noted otherwisse. General Contractor shall VIF all finished dimensions called out in drawings.
18. See standard Architectural symbols for symbols used on Architectural drawings. See Engineering drawings for Engineerings symbols.
19. General Contractor shall be responsible for coordination of Subcontractors for layout and installation of mechanical, electrical, plumbing and all other equipment to insure compliance with building codes and to avoid interference with all existing and proposed building components.
20. After the job is in progress, "Change Orders" must be approved by the Architect and Owner in writing prior to starting the work to be changed. Work performed without the proper advance approval may not be considered for payment.
21. Details marked "Typical" or "typ." shall apply in all similar cases unless noted otherwise on the drawing.
22. No substitution or deviations from the drawings or specifications shall be allowed without prior written approval from the Architect and Owner.
23. For the entire duration of demolition and construction, General Contractor shall provide ongoing and conprehensive pedestrian protection in accordance with OSHA requirements and guidelines and all local and federal laws to insure public safety.
24. Care will be given to the protection of the existing utility lines during demolition and new construction.
25. Contractors shall minimize noise and congestion as much as possible during demolition so as to not to interfere with other dwellings in the unit under construction or other adjacent structures.
26. Disconnection of and/or relocation of existing equipment shall be at such times that operations of the existing facility will be unaffected.
27. The Owner shall remove all portable equipment to be retained before the Contractor starts work.
28. Where mechanical, plumbing and electrical work are removed, all lines conduits, ducts, etc. shall be capped within the walls, above finish ceiling or below finished floor line. See mechanical, plumbing and electrical drawings for additional information.
29. General Contractor shall be responsible for maintaining all exits such that they are clear and in fully operable condition during construction.
30. General Contractor shall provide protection around interior and exterior surfaces and passages corresponding to the path of travel for the removal of rubbish from the construction site.

Drawing Index

GENERAL	
A0.0	Cover Sheet
DEMOLITION	
D1.0	Demolition Floor Plan
D2.0	Demolition Exterior Elevations
D2.1	Demolition Exterior Elevations
ARCHITECTURAL	
A0.1	Site Plan
A1.0	Floor Plan
A1.1	Reflected Ceiling Plan
A1.2	Roof Plan
A1.3	Power & Data Plan
A1.4	Finish Plan
A2.0	Exterior Elevations
A2.1	Exterior Elevations
A3.0	Interior Elevations
A3.1	Interior Elevations
A4.0	Enlarged Restroom Plans & Details
A6.0	Door & Window Schedule
ELECTRICAL	
E1.0	Electrical Plans
PLUMBING	
P1.0	Plumbing Diagrams and Notes

Project Description

Insert Information Here

Applicable Building Codes

Construction:	2015 International Building Code 2015 International Residential Code
Mechanical:	2015 International Mechanical Code
Electrical:	NFPA 2014 National Electrical Code
Plumbing:	2014 Illinois Plumbing Code
Life Safety:	NFPA 2000 Life Safety Code 2015 International Fire Code
Energy:	2018 International Energy Conservation Code with Illinois Amendments

Building and Zoning Information

Zoning District:	-
Front Yard Setback:	-
Side Yard Setback:	-
Rear Yard Setback:	-
Floor Area Ratio:	-
Max. Bldg. Coverage:	-
Max. Elevation:	-
Construction Type:	-
Area of Work:	-

Architect's Certification

I hereby certify that these plans were prepared under my direction and to the best of my knowledge and belief conform to the codes and ordinances of Buffalo Grove, Illinois.

Date May 2, 2022

DAEdalus inc
design - architecture - engineering
(DESIGN FIRM LIC. #184.007234)
1431 Lee Street,
Des Plaines, Illinois 60018
p: (847)431-6191
e: kiril@daedalusinc.us

KIRIL GEORGIEV IVANOV
LICENSED ARCHITECT: 001.023020
EXPIRATION DATE: 11/30/2022

Owner:

Mr. Erdzhan Chaush

REVISIONS

REV.	DESCRIPTION	DATE

Project Number: 22-0031

Drawing Title:

Cover Sheet

Project Title:

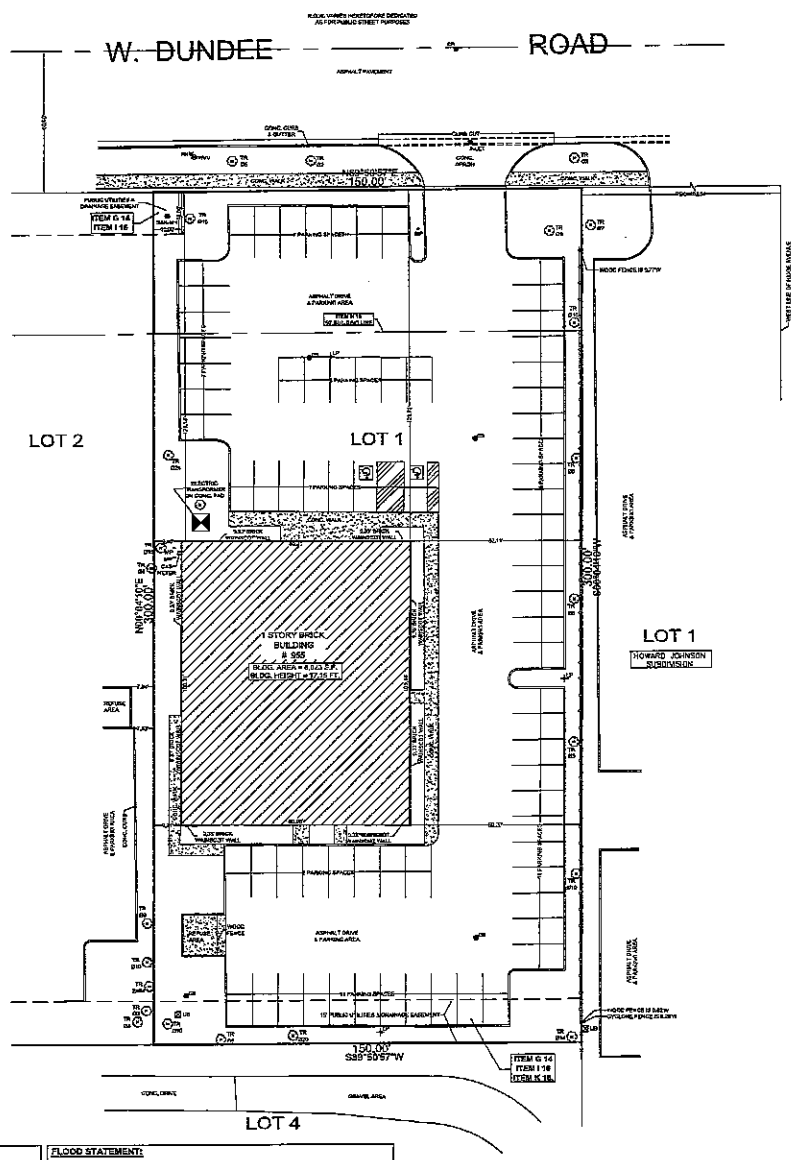
EMH Motors

955 W Dundee Road | Arlington Heights, IL 60004

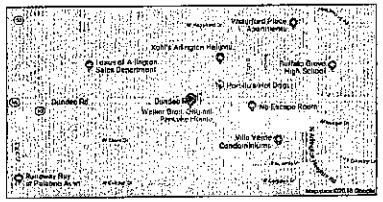
Drawing Number:

A0.0

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LOCATION MAP



UNITED SURVEY SERVICE, LLC
CONSTRUCTION AND LAND SURVEYORS
7710 CENTRAL AVENUE, RIVER FOREST, IL 60305
TEL.: (847) 209 - 1010 FAX.: (847) 209 - 5887
EMAIL: USURVEY@USANDCS.COM

ALTA / NSPS LAND TITLE SURVEY

OF

LOT 1 IN ARLINGTON HEIGHTS INDUSTRIAL AND RESEARCH CENTER UNIT NUMBER 8, BEING A RESUBDIVISION IN PART OF THE NORTH 1/2 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

KNOWN AS: 955 W. DUNDEE ROAD, ARLINGTON HEIGHTS, ILLINOIS

PERMANENT INDEX NUMBER: 03 - 07 - 200 - 038 - 0000

TOTAL AREA = 45,000 SQ. FT. OR 1.033 ACRE

NOTE:
THE LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS INSURED IN THE TITLE COMMITMENT OR ANY EXCEPTIONS HAVE BEEN NOTED HEREIN.

PARKING SPACE TABLE	
TYPE OF SPACE	TOTAL EXISTING
REGULAR	71
HANDICAP	2
TOTAL	73

VILLAGE OF ARLINGTON HEIGHTS
33 S. ARLINGTON HEIGHTS ROAD, IL
PHONE: 847-368-5000

ZONING REQUIREMENTS:
B-3 = GENERAL SERVICE, WHOLESALE AND MOTOR VEHICLE DISTRICT

5.1-12.2 MAXIMUM FLOOR AREA RATIO: 350%

5.1-12.3 REQUIRED MINIMUM YARDS.

FRONT YARD: WHEN LOTS FRONT ON A STREET AND AT LEAST 60 % OF THE FRONTAGE DIRECTLY ACROSS THE STREET BETWEEN TWO CONSECUTIVE INTERSECTING STREETS IS IN A RESIDENTIAL DISTRICT, THE FRONT YARD REGULATIONS FOR THE RESIDENTIAL DISTRICT SHALL APPLY TO SAID LOTS IN THE BUSINESS DISTRICT. WHERE THE EXTENSION OF A FRONT OR SIDE LOT LINE COINCIDED WITH THE FRONT LOT LINE OF AN ADJACENT LOT LOCATED IN A RESIDENTIAL DISTRICT, A YARD EQUAL IN DEPTH TO THE MINIMUM FRONT YARD REQUIRED BY THIS CHAPTER ON SUCH ADJACENT LOT IN THE RESIDENTIAL DISTRICT SHALL BE PROVIDED ALONG SUCH FRONT OR SIDE LOT LINE FOR A DISTANCE OF AT LEAST 25 FEET, INCLUDING THE WIDTH OF ANY INTERVENING ALLEY, FROM SUCH LOT IN THE RESIDENTIAL DISTRICT.

SIDE YARD: WHERE A SIDE LOT LINE COINCIDES WITH A SIDE OR REAR LOT LINE OF A PROPERTY IN AN ADJACENT RESIDENTIAL DISTRICT, A YARD SHALL BE PROVIDED ALONG SUCH SIDE LOT LINE, SUCH YARD SHALL BE EQUAL IN DIMENSION TO THE MINIMUM SIDE YARD, WHICH WOULD BE REQUIRED UNDER THIS CHAPTER FOR A RESIDENTIAL USE ON THE ADJACENT PROPERTY IN THE RESIDENTIAL DISTRICT.

REAR YARD: WHERE A REAR LOT LINE COINCIDES WITH A SIDE OR REAR LOT LINE OF A PROPERTY IN AN ADJACENT RESIDENTIAL DISTRICT, A YARD SHALL BE PROVIDED ALONG SUCH REAR LOT LINE. SUCH YARD SHALL BE 20 FEET IN DEPTH. A REAR YARD SHALL BE PROVIDED FOR RESIDENTIAL USES LOCATED ABOVE THE FIRST FLOOR. SUCH YARD TO BE NOT LESS THAN 30 FEET IN DEPTH AND TO BEGIN AT A LEVEL NO HIGHER THAN THAT OF THE FINISHED FLOOR OF THE LOWEST RESIDENTIAL UNIT.

PARKING REQUIREMENTS
ONE SPACE FOR EACH TWO EMPLOYEES PLUS ONE SPACE FOR EACH VEHICLE USED IN THE CONDUCT OF THE ENTERPRISE

NOTES:

-THE SUBJECT PROPERTY HAS ACCESS TO AND FROM A DULY DEDICATED AND ACCEPTED PUBLIC STREET KNOWN AS W. DUNDEE ROAD.

-THE SURVEY AND THE INFORMATION, COURSES AND DISTANCES SHOWN THEREON ARE CORRECT;

-THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME;

-THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES, OR INGRESS OR EGRESS;

- ELECTRIC, GAS, TELEPHONE AND WATER UTILITY AND STORM AND SANITARY SEWER SYSTEMS ACCESS THE PROPERTY IN LEGALLY DEDICATED RIGHTS OF WAY THAT BENEFIT THE PROPERTY.

- THERE ARE NO VISIBLE EVIDENCE OF CEMETERIES, GRAVE SITES OR BURIAL GROUNDS LOCATED ON THE PROPERTY.

- ITEM # 8 FROM TABLE A
ALL SUBSTANTIAL FEATURES OBSERVED ON THE PROPERTY HAVE BEEN PLOTTED.

- ITEM # 9 FROM TABLE A
THERE ARE 73 STRIPED PARKING SPACES ON THE PROPERTY.

- ITEM # 10 FROM TABLE A
THERE ARE NO PARTY WALLS (ALL WALLS ARE INDEPENDENT).

- ITEM # 11 FROM TABLE A
ALL VISIBLE UTILITIES ARE PLOTTED.

- ITEM # 16 FROM TABLE A
AT THE TIME OF THIS SURVEY, NO VISIBLE RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS WERE NOTED.

- ITEM # 17 FROM TABLE A
AT THE TIME OF THIS SURVEY, THERE IS NO EVIDENCE OF CHANGES IN RIGHT OF WAY EITHER COMPLETED OR PROPOSED AND RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

- ITEM # 18 OF TABLE A
THERE ARE NO WETLANDS LOCATED ON THE PROPERTY.

- ITEM # 20 FROM TABLE A
RELATING TO PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR, IN THE MINIMUM AMOUNT OF $ 1,000,000 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.

CHICAGO TITLE INSURANCE COMPANY

COMMITMENT NO.: 16NW7129574PK
EFFECTIVE DATE: JULY 11, 2018

ITEMS CORRESPONDING TO SCHEDULE B:

ITEMS 1 - 12.
NOT SURVEY RELATED.

ITEM G 14.
FIFTEEN FOOT EASEMENT FOR STORM SEWERS, DRAINAGE AND UTILITIES AS DISCLOSED BY LETTER FROM VILLAGE OF ARLINGTON HEIGHTS DATED JULY 29, 1976 AND AS SHOWN ON PLAT OF SUBDIVISION RECORDED MAY 6, 1976 AS DOCUMENT 23476851.
(AFFECTS THE SOUTH 15 FEET OF THE LAND, AND THE WEST 15 FEET OF THE NORTH 15 FEET)
(PLOTTED ON THE DRAWING)

ITEM H 15.
A 50 FOOT BUILDING LINE ALONG THE NORTH END OF THE LAND, AS DISCLOSED BY PLAT OF SUBDIVISION RECORDED MAY 6, 1976 AS DOCUMENT 23476851.
(PLOTTED ON THE DRAWING)

ITEM I 15.
EASEMENT FOR THE ILLINOIS BELL TELEPHONE COMPANY AND THE COMMONWEALTH EDISON COMPANY AS SHOWN ON PLAT OF SUBDIVISION RECORDED MAY 6, 1976 AS DOCUMENT 23476851.
(AFFECTS THE SOUTH 15 FEET OF THE LAND, AND THE WEST 15 FEET OF THE NORTH 15 FEET)
(PLOTTED ON THE DRAWING)

ITEM J 17.
EASEMENT AGREEMENT DATED AUGUST 15, 1972 RECORDED AUGUST 28, 1972 AS DOCUMENT 22612196 BY AND BETWEEN LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 1, 1972 KNOWN AS TRUST NUMBER 25833 AND FRIENDLY ICE CREAM CORPORATION, A CORPORATION OF MASSACHUSETTS, RELATING TO UTILITIES, SEWERS, AND SANITATION.
(UNCAPABLE OF BEING OF DRAWING - THE DOCUMENT DOES NOT GIVE EXACT LOCATION)

ITEM K 15.
PERMANENT UTILITY EASEMENT DATED AUGUST 15, 1972 RECORDED AUGUST 28, 1972 AS DOCUMENT 22612197 MADE BY FRIENDLY ICE CREAM CORPORATION, A CORPORATION OF MASSACHUSETTS, TO LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 1, 1972 KNOWN AS TRUST NUMBER 25833 OVER THE SOUTH 15 FEET OF THE LAND FOR THE PURPOSE OF REPAIR RECONSTRUCTION AND MAINTENANCE OF SANITARY AND STORM SEWERS.
(AFFECTS THE SOUTH 15 FEET OF THE LAND)
(PLOTTED ON THE DRAWING)

ITEMS 19 - 23.
NOT SURVEY RELATED.

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, ROY G. LAWNICZAK, A REGISTERED LAND SURVEYOR, LICENSE NO. 35-2290, IN AND FOR THE STATE OF ILLINOIS AND LEGALLY DOING BUSINESS IN COOK COUNTY, DO HEREBY CERTIFY TO:

- GW PROPERTY GROUP LLC
- KEVIN QUINN
- CHICAGO TITLE INSURANCE COMPANY

AND TO THEIR SUCCESSORS AND ASSIGNS, THAT:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA / NSPS LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a) 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON AUGUST 9, 2018.

DATE OF PLAT: AUGUST 17, 2018.

BY: _____
ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
LICENSE EXPIRES: NOVEMBER 30, 2018
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576
LICENSE EXPIRES: APRIL 30, 2019

ROY G. LAWNICZAK — 35-2290 — PROFESSIONAL LAND SURVEYOR — STATE OF ILLINOIS — CHICAGO, IL

LEGEND	ABBREVIATIONS
SMH	SANITARY MANHOLE
STMH	STORM MANHOLE
CB	CATCH BASIN
INLET	INLET
WVV	WATER VALVE VAULT
FH	FIRE HYDRANT
LP	LIGHT POLE
TMH	TMH
UTILITY BOX	UTILITY BOX
MP	METAL GUARD POST
HANDICAPPED PARKING SPACE	

ORDERED BY:	
GW PROPERTIES	
SCALE : 1" = 20'	
DATE: AUGUST 9, 2018	
FILE No.:	
2018 - 26195	

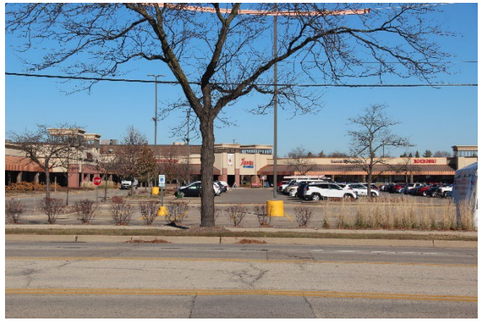
DATE	REVISION

FLOOD STATEMENT:

SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP 17031 C 0065 J, WITH A DATE OF IDENTIFICATION OF AUGUST 19, 2008, FOR COMMUNITY NUMBER 170056 0065 J, IN COOK COUNTY, STATE OF ILLINOIS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.











DUNDEE ROAD







SUBJECT PROPERTY









EXISTING SITE AND BUILDING

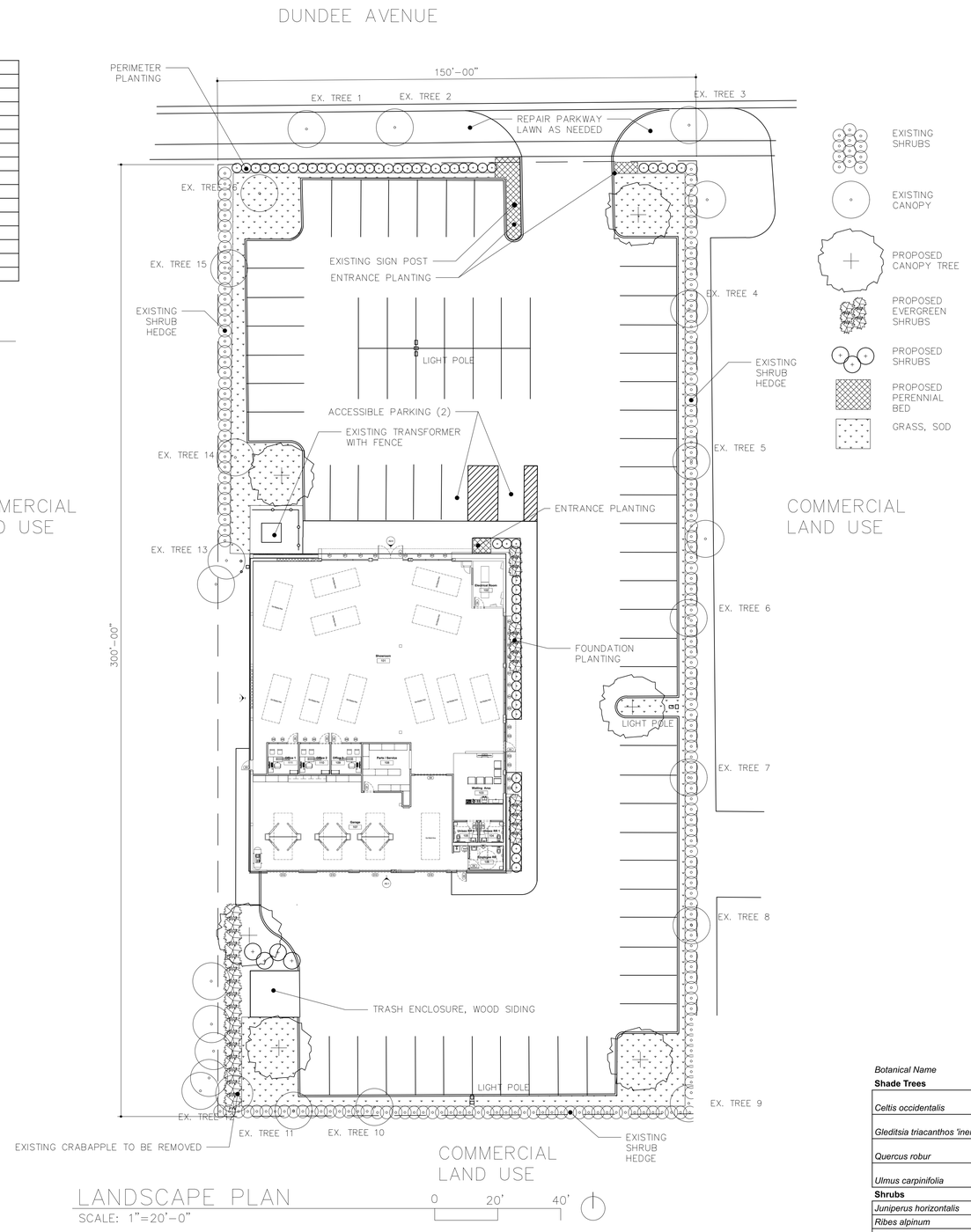


Existing Trees

Marker number	Genus Name	Common Name	Size (DBH)	Condition*	Use
1	Gymnocladus	Kentucky Coffeetree	8"	1	Retain
2	Gleditsia	Honeylocust	3"	1	Retain
3	Gymnocladus	Kentucky Coffeetree	8"	1	Retain
4	Gleditsia	Honeylocust	11"	1	Retain
5	Gleditsia	Honeylocust	10"	1	Retain
6	Gleditsia	Honeylocust	9"	1	Retain
7	Gleditsia	Honeylocust	10"	1	Retain
8	Gleditsia	Honeylocust	10"	1	Retain
9	Gleditsia	Honeylocust	13"	1	Retain
10	Gleditsia	Honeylocust	17"	1	Retain
11	Pyrus	Pear	10"	2	Retain
12	Malus	Crabapple	15' height	4	Remove
13	Pinus	Pine	16"	3	Retain
14	Gleditsia	Honeylocust	22"	1	Retain
15	Gleditsia	Honeylocust	16"	1	Retain
16	Picea	Spruce	10", 8"	3	Retain

*Condition is ranked 1 - 5, 1 is great condition and 5 is dead

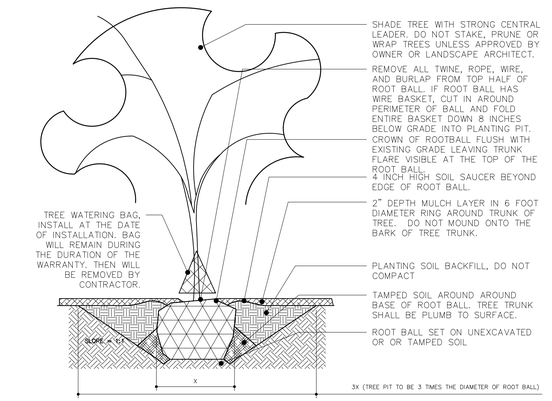
EXISTING TREE EVALUATION



LANDSCAPE PLAN

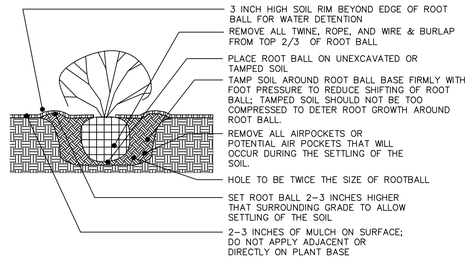
SCALE: 1"=20'-0" 0 20' 40'

GENERAL NOTES:
1. SITE PLAN WAS BASED UPON PLAT OF SURVEY AND FIELD OBSERVATIONS.
2. PLANTING PROPOSED IS TO COMPLY WITH VILLAGE OF ARLINGTON HEIGHTS CODE REQUIREMENTS.



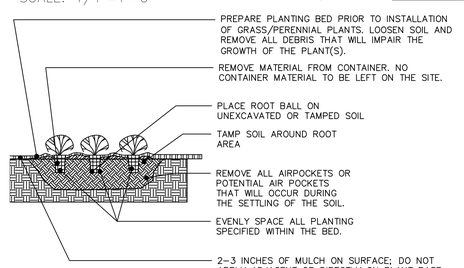
DECIDUOUS TREE DETAIL

SCALE: 1/4"=1'-0" 0 4' 8'



SHRUB DETAIL

SCALE: 1/4"=1'-0" 0 4' 8'



PERENNIAL DETAIL

SCALE: 1/4"=1'-0" 0 4' 8'

Botanical Name	*Common Name*	*Size*	*Condition*	*Notes*
Shade Trees				
Celtis occidentalis	Hackberry	2-1/2" caliper	B&B	Trees shall be a single straight trunk with a strong leader; branches shall be cleared to 6 feet above the root flare.
Gleditsia triacanthos 'inermis'	Thornless Honeylocust	2-1/2" caliper	B&B	Trees shall be a single straight trunk with a strong leader; branches shall be cleared to 6 feet above the root flare.
Quercus robur	English Oak	2-1/2" caliper	B&B	Trees shall be a single straight trunk with a strong leader; branches shall be cleared to 6 feet above the root flare.
Ulmus carpinifolia	Elm	2-1/2" caliper	B&B	Trees shall be a single straight trunk with a strong leader; branches shall be cleared to 6 feet above the root flare.
Shrubs				
Juniperus horizontalis	Creeping Juniper	3 foot height	B&B	
Ribes alpinum	Alpine Currant	3 foot height	B&B	
Spirea japonica 'Bumalda'	Bumalda Spirea	3 foot height	B&B	
Syringa meyeri palibin	Meyer Lilac	3 foot height	B&B	
Thuja occidentalis	Arborvitae	5 foot height	B&B	
Viburnum dentatum	Arrowwood Viburnum	3 foot height	B&B	
Perennials and Annuals				
Allium cernuum	Allium		1 gallon	
Rudbeckia hirta	Black-eyed Susan		1 gallon	

PLANT SCHEDULE

DATE	ISSUE	REVISIONS
10-28-22		PLAN COMMISSION

PROJECT STAFF
PROJECT MANAGER: G. LEHMAN RLA
L. ARCHITECT: G. LEHMAN RLA

Studio 0
LANDSCAPE ARCHITECTURE
2944 N. Hoyne Avenue
Chicago, Illinois 60659
glehman@studio0design.net
773.732.0511

LANDSCAPE / SITE PLAN
EMH MOTORS
955 W DUNDEE ROAD
ARLINGTON HEIGHTS, ILLINOIS

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PROJECT NO.: 22026
ISSUE DATE: OCT 28, 2022
SCALE: SEE DRAWINGS
SHEET NUMBER
L1



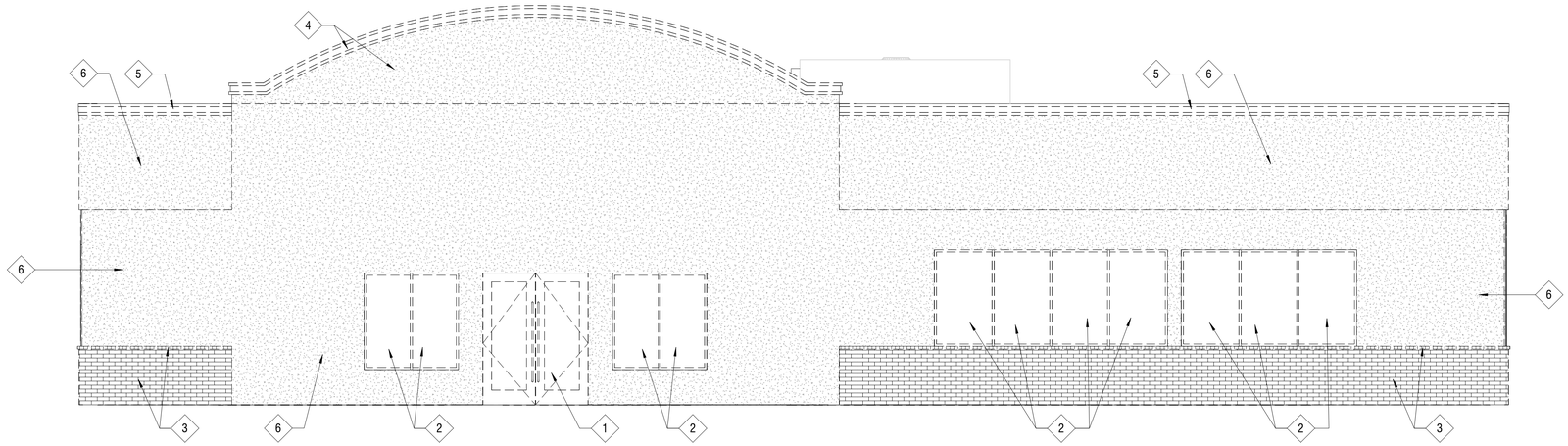
EXISTING TRASH ENCLOSURE TO REMAIN



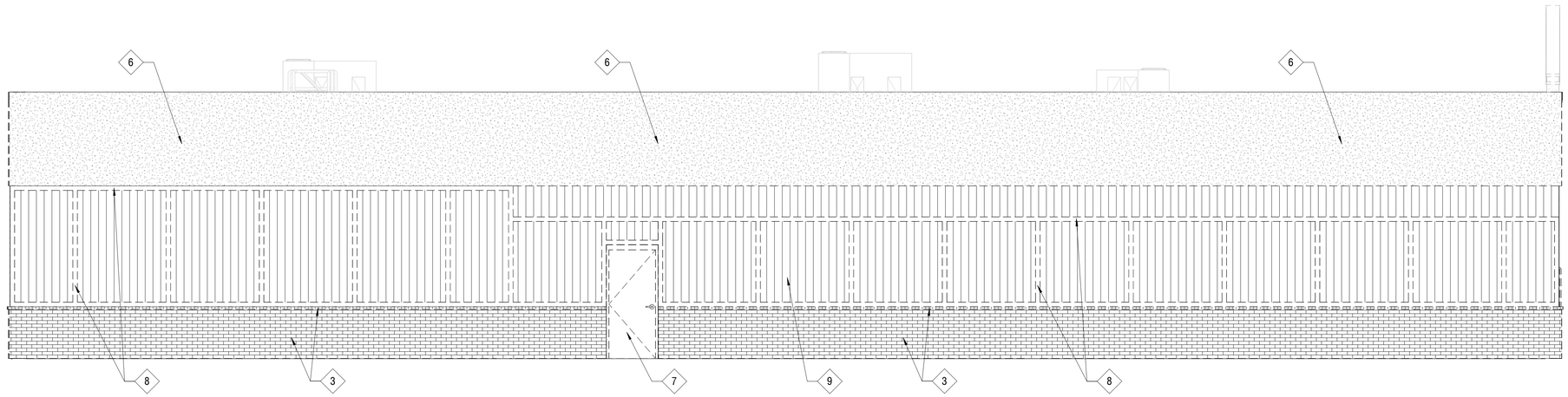


Exterior Demolition Keynotes

MARK	DESCRIPTION
1	Existing entry door, frame & hardware to be removed
2	Existing storefront windows to be removed
3	Existing brick and brick sill to remain
4	Existinf curved EIFs parapet and coping to be removed
5	Existing EIFs corping to be removed
6	Existing EIFs to be removed back to substrate prep surface for new material finish
7	Existing exit door, frame & hardware to be removed
8	Existing trim to be removed
9	Existing exterior paneling to be removed down to substrate, prep surface for new material finish
10	Existing glass block windows to be removed



1 North Elevation - Demolition
1/4" = 1'-0"



2 East Elevation - Demolition
1/4" = 1'-0"

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design - architecture - engineering

(DESIGN FIRM LIC. #184.007234)

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Des Plaines, Illinois 60018
p: (847)431-6191
e: kiril@daedalusinc.us

KIRIL GEORGIEV IVANOV
LICENSED ARCHITECT: 001.023020
EXPIRATION DATE: 11/30/2022

Owner:

Mr. Erdzhan Chaush

REVISIONS

REV.	DESCRIPTION	DATE

Project Number: 22-0031

Date: 10/31/22

Drawing Title:

Demolition Exterior Elevations

Project Title:

EMH Motors

955 W Dundee Road | Arlington Heights, IL 60004

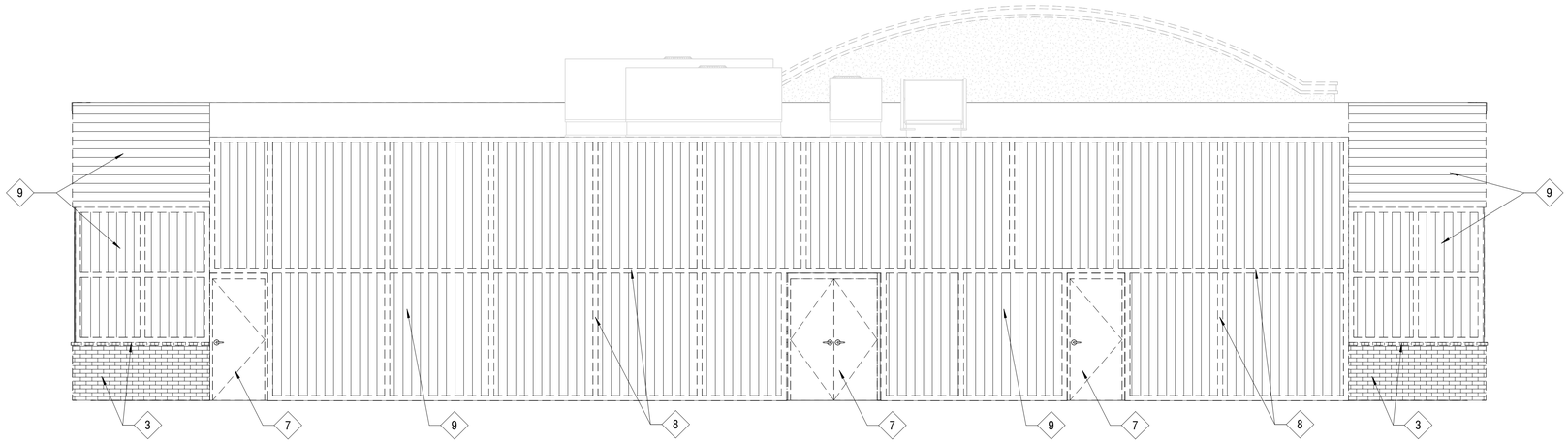
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D2.0

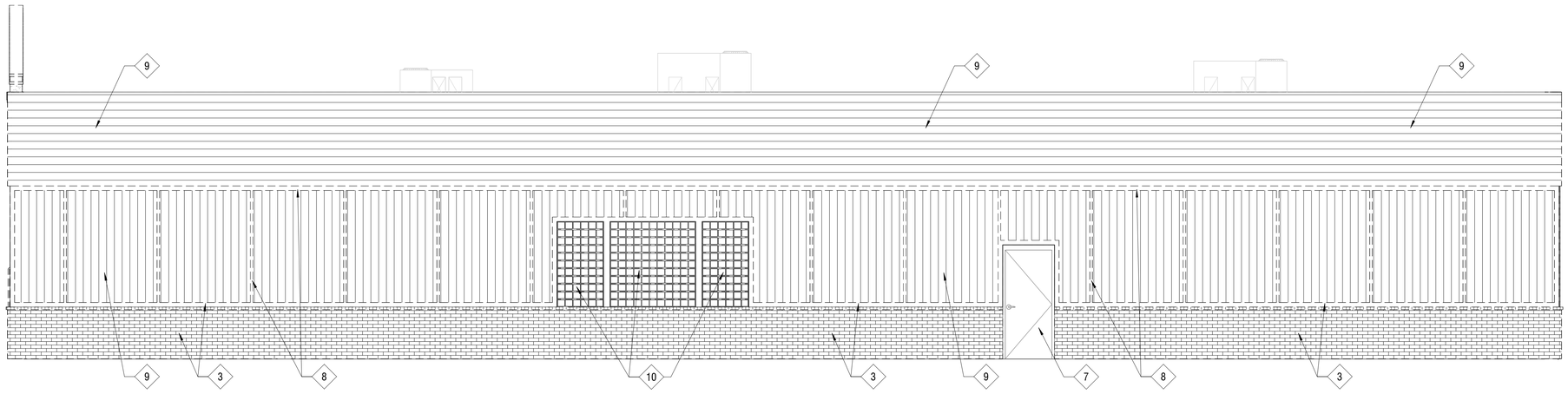
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1 South Elevation - Demolition
1/4" = 1'-0"



2 West Elevation - Demolition
1/4" = 1'-0"

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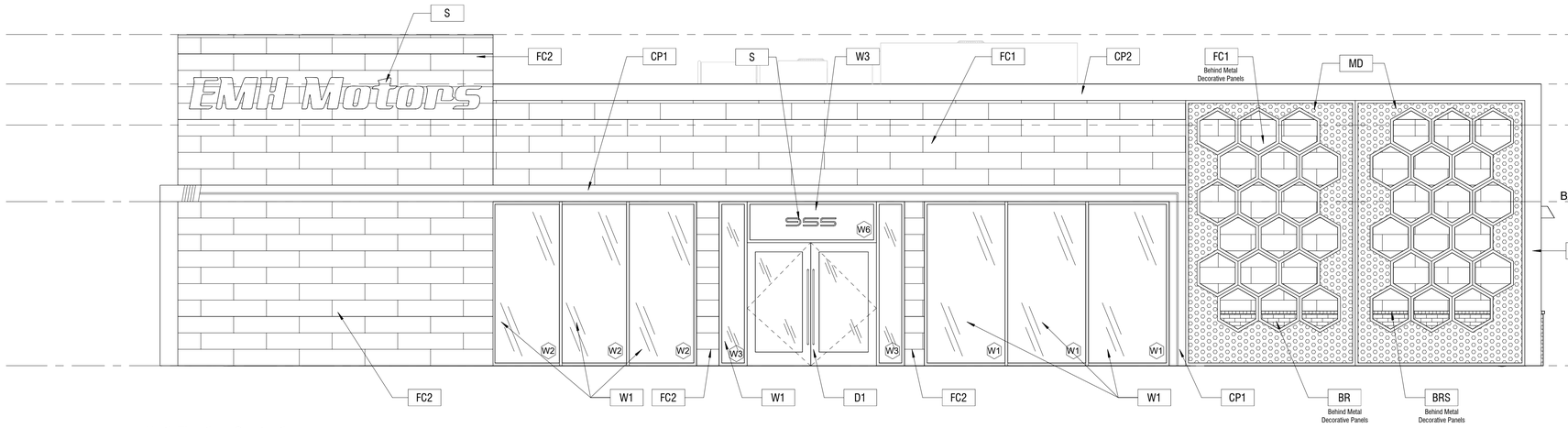
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Date: 10/31/22

Drawing Title:
Demolition Exterior Elevations

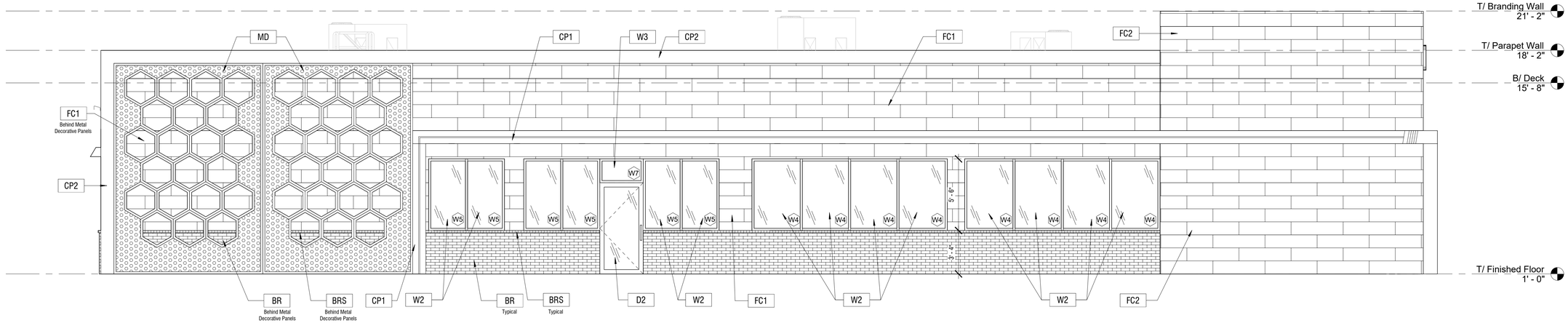
Project Title:
EMH Motors
955 W Dundee Road | Arlington Heights, IL 60004

Drawing Number:
D2.1

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1 North Elevation - Construction
1/4" = 1'-0"



2 East Elevation - Construction
1/4" = 1'-0"

Exterior Keynotes

MARK	DESCRIPTION
BR	Brick Existing brick to remain Paint P2
BRS	Brick Sill Existing brick sill to remain Paint P2
CP1	Canopy (lower) New field built continuous canopy Paint P1, P2 & P3 - See CP1 details
CP2	Canopy (upper) New field built continuous canopy Paint P2
D1	Door (double entry) Clear anodized aluminum entry doors See door schedule for more information
D2	Door (single entry) Clear anodized aluminum entry door See door schedule for more information
D3	Door (delivery) Hollow metal delivery door See door schedule for more information
D4	Roll up garage door See door schedule for more information
FC1	Fiber Cement Panels Nichiha Illumination – Fog 18'x72"
FC2	Fiber Cement Panels Nichiha Illumination – Raven 18'x72"
L1	Light Surface Mounted LED Linear Light See lighting plan for more information
L2	Wall Pack Lithonia Lighting WST LED Architectural Wall Sconce WST LED P2 30K VW MVOLT 120 DBLXD 8.5" H x 17" W x 10 3/16" D
MD	Metal Decorative Panels Custom fabricated metal panels
MS	Mechanical Screen CityScapes Architectural Innovations Envisor Panel: 7.2 Rib Metal, Metal, Shadow Gray Trim: Band, Extruded Aluminum, Shadow Gray
P1	Paint Sherwin Williams SW 7588 – Show Stopper Exterior Grade
P2	Paint SW 6258 - Tricorn Black Exterior Grade
P3	Paint Sherwin Williams SW 7663 – Monorail Silver Exterior Grade
S	Sign Exterior Signage by others *Signage shown for design intent only, for size, construction, and location refer to signage drawings
SD	James Hardie HardiePanel Vertical Siding Sierra 8 Painted P2 120" x 48" x 0.312"
W1	Storefront Window Full height window Clear anodized aluminum See window schedule for more information
W2	Storefront Window Half height window Clear anodized aluminum See window schedule for more information

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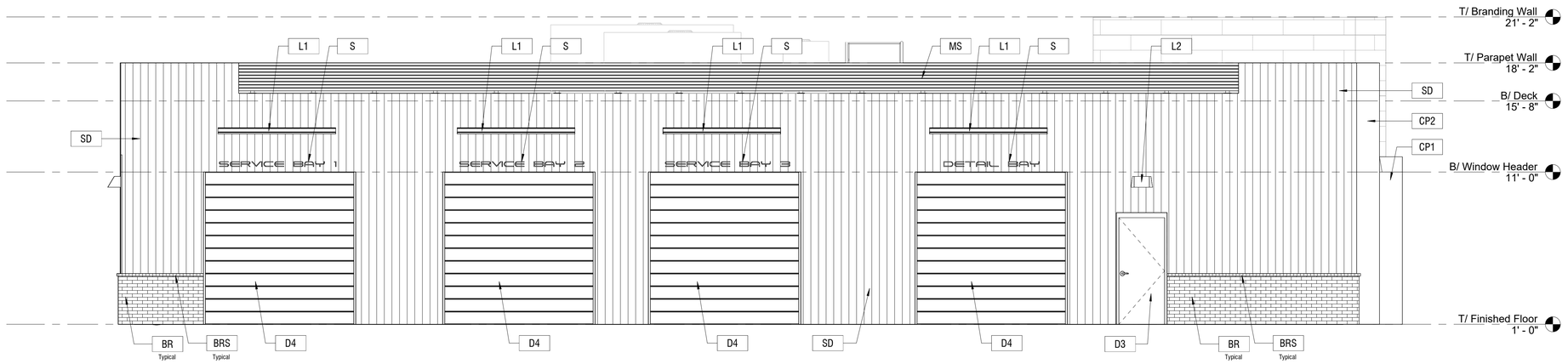
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Date: 10/31/22

Drawing Title:
Exterior Elevations

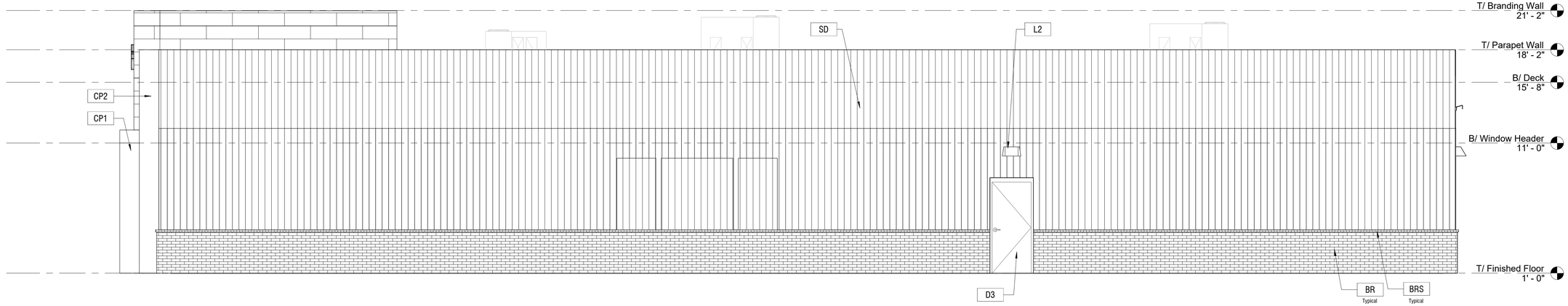
Project Title:
EMH Motors
955 W Dundee Road | Arlington Heights, IL 60004

Drawing Number:
A2.0

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1 South Elevation - Construction
1/4" = 1'-0"



2 West Elevation - Construction
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EMH Motors
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A2.1

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Car Dealership Design
955 W Dundee Road
Arlington Heights, IL
10/07/2022

EMH Motors

Scene 1
Day

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Car Dealership Design
955 W Dundee Road
Arlington Heights, IL
10/07/2022

EMH Motors

Scene 2
Day

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Car Dealership Design
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Arlington Heights, IL
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EMH Motors

Scene 3
Day

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Car Dealership Design
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Scene 4
Day

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Car Dealership Design
955 W Dundee Road
Arlington Heights, IL
10/07/2022

EMH Motors

Scene 5
Day

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Car Dealership Design
955 W Dundee Road
Arlington Heights, IL
10/07/2022

EMH Motors

Scene 6
Day

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Car Dealership Design
955 W Dundee Road
Arlington Heights, IL
10/07/2022

EMH Motors

Scene 7
Day

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Car Dealership Design
955 W Dundee Road
Arlington Heights, IL
10/07/2022

EMH Motors

Scene 8
Day

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Car Dealership Design
955 W Dundee Road
Arlington Heights, IL
10/07/2022

EMH Motors

Scene 1
Night

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Car Dealership Design
955 W Dundee Road
Arlington Heights, IL
10/07/2022

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Scene 2
Night

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Car Dealership Design
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Arlington Heights, IL
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Scene 3
Night

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Car Dealership Design
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Arlington Heights, IL
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Scene 4
Night

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Car Dealership Design
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Scene 5
Night

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Scene 6
Night

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Arlington Heights, IL
10/07/2022

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Scene 7
Night

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Car Dealership Design
955 W Dundee Road
Arlington Heights, IL
10/07/2022

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Scene 8
Night

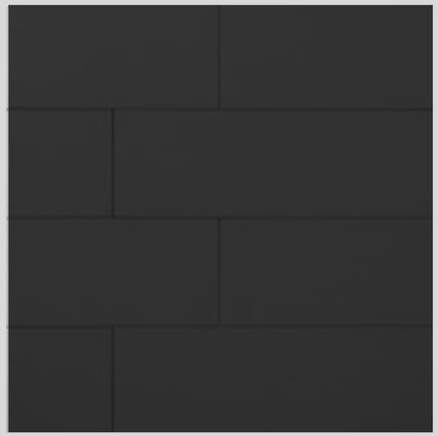
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James Hardie
Hardie Vertical Panel Siding
Sierra8
Painted P2
(fiber cement panels)



Nichiha
Illumination
Fog
(fiber cement panel system)



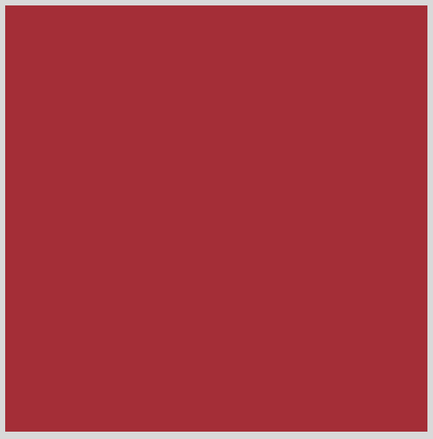
Nichiha
Illumination
Raven
(fiber cement panel system)



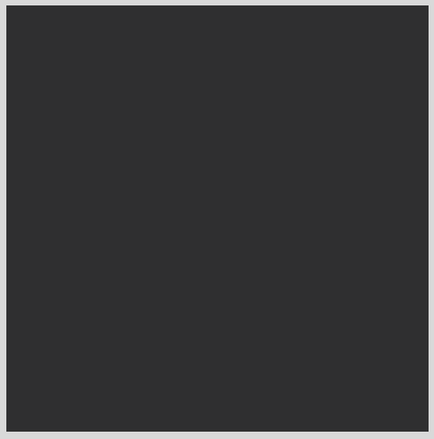
Anodized Aluminum - Clear
(to be used on all storefront systems)



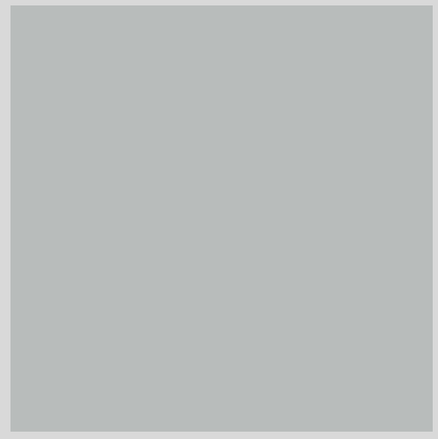
Anodized Aluminum – Black
(to be used on all canopies)



Sherwin Williams
Monorail Silver
SW 7663



Sherwin Williams
Tricorn Black
SW 6258



Sherwin Williams
Monorail Silver
SW 7663

FINISH MATERIAL BOARD

EMH Motors

955 W Dundee Road
Arlington Heights, IL

EMH Motors

FOR REFERENCE ONLY

INTERIOR RENDERINGS

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10/07/2022

EMH Motors

Scene 8
Day

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Scene 9
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Scene 10
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Scene 11
Day

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Scene 12
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Scene 13
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Scene 14
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Scene 15
Day

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Scene 16
Day

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Scene 8
Night

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Scene 9
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Scene 10
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Scene 11
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Scene 12
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Scene 13
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Scene 14
Night

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Scene 15
Night

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10/07/2022

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Scene 16
Night

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Design Commission
12/20/2022

Item: DC#22-082 - Self-Storage - 401 W. Golf Rd. / Commercial

Department: Planning & Community Development

Requested Action

Approval of the proposed architectural design for a new 3-story self storage building.

RECOMMENDATION

It is recommended that the Design Commission approve the proposed architectural design for Self Storage located at 401 W. Golf Road. This recommendation is based on the plans received 11/14/22, revised exterior elevations received 12/2/22, revised Material List received 12/7/22, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. It is recommended that full-height brick walls (up to the underside of the gray metal siding) be provided from the front elevation all the way back to the drive-through loading area. Full height brick is also recommended to be provided for a similar distance down the east side elevation.

2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, sign code or building or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/owner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans and sign permit plans comply with all zoning code, building code and sign code requirements.

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
Supporting Documents	Exhibits

S T A F F D E S I G N C O M M I S S I O N R E P O R T

PROJECT INFORMATION:		**PETITION INFORMATION**:	
Project Name:	Self Storage	**DC Number:**	22-082
Project Address:	401 W. Golf Road	**Petitioner Name:**	Donald Tomei
Prepared By:	Steve Hautzinger	**Petitioner Address:**	Holladay Properties 1 Walker Avenue Clarendon Hills, IL 60514
Date Prepared:	December 6, 2022	**Meeting Date:**	December 20, 2022

Requested Action(s):
Approval of the proposed architectural design for a new 3-story self storage building.

Design Commission Responsibility for Projects Being Reviewed by Plan Commission:
The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code.

This project requires Plan Commission review and Village Board approval for a Land Use Variation to allow a Storage Facility along a major arterial road in the M-2 Zoning District. Because this project is going to the Plan Commission, the role of the Design Commission is limited. The Design Commission's responsibility is as outlined in Chapter 28 of the Municipal Code, Section 14.2-1, which states:

"*For developments where a public hearing is necessary before the Plan Commission or Zoning Board of Appeals, the design review process should, if feasible, be completed by the time of the public hearing. Development proposals requiring rezoning, PUD or other Plan Commission approvals, shall be reviewed by the Design Commission* ***for building and signage only****."*

Summary:
The subject property fronts on Golf Road and was previously occupied by Animal Feeds & Needs and Shelter Inc. There are three buildings currently on the site with two commercial structures located at the rear of the property and a former single-family home at the front. The petitioner is proposing to demolish all structures on the site and completely redevelop the property with a new three-story self-storage facility including 694 storage units and a 1,250 square foot area for retail sales of packing supplies.

Architectural Design:
The subject property is currently zoned M-2, Limited Heavy Manufacturing District, which does not allow storage facilities along major or secondary arterial roads. Since Golf Road is classified as a major arterial road, the proposed facility requires a Land Use Variation. The subject property is classified as "Commercial" on the Village's Comprehensive Plan, but Staff acknowledges that the site is not ideal for commercial uses due to the awkward pie shape of the property with limited frontage/visibility along Golf Road and a lack of a full access signalized intersection from Golf Road into the site. Due to these unique site constraints, Staff is open to considering the proposed use in this location. However, it is important that the design of the building be compatible with adjacent properties as well as sensitive to the single-family neighborhood across Golf Road to the north.

The building is proposed to be constructed primarily with insulated vertical metal panels in a tan "light stone" finish, with corrugated metal siding accents in a gray "Burnished Slate" color. The design also includes a brown brick corner on the front elevation with a brick base returning partially down the sides of the building.

Overall, the front elevation is nicely designed and the vertical stacked windows do a nice job of breaking up the large side walls. The proposed neutral palette of colors and materials generally fits well with the adjacent buildings. However, the surrounding context in this location is primarily single-story full brick buildings, so it is important that more brick be added to the front half of the proposed building to better fit with the character of the area. It is recommended that full-height brick walls (up to the underside of the gray metal siding) be provided from the front elevation all the way back to the drive-through loading area. Full height brick is also recommended to be provided for a similar distance down the east side elevation.

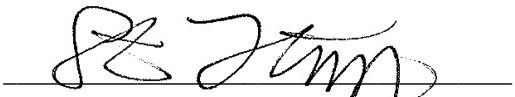
Mechanical Equipment Screening:
The proposed building includes numerous rooftop mechanical units, which are required to be screened from public view. The design includes a continuous parapet wall around all sides of the building which is an ideal way to screen the rooftop equipment.

Trash Screening:
All trash will be stored inside the building, which is an ideal way of screening trash dumpsters from view.

Signage:
One wall sign is allowed per street frontage. The proposed design includes one wall sign on the front wall facing Golf Road. The sign fits well with the overall design concept and it complies with code for size. A ground sign is also proposed to be located adjacent to the entry driveway from Golf Road. The sign is nicely designed with a brick base to match the building. Detailed plans will be required for permit review, but the proposed ground sign appears to comply with code. Separate permits are required for all exterior signage.

RECOMMENDATION:
It is recommended that the Design Commission **approve** the proposed architectural design for Self Storage located at 401 W. Golf Road. This recommendation is based on the plans received 11/14/22, revised exterior elevations received 12/2/22, revised Material List received 12/7/22, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

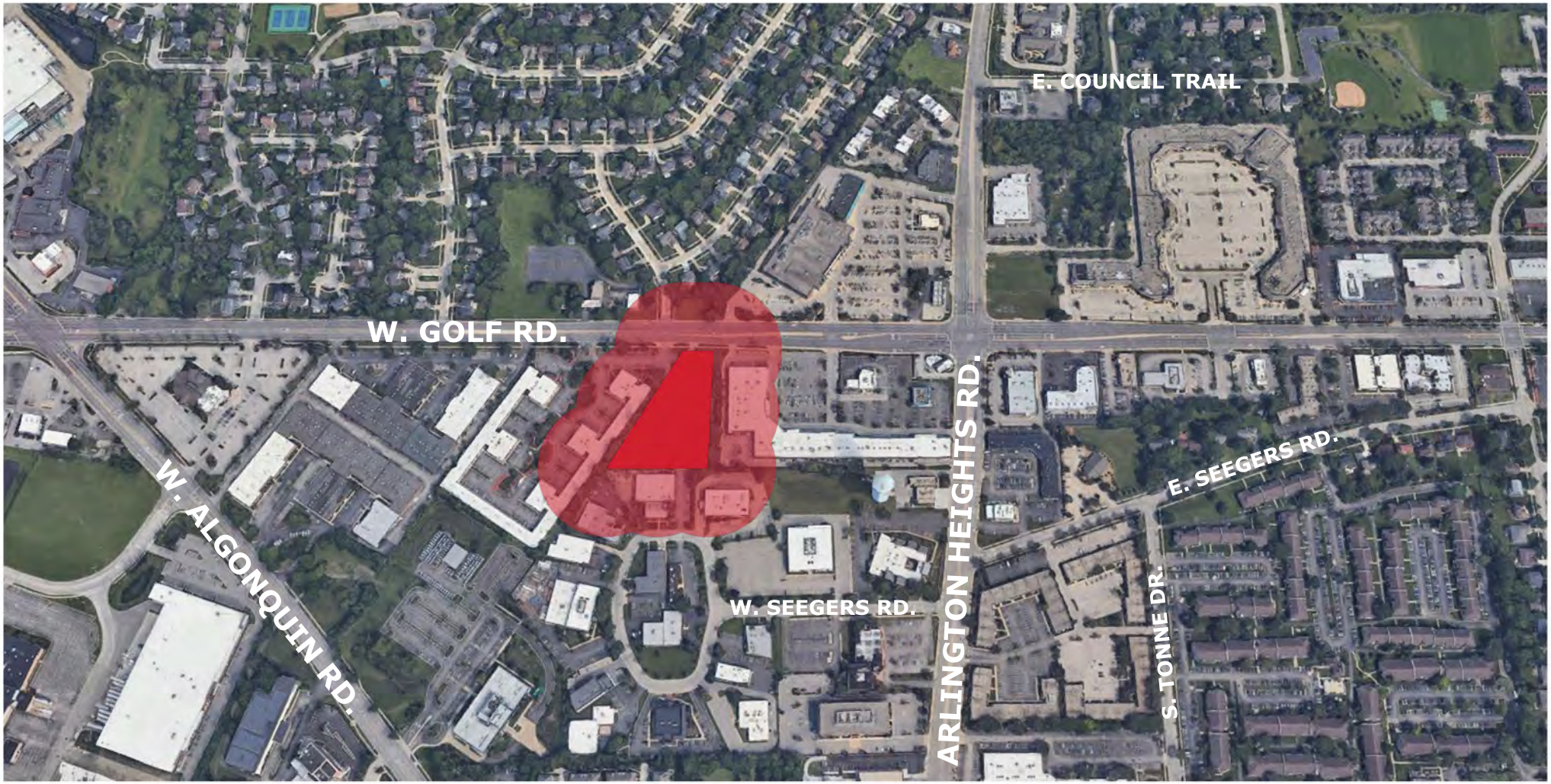
1. It is recommended that full-height brick walls (up to the underside of the gray metal siding) be provided from the front elevation all the way back to the drive-through loading area. Full height brick is also recommended to be provided for a similar distance down the east side elevation.
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, sign code or building or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/owner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans and sign permit plans comply with all zoning code, building code and sign code requirements.



December 6, 2022

Steve Hautzinger AIA, Design Planner
Department of Planning & Community Development

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Bill Enright, Deputy Director of Planning and Community Development, Sam Hubbard, Development Planner, Petitioner, DC File 22-082



N

OVERALL LOCATION PLAN

N.T.S

LEGEND

BOUNDRY OF PROPERTY

APPROXIMATE 250'
(FROM EA. CORNER & MIDPOINT OF PROPERTY LINE)

HOLLADAY

STORE SPACE

401 W. GOLF ROAD
ARLINGTON HEIGHTS, IL 60005

DATE: 11.11.22

ALTA/NSPS LAND TITLE SURVEY



LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION

THAT PART OF LOTS 5 AND 6 (TAKEN AS A TRACT) IN THE SUBDIVISION OF JOSEPH A. BARNES FARM IN SECTIONS 9, 15 AND 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN A STRAIGHT LINE DRAWN THROUGH A POINT IN THE CENTER LINE OF ARLINGTON HEIGHTS ROAD DISTANT 481.13 FEET SOUTHERLY OF THE NORTH LINE OF SECTION 16, AFORESAID (MEASURED ON SAID CENTER LINE) AND THROUGH A POINT IN THE NORTHWESTERLY LINE OF LOT 6, AFORESAID, DISTANT 574.67 FEET SOUTHERLY OF THE NORTH LINE OF SECTION 16, AFORESAID (MEASURED ON THE NORTHWESTERLY LINES OF LOTS 5 AND 6, AFORESAID), SAID POINT OF BEGINNING, BEING DISTANCE 362.90 FEET WESTERLY ALONG SAID LAST DESCRIBED LINE FROM A POINT IN SAID LINE 498.99 FEET WESTERLY OF SAID CENTER LINE OF SAID ROAD (MEASURED ON A LINE PARALLEL WITH THE NORTH LINE OF SAID SECTION 16); THENCE WESTERLY IN A STRAIGHT LINE TO A POINT IN THE NORTHWESTERLY LINE OF SAID LOT 6, DISTANT 574.67 FEET SOUTHWESTERLY OF THE NORTH LINE OF SAID SECTION 16 (MEASURED ALONG THE NORTHWESTERLY LINE OF SAID LOTS 5 AND 6); THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINES OF LOTS 5 AND 6, AFORESAID, 574.67 FEET TO THE NORTH LINE OF SECTION 16, AFORESAID; THENCE EAST ALONG SAID NORTH LINE 84.37 FEET; THENCE SOUTH IN A STRAIGHT LINE TO THE PLACE OF BEGINNING (EXCEPTING FROM SAID DESCRIBED TRACT OF OF LAND THAT PART THEREOF LYING NORTH OF THE SOUTH LINE OF THE NORTH 60.00 FEET OF SAID LOT 6, IN COOK COUNTY, ILLINOIS.

SCALE: 1" = 20'
0 20 40 60

BASIS OF BEARINGS:
BEARINGS SHOWN HEREON BASED ON ILLINOIS STATE PLANE COORDINATES, ZONE EAST, N.A.D. 1983

NOTES CORRESPONDING TO TABLE A

NOTES CORRESPONDING TO TABLE A

TABLE A ITEM 1: ALL MONUMENTS WERE EITHER FOUND OR SET AND ARE SHOWN HEREON THIS SURVEY.

TABLE A ITEM 2: ADDRESS OF THE SURVEYED PROPERTY WAS OBTAINED BY THE SURVEYOR OR OBSERVED WHILE CONDUCTING THE FIELD WORK.

401 WEST GOLF ROAD, ARLINGTON HEIGHTS, IL 60005 (PARCEL 1)

397 WEST GOLF ROAD, ARLINGTON HEIGHTS, IL 60005 (PARCEL 2)

TABLE A ITEM 3: UPON INSPECTION OF THE FLOOD INSURANCE RATE MAP FOR THE SUBJECT AREA, PANEL NUMBER 17031C0211J WITH EFFECTIVE DATE OF AUGUST 19, 2008, IT APPEARS THAT THE PROPERTY SHOWN HEREON WOULD LINE IN "ZONE X" AREA OF MINIMAL FLOOD HAZARD.

TABLE A ITEM 4: GROSS LAND AREA = 103,979 SQUARE FEET OR 2.387ACRES MORE OR LESS. (TO HEAVY LINES)

TABLE A ITEM 8: ALL SUBSTANTIAL FEATURES OF THE SUBJECT PROPERTY ARE SHOWN ON THE SURVEY.

TABLE A ITEM 9: PARKING STALL COUNTY AS FOLLOWS: 42 REGULAR STALLS, 1 ACCESSIBLE STALL AND 2 SEMI-TRAILER STALLS.

TABLE A ITEM 16: NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.

NOTES CORRESPONDING TO SCHEDULE B, PART TWO

1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING DEEDS, EASEMENTS, RIGHTS, COVENANTS, CONDITIONS, RESTRICTIONS, ADJOINERS AND/OR OTHER DOCUMENTS THAT MIGHT EFFECT TITLE TO THE PROPERTY DEPICTED HEREON WAS APPLIED FROM FIRST AMERICAN TITLE INURANCE COMPANY, COMMITMENT NO. AF1024003, DATED APRIL 20, 2022 AND REVISION DATE OF MAY16, 2022; MAY 23, 2022; JUNE 7, 2022 AS PROVIDED TO THE SURVEYOR BY THE CLIENT, TITLE COMPANY AND/OR THEIR REPRESENTATIVES.

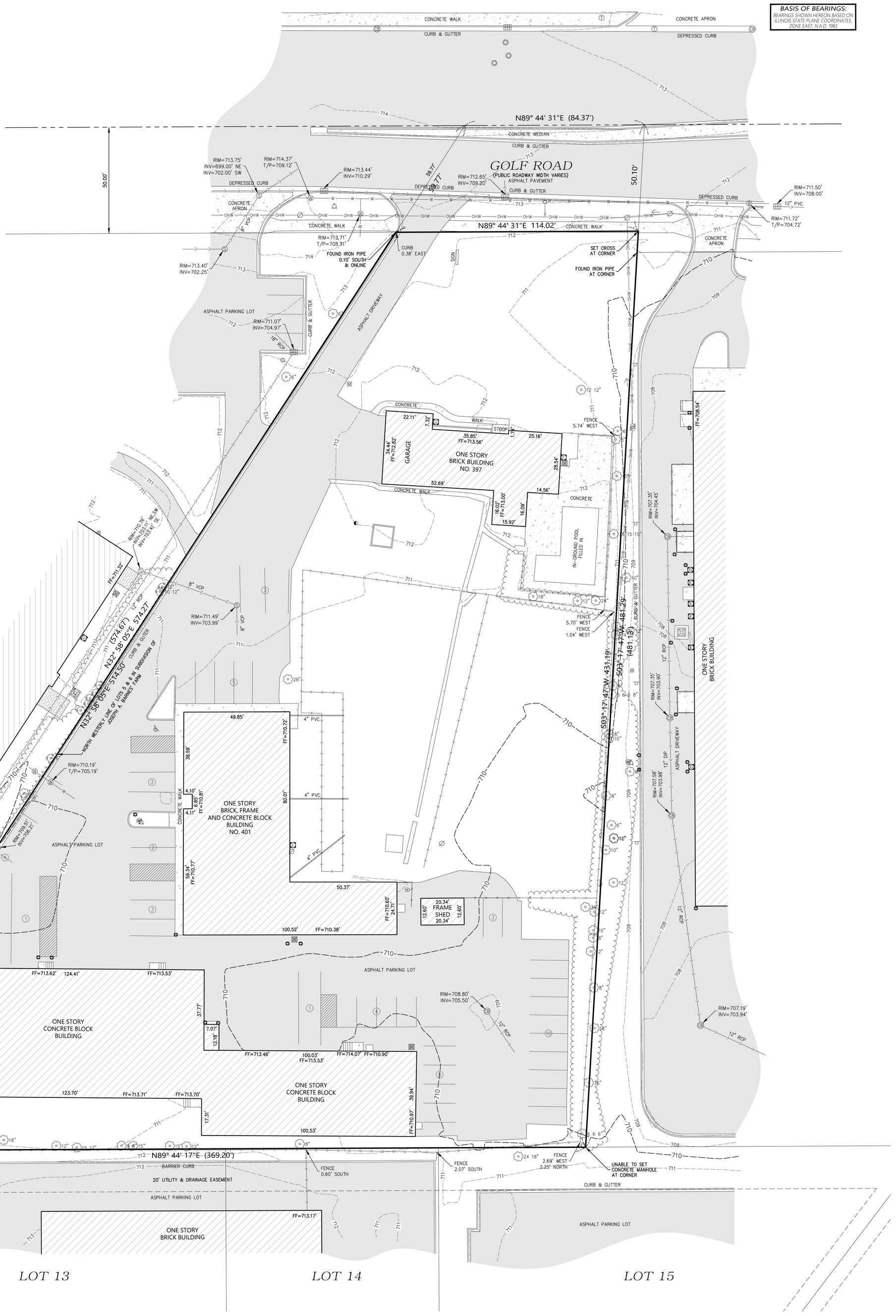
2. SCHEDULE B ITEM 7: PERMANENT TAX NUMBER 08-16-200-077 AS LISTED IN TITLE COMMITMENT.

3. SCHEDULE B ITEM 8: PERMANENT TAX NUMBER 08-16-200-078 AS LISTED IN TITLE COMMITMENT.

4. SCHEDULE B ITEM 9: PERMANENT TAX NUMBER 08-16-200-079 AS LISTED IN TITLE COMMITMENT.

LEGEND

- EXISTING AIR CONDITIONER
- EXISTING BOLLARD
- EXISTING CLEAN OUT
- EXISTING LIGHT POLE
- EXISTING MAILBOX
- EXISTING MANHOLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING SIGN
- EXISTING STREET LIGHT POLE
- EXISTING WELLHEAD
- EXISTING SANITARY MANHOLE
- EXISTING STORM CATCH BASIN
- EXISTING STORM INLET
- EXISTING STORM MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING WATER VALVE & VAULT
- EXISTING DECIDUOUS TREE (LEAF TREE)
- EXISTING CONIFEROUS TREE (NON LEAF TREE)
- EXISTING ELECTRIC METER
- EXISIITNG GAS METER
- EXISTING ELECTRIC TRANSFORMER
- EXISTING TELEPHONE MANHOLE
- EXISTING POWER POLE
- EXISTING GUY WIRE
- EXISTING HANDICAP PARKING STALL
- PARKING STALL COUNT
- PARCEL LIMITS
- EASEMENT
- EASEMENT P.U. & D.E. OR P.U.E.
- EXISTING SANITARY LINE
- EXISTING STORM LINE
- EXISTING WATERMAIN LINE
- EXISTING OVERHEAD WIRES
- EXISIITNG WOOD FENCE
- EXISTING CHAIN LINK FENCE
- EXISTING EDGE OF TREES
- EXISIITNG CONTOUR MAJOR 5 FOOT
- EXISTING CONTOUR MINOR 1 FOOT
- EXISTING BUILDING
- EXISTING CONCRETE PAVEMENT
- EXISTING ASPHALT PAVEMENT



UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES DECLARE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

811 Know what's below. Call before you dig. JULIE (OUTSIDE CHICAGO AREA)
CALL 48 HOURS (2 WORKING DAYS) BEFORE YOU DIG
811 or 1-800-892-0123

STATE OF ILLINOIS)
) SS
COUNTY OF OGLE)

TO: HOLLADAY PROPERTY SERVICES MIDWEST, INC., A DELAWARE CORPORATION
FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 9 AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 8, 2022.

REGIONAL LAND SERVICES, LLC
PROFESSIONAL DESIGN FIRM NUMBER 007858-0010

Rudy P. Dixon — 7/9/16/2022

RUDY P. DIXON — DATE
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003832
LICENSE EXPIRES NOVEMBER 30, 2022

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A TOPOGRAPHIC SURVEY.

PROFESSIONAL LAND SURVEYOR — RUDY P. DIXON — 035-003832 — ROCHELLE ILLINOIS — STATE OF ILLINOIS

DRAWING NUMBER: PLAT
SHEET 1 OF 1
DATE 9/16/2022
PROJECT NUMBER 220219

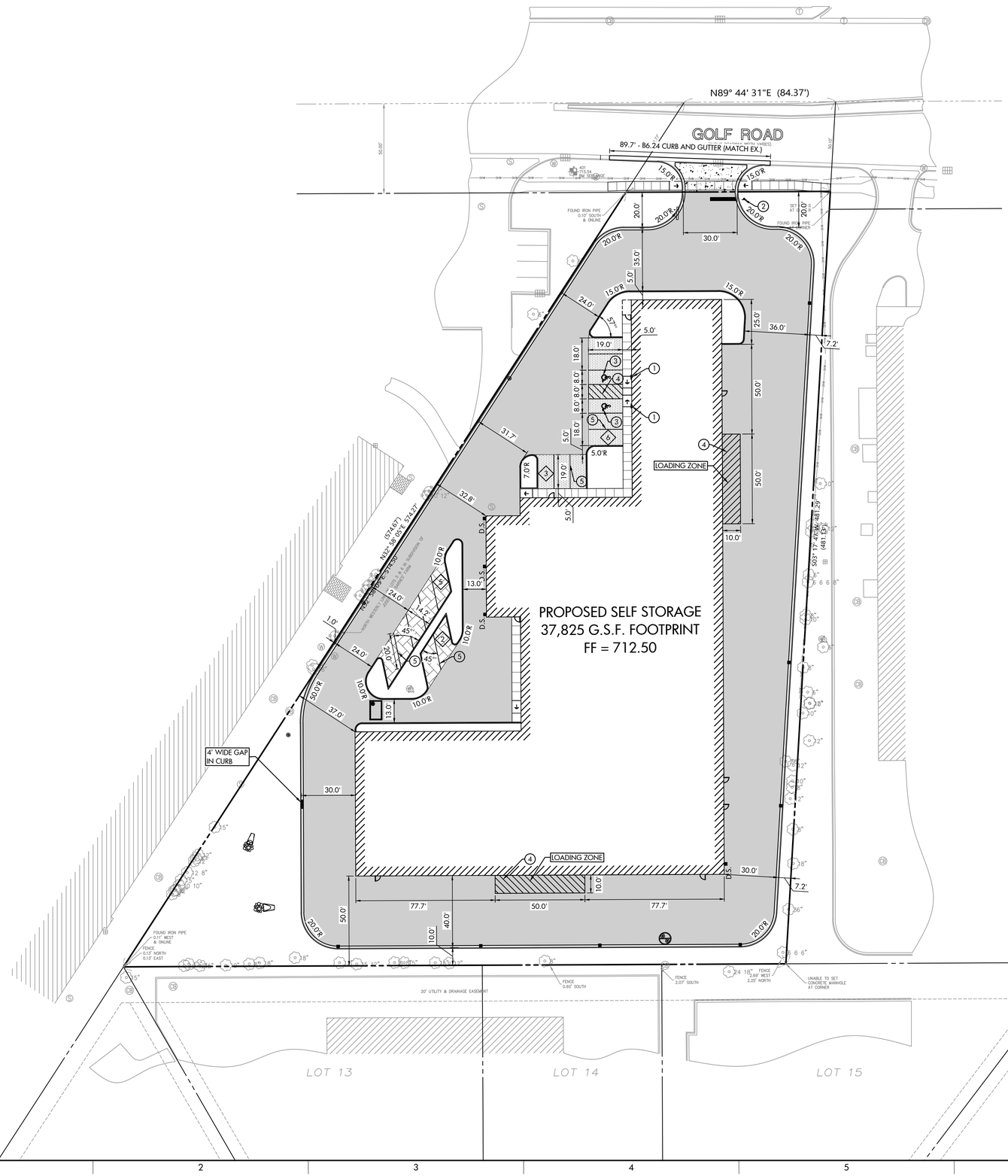
REGIONAL LAND SERVICES
9512 FOWLER ROAD
ROCHELLE, ILLINOIS 61068
PHONE: (618) 559-2260

CLIENT:
CIVWORKS CONSULTING, LLC
3343 N NEVA AVENUE CHICAGO, IL 60634
PHONE: 1(312)637-9570

P.U.E. PUBLIC UTILITY EASEMENT
P.U. & D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
B.S.L. BUILDING SETBACK LINE
A ARC LENGTH
CB CHORD BEARING
R RADIUS
BLDG BUILDING
CLF CHAIN LINK FENCE
WDF WOOD FENCE
FGF FIBERGLASS FENCE
WIF WROUGHT IRON FENCE
ALF ALUMINUM FENCE
FIP OR SIP FOUND OR SET IRON PIPE
FIR OR SIR FOUND OR SET IRON ROD
FCN OR SCN FOUND OR SET CROSS NOTCH
FPK OR SPK FOUND OR SET MAGNETIC P.K. NAIL

REV	DESCRIPTION	DATE
0	ISSUED	9/16/2022

PROJECT NUMBER: 220219
DRAWN BY: RWH
DATE: 9/16/2022
SCALE: 1" = 20'
CHECKED BY: RPD
DATE: 9/16/2022
ORDERED BY: OSVALDO PASTRANA
FIELD WORK COMPLETED DATE: 9/2/2022
PROPERTY ADDRESS:
397-401 W GOLF ROAD
ARLINGTON HEIGHTS, IL 60005



GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 INCH = 30 FT

SITE DATA

TOTAL SITE AREA = 2.387 AC

PROPOSED BUILDING AREA = 37,825 S.F. FOOTPRINT

PARKING PROVIDED =
REGULAR PARKING PROVIDED = 14 SPACES
HANDICAP PARKING PROVIDED = 2 SPACES

TOTAL PARKING PROVIDED = 16 SPACES

SITE PLAN KEYED NOTES

1. R7-8 HANDICAP PARKING SIGN (12"X18") WITH $250 FINE (MOUNTED ON BUILDING WALL)
2. R1-1 STOP SIGN (30"X30")
3. HANDICAP SYMBOL PER LATEST ADA STANDARDS
4. 4" SOLID YELLOW AT 24" C-C AT 45 DEGREES
5. 4" SOLID YELLOW STRIPE (TYP)
6. 24" WIDE WHITE STOP BAR (INSTALLED 4' BEFORE WALK)

GENERAL NOTES

1. ALL DIMENSIONS AND CURB RADII ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL CURB SHALL BE B6.12 AROUND THE PERIMETER AND 6" HIGH BARRIER CURB ALONG THE BUILDING UNLESS OTHERWISE NOTED.
3. SIDEWALK ALONG THE PERIMETER OF THE BUILDING SHALL BE COMBINATION SIDEWALK AND BARRIER CURB AND SHALL BE MONOLITHICALLY CAST ACCORDING TO THE DETAIL ON SHEET C6.2.
4. ALL RADII ARE 3.0' UNLESS OTHERWISE NOTED.
5. ALL SITE SIGNAGE SHALL BE IN CONFORMANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) STANDARDS, LATEST EDITION.
6. PARKING SPACES SHALL BE ANGLED AT 90° TO THE ASSOCIATED DRIVE AISLE UNLESS OTHERWISE NOTED.
7. DETECTABLE WARNING STRIPS WITH TRUNCATED DOMES ON ALL CURB RAMPS SHALL CONSIST OF CONTRASTING COLOR TO ADJACENT PAVEMENT COLOR PER IDOT REGULATIONS, PREFERRED COLOR IS RED (FEDERAL COLOR STANDARD 30166)
8. REFER TO ARCHITECTURAL AND SIGNAGE PLANS FOR ANY ADDITIONAL SITE SIGNAGE AND PAVEMENT MARKINGS.
9. ALL TRAFFIC SIGNS SHALL BE INSTALLED AT 7' HIGH MEASURED FROM THE GROUND ELEVATION TO THE BOTTOM OF SIGN.
10. ALL SIDEWALK SHALL MEET PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG).

SITE PAVING LEGEND

HEAVY DUTY ASPHALT PAVEMENT
2.0" BITUMINOUS SURFACE COURSE, HOT MIX ASPHALT, MIX D, N50
7.25" BITUMINOUS BINDER COURSE, HOT MIX ASPHALT, IL-19, N50
4" AGGREGATE BASE COURSE, TYPE B (IDOT GRAD CA-6)

LIGHT DUTY ASPHALT PAVEMENT
2.0" BITUMINOUS SURFACE COURSE, HOT MIX ASPHALT, MIX D, N50
2.5" BITUMINOUS BINDER COURSE, HOT MIX ASPHALT, IL-19, N50
8" AGGREGATE BASE COURSE, TYPE B (IDOT GRAD CA-6)

CONCRETE PAVEMENT
8" P.C. CONCRETE PAVEMENT
6x6 - W2.9 x W2.9 WWF @ MIDPOINT OF CONCRETE THICKNESS
4" AGGREGATE BASE (CA-6)

SIDEWALK PAVEMENT
5" P.C. CONCRETE PAVEMENT (THICKEN TO 8" AT DRIVEWAYS)
4" AGGREGATE BASE (CA-6)

PERVIOUS PAVEMENT
POUROUS BRICK PAVERS
1.5" PERMEABLE SETTING BED AGG. (IDOT CA-16)
30" MIN. COURSE AGGREGATE BASE (CA-7)

REVISIONS

CIVIL ENGINEERS - PLANNERS - DEVELOPMENT CONSULTANTS
CIVWORKS Consulting, LLC
3343 N. NEVA AVENUE
CHICAGO, ILLINOIS 60634
Ph: (312) 637-9570
Fax: (312) 637-9454
E-mail: info@civworks.com
Web: www.civworks.com

SHEET TITLE: SITE DIMENSIONAL AND PAVING PLAN

PROJECT: PROPOSED SELF STORAGE
401 W. GOLF ROAD, ARLINGTON HEIGHTS, IL 60005

PROJ. MGR.:	OP
DRAWN BY:	OP
FIRST ISSUE DATE:	11-11-2022
SCALE:	1"=30'

SHEET NO.
C3.0

PROJ. NUMBER: 22013

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EXISTING BUILDINGS ON SITE TO BE DEMOLISHED

























PHOTOS OF SURROUNDING PROPERTIES











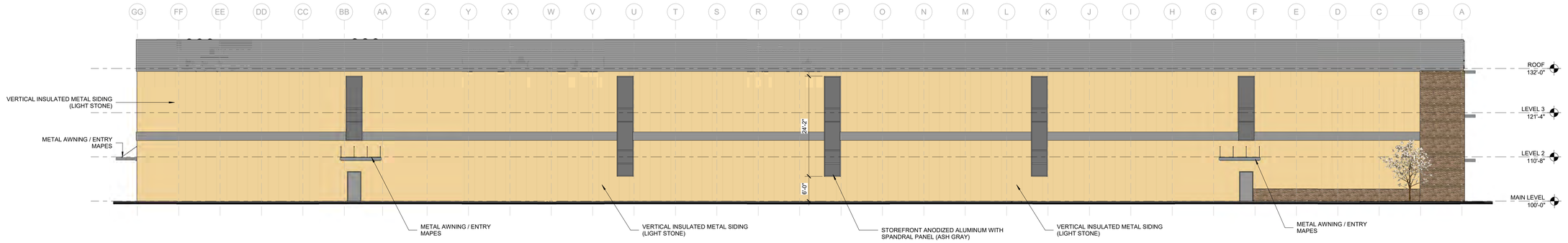






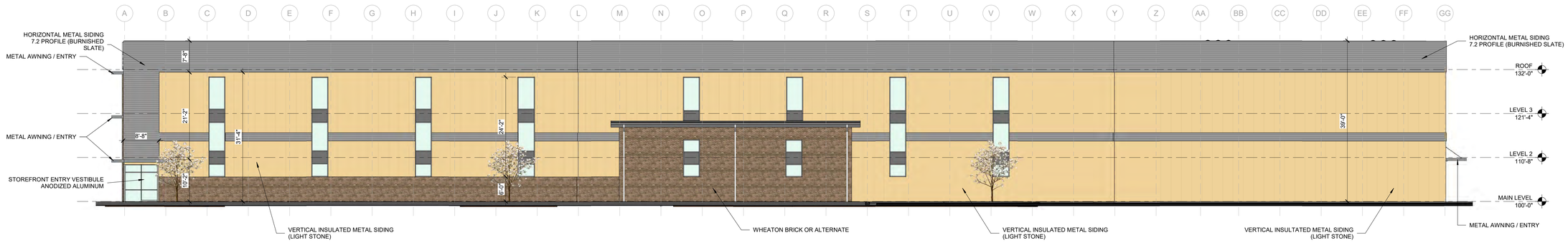






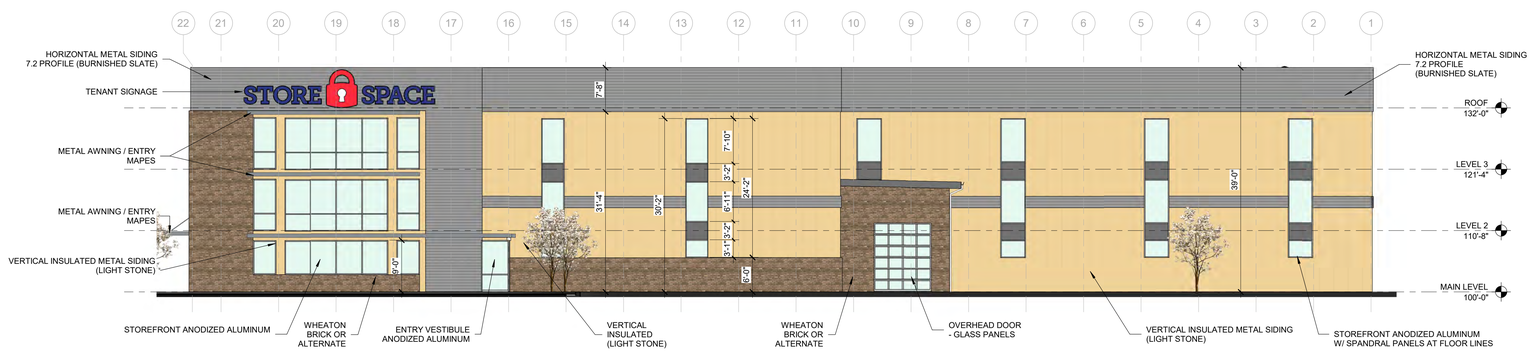
ELEVATION - EAST D1

3/32" = 1'-0"



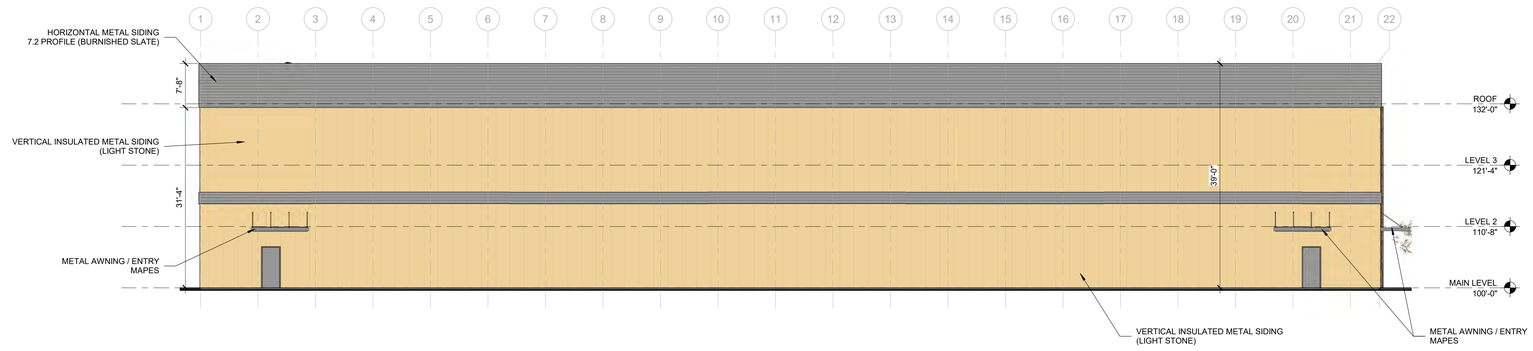
ELEVATION - WEST C1

3/32" = 1'-0"



ELEVATION - NORTH B2

3/32" = 1'-0"



ELEVATION - SOUTH A2

3/32" = 1'-0"

GENERAL NOTES:

C22.067.02

CONCEPT DOCUMENTS

ARLINGTON HEIGHTS SELF STORAGE

401 W. GOLF ROAD, ARLINGTON HEIGHTS, ILLINOIS

ADAMS ARCHITECTS
700 Massachusetts St.
Suite 307
Lawrence, Kansas 66044
(785) 218-3980
www.adamsarchs.com

APPROVED BY:

Name:	- - -	Date:	--.--.--
Name:	- - -	Date:	--.--.--
Name:	- - -	Date:	--.--.--

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION.

REVISIONS

No.	Description	Date

Rel. Date: 11-29-22

ELEVATIONS OPTION A

A200-A

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RENDERINGS (CORNERS) C3
12" = 1'-0"



RENDERINGS (CORNERS) C1
12" = 1'-0"



RENDERINGS (CORNERS) A3
12" = 1'-0"



RENDERINGS (CORNERS) A1
12" = 1'-0"

C22.067.02

CONCEPT DOCUMENTS

ARLINGTON HEIGHTS SELF STORAGE

401 W. GOLF ROAD, ARLINGTON HEIGHTS, ILLINOIS

ADAMS ARCHITECTS
700 Massachusetts St.
Suite 307
Lawrence, Kansas 66044
(785) 218-3980
www.adamsarchs.com

APPROVED BY:

Name:	- - -	Date:	--.--.--
Name:	- - -	Date:	--.--.--
Name:	- - -	Date:	--.--.--

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REVISIONS

No.	Description	Date

Rel. Date: 11-29-22

3D VIEWS OPTION A

A800-A

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AERIAL VIEW IMAGE C1
12" = 1'-0"



STREET VIEW IMAGE A1
12" = 1'-0"

C22.067.02

CONCEPT DOCUMENTS

ARLINGTON HEIGHTS SELF STORAGE

401 W. GOLF ROAD, ARLINGTON HEIGHTS, ILLINOIS

ADAMS ARCHITECTS
700 Massachusetts St.
Suite 307
Lawrence, Kansas 66044
(785) 218-3980
www.adamsarchs.com

APPROVED BY:

Name:	- - -	Date:	--,--,--
Name:	- - -	Date:	--,--,--
Name:	- - -	Date:	--,--,--

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION.

REVISIONS

No.	Description	Date

Rel. Date: 11-29-22

3D VIEWS OPTION A

A810-A

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700 Massachusetts Street, Suite 307
Lawrence, Kansas 66044
785.218.3980
Lance.adams@adamsarchs.com

ADAMS
ARCHITECTS

December 7, 2022

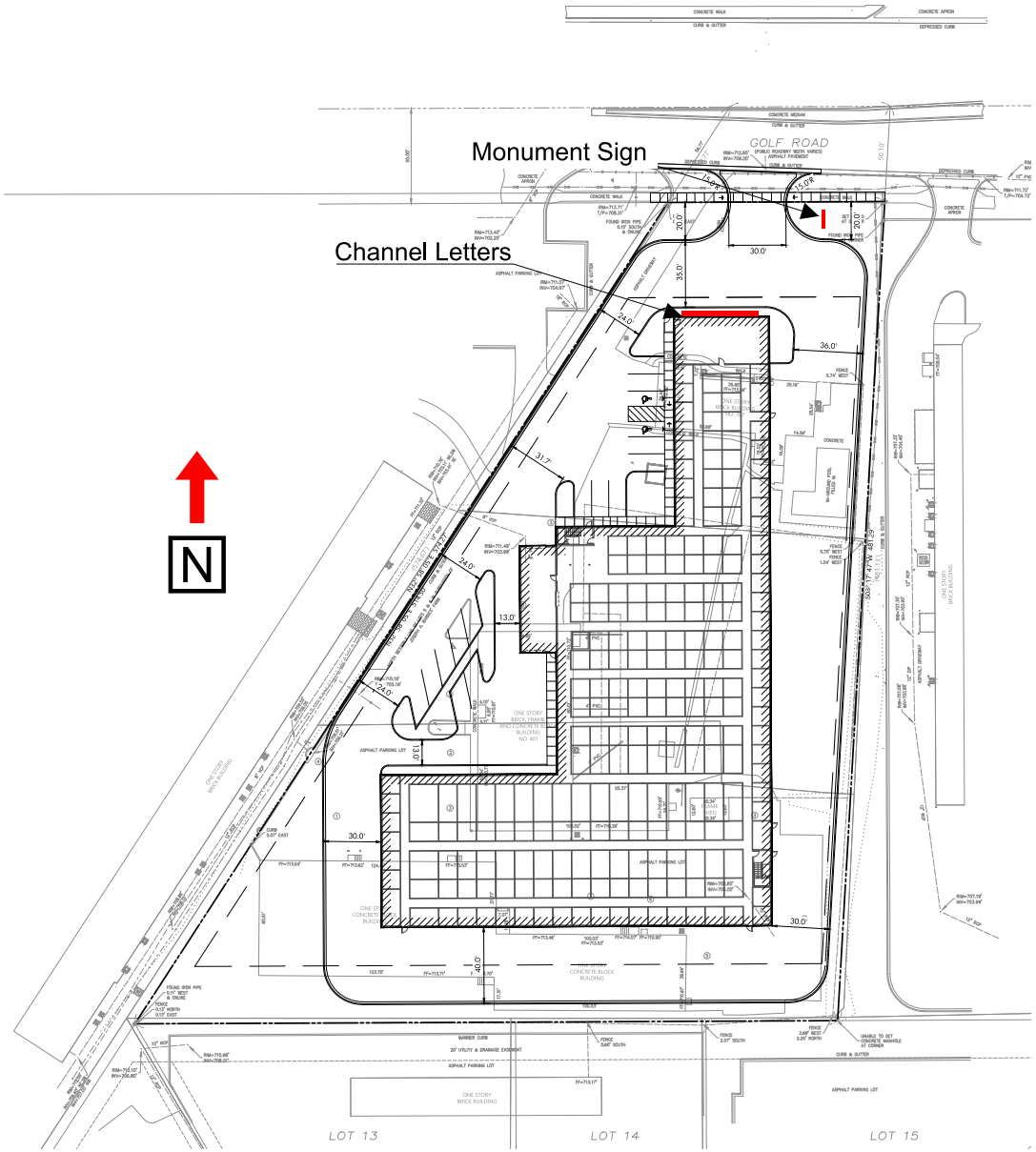
Materials List:

1. **Petitioner Name:** **Donald Tomei**
2. **Date :** **November 11, 2022**
3. **Project:** **Arlington Heights self storage**
4. **Location:** **401 West Golf Road**

Commercial Building:

Main Body:	**Wheaton Brick or alternate**
Parapet:	**Burnished Slate 7.2 profile horizontal panel**
Building Element:	**Burnished Slate 7.2 profile horizontal panel**
Secondary Body:	**Light Stone vertical insulated metal panel**
Storefront:	**Anodized Aluminum**
Canopy:	**Mapes Super Lumindeck – Anodized Aluminum**

Store Space - Arlington Heights

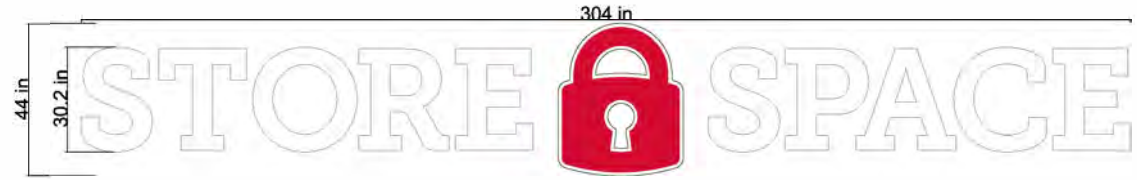


Client Name:	Location:	Store Space Arlington Heights	APPROVAL: I have reviewed and approved the sign details on this drawing for fabrication and installation.	Project Manager: Paul Rzewuski Paul@elevatesigngroup.com	Elevate Sign Group
	401 W Golf Rd Arlington Heights, IL 60005	Last Revision: 00/00/0000 Sales Order #: 0000 Drawing#: 0000v1/e1	CLIENT APPROVAL LANDLORD APPROVAL		O: 630-656-1085 F: 630-668-9335 www.elevatesigngroup.com 1120 N. Ridge Ave. Lombard IL 60148

The intent of this drawing is to show a conceptual representation of the proposed signage, due to variations in printing, fabrication, painting, substrates, and finishes. The final product may differ from drawing. Superimposed drawings are intended to show orientation and location of the proposed signage. It may not be exactly to scale. Color swatches or chips can be provided if requested by customer. If colors are not specified a close match will be provided and determined by the project manager.
Accepted: By signing this document you the customer accepts that the above proposed signage specifications, colors, spelling, and conditions are satisfactory and authorize Elevate Sign Group to do the work as specified.
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Store Space - Arlington Heights

Flush Mount Front Lit Channel Letters
Total Signable Area: 386.52sqf
25% of Total Signable Area: 96.6sqft
Sign Area: 92.8 sqft (24%)





Specifications

- Flush mount channel letters with reverse wireway
- White acrylic faces

Letters
- White faces, blue trim, blue returns

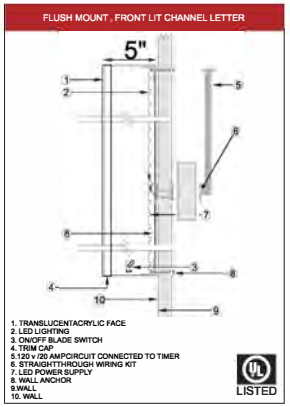
Lock
- Inlined red vinyl on face, red trim, red returns

Colors

3630-73 Dark Red

White

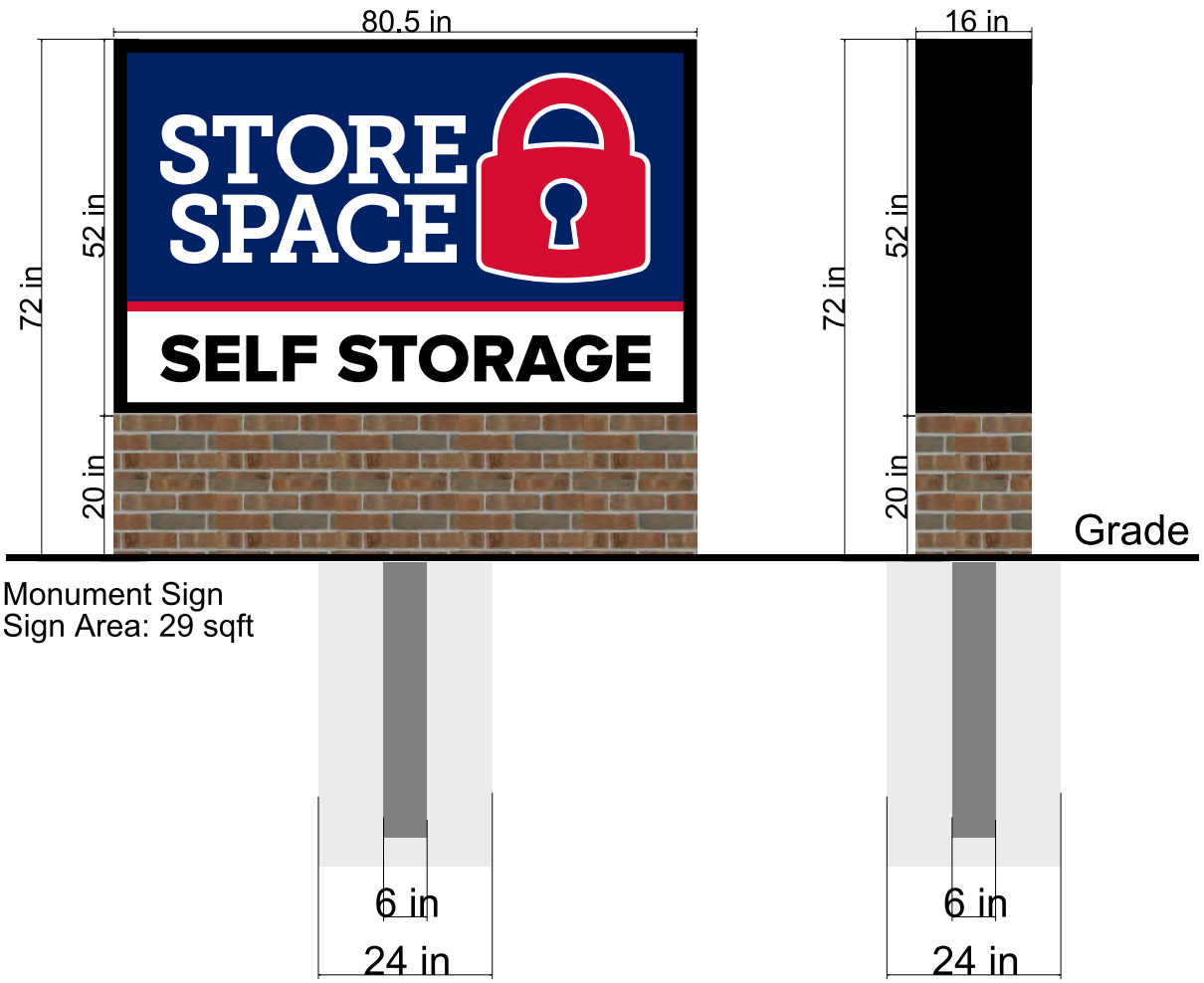
Cross Section



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Store Space - Arlington Heights



Monument Sign
Sign Area: 29 sqft

Specifications

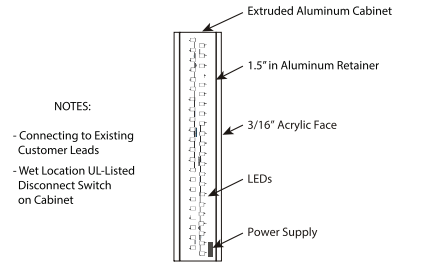
- Dual face monument
- Black cabinet with black thin brick base
- Acrylic face with applied vinyl graphics
- Glen-Gery Stratford thin brick

Colors

- 3630-73 Dark Red
- White
- 3630-36 Blue

Cross Section

TYPICAL DOUBLE-FACE INTERNALLY-ILLUMINATED SIGN CABINET



(All fasteners are galvanized or non-corrosive.)

③ Section View
Not To Scale

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