



Agenda
Village of Arlington Heights
Design Commission
Community Room, 3rd Floor
33 S. Arlington Heights Rd
November 9, 2021
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Minutes - 10/26/21

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. 2021 Alan F. Bombick - Excellence in Design Awards
- B. DC#21-068 - BMO Bank - 630 W. Northwest Hwy. / Commercial

VII. OTHER BUSINESS

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 David Robb, Disability Services Coordinator, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, (847)368-5793 (Voice), (847)368-5980 (Fax) or drobb@vah.com.



Design Commission
11/9/2021

Item: Minutes - 10/26/21

Department: Planning & Community Development

ATTACHMENTS:

Description

Minutes - 10/26/21

Type

Minutes

DRAFT

MINUTES OF THE VILLAGE OF ARLINGTON HEIGHTS DESIGN COMMISSION

HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
OCTOBER 26, 2021

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

Members Present: Ted Eckhardt, Acting Chair
John Fitzgerald
Kirsten Kingsley

Members Absent: Jonathan Kubow
Scott Seyer

Also Present: Ben Rea, Arlington Heights Park District for *17 S. Belmont Ave.*
Brian Roginski for *Cortland's Garage*
Jim Platt for *Cortland's Garage*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FOR OCTOBER 12, 2021

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE MEETING MINUTES OF OCTOBER 12, 2021. ALL WERE IN FAVOR. MOTION CARRIED.

Acting Chair Eckhardt stated that with only 3 commissioners here tonight, a unanimous vote from all 3 commissioners is required for a motion to pass tonight.

ITEM 1. SINGLE-FAMILY TEARDOWN REVIEWDC#21-067 – 17 S. Belmont Ave.

Ben Rea, representing the *Arlington Heights Park District*, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing single-family residence to create a vacant lot. The lot will be returned to turf grass with a few trees planted to assist with screening for the adjacent resident at 15 S. Belmont.

The subject site is zoned R-6, Multiple Family Dwelling District, and it has a total area of 8,712 square feet. Per Section 13.2.c of Chapter 28 (Zoning Regulations), a development plan is required to be approved prior to issuance of a demolition permit. This property is located adjacent to Recreation Park, and it was acquired by the Arlington Heights Park District in July 2000 with the long-term intent to clear the site and add it to the square footage of the Park. The Park District has reported that the property is currently vacant and in need of numerous repairs, so they would like to move forward with demolition at this time.

Staff recommends approval of the proposed demolition of the existing home.

Mr. Rea said that letters were sent to the surrounding neighbors advising them of the proposed demolition of the existing home, and the resident who lives to the south of the site is here tonight. The Park District has purchased 6-foot white pine trees to work with the neighbors to make sure they are providing adequate screening for them and otherwise returning the site to green space.

The commissioners summarized their comments. Commissioner Kingsley assumed the reason for demolishing the existing home is because of the cost involved in maintaining it, which is a larger liability than demolishing it. Mr. Rea agreed and added that the property has paid for itself at this point in time, there are no current tenants in the home, there is water damage inside because the roof needs to be replaced, as well as other work that would need to be done to bring it up to better living conditions if it were to be rented again. The Park District is also not in the business of being a long-term landlord, and they feel this is the right opportunity to demolish this home as well as the nearby Shell station property which they also own.

Commissioner Kingsley asked the petitioner what they plan to put back when the home is demolished. Mr. Rea said the site will be returned to grass/turf, and 6 white pine trees will be strategically placed on the south side of the site to provide screening for that neighbor, as well as on the eastern edge of the property to help screen the lights from the adjacent ball fields. Commissioner Kingsley also asked about the existing gravel drive to the north, and Mr. Rea replied that it will be returned to grass as well, and the curb cut removed even though it is not part of this site. Commissioner Kingsley also asked about the corner gas station site and Mr. Rea said it would be returned to green space as well. They intend to complete the demolition and improve the site with turf and trees this year. Commissioner Kingsley commented that sometimes the Fire Department uses an existing home like this for training purposes, and if that is done here, then the existing home should be demolished immediately after that use. She had no further comments.

Commissioner Fitzgerald asked Staff when the existing home was built and if it has any historical significance. Mr. Hautzinger said he was unaware of the exact year that the home was built, but it not listed on the national register of historical homes and the Village does not have historic preservation requirements or districts. A member of the audience said the home was built in 1917 as a 3-flat. Commissioner Fitzgerald suggested photos of the interior and exterior of the existing home be provided to the Arlington Heights Historical Society, as well as possible floor plans. Commissioner Kingsley agreed and said that any information that anyone has about the existing home should also be provided, although floor plans could be difficult to obtain. Commissioner Fitzgerald was in support of the demolition of the home, especially since the site is being returned to turf and screening is being provided for the adjacent neighbor.

Acting Chair Eckhardt agreed with the comments made by the other commissioners, and added a suggestion that the petitioner consider donating any salvageable materials from the existing home. He was in support of the project.

Acting Chair Eckhardt asked if there was any public comment on the project and there was no response from the audience members.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KINGSLEY, TO RECOMMEND APPROVAL OF THE PROPOSED DEMOLITION OF THE EXISTING HOME AT 17 S. BELMONT AVENUE, TO CREATE A VACANT LOT. THIS RECOMMENDATION IS BASED ON THE PLANS RECEIVED 10/4/21, AND THE FOLLOWING:

1. A REQUIREMENT THAT THOROUGH PICTURES OF THE EXISTING HOME, INTERIOR AND EXTERIOR, BE TAKEN AND SUBMITTED TO THE ARLINGTON HEIGHTS HISTORICAL SOCIETY.
2. A RECOMMENDATION TO WORK WITH STAFF TO OBTAIN FLOOR PLANS OF THE EXISTING HOME, TO BE SUBMITTED TO THE ARLINGTON HEIGHTS HISTORICAL SOCIETY.
3. 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, 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 RESPONSIBILITY 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.
4. THE PETITIONER SHALL COMPLY WITH ALL FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES.

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

ITEM 2. SINGLE-FAMILY TEARDOWN REVIEWDC#21-069 – 139 E. Golf Terrace

Steve Hautzinger, representing the Village of Arlington Heights, was present on behalf of the project. He explained that this property is a Village-owned property and located within the Village's TIF 4 redevelopment area, which was established in 2002 and includes 35 acres, including the adjacent International Plaza Shopping Center to the east. The Village recently acquired this vacant property and is proposing to remove the buildings at this time to prepare the site for future development. The subject site is zoned R-1, One Family Dwelling District, and has a total area of approximately 43,542 square feet. Per Section 13.2.c of Chapter 28 (Zoning Regulations), a development plan is required to be approved prior to issuance of a demolition permit.

The Village is proposing to demolish the existing single-family residence to create a vacant lot at this time. All existing trees less than 6-inch caliper adjacent to the house will be removed during demolition, but all other existing trees and grass on the property will remain. The building foundations and driveway will be removed, and new grass will be planted in those locations.

Staff recommends approval of the proposed demolition of the existing single-family home to create a vacant lot.

Acting Chair Eckhardt asked if there was any public comment on the project and there was no response from the audience.

The commissioners summarized their comments. Commissioner Fitzgerald was okay with the demolition of the existing home that is in the middle of so much commercial property, and the fact that the site is going to be used in the future is fine with him.

Commissioner Kingsley agreed and asked what was being put back in the area of the driveway and at the end of the street. Mr. Hautzinger said that for the time being, the street will remain, but the home, detached garage, and driveway will all be removed and the site graded and restored to turf. Existing trees on the site will remain for now, except for any trees that might be close to the existing home and garage that could be removed as part of the demolition. Commissioner Kingsley had no issues with the demolition of the existing home, garage and driveway, as long as the adjacent neighbor at 135 E. Golf Terrace had no concerns. Mr. Hautzinger said he was unsure of any contact with the adjacent neighbor; however, many of the existing trees will remain, and there is existing fencing between the residential and commercial property to the east for screening.

Acting Chair Eckhardt asked if the Village intends to change the existing zoning for this site, at the same time the home is being demolished. Mr. Hautzinger said he has not heard about rezoning as the proposal at this time. Acting Chair Eckhardt also asked if the proposed senior living facility that was previously reviewed by this commission for the adjacent property was still in the works, and Mr. Hautzinger said that project was withdrawn by the petitioner. Acting Chair Eckhardt had no further comments.

Acting Chair Eckhardt again asked if there was any public comment on the project and there was no response from the audience.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER FITZGERALD, TO RECOMMEND APPROVAL OF THE PROPOSED DEMOLITION OF THE EXISTING HOME AT 139 E. GOLF TERRACE, TO CREATE A VACANT LOT. THIS RECOMMENDATION IS BASED ON THE PLANS RECEIVED 9/30/21, AND THE FOLLOWING:

1. 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, 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 RESPONSIBILITY 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.

2. THE PETITIONER SHALL COMPLY WITH ALL FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES.

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

DRAFT

ITEM 3. CBD COMMERCIAL REVIEWDC#20-076 – Cortland's Garage – 1 N. Vail Ave.

Brian Roginski, owner of *Cortland's Garage*, and Jim Platt were present on behalf of the project.

Mr. Hautzinger presented Staff comments. 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 Planned Unit Development and Special Use amendment to allow a 1,077 sf building addition to an existing restaurant in the Downtown (B-5) Zoning District. Because this project is going to the Plan Commission, the role of the Design Commission is limited to building and signage only.

The petitioner is proposing to build a new fabric canopy/enclosure addition to an existing restaurant building in the Downtown. The proposed addition will be approximately 1,077 sf, and it will enclose approximately 58% of an existing 1,857 sf outdoor dining patio. The fabric roof of the new addition will be permanent yet temporary looking, but the fabric wall panels will be removable during warm weather. The metal frame structure and footings will be permanent.

Staff acknowledges the challenges and hardships for restaurant businesses due to Covid, and Staff understands the corresponding desire to expand the use of the outdoor dining patio in the least expensive manner. Staff is supportive of an expansion to the existing restaurant, but there are concerns over the use of a fabric structure as a permanent building addition. Longevity of the fabric material against fading and staining is a concern, and the petitioner should clarify how it would be maintained if fading or staining becomes an issue. Additionally, the Design Commission should evaluate the aesthetic appropriateness of the proposed fabric structure in the Downtown, as this would be the first time this material, which is more common for seasonal usage, would be used as a permanent building addition in Downtown Arlington Heights. The Design Commission should give consideration to the historic character of the existing restaurant building which is one of the oldest free-standing buildings in the Downtown. The existing building is listed as having "Exceptional" importance in a Historic Preservation Report that was prepared for the Village of Arlington Heights by The School of the Art Institute of Chicago in 2004. The most desired approach would be to revise the design to be a permanent building addition constructed with traditional building materials that are selected to be more compatible with the existing restaurant building and the surrounding Downtown context.

The Design Commission should evaluate the proposed design based on the Village of Arlington Heights Design Guidelines. Some of the key guidelines applicable to this project are listed below:

- ***Building Design.*** Each individual project must be carefully planned to complement the positive characteristics of neighboring structures and to create a more unified visual image for the Downtown overall.
- ***Additions.*** New additions will look like they belong and not dominate or change the character of the original building.
- ***Character.*** The selected architectural style should be generally compatible with the surrounding structures.
- ***Materials.*** Materials and their color and texture should be selected for continuous harmony and aesthetic quality with adjacent buildings. Materials that sharply contrast from adjoining buildings shall be avoided. Materials shall be of durable quality such as stone, marble, terra-cotta, face brick, exposed structural steel with proper finish, weather resistant wood (for trim only), and exposed concrete with properly treated surfaces. Light gauge materials are generally discouraged.
- ***Windows.*** Windows are critical elements in establishing a building's architectural character and proportions. The size and shape of windows, and the rhythm of the window pattern, should accentuate and help it relate to adjacent streetscape.
- ***Entrances.*** A well designed entrance should read as the focus of the façade.
- ***Maintenance.*** Continuous quality of appearance depends upon the extent of quality of maintenance. The choice of materials and their use, together with the types finishes and other protective measures, must be conducive to easy maintenance and upkeep. Materials and finishes shall be selected for their durability and wear as well as for their beauty.

The plans for the proposed addition do not indicate any new signage. It should be noted that per code, as a condition of having an approved Corner Projecting Blade Sign on the restaurant, all other wall signs on the building are not allowed. Additionally, since the fabric structure is proposed as a fully enclosed and heated permanent building addition, it is not considered to be a canopy or awning, so canopy/awning signage on the fabric structure is also not allowed.

This project received a preliminary Design Commission review on September 28, 2021. Overall, the Design Commission did not object to the use of fabric for the patio enclosure. Although it was commented that a more permanent patio enclosure would be a better look in the long run to draw more customers in, instead of the temporary looking structure being proposed. The Design Commissioners did express concern about the shape/massing of the proposed shed roof slope which they felt needed to tie in better with the existing restaurant building design. A front to back roof slope with a center ridge was suggested, although that might require a gutter across the front wall. Another possible suggestion was a false parapet wall across the front to conceal the shed roof slope behind it. The petitioner was encouraged to study other options to resolve this issue. Concern was also raised about the proposed black fabric color. The Design Commission felt that the fabric color should match the trim and windows on the existing building, which does not appear to be a true black color.

Mr. Hautzinger explained that the petitioner did not address the Design Commission's concerns raised at the preliminary review, and the petitioner is seeking approval of the proposed design as originally submitted with the shed roof massing and black fabric color. Staff is requesting the Design Commission to evaluate the proposal, with Staff's recommendation to revise the design for a more permanent building addition; however, if the Design Commission supports the proposed fabric structure, then Staff recommends to discuss or evaluate those issues that were raised at the preliminary review regarding massing, color, and the fading and staining of the fabric.

Mr. Roginski said he would love to put up a beautiful glass retractable structure that would blend in with everything, but finances are the main concern with doing that. This proposal is the best and only approach he can actually do to keep his business during the winter months, and allow him to start doing weddings and 50+ parties all year round. He said that all windows and trim on the building are black, not a charcoal color, the sign is black, and he recently got all black gutters on the building. The color of the proposed new fabric awning is almost spot-on with the black color on the building. With regards to concerns about fading, he explained that the proposed structure is shaded from the sun by the existing building and it will only hit the front part of the awning for about an hour or two, and if there is any fading after 10 years, he would replace it.

Mr. Platt said they did not receive Staff's report and comments until late last Friday; however, they spoke with the awning company to discuss some sort of parapet on the front of the awning, and the awning company responded back today and said that they would not recommend the suggestion of the Design Commission for any deviations from the proposed awning design; it could cause water to gather on the canopy which would be detrimental to the use of the canopy and could promote other issues with the fabric. They also think this would be contrary to minimizing water on the street side, which was a major concern for the Engineering and Building Departments. Mr. Platt explained that one of the reasons they went to this cleaner design was to keep as little water coming forward on the street side as possible; therefore, they stuck with that idea. The fact is that 75 or 80% of the businesses downtown all have a fabric awning of some type, so this proposed material is not unique in the downtown. The wear and tear of the fabric is probably very diverse in the downtown district; there are some areas you can stand up and see sunlight coming through the fabric over a period of time, and Mr. Roginski recognizes that the appearance is 90% of his image and his brand. Leaving a poor image out there does not behoove his business.

Acting Chair Eckhardt asked if there was any public comment on this project and there was no response from the audience.

The commissioners summarized their comments. Commissioner Kingsley said she was not at the preliminary review of this project so this is the first time she is reviewing the project. She did review the meeting minutes from the prior review and agrees with the other commissioners' reservations about the design; she has reservations about the shape and how it looks in the streetscape, and how maintaining the gutter will work if there is an issue with the gutter that is

right up against the building to the north. She also had concerns about the temporary feel of the proposed structure, although it is permanent, and she was unsure what codes will govern this structure when it goes for permit. Specifically, what the Illinois Energy Conservation Code is going to say about heating this permanent structure in the winter when it is not insulated, and the loss of energy that will result from it. She had pause with that and was unsure if she agrees with having something like that.

Another concern for Commissioner Kingsley is that she did not see an elevation that shows where the 15-foot mark is on the other windows that are on the north side of the property. She totally understood why the petitioner wants to cover the patio which she felt would help the business, but she felt that walking south on the street and looking at the north side of the building is one of the sweetest views in the Village, and it will now be covered and not have the nice courtyard. She felt it could be more delicately done than with this vinyl temporary looking structure. Lastly, Commissioner Kingsley said this new structure would be the only one of this nature in the Village and the commissioners are looking at it more closely, and she felt there were so many other things that could be done that are more fun and do not look like something that is stuck-on, but rather something that is celebrated, and that the style and uniqueness of it is something that people are going to be talking about in a good way instead of a lean-to against a historic building. Commissioner Kingsley concluded that she wanted to see the project come back to this commission.

Commissioner Fitzgerald felt that Commissioner Kingsley's points were excellent, he did not even think of the heat factor which is a concern. He still had concerns about the roofline of the structure, it does look like it is just added on. He asked the petitioner if they looked at the possibility of a permanent roof with the same sides that can be taken on and off. Mr. Roginski said yes, but the cost is extreme. Commissioner Fitzgerald reiterated that he previously said that the structure looks temporary to him, and he was also concerned about the rooflines and the shed/dormer appearance. If anything were to occur tonight, he would want included that the fabric has to match the trim color on the building, which he recently saw does look darker in person. He asked if the canopy structure will include a door on the Vail Street side of the building, and Mr. Roginski said there will be a door and walls on that side, but only for 2 to 3 months. Commissioner Fitzgerald also asked if there is a landscape bed between the temporary walls and the existing sidewalk, and Mr. Roginski said there is an existing 3-foot landscape bed where he has landscaping in planters because he cannot get plants in the ground to grow there. Commissioner Fitzgerald further asked if there is a gutter on the north side of the new structure, which is shown on the plan, and Mr. Roginski said that the gutter on the north side will collect water and drain it towards the east into a water drum. He added that the water will not hurt the adjacent building to the north at all. Commissioner Fitzgerald said he was torn on this project because he sees the use of the new canopy structure, but he did not love the look and was a little nervous about the precedence it will set.

Mr. Roginski commented that the interior canopy space will be designed by the same designers that did the Hampton Social restaurant locations, which will look amazing. Commissioner Fitzgerald asked if the Hampton Social locations have the same canopy structure set-up and Mr. Roginski said that some of their locations do. Mr. Platt said the key is to remember that the roof is permanent and that look is a very contemporary look used throughout the suburbs and very heavily in Chicago for restaurants in particular. The walls are temporary, so while some people may not like that look, it is because it is inclement weather, so it has the least amount of impact to the public when those walls are up. These will be used sparingly and they tried to show the full look just to be transparent, but the reality is that 80% of the time you will only be looking at a permanent canvas roof structure, which qualifies more as a canopy and not a room addition.

Commissioner Fitzgerald found an image on-line for the Hampton Social restaurant in Barrington that showed an outdoor covered area, and he showed the petitioner and asked if it is similar to how this new structure will look. Mr. Roginski said that the inside of the structure will be designed with the same lights, fake vines, etc. Commissioner Fitzgerald had no further comments.

Acting Chair Eckhardt said he was also torn, and he understands what the petitioner is trying to do with the canopy structure, which is done a lot in the City of Chicago; however, many times these structures start out as temporary

structures and then they never go away. This does create some precedence in town because it is really an addition that is enclosing space, and the heating aspect is concerning to him. He felt that whatever structure is built here if it receives approval, needs to be constructed with a walking deck on the north side because of the accumulation of snow that will occur there. The snow will be 2 to 3-feet deep and sit on the neighbor's building with water going right through the masonry because masonry is not designed to have snow piled up against it like that. He said this is a technical disaster waiting to happen, and suggested pulling it away from the adjacent building 18 to 20 inches to allow for a walkway for snow removal. He previously stated concerns about the triangular look on the front of the structure, but it actually really does not look like that; it is more rectilinear in front because there is a break line where that roof is folding back. Mr. Hautzinger clarified that the front wall is actually all flat. It does not pitch back. The rendering shows a different color in the top triangular area, which is confusing, but the front wall is a flat vertical surface, which Mr. Roginski confirmed. Acting Chair Eckhardt appreciated the clarification because he was thinking it was something different, which causes him some renewed concern about that configuration along the front.

Acting Chair Eckhardt was trying to find a way to help the petitioner's outdoor business, but he felt the current proposal had some problems and he was unsure how to resolve them. He liked Commissioner Kingsley's comments about trying to make the outdoor area more fun in its form and shape, rather than the simple utilitarian sloped design being proposed, and he understood the economics of this as well. He was having some hesitation in giving approval tonight and moving the project along. He wanted to hear the petitioner talk about some of the technical issues, the heating aspect and the snow accumulation on the adjacent building.

Mr. Platt said that issues pertaining to snow, water, and removal, are issues that they have been working with the Village Engineering and Building departments on, and have received comments from them about. They are also looking at heating the gutters, and the existing floor drain at the east open-end side of the patio; however, he felt these were issues more directed to those departments. He added that they have been having these discussions with those departments for some time now, with some adjustments being made that the Village seems comfortable with at this time, and the comments provided to them have not been negative looking for a major design change, but rather where the water is going to go, and where the planter is going to be. The Village prefers the water to go directly into the storm sewer instead of a barrel for irrigating plants.

Commissioner Kingsley asked the petitioner if they are comfortable with the solution, and Mr. Platt said that they are not looking to create a problem with the adjacent neighbor because that would become a liability problem for the business; so yes, he felt that heating those gutters, the electric heating system, and the heaters under the canopies will prevent the snow build-up from occurring. He believed there to be a small gap between the awning and the building, which are all things that have been talked about and at this point, and they are comfortable with it.

Acting Chair Eckhardt asked the commissioners for any further comments. Commissioner Fitzgerald said he was still trying to wrap his head around what he is now calling a triangle view of the canopy, which he previously thought would be more of a rectangle, and then on top of the rectangle it would go back towards the east, so from the street it will look like a long linear line. However, now he is hearing that is not the case and he asked why the exhibit shows 2 different colors. Mr. Hautzinger said that the rendering is a little confusing and unintentionally misleading, and he clarified that the front elevation is flat, with the wall panels separate from the permanent canopy above, which the petitioner confirmed. Commissioner Fitzgerald said that he did not love that, and his biggest concern is that the walls of the canopy will most likely be up a lot longer than 2 to 3 months, it would be more like from Thanksgiving to mid-April because of the weather, although during the winter he was not as bothered by the walls. He was really trying to support the project, but those are his comments.

Commissioner Kingsley agreed that she wants to help with a solution, but she was having a problem with the shape and the look of the canopy, the temporary appearance of it, and that the black color in the summer will absorb a lot of heat and be hot to sit underneath. She also still had an issue with the water and the snow, and the issue of snow removal in front of the door. She did not fully understand how the proposed structure meets the existing building; the way it attaches to it and where it attaches to it, is going to diminish the aesthetics of the existing building.

Acting Chair Eckhardt still had his concerns. The north side should pull 2-feet away from the property line to allow emergency overflow of snow and ice and everything that will collect there, which will be a lot. The structure needs to allow for a person to get up there with a shovel on the roof and remove any snow, which could collapse the edge of the structure. He said this area will have snow drifts like crazy, which is very concerning to him. He appreciated the petitioner's comments that these are not Design Commission issues, but the commissioners are Architects who are practical, and practical things relate back to design, and he sees something here that is a disaster waiting to happen, and it needs to be corrected, and when it is corrected, it is going to affect the design of the structure. Acting Chair Eckhardt was disappointed also about the triangular flat surface on the front of the structure; when the walls are gone that will make more sense. He wished the petitioner was saying this is a temporary structure, but he understood the cost involved to install the new canopy and that it is permanent because it is enhancing the business and enhances the customer's enjoyment of sitting outside and being protected from the elements; he gets that. If he had in his mind another design to suggest for the canopy, he would suggest it, but this is very complicated, as shown in the photo provided of the north side of the building where this new canopy will somehow cover that entire area. Commissioner Kingsley said that this is the part that she does not get.

Mr. Hautzinger said he took some time to really study the axonometric drawing, and he explained that the proposed structure will meet the existing building wall above the second floor windows, and they are holding that elevation all the way around until they get to the existing lower roof, and then the new structure will follow the pitch of that roof down, and the entire roof will have a warped geometry to it. It has positive drainage, but it is not just a straight flat shed roof.

Acting Chair Eckhardt stated that the entire row of windows will be inside, underneath the roof structure of the canopy, which Mr. Hautzinger confirmed. Commissioner Kingsley asked where the existing gable above the door on the north wall is shown in the plan, which Mr. Hautzinger pointed out and said the wall has a small jog, but the roof has about an 18-inch rake projection.

Mr. Hautzinger reiterated the Design Commission's suggestion from the preliminary review for a revised design with a front-to-back roof slope and center ridge which would slope down towards the road but would still allow the existing building door, landing, and stairs to be inside the new space without conflicting with any existing windows. With regards to Commissioner Eckhardt's concerns about the snow drifting against the neighboring building, the front-to-back roof slope massing would help with that issue. However, it would direct rain water off of the roof of the structure towards the front, so a gutter and some way to collect that would be needed. Mr. Hautzinger felt this was worth exploring.

Acting Chair Eckhardt said it does not appear likely that there will be a good outcome from the three commissioners here tonight. The petitioner has heard a lot of concerns and might want to consider continuing the review when all 5 commissioners are present. He said that there needs to be some brainstorming on the petitioner's side to satisfy the technical part and the massing part of the project, because the exhibits presented are difficult to see and understand the new canopy structure. He felt that a simple sketch-up 3D model was necessary to clarify how everything comes together with the existing building. Acting Chair Eckhardt said continuing the project was his suggestion to keep the project moving, because he did not see an approval tonight because of all the outstanding questions. He added that it is the petitioner's right to ask for a vote. This commission is a recommending body to the Village Board, and it is the petitioner's right to appeal to the Village Board; however, in his 28 years on this commission, the Design Commission has never been overruled by the Board. Acting Chair Eckhardt said that we all want to help the petitioner, without question, and he felt this project will have a good chance of passing, even though it is precedent setting with the existing building in the downtown. However, since this is proposed as a permanent structure, it needs to look better. He asked the petitioner if they had any comments at this time.

Mr. Roginski said that his recollection from the preliminary review was that last time he was here, that the commissioners did not have any of these comments and basically just said that you liked it and he was good to go. Acting Chair Eckhardt said he was sorry the petitioner felt that way because he was not changing his mind on the water issue. When he previously looked at the elevation he was led to believe that it was sloping back, which it is not, it is a triangular section, which is a completely different presentation today from what was shown at the preliminary review. However, he still liked the temporary aspect of the canopy, but there were too many small things that need to

be answered right now.

Mr. Platt asked for clarification that the commissioners are still having issues with how the snow and water will run-off on the north wall, and there were suggestions to bring this pitch forward toward the street. Acting Chair Eckhardt said the commissioners are not telling the petitioner what the solution is, and their comment was that the petitioner needs to study other solutions to create a more pleasing structure, such as the massing of this roofline. Also, the exhibits that were shown are not very clear because the commissioners were caught off guard with the coloration change that made them think there is a different slope when there is not. The suggestion is to clear up what this structure is going to look like up against the existing building and prepare an exhibit that clearly shows that, such as a sketch-up model or an actual model showing how the canopy will fit and what it is going to look like. Acting Chair Eckhardt said that there is a solution there, other than what is being shown tonight, and he encouraged the petitioner to go find it. Mr. Hautzinger suggested that it would be helpful to have a rendering showing the roof only, with no wall panels; similar to the type of photo realistic rendering the petitioner provided of the enclosed structure. He felt this would benefit both the petitioner and the commissioners to be able to evaluate how the new canopy will look.

Commissioner Fitzgerald asked about the minutes from the preliminary review of the project and Mr. Hautzinger said those minutes are part of the packet for tonight's review. Commissioner Kingsley said she reviewed the preliminary minutes and the pitch of the roof, color, water, were all talked about by most of the commissioners. Acting Chair Eckhardt asked for a motion to continue this matter.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER FITZGERALD, TO CONTINUE THE REVIEW OF CORTLAND'S GARAGE AWNING (DC#20-076), TO A FUTURE DESIGN COMMISSION MEETING DATE.

A discussion followed the motion. Mr. Hautzinger said it was previously mentioned tonight that the petitioner had the option of going for a vote tonight, as opposed to a continuation, and he asked if the petitioner had an opinion on that. Mr. Platt asked what would happen if a vote was taken tonight and the project did not pass. Mr. Hautzinger said the two options are that the project is continued to a future meeting, giving the petitioner an opportunity to work on the design and come back to this commission seeking approval, or ask that a vote be taken tonight. If the vote is a denial, there is no waiting period if the petitioner wants to come back before this commission with a different design, but a new application would need to be submitted. This project requires Plan Commission review and Village Board approval, and the petitioner has the option to move forward with those reviews with a negative recommendation from the Design Commission.

Mr. Hautzinger said this application has been under review for quite a while and there have been a couple of rounds of reviews with all applicable Village departments, as well as the petitioner has submitted for permit and received permit rejections with comments where a lot of issues were identified. It is his understanding at this point that they are reaching resolution on those issues to support approval of the project with regards to code issues. Mr. Platt said they have received second review permit comments in the last week from the Village. Mr. Hautzinger added that the plans are routed to all Village departments as part of the Plan Commission review process. Mr. Platt said most of the code issues were relative to exit signage and fire prevention. Acting Chair Eckhardt said the structure being proposed is a combustible structure and Mr. Platt confirmed that.

Mr. Roginski said they have decided to ask for a vote tonight from the Design Commission.

Before taking a vote, Acting Chair Eckhardt asked if there was any public comment on the project and there was a response from the audience.

PUBLIC COMMENT

Keith Moens said that there is already a motion on the floor for continuing the project.

Acting Chair Eckhardt replied that a vote has not yet been taken on that motion. A roll call was taken on the motion as follows:

FITZGERALD, NAY; KINGSLEY, NAY; ECKHARDT, NAY.
MOTION FAILED.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER FITZGERALD, TO RECOMMEND DENIAL OF THE PROPOSED ARCHITECTURAL DESIGN FOR *CORTLAND'S GARAGE FABRIC CANOPY/ENCLOSURE ADDITION* LOCATED AT 1 N. VAIL AVENUE. THIS RECOMMENDATION IS BASED ON THE PLANS RECEIVED 10/6/21.

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

ITEM 4. GENERAL MEETING

Commissioner Kingsley asked if the Alan Bombick design award is being presented at the Design Commission meeting on November 9th, and Mr. Hautzinger confirmed this.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KINGSLEY, TO ADJOURN THE MEETING AT 7:45 P.M.

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

DRAFT



**Design Commission
11/9/2021**

Item: 2021 Alan F. Bombick - Excellence in Design Awards

Department: Planning & Community Development

2021 Alan F. Bombick Excellence in Design Awards

Single-Family Award - Wojtaszek Residence, 1222 N. Illinois Ave.

Commercial Award - Driven Car Wash, 2100 S. Arlington Heights Rd.

ATTACHMENTS:

Description	Type
2021 Alan F. Bombick Awards	Exhibits

2021 Alan F. Bombick Award for Excellence in Design



Arlington Heights Design Commission

Single Family Award

Wojtaszek Residence, 1222 N. Illinois Avenue



Commercial Award

Driven Car Wash, 2100 S. Arlington Heights Road



BEFORE



AFTER





Design Commission 11/9/2021

Item: DC#21-068 - BMO Bank - 630 W Northwest Hwy.

Department: Planning & Community Development

Requested Action

Approval of the proposed architectural design for a new commercial bank building with a drive-through.

Recommendation

It is recommended that the Design Commission evaluate the proposed architectural design for BMO Bank located at 630 W. Northwest Highway. This recommendation is based on the plans received 10/7/21, 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 simplify the building's material and color palette. Consider using just the red brick, and omit the dark brick, or select a different brick that better complements the blue panels.
2. A recommendation to omit one of the two metal coping colors.
3. A recommendation to limit the amount of blue metal panels to the entry tower and drive-thru canopy wall only.
4. Evaluate the unusual spandrel glass color against the overall material palette.
5. A recommendation to change the design of the southwest elevation (facing Northwest Highway) to match the southeast elevation with brick and punched openings, for a more cohesive appearance.
6. It is recommended that the existing pole-mounted ground sign be removed and replaced with a new decorative monument style ground sign designed to match or complement the building design.
7. Per code, 600 feet of separation is required between the proposed ground signs. Either omit one of the ground signs, or apply for a sign variation.

8. 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

Staff Report

Supporting Documents

Type

Board or Commission Report

Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: BMO Bank
Project Address: 630 W. Northwest Highway
Prepared By: Steve Hautzinger

PETITION INFORMATION:

DC Number: 21-068
Petitioner Name: Mark Nosky
Petitioner Address: Charles Vincent George Architects
1245 Diehl Road, Suite 101
Northfield, IL 60563
Meeting Date: November 9, 2021

Date Prepared: November 3, 2021

Requested Action(s):

Approval of the proposed architectural design for a new commercial bank building with a drive-through.

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 Special Use to allow a bank with drive-through in the B-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 petitioner is proposing to demolish an existing vacant auto repair building to allow construction of a new BMO Bank building with three drive-through lanes. The scope of the project includes a complete redevelopment of the site with new parking and landscaping.

Architectural Design:

The proposed design is based on BMO Bank's new prototype building design. Staff has the following concerns with the proposed design:

- The proposed design has numerous different materials and colors, and there is concern that it is too busy.
- The various colors and materials do not all work well together. The two different brick colors paired with the blue metal panels have a contrasting appearance.
- It is recommended to simplify the building's material and color palette. Consider using just the red brick, and omit the dark brick, or select a different brick that better complements the blue panels.
- The two metal coping colors are very similar. It is recommended to omit one of them.
- The blue metal panel color is quite bold. Per the Village's Design Guidelines, bright colors should be used for accent only. It is recommended to limit the amount of blue panels to the entry tower and drive-thru canopy wall only.
- The spandrel glass color is unusual and does not appear to work well with the other building colors.
- The continuous wall of windows on the southwest elevation (facing Northwest Highway) feels out of place as compared to the punched openings throughout the rest of the design. It is recommended to change the southwest elevation to match the southeast elevation with brick and punched openings.

Signage:

One wall sign is allowed per street frontage. The subject property has two street frontages, so two wall signs are allowed. The proposed design includes two wall signs, with one sign located above the main entrance on the east, and the second wall sign on the west drive-through wall. Approval of the locations of these signs is still under review, and will be confirmed once a complete signage package is received for review. In addition to the wall signs, two ground signs are proposed including an existing pole-mounted sign facing Northwest Highway, and a new monument sign to face Euclid Avenue. Per code, 600 feet of separation is

required between the ground signs, where only 160 feet (approximately) is proposed. The petitioner will either need to omit one of the ground signs, or apply for a sign variation. The existing ground sign has an old and dated appearance. It is recommended that it be removed and replaced with a new decorative monument style ground sign designed to match or complement the building design.



Photo 1. Existing ground sign facing Northwest Highway

Mechanical Equipment Screening:

The proposed building has one rooftop mechanical unit, which is required to be screened from public view. The building design includes parapet walls which will screen the rooftop equipment. Landscaping is recommended to screen the exterior wall-mounted utility meters and equipment located on the north wall.

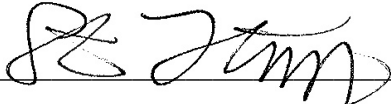
Trash Dumpster Screening:

One trash dumpster enclosure is proposed to be built with red brick to match the building design.

RECOMMENDATION:

It is recommended that the Design Commission **evaluate** the proposed architectural design for BMO Bank located at 630 W. Northwest Highway. This recommendation is based on the plans received 10/7/21, 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 simplify the building's material and color palette. Consider using just the red brick, and omit the dark brick, or select a different brick that better complements the blue panels.
2. A recommendation to omit one of the two metal coping colors.
3. A recommendation to limit the amount of blue metal panels to the entry tower and drive-thru canopy wall only.
4. Evaluate the unusual spandrel glass color against the overall material palette.
5. A recommendation to change the design of the southwest elevation (facing Northwest Highway) to match the southeast elevation with brick and punched openings, for a more cohesive appearance.
6. It is recommended that the existing pole-mounted ground sign be removed and replaced with a new decorative monument style ground sign designed to match or complement the building design.
7. Per code, 600 feet of separation is required between the proposed ground signs. Either omit one of the ground signs, or apply for a sign variation.
8. 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.



November 3, 2021

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, Jake Schmidt,
Development Planner, Petitioner, DC File 21-068

630 W. NORTHWEST HIGHWAY
ARLINGTON HEIGHTS, IL 60004

PROJECT LOCATION



N.T.S.

PROJECT
LOCATION

N.T.5

SHEET NO.	DRAWING TITLE
C1.0	CIVIL ENGINEERING COVER SHEET
C2.0	EXISTING CONDITIONS (BY OTHERS)
C2.1	SITE DEMOLITION PLAN
C3.0	SITE DIMENSIONAL AND PAVING PLAN
C4.0	SITE UTILITY PLAN
C5.0	SITE GRADING AND EROSION CONTROL PLAN
C6.0	SOIL EROSION AND SEDIMENT CONTROL DETAILS
C6.1	SITE CONSTRUCTION DETAILS - 1
C6.2	SITE CONSTRUCTION DETAILS - 2
C6.3	SITE CONSTRUCTION DETAILS - 3
C6.4	SITE CONSTRUCTION DETAILS - 4
C6.5	SITE CONSTRUCTION DETAILS - 5
C7.0	GENERAL CONDITIONS AND DETAILED SPECIFICATIONS

LEGEND		
EXISTING	PROPOSED	DESCRIPTION
		LIGHT STANDARD/DOUBLE LIGHT STANDARD
		WATER VALVE VAULT
		WATER VALVE BOX
		FIRE HYDRANT
		BUFFALO BOX
		SANITARY MANHOLE
		FLARED END SECTION
		STORM INLET
		STORM CATCH BASIN
		STORM MANHOLE
		CLEANOUT
		STORM SEWER PIPE
		SANITARY SEWER PIPE
		WATER MAIN PIPE
		FORCE MAIN PIPE
		STORM SEWER SERVICE
		SANITARY SEWER SERVICE
		WATER MAIN SERVICE
		SANITARY RIM ELEVATION
		SANITARY INVERT ELEVATION
		WATER GRADE RING ELEVATION
		WATER STATION LOCATION
		STORM RIM ELEVATION
		STORM INVERT ELEVATION
		PROPOSED SANITARY STRUCTURE LABEL
		PROPOSED WATER STRUCTURE LABEL
		PROPOSED STORM STRUCTURE LABEL
		PROPOSED RETAINING WALL
		CURB AND GUTTER
		DEPRESSED CURB AND GUTTER
		REVERSE CURB AND GUTTER
		SIDEWALK
		SWALE FLOW ARROW
		DRAINAGE ARROW
		OVERLAND FLOW
		1 FOOT CONTOURS
		ACCESSIBLE CURB RAMP

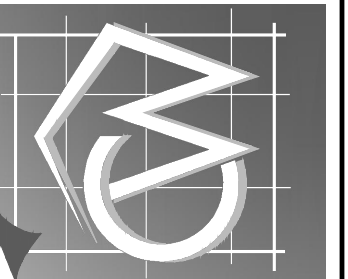
ADJ.	ADJUST	E	ELECTRIC	AH	STORM MANHOLE	RT	RIGHT
AGG.	AGGREGATE GRAVEL	E-E	EDGE TO EDGE	MIN.	MINIMUM	RS	SANITARY SEWER
B.A.M.	BIT. AGG. MIXTURE	ELEV.	ELEVATION	NWL	NORMAL WATER LEVEL	SF	SQUARE FOOT
B-B	BACK TO BACK	E/P	EDGE OF PAVEMENT	OLD	OPEN LID	SHD.	SHOULDER
B/P	BOTTOM OF PIPE	EX.	EXISTING	P.E.	PRIVATE ENTRANCE	SL	STREET LIGHT
B/WALL	GROUND AT BOTTOM OF WALL	F.E.	FIELD ENTRANCE	PERF.	PERFORATED	SMH	SANITARY MANHOLE
B.B.	BUFFALO BOX	F-F	FACE TO FACE	PC	POINT OF CURVE	ST	STORM SEWER
BIT.	BITUMINOUS CONCRETE	FF	FINISHED FLOOR	P.C.C.	PORTLAND CEMENT CONCRETE	STA.	STATION
BM	BENCHMARK	FES	FLARED END SECTION	PCC	POINT OF COMPOUND CURVE	STD	STANDARD
B.O.	BY OTHERS	FH	FIRE HYDRANT	PGL	PROFILE GRADE LINE	SW	SIDEWALK
C.E.	COMMERCIAL ENTRANCE	F/L	FLOW LINE	PI	POINT OF INTERSECTION	SY	SQUARE YARDS
CB	CATCH BASIN	FM	FORCE MAIN	PL	PROPERTY LINE	TBR	TO BE REMOVED
CL	CENTERLINE	G	GROUND	PP	POWER POLE	T	TELEPHONE
CLID	CLOSED LID	GAS	GAS	PROP.	PROPOSED	T-A	TYPE A
CMP	CORRUGATED METAL PIPE	G/F	GRADE AT FOUNDATION	PT	POINT OF TANGENCY	1/C	TOP OF CURB
CNTRL	CONTROL	GW	GUY WIRE	PVC	POLYVINYL CHLORIDE PIPE	1/F	TOP OF FOUNDATION
C.O.	CLEAN OUT	H.C.	HANDICAP	P.V.C.	POINT OF VERTICAL CURVE	1/P	TOP OF PIPE
CONC.	CONCRETE	HDWL	HEADWALL	PVI	POINT OF VERTICAL INTERSECTION	1/W	TOP OF WALK
CY	CUBIC YARD	PVT	HANDHOLE	PVT	POINT OF VERTICAL TANGENCY	1/WALL	TOP OF WALL
D	DITCH	HWL	HIGH WATER LEVEL	P	PAVEMENT	TEMP	TEMPORARY
DIA.	DIAMETER	INL	INLET	R	RADIUS	TRANS	TRANSFORMER
DIP	DUCTILE IRON PIPE	INV.	INVERT	R.O.W.	RIGHT-OF-WAY	V.B.	VALVE BOX
DWM	DUCTILE IRON WATER MAIN	IP	IRON PIPE	RCP	REINFORCED CONCRETE PIPE	V.V.	VALVE VAULT
DT	DRAIN TILE	MAX.	MAXIMUM	REM	REMOVAL	WL	WATER LEVEL
D.S.	DOWN SPOUT	MB	MAILBOX	RR	RAILROAD	WM	WATER MAIN

1. BENCHMARK NO. 401
SOUTHWEST FLANGE BOLT ON FIRE HYDRANT LOCATED AT THE NORTHEAST CORNER OF NORTH RIDGE AVENUE AND WEST EUCLID AVENUE
ELEVATION = 718.00' NAVD88
2. BENCHMARK NO. 402
TAG BOLT ON THE 2ND FIRE HYDRANT WEST OF THE CENTERLINE OF NORTH RIDGE AVENUE ON THE NORTH SIDE OF WEST EUCLID AVENUE
ELEVATION = 717.15' NAVD88

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E-mail: info@ciworks.com
Web: www.ciworks.com
ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-00574

CIVWORKS
Consulting, LLC



CIVIL ENGINEERING COVER SHEET

PROPOSED BANK DEVELOPMENT

NORTHWEST HIGHWAY, ARLINGTON HEIGHTS, IL 60004

PROJ. MGR.:	OP
DRAWN BY:	OP
FIRST ISSUE DATE:	09-21-2021
SCALE:	N.T.S.
SHEET NO.	
C1.0	
PROJ. NUMBER:	21022

OBJ. NUMBER:	21022
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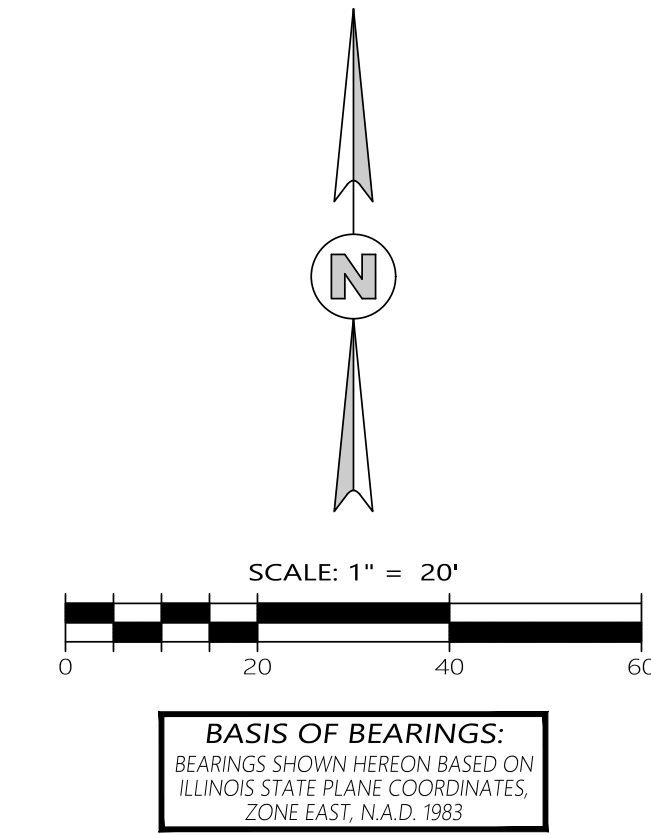
CONTACT JULIE AT 811
OR 800-892-0123

48 HOURS (2 working days) BEFORE YOU DIG

NOTE:

THE LOCATION, ELEVATION, SIZE, AND TYPES OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, ELEVATION, SIZE AND TYPES OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

ALTA/NSPS LAND TITLE SURVEY



LEGAL DESCRIPTION

THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTHEAST LINE OF THE NORTHWEST HIGHWAY THAT IS 200.25 FEET NORTHWESTERLY OF THE INTERSECTION OF SAID LINE WITH THE LAS LINE OF SAID WEST HALF (THE NORTHEAST LINE OF SAID NORTHWEST HIGHWAY BEING 60.00 FEET NORTHEAST OF AND PARALLEL TO THE NORTHEAST LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY RIGHT-OF-WAY); THENCE NORTHWESTERLY ALONG THE NORTHEAST LINE OF HIGHWAY, 150.00 FEET; THENCE NORTH ON A LINE DRAWN AT RIGHT ANGLES TO THE NORTH LINE OF SAID WEST HALF A DISTANCE OF 98.40 FEET TO THE SOUTH LINE OF EUCLID AVENUE, SAID PONT BEING 301.22 FEET WEST OF THE EAST LINE OF SAID WEST HALF, THENCE EAST ON THE SOUTH LINE OF EUCLID AVENUE 177.49 FEET TO A POINT; THENCE SOUTH AT RIGHT ANGLES TO EUCLID AVENUE 93.55 FEET TO A POINT THAT IS 95.00 FEET NORTHEAST OF THE POINT OF BEGINNING (MEASURED AT RIGHT ANGLES TO THE NORTHEAST LINE OF SAID NORTHWEST HIGHWAY); THENCE SOUTHWEST ON A LINE DRAWN AT RIGHT ANGLES TO SAID NORTHWEST HIGHWAY 95.00 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

SURVEYORS NOTES:

TABLE A NOTES:

- TABLE A ITEMS 1, 2, 3, 4, 5, 6(a), 8, 11, 13, 16, 17 AND 19 ARE SHOWN HEREON THIS SURVEY.
- FIELD WORK WAS COMPLETED ON AUGUST 4TH, 2021.
- TABLE A ITEM 1. ALL MONUMENTS WERE EITHER FOUND OR SET ON THE SUBJECT PROPERTY.
- TABLE A ITEM 2. ADDRESS OF THE SURVEYED PROPERTY WAS DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR, OR OBSERVED WHILE CONDUCTING THE FIELD WORK. 630 N. NORTHWEST HIGHWAY, ARLINGTON HEIGHTS, IL 60004
- TABLE A ITEM 3. UPON INSPECTION OF THE FLOOD INSURANCE RATE MAP FOR THE SUBJECT AREA, PANEL NUMBER 17031C0203J WITH AN EFFECTIVE DATE OF AUGUST 19, 2008, IT APPEARS THAT THE PROPERTY SHOWN HEREON WOULD LIE IN "ZONE X", AREA OF MINIMAL FLOODING.
- TABLE A ITEM 4, GROSS LAND AREA = 24,159 SQUARE FEET OR 0.555 ACRES MORE OR LESS.
- TABLE A ITEM 5, VERTICAL RELIEF AS SHOWN ON SAID SURVEY.
- TABLE A ITEM 6(a), CURRENT ZONING CLASSIFICATION REPORT NOT PROVIDED BY CLIENT.
- TABLE A ITEM 7(a), EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL AS SHOWN ON SAID SURVEY.
- TABLE A ITEM 7(b)(1), SQUARE FOOTAGE OF EXTERIOR FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL AS SHOWN ON SAID SURVEY.
- TABLE A ITEM 8, ALL SUBSTANTIAL FEATURES OF THE SUBJECT PROPERTY ARE SHOWN ON THE SURVEY.
- TABLE A ITEM 9, NUMBER AND TYPE OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS, LOTS AND IN PARKING STRUCTURES.
- TABLE A ITEM 11, UNDERGROUND UTILITIES WERE NOT MARKED BY J.U.L.I.E. OR BY A PRIVATE LOCATOR. MANHOLES, INLETS, CATCH BASINS, VAULTS, VALVES AND ANY OTHER SUCH STRUCTURES SHOWN HEREON THIS SURVEY ARE FROM FILED LOCATIONS OF SUCH, AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND OR ACCESSIBLE THROUGH STRUCTURES AT THE TIME OF SURVEY. OTHER UTILITIES NOT SHOWN HEREON THIS SURVEY MAY EXIST.
- TABLE A ITEM 13, NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS SHOWN ON SAID SURVEY.
- TABLE A ITEM 16, NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- TABLE A ITEM 17, NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES HAVE BEEN DISCOVERED. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS OBSERVED.
- TABLE A ITEM 19, REGIONAL LAND SERVICES, LLC CARRIES PROFESSIONAL LIABILITY INSURANCE.

NOTES CORRESPONDING TO SCHEDULE B, PART TWO

- 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 INSURANCE COMPANY, COMMITMENT NO. NCS-1021729-CH2, DATED JUNE 23, 2021 AS PROVIDED TO THE SURVEYOR BY THE CLIENT, TITLE COMPANY AND/OR THEIR REPRESENTATIVES.
- SCHEDULE B ITEM 1: PERMANENT TAX NUMBER 03-30-402-012 AS LISTED IN TITLE COMMITMENT.

STATE OF ILLINOIS)
COUNTY OF DEKALB)

TO: SB 89 LLC, AN ILLINOIS LIMITED LIABILITY COMPANY
FIRST AMERICAN TITLE INSURANCE COMPANY

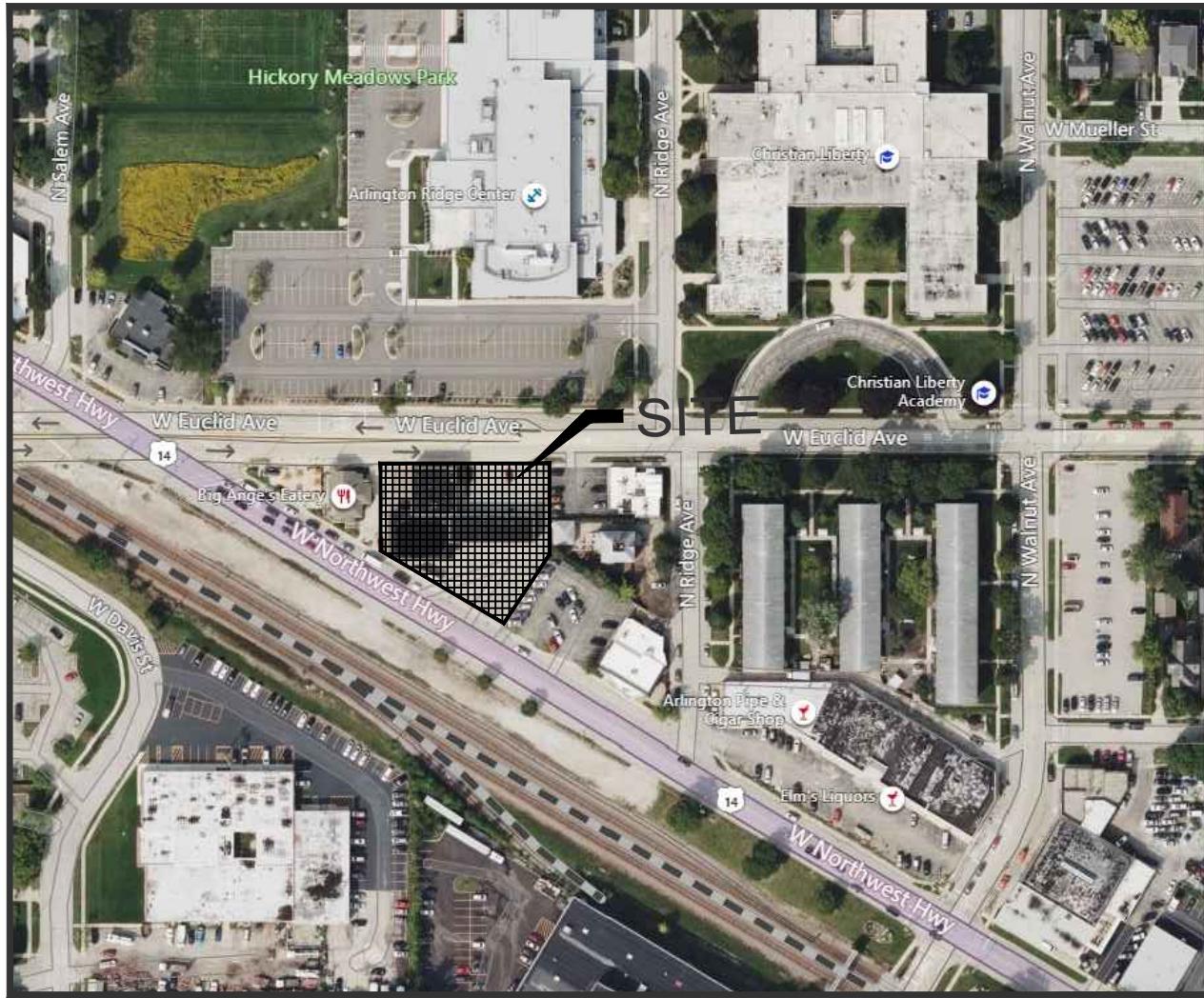
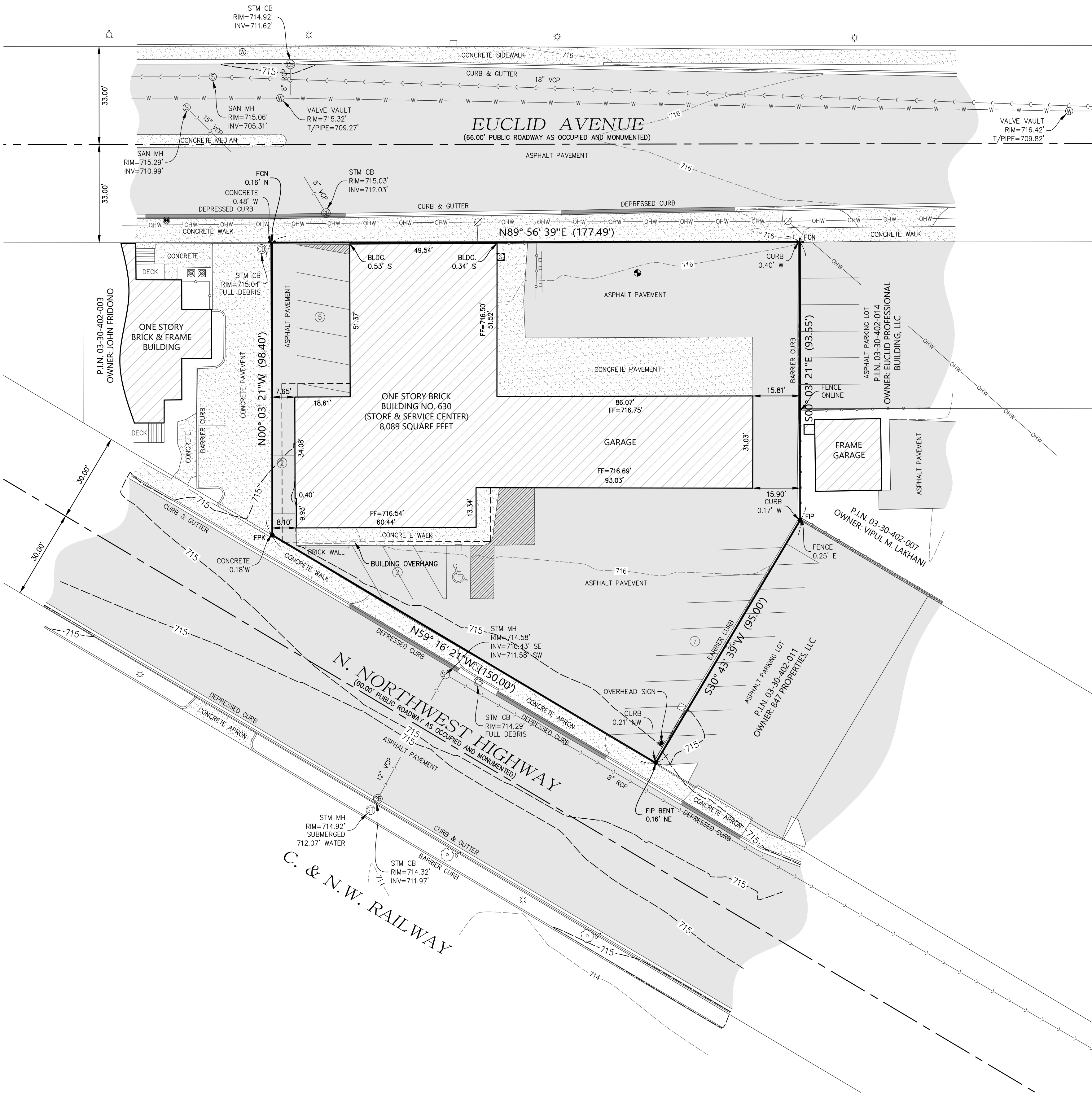
THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 7(a), 7(b)(1), 8, 9, 11, 13, 16, 17 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 21, 2021.

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

RUDY P. DIXON
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.



LOCATION MAP
NOT TO SCALE

- ### LEGEND
- EXISTING AIR CONDITIONER
 - EXISTING LIGHT POLE
 - EXISTING SIGN
 - EXISTING SIGN BASE
 - EXISTING TRAFFIC HANDHOLE
 - EXISTING GAS METER
 - EXISTING MONITORING WELL
 - EXISTING SANITARY MANHOLE
 - EXISTING STORM MANHOLE
 - EXISTING STORM CATCH BASIN
 - EXISTING FIRE HYDRANT
 - EXISTING WATER VALVE
 - EXISTING WATER VALVE & VAULT
 - EXISTING DECIDUOUS TREE (LEAF TREE)
 - EXISTING CONIFEROUS TREE (NON LEAF TREE)
 - EXISTING POWER POLE
 - EXISTING HANDICAP PARKING STALL
 - PARKING STALL COUNT
 - PARCEL LIMITS
 - CENTER LINE OF RIGHT OF WAY
 - EXISTING SANITARY LINE
 - EXISTING STORM LINE
 - EXISTING WATERMAIN LINE
 - EXISTING WOOD GUARDRAIL
 - EXISTING WOOD FENCE
 - EXISTING CONTOUR MAJOR 5 FOOT
 - EXISTING CONTOUR MINOR 1 FOOT
 - EXISTING OVERHEAD WIRES
 - EXISTING BUILDING
 - EXISTING CONCRETE PAVEMENT
 - EXISTING ASPHALT PAVEMENT

BENCHMARKS:

BENCHMARK NO. 401
SOUTHWEST FLANGE BOLT ON FIRE HYDRANT LOCATED AT THE NORTHEAST CORNER OF NORTH RIDGE AVENUE AND WEST EUCLID AVENUE
ELEVATION = 718.00' NAVD88

BENCHMARK NO. 402
TAG BOLT ON THE 2ND FIRE HYDRANT WEST OF THE CENTERLINE OF NORTH RIDGE AVENUE ON THE NORTH SIDE OF WEST EUCLID AVENUE
ELEVATION = 717.15' NAVD88

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.

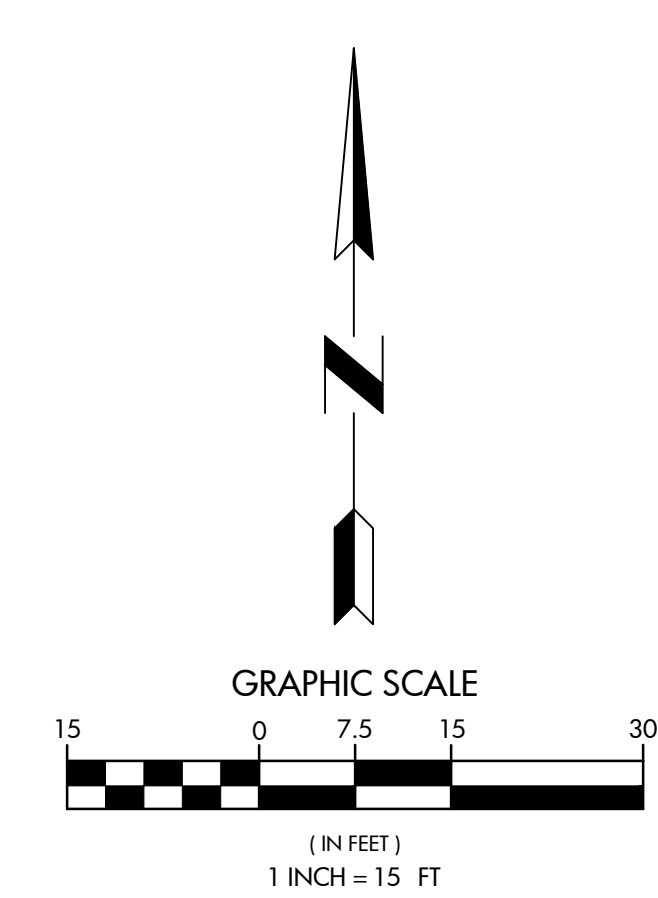
811 Know what's below. Call before you dig.
CALL 48 HOURS (2 WORKING DAYS) BEFORE YOU DIG
811 or 1-800-892-0123

JULIE
(OUTSIDE CHICAGO AREA)
811 or 1-800-892-0123

PROJECT NUMBER: 210190	DATE: 8/14/2021	DRAWN BY: RVH	CHECKED BY: RPD	DATE: 8/14/2021	PROJECT ADDRESS: 630 N. NORTHWEST HIGHWAY, ARLINGTON HEIGHTS, IL 60004
SHEET: 1 OF 1	SCALE: 1" = 20'	DATE: 8/14/2021	DATE: 8/14/2021	DATE: 8/14/2021	DATE: 8/14/2021
DRAWING NUMBER: ALTA	ISSUED: 0	REVISION: 0	DATE: 8/14/2021	DATE: 8/14/2021	DATE: 8/14/2021
DESCRIPTION: ALTA	DATE: 8/14/2021	DATE: 8/14/2021	DATE: 8/14/2021	DATE: 8/14/2021	DATE: 8/14/2021

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

REGIONAL LAND SERVICES
270 VIDA COURT
SYCAMORE, ILLINOIS 60178
PHONE: (618) 559-2260



SITE DATA
TOTAL SITE AREA = 0.55 AC
PROPOSED BUILDING AREA = 4,171 S.F.
PARKING PROVIDED =
REGULAR PARKING PROVIDED = 14 SPACES
HANDICAP PARKING PROVIDED = 15 SPACES
TOTAL PARKING PROVIDED = 15 SPACES

SITE PLAN KEYED NOTES	
①	R7-8 HANDICAP PARKING SIGN (12"x18") WITH \$250 FINE (MOUNTED ON BUILDING WALL)
②	R5-1 DO NOT ENTER SIGN (30"x30")
③	PROTECTIVE BOLLARD (SEE ARCH. DWGS. FOR DETAILS)
④	WAY-FINDING SIGN (SEE SITE SIGNAGE PACKAGE)
A	HANDICAP SYMBOL PER LATEST ADA STANDARDS
B	4" SOLID YELLOW AT 24" C-C AT 45 DEGREES
C	4" SOLID YELLOW STRIPE (TYP)

GENERAL NOTES

1. ALL DIMENSIONS AND CURB RADII ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL CURB SHALL BE B6.12 CURB AND GUTTER.
3. SIDEWALK IN FRONT OF THE BUILDING AND ON THE EAST SIDE OF FOREST AVENUE SHALL BE COMBINATION SIDEWALK AND BARRIER CURB AND SHALL BE MONOETHICALLY CAST ACCORDING TO THE DETAIL ON SHEET C6.0.
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 30116)
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.

SHEET TITLE:		SITE DIMENSIONAL AND PAVING PLAN	
PROJECT:		PROPOSED BANK DEVELOPMENT 630 W. NORTHWEST HIGHWAY, ARLINGTON HEIGHTS, IL 60004	
PROJ. MGR.:	OP		
DRAWN BY:	OP		
FIRST ISSUE DATE:	09-21-2021		
SCALE:	1"=15'		
SHEET NO.		C3.0	
PROJ. NUMBER:		21027	



charles vincent george
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SUBJECT PROPERTY

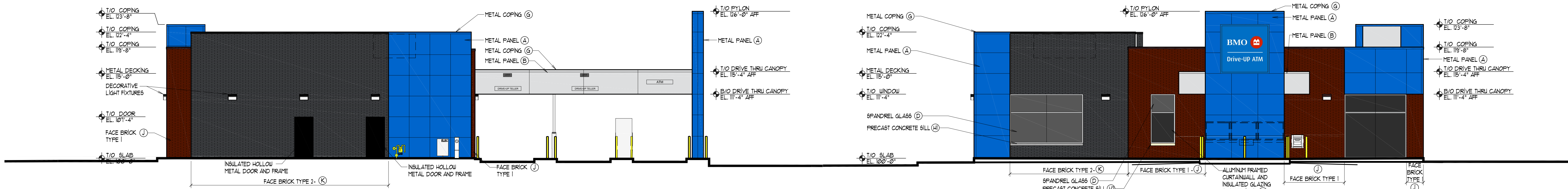
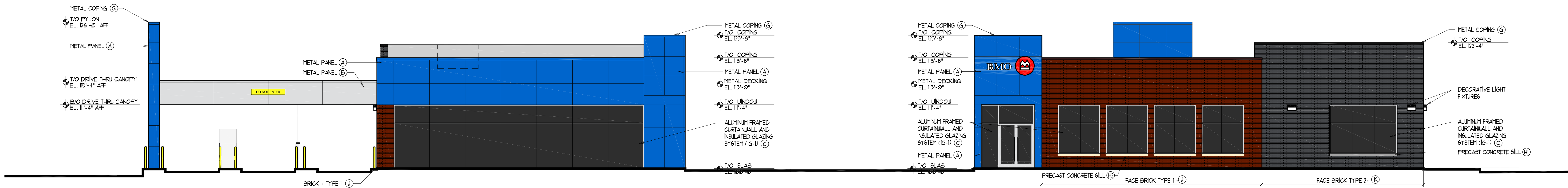


ADJACENT PROPERTIES

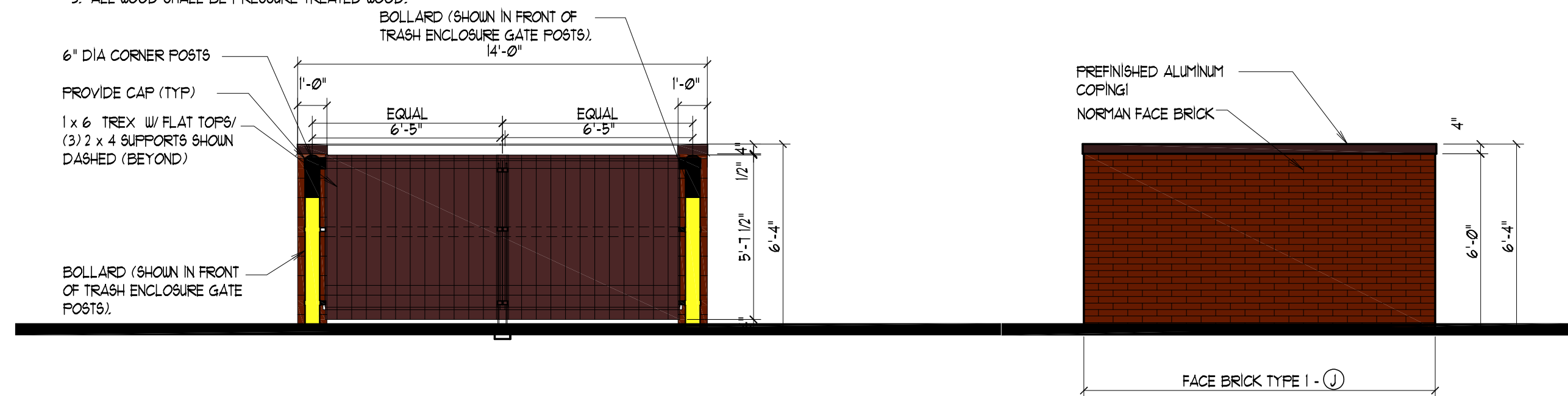


ADJACENT PROPERTIES

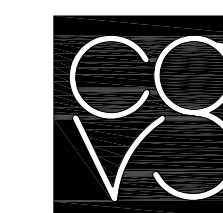




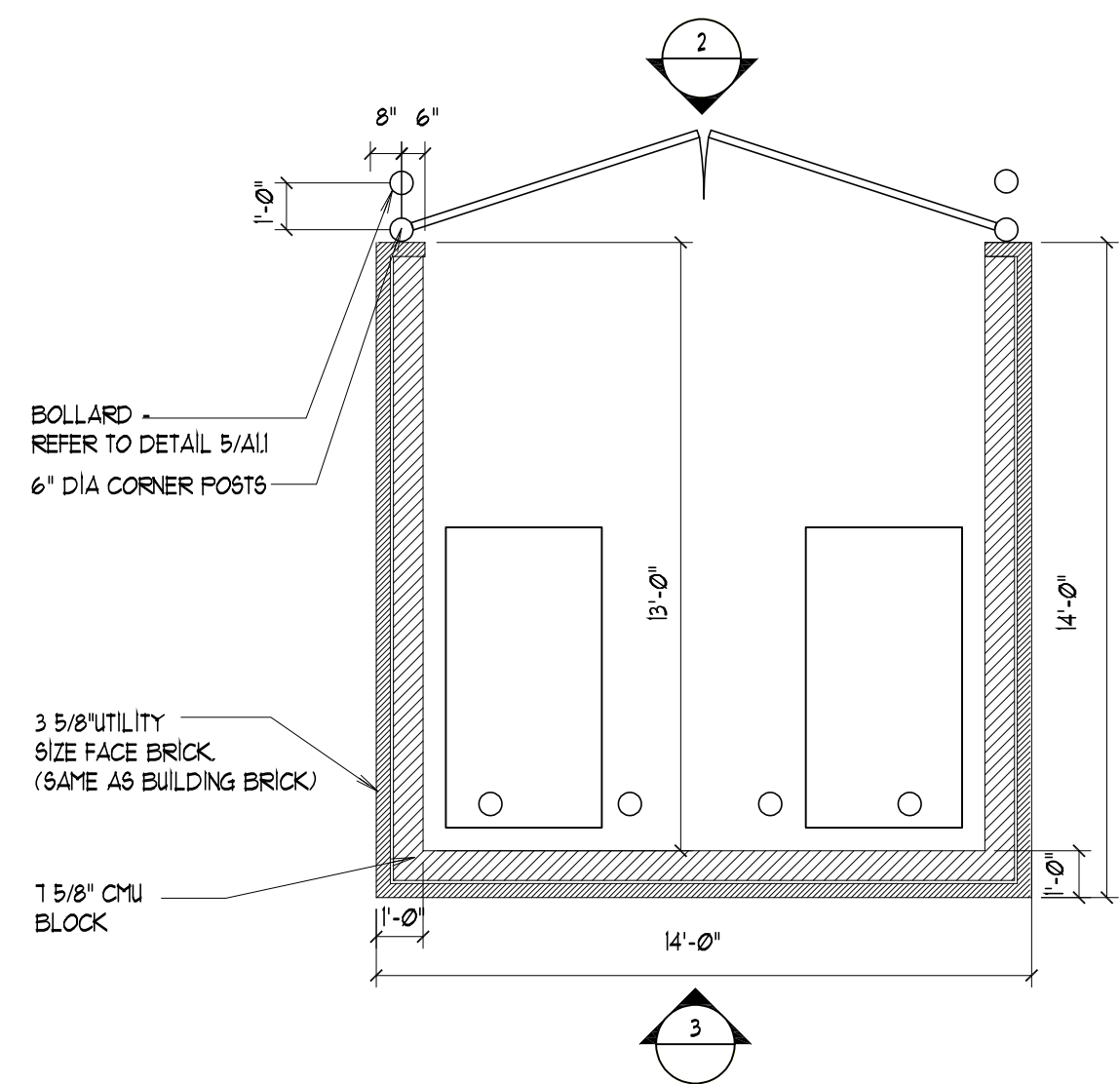
- NOTE:
1. GATE: TREX BOARD ON BOARD GATE, TREX BOARD OVER PRESSURE TREATED WOOD.
2. ALL METAL/ STEEL TO BE PAINTED GALVANIZED.
3. ALL WOOD SHALL BE PRESSURE TREATED WOOD.



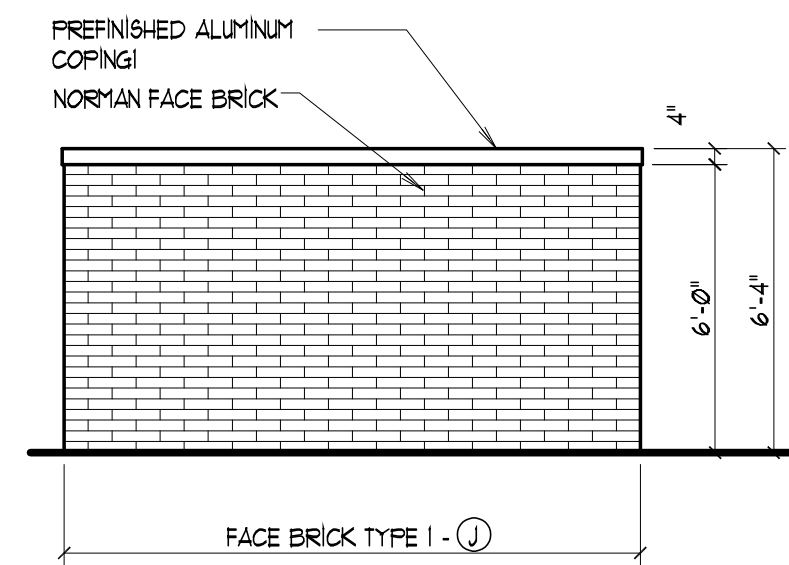
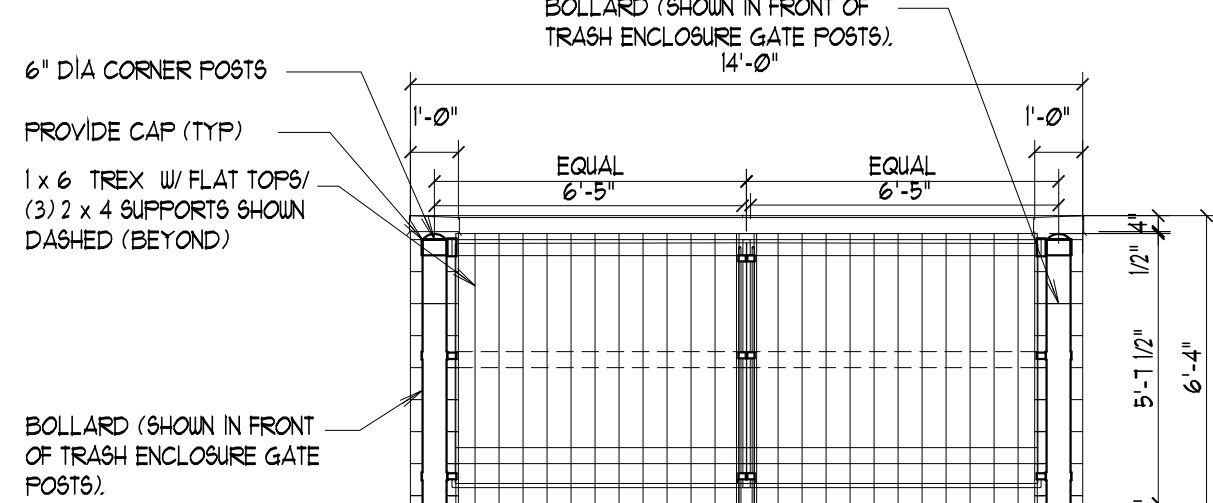
BMO - SHELL BUILDING
630 W. NORTHWEST HIGHWAY - ARLINGTON HEIGHTS, IL
October 7 2021 | project 2021-069



charles vincent george
ARCHITECTS
1245 E. Diehl Rd. Suite 101 • Naperville, IL 60563
P: 630.357.2023 • F: 630.357.2662



- NOTE:
1. GATE: TREX BOARD ON BOARD GATE. TREX BOARD OVER PRESSURE TREATED WOOD.
2. ALL METAL/ STEEL TO BE PAINTED GALVANIZED
3. ALL WOOD SHALL BE PRESSURE TREATED WOOD.



1 TRASH ENCLOSURE PLAN

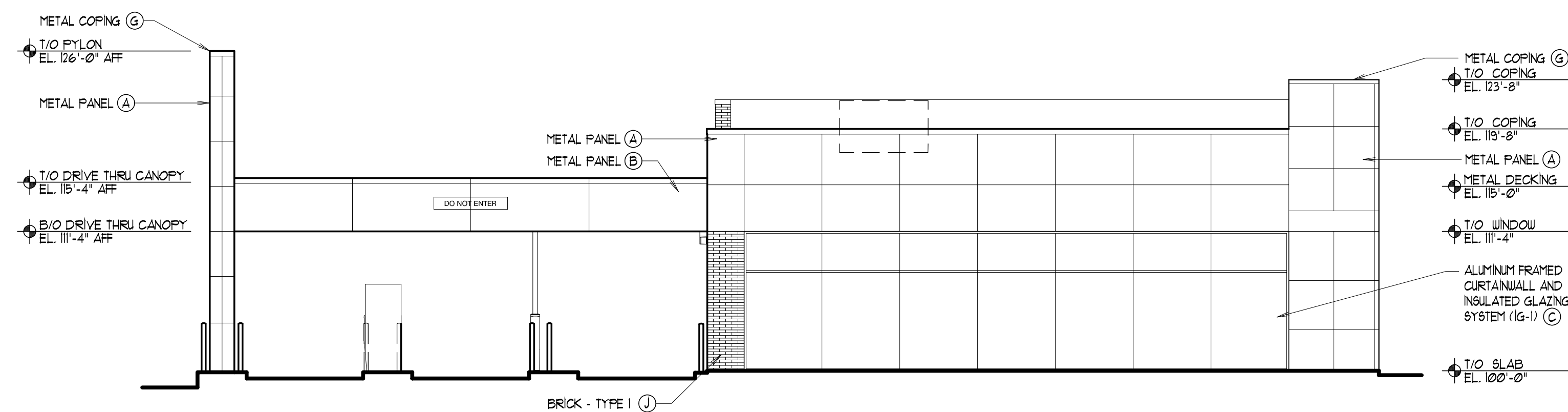
SCALE: 1/4" = 1'-0"

2 TRASH ENCLOSURE GATE ELEVATION

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

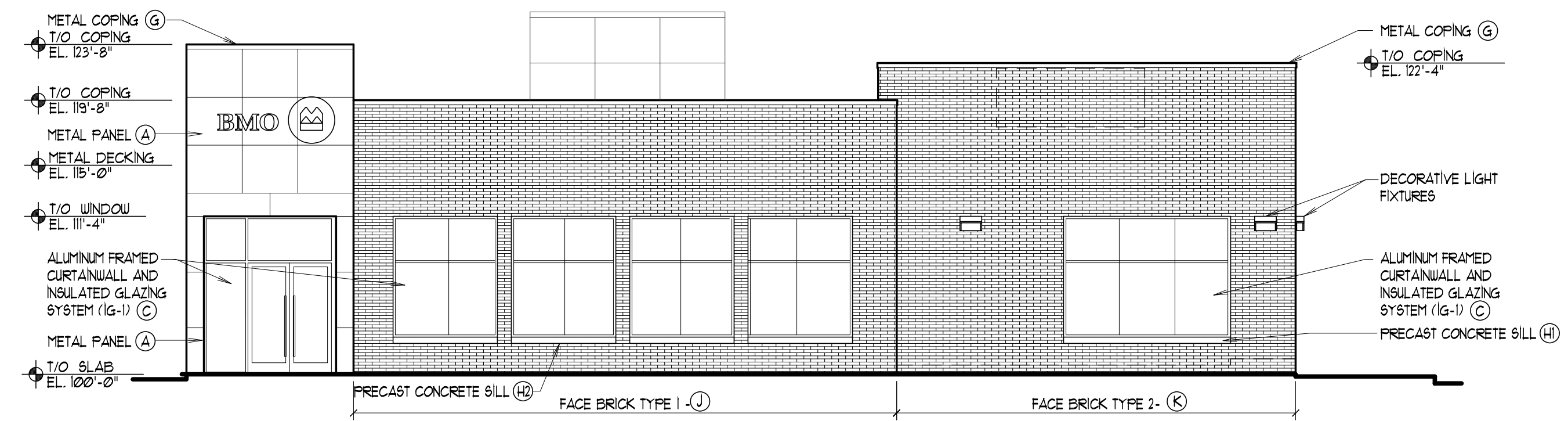
3 TRASH ENCLOSURE ELEVATION

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



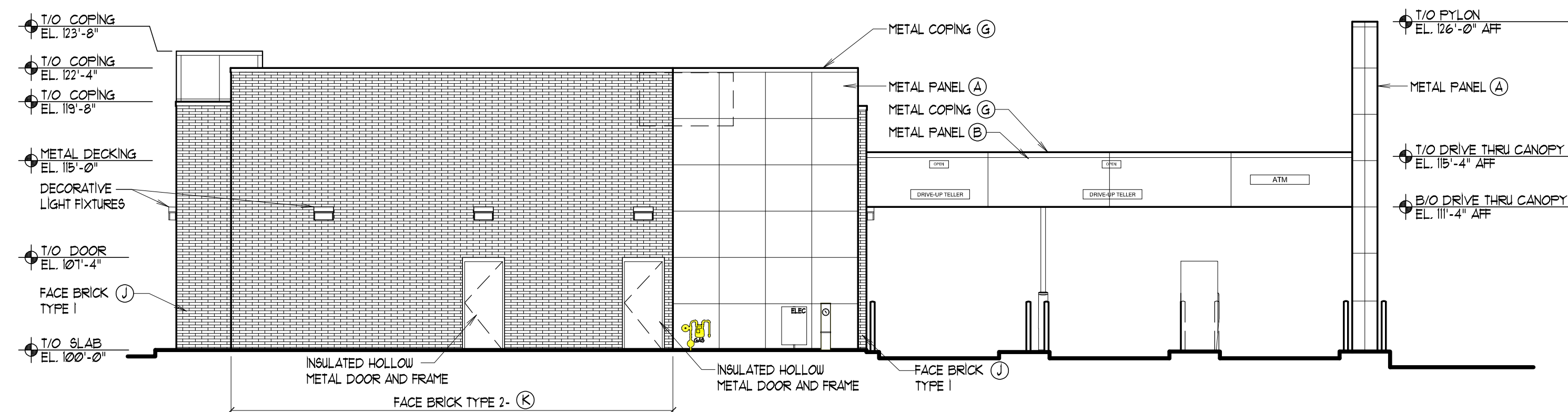
A SOUTHWEST ELEVATION

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



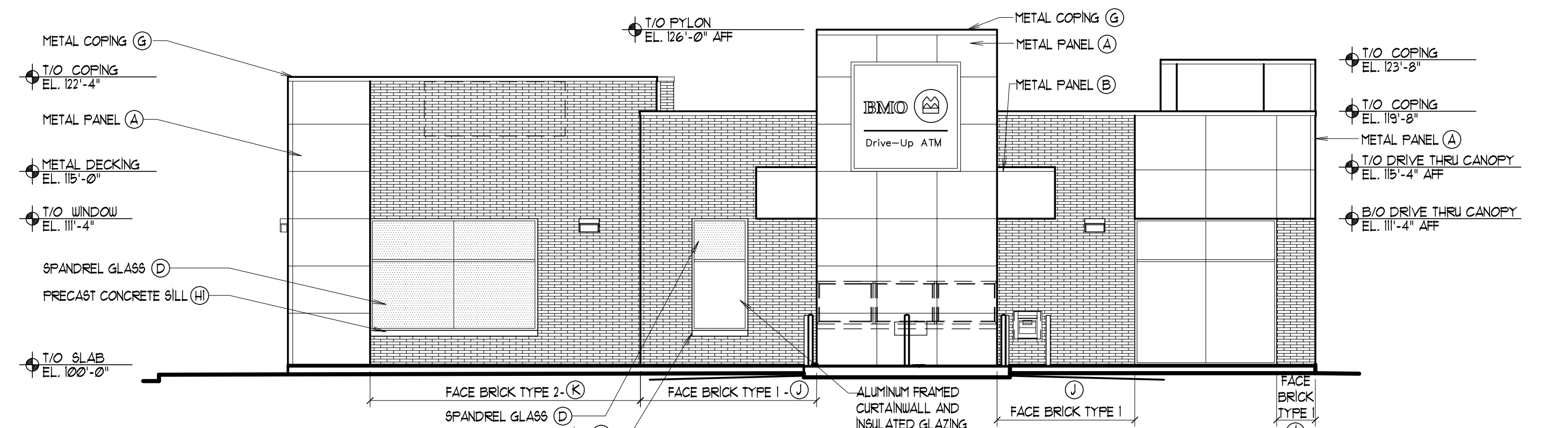
B SOUTHEAST ELEVATION

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



C NORTHEAST ELEVATION

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

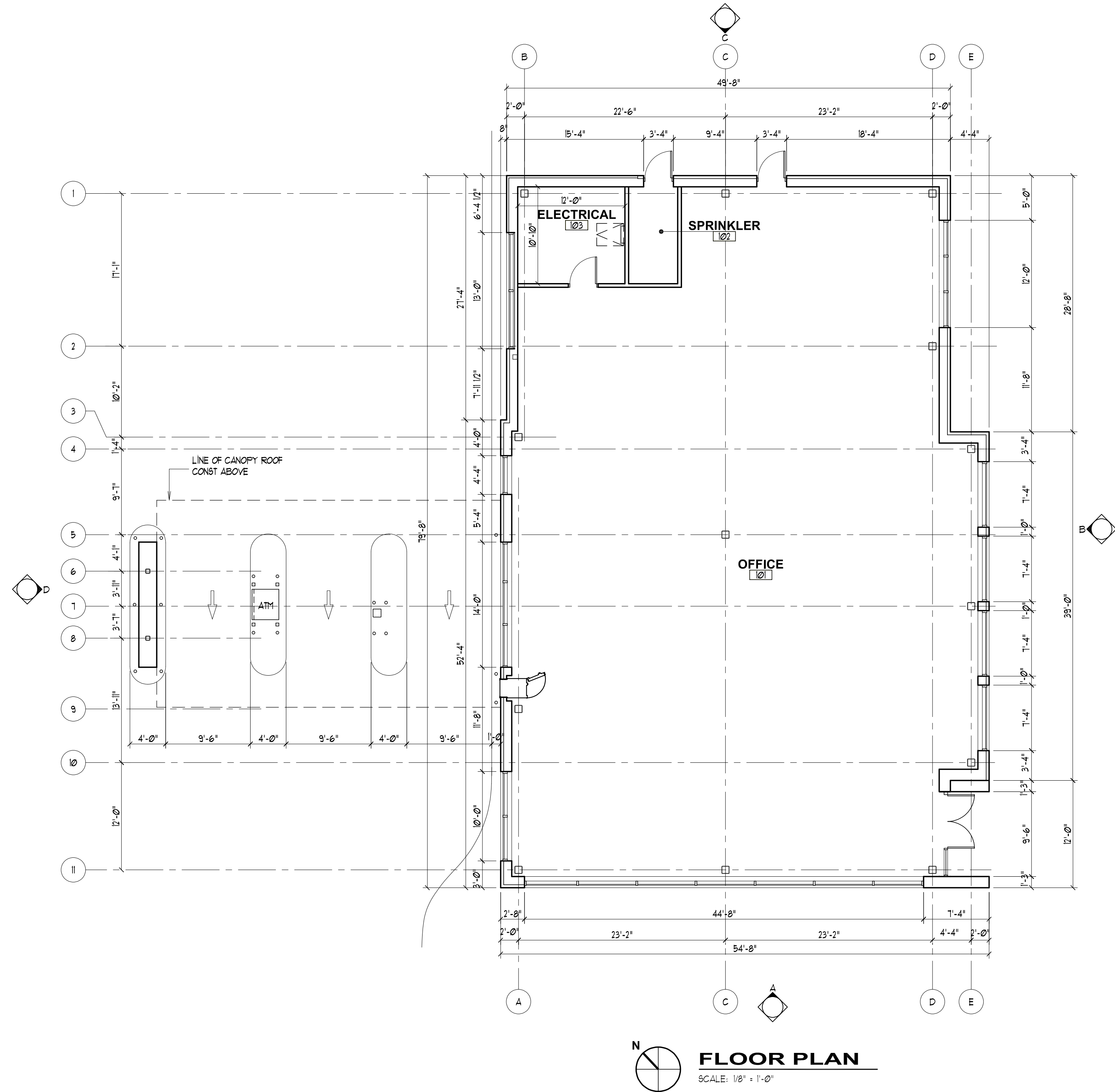


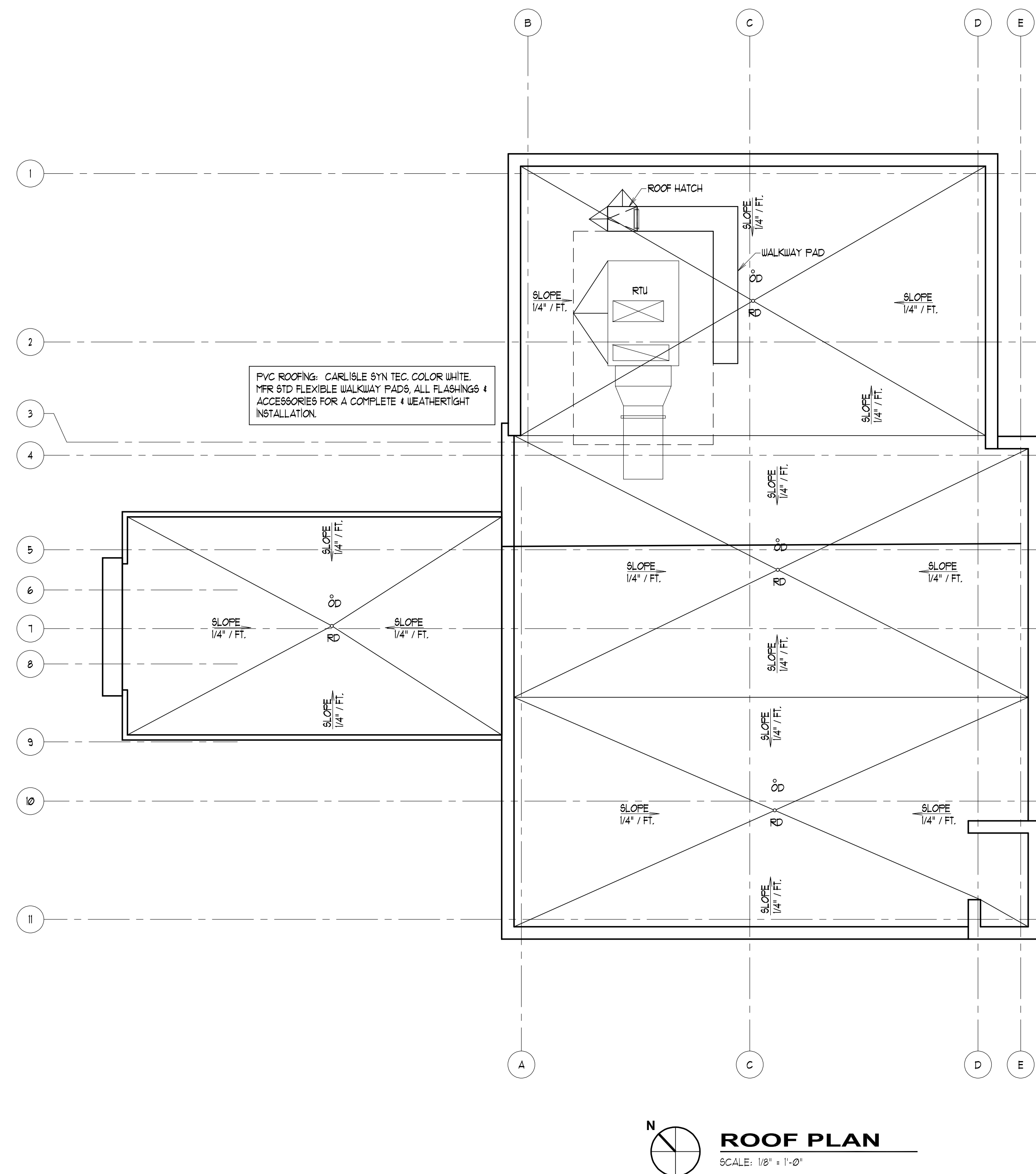
D NORTHWEST ELEVATION

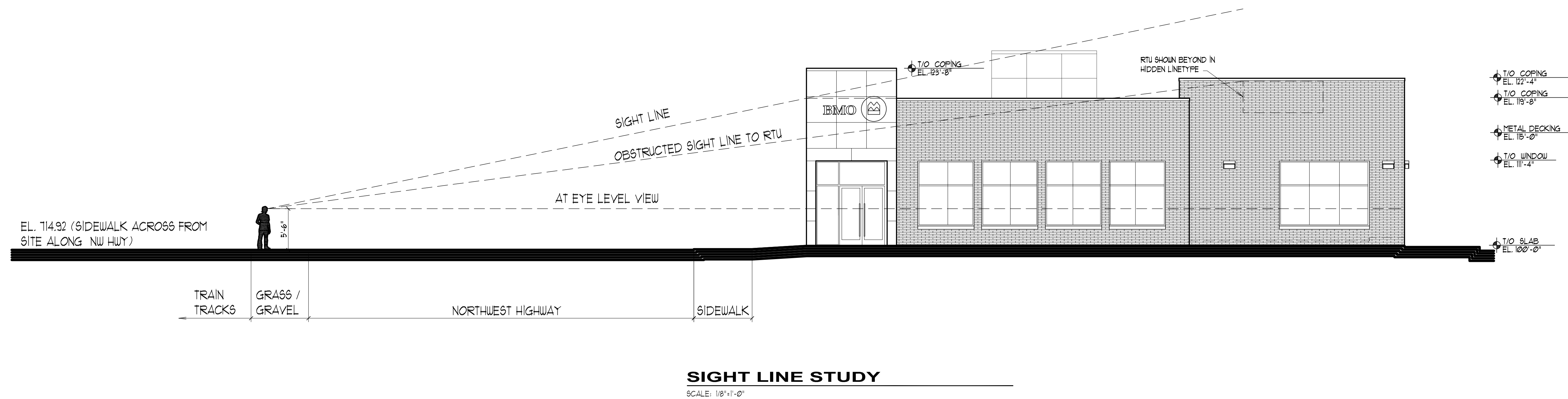
SCALE: 1/8" = 1'-0"

□ DENOTES SPANDREL GLASS

EXTERIOR MATERIAL LEGEND										
SYMBOL	(A)	(B)	(C)	(D)	(E)	(G)	(H)	(I)	(J)	(K)
MATERIAL	ALUMINUM COMPOSITE MATERIAL, DRY JOINT, (ACH-1)	ALUMINUM COMPOSITE MATERIAL, DRY JOINT, (ACH-2)	ALUMINUM FRAMED CURTAINWALL AND INSULATED GLAZING SYSTEM (IG-1)	ALUMINUM FRAMED CURTAINWALL AND SPANDREL GLAZING SYSTEM (IG-2)	INSULATED HOLLOW METAL DOOR AND FRAME, PAINTED	COPING / METAL TRIM	PRECAST CONCRETE SILL	PRECAST CONCRETE SILL	FACE BRICK TYPE 1- NORMAN	FACE BRICK TYPE 2- NORMAN
MANUFACTURE	ALPOLIC ACH by Mitsubishi Chemical America	ALPOLIC ACH by Mitsubishi Chemical America	KAUWEER 1600 CURTAINWALL SYSTEM 21 VITRO CLEAR INSULATED GLAZING	KAUWEER 1600 CURTAINWALL SYSTEM 21 VITRO GLASS	TBD	BERRIDGE	ARCHITECTURAL CAST STONE	ARCHITECTURAL CAST STONE	THE BELDEN BRICK COMPANY	HEBRON BRICK COMPANY
COLOR	MBU BLUE	MICA MNC	CLEAR GLASS	SPANDREL GLASS OPACI-COAT-3000 9-143 HARMONY SOLEX - VITRO CLEAR	BLACK	CHARCOAL GREY DARK BRONZE	MIX # 2140 (DARK GREY)	MIX # 1569	COLOR: INDIAN FINISH: FULL RANGE VELOUR	COLOR: SLATE GREY FINISH: SMOOTH
CONTACT										







BMO - SHELL BUILDING
 630 W. NORTHWEST HIGHWAY - ARLINGTON HEIGHTS, IL
 October 7 2021 | project 2021-069



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 1245 E. Diehl Rd. Suite 101 • Naperville, IL 60563
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ARCHITECTS

MATERIAL LIST

1. Petitioner Name: Dan Slattery
2. Date: October 7, 2021
3. Project: BMO
4. Location: 630 W. Northwest Highway, Arlington Heights, IL

Commercial Bank Building:

Aluminum Composite Material

Manufacture: Alpolic

Color: MBU Blue

Aluminum Composite Material

Manufacture: Alpolic

Color: MICA MNC

Aluminum Frame Curtain Wall

Manufacture: Kawneer 1600 System 2

Frame Color: Clear Anodized.

Glass: Clear.

Spandrel. Opaci-Coat-300. #2-743 Harmony Solex

Metal Coping

Manufacture: Berridge

Color: Charcoal Grey

Metal Coping

Manufacture: Berridge

Color: Dark Bronze

Precast Window Sills

Manufacture: Architectural Cast Stone

Color: Mix #2140 Dark Grey

Precast Window Sills

Manufacture: Architectural Cast Stone

Color: Mix #1569

Brick

Manufacture: The Belden Brick Company

Color: Indian

Finish: Full Range Velour

Brick

Manufacture: Hebron Brick

Color: Slate Grey

Finish: Smooth



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DIGITAL MATERIAL BOARD

ALPOLIC
METAL COMPOSITE PANELS
MICA MNC CLR

BERRIDGE
CHARCOAL GREY

ALPOLIC
METAL COMPOSITE PANELS
MBU BLUE

BERRIDGE
DARK BRONZE

SPANDREL GLASS
OPACI-COAT-300
#2-743 HARMONY SOLEX - VITROLI CLEAR

ARCHITECTURAL CAST STONE
MIX # 2140 (DARK GREY)

ARCHITECTURAL CAST STONE
MIX # 569

BMO - MATERIAL BOARD
630 W. NORTHWEST HIGHWAY - ARLINGTON HEIGHTS, IL
October 7 2021 | project 2021-069

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DIGITAL BRICK SAMPLES



The Belden Brick Company; Color:Indian. Finish: Full Range Velour



The Hebron Brick Company; Color:Slate Grey. Finish: Smooth



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PROJECT EXAMPLES



BMO AT HOFFMAN ESTATES, ILLINOIS