Agenda
Village of Arlington Heights
Design Commission
Community Room, 3rd Floor
33 S. Arlington Heights Rd.
October 26, 2021
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. Minutes - 10/12/21

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

A. DC#21-067 - 17 S Belmont Ave - SF/Teardown

B. DC#21-069 - 139 E Golf Terrace - SF/Teardown

C. DC#20-076 - Cortland's Garage - 1 N Vail Ave - CBD 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
10/26/2021

Item: Minutes - 10/12/21

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
Minutes - 10/12/21	Minutes

DRAFT

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION

HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
OCTOBER 12, 2021

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

Members Present:	Jonathan Kubow, Chair John Fitzgerald Ted Eckhardt Scott Seyer
Members Absent:	Kirsten Kingsley
Also Present:	Richard Silverman, MJK Real Estate *for Chipotle* Mark Battista, Rohrman Auto Group for *Lexus of Arlington* Lucian Lange, Reitan Architects for *Lexus of Arlington* Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FOR SEPTEMBER 28, 2021

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER SEYER, TO APPROVE THE MEETING MINUTES OF SEPTEMBER 28, 2021. ALL WERE IN FAVOR. MOTION CARRIED.

Mr. Hautzinger apologized for the technical issues with the Village's overhead projector, making it impossible to project the documents and drawings for the projects being reviewed tonight. He added that paper copies of the documents and drawings were available for viewing.

DRAFT

ITEM 1. COMMERCIAL RE-REVIEW

DC#21-056 – Chipotle – 600 E. Rand Rd.

Richard Silverman, representing *MJK Real Estate,* was present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to build a new free-standing Chipotle fast casual restaurant at the Southpoint shopping center. This project was reviewed by the Design Commission on September 28, 2021, at which time the Design Commission CONTINUED the project for re-review due to concerns regarding the proposed design.

Mr. Hautzinger summarized comments and feedback from the September 28 meeting. The proposed design is based on Chipotle's prototype drive-through building design. However, overall, it is quite plain and lacking detail. Staff recommended additional design development to create additional architectural interest. Examples of similar completed Chipotle restaurants were provided for reference. Staff suggested incorporating the continuous wrapping storefront feature as seen on the Chipotle in Plano, Texas. A continuous canopy shade feature was also suggested as a possible design feature. The Design Commissioners agreed that the design was lacking, especially the front (north) elevation, and further design development was required, with the following comments:

- The pilasters between the storefront windows look too heavy. The continuous wrapping storefront detail as seen in Plano, Texas and Countryside, Illinois was encouraged.
- It was suggested to bring the upper wall material down in some locations to add interest to the design.
- It is expected that four wall signs will not be approved, so additional detailing of the upper walls was encouraged especially on the walls that will not have signage.

In response to the Design Commission's comments on September 28, the petitioner made the following changes to the design:

- The upper wall material has been changed from EIFS to a modular fiber cement panel system by Nichiha, and the material has been brought down to grade at the southwest corner of the building.
- The EIFS piers between the windows have been omitted, and a continuous wrapping storefront system has been added.
- Two of the four proposed wall signs have been omitted.
- The doors on the rear of the building have been changed to aluminum with glass to match the storefronts.

Staff felt that the change to Nichiha wall panels is a nice upgrade from EIFS that adds detail and interest to the design. Additionally, the narrow piers at the storefront create the appearance of a continuous wrapping storefront which is also a nice design enhancement. Overall, the design looks much better than the previous submittal. The only comment on the revised design is that the upper wall material extending down at the southwest corner has an odd proportion. It is recommended to extend the upper wall material down to grade in the middle of each side wall, leaving the rear corners and rear wall as dark EIFS, similar to the Chipotle restaurant in Countryside, Illinois.

The revised design is now showing only two wall signs. Per code, only one wall sign is allowed per street frontage, so the second wall sign is not allowed. However, sign variations have previously been approved to allow a second wall sign at similar drive-through restaurants.

With these comments, Staff recommends approval of the design.

Chair Kubow asked if the petitioner had any comments at this time. Mr. Silverman thanked the commissioners for looking at the design again for the new Chipotle building. They want the building upgraded from an architectural standpoint by changing materials, more storefront, more glass, more architectural features. He still believed that Chipotle will be requesting 4 signs for the building, which is why the building is still designed the way it is. He was open to any questions from the commissioners.

DRAFT

Mr. Hautzinger said the petitioner provided an additional revision today, which was printed and given to the commissioners tonight. This revision includes a change to the way the upper wall material is coming down; it now comes down the sides instead of in the back corner. Staff felt this was a better solution and recommends approval of that option. Mr. Silverman clarified that they are asking for approval of the latest revision that includes the change of where the panels come down.

The commissioners summarized their comments. Commissioner Eckhardt greatly appreciated the revisions that were made in response to the commissioners' previous comments, and the upgrade of material to the cement panels. He really liked that change. He also agreed with Staff on the most recent revision to the pattern of the fiber cement panels that now turn the corner nicely. He asked Staff if the commissioners should be commenting tonight on the signs shown on the building. Mr. Hautzinger said a formal sign variation request has not been received yet; however, the commissioners could provide preliminary feedback tonight on the signs being shown. He clarified that one wall sign is allowed per code, and any additional wall signs will require variations. Commissioner Eckhardt reiterated that he liked the revised building design presented tonight, and felt that having only one sign on a free-standing building like this would be a hardship. He had no issue with the building having 2 wall signs.

Commissioner Fitzgerald liked the changes that were made to the design and felt the building looked great. He was fine with the submitted design or the revision received tonight.

Commissioner Seyer appreciated the petitioner listening to the commissioners' comments and making the changes being presented. He liked the change in material and also the change in the storefront. He strongly preferred the building design shown in the drawings received and dated today, October 12, 2021.

Chair Kubow agreed with the comments made, and really appreciated the petitioner turning the design around so quickly and taking into account the comments previously made by the commissioners. He commended Staff again for their comments on the revised design and the additional revision made by the petitioner as a result, which he felt was a vast improvement. He loved the panels that come down the middle of the storefront, and said that the Nichiha panel system is a solid product and good decision long term. He had no further comments.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER SEYER, TO RECOMMEND APPROVAL OF THE PROPOSED ARCHITECTURAL DESIGN FOR *CHIPOTLE* LOCATED AT 600 E. RAND ROAD. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE REVISED ELEVATIONS AND RENDERINGS DATED AND RECEIVED 10/12/21, 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. 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.

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

DRAFT

ITEM 2. COMMERCIAL REVIEW

DC#21-060 – Lexus of Arlington – 1510 W. Dundee Rd.

Mark Battista, representing *Rohrman Auto Group*, and Lucian Lange, representing *Reitan Architects*, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing two-story office wing on the east side of the existing Lexus automotive dealership, leaving just one 37-foot wide bay to remain. The petitioner is also proposing exterior facade updates in order to conform to new Lexus brand standards. The exterior facade updates include:

- Existing upper EIFS fascia walls and angled metal wall caps to be removed and replaced with new vertical EIFS walls with ribbed pattern and silver color.
- Existing EIFS columns to be re-clad with Champagne colored metal panels.
- Add new "black sail" tower wall feature to be clad with gray metal panels at the southeast corner, which will be a feature on all Lexus facilities.
- The remaining existing building walls on the sides and rear of the building will be painted "Champagne" to match the color of the new metal column cladding.

This project requires Plan Commission review and Village Board approval as part of a PUD Amendment, Subdivision, and Rezoning from B-3, General Service, Wholesale and Motor Vehicle District to M-1, Research, Development, and Light Manufacturing District. Because this project is going to the Plan Commission, the role of the Design Commission is limited to review for building and signage only.

Overall, the proposed facade changes will be a nice update to the building design. The proposed "Champagne" color metal panels will be a nice enhancement at the main entry columns. However, the remaining portion of the 2-story office wing has a white and brown EIFS grid design that does not work well with the main part of the building. For a more cohesive appearance, it is recommended to replace the white and brown color scheme with the same "Champagne" color that is proposed on the rest of the building. Additionally, the angled metal wall cap above the office wing should be replaced with a vertical EIFS wall to match the rest of the building. All exterior mechanical equipment is required to be screened from public view. All existing rooftop mechanical equipment will continue to be screened by the perimeter parapet walls.

With regards to signage, Lexus received sign variation approvals in 2008 to allow three wall signs up to 145 square feet in total area. The existing building has three wall signs for a total of 145 sf. The proposed design indicates three new wall signs ("Lexus of Arlington" and two Lexus logos). The sign sizes are not indicated, but they appear to comply with the 145 sf maximum area. Separate permits will be required for all signage.

With these comments, Staff recommends approval of the design.

Chair Kubow asked if the petitioner had any comments at this time. Mr. Battista gave history with the Rohrman Auto Group and the Village of Arlington Heights, which includes the construction of the world's largest Nissan store 20 years ago, and the world's largest Lexus store more recently built. Both of these stores have brought more tax revenue to the Village and the dollars speak for themselves. This year, Lexus has requested some changes to the Lexus branding image, which includes the new 'black sail tower' that will be seen on every Lexus store in the country. The existing ACM system that runs straight up as a parapet instead of the octagon look on dealerships throughout the nation at one time is being changed to have the wall now go straight up. One clarification is that the angled screening wall is a perforated steel Lexus element with tiny holes in it, not standing seam. That will be removed in the front of the building, but remain on the east and west elevations. The existing 32-foot bay on the east elevation will be the only portion of the building to remain, and currently exists as a white, exposed aggregate pre-cast concrete panel; and they agree to change the color from white to the new Champagne color EIFS, and the existing brown anodized windows will be changed to match the clear anodized windows on the rest of the Lexus building. The reason for the 32-foot bay

remaining is because square footage is needed to maintain Lexus and Nissan since Ridgeline development purchased many acres of their property to build their own development that was recently approved by the Village Board. As a result, they are losing over 17 acres of what was once used for the storage of Lexus and Nissan, hence why they need to demo the building to create more parking for a display area. Right now there is a shortage of cars, but when normal production resumes they will need this additional space. Mr. Battista also said that they agree with everything said by Staff, with the exception that only the east elevation will have the perforated Lexus element (roof screening); the remaining office bay will retain the perforated angled roof screen and will have EIFS to match the rest of the building. Outside of that, there will be no changes to the interior of the building.

The commissioners summarized their comments. Commissioner Seyer was trying to understand what is and what is not happening with the building with regards to the materials and colors. He asked for clarification of where the color #101-Super White is on the 2-story EIFS storage portion of the building. Mr. Battista pointed out the portions of the building that were proposed with the Super White color. Now that Commissioner Seyer understood the colors and materials more clearly, he was okay with the color change being proposed, but felt that clearer documentation of this change was still needed for reference. He liked the change of the white color to the Champagne color, he liked the 2-tone color scheme with the existing King's Gray EIFS, as well as the EIFS coming around to the south end to provide a continued finish on the 'solid' parts of the south facade of the existing portion that is being maintained. He was in support of the changes as described to the existing dealership facade, including the angled screen material at the top that is only on the east and the west facade.

Commissioner Fitzgerald was okay with everything presented tonight. Commissioner Eckhardt agreed, but asked about the color of the soffit on the south elevation that was shown as black on the rendering. Mr. Lange replied that the glass storefront goes all the way up to the bottom of the soffit, and the black on the rendering under the soffit is just a shadow on the rendering. Commissioner Eckhardt reiterated that he had no issues with the design and felt the changes being made are all positive. Chair Kubow had nothing to add to the comments already made, and felt the changes were a nice refresh for the existing business and he wished the petitioner all the best.

Chair Kubow asked if there was any public comment on the project and there was no response from those in the audience.

Mr. Hautzinger asked for clarification from the petitioner about the area where the two-tone colors of white and King's Gray are located; Staff was suggesting to change all of that to the Champagne color; however, the petitioner is proposing to change only the white area to Champagne and keep the King's Gray color to mimic the window look. Also, the angled metal screen feature on top of that area will remain in that location. Mr. Battista confirmed all that.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER FITZGERALD, TO RECOMMEND APPROVAL OF THE PROPOSED DESIGN FOR EXTERIOR MODIFICATIONS AT *LEXUS OF ARLINGTON* LOCATED AT 1510 W. DUNDEE ROAD. THIS RECOMMENDATION IS BASED ON AND SUBJECT TO COMPLIANCE WITH THE PLANS RECEIVED 8/11/21, 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 REQUIREMENT THAT THE AREAS OF WHITE EIFS ON THE REMAINING EAST OFFICE BAY BE CHANGED TO THE 'CHAMPAGNE' COLOR, AND THE KING'S GREY IN THAT LOCATION AND THE PERFORATED METAL PARPAET REMAIN AS PROPOSED.
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, 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.

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

DRAFT

ITEM 3. GENERAL MEETING

There was brief discussion about the Alan Bombick Design Award presentation for this year. A suggestion was made by Commissioner Eckhardt to change the location for presentation of the award from a Village Board meeting to a Design Commission meeting. He felt this award should be given in-person, and Village Board meetings are sometimes virtual. This year's award will be presented on November 9, with the Bombick family and Mayor Hayes available to attend. The other commissioners were in support of presenting the award at a Design Commission meeting, preferably at the beginning of the meeting.

A MOTION WAS MADE BY COMMISSIONER SEYER, SECONDED BY COMMISSIONER FITZGERALD, TO ADJOURN THE MEETING AT 7:05 P.M.

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

DRAFT

Design Commission
10/26/2021

Item: DC#21-067 - 17 S Belmont Ave - SF/Teardown

Department: Planning & Community Development

Requested Action

Approval of the proposed demolition of an existing single-family residence to create a vacant lot.

Recommendation

It is recommended that the Design Commission approve the proposed demolition of the existing single-family residence located at 17 S. Belmont Avenue. This recommendation is based on the plans received 10/4/21, 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 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.

2. The Petitioner shall comply with all Federal, State, and Village codes, regulations, and policies.

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
Drawings & 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:	17 S. Belmont Avenue	**DC Number:**	21-067
Project Address:	17 S. Belmont Avenue	**Petitioner Name:**	Benjamin Rea
Prepared By:	Steve Hautzinger	**Petitioner Address:**	Arlington Heights Park District 410 N. Arlington Heights Road Arlington Heights, IL 60004
Date Prepared:	October 20, 2021	**Meeting Date:**	October 26, 2021

Requested Action(s): Approval of the proposed demolition of an existing single-family residence to create a vacant lot.

Summary

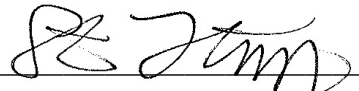
The petitioner is proposing to demolish an existing single-family residence to create a vacant lot. The lot will be returned to turf grass with a few trees planted to assist with screening for the adjacent resident at 15 S. Belmont.

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.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed demolition of the existing single-family residence located at 17 S. Belmont Avenue. This recommendation is based on the plans received 10/4/21, 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 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.
2. The Petitioner shall comply with all Federal, State, and Village codes, regulations, and policies.



October 20, 2021

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

c: Charles Witherington Perkins, Director of Planning and Community Development, Bill Enright, Deputy Director of Planning and Community Development, Petitioner, DC File 21-067

Arlington Heights Park District

October 4, 2021

Mr. Steve Hautzinger AIA, Design Planner
Village of Arlington Heights
Department of Planning and Development
33 S. Arlington Heights Rd.
Arlington Heights, IL. 60005

Dear Mr. Hautzinger,

The Arlington Heights Park District is tearing down a residential property that it owns at 17 S. Belmont Ave. The park district purchased the property in July of the year 2000 with the initial plan to lease the house to tenants. It was always the park district's long term intent to tear the house and garage down to add additional square footage to the Recreation Park property. With the purchase and planned demolition of 406 E. Northwest Highway, the park district plans to move forward with the demolition of the now vacant 17 S. Belmont at the same time.

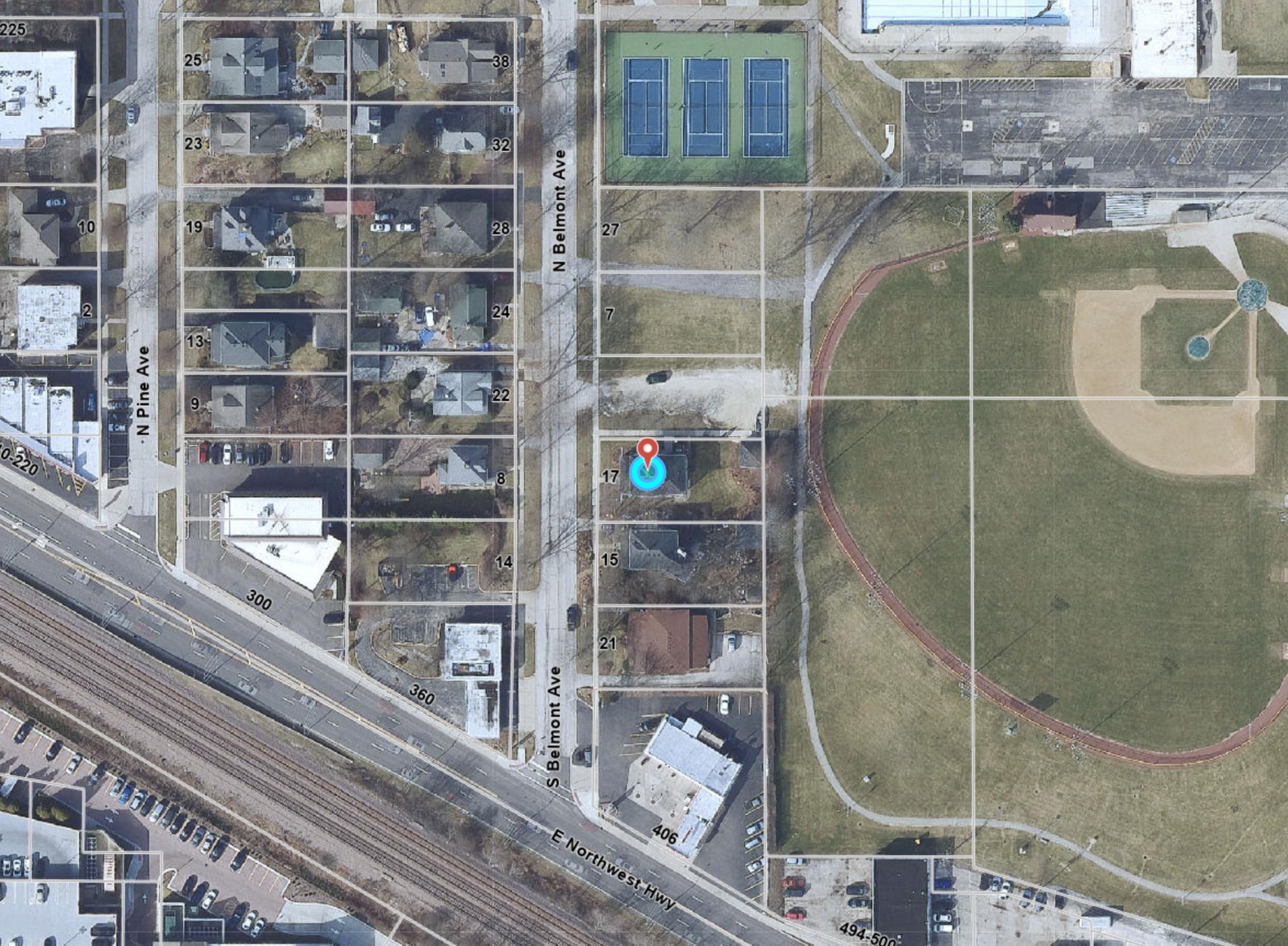
The house at 17 S. Belmont is in need of a number of internal and external upgrades. The roof leaks and needs replacement, the windows are original and no longer open properly, and the entire interior of the house needs to be remodeled after years of leasing. The park district will not be investing any additional funds into maintaining the house or garage and will tear the structures down this fall. At this time, there are no set development plans for the space. The area at 17 S. Belmont will be returned to turf grass with a few trees planted to assist with the screening needs of the resident located at 15 S. Belmont.

Please let me know if you have any questions or need additional information. I can be reached at 847-506-7145 or brea@ahpd.org.

Sincerely,

Benjamin M. Rea
Director of Parks and Planning

410 N. Arlington Heights Rd. | Arlington Heights, IL 60004 | Phone 847.577.3000 | Fax 847.577.3050 | WWW.AHPD.ORG


225
25
38
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300
360
N Pine Ave
N Belmont Ave
S Belmont Ave
27
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21
406
E Northwest Hwy
494-500

Plat of Boundary and Topographic Survey

of

LOT 11 IN BLOCK 3 IN KRAUSE'S SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST ¼ OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE 3RD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 26, 1915, AS DOCUMENT NO. 5759453, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 17 SOUTH BELMONT AVENUE, ILLINOIS

Block 2

Lot 3

Lot 2

66.00

132.00

Campbell Street

gravel driveway

asphalt path

asphalt walk

asphalt apron

Belmont Avenue

asphalt pavement

concrete walk

concrete

aerial wires

bench mark
Southwest flange bolt
fire hydrant
elev.=684.06

found chiseled cross in concrete on line and 2.00 West of corner
N1972936.12
E1080726.96

found 7/8" iron pipe at corner

S89° 55' 39"E 132.00

N0° 04' 14"E 66.00(rec.)65.92(meas.)

S0° 04' 14"W 66.00(rec.)65.94(meas.)

N89° 55' 06"W 132.00

2 story frame residence
No. 17

enclosed porch

building 4.68 South

building 4.65 South 2.33 West

frame garage

building 2.70 West

Lot 11

Lot 1

Krause's Subdivision
Document No. 5759453

Lot 10

Lot 2

placed chiseled cross in concrete on line and 2.00 West of corner
N1972870.20
E1080726.88

building 2.75 South

building 2.58 South 2.21 West

frame garage

2 story frame residence

enclosed porch

Block 3

0 5 10 20

SCALE : 1"= 10'

Legend

- gas meter
- electric meter
- manhole
- utility pole
- catch basin
- light
- fire hydrant
- combined sewer
- water line

State of Illinois } SS.
County of Cook }

I, David Bycroft, an Illinois Professional Land Surveyor, do hereby certify that I have surveyed the property described in the caption of this plat and that this plat is a correct representation of said survey.

dated at Arlington Heights, Illinois, this 4th day of March, 2021

by _____
as Illinois Professional Land Surveyor No. 2846

PROFESSIONAL LAND SURVEYOR
35-2846
DAVID R. BYCROFT
ARLINGTON HEIGHTS
STATE OF ILLINOIS
EXPIRES 11-30-2022

Design Firm #184-005910
Expires April 30, 2021

This professional service conforms to the current Illinois minimum standards for a boundary and topographic survey.

For easements, building lines and other restrictions not shown hereon, refer to your abstract of title, deed, title policy and local zoning ordinance.

Field work was completed March 4, 2021.

The area of the property surveyed equals 8703 square feet.

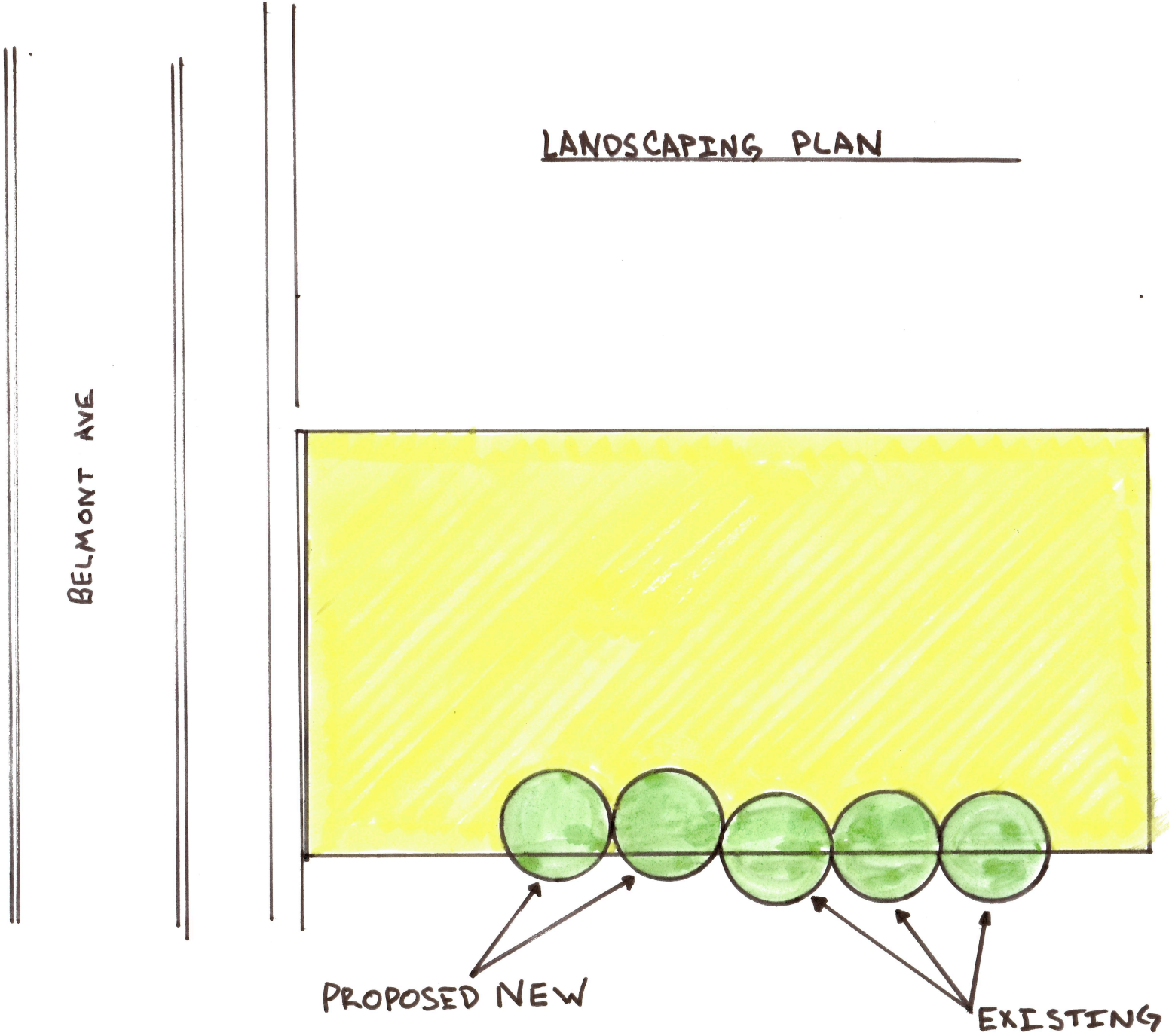
Elevations shown hereon are based on the NAVD88 datum plane.

Bearings shown hereon are based on the NAD83, Illinois State Plane coordinate system, East Zone.

for:
Arlington Heights Park District
410 North Arlington Heights Road
Arlington Heights, Illinois

from the office of:
Norman J. Toberman and Associates
115 South Wilke Road
Suite 301
Arlington Heights, Illinois
847-439-8225

LANDSCAPING PLAN



17 S BELMONT AVE



Subject Property

17 S. Belmont Ave.



Subject Property North Elevation

17 S. Belmont Ave.



Subject Property East Elevation

17 S. Belmont Ave.



Subject Property South Elevation

17 S. Belmont Ave.



Subject Property Garage

17 S. Belmont Ave.



Property Across 1

360 E. Northwest Highway



Property Across 2

8 S. Belmont Ave.



Property Across 3

22 S. Belmont Ave.



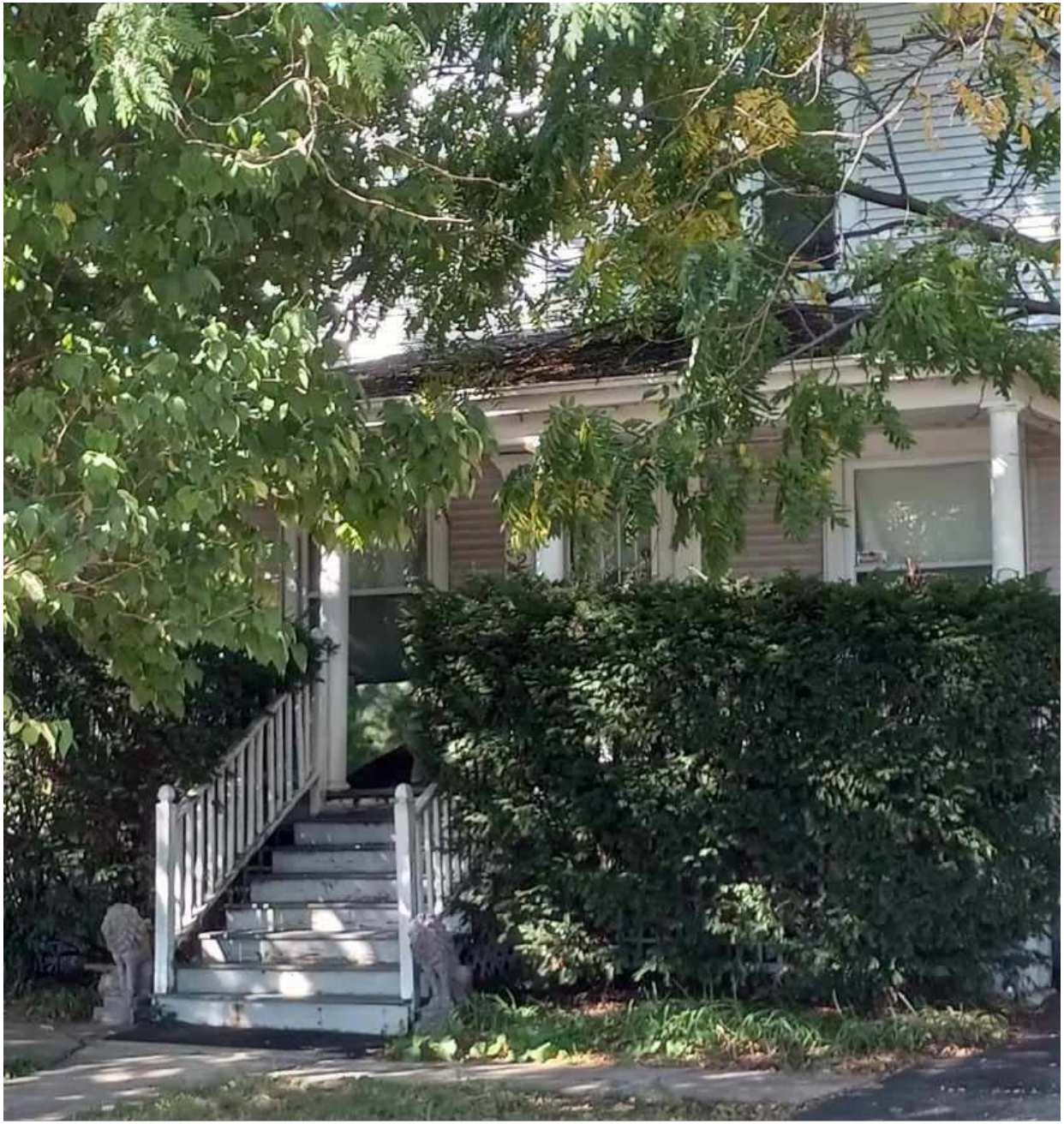
Property Across 4

24 S. Belmont Ave.



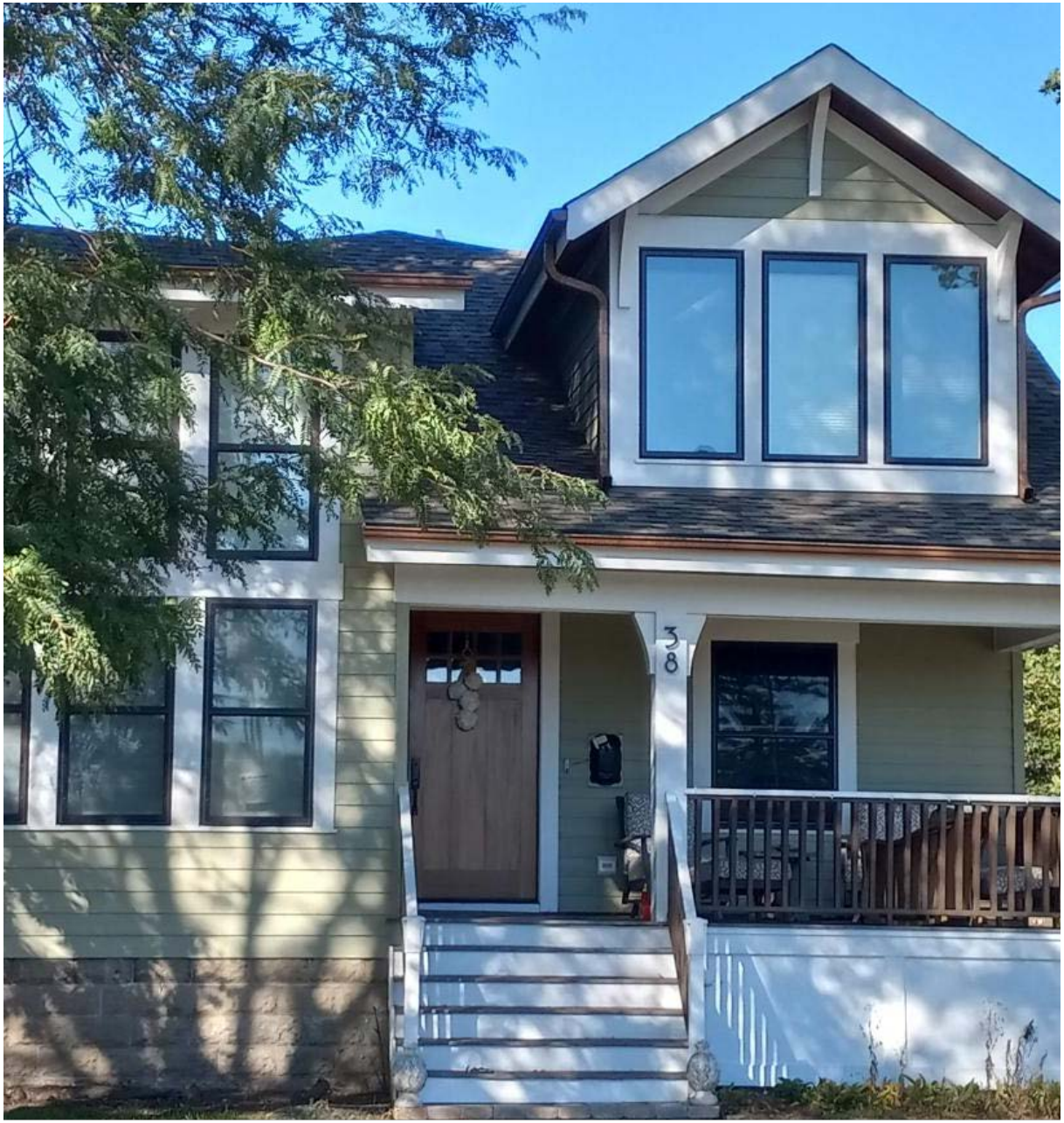
Property Across 5

28 S. Belmont Ave.



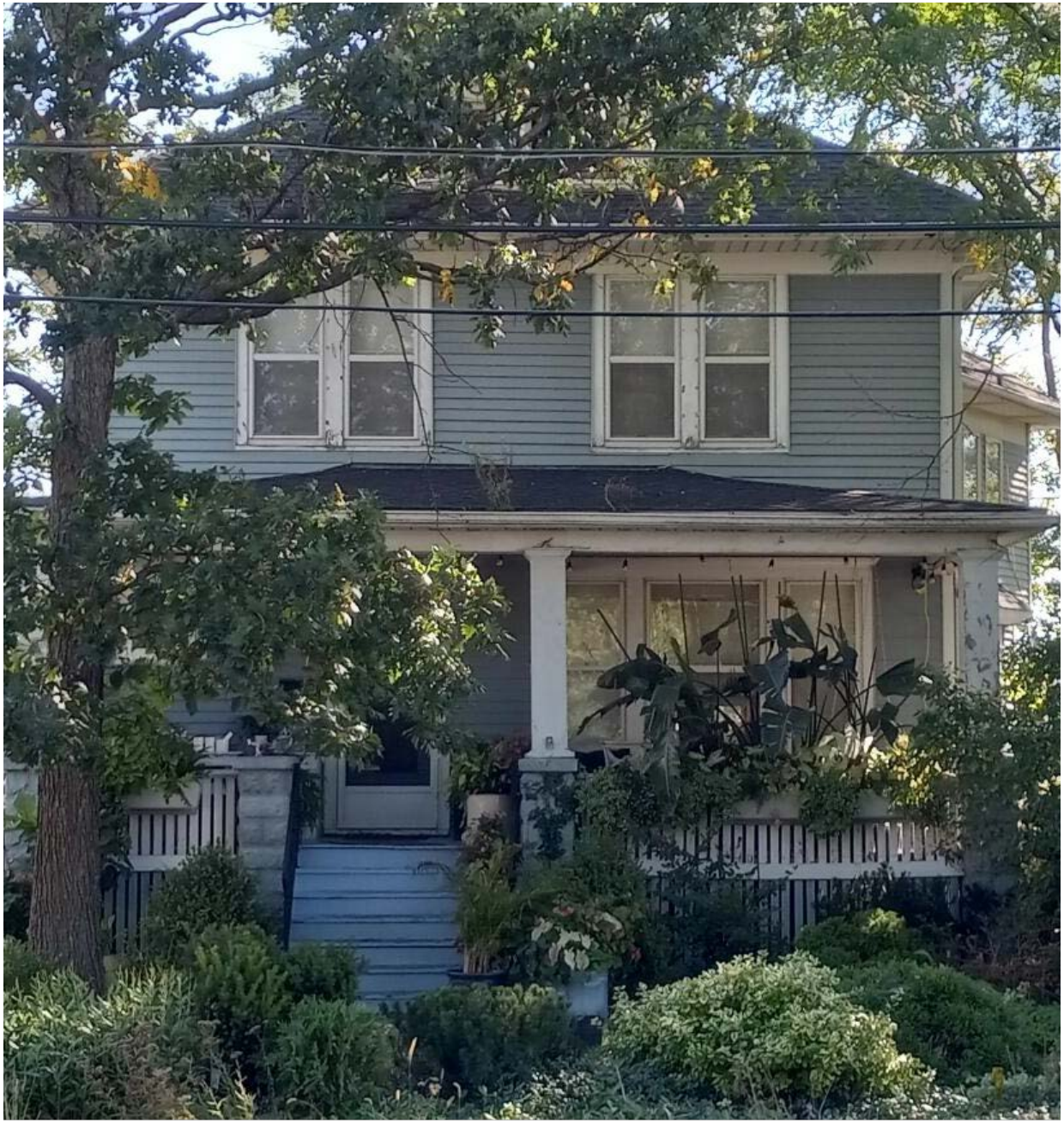
Property Across 6

32 S. Belmont Ave.



Property Across 7

38 S. Belmont Ave.



Property to Right 1

15 S. Belmont Ave.



Property to Right 2

21 S. Belmont Ave.

Design Commission
10/26/2021

Item: DC#21-069 - 139 E Golf Terrace - SF/Teardown

Department: Planning & Community Development

Requested Action

Approval of the proposed demolition of an existing single-family residence to create a vacant lot.

Recommendation

It is recommended that the Design Commission approve the proposed demolition of the existing single-family residence located at 139 E. Golf Terrace. 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 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.

2. The Petitioner shall comply with all Federal, State, and Village codes, regulations, and policies.

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
Drawings & 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:	139 E. Golf Terrace	**DC Number:**	21-069
Project Address:	139 E. Golf Terrace	**Petitioner Name:**	Bill Enright
Prepared By:	Steve Hautzinger	**Petitioner Address:**	Village of Arlington Heights 33 S. Arlington Heights Road Arlington Heights, IL 60005
Date Prepared:	October 19, 2021	**Meeting Date:**	October 26, 2021

Requested Action(s): Approval of the proposed demolition of an existing single-family residence to create a vacant lot.

Summary

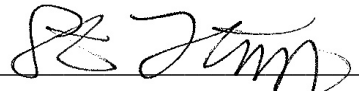
The petitioner is proposing to demolish an existing single-family residence to create a vacant lot. All trees less than 6-inch caliper adjacent to the house will be removed during demolition, but all other existing trees and grass on the property will remain. The building foundations and driveway will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

The subject site is zoned R-1, One Family Dwelling District, and it 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. This property is located within the 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 property and is proposing to remove the buildings at this time to prepare the site for future development.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed demolition of the existing single-family residence located at 139 E. Golf Terrace. This recommendation is based on the plans received 9/30/21, and the following:

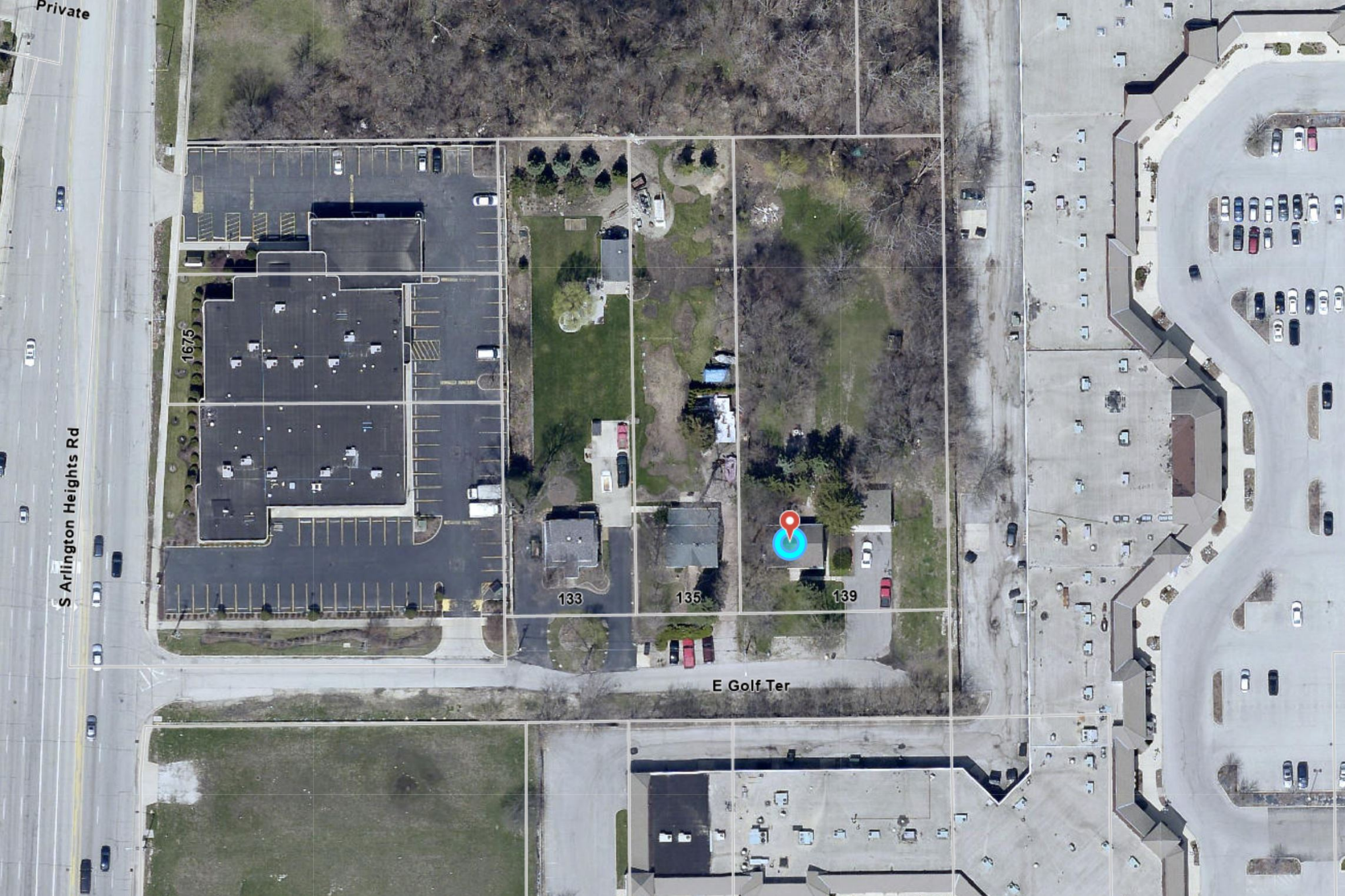
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2. The Petitioner shall comply with all Federal, State, and Village codes, regulations, and policies.

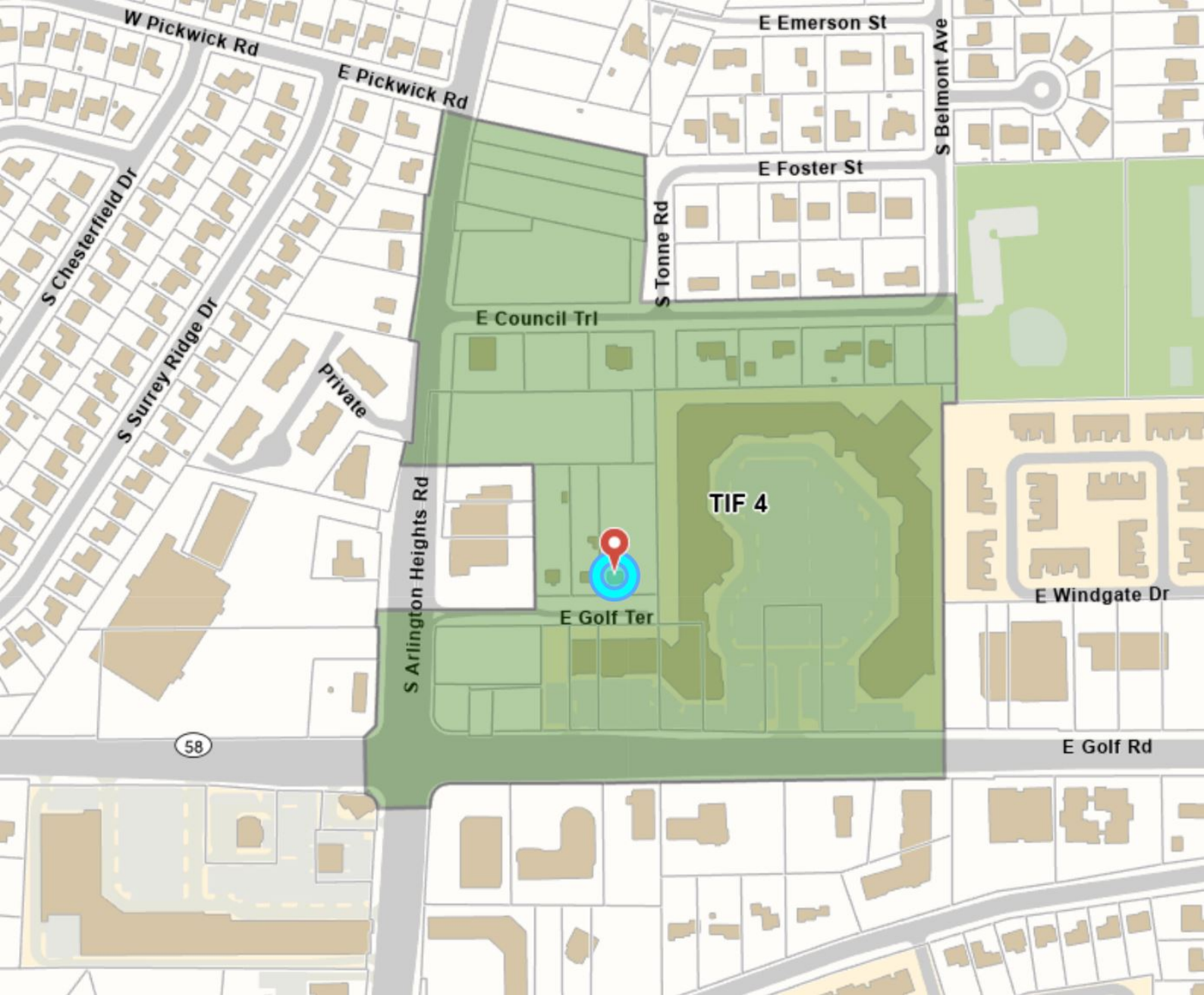


October 19, 2021

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

c: Charles Witherington Perkins, Director of Planning and Community Development, Bill Enright, Deputy Director of Planning and Community Development Petitioner, DC File 21-069


Private
S Arlington Heights Rd
1675
133
135
139
E Golf Ter


W Pickwick Rd
E Pickwick Rd
E Emerson St
S Belmont Ave
E Foster St
S Tonne Rd
S Chesterfield Dr
S Surrey Ridge Dr
Private
E Council Trl
TIF 4
S Arlington Heights Rd
E Golf Ter
E Windgate Dr
58
E Golf Rd

ALTA/NSPS LAND TITLE SURVEY

BY

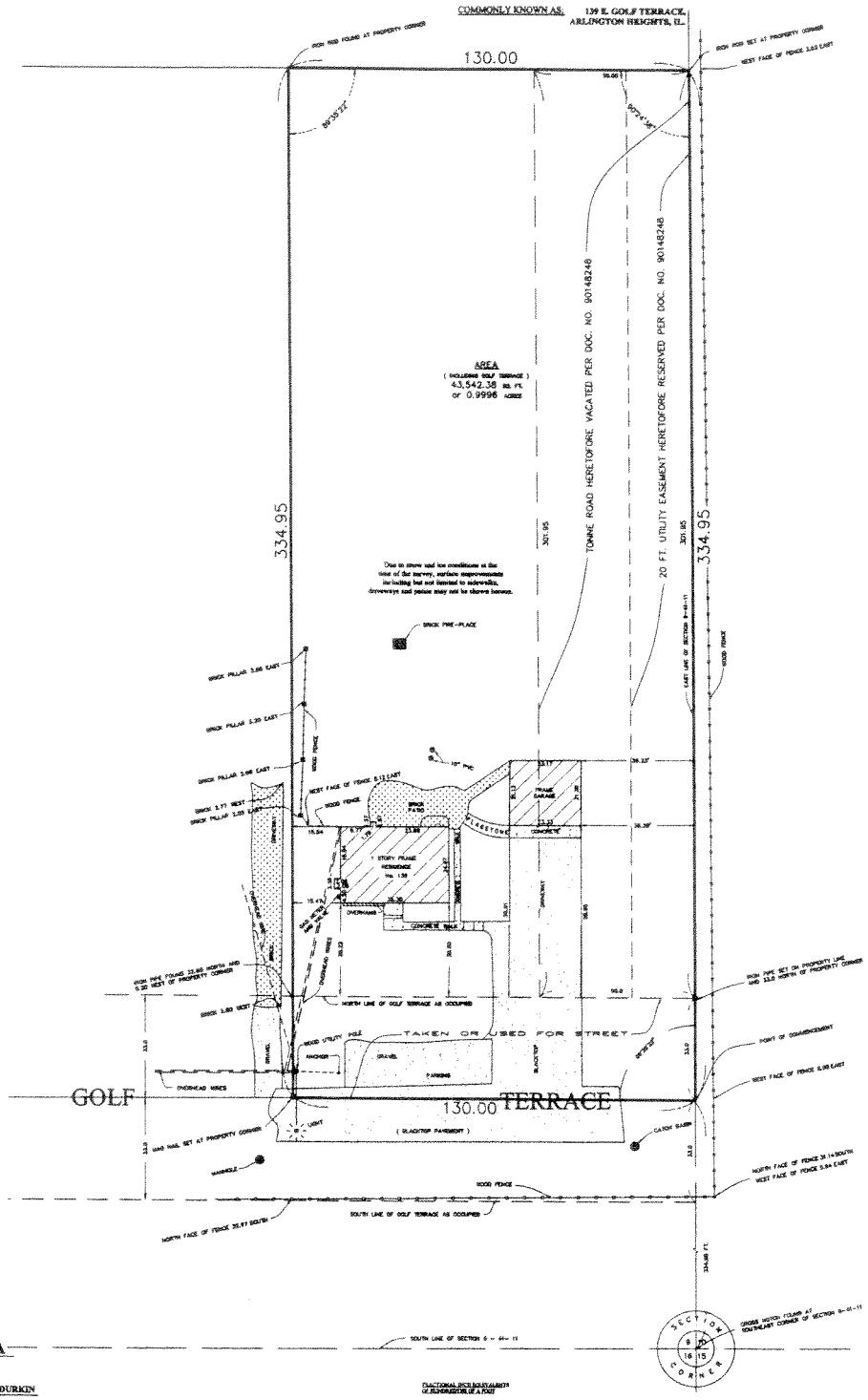
JOHN M. HENRIKSEN

415 E. GOLF ROAD - SUITE 103 ARLINGTON HEIGHTS, ILLINOIS 60005
TEL. 224-875-7633 FAX. 224-875-7634
WWW.HENRIKSENSURVEY.COM

OF

THAT PART OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN ELK GROVE TOWNSHIP, COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING 334.95 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SECTION 9; THENCE WEST 130 FEET; THENCE NORTH 334.95 FEET; THENCE EAST 130 FEET, TO THE EAST LINE OF SAID SECTION 9; THENCE SOUTH ON THE EAST LINE OF SECTION 9, 334.95 FEET TO THE PLACE OF BEGINNING.

COMMONLY KNOWN AS: 139 E. GOLF TERRACE, ARLINGTON HEIGHTS, IL.



ORDER NUMBER: 21007-ALTA

SCALE: 1 INCH = 20 FEET

ORDERED BY: STORINO, RAMELLO AND DURKIN

BUILDING LINES AND EASEMENTS, IF ANY, SHOWN HEREON ARE BUILDING LINES AND EASEMENTS AS SHOWN ON THE RECORDED SUBDIVISION PLAT. CONSULT LOCAL AUTHORITIES FOR BUILDING LINES ESTABLISHED BY LOCAL ORDINANCES.

PLEASE CHECK LEGAL DESCRIPTION WITH DEED.

COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DISCREPANCY IMMEDIATELY.

DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

FRACTIONAL DECIMAL EQUIVALENTS OF FOUNDATION OF A FOOT

0.01=1/8"	0.26=3"
0.02=1/4"	0.29=3 1/2"
0.03=3/8"	0.31=3 3/4"
0.04=1/2"	0.33=4 1/8"
0.05=5/8"	0.42=5"
0.06=3/4"	0.50=6"
0.07=7/8"	0.58=7"
0.08=1"	0.63=7 1/2"
0.09=1 1/8"	0.67=8 1/8"
0.10=1 1/4"	0.67=8"
0.11=1 3/8"	0.75=9"
0.12=1 1/2"	0.83=10"
0.13=1 5/8"	0.87=10 1/2"
0.14=1 3/4"	0.92=11 1/8"
0.15=1 7/8"	0.92=11"
0.16=2"	1.00=12"
0.17=2"	

REFERENCE HAS BEEN MADE TO, ATTORNEYS' TITLE GUARANTY FUND, INC. COMMITMENT No. 20022210043, DATED FEBRUARY 13, 2020 IN THE PREPARATION OF THIS SURVEY.

STATE OF ILLINOIS)
(COUNTY OF COOK)

HEREBY CERTIFIED TO:

ATTORNEYS' TITLE GUARANTY FUND, INC.
THE VILLAGE OF ARLINGTON HEIGHTS
AND TOSCA BERTOLOZZI AS TRUSTEE.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 7(a), AND 8 OF TABLE "A" THEREOF.

THE FIELD WORK WAS COMPLETED ON JANUARY 08, 2021

DATE OF PLAT OR MAP 11TH JANUARY 2021

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2668
LICENSE EXPIRES NOVEMBER 30, 2022.



1675 S. Arlington Heights Rd



133 E. Golf Terrace



135 E. Golf Terrace



139 E. Golf Terrace
Subject Property

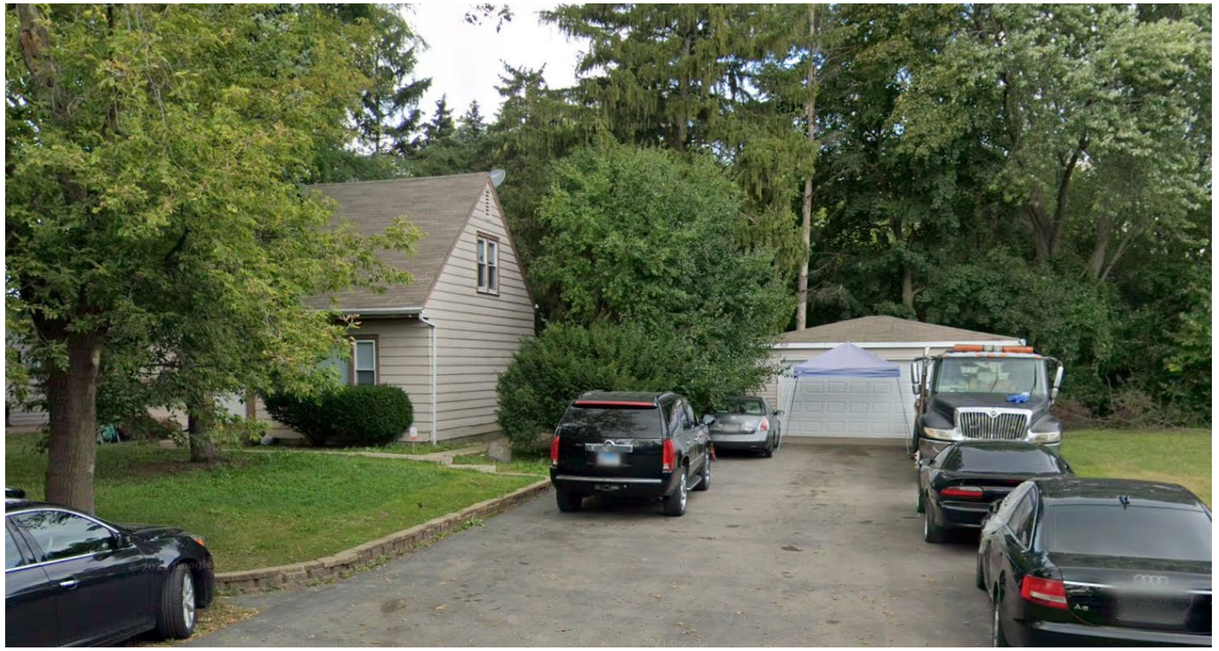
E. GOLF TERRACE

Across the Street









Existing House, Detached Garage and Driveway to be Demolished

Design Commission
10/26/2021

Item: DC#20-076 - Cortland's Garage - 1 N Vail Ave - CBD Commercial

Department: Planning & Community Development

Requested Action

Approval of the proposed design for a new fabric canopy/enclosure addition to an existing restaurant building in the Downtown.

Recommendation

It is recommended that the Design Commission evaluate 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, 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 for a permanent building addition constructed of traditional building materials designed to be more compatible with the existing restaurant building and the surrounding Downtown context.

2. If the Design Commission supports the proposed fabric structure, then it is recommended that the issues raised by the Design Commission during the preliminary review on September 28, 2021 be considered:

a. Revise the roof massing to better fit with the existing restaurant building design.

b. Coordinate the fabric color with the existing building trim and window color.

c. Provide feedback on the potential fading and staining of the proposed fabric and how it will be maintained.

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, 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
Drawings & Documents	Exhibits
DC Minutes - 9/28/21	Minutes

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:	Cortland's Garage	**DC Number:**	20-076
Project Address:	1 N. Vail Avenue	**Petitioner Name:**	Brian Roginski
Prepared By:	Steve Hautzinger	**Petitioner Address:**	Cortland's Garage 1 N. Vail Avenue Arlington Heights, IL 60005
Date Prepared:	October 19, 2021	**Meeting Date:**	October 26, 2021

Requested Action(s):
Approval of the proposed design for a new fabric canopy/enclosure addition to an existing restaurant building in the Downtown.

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 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. 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 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.

Architectural Design:
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 streestscape.*
- ***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.*

Signage:
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.

Preliminary Design Commission Review:
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 expressed 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.

Project Update:
The petitioner did not address the Design Commission's design concerns, and they are seeking approval of the proposed design as originally submitted with the shed roof massing and black fabric color.

RECOMMENDATION:
It is recommended that the Design Commission **evaluate** 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, 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 for a permanent building addition constructed of traditional building materials designed to be more compatible with the existing restaurant building and the surrounding Downtown context.
2. If the Design Commission supports the proposed fabric structure, then it is recommended that the issues raised by the Design Commission during the preliminary review on September 28, 2021 be considered:
    a. Revise the roof massing to better fit with the existing restaurant building design.
    b. Coordinate the fabric color with the existing building trim and window color.
    c. Provide feedback on the potential fading and staining of the proposed fabric and how it will be maintained.

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, 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.



October 21, 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, Sam Hubbard, Development Planner, Petitioner, DC File 20-076

1

REVISION 1
09-29-21

PROPOSED EXTERIOR CANOPY FOR:

Cortland's Garage Tavern & Grill 1 N Vail Ave. Arlington Heights, IL 60005

DESIGN TEAM

Architect

LaPage Architects, Ltd.
Ronald N. LaPage, Architect
951 W. Liberty Drive
Wheaton, IL 60187
630.665.0006
R.LaPage@lapagearchitects.com

Canopy Contractor

Thatcher Oaks Awnings
718 N Industrial Dr,
Elmhurst, IL 60126
ThatcherOaks.com
630.833.5700
russ@thatcheroaks.com

Business Owner

Cortland's Garage
Brian Roginski
1 N Vail Ave.
Arlington Heights, IL 60005
773.851.4223
brian@garagetaverngroup.com

LOCATION MAP

Pin: 03-29-341-013



RENDERING OF PROPOSED CANOPY



STATEMENT OF COMPLIANCE

LaPage Architects, Ltd.
Architects ▪ Interior Planners

September 29, 2021

Village of Arlington Heights Building and Life Safety Department
33 S. Arlington Heights Rd.
Arlington Heights, IL 60005
Phone (847) 368-5560

RE: New Canopy Structure
Cortland's Garage – Tavern & Grill
1 N Vail Ave
Arlington Heights, IL 60005

To the Village of Arlington Heights Building and Life Safety Department,

At the request of Thatcher Oaks Awnings, Elmhurst, Illinois, I have reviewed the proposed structural installation drawings for a new canopy-awning structure for the property at 1 N Vail Ave Arlington Heights, IL 60005.

Under the International Building Code-2018, the vestibule/ canopy structure meets the following code requirements:

1607 Awnings & Canopies
Uniform load of a minimum of 20 P.S.F. plus wind and snow loads.

1608 Snow Loads
Minimum of 30 P.S.F. snow load.

1609 Wind Load
Minimum wind load of 30 P.S.F. – Specific wind velocity of 107 mph.

1609 Wind Uplift
Lateral bracing, connections and support posts are designed to overcome uplift and turning force

2606 Awnings, Patio Covers & Similar Structures
Fabrication of canopy-awning structure to meet Section 3105 and Chapter 32.

3105 Awnings & Canopies
Fabrication of canopy-awning structure suspension and fabric shall be non-combustible and meet NFPA 701, flame spread index of 0-25.

3201 Drainage
Drainage from the canopy-awning shall not flow over walk surfaces.

I hereby certify that the canopy structure for 1 N Vail Ave Arlington Heights, IL 60005 meets the Code requirements as per the International Building Code 2018.

Sincerely,

Ronald LaPage AIA, ALA
IL Licensed Architect
License #01-9836 Expires 11/30/23

LICENSED ARCHITECT — LAPAGE ARCHITECTS LTD. 184-006116 — RONALD LAPAGE ARCHITECT 001-009836 — STATE OF ILLINOIS

PROJECT DESCRIPTION

PROPOSED CANOPY TO COVER EXISTING PAVER PATIO.
COVERED CANOPY TO BE USED FOR OUTDOOR SEATING.
WORK TO INCLUDE ELECTRICAL. NO PLUMBING OR HVAC

SHEET INDEX

T1 TITLE SHEET, PROJECT INFORMATION
T2 SITE PLAN WITH LOCATION OF PROPOSED CANOPY
T3 BUILDING DATA AND EGRESS PLAN
T4 GENERAL NOTES
A1 LOCATION MAP, PHOTOS OF ADJACENT PROPERTIES
A2 PHOTOGRAPHS OF PROPOSED LOCATION OF CANOPY
A3 PROPOSED CANOPY STRUCTURE FLOOR PLAN
A4 PROPOSED CANOPY STRUCTURAL ISOMETRIC DETAIL
A5 PROPOSED CANOPY WEST ELEVATION
A6 PROPOSED CANOPY EAST ELEVATION
A7 PROPOSED CANOPY ELECTRICAL FLOOR PLAN
A8 LOAD REQUIREMENTS, FABRIC & TUBE DETAILS
A9 MOUNTING AND POST AND BASE DETAILS
A10 HILTI SLEEVE ANCHOR SPECIFICATIONS
A11 PROPOSED CANOPY FABRIC SPECIFICATIONS

ARCHITECT OF RECORD CERTIFICATION

I HEREBY CERTIFY THAT THESE CANOPY DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE MEETS OR EXCEEDS THE VILLAGE OF ARLINGTON HEIGHTS BUILDING AND LIFE SAFETY DEPARTMENT CODES AND REGULATIONS FOR CANOPIES.

RONALD LAPAGE, AIA, ALA
ILLINOIS LICENSED ARCHITECT
ARCHITECT'S LICENSE No. 001-009836
PROFESSIONAL DESIGN FIRM: 184-006116

LICENSED ARCHITECT — LAPAGE ARCHITECTS LTD. 184-006116 — RONALD LAPAGE ARCHITECT 001-009836 — STATE OF ILLINOIS

DATE: 09-29-21

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- ISSUED FOR PERMIT - REVISION # 1 - 09/29/2021 -

Project #	20060
Drawn:	JP
Date:	12-09-2020
Issue and Revision Dates	
Issued for Permit	12-09-2020
REVISION 1	09-29-2021

LaPage Architects, Ltd.
Architects ▪ Interior Space Planners
951 West Liberty Drive
Wheaton, Illinois 60187
Phone: (630) 665-0006 Fax: (630) 665-0886
www.lapagearchitects.com

THATCHER OAKS AWNINGS
718 N. Industrial Dr. Elmhurst, IL 60126
www.ThatcherOaks.com
(630) 833-5700

Proposed Canopy / Awning for:
Cortland's Garage Tavern & Grill
1 N Vail Ave,
Arlington Heights, IL 60005

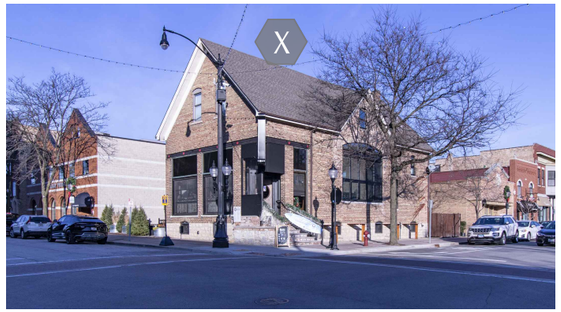
Drawing
CERTIFICATION & PROJECT INFORMATION

Sheet
T1
1 of 15

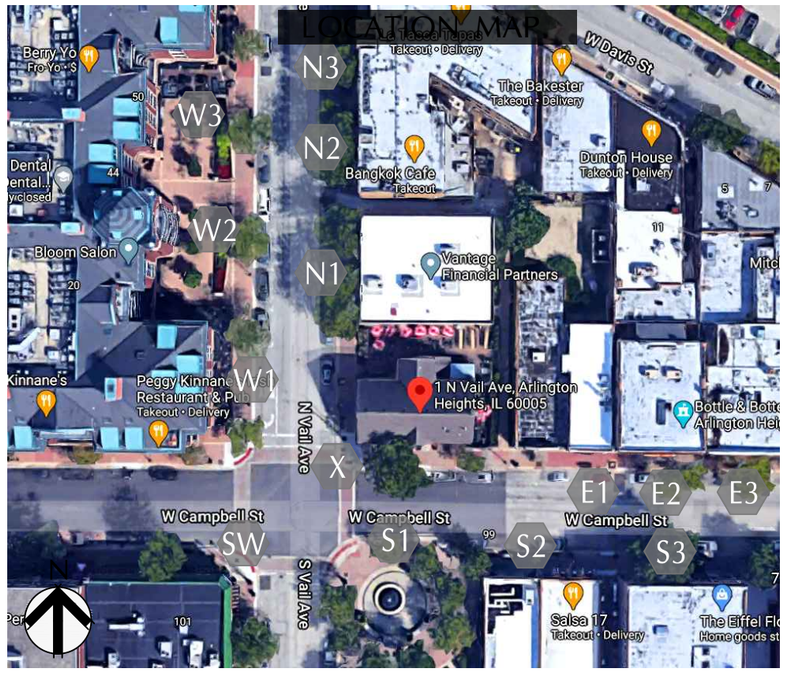








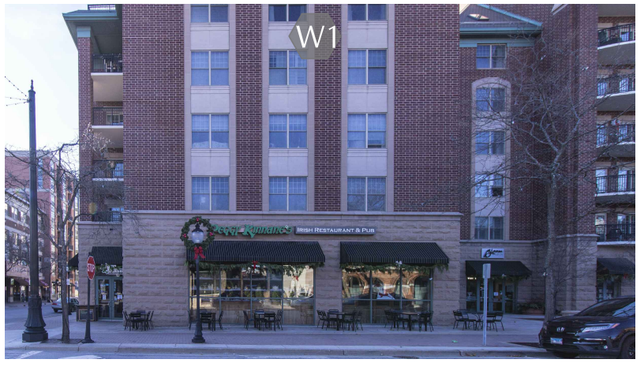














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- ISSUED FOR PERMIT - REVISION # 1 - 09/29/2021 -

Project #	20060
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Issued for Permit	12-09-2020
REVISION 1	09-29-2021

LaPage Architects, Ltd.
Architects▸ Interior Space Planners
951 West Liberty Drive
Wheaton, Illinois 60187
Phone: (630) 665-0006 Fax: (630) 665-0886
www.lapagearchitects.com

THATCHER OAKS AWNINGS
718 N. Industrial Dr. Elmhurst, IL 60126
www.ThatcherOaks.com
(630) 833-5700

Proposed Canopy / Awning for:
Cortland's Garage Tavern & Grill
1 N Vail Ave,
Arlington Heights, IL 60005

Drawing
LOCATION MAP W/ COLOR PHOTOGRAPHS OF ADJACENT PROPERTIES

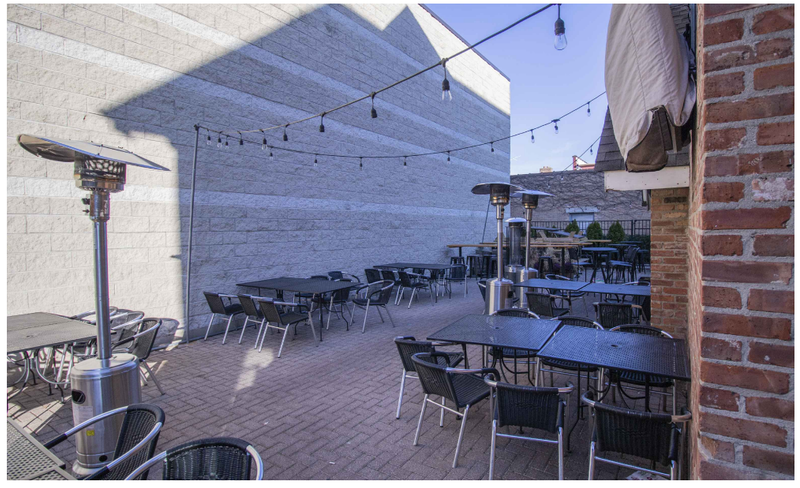
Sheet
A1
5 of 15



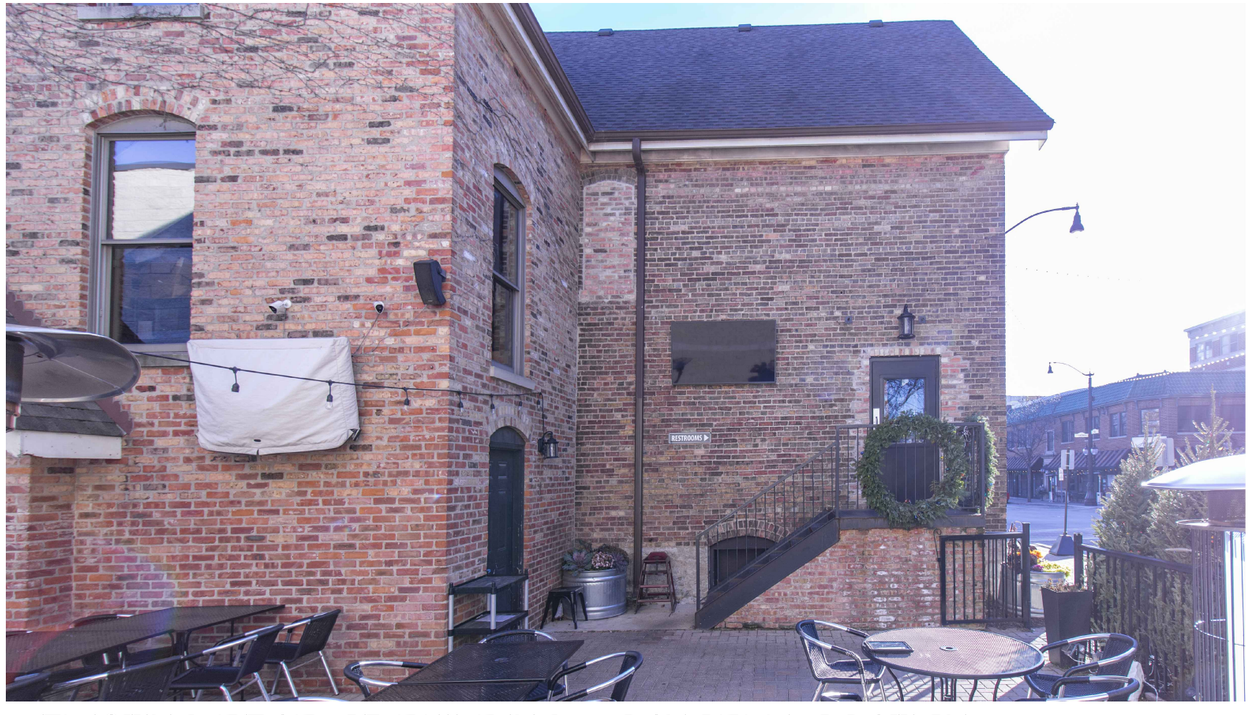
EXISTING FRONT OF BUILDING



EXISTING REAR OF BUILDING - CANOPY LOCATION



REAR PATIO - CANOPY LOCATION
SHOWING ADJACENT BUILDING



EXISTING REAR OF BUILDING - CANOPY LOCATION

LICENSED ARCHITECT
LAPAGE ARCHITECTS LTD.
184-006118
RONALD LAPAGE
ARCHITECT
001-009936
STATE OF ILLINOIS

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- ISSUED FOR PERMIT - REVISION # 1 - 09/29/2021 -

Project #	20060
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Issued for Permit	12-09-2020
REVISION 1	09-29-2021

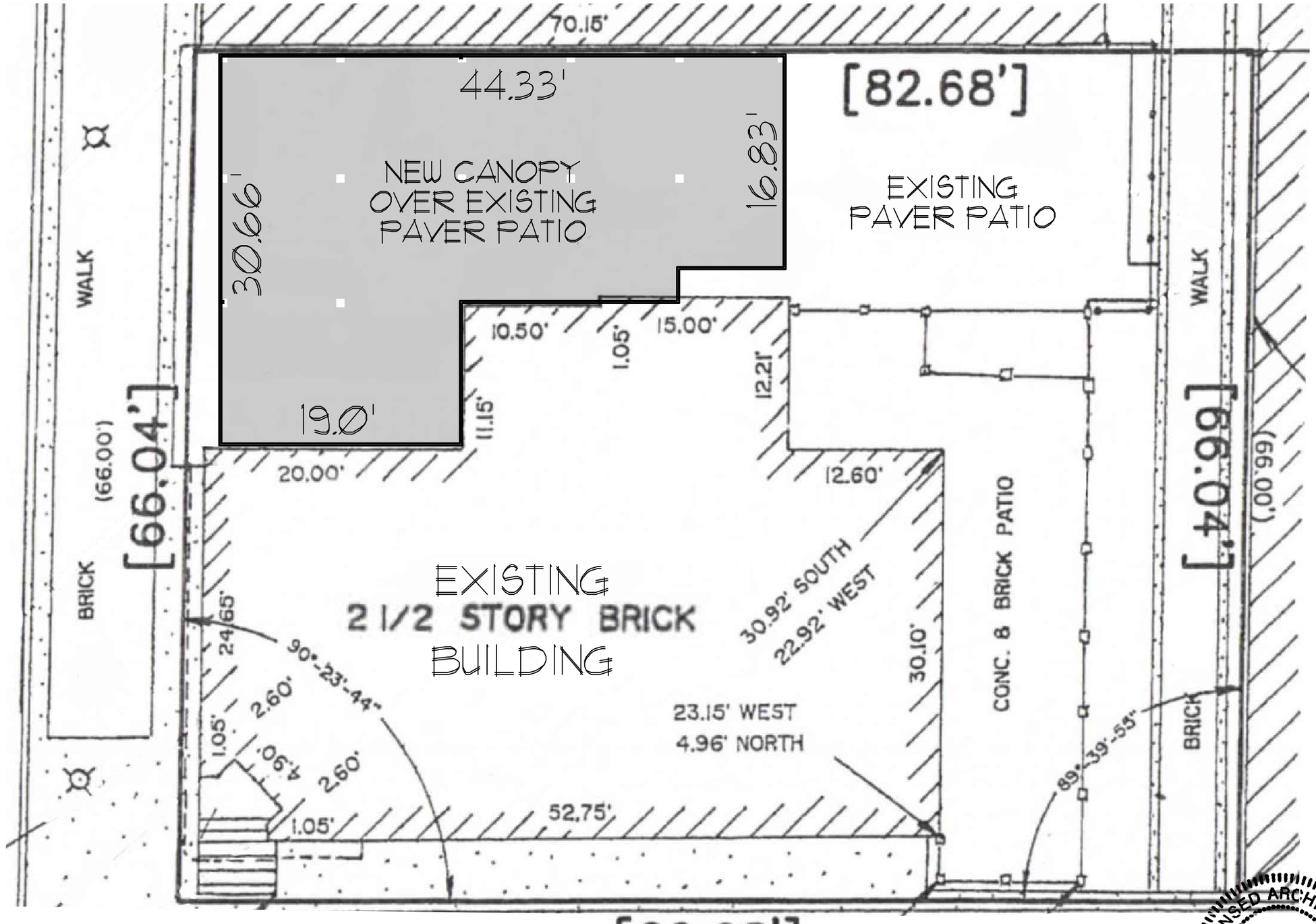
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Proposed Canopy / Awning for:
Cortland's Garage Tavern & Grill
1 N Vail Ave,
Arlington Heights, IL 60005

Drawing
PHOTOGRAPHS OF PROPOSED LOCATION OF CANOPY

Sheet
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N

EXISTING (PARTIAL) PLAT OF SURVEY

SCALE: 1/8" = 1'-0"
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PROVIDED BY THE OWNER TO DEPICT THE LOCATION OF THE PROPOSED CANOPY STRUCTURE

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Drawing
SITE PLAN W/ LOCATION OF PROPOSED CANOPY

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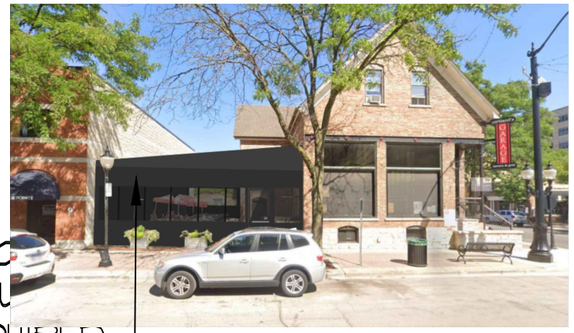
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LOCATION OF PROPOSED NORTH AWNING / CANOPY

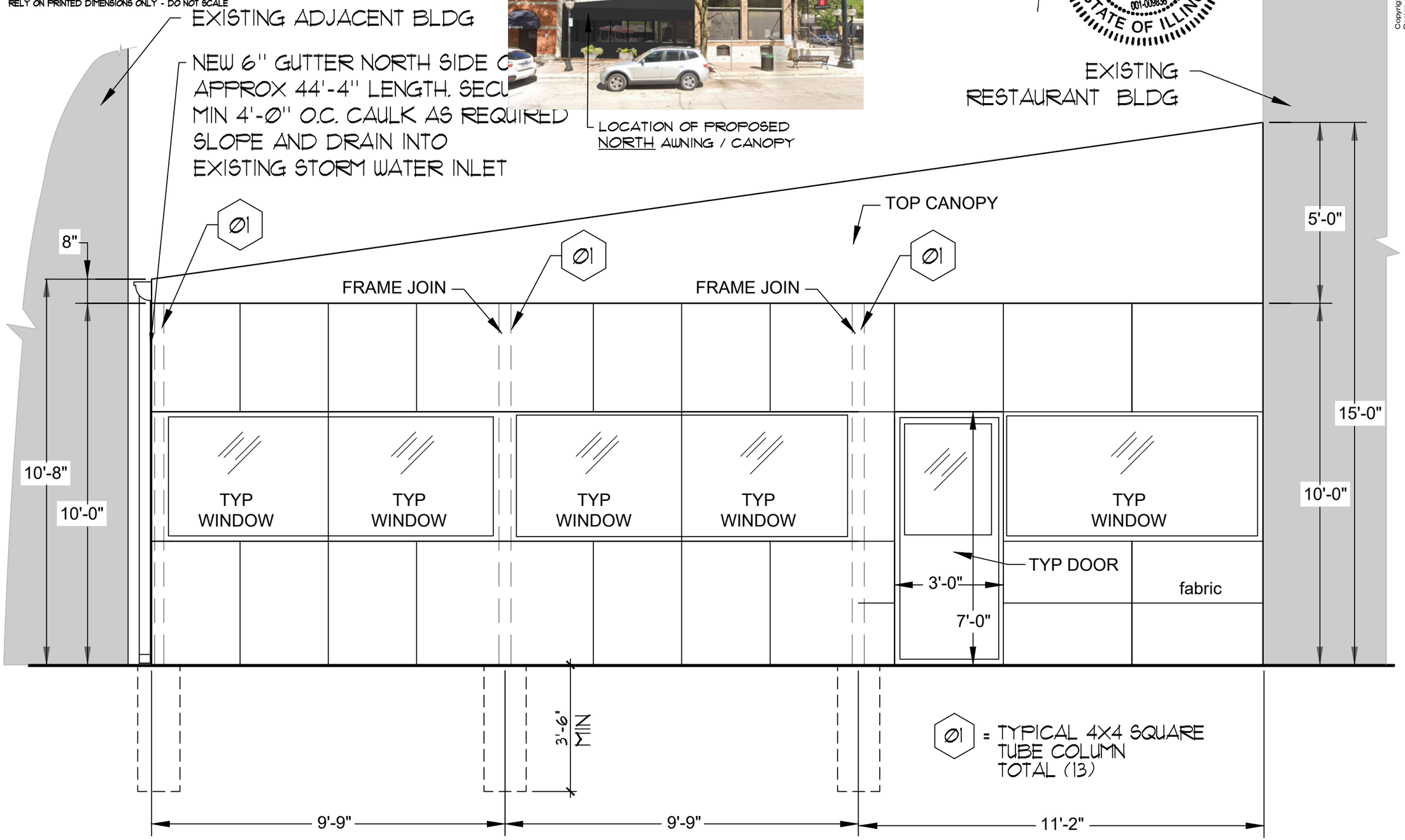
PROPOSED
CANOPY WEST ELEVATION

SCALE: 3/8" = 1'-0"
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LOCATION OF PROPOSED
NORTH AWNING / CANOPY

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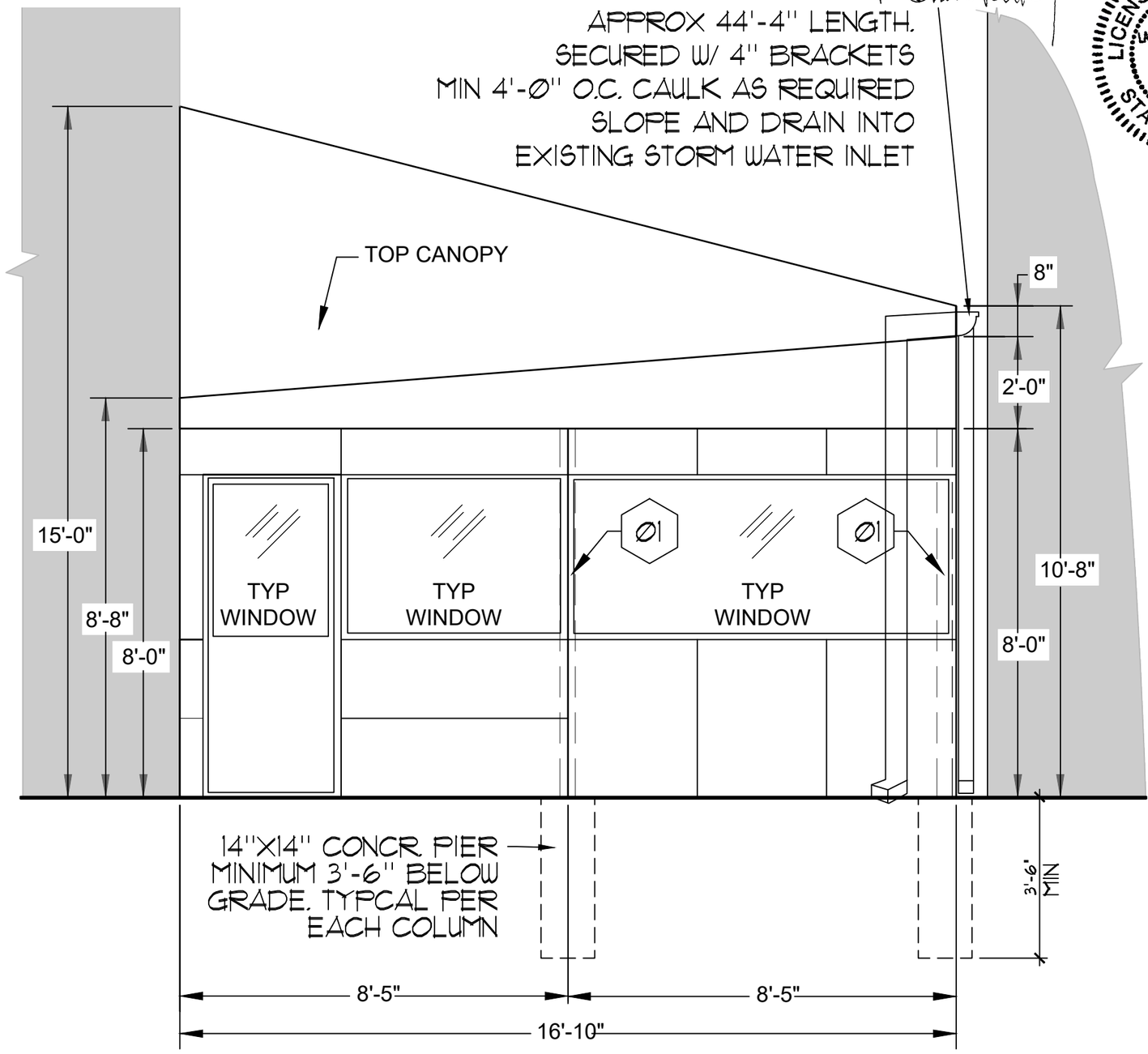
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Drawing
PROPOSED
CANOPY WEST
ELEVATION

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APPROX 44'-4" LENGTH.
SECURED W/ 4" BRACKETS
MIN 4'-0" O.C. CAULK AS REQUIRED
SLOPE AND DRAIN INTO
EXISTING STORM WATER INLET



Ø1 = TYPICAL 4X4 SQUARE TUBE COLUMN TOTAL (13)

PROPOSED EAST ELEVATION

SCALE: 3/8" = 1'-0"
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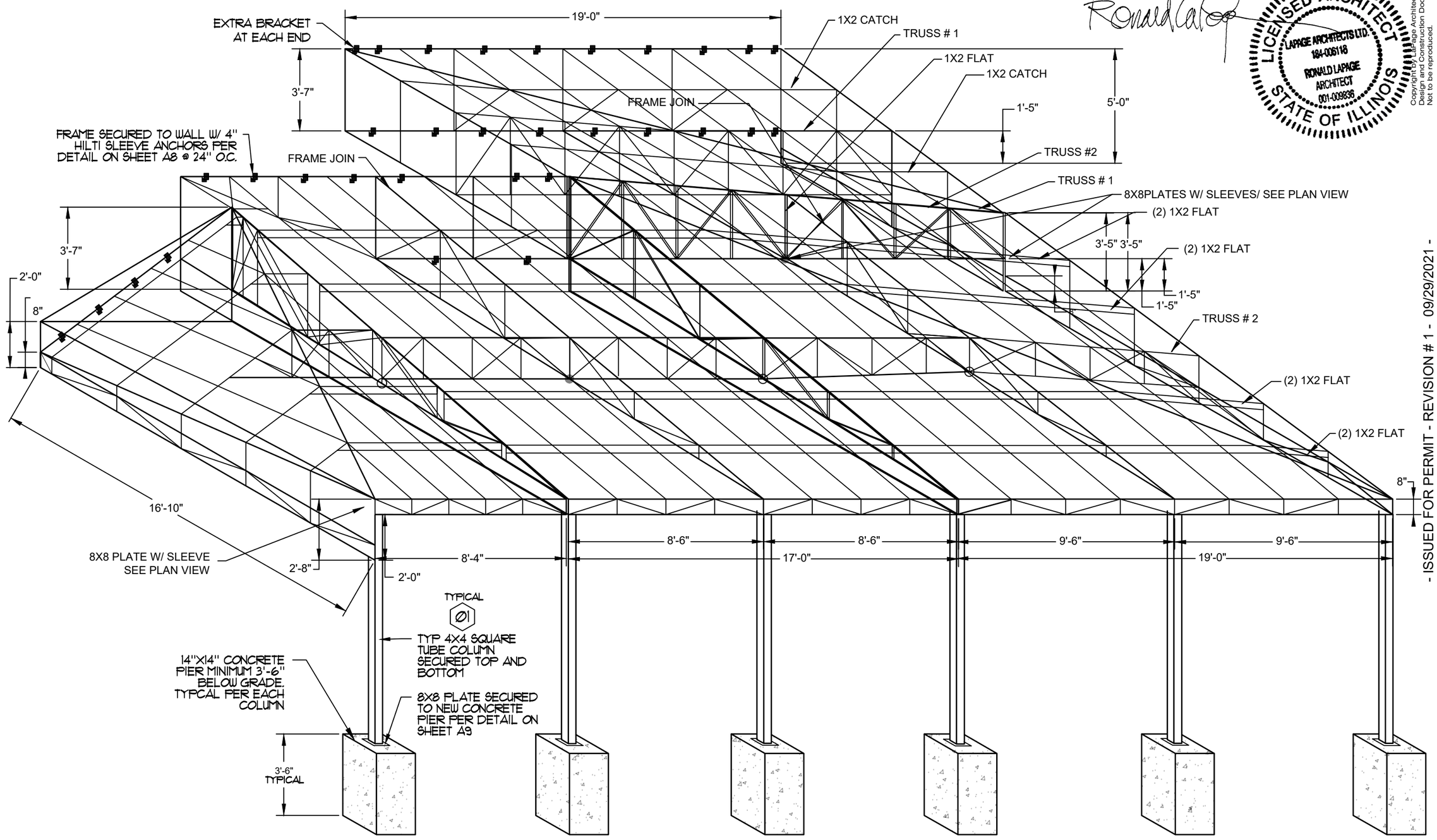
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Drawing
PROPOSED CANOPY EAST ELEVATION

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PROPOSED CANOPY STRUCTURAL ISOMETRIC DETAIL

SCALE: NO SCALE

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Drawing
PROPOSED CANOPY STRUCTURAL ISOMETRIC DETAIL

Sheet
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8 of 15

BUILDING DATA

Property Zoning/Use Group:	B-5 (Existing & Proposed)
Existing Construction Type:	III-A,
Occupancy:	A-2
Fire Sprinklers/Alarm:	Yes (No)
Total Tenant Space - 109 N. Hale:	2,520 Sq. Ft. (First Floor - Approximate)
Interior Areas	445 Sq. Ft. (Second Floor - Approximate)
Building Height:	Existing- No Change; Interior Remodeling/Build-Out Only

OCCUPANT LOAD	Sq. Ft.	Sq. Ft. per Person per IBC 1004.1.2	Occupants per IBC 1004.1.2	Proposed Occupant Load (per seating or use)
EXISTING INTERIOR DINING AREA Assembly- Unconcentrated Tables & Chairs - Dining Area	1,330	15	88.67	74
COVERED PATIO AREA ONLY Assembly- Unconcentrated Tables & Chairs - Dining Area	960	15	64.00	36
Assembly- Concentrated (chairs only-not fixed)- Dining Counter Seating Area	180	7	25.71	17
Kitchen/Beverage Prep. Areas	350	200	1.75	1
TOTALS			91.46	128

LEGEND

EXIT PATH OF TRAVEL

X" EXIT AND OPENING SIZE

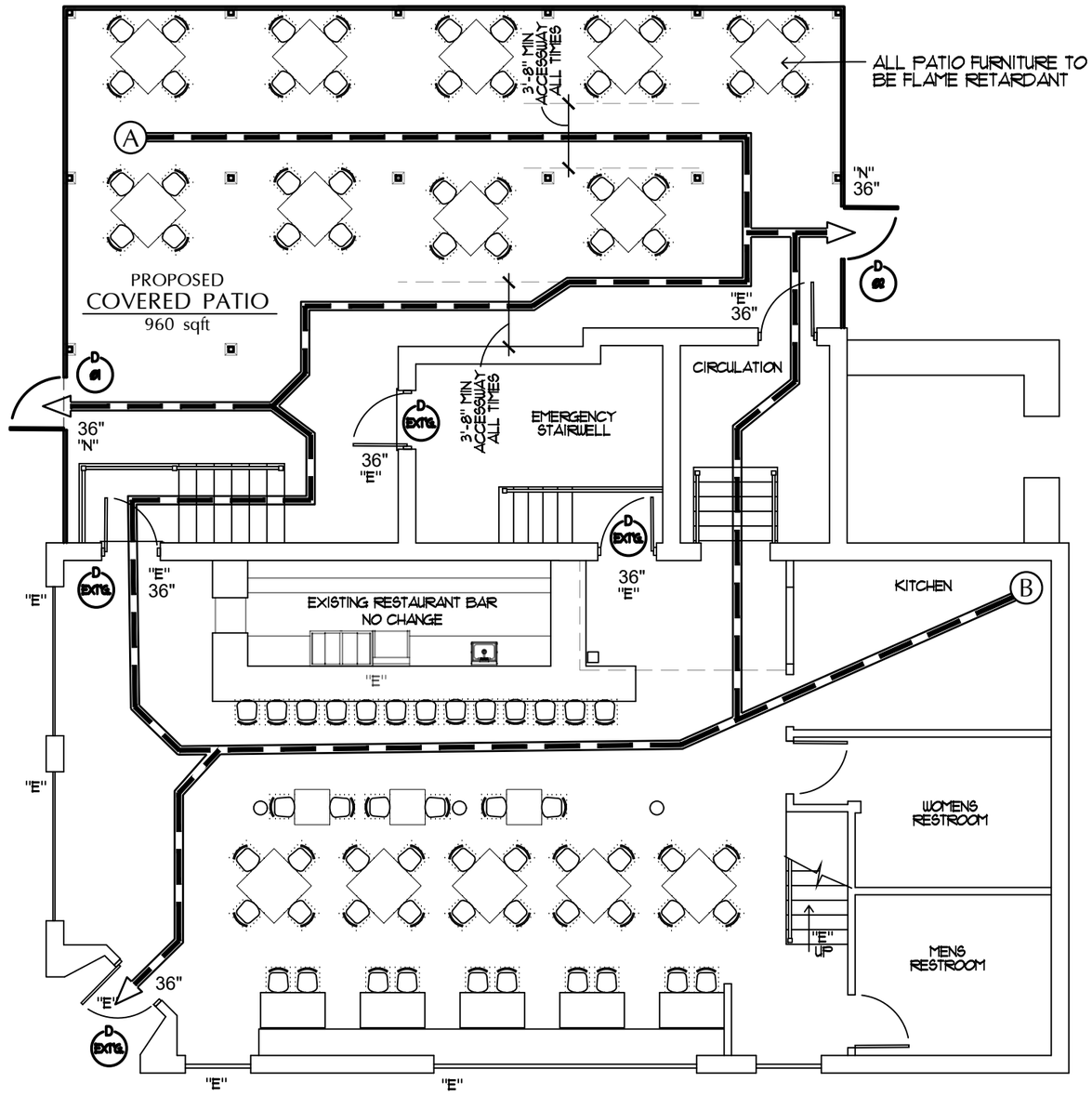
NOTE: ACCESS AND EGRESS ROUTES WILL BE MAINTAINED AT ALL TIMES SO THAT ANY INDIVIDUAL IS ABLE TO MOVE WITHOUT UNDUE HINDRANCE, ON PERSONAL INITIATIVE AT ANY TIME, FROM AN OCCUPIED POSITION TO THE EXITS.

EXIT TRAVEL DISTANCE

ROUTE	MAX. DISTANCE
A (EAST)	45'
A	86'
B (WEST)	96'
B (SOUTH)	65'
B (EAST)	51'

EXIT COMPONENTS

EGRESS WIDTH REQUIRED	44" MIN, 36" MIN. FOR OCCUPANCY LESS THAN 50 PEOPLE AND/ OR .2 IN. PER OCCUPANT
EGRESS WIDTH PROVIDED	FOUR (4) EXISTING EXIT DOORS AT 36" EA.
EXIT ACCESS TRAVEL DISTANCE	150' ALLOWABLE- ASSEMBLY OCCUPANCY
CORRIDOR WIDTH	44" MIN, 36" MIN. FOR OCCUPANCY LESS THAN 50 PEOPLE
DOOR WIDTH	MIN. 32 INCHES CLEAR



PROPOSED EGRESS PLAN

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

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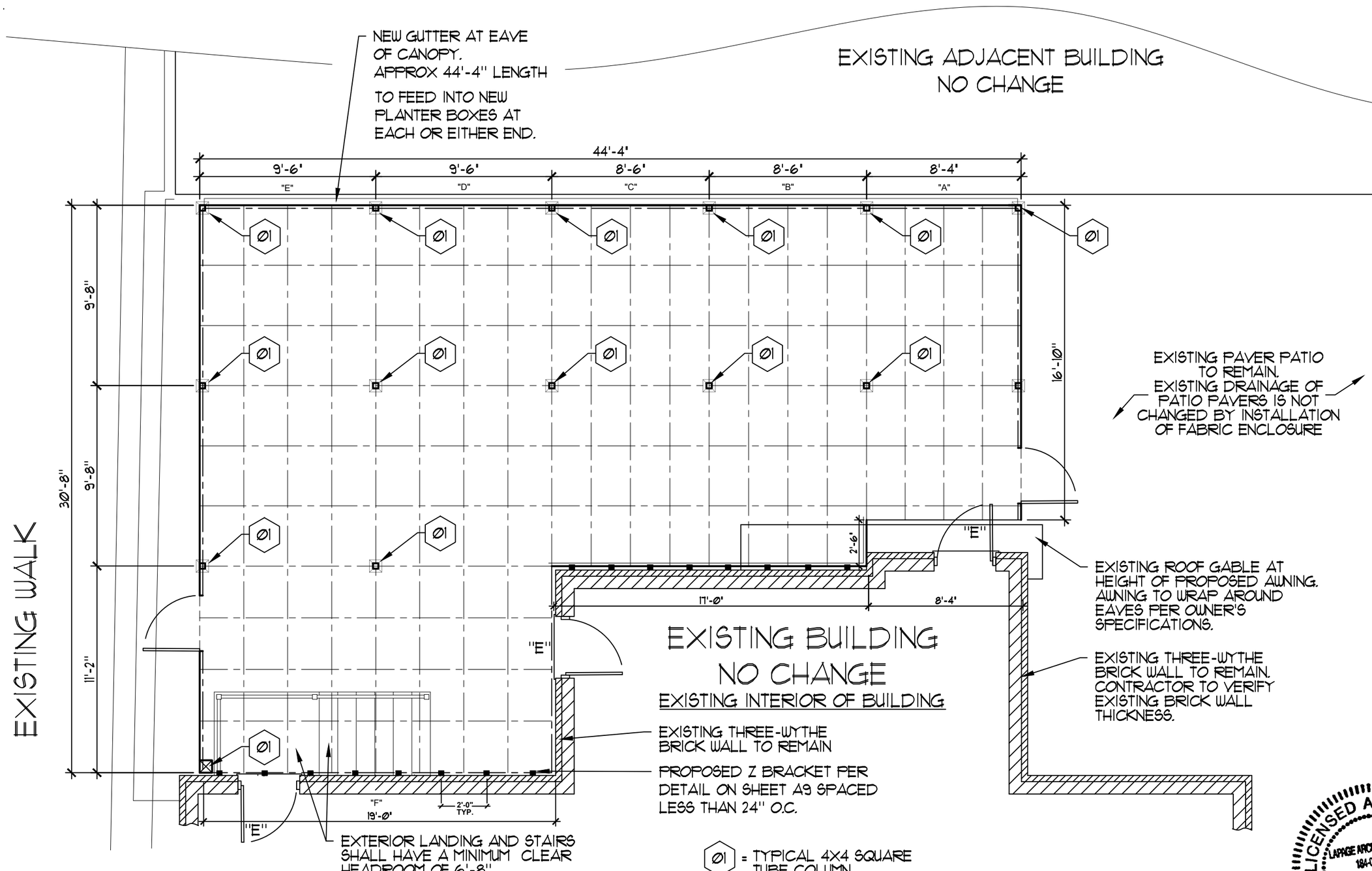
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Drawing
BUILDING DATA AND EGRESS PLAN

Sheet
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PROPOSED CANOPY KEY PLAN

SCALE: 3/16" = 1'-0"

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Drawing
PROPOSED CANOPY STRUCTURE FLOOR PLAN

Sheet
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EXISTING WALK

EXISTING ADJACENT BUILDING
NO CHANGE

W.P. GFI

ILLUMINATED EXIT SIGN

OCCUPANT LOAD SIGN

"E" "N" "N" "N" "N" F.E.

OCCUPANT LOAD SIGN

"N" "N" "N" F.E. "N" "E"

EXISTING BUILDING
NO CHANGE
EXISTING INTERIOR OF BUILDING

$$$

PERMANENTLY AFFIXED NO SMOKING SIGN

PERMANENTLY AFFIXED LABEL
DENOTING THE FABRIC SIZE AND TYPE.

ILLUMINATED EXIT SIGN

OCCUPANT LOAD SIGN

= BATTERY OPERATED EMERGENCY LIGHT

= NEW UP / DOWN FACING LED LIGHT FIXTURE PER OWNERS SELECTION. MTD @ 7'-Ø" A.F.F. VERIFY W/ OWNER

= WP/GFI DUPLEX RECEPTACLE MTD MIN 15" A.F.F.

F.E. = FIRE EXTINGUISHER, WALL MOUNTED PER ARLINGTON HEIGHTS FIRE DEPARTMENT. MINIMUM 5 LBS. ABC TYPE. TOTAL (2) TWO NEW - FINAL LOCATION PER OWNER/FIRE OFFICIALS

TO EXISTING ELEC PANEL BLANK SPACES

"E" = EXISTING
"N" = NEW

N

PROPOSED CANOPY KEY PLAN

SCALE: 3/16" = 1'-Ø"
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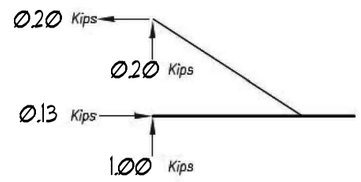
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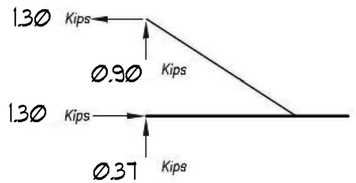
Drawing
PROPOSED CANOPY ELECTRICAL FLOOR PLAN

Sheet
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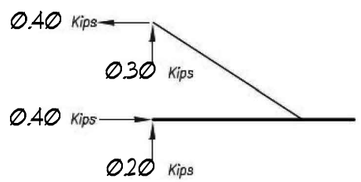
- **Dead Load**



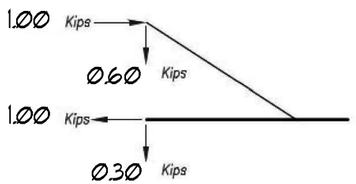
- **Snow Load**



- **Wind Load (Downward)**



- **Wind Load (Uplift)**

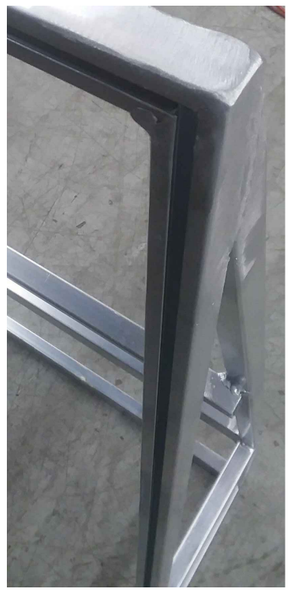


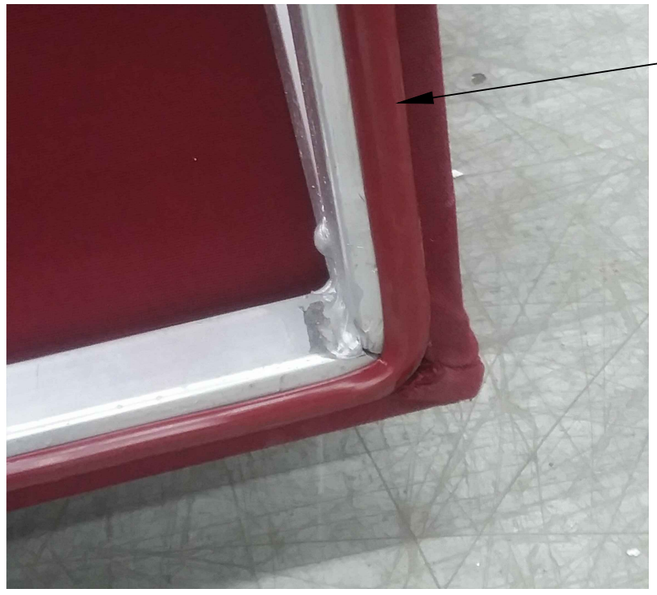
The above are the reactions due to the basic un-factored loads according to ASCE 7-10

TYPICAL CANOPY LOADS

6061-T6 Aluminum		
Physical and Mechanical Properties	Ultimate Tensile Strength, psi	45,000
	Yield Strength, psi	40,000
	Brinell Hardness	95
	Rockwell Hardness	B60
Chemistry	Aluminum (Al)	95.8 - 98.6%
	Chromium (Cr)	0.04 - 0.35%
	Copper (Cu)	0.15 - 0.40%
	Iron (Fe)	0.70%
	Magnesium (Mg)	0.8 - 1.2%
	Manganese (Mn)	0.15% max
	Silicon (Si)	0.4 - 0.8%
	Zinc (Zn)	0.25%

ALUMINUM SPECIFICATION





AWNING MATERIAL/COLOR:
FERRARI 502V2-8450C BLACK

MP-1A 1" x 1" x
60-00-205 Medium Wall
59-63-002 (TX) Medium Wall



TYPICAL FABRIC CONNECTION DETAIL

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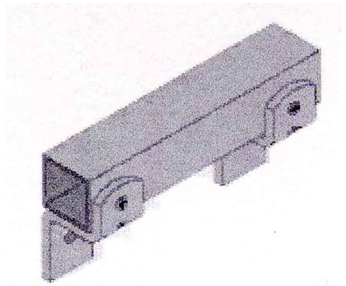
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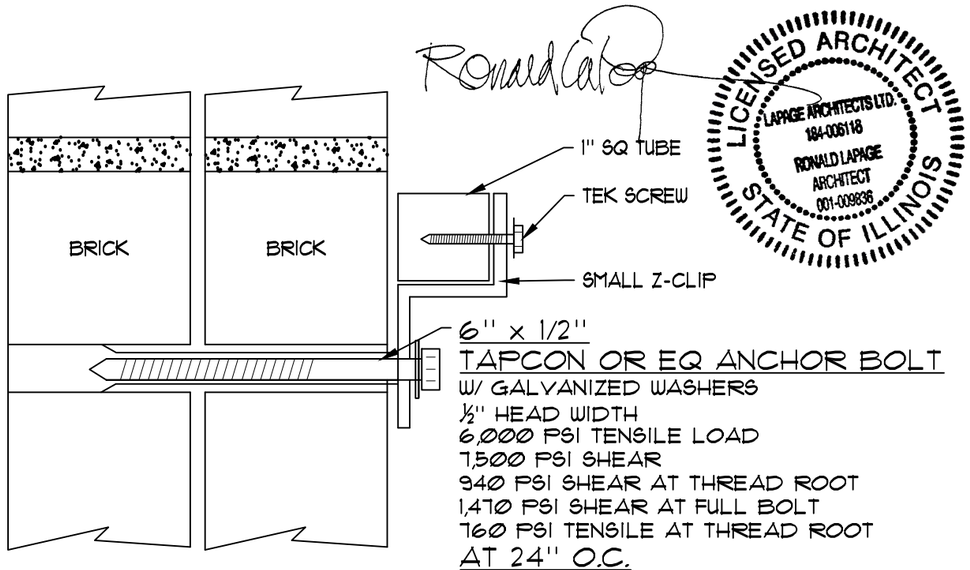
Drawing
LOAD REQUIREMENTS, FABRIC & TUBE DETAILS

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AWNING NOTES:

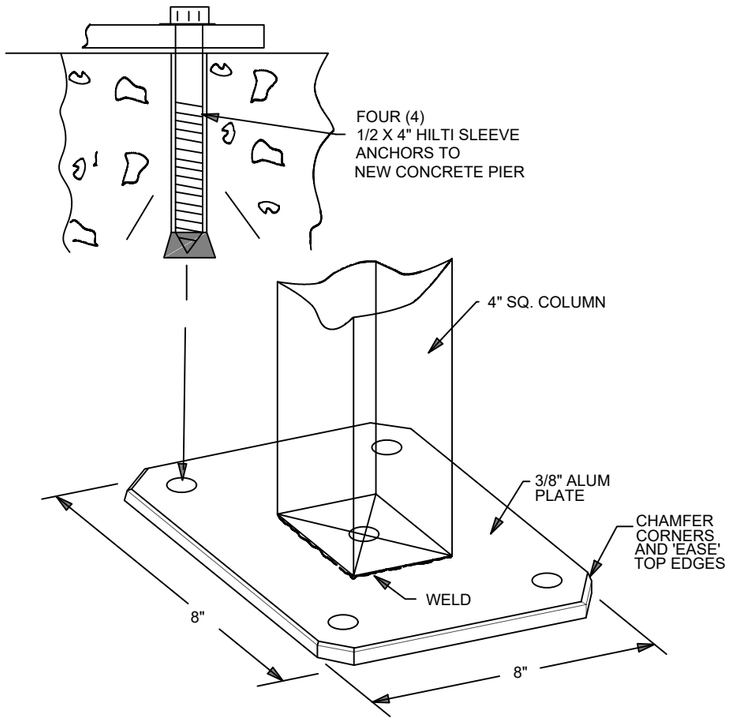
- CONTRACTOR TO CONFIRM EXISTING STRUCTURE AND CONTACT ARCHITECT IF ANY EXISTING CONDITIONS ARE DIFFERENT FROM WHAT IS IN THESE PLANS.
- WALL AND PROJECTION BARS SHALL BE 2" SQ. ALUMINUM @ 48" O.C. WITH STANDARD MILL FINISH SILVER.
- RAFTER SPACING IS TO BE APPROX. 24" O.C.
- BACK BAR SPACING @ 48" O.C. TO ALIGN WITH MULLIONS
- TOP AND BOTTOM BARS SHALL BE 1" X 2" ALUMINUM WITH STANDARD MILL FINISH
- SPREADER AND HORIZONTAL CATCH BARS SHALL BE 1" X 2" WITH ALUMINUM STANDARD MILL FINISH
- AWNING DIMENSION TOTAL: 12'-7" PROJECTION X 3'-4" TALL
- MINIMUM 8'-0" HEIGHT CLEARANCE FROM HIGHEST POINT OF GRADE UNDER CANOPY.
- FLASHING ABOVE CANOPIES TO PREVENT WATER DRIP ONTO WALKWAY BELOW.





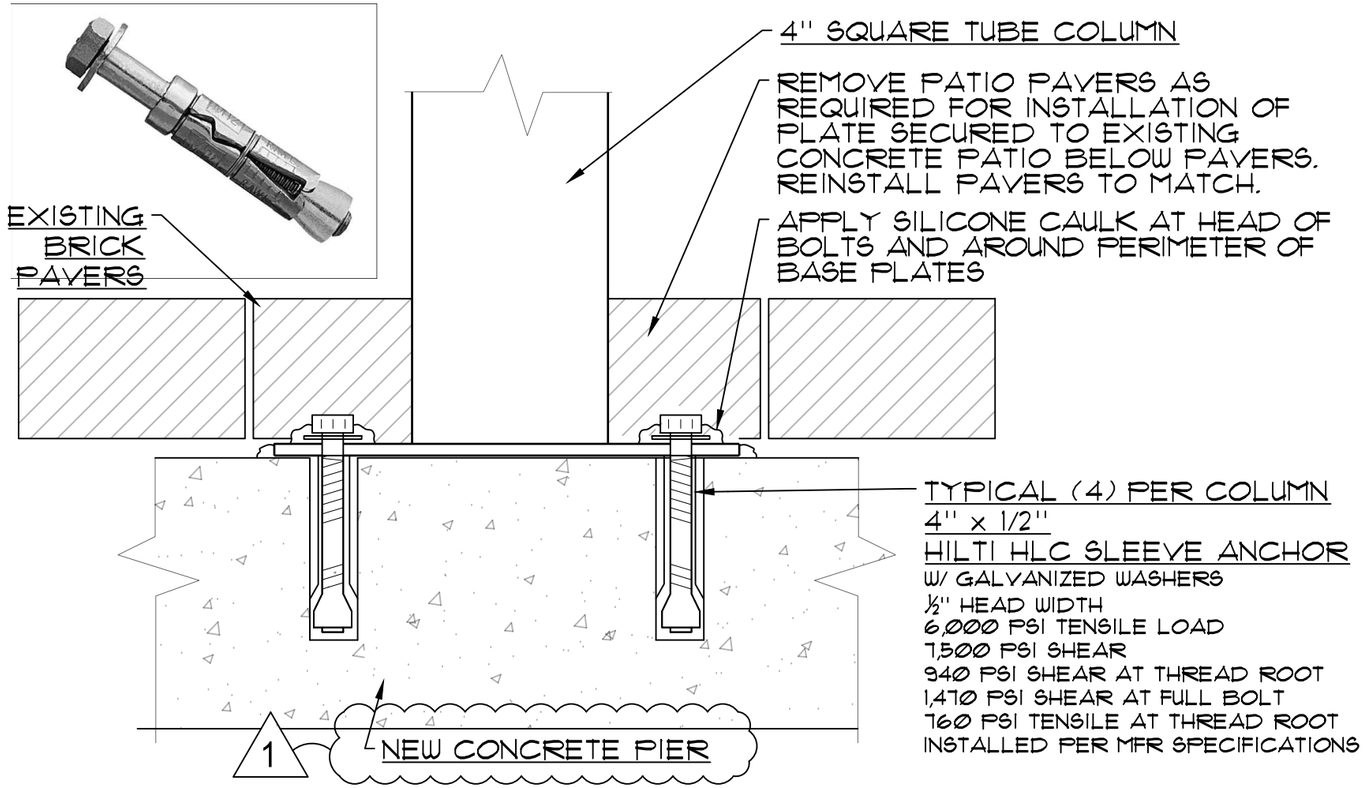
MOUNTING DETAIL

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PROPOSED COLUMN CONNECTION TO CONCRETE WALK DETAIL

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Drawing
MOUNTING AND POST AND BASE DETAILS

Sheet
A9
13 of 15

Soltis
Proof 502

	Technical properties	Standards
Weight	16.8 oz/yd²	EN ISO 2286-2
Thickness	0.45 mm	
Width	70.8 in	

	Length of rolls	
Standard format length	43.7 yds	

	Physical properties	
Tensile strength (warp/weft)	200/200 daN/5 cm	EN ISO 1421
Tear strength (warp/weft)	20/20 daN	DIN 53.363
Adhesion	7/7 daN/5 cm	EN ISO 2411

	Surface treatment
Finish	PVDF Varnish both sides

	Flame retardancy
Rating	**Method 1 & 2**/NFPA 701 — CSFM T19 — **CLASS A**/ASTM E84 — CAN/ULC-S109 — **M2**/NFP 92-507 **B1**/DIN 4102-1 — BS 7837 — **1530.2 et 3**/AS/NZS — **M2**/UNE 23.727-90 — **VKF 5.3**/SN 198898 **Schwerbrennbar Q1-Tr1**/ONORM A 3800 — **Group 1**/AS NZS 3837 — **Class 2**/UNI 9177-87 **G1**/GOST 30244-94 — CPAI 84
Euroclass	**B-s2,d0** — EN 13501-1

	Management systems	
Quality		ISO 9001

Certifications, labels, warranties, recycling

10-year warranty — With **S+** Serge Ferrari goes further than the standards. (Consult us for further information.)

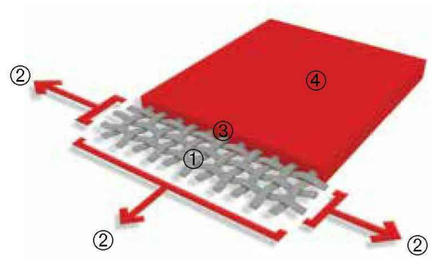
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- ISSUED FOR PERMIT - REVISION # 1 - 09/29/2021 -

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Proposed Canopy / Awning for:
Cortland's Garage Tavern & Grill
1 N Vail Ave,
Arlington Heights, IL 60005

Drawing
PROPOSED CANOPY FABRIC SPECIFICATIONS

Sheet
A11
15 of 15

APPROVED

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION

HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
SEPTEMBER 28, 2021

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

Members Present:	Jonathan Kubow, Chair John Fitzgerald Ted Eckhardt Scott Seyer
Members Absent:	Kirsten Kingsley
Also Present:	Heidi Lapin, WT Group for *Trio Gas Station* Brian Wente, Graham Enterprises for *Trio Gas Station* Orlando Vivacqua, Soos & Associates *for Chipotle* Richard Silverman, MJK Real Estate *for Chipotle* Brian Roginski, Owner for *Cortland's Garage* Jim Platt for *Cortland's Garage* Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FOR AUGUST 24, 2021

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE MEETING MINUTES OF AUGUST 24, 2021. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 5. CBD COMMERCIAL PRELIMINARY REVIEW

Cortland's Garage – 1 N. Vail Ave.

Brian Roginski and Jim Platt were present on behalf of the project.

Mr. Hautzinger said that Staff has been corresponding with the petitioner as well as numerous Village departments to provide preliminary feedback on the proposed patio enclosure at the restaurant. A portion of the existing outdoor dining space will be enclosed with an elaborate awning/canopy structure with a fabric enclosure. A rendering was presented that illustrates how that would look, and because of it being a fabric enclosure as opposed to a more traditional conventional addition to the building, different issues have been raised regarding building code requirements, accessibility requirements, engineering issues with roof drainage, and fire safety. The petitioner requested a preliminary review to get a feel for whether or not the Design Commission is in support of the design being proposed. The Planning Staff has provided the petitioner with feedback of concerns about the longevity of the fabric, fading and staining, and how it will look in the downtown, and encouragement that the proposed enclosure be a more permanent type of building addition.

Mr. Roginski said weather permitting, he is not planning on putting up the walls of the new structure until it is 0 degrees outside because there will be electric heaters in the patio area that will satisfy as much as possible. Hopefully the walls will only be up for 2 to 3 months during the coldest months so the patio space can be used for private parties and weddings during the winter.

The commissioners summarized their comments. Commissioner Eckhardt asked for clarification if the entire awning/canopy structure will be taken down when the weather is nice in the warm months and then put back up in the winter. Mr. Roginski replied that the canopy roof structure will be permanent, but the fabric wall panels will be removable. Commissioner Eckhardt asked if there was a sophisticated gutter system to collect the water that runs towards the adjacent building to the north, and Mr. Roginski said that there is a gutter along the north that pitches back towards the east of the building with a drainage bin to catch the water. Commissioner Eckhardt pointed out that the new structure is angled to the north with a shed roof, which creates an angle that is not part of the architecture of the existing building, as well as cause some issues with snow build-up and water. Since this is a permanent structure, he asked if the petitioner considered a design where the front edge is horizontal to the building, perhaps at the line of that window head, and then sloped back up and then back down, which would result in water going to both the front and the back. Although this is a technical issue, it is a concern for him, otherwise, he was in support of enclosing the patio area to accommodate more space during the winter.

Commissioner Fitzgerald completely agreed with the comment from Commissioner Eckhardt that the shape or slope of the roof canopy structure should better tie in with the building. His only concern is that the black color chosen for the new structure could be too dark for the trim on the windows and building. Mr. Roginski clarified that the beams, windows and doors on the building are all black, and if the black fabric of the new structure fades over time, he would have it replaced. Commissioner Fitzgerald was fine with the idea of enclosing the patio space so it can be more useful rear round, but wanted to see the design of the structure better fit with the existing building.

Commissioner Seyer agreed with the comments made by the other commissioners and said the black color looks good. He was in favor of the canopy/awning structure conceptually, because it will generate more business, which is great.

Chair Kubow questioned whether the mullions above the windows on the existing building are a true black color, which would make sense with the new black awning structure; however, the mullion color appeared lighter to him, and he felt it should match the color of the new canopy. He also agreed with the suggestion to consider a different roof structure to better tie in with the existing building and make it feel more permanent. He felt that a more permanent patio enclosure might be a better look in the long run to draw more customers in, rather than the temporary looking structure being proposed.

Mr. Hautzinger commented that the shape of the proposed new roof structure is very complex, and there are so many window openings and wall heights on the north side of the existing building that the new roof structure needs to connect with; so it is not really a straight flat shed roof. Commissioner Seyer was concerned that anything that slopes toward the sidewalk will result in a visible gutter there, versus nothing there now; he would rather not see a gutter in that location. Chair Kubow suggested a false parapet in front along the sidewalk to screen the roof angle behind, and he reiterated that drainage is going to be a challenge on this structure. Commissioner Eckhardt wanted to see an effort made by the petitioner to determine if this issue could be resolved, and he provided some sketches with a center ridge. Mr. Roginski said they will address that concern. Mr. Hautzinger suggested that the triangular portion of the front wall be slightly pitched back to give some relief to the flat wall.

Overall, the Design Commission was not opposed to an enclosed black fabric structure to enclose the patio space.

ITEM 6. GENERAL MEETING

There was no further discussion.

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

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