



Agenda
Village of Arlington Heights
Design Commission
Community Room, 3rd floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
October 22, 2019
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Minutes - 10/10/19

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. DC#19-058 - 401 W. Maude Ave. - SF/Teardown
- B. DC#19-085 - McDonald's - 15 E. Dundee Rd. - Sign Variation
- C. DC#19-086 - McDonald's - 1920 N. Arlington Heights Rd. - Sign Variation

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
10/22/2019

Item: Minutes - 10/10/19

Department: Planning & Community Development

ATTACHMENTS:

Description

Minutes - 10/10/19

Type

Minutes

DRAFT

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
OCTOBER 10, 2019

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

Members Present: John Fitzgerald, Chair
Scott Seyer
Jonathan Kubow
Kirsten Kingsley
Ted Eckhardt

Members Absent: None

Also Present: Peter McGovern, T.P. Carpentry for 1614 N. Chestnut Ave.
Steve Gawlik, S.G. Architects for 1614 N. Chestnut Ave.
Mariusz Jamroz, Owner of 811 S. Arlington Heights Rd.
Thomas Budzik, Architect for 607 E. Davis St.
Michael Ericksen, Owner of 607 E. Davis St.
Michelle Forys, Omega Sign & Lighting for Taco Bell
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FOR SEPTEMBER 24, 2019

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER SEYER, TO APPROVE THE MEETING MINUTES OF SEPTEMBER 24, 2019. COMMISSIONERS ECKHARDT & KINGSLELY ABSTAINED. MOTION CARRIED.

ITEM 1. SINGLE-FAMILY TEARDOWN RE-REVIEWDC#19-067 – 1614 N. Chestnut Ave.

Peter McGovern, representing *T.P. Carpentry*, and Steve Gawlik, representing *S.G. Architects*, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing single-story residence and one-car attached garage to allow construction of a new two-story residence with an attached, three-car garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 9,250 square feet and the proposed residence will have approximately 4,178 square feet. The proposed floor area slightly exceeds the maximum allowed, so the plan will either need to be modified or a variation requested from the Zoning Board of Appeals. The project does comply with all other R-3 zoning requirements.

This project was originally reviewed by the Design Commission on August 27, 2019, at which time Staff, the Design Commission, and residents raised concerns about the scale of the house and the proposed color scheme. Mr. Hautzinger presented the original design drawing for reference.

The project was then re-reviewed by the Design Commission on September 24, 2019, at which time the petitioner presented revisions which included: lowered the eave height of the first floor porch and garage roof to better align with the adjacent houses, omitted the exterior lights at the second floor to draw less attention to the scale of the house, changed the black fascia and soffits to white to better fit with the context of the neighborhood, and added a small roof above the back patio door. Mr. Hautzinger presented the Sep. 24 drawing for reference. However, the three Design Commissioners in attendance on September 24 still had concerns about the overall height and scale of the design, which was not revised. The Design Commissioners encouraged the petitioner to omit the roof dormer and reduce the roof pitch. Three-dimensional drawings were encouraged to help show the design in perspective. The project was continued to October 10 so the petitioner could further study the design, and to get the input from the other two commissioners.

Since the last review on September 24th, the petitioner has submitted two revised design options for consideration:

- Option 1 includes removal of the roof dormer and a reduction in the roof slopes from 12:12 to 10:12.
- Option 2 includes removal of the roof dormer and lowering the original 12:12 gables to reduce the height at the front of the house.

Staff felt that omitting the roof dormer and lowering the gables does a good job to help the design fit better with the scale of the neighborhood. Although Staff felt both options are acceptable, Staff prefers Option 1 (with the 10:12 roof pitch) because it softens the overall scale of the house on all sides, but Option 2 is also a successful solution. If the Design Commission prefers Option 2, then lowering the gables on the rear of the home should also be explored. Staff also reiterated that the fascia and soffit color be white instead of black, which the petitioner has verbally agreed to.

Mr. Gawlik said their first preference is Option 1 because Option 2 with the dropped gables on the front creates more roof valleys and possible ice water dam areas between the gables on the main roof of the home. In addition, dropping the gables down on the rear of the home is not possible with the roof that needs to occur between those two gables and the interference with the bathroom window.

Chair Fitzgerald asked if there was any public comment and there was response from the audience.

Keith Moens, 636 S. Cleveland Avenue. He felt it was pretty clear to everyone here that this home does not fit in the neighborhood. This entire project is about making as much money as possible for the developer, which he is not against, but we should be looking at the new home fitting the old neighborhood. Once again, we have an out of town developer that pockets the profit and then leaves the neighborhood, while the neighbors are left behind to live with their reduced property values, because now their home is basically just a teardown, pollution, noise, and then a big eyesore after it is all over. Unfortunately, this neighborhood lends itself to teardowns; buy a cheap teardown, put up a mega mansion, make a ton of money, and then leave town. This is the trend they have seen here, which is not right. He felt this was partially due to past

decisions that were made to allow these mega mansions to come in and be built, and now falsely comparing new projects to the new mega mansions already built, instead of comparing to the existing homes. At the meeting on August 27, the commissioners asked for 9 changes, which included reducing the pitch of the upper gables and roof from 12:12 to 8:12. Since then, the developer has refined the options for the commissioners, our public representatives, to choose from one of their options, which again, is a false choice by the developer to control what is finally decided. He asked that the Design Commission go back to their original recommendation, that they decided, and deny this project if the developer cannot conform to the commissioners' original recommendations that included going down to an 8:12 pitch.

Jim Elgas, 1626 N. Chestnut Avenue. He lives a couple homes down from this site and has the same comments as Keith about the roof pitch, and what this puts on the residents who live there; property values are going down and the prices of homes become stabilized so that only a developer wants to buy their home. Residents do not want to add to their homes because they know they will not get their money back. He is against this proposal and he did not know why there are only 2 proposals instead of the 8:12 one being recommended, which he asked the commissioners to look at. He did not know if this petitioner has done other teardowns in this neighborhood but said that this is a business, with the developer going from house to house trying to buy from anyone selling. This neighborhood is disintegrating into something else that was not there when they all moved in. The petitioner is not going to live here and the whole thing is just a money making business. He did not understand why the 8:12 pitch could not be revisited and hoped the commissioners took that into consideration and make the right choice.

Ryan Guilfoil, 1638 N. Chestnut Avenue. He lives four homes north of this site and has lived here since early 2010, so he is an invested member of the neighborhood. He was lucky to find his affordable home, which is one of the traditional Hasbrook homes; a 3-bedroom, 2-bath ranch home that he has been able to change from a starter home to a permanent home, and he is hopeful that these original homes can do the same thing for someone else; these will not be entry level homes, and it is disappointing that that is not attainable in this neighborhood anymore. He said that we are taking what is essentially a 3-story home and putting it in a neighborhood of one-story homes, and details such as adding brick instead of stone, or changing the color of the gutters, are not really going to make a 3-story home blend into a neighborhood of one-story homes. While this new home may meet some of what the current transitions in the neighborhood have been, he did not think it was right for the neighborhood. He was at the Village Board meeting on September 16 where the Alan F. Bombick award was given to a project that he felt was a great example of how a home can be expanded and updated and still fit the neighborhood; it does not have to be a teardown like this project. He understood the scope of this commission relates to architectural and design elements, and some residents have voiced their concerns about flooding, but he wants to bring up a potential design related solution that could help. Because this new home is larger than the home it replaces and will remove a significant amount of permeable surface and replace it with impermeable surface, as well as remove 2 old trees from the site, he suggested using permeable pavers instead of concrete for the driveway. He felt this was a valuable option to consider. He was also at the Design Commission meeting on August 27th where Commissioner Eckhardt said that everyone deserves the chance to build a home of their dreams, but where is the buyer for this home, whose dream home is this? Mr. Guilfoil also referred to the architect's letter that states that a 'similar precedent has been used to find the eave height acceptable in approving those projects'; two wrongs don't make a right, and just because it was done in the past does not mean it is right for this home. To judge architectural features of this home with what was done in other homes seems like a false logic to him. He was concerned by some of the commissioner's prior recommendations and the fact that they have not been significantly addressed by the petitioner. He presented pictures of homes in this neighborhood that show other options of what can be done to expand an existing home into a significantly larger home, while still preserving the character of the neighborhood. He pointed out the home at 1833 N. Chestnut, a similarly designed L-shaped home that was expanded by adding on a large second-floor and expanding to a 2-car garage, while still meeting a lot of the design characteristics that were there before. He also presented a photo of the public meeting sign for the review of the new home, which appears to be an old sign that was repaired with masking tape to add new details, and he asked if this was the quality of construction the petitioner is going to leave in this neighborhood.

There was no further public comment.

Commissioner Eckhardt asked Staff if the home as presented tonight requires any variations, and Mr. Hautzinger said that at the first review of the project, it was noted that the floor plan was slightly over (40 sf) the maximum allowed square footage; however, the petitioner has said that it will be corrected at the time of permit. Once corrected, the new home will be compliant

with all zoning requirements. Mr. Gawlik added that there was a typographical error on the plat of survey that was used when the original design was done. Commissioner Eckhardt asked how the home will be changed to reduce the square footage, and Mr. Gawlik said that about 6-inches would be taken off the back of the home. Commissioner Eckhardt also asked about impervious surface coverage and Mr. Hautzinger said that 4,625 sf is allowed and 3,924 is proposed.

Commissioner Eckhardt said that when Mr. Moens was speaking he was studying the existing homes surrounding this property, which show the majority of the homes to be single-story, with two homes being 2-story. He asked the petitioner to explain why they could not comply to the lower pitch roof that was previously suggested, and Mr. Gawlik replied that the 8:12 pitch did not affect the bulk of the home, it only drops the front gables down, it does not lower the ridge in any of the schemes; the ridge remains the same. Commissioner Eckhardt said the home is nicely detailed and he had no issues with it, and he appreciated that the petitioner studied several options. He was unsure if he preferred Option 1 or Option 2, and would probably lean towards something that de-scales the home. While he is sympathetic to the other homes in the neighborhood that are older, starter homes, he pointed out that things are changing in every neighborhood in the Village, and the garage side of the new home steps down nicely, although the other side goes full height instead of having soft shoulders.

Commissioner Kingsley agreed with the comments made by Commissioner Eckhardt. She was not at the last review, but at the first meeting in August she said that compatibility in the neighborhood was the issue, and trying to reduce the shoulders of the home or having it step down where there is a one-story home on either side. While she appreciated the nice design being reviewed, it was presented as a fully designed home and it could have been easier to revise the design if it had been presented at an earlier stage of design development. She felt the proposed materials and the massing are both different from the neighborhood. She commented that the commissioners are also residents, and they need to listen to the residents as well as the petitioner, and although she felt the new home was nicely designed, it was a really difficult sell for her to approve in this location.

Commissioner Seyer said that at this point it is all about the size of the new home, compared to the neighborhood. At the last meeting the commissioners asked that the home be lowered and the height be less obtrusive, which he felt the petitioner has done. Everything else complies with what is there when it comes to what is allowed to be built. He felt the design was improved, but it will always look out of place next to the context of one-story homes. Lowering one roof a little would not make a big difference when it comes to a 2-story home adjacent to a one-story home. He felt the petitioner did what the commissioners asked him to do at the last review, which was to make the home a little bit less. He felt the new design looked nice.

Commissioner Kubow reiterated his previous comments that this is a phenomenal design; he loved the material palette and the progression of the design. He felt the petitioner took into account a lot of the commissioner's comments, including the lowering of the porch roof to be in line with the 2 adjacent homes. He felt Option 2 was fantastic and beautifully designed, and although he was in favor of either option, he preferred Option 2. He pointed out that in terms of context, there are a lot of different homes on the street with different color palettes, which include some oddly designed 2-story homes, traditional 2-story homes, and poorly designed McMansions that have nothing on the home being reviewed tonight. There are a lot of different things happening on this street and in the neighborhood in general. With that being said, he was in favor of what is being presented tonight for either Option 1 or Option 2, preferably Option 2.

Chair Fitzgerald felt the changes that were made were significant in how they will relate to the neighborhood, and lowering the roof and the first-floor are successful. He liked either option and felt that Option 2 had more interest and appears more expensive. Bringing the 2 center gables down will make the home feel lower, especially since the higher roof is set back, and from the street, this gives the best option of making the home appear lower. He was in favor of either option, but preferred Option 2.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER SEYER, TO RECOMMEND APPROVAL OF THE PROPOSED ARCHITECTURAL DESIGN FOR THE NEW SINGLE-FAMILY HOME TO BE LOCATED AT 1614 N. CHESTNUT AVENUE. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS RECEIVED ON 7/30/19, REVISED EXTERIOR ELEVATIONS OPTIONS 1 & 2 RECEIVED ON 10/1/19, 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 THAT THE FASCIA AND SOFFIT COLOR BE WHITE INSTEAD OF BLACK.
2. A RECOMMENDATION TO GO WITH OPTION 2 OVER OPTION 1.
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, 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 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.

Commissioner Eckhardt said he could support Option 2, but he wanted to see the petitioner lower the ridge line at least 1-foot to bring the mass down. Mr. Gawlik said this would affect the rear roof and the rear gables, given that the pitch is the same on the sides of the home. Commissioner Kubow preferred this to be a recommendation. Chair Fitzgerald commented that if lowering the ridge requires clipping one or more of the second-floor ceilings, it would just add interest and character when looking at the house; having an interesting ceiling is not a negative.

A MOTION WAS MADE BY COMMISSIONER KUBOW TO AMEND THE MOTION TO ADD THE FOLLOWING:

4. A RECOMMENDATION THAT THE PETITIONER CONSIDER LOWERING THE RIDGE LINE 1-FOOT, AND POTENTIALLY CHANGE THE GABLES ON THE REAR ELEVATION.

COMMISSIONER SEYER SECONDED THE MOTION.

Mr. Hautzinger asked to confirm that all of the conditions of the motion are noted as recommendations, as opposed to requirements, which means Option 1 could be implemented at the petitioner's choice. Commissioner Kubow confirmed that the conditions are recommendations, and both Options 1 and 2 are acceptable. Commissioner Eckhardt said his comment to the motion about lowering the ridge line 1-foot was meant to be a requirement. Commissioner Kubow was not opposed to that.

A MOTION WAS MADE BY COMMISSIONER KUBOW, TO AMEND THE MOTION AS FOLLOWS:

4. A REQUIREMENT THAT THE RIDGE LINE BE LOWERED AS CLOSE AS POSSIBLE TO 1-FOOT, TO HELP FURTHER REDUCE THE OVERALL HEIGHT OF THE HOME AND MAKE IT MORE ACCOMMODATING TO THE NEIGHBORS, TO BE REVIEWED BY STAFF.

COMMISSIONER SEYER SECONDED THE MOTION.

Commissioner Seyer stated his concern that in the event that lowering the ridge line 12-inches is not achievable or results in a less desirable aesthetic than what currently is shown, then Staff could review and approve something less than 1-foot. He had concerns about the motion making an official requirement based on something that has not been studied for feasibility.

SEYER, AYE; KUBOW, AYE; ECKHARDT, AYE; KINGSLEY, NAY; FITZGERALD, AYE.
MOTION CARRIED.

One of the residents in the audience asked for clarification on what was passed tonight. Mr. Hautzinger said the motion was for approval of either Option 1 or Option 2 at the petitioner's choice, with the Design Commission's preference for Option 2; a recommendation to change the soffit and fascia color from black to white (but not required); and a requirement to lower the overall ridge at the top of the home (front to back pitch) approximately 1-foot, to be reviewed by Staff for building permit.

ITEM 2. SINGLE-FAMILY TEARDOWN REVIEW

DC#19-079 – 811 S. Arlington Heights Rd.

Mariusz Jamroz, the owner, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing single-story residence and one-car attached garage to allow construction of a new two-story residence with an attached, two-car garage. The subject property is in an R-E Zoning District where the lots are typically 20,000 sf or greater. The property faces Arlington Heights Road, and all of the homes on this block are setback from the street curb approximately 130 feet. There is a mix of single-story, one-and-a-half story, and two-story homes on this block. The proposed new house will re-use the existing foundation and some of the first floor walls. The project does comply with all R-E zoning requirements.

Overall, Staff feels the proposed design is nicely done with a traditional style that will fit well in this location. The proposed colors and materials are nicely coordinated with the existing brick color. The single-story front porch helps relate to the adjacent single-story home, and the 8:12 roof pitch on the main hipped roof and gables fits well with the context.

Minor recommendations from Staff include the following:

- Consider adding decorative brackets under the cantilevered gables on the front elevation.
- Consider adding a window on the second floor of each side elevation to break up the blank wall areas.
- Consider adding a portico roof above the back patio door to break up the long flat wall.

Staff recommends approval of the design as submitted, with consideration for the recommendations previously stated.

The petitioner presented revised elevations and floor plans that respond to the 3 recommendations from Staff.

Chair Fitzgerald asked if there was any public comment and there was no response from the audience.

Commissioner Kingsley asked how the existing foundation is being re-used, and the petitioner said that the existing foundation will remain and a new section added at the north side of the home to accommodate the new 2-car garage and bonus room above, and the area behind the existing sunroom filled in. Commissioner Kingsley felt the home was very rectilinear; flat on the back and almost flat on the front, which is a result of the petitioner choosing to fill in the back portion behind the sunroom and making the back of the home flat and void of any push and pull. She suggested bringing one of the projections on the front of the home down to the ground so there is more of a push and pull and setback at the ground, and the same with the back of the home. She liked that there is a front porch and suggested making it a little deeper at the area near the front door which appeared tight. She said that the color palette was fine, and she suggested making the steps at the back doors as wide as the patio doors.

Commissioner Seyer felt the home was nicely designed, especially from the street; however, he felt the rear of the home was very different and felt like no attention was given to it; it was like a jekyll and hyde. He suggested more attention be given to the roof or adding some push and pull on the rear elevation, as previously suggested by Commissioner Kingsley, because the front and back elevations do not work together at all. He felt the commissioners should be giving the same amount of attention to the rear of a home as the front because the back of a home does have an impact on neighbors. Commissioner Seyer said the materials were very nice, and the massing on the front elevation has been broken up nicely. He also agreed with Commissioner Kingsley's comments about the rear elevation and the suggestion about the patio stoop.

Commissioner Kubow said it was a nicely designed home; he really liked the front elevation and felt it was much needed on this lot and will be a great improvement on Arlington Heights Road. He agreed that the rear elevation could use a little more love, but the front elevation is what everyone will see most of, which has a lot of articulation. He also appreciated the revisions that were presented tonight in response to Staff's recommendations, and said he was fine with the design that was presented tonight.

Commissioner Eckhardt had nothing more to add to the comments already made by the commissioners. He appreciated the revisions that were presented tonight that included the addition of the roof over the back door, and he pointed out the existing landscaping and trees in the rear of the home. He also commented that adding push and pull to the rear of the home would not significantly enhance the floor plan which has bathrooms and closets that are located on the second-floor. He was okay with the design of the home with the revisions presented tonight.

Chair Fitzgerald agreed with the comments made so far. With regards to the revisions presented tonight, he wanted to be sure that the brackets that were added above the garage doors would not cut into the horizontal trim around the garage doors. He also agreed with the previous suggestion about the stoop at the back door, and he added a suggestion to increase the size of the stoop to extend slightly beyond each side of the patio door, or extend the stoop to include the single door located north of the patio doors.

Commissioner Kingsley suggested the petitioner consider 2 additional windows in the living room on the front of the home, which would make them larger than the second-floor windows above and allow more light into the living room because of the porch. The petitioner was not opposed to the suggestion.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER ECKHARDT, TO RECOMMEND APPROVAL OF THE PROPOSED ARCHITECTURAL DESIGN FOR THE PROPOSED NEW HOME TO BE LOCATED AT 811 S. ARLINGTON HEIGHTS ROAD. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE REVISED PLANS RECEIVED ON 10/10/19, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT TO INCLUDE THE BRACKETS UNDER THE CANTILEVERED GABLES ON THE FRONT ELEVATION, THE ROOF OVER THE BACK DOOR, AND THE ADDITIONAL SECOND-FLOOR WINDOW ON THE LEFT SIDE ELEVATION, ALL OF WHICH WERE PRESENTED TONIGHT.
2. A REQUIREMENT THAT THE BRACKETS OVER THE FRONT DOOR TO NOT CUT INTO THE TRIM ABOVE THE GARAGE.
3. A REQUIREMENT THAT THE STOOP AT THE BACK DOOR BE AT LEAST AS WIDE AS THE 3 SLIDER DOORS, WITH A RECOMMENDATION THAT THE STOOP BE ONE LONG STOOP TO INCLUDE THE SINGLE-DOOR LOCATED NORTH OF THE SLIDER DOORS.
4. A RECOMMENDATION THAT THE PETITIONER FURTHER STUDY THE REAR ELEVATION TO DETERMINE IF ADDITIONAL DETAILS SHOULD BE ADDED TO MAKE IT LOOK MORE LIKE THE FRONT ELEVATION, FOR STAFF REVIEW.
5. A RECOMMENDATION TO ADD 2 MORE WINDOWS TO THE LIVING ROOM.
6. A RECOMMENDATION THAT THE FRONT PORCH, BETWEEN THE COLUMN AND THE FRONT DOOR, BE MADE DEEPER, FOR STAFF REVIEW.
7. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S 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.

Commissioner Kubow clarified the difference between a recommendation and a requirement, and Mr. Hautzinger further clarified that the requirements of the motion will be reviewed by Staff at the time of permit, and that the recommendations are not required, but the petitioner is encouraged to incorporate them.

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

ITEM 3. SINGLE-FAMILY ADDITION REVIEWDC#19-083 – 607 E. Davis St.

Thomas Budzik, representing *Thomas Architects*, and Michael Ericksen, the owner, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing a complete renovation and expansion of an existing two-story house, including an enlarged attached garage, a two-story addition, and a new front porch. This project is currently scheduled for review by the Zoning Board of Appeals on October 15, 2019 for the following zoning variations:

- A 3.2 foot variation, to allow a side yard setback of 3.1 feet where 6.3 feet is required.
- A 7.4 foot variation, to allow a front yard setback of 21.6 feet where 29 feet is required.

The subject house is located on a street with similarly scaled two-story houses with attached front load garages. The overall scale of the proposed two-story design fits well with the context in this location. However, the Design Commission should evaluate the composition of the proposed front elevation, which lacks balance and rhythm. Specifically, the “L” shaped garage wall and the single second-story gable bump-out look out of balance.

The petitioner should consider the following revisions to improve the composition:

1. Extend the first floor roof eave above the garage door across the garage wall terminating into the entry porch gable to create a visual break between the first and second floor, thereby eliminating the “L” shaped wall.
2. Add another second-story gable bump-out window to add rhythm to the design and to fill in the blank wall area on the upper left of the front elevation. Re-space the porch columns to align with the bump-outs above.

Mr. Hautzinger said the petitioner has provided revised drawings tonight in response to the suggestions in the Staff report. The revisions include a revised front elevation showing the first-floor roof eave extended across the front of the garage to the front porch, creating a nice separation between the first-floor and the upper-floor and breaking up the unbalanced L-shaped wall. The proposed bump-out on the front elevation was widened with double windows to have the same proportion as the gable above the garage, and the porch columns are nicely balanced with the first-floor windows. With these revisions, Staff recommends approval of the design.

Mr. Budzik said they were sensitive to the zoning variances and did what they could to minimize the variances with regards to the side setbacks, which is the reason for the one-story portion for the garage that steps back in the rear where the garage changes to living space. He had no further comments.

Commissioner Kubow complimented Staff on their recommendations and the petitioner for implementing those recommendations; the revised design looks fantastic after the few changes that were made. He understood the challenges of working with an existing home versus a teardown, and he felt the petitioner did a great job of re-using the existing floor plan, the existing structure, and implementing design elements that make it look like a brand new home. His only comment was a suggestion to add landscaping along the garage on the east side elevation to help soften the blank first-floor wall that will be visible for the street.

Commissioner Seyer agreed that the home looks nice and will add value to the area, it fits contextually in the neighborhood, and he liked how the front elevation is broken up. He felt the revisions were a great improvement to the original design.

Commissioner Eckhardt liked the revisions that were made and the transformation from the original home. He was in favor of the revised design submitted tonight.

Commissioner Kingsley felt the petitioner did a nice job with the design and she appreciated the revisions that were presented tonight; however, she felt the current design was not quite there yet. She liked the west side elevation of the revised design, but was bothered by the column on the front elevation that comes between the two first-floor windows and below the double windows in the second-floor master bedroom because it makes it look like a second-floor addition. She referred to the original design and suggested aligning the windows on the east side of the front elevation, one up and one

down. She liked the asymmetry of the two front gables not being the same size in the original design, and she suggested adding another window and moving the column over on the front elevation. She preferred more of a farmhouse or natural design on the front elevation, and she suggested a darker roof color and darker gutters, to be consistent with the black windows.

Chair Fitzgerald liked the revised design presented tonight and agreed with the comments already made. He also agreed with Commissioner Kingsley's comment about removing the center post on the front elevation.

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

Commissioner Kubow agreed with Commissioner Kingsley's comments about the first-floor windows and also pointed out that the 2 windows in the office are currently not centered in the room, and centering the windows so they would potentially match up with the second-floor would work better for space planning in the first-floor office; he felt the petitioner should strongly consider this suggestion.

Commissioner Eckhardt was fine with either design; the revised design was neat, tidy and very balanced, while the original design looks like an original farmhouse where the interior dictates window locations. He felt the window placement with either design works.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER KUBOW, TO RECOMMEND APPROVAL OF THE PROPOSED ARCHITECTURAL DESIGN FOR THE ADDITION TO THE EXISTING SINGLE-FAMILY HOME LOCATED AT 607 E. DAVIS STREET. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS DATED 8/12/19 AND RECEIVED ON 9/11/19, 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 PETITIONER WORK WITH STAFF TO CHOOSE EITHER THE ORIGINAL DESIGN (OPTION 1) OR THE REVISED DESIGN (OPTION 2) PRESENTED ON OCTOBER 10, 2019.
2. FOR OPTION 1, RECOMMENDATIONS TO EXTEND THE FIRST-FLOOR EAVE ABOVE THE GARAGE ACROSS THE GARAGE WALL, CONSIDER THE PLACEMENT OF THE PORCH COLUMNS TO BE SIMILAR TO OPTION 2 WITH THE CENTER COLUMN TO BE FARTHER WEST, AND CONSIDER ANOTHER SECOND-FLOOR WINDOW IN BEDROOM 1.
3. A RECOMMENDATION TO CONSIDER A DARK ROOF COLOR TO GO WITH THE BLACK WINDOWS.
4. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE 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.

Chair Fitzgerald asked if the motion included the revisions to be reviewed by Staff, and Commissioner Kingsley said that Staff could review at time of permit.

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

ITEM 4. SIGN VARIATION REVIEWDC#19-071 – Taco Bell – 1530 W. Algonquin Rd.

Michelle Forys, representing *Omega Sign & Lighting*, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. Taco Bell recently completed a complete redevelopment of their existing property at 1530 W. Algonquin Road including the construction of a new building, a new parking area and new landscaping. The scope of the project includes all new signage including a new code-compliant ground sign, a code-compliant wall sign on the front (south) facade facing Algonquin Road, and the proposed wall sign on the east wall of the building above the main entrance facing the parking area, which requires a variation because the property only has one street frontage and only one wall sign is allowed per street frontage. The petitioner has submitted a letter stating that the east facing sign is necessary for identifying the main entrance for their customers.

Staff agrees that the proposed wall sign is useful to draw attention to the main entrance. The requested variation is similar to recently approved variations for other similar restaurant businesses with the main entrances located on the side of the building, such as the McDonald's restaurant at 45 E. Golf Road, McDonald's restaurant at 15 E. Dundee Road, and Popeye's restaurant at 7 W. Dundee Road.

Staff recommends the Design Commission recommend approval to the Village Board of the sign variation request for Taco Bell. Mr. Hautzinger added that all sign variation requests are reviewed for final approval by the Village Board.

Ms. Forys had no comments at this time.

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

Commissioner Eckhardt was completely in favor of the sign variation request and felt the signs were tasteful, to scale, and actually quite modest in size. Commissioner Kingsley agreed and said that there is a hardship because of the way the road is shaped, and she felt the sign would help a lot. Commissioner Kubow said the design was fantastic and he was in support of the variation. Commissioner Seyer agreed with the comments made by the other commissioners. Chair Fitzgerald agreed with everything said as well.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO RECOMMEND TO THE VILLAGE BOARD OF TRUSTEES, APPROVAL OF THE FOLLOWING SIGN VARIATION REQUEST FOR *TACO BELL* LOCATED AT 1530 W. ALGONQUIN ROAD:

1. A VARIATION FROM CHAPTER 30, SECTION 30-402.A, TO ALLOW A 27.7 SF WALL SIGN ON THE EAST WALL OF THE BUILDING FACING THE PARKING AREA WHERE NONE IS PERMITTED.

THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE PLANS RECEIVED 9/5/19, ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING CONDITIONS:

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 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.

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

DRAFT

ITEM 5. GENERAL MEETING

There was no further discussion.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER SEYER, TO ADJOURN THE MEETING AT 8:00 PM. ALL WERE IN FAVOR. MOTION CARRIED.

DRAFT



Design Commission 10/22/2019

Item: DC#19-058 - 401 W. Maude Ave. - SF/Teardown

Department: Planning & Community Development

Requested Action

1. Approval of the proposed architectural design for a new (teardown) single-family residence.

Recommendation

It is recommended that the Design Commission approve the proposed new single-family residence to be located at 401 W. Maude Avenue. This recommendation is subject to compliance with the architectural plans received on 9/24/19, and the following:

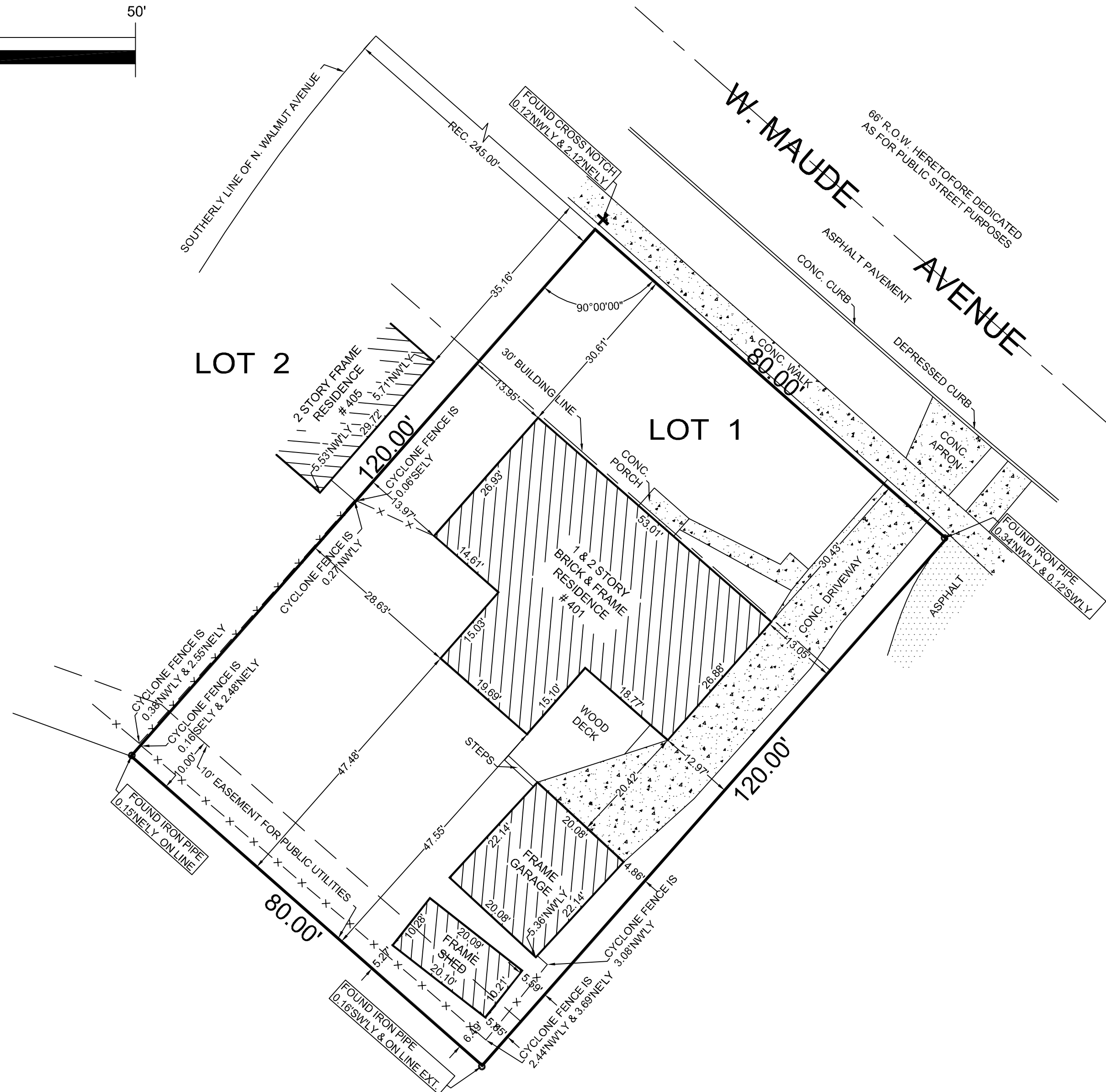
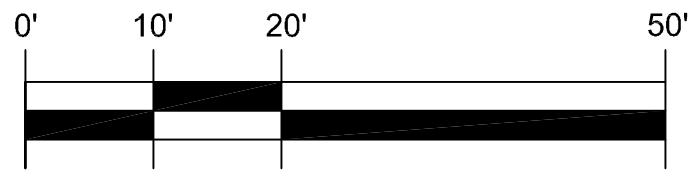
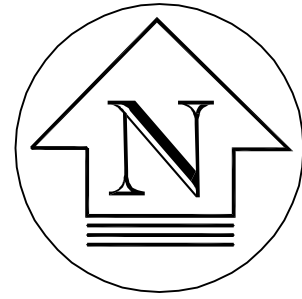
1. A recommendation to change the roof above the third car garage space to a front-to-back gable, framing into the side of the two-car garage.
2. A recommendation to set the third car garage space further back, approximately four feet from the front garage wall to diminish the appearance of the three-car garage.
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 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.
4. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

Description	Type
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Exhibits
Staff Report

Exhibits
Board or Commission Report



UNITED SURVEY SERVICE, LLC

CONSTRUCTION AND LAND SURVEYORS
7710 CENTRAL AVENUE, RIVER FOREST, IL 60305
TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887
E-MAIL: USURVEY@USANDCS.COM

PLAT OF SURVEY OF

LOT 1 IN BLOCK 4 IN HASBROOK SUBDIVISION UNIT NUMBER 3 OF PART OF
THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 13
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

KNOWN AS: **401 W. MAUDE AVENUE, ARLINGTON HEIGHTS, ILLINOIS**

PERMANENT INDEX NUMBER: 03- 19 - 208 - 022 - 0000

AREA = 9,600 SQ.FT. OR 0.22 ACRE

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

I, ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT I HAVE
SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE
PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF
SAID SURVEY.

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

DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE
CORRECTED TO A TEMPERATURE OF 68° FAHRENHEIT.

COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY
MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT
ANY DISCREPANCIES TO THE SURVEYOR.

RIVER FOREST, ILLINOIS, APRIL 15, A.D. 2019.

BY: *Roy G. Lawniczak*

ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
LICENSE EXPIRES: NOVEMBER 30, 2020
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576
LICENSE EXPIRES: APRIL 30, 2021



ORDERED BY: CHRIS L. FOTOPOULOS, ESQ.		
SCALE : 1" = 15'		
DATE : APRIL 15, 2019		
FILE No.:		
2019 - 26693	DATE	REVISION

HASBROOK PARK



SUBJECT PROPERTY
401 W. MAUDE



PROPERTY TO RIGHT 1
405 W. MAUDE



PROPERTY TO RIGHT 2
409 W. MAUDE



PROPERTY TO RIGHT 3
1535 N. WALNUT

W. MAUDE AVE.



PROPERTY ACCROSS 1
1605 N. MITCHELL AVE.

N. MITCHELL AVE.

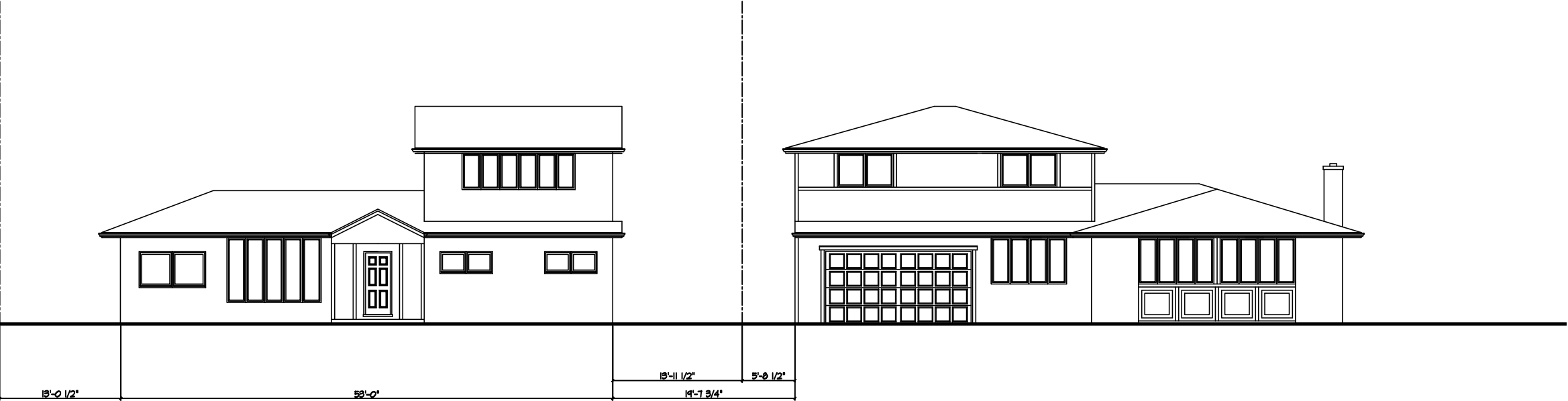


PROPERTY ACCROSS 2
406 W. MAUDE AVE.



PROPERTY ACCROSS 3
410 W. MAUDE

HASBROOK PARK



EXISTING CONTEXT ELEVATION

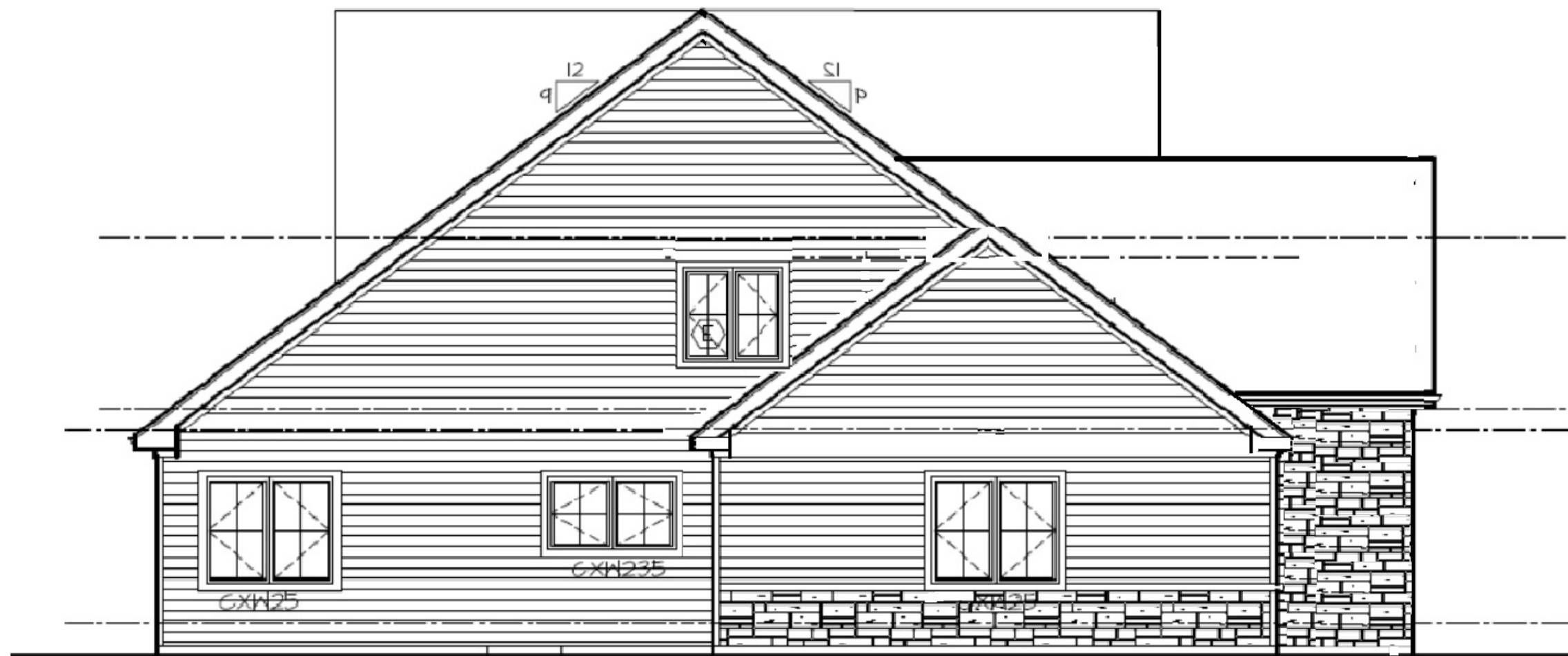




PROPOSED SIDE ELEVATION



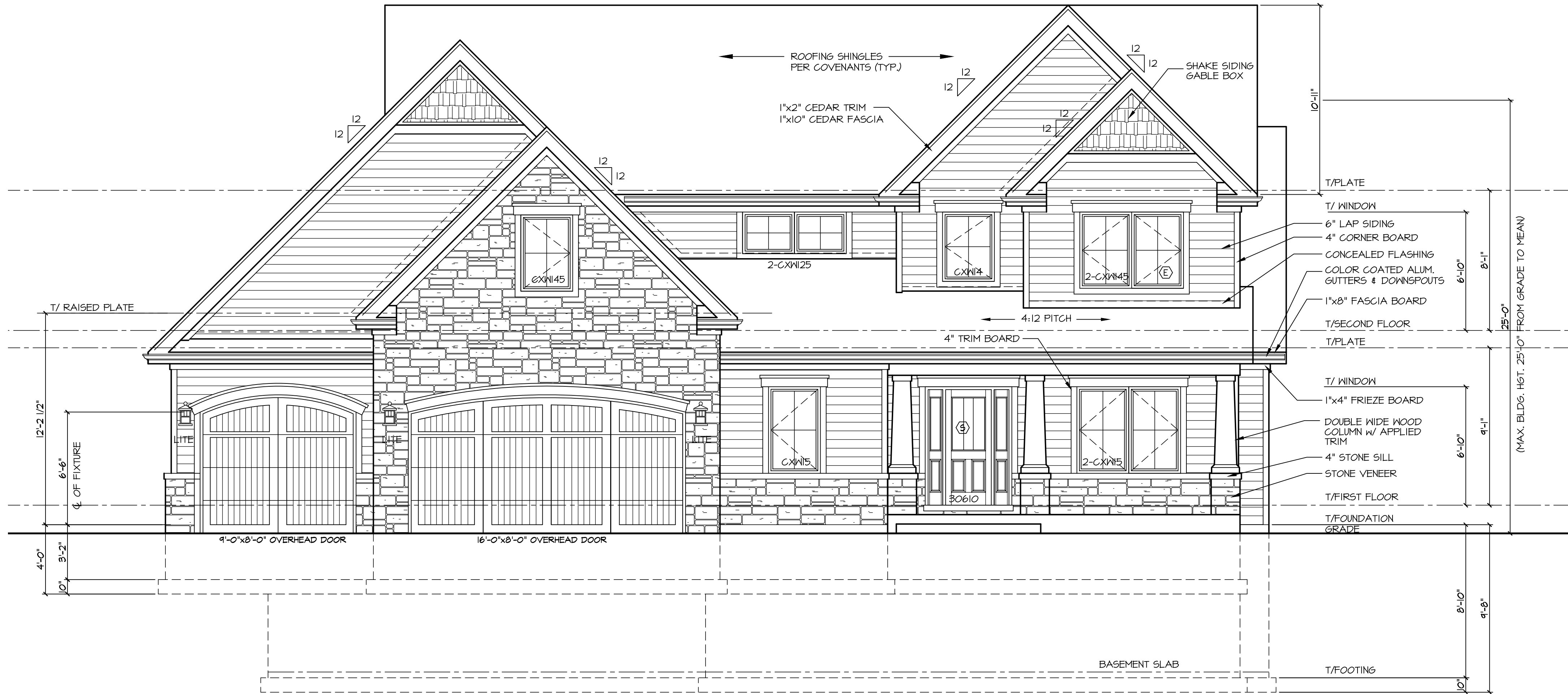
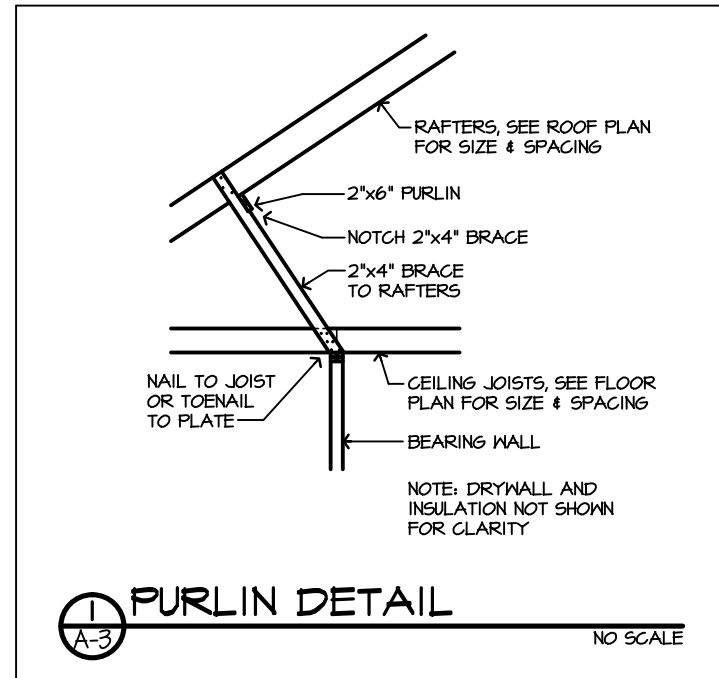
PROPOSED FRONT ELEVATION



STAFF RECOMMENDED REVISED GARAGE ROOF - SIDE ELEVATION



STAFF RECOMMENDED REVISED GARAGE ROOF - FRONT ELEVATION



FRONT ELEVATION

1/4" = 1'-0"

ROOF PLAN NOTES

GROUND SNOW LOAD: 34 PSF
DEAD LOAD: 10 PSF

- USE CANADIAN SPRUCE-PINE-FIR NO. 2 FOR ROOF RAFTERS THRU 2"x10". 2"x12" ROOF RAFTERS SHALL BE CANADIAN HEM-FIR NO. 2 PER "U.S. SPAN BOOK FOR CANADIAN LUMBER". SPAN TABLES SPF FOR SOUTHERN LUMBER (NORTHERN LUMBER GREATER SPANS ARE ALLOWED)
2"x6" @ 12" O.C. = 13'-9" 2"x8" @ 12" O.C. = 17'-5" 2"x10" @ 12" O.C. = 21'-4"
2"x6" @ 16" O.C. = 11'-11" 2"x8" @ 16" O.C. = 15'-1" 2"x10" @ 16" O.C. = 18'-5"
HEM-FIR
2"x12" @ 12" O.C. = 24'-4"
2"x12" @ 16" O.C. = 21'-1"
- ROOF MEMBER SIZES ARE BASED ON ALLOWABLE RAFTER SPANS FOR SPRUCE-PINE-FIR (#2 NORTH) UP THRU 2"x10" RAFTERS. IF 2"x12" RAFTERS ARE USED THEN HEM-FIR #2 SHALL BE USED.
- HIP OR VALLEY RAFTERS EXCEEDING 24'-0" IN LENGTH SHALL BE 3/4" WIDE GANG LAM MEMBERS x RAFTER DEPTH PLUS 2" DEEP.
- ALL HIP VALLEY GRIPPLE JACKS SHALL BE INSTALLED AND SHALL BE EQUAL IN DEPTH AND SPACING TO MAIN RAFTER FRAMING INTO HIP OR VALLEY RAFTER.
- IT WILL BE ALLOWED IF FRAMING CARPENTER CHOOSES TO REDUCE SIZE OF ROOF RAFTERS BY PROVIDING INTERMEDIATE WALLS OR BEAMS TO ROOF RAFTERS, THUS REDUCING SPAN, THEN SUPPORTED BACK TO INTERIOR BEARING WALLS. ARCHITECT SHALL BE NOTIFIED OF CHANGES BEFORE FRAMING WORK STARTS.
- COLLAR TIES SHALL BE INSTALLED PER LOCAL GOVERNING BUILDING CODES.
- WHERE HIP RAFTERS FRAME PERPENDICULAR TO CEILING JOISTS PROVIDE SOLID BLOCKING AT 8'-0" O.C. BETWEEN JOISTS FOR A DISTANCE OF 10'-0" FROM EXTERIOR WALL. WHEN SPANS ON CEILING JOISTS EXCEED 16'-0" SPANS.
- PROVIDE FLASHING AT ALL WALL AND ROOF INTERSECTIONS WHEREVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION AND AROUND ROOF OPENINGS.
- RAFTERS SHALL BE FRAMED TO EACH OTHER WITH A GUSSET PLATE OR TO A MINIMUM 1-INCH NOMINAL THICKNESS RIDGE BOARD, NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER. A MINIMUM 2-INCH NOMINAL THICKNESS VALLEY OR HIP RAFTER IS REQUIRED AT ALL VALLEYS AND HIPs, NOT LESS THAN THE DEPTH OF THE CUT END OF THE RAFTER, AND SUPPORTED AT THE RIDGE BY A BRACE TO A BEARING PARTITION.
- THE ENDS OF EACH RAFTER AND CEILING JOIST SHALL HAVE NOT LESS THAN 1-1/2" OF BEARING ON WOOD OR METAL AND NOT LESS THAN 3" ON MASONRY OR CONCRETE.
- VERTICAL RIDGE SUPPORT USED FOR START OF FRAMING AS MARKED BY * SHALL BE LEFT IN PLACE AND SHALL BE MADE UP OF 2-2"x8" IN T-FRAME MODE. IT SHALL BEAR ON FLAT 2"x10" EXTENDED OVER BEARING WALL OR OVER 6" CEILING JOISTS.

CARPENTER CONTRACTOR NOTE: THE ABOVE SPAN TABLES ARE TO BE USED FOR REFERENCE FOR MAXIMUM ROOF RAFTER SPANS. IF CARPENTER SUBCONTRACTOR IS ABLE TO SHORTEN SPAN, HE IS PERMITTED TO DO SO AS LONG AS HE DOES NOT EXCEED RAFTER SPANS ALLOWED BY LOCAL CODE. FURTHER, IF RAFTER SPAN IN A ROOF AREA CHANGES FROM MAX. SPAN ALLOWED TO LESSER SPAN CONTRACTOR MAY MAKE THAT ADJUSTMENT, SAY FROM 2"x10"s TO 2"x8"s BY ADJUSTMENT IN HIS BIRDS MOUTH CUT.

ROOF VENT CALCULATIONS

MAIN ROOF: 1924 SQ. FT.
1924 S.F. x 300 = 641
641 x 144"/S.F. = 923^{1/2} VENT REQ'D.
923^{1/2} x 2 = 461^{1/2} SOFFIT & ROOF VENTS
461^{1/2} x 50" (PER ROOF VENT) = 423
THEREFORE 10 ROOF VENTS ARE REQUIRED AT THE MAIN ROOF.

105 LINEAR FEET OF SOFFITS @ 6" O.C. VENTS = 30 VENTS
30 x 50" = 4500" OF ACTUAL SOFFIT VENT AREA WHICH IS GREATER THAN THE REQUIRED 461^{1/2}

ELEVATION NOTES

- CONTRACTOR NOTE: ALL TRADES MUST CONFORM TO CURRENT EXISTING CODES APPLYING TO THIS PROJECT. CONTRACTORS TO VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE EXECUTING ANY WORK. REPORT ANY DISCREPANCIES AT ONCE. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY.
- ALL BEDROOMS SHALL HAVE AT LEAST ONE "EGRESS WINDOW" WHICH HAS A NET CLEAR OPENING OF 5.7 SF AND A MINIMUM WIDTH OF 20". FOR COMPLETE EGRESS WINDOW REQUIREMENTS, REFER TO IRC SEC. R310.
- UNIT GLASS AND/OR MULTIPLE UNIT GLASS SHALL BE INSULATED TEMPERED SAFETY GLASS, PERMANENTLY ETCHED W/ VISIBLE ETCHING PER ANSI'S SPECS.
- PROVIDE SPLASH BLOCKS AT ALL DOWNSPOUTS.
- PROVIDE DRIP CAPS AT ALL WINDOWS, DOORS & RAKES.
- WRAP EAVE RETURN WITH RAIN GUTTER AND FLASH AS SHOWN.
- FIREPLACE FLUES TO BE MIN. (2'-0") ABOVE ANY ROOF SURFACE WITHIN MIN. HORIZONTAL DISTANCE OF (10'-0").
- WINDOW DESIGNATIONS INDICATES "ANDERSEN" MANUFACTURER CLAD WINDOWS. COORDINATE WINDOW & DOOR TYPES WITH OWNER FOR EXACT SIZES & TYPES. FENESTRATION U-FACTOR .30
- ALL SOLDIER AND ROWLOCK BRICK COURSE SHALL PROJECT 3/4" FROM FACE OF WALL UNLESS OTHERWISE NOTED.
- OPERABLE WINDOWS LOCATED MORE THAN 12" ABOVE THE FINISHED GRADE OR SURFACE BELOW SHALL HAVE THE LOWEST PART OF THE WINDOW'S CLEAR OPENING A MIN. OF 24" ABOVE THE FINISHED FLOOR OF THE ROOM.

PROVIDE VENTILATION FOR ALL ATTIC AREAS. MINIMUM NET FREE VENTILATING AREA SHALL NOT BE LESS THEN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE TOTAL AREA IS PERMITTED TO BE REDUCED TO 1 TO 300, PROVIDED AT LEAST 50% AND NOT MORE THEN 80% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS, OR A VAPOR BARRIER HAVING MAXIMUM 1 PERM TRANSMISSION RATE IS WARM SIDE OF THE CEILING. VENTILATING OPENINGS SHALL BE PROVIDED WITHIN 18" OF THE CORRISSION-RESISTANT WIRE MESH WITH 1/8-1/4 INCH OPENINGS.

CARPENTER CONTRACTOR: IT SHALL BE THE RESPONSIBILITY OF CONTRACTOR, OWNER/CONTRACTOR AND CONCRETE CONTRACTOR TO HAVE FULL SET OF ARCHITECTURAL DRAWINGS "MARKED CONSTRUCTION", WITH LATEST REVISION DATE MARKED. IF DIMENSIONAL ERRORS ARE FOUND BETWEEN DIMENSIONS ON FOUNDATION FIRST, AND SECOND FLOOR DRAWINGS, ARCHITECT SHALL BE NOTIFIED IMMEDIATELY AND WORK SHALL NOT PROCEED UNTIL THE DISCREPANCY IS RESOLVED. A LETTER OF DIRECTION OR A REVISED DRAWING SHALL BE PREPARED IMMEDIATELY FOR CONTRACTORS, OWNER, AND ARCHITECTS RECORD.

SAFETY GLASS REQUIREMENTS

THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSES OF GLAZING:

- GLAZING IN INGRESS AND MEANS OF EGRESS DOORS EXCEPT JALOUSIES.
- GLAZING IN THE FIXED AND SLIDING PANELS OF SLIDING(PATIO) DOOR ASSEMBLIES AND PANELS IN SLIDING & BIFOLD CLOSET DOOR ASSEMBLIES
- GLAZING IN STORM DOORS.
- GLAZING IN ALL UNFRAMED SWINGING DOORS.
- GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS. GLAZING IN ANY PART OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60"(1524MM) ABOVE ANY STANDING OR WALKING SURFACE.
- GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24"(610MM) ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60"(1524MM) ABOVE THE FLOOR OF WALKING SURFACE.
- GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL OTHER THAN THOSE LOCATIONS DESCRIBED IN ITEMS 5 AND 6 ABOVE, THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
 - EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET.
 - BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR.
 - TOP EDGE GREATER THEN 36" ABOVE THE FLOOR.
 - ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY TO THE GLAZING.
 - ALL GLAZING IN RAILINGS REGARDLESS OF AN AREA OR HEIGHT ABOVE A WALKING SURFACE. INCLUDED ARE STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL INFILLS PANELS.
 - GLAZING IN WALLS AND FENCES ARE ENCLOSING INDOORS AND OUTDOORS SWIMMING POOLS AND WHERE THE BOTTOM EDGE OF THE POOL SIDE IS (1)LESS THAN 60" ABOVE A WALKING SURFACE AND (2)WITHIN 36" HORIZONTALLY OF A WALKING SURFACE. THIS SHALL APPLY TO SINGLE GLAZING AND ALL PANES IN MULTIPLE GLAZING.
 - GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMPs, WITHIN 36"(914mm) HORIZONTALLY OF A WALKING SURFACE WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60"(1524mm) ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.
 - GLAZING ADJACENT TO STAIRWAYS WITHIN 60" (1524mm) HORIZONTALLY OF A WALKING SURFACE WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60"(1524mm) ABOVE THE NOSE OF THE TREAD.

ACTUAL INSULATION PROVIDED BY COMPONENT IN THIS PROJECT

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE AND DEPTH	CRACK SPACE WALL R-VALUE
5 AND MARINE 4	30 MAX	NA	NA	49	21	NA	30	15-18 4 FEET BELOW GRADE	NA	NA

2018 IECC COMPLIANCE REQUIREMENTS
AS AMENDED BY THE STATE OF ILLINOIS

1. A PERMANENT CERTIFICATE SHALL BE COMPLETED AND POSTED ON THE ELECTRICAL DISTRIBUTION PANEL BY THE BUILDER. THE CERTIFICATE SHALL LIST THE PREDOMINANT R-VALUES OF INSULATION INSTALLED IN THE CEILINGS/ROOF, WALLS, FOUNDATION (SLAB, BASEMENT WALL, CRAWL SPACE WALL AND/OR FLOOR) AND DUCTS OUTSIDE CONDITIONED SPACES; U-FACTORS FOR FENESTRATION AND THE SHGC OF FENESTRATION, AND THE RESULTS FROM ANY REQUIRED DUCT SYSTEM AND BUILDING ENVELOPE AIR LEAKAGE TESTING DONE ON THE BUILDING. WHERE THERE IS MORE THAN ONE VALUE FOR EACH COMPONENT, THE CERTIFICATE SHALL LIST THE VALUE COVERING THE LARGEST AREA. THE CERTIFICATE SHALL LIST THE TYPES AND EFFICIENCIES OF HEATING, COOLING AND SERVICE WATER HEATING EQUIPMENT. WHERE A GAS FIRED UNVENTED ROOM HEATER, ELECTRIC FURNACE OR BASEBOARD ELECTRIC HEATER IS INSTALLED, THE CERTIFICATE SHALL LIST IT "AS APPROPRIATE". AN EFFICIENCY SHALL NOT BE LISTED FOR GAS-FIRED UNVENTED ROOM HEATERS, ELECTRIC FURNACES OR ELECTRIC BASEBOARD HEATERS.

2. THE BUILDING THERMAL ENVELOPE SHALL BE DURABLY SEALED TO CREATE AN AIR BARRIER TO LIMIT AIR INFILTRATION. THE BUILDING MUST BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT EXCEEDING 4 AIR CHANGES PER HOUR. TESTING SHALL BE CONDUCTED WITH A BLOWER DOOR AT A PRESSURE OF 2 INCHES/50 PASCALS) AND DONE BY AN APPROVED THIRD PARTY. A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE CODE OFFICIAL PRIOR TO FINAL INSPECTION. (IF USING A BUILDING WRAP THAT CAN QUALIFY AS AN AIR BARRIER TAPE ALL SEAMS)

3. PROVIDE GASKET ON DOORS FOR WOOD BURNING FIREPLACES(EXCEPT LISTED AND APPROVED PRE-FAB FIREPLACES)

4. RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. ALL RECESSED LUMINAIRES SHALL BE IC-RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE NOT MORE THAN 2 CFM. ALL RECESSED LUMINAIRES SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING.

5. A MINIMUM OF 90 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS EXCEPT LOW VOLTAGE LIGHTING.

6. BUILDING FRAMING CAVITIES SHALL NOT BE USED AS DUCTS OR PLENUMS.

7. AT LEAST ONE THERMOSTAT SHALL BE PROVIDED FOR EACH SEPARATE HEATING AND COOLING SYSTEM AND MUST BE PROGRAMMABLE.

8. ATTIC ACCESS PANELS MUST BE INSULATED EQUIVALENT TO THE SURROUNDING SURFACE AND WEATHER STRIPPED, MUST HAVE DRYWALL ON THE UNDERSIDE.

9. MECHANICAL SYSTEM PIPING CAPABLE OF CARRYING FLUIDS ABOVE 105 DEGREES F OR BELOW 55 DEGREES F SHALL BE INSULATED TO A MINIMUM R-3.

10. ALL CIRCULATING SERVICE HOT WATER PIPING SHALL BE INSULATED TO A MIN. OF R-3 WITH A READILY ACCESSIBLE MANUAL SWITCH THAT CAN TURN OFF THE HOT WATER CIRCULATING PUMP WHEN THE SYSTEM IS NOT IN USE.

11. INSULATE THE FOLLOWING PIPES WITH R-3 INSULATION.

A) PIPING LARGER THAN 3/4" NOMINAL DIAMETER

B) PIPING SERVING MORE THAN ONE DWELLING UNIT

C) PIPING FROM THE WATER HEATER TO KITCHEN OUTLETS

D) PIPING LOCATED OUTSIDE THE CONDITIONED SPACE

E) PIPING FROM THE WATER HEATER TO A DISTRIBUTION MANIFOLD

F) PIPING LOCATED UNDER A FLOOR SLAB

G) BURIED PIPING

H) SUPPLY AND RETURN PIPING IN RECIRCULATION SYSTEMS OTHER THAN DEMAND RECIRCULATION SYSTEMS

I) PIPING WITH RUN LENGTHS GREATER THAN THE MAX. RUN LENGTHS FOR THE NOMINAL PIPE DIAMETER

3/8" PIPE 30 FEET OR MORE WITH R-3

1/2" PIPE 20 FEET OR MORE WITH R-3

3/4" PIPE 10 FEET OR MORE WITH R-3

GREATER THAN 3/4" PIPE 5 FEET OR MORE WITH R-3

12. OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT IN USE.

13. SUPPLY DUCTS IN ATTICS SHALL BE INSULATED TO A MINIMUM OF R-8. ALL OTHER DUCTS SHALL BE INSULATED TO A MINIMUM OF R-6. ALL DUCTS, AIR HANDLERS, FILTER BOXES AND BUILDING CAVITIES USED AS DUCTS SHALL BE SEALED. AIR HANDLERS SHALL HAVE AN AIR LEAKAGE OF NO MORE THAN 2% OF THE DESIGN AIR FLOW RATE WHEN TESTED IN ACCORDANCE WITH ASHRAE 153.

14. HEATING AND COOLING EQUIPMENT MUST BE SIZED PER ACCA MANUAL S BASED ON BUILDING LOADS CALCULATED IN ACCORDANCE WITH MANUAL J OR OTHER APPROVED HEATING AND COOLING CALCULATION METHODS (SUBMIT CALC'S)

15. DUCT TIGHTNESS. IF DUCTS ARE OUTSIDE THE THERMAL ENVELOPE THE DUCTS MUST BE DUCT BLASTED TO CHECK FOR TOTAL LEAKAGE OF LESS THAN OR EQUAL TO 4 CFM PER 100 SQUARE FEET OF CONDITIONED FLOOR AREA WHEN TESTED ACROSS THE ENTIRE SYSTEM. TIGHTNESS SHALL BE VERIFIED BY 3RD PARTY.

16. MAINTENANCE INSTRUCTIONS SHALL BE FURNISHED FOR EQUIPMENT AND SYSTEMS THAT REQUIRE PREVENTATIVE MAINTENANCE.

17. BUILDINGS OF UNUSUALLY TIGHT CONSTRUCTION SHALL HAVE ALL COMBUSTION AIR TAKEN FROM THE OUTSIDE.

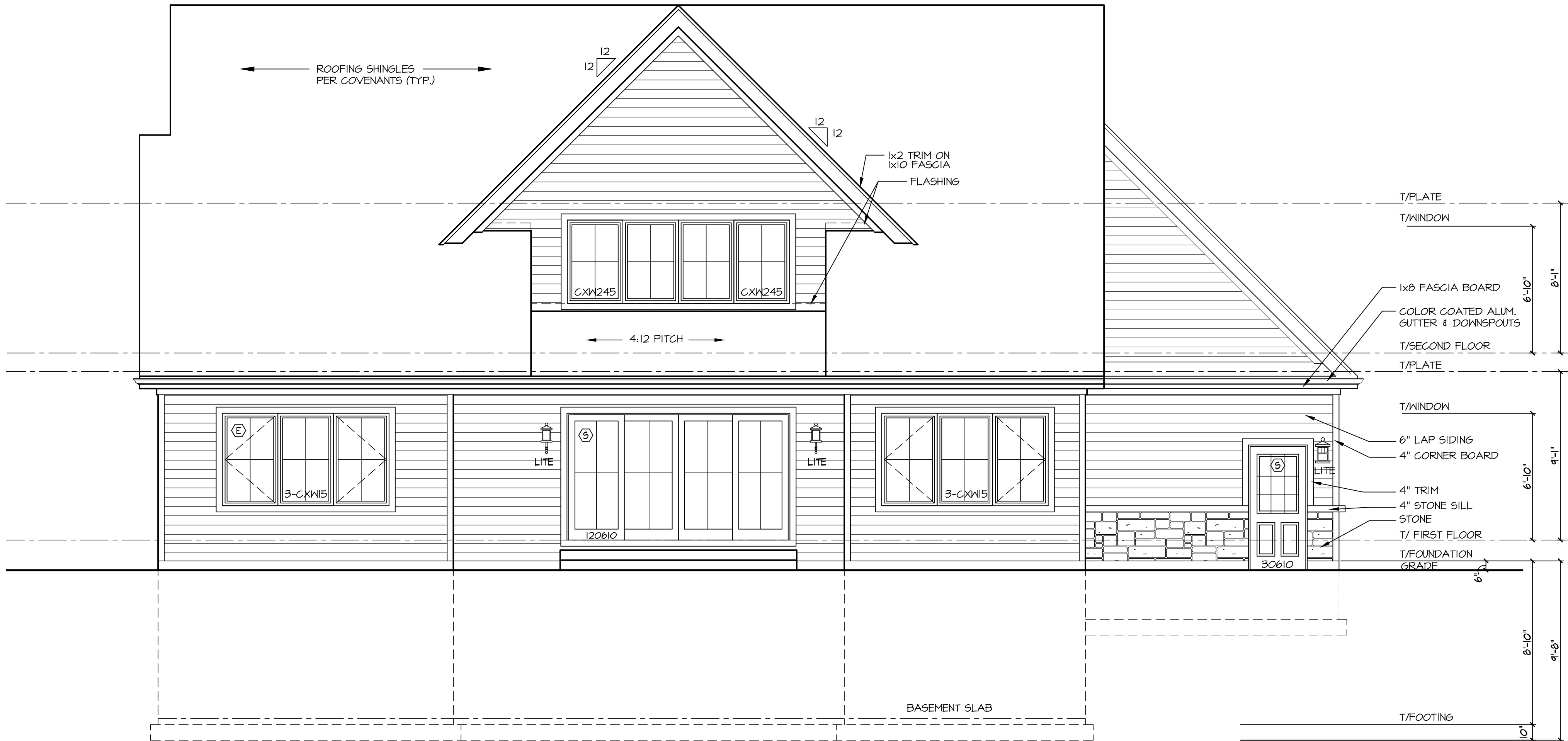
18. ALL DOORS AND WINDOWS WILL HAVE A U-VALUE OF .30 OR LESS AND A SKYLIGHT U-VALUE OF .55 OR LESS (LEAVE STICKERS ON WINDOWS UNTIL AFTER INSULATION INSPECTION)

19. INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR FROM THE EAVE INTO THE ATTIC. FOR AIR IMPERMEABLE INSULATIONS IN VENTED ATTICS A BAFFLE MUST BE INSTALLED BETWEEN EACH RAFTER ALONG THE SIDE AND OVER THE INSULATION(ANY SOLID MATERIAL IS ACCEPTABLE)

20. THE THICKNESS OF BLOWN-IN OR SPRAYED ROOF-CEILING INSULATION (FIBERGLASS OR CELLULOSE) SHALL BE WRITTEN IN INCHES ON MARKERS THAT ARE INSTALLED AT LEAST ONE FOR EVERY 300 S.F. THROUGHOUT THE ATTIC SPACE.

21. NEW WOOD BURNING FIREPLACES SHALL HAVE TIGHT FITTING FLUE DAMPERS AND OUTDOOR COMBUSTION AIR.

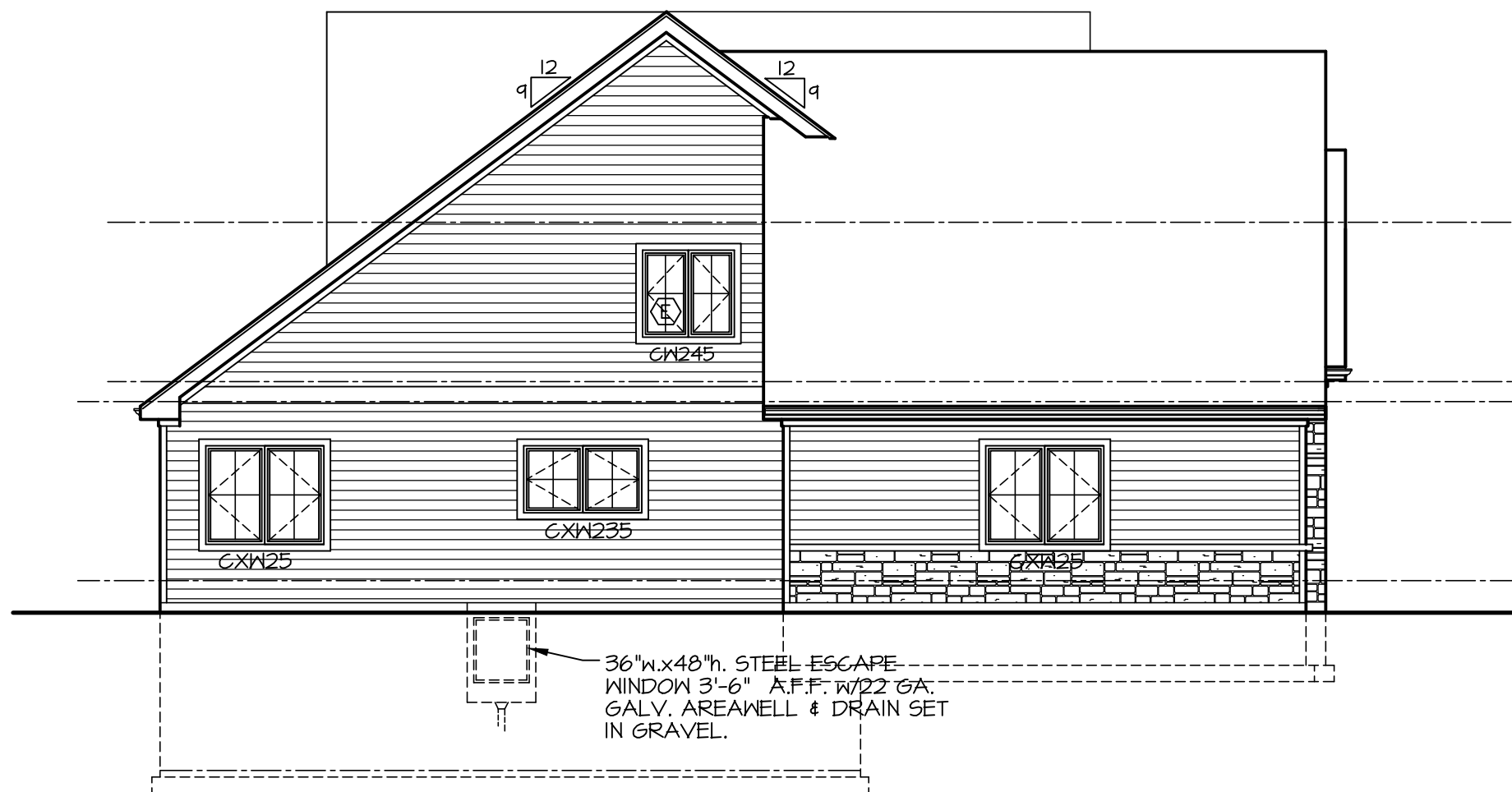
22. THE BUILDING SHALL BE PROVIDED WITH VENTILATION THAT MEETS THE REQUIREMENTS OF THE IRC SECTION R303.4 AND DESIGNED TO MEET 3 OR INTERNATIONAL MECHANICAL CODE, AS APPLICABLE, OR WITH OTHER APPROVED MEANS OF VENTILATION(HVAC CONTRACTOR TO SUBMIT METHOD OF COMPLIANCE)



REAR ELEVATION

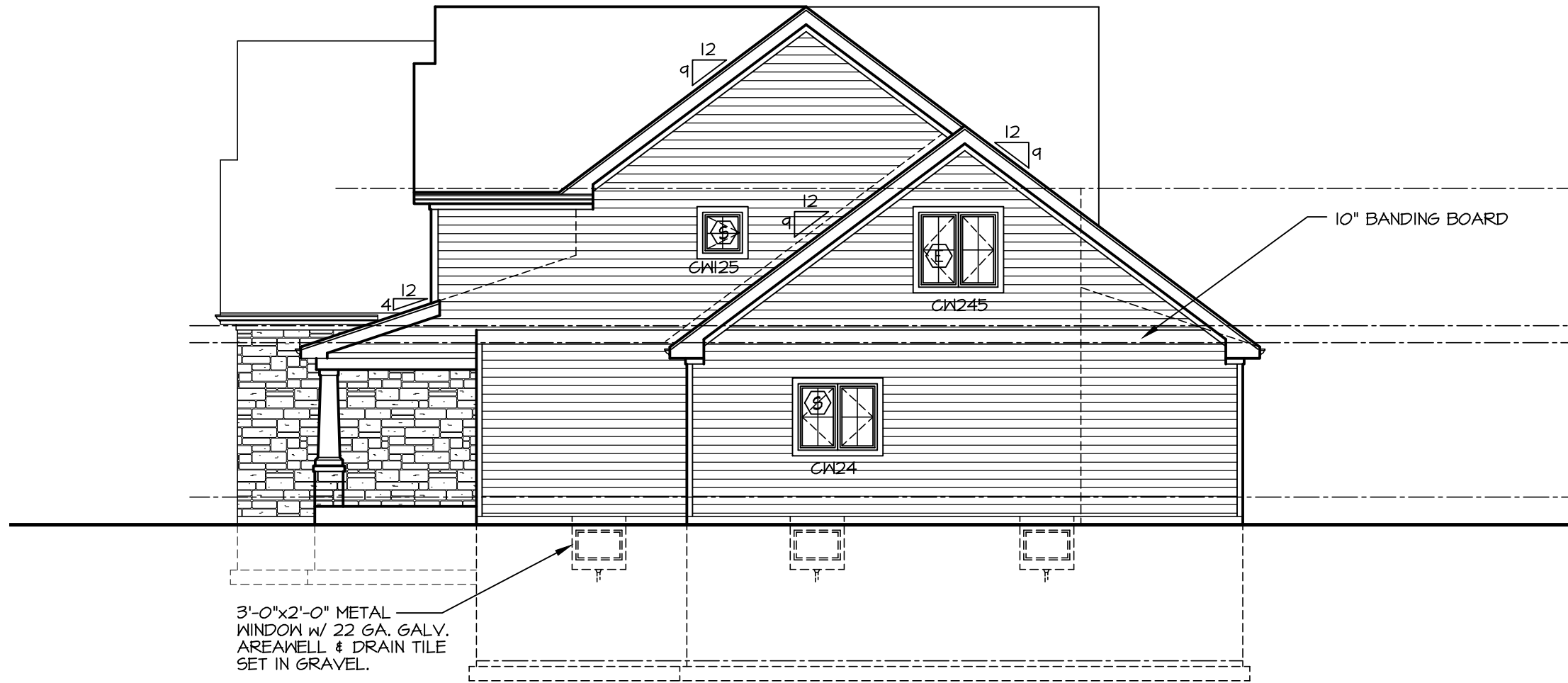
REFER TO SHEET A-1 FOR ELEVATION NOTES

1/4" = 1'-0"



LEFT ELEVATION

1/8" = 1'-0"



RIGHT ELEVATION

1/8" = 1'-0"

REVISIONS
8/19/19 DESIGN COMMITTEE

CUSTOM HOME FOR
WOLFF CONTRACTING & DEV.
401 W. MAUDE AVE.
ARLINGTON HEIGHTS, ILLINOIS

14334 Town Center Dr.
Lockport, Illinois 60441
Tel (708)301-6111
Fax (708)301-2503

ALSON
ASSOCIATES
ARCHITECTS

ELEVATIONS

APP'D: MKO
CHECKED: MKO
DRAWN: SEB, JK, MES
DATE: 06/19/19
PROJ NO: 319056
PREV NO: (31105)

SHEET NUMBER
A-2
OF 10

Material Schedule

<u>Item</u>	<u>Material</u>	<u>Manufacturer</u>	<u>Color</u>
Brick	X	X	X
Roof	Asphalt Shingles	Owens Corning - Tru-Def	Black
Siding	LP Smart Siding	LP Building Products	Dover Gray
Gutter	Aluminum	Menards	White
Windows (A)	Wood/Aluminum	Pella-Lifestyle	Black/White
Garage Door	Aluminum	TBD	TDB
Stone	Info provided my Mason		
Trim & Fascia	Cedar	TBD	White

(A) Window Notes:

BID WITH THE FOLLOWING SPECS:

Lifestyle Series - Dual Pane - No Package Upgrade

Black exterior aluminum clad

Advanced Low E glazing

Black stained pine interior - *** Loose jamb extensions (installed by GC) in Bright White finish *** Matte Black hardware &

3/4" Grilles-Between-Glass in pattern shown Installation Fins & Installation Tape included screens

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Archos Residence
Project Address: 401 W. Maude Ave.

Prepared By: Steve Hautzinger

Date Prepared: October 16, 2019

PETITION INFORMATION:

DC Number: 19-058
Petitioner Name: Martin Sanchez Jr./
Jeff Wolf
Petitioner Address: Wolff Contracting & Development
401 W. Maude Ave.
Arlington Heights, IL 60004
Meeting Date: October 22, 2019

Requested Action(s): Approval of the proposed architectural design for a new (teardown) single-family residence.

ANALYSIS:

Summary

The proposed design is being forwarded to the Design Commission for review to determine if it meets the standards, requirements, and intent of the Village of Arlington Heights Single-Family Design Guidelines.

The petitioner is proposing to demolish an existing two-story residence and two-car detached garage to allow construction of a new two-story residence with an attached, three-car garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 9,600 square feet and the proposed residence will have approximately 4,264 square feet. This project does comply with all R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 30 feet Side: 8 feet Side: 8 feet Rear: 30 feet	Front: 30.5 feet Side: 8.1 feet Side: 8.1 feet Rear: 30.3 feet
Building Height	25 feet to the midpoint	25 feet to the midpoint
FAR	4,278 SF	4,264 SF
Building Lot Coverage	3,360 SF	3,050 SF
Impervious Surface Coverage Total	4,800 SF	4,035 SF

The existing neighborhood consists of primarily single-story homes with a mix of one-car and two-car attached garages. However, there have been numerous teardowns previously completed in this neighborhood. The subject site is unique because it is adjacent to a public park on the side and rear, and next to an existing two-story home. Therefore, the context and scale of the proposed two-story home is less of a concern in this particular location.

Overall, the proposed design is nicely done in a traditional style that will generally fit well in this location. Design features such as the single-story front porch, single-story garage roof, and single-story rear wall help the design to relate to the scale of the single-story houses in the neighborhood. However, the roof massing above the proposed three-car garage is large and it dominates the front elevation. It is recommended that the roof above the third car garage space be changed to a front-to-back gable framing into the side of the two-car garage. This will reduce the overall mass of the garage roof to better fit with the scale of the neighborhood, and it will shift the focal point of the design to the double gable above the front entry door. Additionally, it is recommended that the third car garage space be further set back, approximately four feet from the front garage wall to diminish the appearance of the three-car garage.

RECOMMENDATION:

It is recommended that the Design Commission approve the proposed new single-family residence to be located at 401 W. Maude Avenue. This recommendation is subject to compliance with the architectural plans received on 9/24/19, and the following:

1. A recommendation to change the roof above the third car garage space to a front-to-back gable, framing into the side of the two-car garage.
2. A recommendation to set the third car garage space further back, approximately four feet from the front garage wall to diminish the appearance of the three-car garage.

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 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.
4. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

October 16, 2019

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 19-058



Design Commission 10/22/2019

Item: DC#19-085 - McDonald's - 15 E. Dundee Rd. - Sign Variation

Department: Planning & Community Development

Requested Action

1. A variation from Chapter 30, Section 30-208.b, to allow two 20 sf fully digital drive-through menu boards (one per drive-through lane), where only conventional printed menu board displays are allowed.
2. A variation from Chapter 30, Section 30-208.c, to allow two 10 sf fully digital drive-through pre-sell menu boards (one per drive-through lane), where only conventional printed pre-sell menu board displays are allowed.

Recommendation

It is recommended that the Design Commission recommend approval to the Village Board for the following sign variations for McDonald's at 15 E. Dundee Road:

1. A variation from Chapter 30, Section 30-208.b, to allow two 20 sf fully digital drive-through menu boards (one per drive-through lane), where only conventional printed menu board displays are allowed.
2. A variation from Chapter 30, Section 30-208.c, to allow two 10 sf fully digital drive-through pre-sell menu boards (one per drive-through lane), where only conventional printed pre-sell menu board displays are allowed.

This recommendation is subject to compliance with the plans received 9/27/19, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

1. The digital displays shall comply with all operational standards for electronic signs as set forth in Chapter 30, Section 30-705.h, which includes static displays only (no scrolling, fading, flashing, animation, video, or sound), auto-dimming photocell technology to control brightness to .3 footcandles maximum above ambient lighting conditions, no off-premises advertising, and only permitted to be illuminated during the hours that the business is open.

2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, 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.

ATTACHMENTS:

Description

Staff Report
Exhibits
Context Photos
Hardship Letter

Type

Board or Commission Report
Exhibits
Exhibits
Correspondence

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: McDonald's - Sign Variation
Project Address: 15 E. Dundee Road
Prepared By: Steve Hautzinger

PETITION INFORMATION:

DC Number: 19-085
Petitioner Name: Michelle Freeman
Petitioner Address: Keyser Industries
9015 S. Kedzie Avenue
Evergreen Park, IL 60805
Meeting Date: October 22, 2019

Date Prepared: October 9, 2019

Requested Action(s):

1. A variation from Chapter 30, Section 30-208.b, to allow two 20 sf fully digital drive-through menu boards (one per drive-through lane), where only conventional printed menu board displays are allowed.
2. A variation from Chapter 30, Section 30-208.c, to allow two 10 sf fully digital drive-through pre-sell menu boards (one per drive-through lane), where only conventional printed pre-sell menu board displays are allowed.

ANALYSIS:

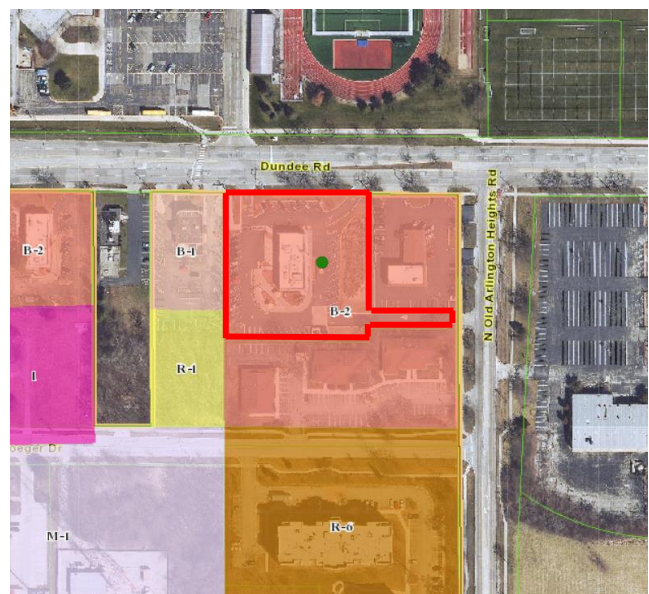
Summary:

The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code, specifically Section 6-501 (e)(1), which states that the Design Commission "shall review all Plan Commission, Zoning Board of Appeals, Building Permit and Sign Permit applications for new construction and those improvements which affect the architectural design of the building, site improvements or signage to determine whether it meets with the standards, requirements and purposes of the Design Guidelines and Chapter 30, Sign Regulations."

This existing McDonald's restaurant is proposing to replace their existing conventional printed drive-through menu boards with new fully digital displays. The existing restaurant has two drive-through lanes, with one menu board per lane. The petitioner has reported that every drive-through McDonald's menu board in the country is being replaced with new electronic menu boards, and thousands have already been installed. The menu image on the boards will remain static except for 3 to 4 menu changes throughout the day which will be controlled from the store based on meal time changes. They will not display any video, animation or sound, and the brightness will be automatically dimmed based on ambient light conditions. The existing speakers will remain, and they are equipped with an adjustable volume control.



Aerial of Property



Zoning Map of Property

Surrounding Land Uses:

Direction	Existing Zoning	Existing Use
Subject Property	B-2, General Business District	McDonald's Restaurant
North	Outside of Village boundary (Buffalo Grove)	Buffalo Grove High School
South	B-2, General Business District	Office
East	B-2, General Business District	Dakota K Auto Repair & Tire Center
West	B-1, Business District Limited Retail	Oberweis Dairy Ice Cream & Dairy Store

Table 1: Drive-Through Menu Boards Summary

SIGN	QUANTITY	MAX. SIZE PER CODE	SIZE	HEIGHT (7' MAX. PER CODE)	REMARKS
Existing Conventional Printed Menu Boards	2	49 sf	38.8 sf	6'-9"	To be removed.
Proposed Fully Digital Menu Boards	2	49 sf	20 sf	6'-0"	Variation required for fully digital display, which shall comply with all operational standards for electronic signs as set forth in Chapter 30, Section 30-705.h.
Existing Conventional Printed Pre-Sell Menu Boards	None	24 sf	-	-	None existing.
Proposed Fully Digital Pre-Sell Menu Boards	2	24 sf	10 sf	6'-0"	Variation required for fully digital display, which shall comply with all operational standards for electronic signs as set forth in Chapter 30, Section 30-705.h.

Sign Variation Criteria:

The Village Sign Code, Chapter 30, Section 30-901 sets out the criteria for granting a sign variation.

- That the particular difficulty or peculiar hardship is not self-created by the Petitioner.*
- That the granting of said variation will not create a traffic hazard, a depreciation of nearby property values or otherwise be detrimental to the public health, safety, morals and welfare;*
- That the variation will serve to relieve the Petitioner from a difficulty attributable to the location, topography, circumstances on nearby properties or other peculiar hardship, and will not merely serve to provide the Petitioner with a competitive advantage over similar businesses;*
- That the variation will not alter the essential character of the locality;*
- That the Petitioner's business cannot reasonably function under the standards of this chapter.*

The petitioner has submitted a letter addressing the hardship criteria, which states that the proposed fully digital menu boards are necessary to comply with McDonald's nationwide initiative to modernize their restaurants, as well as to increase efficiency at their drive-throughs.

The same fully digital menu boards were recently approved for the McDonald's restaurant at 45 E. Golf Road in Arlington Heights. Digital menu boards allow for easier menu updates, and they are smaller than conventional menu boards due to the ability to change the menu items based on the meal time. Staff does not object to the use of full digital menu board displays, but they shall be required to comply with all operational standards for electronic signs as set forth in Chapter 30, Section 30-705.h, which includes static displays only (no scrolling, fading, flashing, animation, video, or sound), auto-dimming photocell technology to control brightness to .3 footcandles maximum above ambient lighting conditions, no off-premises advertising, and only permitted to be illuminated during the hours that the business is open. Additionally, per Chapter 30, Section 30-208.e.1, the sound from the speaker on the ordering canopies shall not be audible at or beyond the property line, and the speakers shall be equipped with an adjustable volume control.

RECOMMENDATION

It is recommended that the Design Commission recommend **approval** to the Village Board for the following sign variations for *McDonald's* at 15 E. Dundee Road:

1. A variation from Chapter 30, Section 30-208.b, to allow two 20 sf fully digital drive-through menu boards (one per drive-through lane), where only conventional printed menu board displays are allowed.
2. A variation from Chapter 30, Section 30-208.c, to allow two 10 sf fully digital drive-through pre-sell menu boards (one per drive-through lane), where only conventional printed pre-sell menu board displays are allowed.

This recommendation is subject to compliance with the plans received 9/27/19, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

1. The digital displays shall comply with all operational standards for electronic signs as set forth in Chapter 30, Section 30-705.h, which includes static displays only (no scrolling, fading, flashing, animation, video, or sound), auto-dimming photocell technology to control brightness to .3 footcandles maximum above ambient lighting conditions, no off-premises advertising, and only permitted to be illuminated during the hours that the business is open.
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, 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.

October 9, 2019

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

c: Charles Witherington-Perkins, Director of Planning and Community Development, Petitioner, DC File 19-085

Proposed Main Menu Board



- 5' 11 1/2" tall
- 4' 10" wide
- 19.97 sq. ft. in display area

Proposed Pre-Browse Board



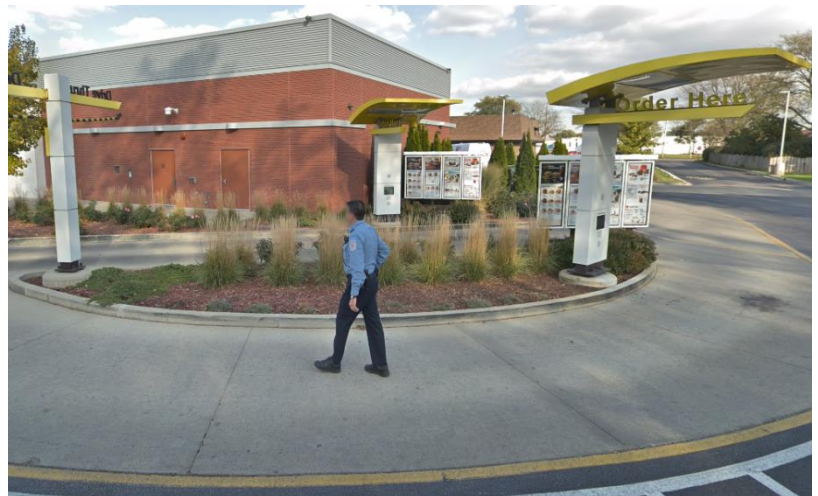
- 5' 11 1/2" tall
- 2' 5 1/8" wide
- 9.98 sq. ft. in display area

Current Menu Board



- 6' 9.35 " tall
- 8' 7.46" wide
- 38.8 sq. ft. in display area

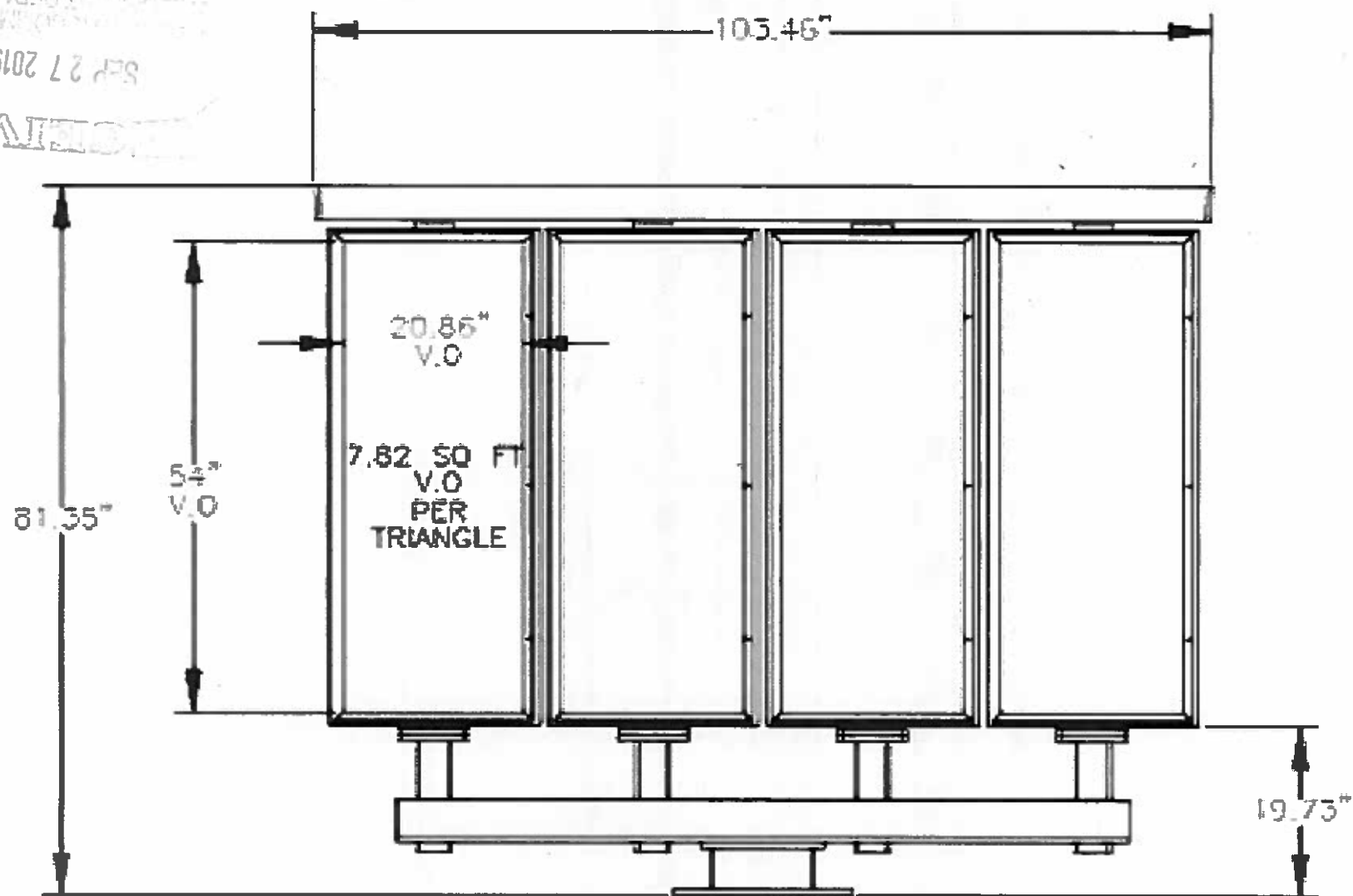
Current Drive-Thru





EXISTING MENU BOARD

RECEIVED
SEP 27 2019
CLINTON COUNTY
SHERIFF'S DEPARTMENT



OVERALL FRONT FOOTPRINT OF OPO4

58.45 SQ FT

EXISTING MENU BOARD

**No artificial flavors,
preservatives or colors**



10 pc. Chicken
McNuggets®

**Lunchtime
powerhouse**



Big Mac®

**Hot and
deliciously juicy**

100% fresh beef



Quarter Pounder™
with Cheese

Double Quarter Pounder™
with Cheese

**PROPOSED ELECTRONIC
PRE-SELL MENU BOARD**

Extra Value Meals

These breakfasts need any three of 1 egg, 1 slice and 1 medium soft drink. Pick a different drink or add a hot or cold fruit and yogurt. Promotional pricing may be based on menu pricing.



1 Big Mac®



2 Quarter Pounder® with Cheese



3 Double Quarter Pounder® with Cheese



4 Buttermilk Crispy Chicken



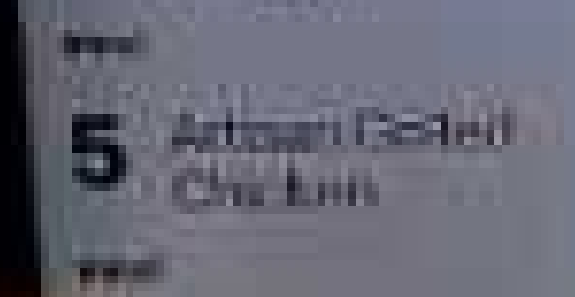
6 10 pc. Chicken McNuggets®



8 4 pc. Buttermilk Crispy Tenderloins



9 Southern Style Chicken



5 Artisan Grilled Chicken



7 Hot O' Fish®

Signature Crafted® Recipes

These dishes are prepared by order from menu pricing.



Mushroom & Swiss



Bacon Brokehouse

McCafé®

Espresso

Caramel Macchiato®

0 Cal

iced Caramel Macchiato®

0 Cal

iced Latte®

0 Cal

iced Latte®

0 Cal

Americano®

0 Cal

Classic Coffee

0 Cal

iced Coffee

0 Cal

Frozen

French Fries

0 Cal

Shrimp Filet

0 Cal

Bakery

Pies

0 Cal

Cookies

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Footlong®

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All Day Breakfast

Menu includes both towers and small coffee or soft drink. Pick a different drink or add a hot or cold fruit and yogurt. Promotional pricing may be based on menu pricing.



Egg McMuffin®



Sausage McMuffin® with Egg



Bacon, Egg & Cheese Biscuit



Sausage Biscuit with Egg



Sausage, Egg & Cheese McGriddles®



Bacon, Egg & Cheese McGriddles®

Sweets & Treats

Shakes

McFlurry®

Sundae®

Cone

Soft Drink

Sweet Tea

Soft Tea

Soft Tea

Soft Tea

Soft Tea

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Soft Tea

Soft Tea

Soft Tea

Soft Tea

Soft Tea

Soft Tea

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Fries, Sides & More

Fries

20 pc. Chicken McNuggets®

McDouble®

Double Cheeseburger®

Hash Browns

Side Salad

Side Salad

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Side Salad

\$1 \$2 \$3 Dollar Menu

Any Size Soft Drink

Any Size Sweet Tea

Sausage Biscuit

Small Hot Coffee

Small Hot Coffee

Small Hot Coffee

Small Hot Coffee

Small Hot Coffee

Small Hot Coffee

Small Hot Coffee

Small Hot Coffee

Small Hot Coffee

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Small Hot Coffee

Small Hot Coffee

Small Hot Coffee

Small Hot Coffee

Small Hot Coffee

Hot and deliciously juicy

100% fresh beef

Quarter Pounder® with Cheese

10 Cal

Double Quarter Pounder® with Cheese

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Double Quarter Pounder® with Cheese

10 Cal

Double Quarter Pounder® with Cheese

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Double Quarter Pounder® with Cheese

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Double Quarter Pounder® with Cheese

10 Cal

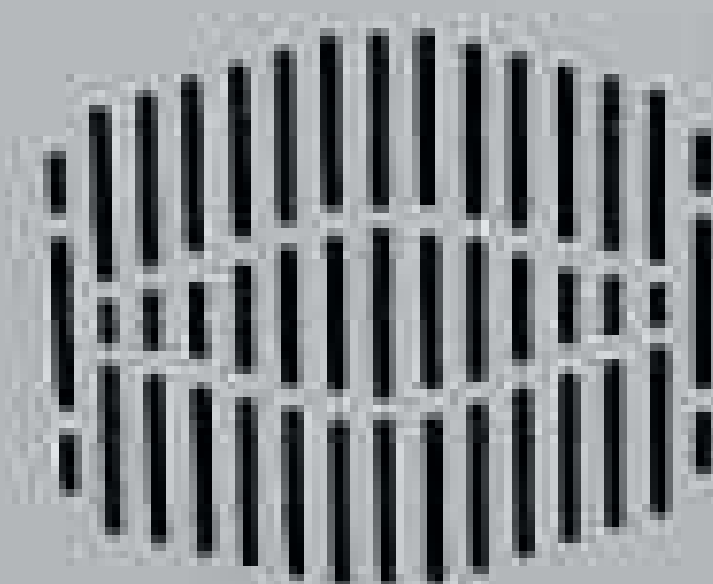
Double Quarter Pounder® with Cheese

10 Cal

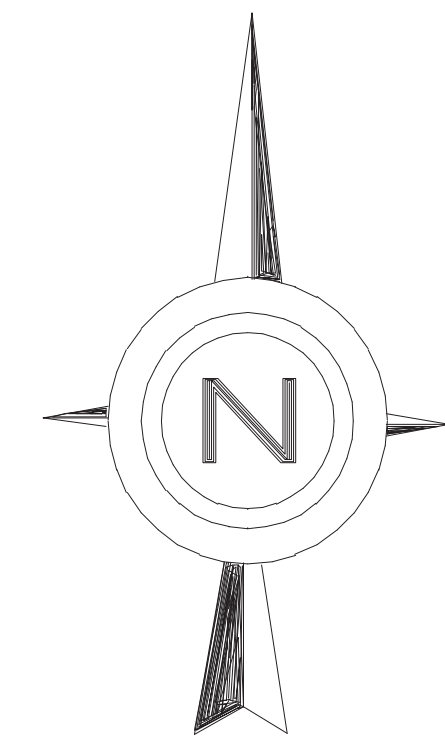
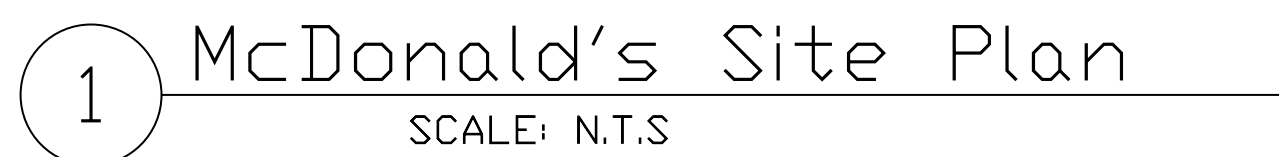


Customers With
Speech or Hearing
Difficulties Please
Put Up To The Next
Open Window For
Assistance In
Ordering.

Clientes con dificultades auditivas o del habla favor de pasar a la oficina vecinita abierta para ayudarlos con su orden.



EXISTING ORDER SPEAKER
TO REMAIN

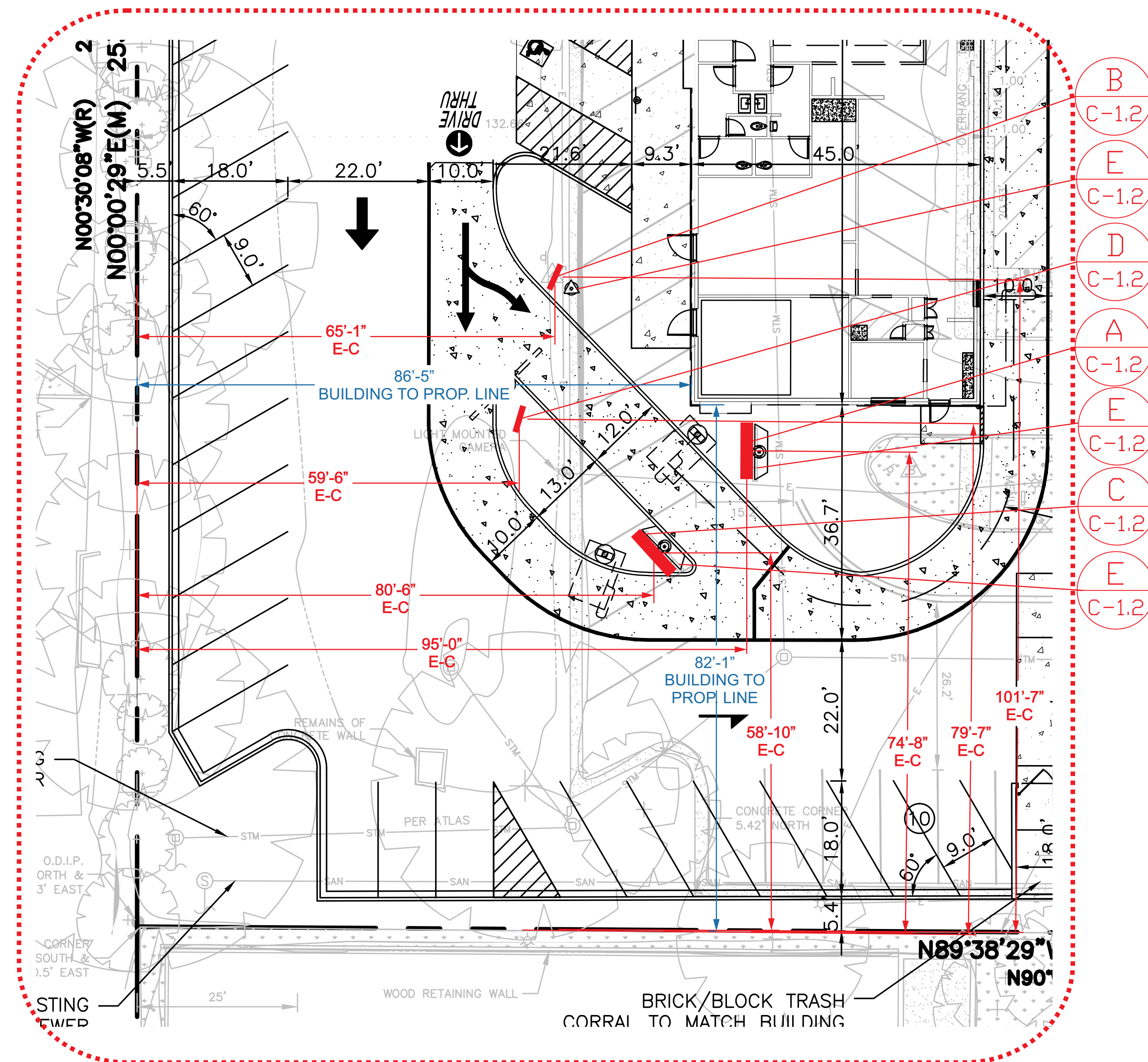
[illegible]

MENU BOARD IS ELECTRIFIED, USING EXISTING DEDICATED 20AMP CIRCUIT FOR EACH D/T LANE AN WILL HAVE ISOLATED GROUNDS.

CONDUIT: EXISTING TO HOME RUN IS 2". NEW FEEDER WILL BE 3/4" FOR LINE VOLTAGE. ALL CONDUIT EXISTING WILL BE SCHEDULE 40PVC UNDERGROUND.

LINE VOLTAGE WIRING: 4#12 & 13 12 GND & 1#12 ISOLATED GND TO EXISTING PANEL FOR ISOLATED GROUND POWER TO MENU BOARDS

LOW VOLTAGE CABLING: CAT-6 OUTDOOR & UNDERGROUND RATED BELKIN CABLING TO EXISTING NETWORK DATE SWITCH FOR COMMUNICATION TO MENU BOARDS.



1 Drive Thru Order Point
SCALE: N.T.S

E) EXISTING DRIVE-THRU EQUIPMENT TO BE REMOVED

CHECKED BY:		NO.		DATE	
DESIGN BY:		1	New Placement Menu Boards	5-14-19	
DRAWN BY:					
DATE:					
SCALE:					
PROJECT NO.:					

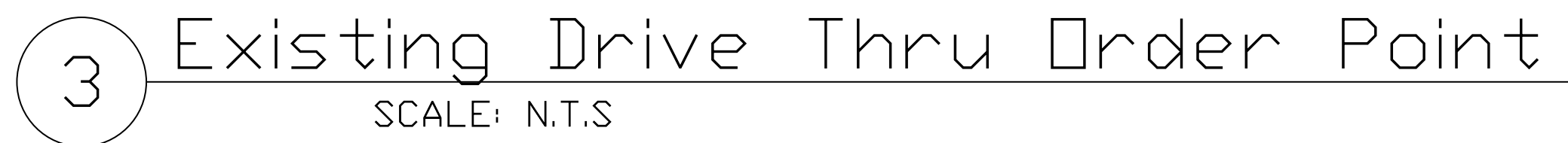
C-1.2

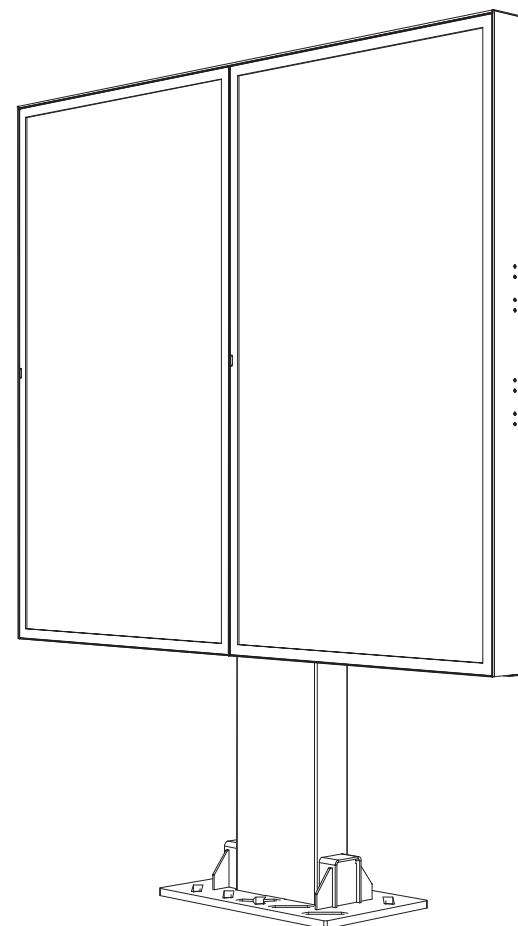
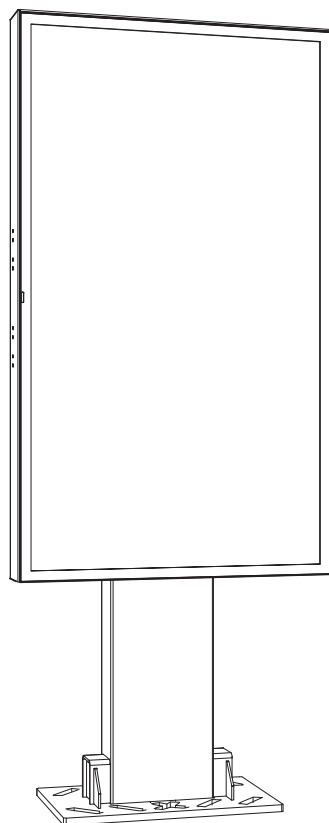
Prepared By:



MCDONALD'S

Prepared For:





55" Outdoor digital menuboard

02-55-2S/D Outdoor Menu Board

Permitting Unit Information

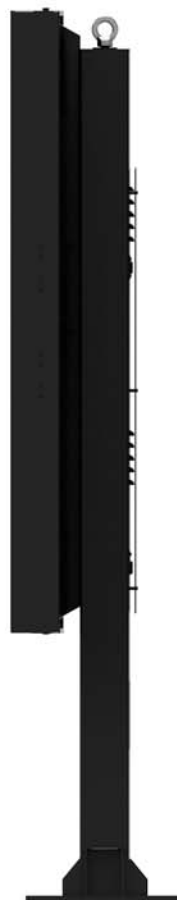
Version 1.0

Coates ODMB

Single screen unit



Area of display

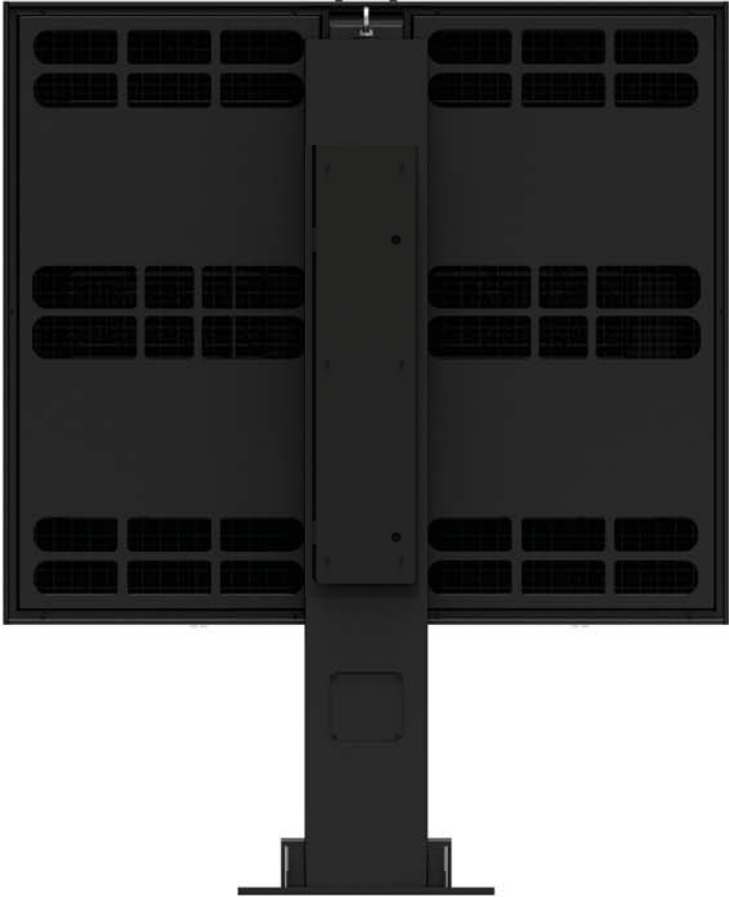


Coates ODMB
Double screen unit

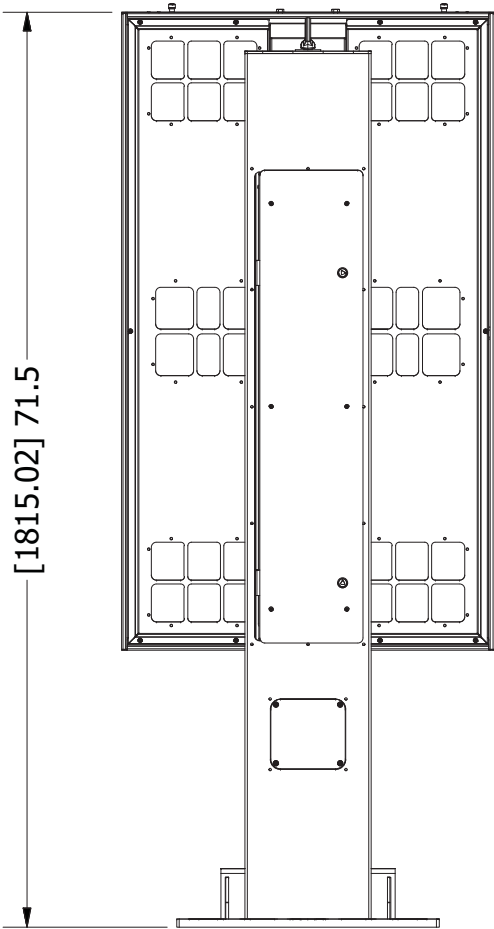
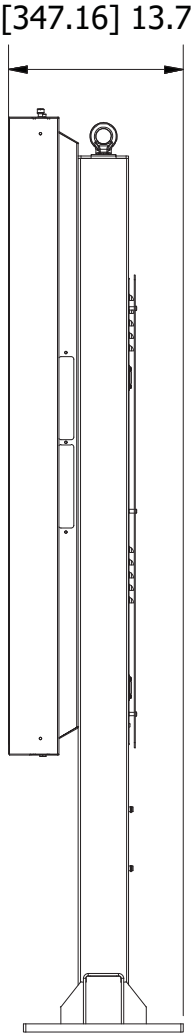
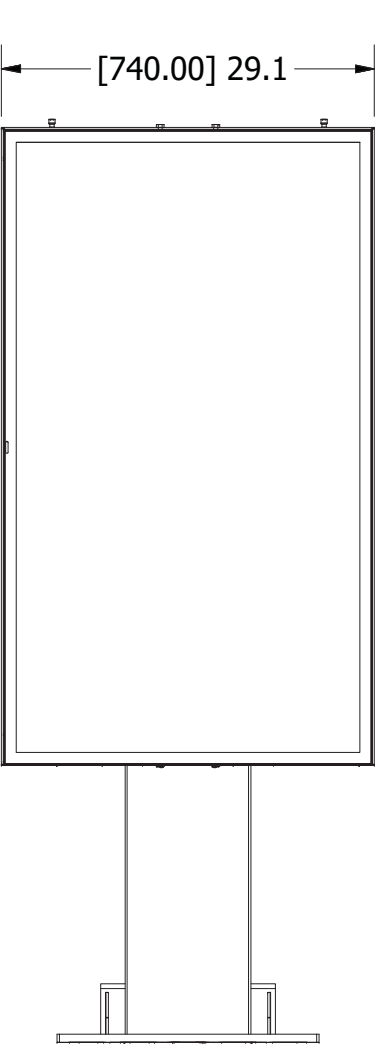


Area of display

Area of display

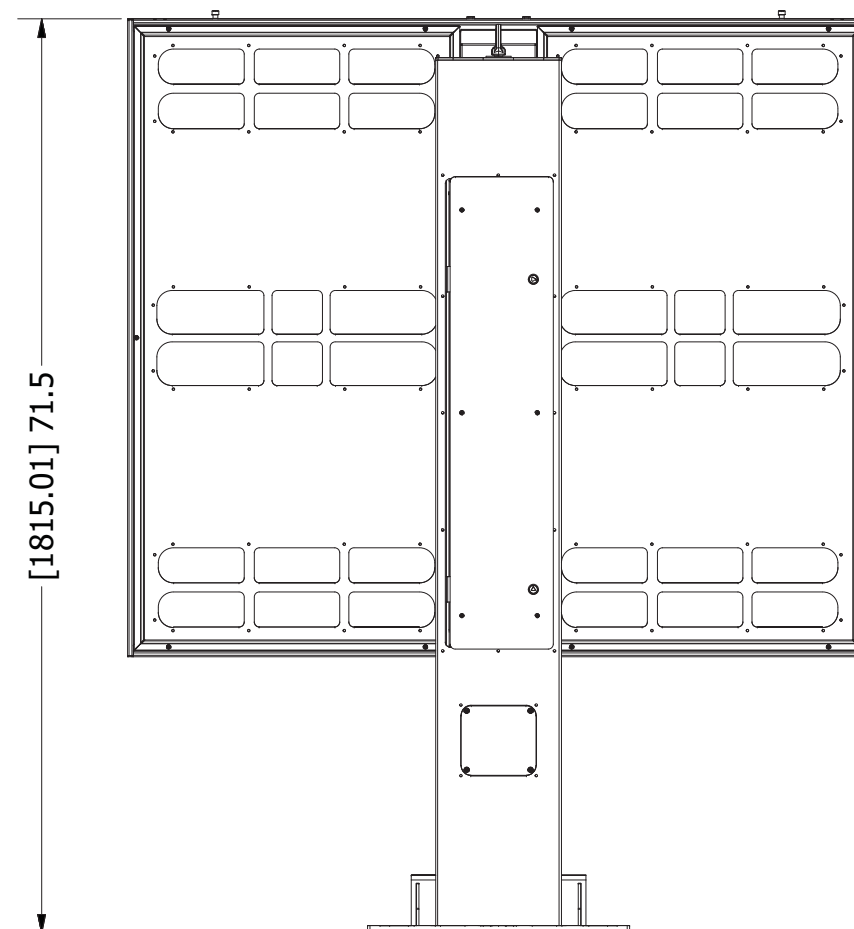
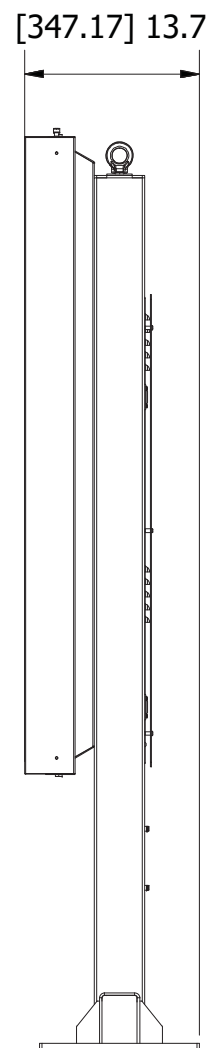
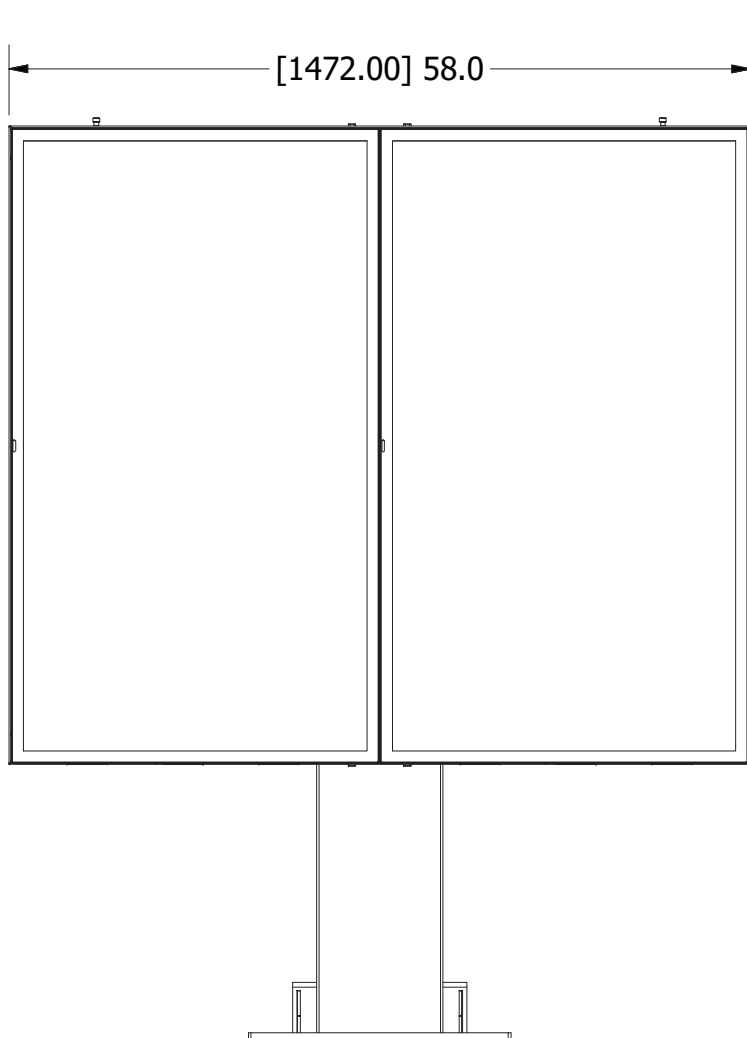


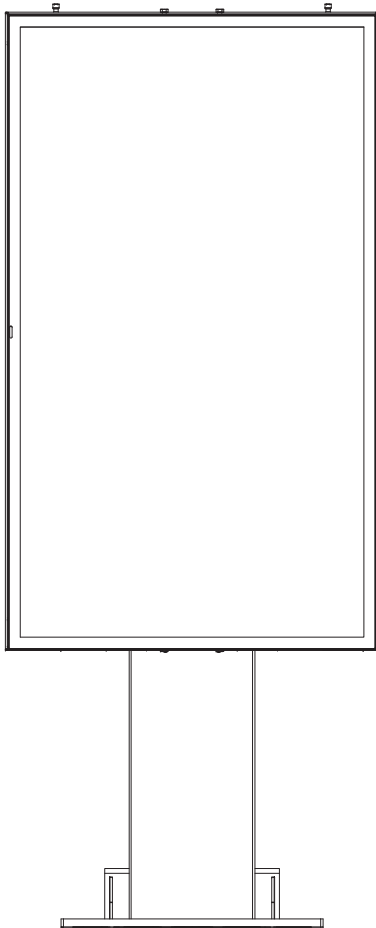
Coates ODMB
Single screen unit



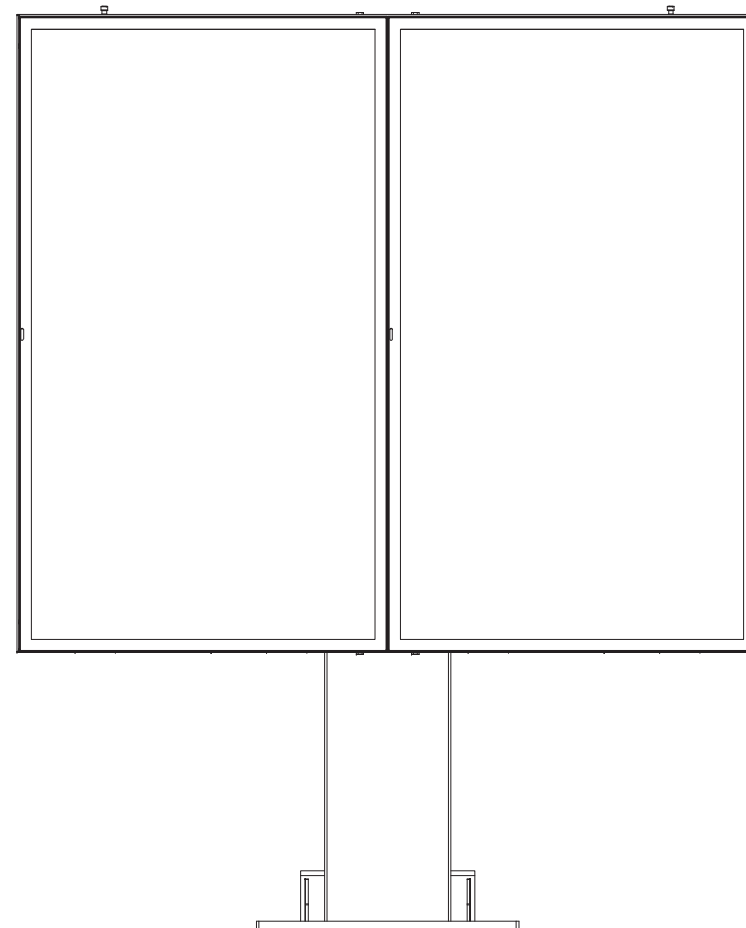
Coates ODMB

Double screen unit





Max potential draw 5.7A @110V



Max potential draw 9.8A @110V



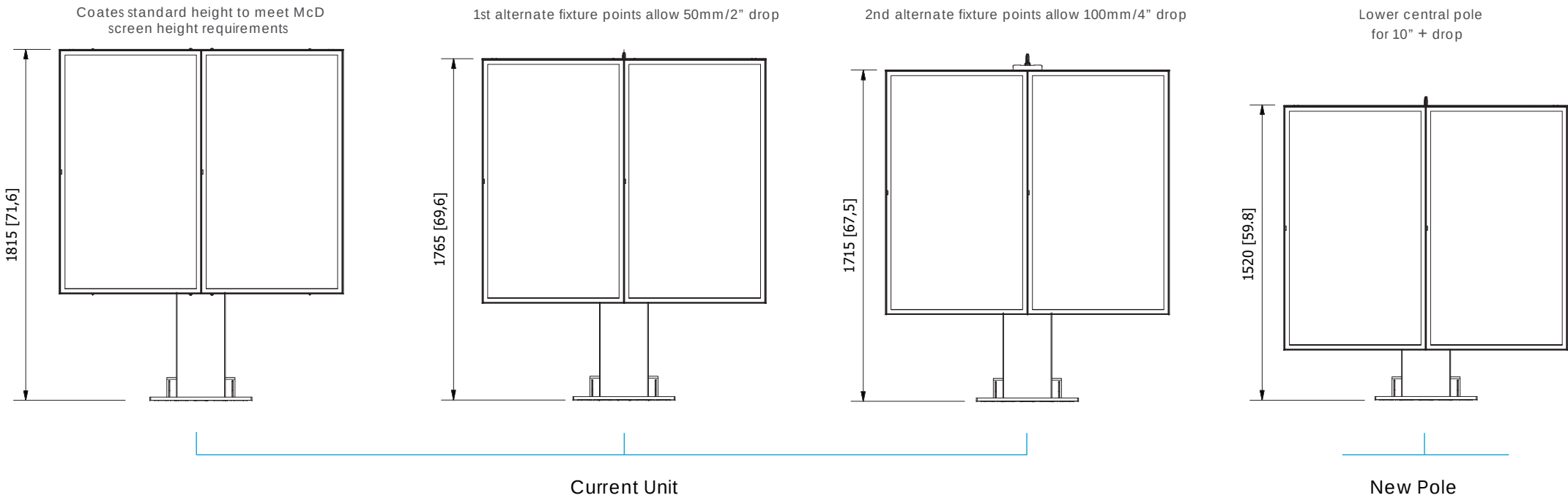
UL48 Electric sign

Coates ODMB

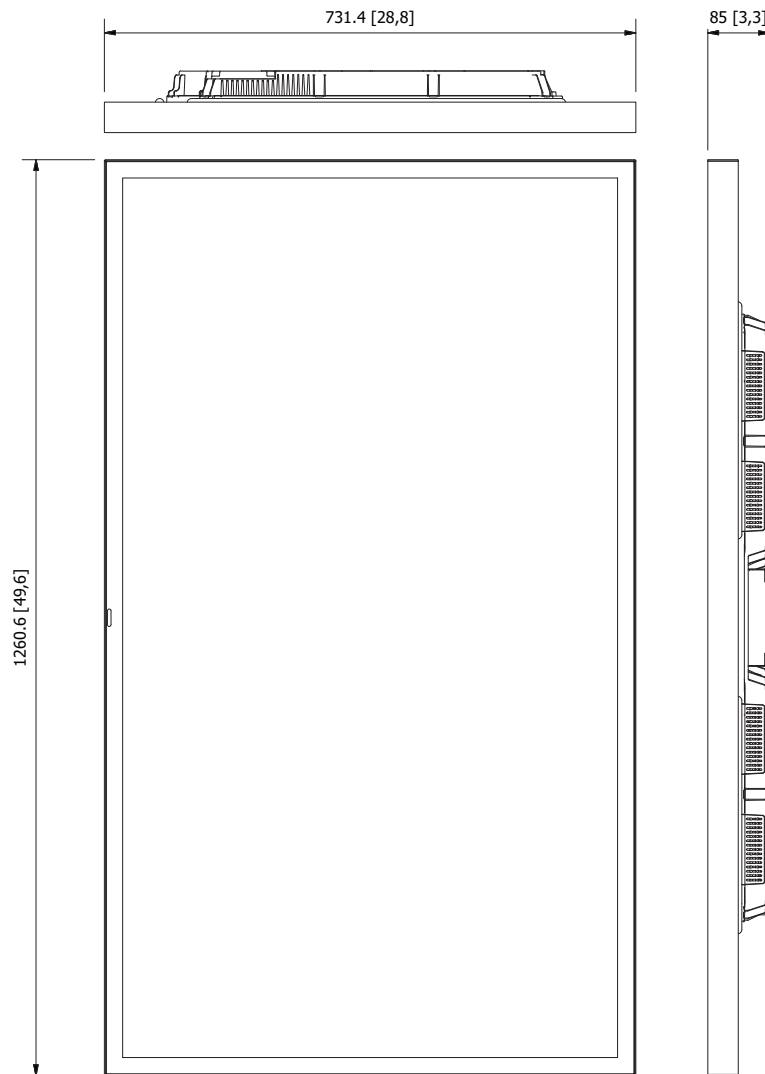
Height variations



Existing design has multiple fixture points already built in for brackets and screens allow for lowering in 2 additional increments.



Display specification



Samsung 550HF

Diagonal Size	55"
Brightness	2500 NIT
Weight	52.6 Kg [118.2 lbs]
Mechanical Specification	
Glass	5T Tempered Glass
Bezel Width	24.9mm [0.98"]
Operation Temperature	-40°C ~ 50 °C [-40 F ~ 122 F]
Certification	UL : CUL60950-1 (GO)

Display specification

Lumen output

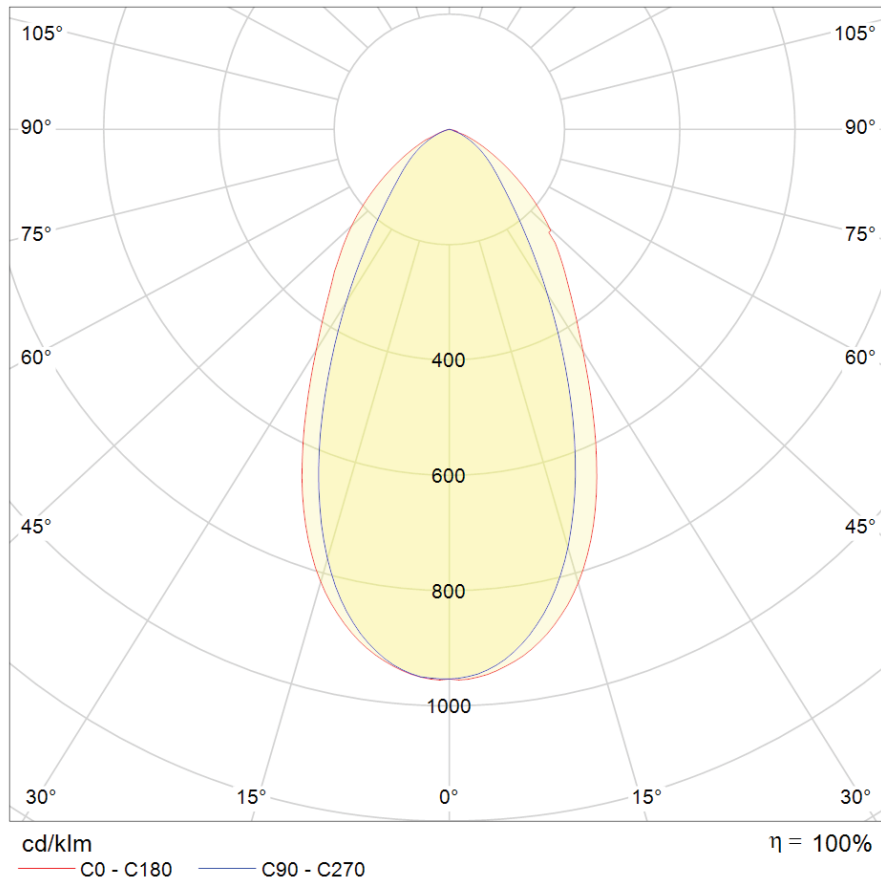


Fig 1.0

The attached is the max potential light output of the screen (see accompanying IES file)

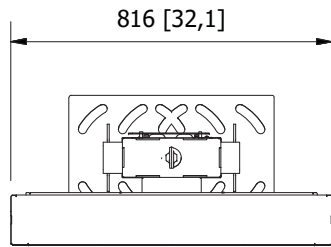
The units have inbuilt ambient light sensors

These light sensors dim the brightness of the screen based on the light surrounding it

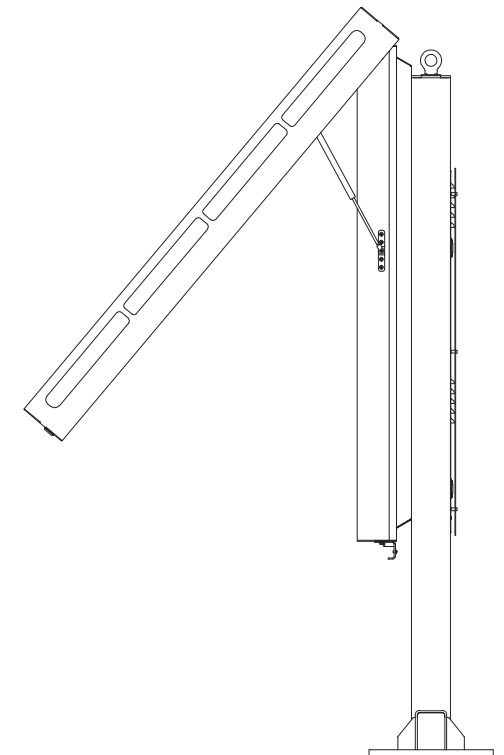
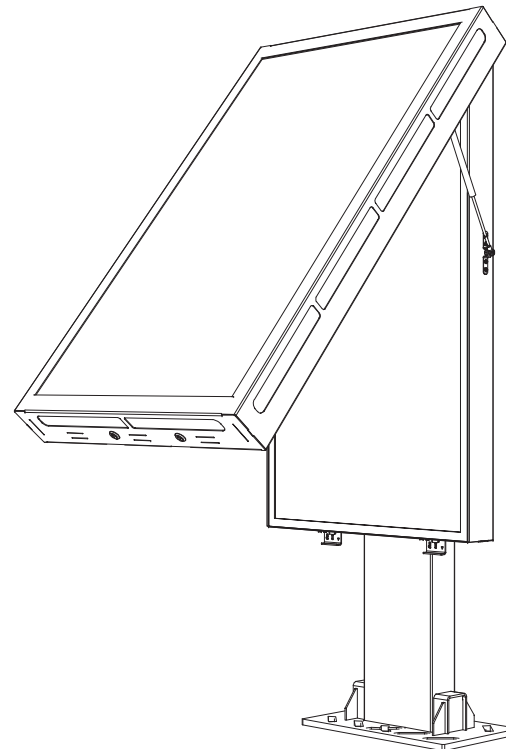
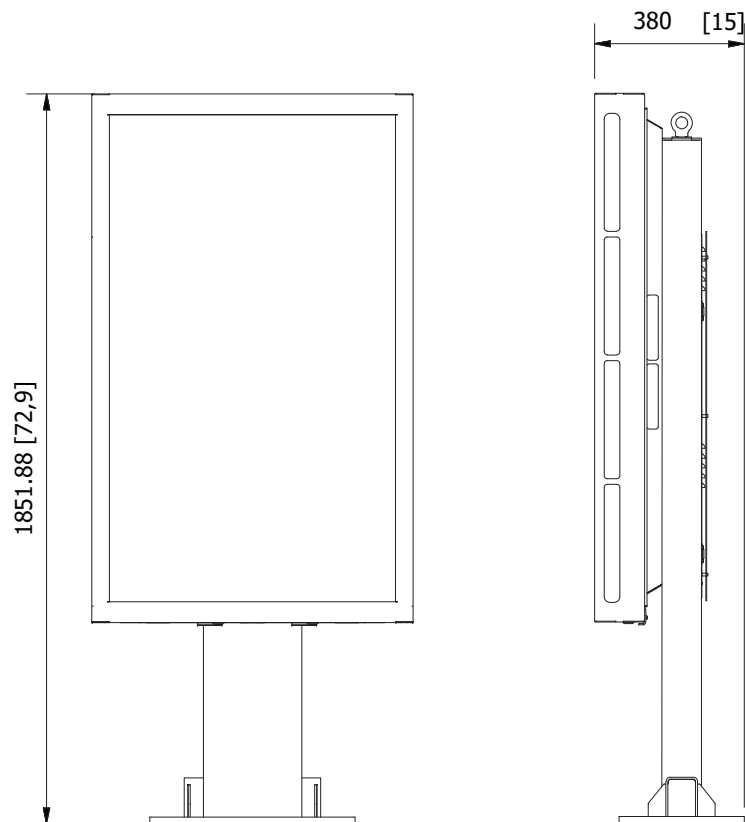
The screens can dim from full brightness 2500nit (Fig1.) all the way down to 500nit to prevent excessive output (glare) in low light and night time environments

Coates ODMB

Single with additional security glass



Optional tempered glass security cover
6mm tempered glass

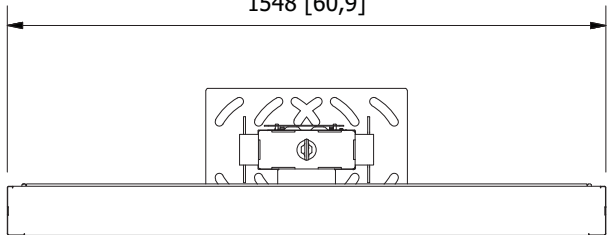


Coates ODMB

Double with additional security glass

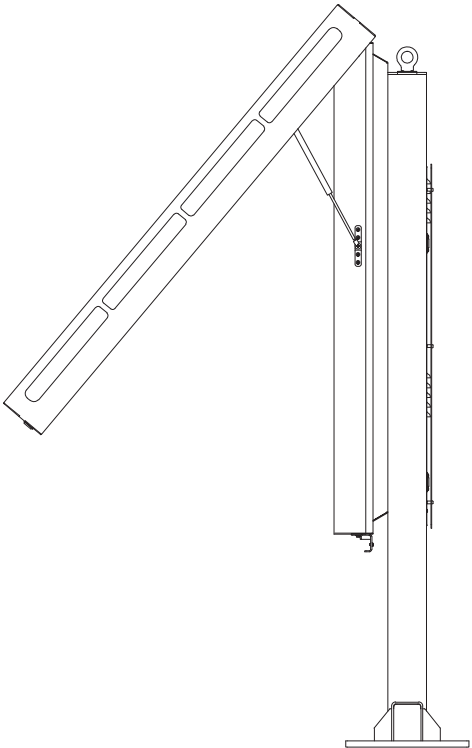
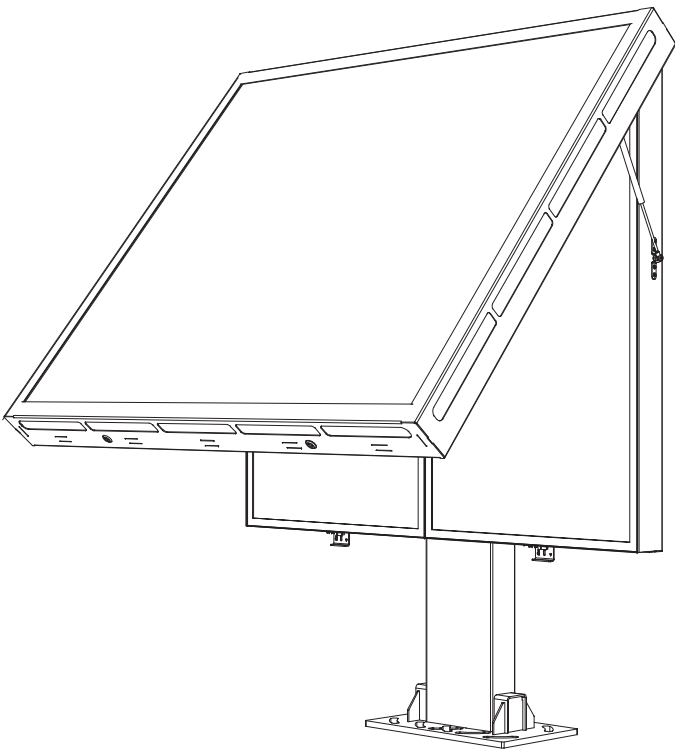
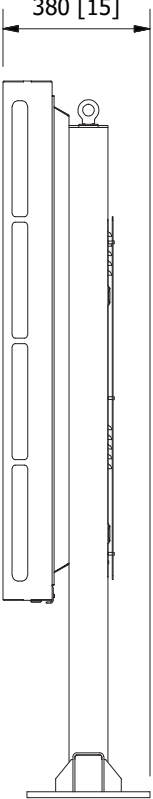
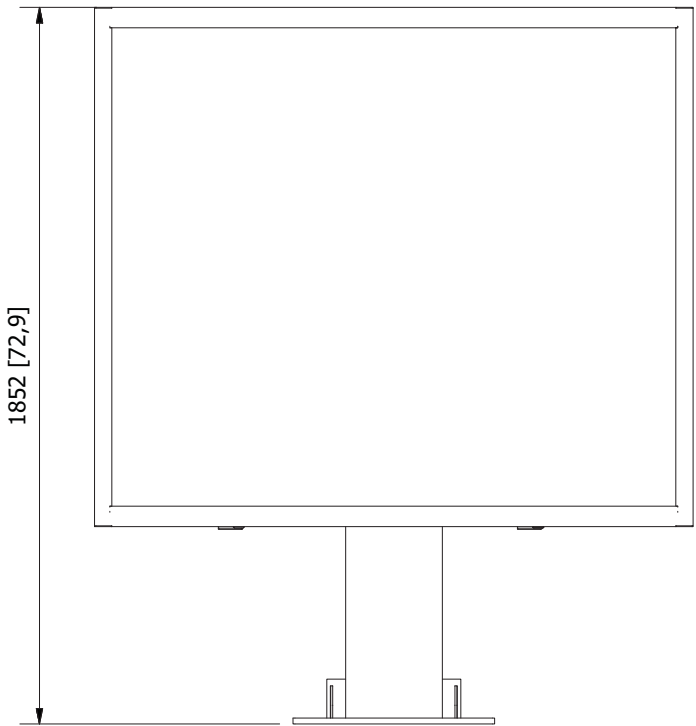


1548 [60,9]



Optional tempered glass security cover
6mm tempered glass

380 [15]



Coates ODMB

Additional security glass

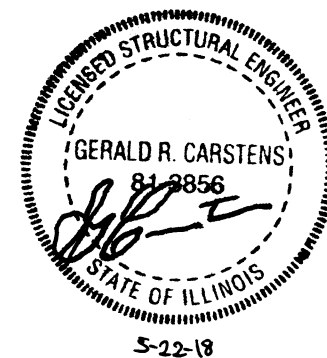


Coates ODMB

Color specification



Unit powder coat color Coates dark grey
Match Pantone: 446C
Gloss specification: 7-12 units @60deg



ENGINEER	DATE	REMARKS
ISSUE	00	5-18-18
mc		for approval

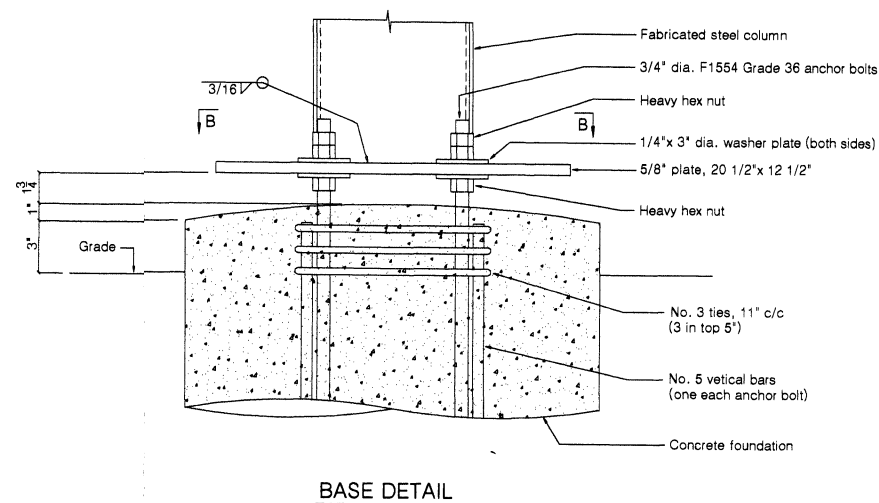
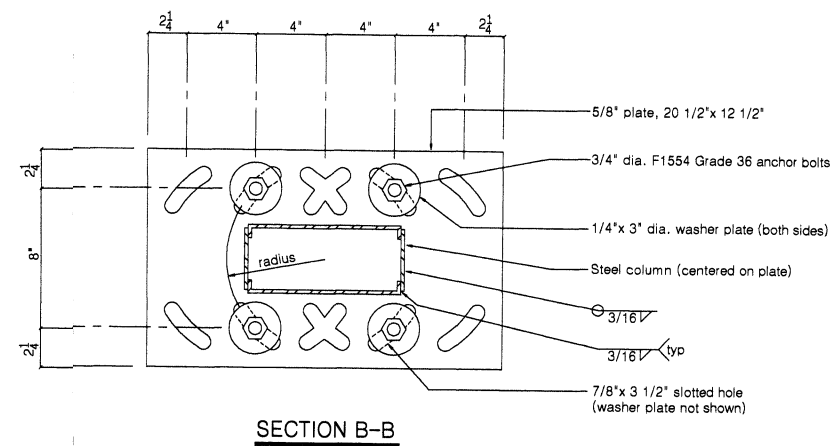
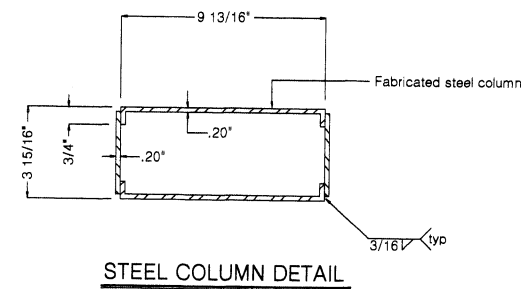
KEYSER INDUSTRIES INC.
10200 South Kedzie Ave.
Evergreen Park, IL 60805

COLUMN & FOUNDATION
MCDONALD'S
SINGLE FACE MENU BOARD
NS# 7199
15 E. DUNDEE ROAD
ARLINGTON HEIGHTS, ILLINOIS

GRG NO. 18-130-124

DRAW. NO. NS# 7199-SF

SHEET 1 of 1



NOTES
• Structural design conforms to the 2015 International Building Code.
• Design standard is ASCE 7-10.

WIND
• Design winds - 105 mph. (3 sec. gust) Exposure C.
• Structure is classified risk category 1.
• Wind importance factor - $I_w = 1.0$
• Design wind pressure is 17.8 p.s.f.

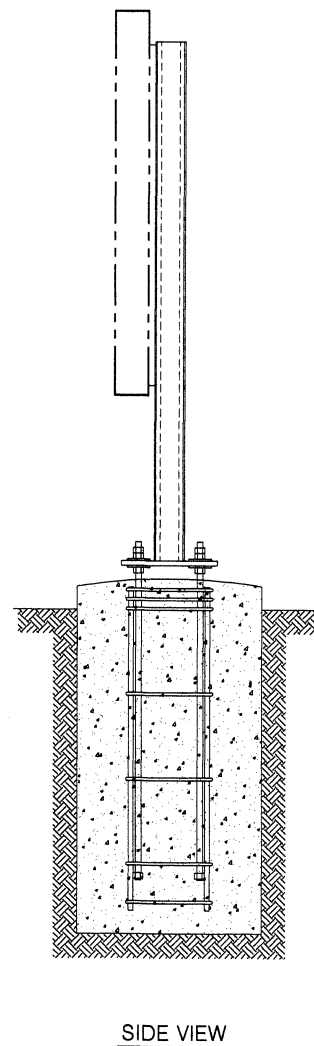
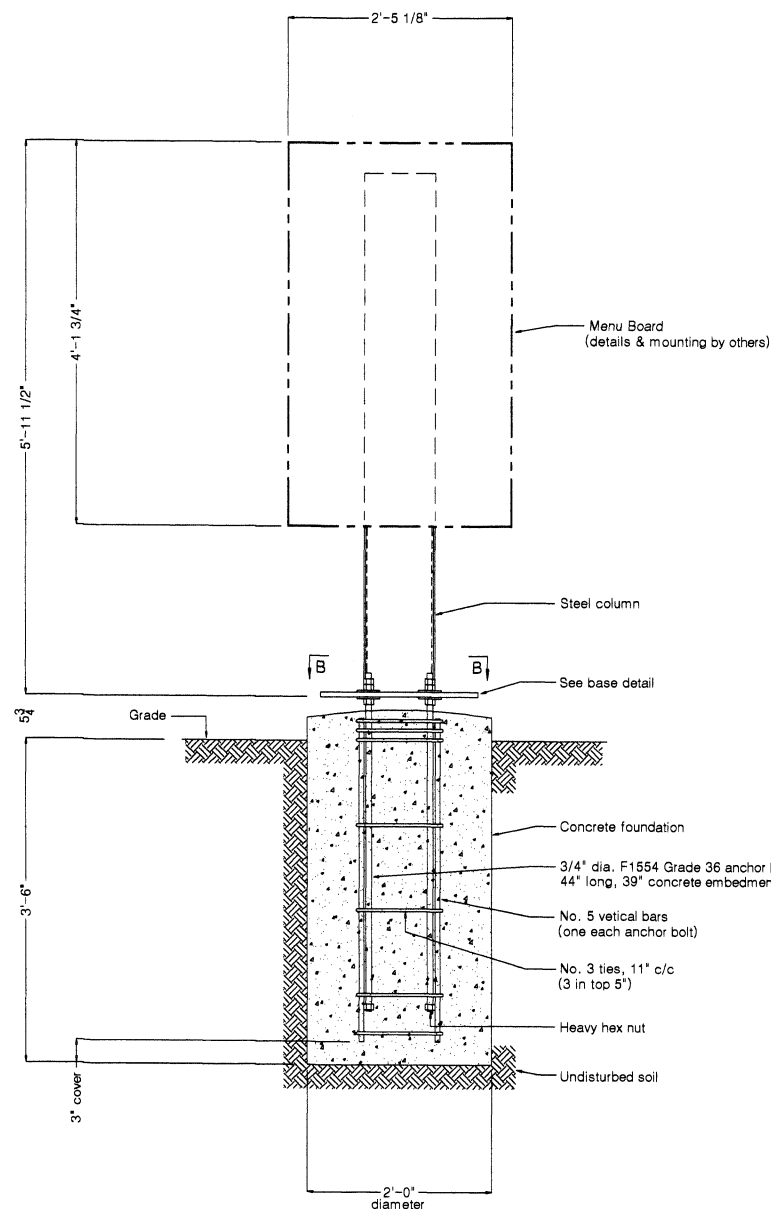
SEISMIC
• Seismic load importance factor: $I_s = 1.0$
• Structure is classified occupancy category 1.
• Mapped spectral response accelerations:
 $S_s = 0.087 g$
 $S_1 = 0.125 g$
• Site class: D
• Spectral response coefficients:
 $S_{DS} = 0.125$
 $S_{D1} = 0.097$

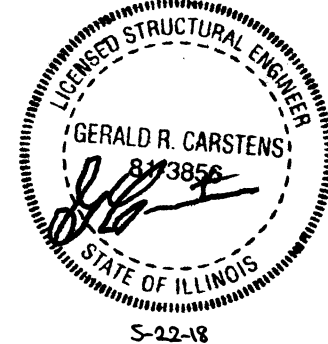
• Seismic design category is A.
• Seismic basic force resisting system:
 Non-buildings structure not similar to building - signs and billboards.
• Design base shear: $V = 0.04$ kips
• Seismic response coefficient: $C_s = 0.04$
• Response modification factor: $R = 3$
• Analysis procedure used: Equivalent lateral force method.

STEEL
• Structural steel plate shall conform to ASTM A36.
• Bolt holes shall be the AISC standard size (unless noted otherwise).
• Steel shall be primed and painted, except for the embedded portions of members.
• Steel welding shall be in accordance with AWS standards.
• Steel members and elements of the structure shall be fabricated and erected according to the latest AISC specifications and standard practice.

FOUNDATION & CONCRETE
• Concrete shall attain a 28-day compressive strength of $f'_c = 3000$ p.s.i.
• Concrete reinforcing steel shall conform to ASTM A615 grade 60.
• Allowable lateral bearing of the soil profile is an assumed 150 p.s.f./ft.
• Type and structural character of the soil profile is to be confirmed with an investigation by others.

GENERAL
• The contractor shall verify all dimensions and conditions in the field and notify the engineer of any discrepancies.
• GRC Engineering, Inc. will not be supervising or monitoring the erection/installation of this structure.
This is an original unpublished drawing; it is not to be reproduced, copied, or exhibited in any fashion without written permission of Keyser Industries Inc.



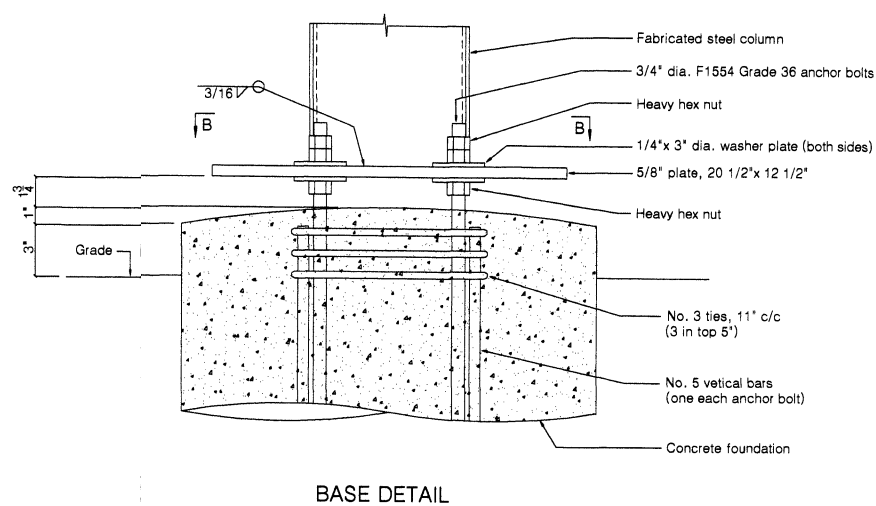
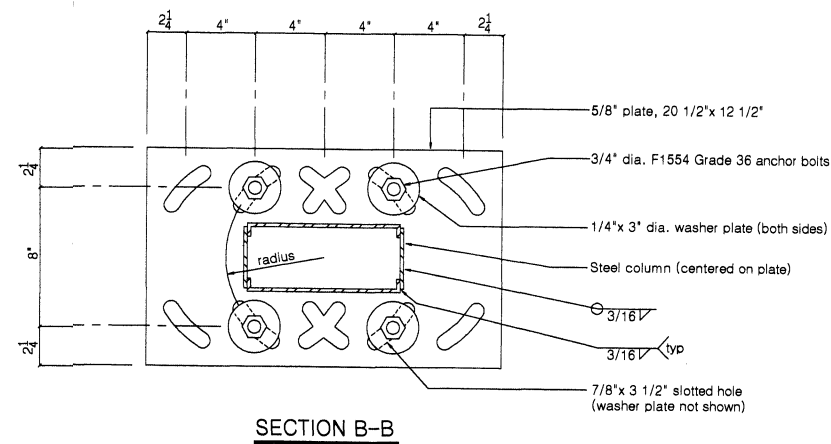
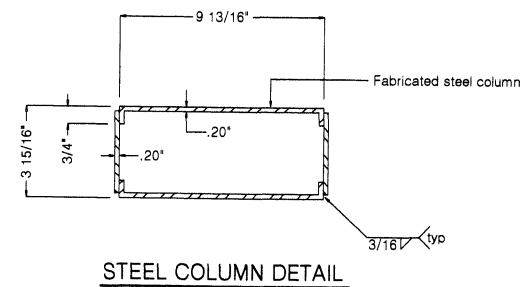


ENGINEER	DATE	REMARKS
ISSUE	00	5-18-18
NO		for approval

KEYSER INDUSTRIES INC.
10200 South Kedzie Ave.
Evergreen Park, IL 60805

COLUMN & FOUNDATION
MCDONALD'S
DOUBLE FACE MENU BOARD
NS# 7199
15 E. DUNDEE ROAD
ARLINGTON HEIGHTS, ILLINOIS

GRS NO. 18-130-124
DRAW. NO. NS# 7199-DF
SHEET 1 of 1



- NOTES
- Structural design conforms to the 2015 International Building Code.
 - Design standard is ASCE 7-10.

- WIND
- Design winds - 105 mph. (3 sec. gust) Exposure C.
 - Structure is classified risk category 1.
 - Wind importance factor - $I_w = 1.0$
 - Design wind pressure is 17.8 p.s.f.

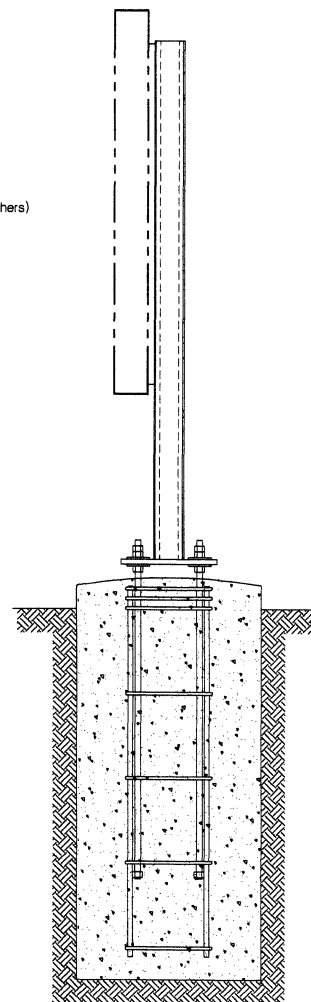
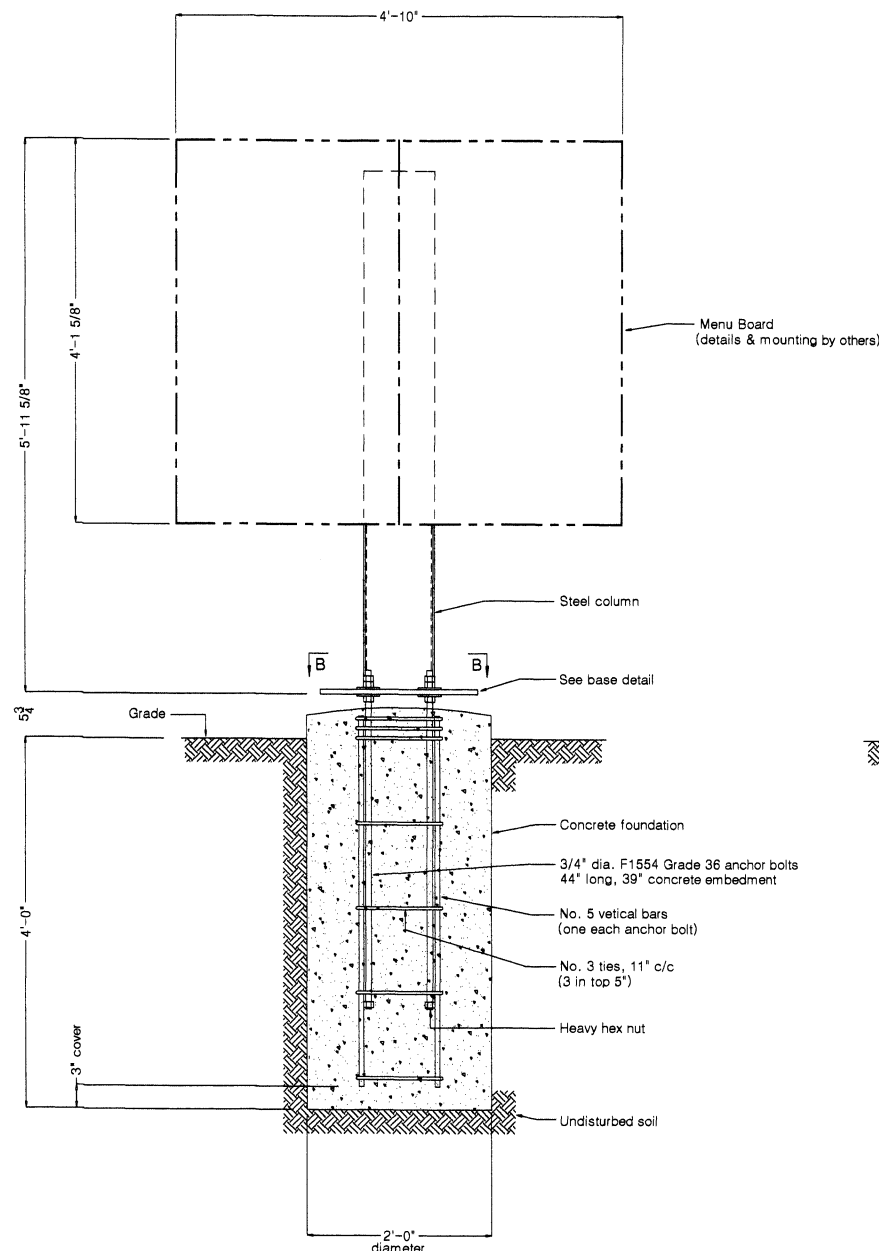
- SEISMIC
- Seismic load importance factor: $I_E = 1.0$
 - Structure is classified occupancy category 1.
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 - $S_s = 0.087 g$
 - $S_1 = 0.125 g$
 - Site class: D
 - Spectral response coefficients:
 - $S_{DS} = 0.125$
 - $S_{D1} = 0.097$

- Seismic design category is A.
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 - Non-buildings structure not similar to building - signs and billboards.
- Design base shear: .04 kips
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- Response modification factor: $R = 3$.
- Analysis procedure used: Equivalent lateral force method.

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SIDE VIEW









OBERLY'S DAIRY

ICE CREAM & DAIRY

ENTER

EXIT

9499













Copyright

RESPONSE TO ARTICLE VII VARIATIONS

The McDonald's ODMB Project is currently being deployed nationwide. These new electronic menu boards are replacing every drive-through McDonald's menu board in the country. The electronic boards will be the only option for McDonald's drive-throughs going forward. McDonald's will no longer be supplying materials for the current boards, and the electronic ones will be the only option for replacement. Because of this, the restaurant would not reasonably function without the board allowance. These boards are part of a larger modernization effort by McDonald's to advance their restaurant technology and increase efficiency of the drive-through.

The new boards remain static except for the 3-4 changes throughout the day that are controlled by the restaurant. They will be able to control the boards electronically from the store based on meal changes throughout the day. They do not contain video, animation or sound, and they have adjustable light settings appropriate for the time of day. They also have light sensors that automatically adjust based on the light surrounding it. The speaker aspect of the drive-through will remain the same, which has adjustable volume. We will be installing a cover over the current order display because the new menu board serves as the ordering station. As the customer orders, the items appear on the menu board. The lighting in the boards is programmed to reach a maximum of 2500 NITs at the brightest part of the day, and a minimum of 500 NITs at the darkest part of the day. In addition, during the day the background of the displays is white while at night the background is black.

These new boards are modernized and more appropriate for current times. McDonald's is one of many businesses that are switching over to digital signage in order to streamline their restaurants and increase efficiency. Thousands of these boards have already been installed in the US. We have completed several installations of these boards in and around the Chicago Metropolitan area. These boards are also more aesthetically pleasing than the current boards in place, and will not allow additional cardboard signage or "toppers" to be placed on the side or on top of the display. These new boards will not create any kind of traffic hazard or depreciation of nearby property values. We will not be changing the location of the drive-through or performing any construction on the layout. The board replacement is the only thing our contractors will be doing.

This particular store has a dual-lane drive-through. The ODMB template for this layout includes one digital main menu board in each lane that serves as an ordering station and menu. It is approximately 20 square feet in size, which is a decrease in size from the current boards. There will also be one digital pre-browse board in each lane approximately 15 feet in front of the main menu board. The purpose of the placement is so the second car in the drive-through can view the board while waiting to order. These boards are strategically placed to speed up the drive-through process, increase efficiency and benefit the customer experience.



Design Commission 10/22/2019

Item: DC#19-086 - McDonald's - 1920 N. Arlington Heights Rd. - Sign Variation

Department: Planning & Community Development

Requested Action

1. A variation from Chapter 30, Section 30-208.b, to allow two 20 sf fully digital drive-through menu boards (one per drive-through lane), where only conventional printed menu board displays are allowed.
2. A variation from Chapter 30, Section 30-208.c, to allow two 10 sf fully digital drive-through pre-sell menu boards (one per drive-through lane), where only conventional printed pre-sell menu board displays are allowed.

Recommendation

It is recommended that the Design Commission recommend approval to the Village Board for the following sign variations for McDonald's at 1920 N. Arlington Heights Road:

1. A variation from Chapter 30, Section 30-208.b, to allow two 20 sf fully digital drive-through menu boards (one per drive-through lane), where only conventional printed menu board displays are allowed.
2. A variation from Chapter 30, Section 30-208.c, to allow two 10 sf fully digital drive-through pre-sell menu boards (one per drive-through lane), where only conventional printed pre-sell menu board displays are allowed.

This recommendation is subject to compliance with the plans received 9/27/19, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

1. The digital displays shall comply with all operational standards for electronic signs as set forth in Chapter 30, Section 30-705.h, which includes static displays only (no scrolling, fading, flashing, animation, video, or sound), auto-dimming photocell technology to control brightness to .3 footcandles maximum above ambient lighting conditions, no off-premises advertising, and only permitted to be illuminated during the hours that the business is open.

2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, 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.

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
Exhibits	Exhibits
Context Photos	Exhibits
Hardship Letter	Correspondence

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: McDonald's - Sign Variation
Project Address: 1920 N. Arlington Heights Road
Prepared By: Steve Hautzinger

PETITION INFORMATION:

DC Number: 19-086
Petitioner Name: Michelle Freeman
Petitioner Address: Keyser Industries
9015 S. Kedzie Avenue
Evergreen Park, IL 60805
Meeting Date: October 22, 2019

Date Prepared: October 9, 2019

Requested Action(s):

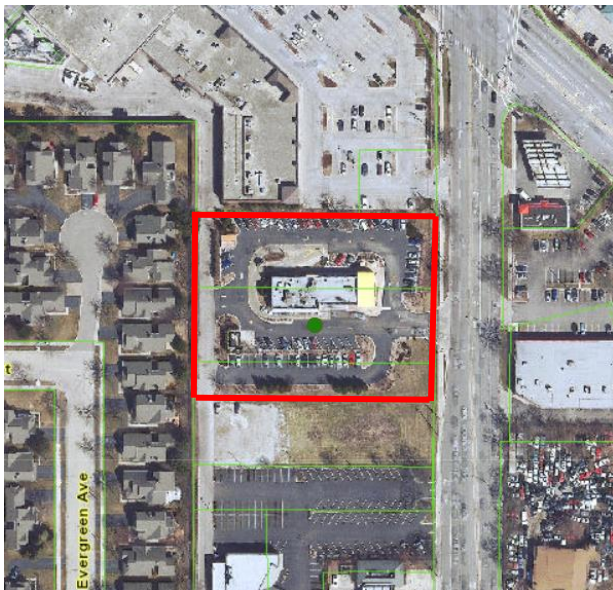
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2. A variation from Chapter 30, Section 30-208.c, to allow two 10 sf fully digital drive-through pre-sell menu boards (one per drive-through lane), where only conventional printed pre-sell menu board displays are allowed.

ANALYSIS:

Summary:

The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code, specifically Section 6-501 (e)(1), which states that the Design Commission "shall review all Plan Commission, Zoning Board of Appeals, Building Permit and Sign Permit applications for new construction and those improvements which affect the architectural design of the building, site improvements or signage to determine whether it meets with the standards, requirements and purposes of the Design Guidelines and Chapter 30, Sign Regulations."

This existing McDonald's restaurant is proposing to replace their existing conventional printed drive-through menu boards with new fully digital displays. The existing restaurant has two drive-through lanes, with one menu board per lane. The petitioner has reported that every drive-through McDonald's menu board in the country is being replaced with new electronic menu boards, and thousands have already been installed. The menu image on the boards will remain static except for 3 to 4 menu changes throughout the day which will be controlled from the store based on meal time changes. They will not display any video, animation or sound, and the brightness will be automatically dimmed based on ambient light conditions. The existing speakers will remain, and they are equipped with an adjustable volume control.



Aerial of Property



Zoning Map of Property

Surrounding Land Uses:

Direction	Existing Zoning	Existing Use
Subject Property	B-2, General Business District	McDonald's Restaurant
North	B-2, General Business District	Annex of Arlington Retail Center
South	B-2, General Business District	Palm Court Restaurant
East	B-2, General Business District	Arlington Promenade Retail Center
West	R-3, One Family Dwelling District	Single-Family Residences

Table 1: Drive-Through Menu Boards Summary

SIGN	QUANTITY	MAX. SIZE PER CODE	SIZE	HEIGHT (7' MAX. PER CODE)	REMARKS
Existing Conventional Printed Menu Boards	2	49 sf	43.7 sf	6'-9 1/2"	To be removed.
Proposed Fully Digital Menu Boards	2	49 sf	20 sf	6'-0"	Variation required for fully digital display, which shall comply with all operational standards for electronic signs as set forth in Chapter 30, Section 30-705.h.
Existing Conventional Printed Pre-Sell Menu Boards	None	24 sf	-	-	None existing.
Proposed Fully Digital Pre-Sell Menu Boards	2	24 sf	10 sf	6'-0"	Variation required for fully digital display, which shall comply with all operational standards for electronic signs as set forth in Chapter 30, Section 30-705.h.

Sign Variation Criteria:

The Village Sign Code, Chapter 30, Section 30-901 sets out the criteria for granting a sign variation.

- a. That the particular difficulty or peculiar hardship is not self-created by the Petitioner.
- b. That the granting of said variation will not create a traffic hazard, a depreciation of nearby property values or otherwise be detrimental to the public health, safety, morals and welfare;
- c. That the variation will serve to relieve the Petitioner from a difficulty attributable to the location, topography, circumstances on nearby properties or other peculiar hardship, and will not merely serve to provide the Petitioner with a competitive advantage over similar businesses;
- d. That the variation will not alter the essential character of the locality;
- e. That the Petitioner's business cannot reasonably function under the standards of this chapter.

The petitioner has submitted a letter addressing the hardship criteria, which states that the proposed fully digital menu boards are necessary to comply with McDonald's nationwide initiative to modernize their restaurants, as well as to increase efficiency at their drive-throughs.

The same fully digital menu boards were recently approved for the McDonald's restaurant at 45 E. Golf Road in Arlington Heights. Digital menu boards allow for easier menu updates, and they are smaller than conventional menu boards due to the ability to change the menu items based on the meal time. Staff does not object to the use of full digital menu board displays, but they shall be required to comply with all operational standards for electronic signs as set forth in Chapter 30, Section 30-705.h, which includes static displays only (no scrolling, fading, flashing, animation, video, or sound), auto-dimming photocell technology to control brightness to .3 footcandles maximum above ambient lighting conditions, no off-premises advertising, and only permitted to be illuminated during the hours that the business is open. Additionally, per Chapter 30, Section 30-208.e.1, the sound from the speaker on the ordering canopies shall not be audible at or beyond the property line, and the speakers shall be equipped with an adjustable volume control.

RECOMMENDATION

It is recommended that the Design Commission recommend **approval** to the Village Board for the following sign variations for *McDonald's* at 1920 N. Arlington Heights Road:

1. A variation from Chapter 30, Section 30-208.b, to allow two 20 sf fully digital drive-through menu boards (one per drive-through lane), where only conventional printed menu board displays are allowed.
2. A variation from Chapter 30, Section 30-208.c, to allow two 10 sf fully digital drive-through pre-sell menu boards (one per drive-through lane), where only conventional printed pre-sell menu board displays are allowed.

This recommendation is subject to compliance with the plans received 9/27/19, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

1. The digital displays shall comply with all operational standards for electronic signs as set forth in Chapter 30, Section 30-705.h, which includes static displays only (no scrolling, fading, flashing, animation, video, or sound), auto-dimming photocell technology to control brightness to .3 footcandles maximum above ambient lighting conditions, no off-premises advertising, and only permitted to be illuminated during the hours that the business is open.
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, 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.

October 9, 2019

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

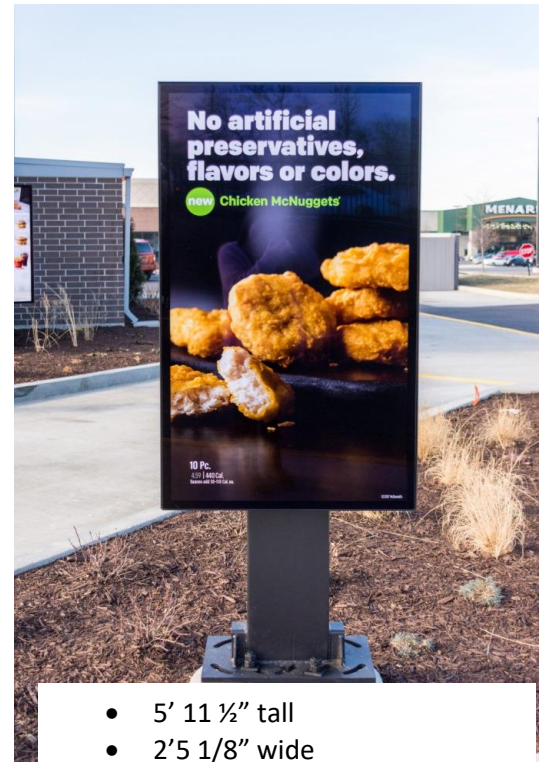
c: Charles Witherington-Perkins, Director of Planning and Community Development, Petitioner, DC File 19-086

Proposed Main Menu Board



- 5' 11 1/2" tall
- 4' 10" wide
- 19.97 sq. ft. in display area

Proposed Pre-Browse Board



- 5' 11 1/2" tall
- 2' 5 1/8" wide
- 9.98 sq. ft. in display area

Current Menu Board



- 6' 9 1/2 " tall
- 8' 3" wide
- 43.66 sq. ft. in display area
- All measurements do not include toppers

Current Drive-Thru





**No artificial flavors,
preservatives or colors**



10 pc. Chicken
McNuggets®

**Lunchtime
powerhouse**



Big Mac®

**Hot and
deliciously juicy**

100% fresh beef



Quarter Pounder™
with Cheese

Double Quarter Pounder™
with Cheese

**PROPOSED ELECTRONIC
PRE-SELL MENU BOARD**

Extra Value Meals

These breakfasts need any three of 1 soft drink and medium soft drink. Pick a different drink or add for an additional charge. Promotional pricing may be based on availability.



1 Big Mac®



2 Quarter Pounder® with Cheese



3 Double Quarter Pounder® with Cheese



4 Buttermilk Crispy Chicken



6 10 pc. Chicken McNuggets®



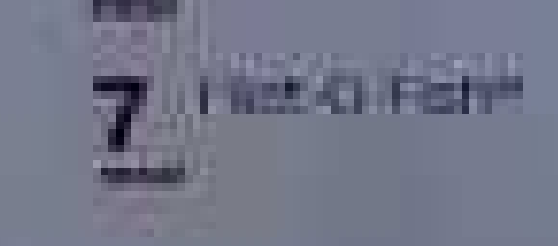
8 4 pc. Buttermilk Crispy Tenderloins



9 Southern Style Chicken



5 Artisan Grilled Chicken



7 Hot O' Fish®

Signature Crafted® Recipes

These dishes are prepared by order from menu pricing.



Mushroom & Swiss



Bacon Brokehouse

McCafé®

Espresso

- Caramel Macchiato®
- iced Caramel Macchiato®
- Latte®
- iced Latte®
- Americano®
- Classics
- Coffee
- iced Coffee

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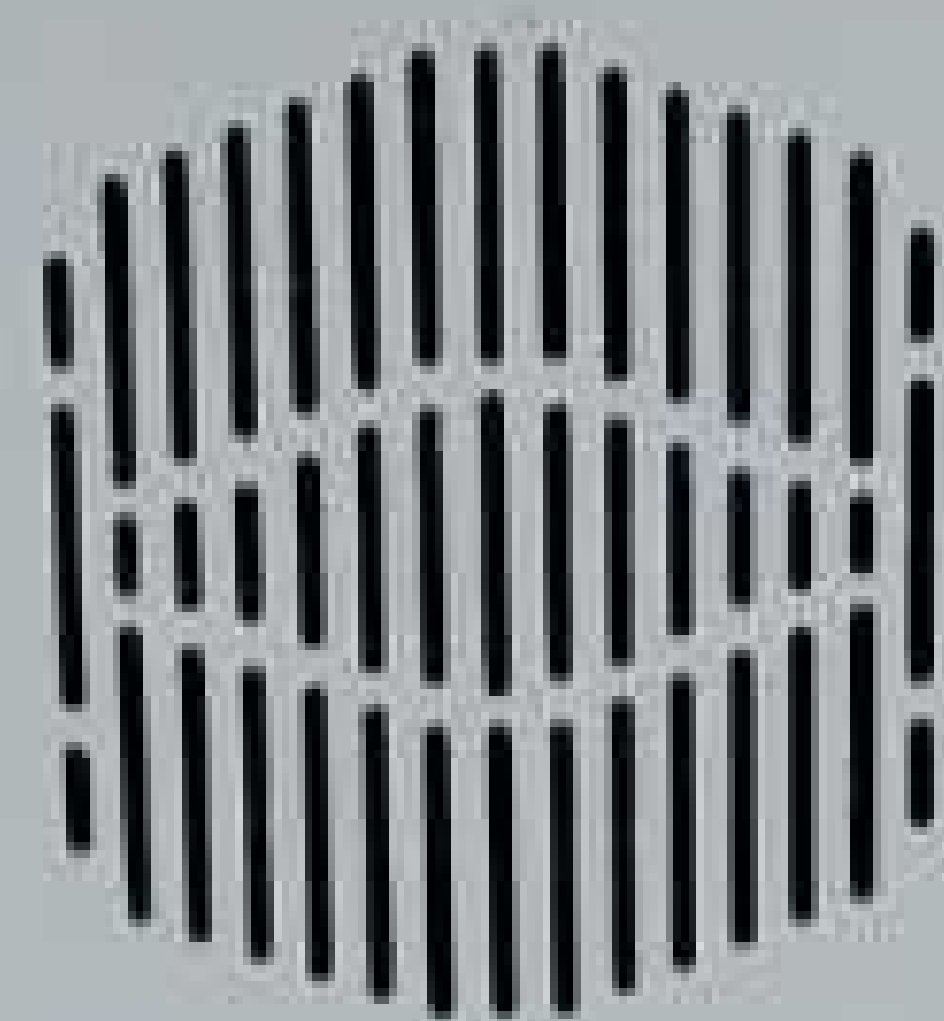
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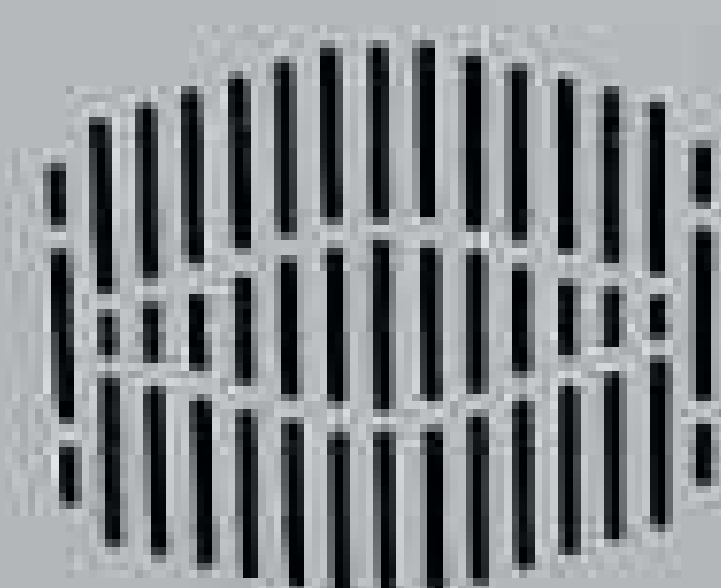
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ORDER HERE

Customers With
Speech or Hearing
Difficulties Please
Put Up To The Next
Open Window For
Assistance In
Ordering.
Thank you.

Clientes con
dificultades
auditivas o del habla
favore de pasar a la
proxima ventanilla
abierta para ayudarte
con su orden.
Gracias



EXISTING ORDER SPEAKER
TO REMAIN

4 Buttermilk
Chicken

5 Artisan G
Chicken

Signature

McCafé®

Espresso

Caramel Macchiato®

Food Caramel Macchiato

Latte®

Food Latte®

Americano

Classics

Coffee

Food Coffee

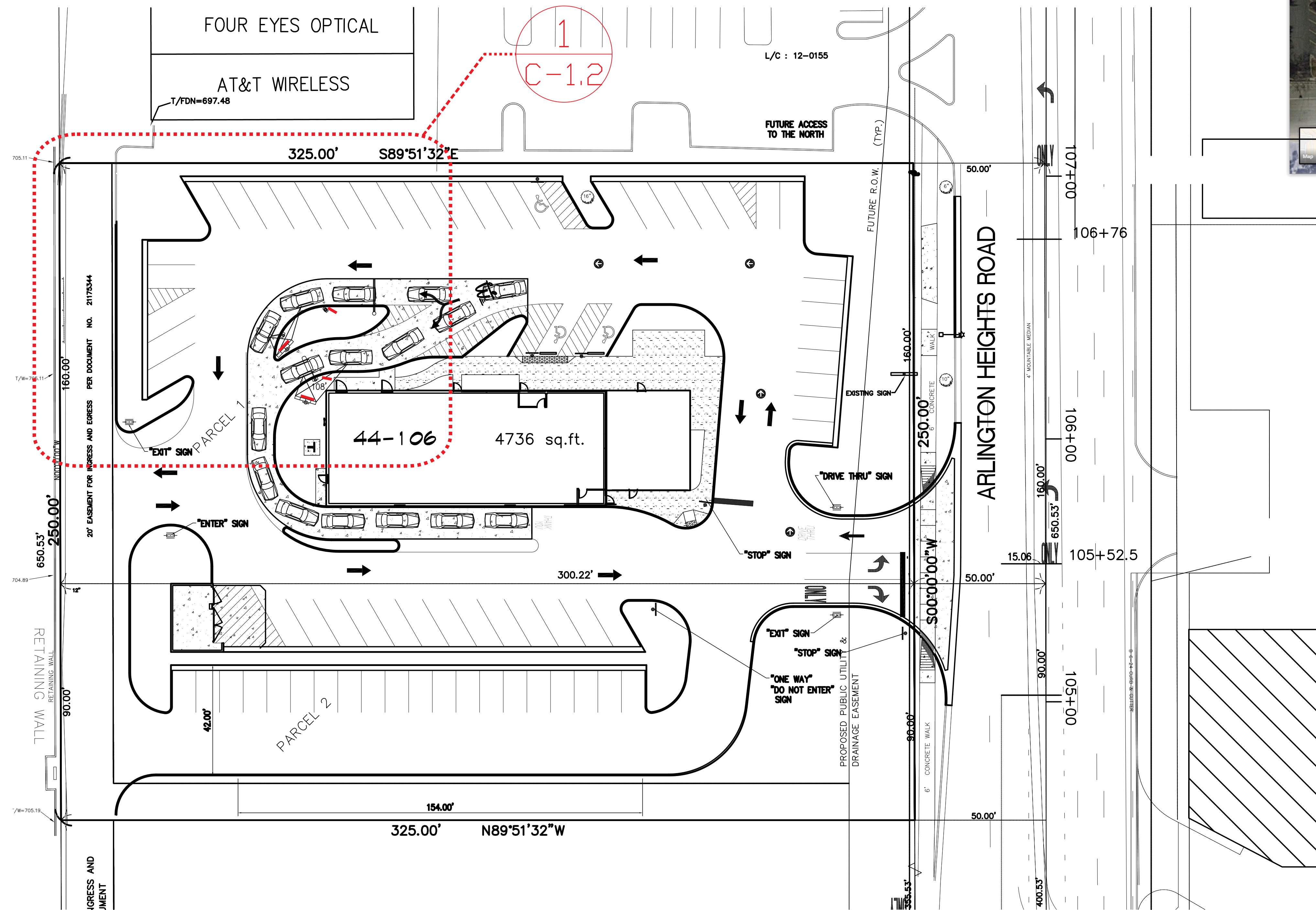
No artificial
preserv

THIS PLAYERS INFO:

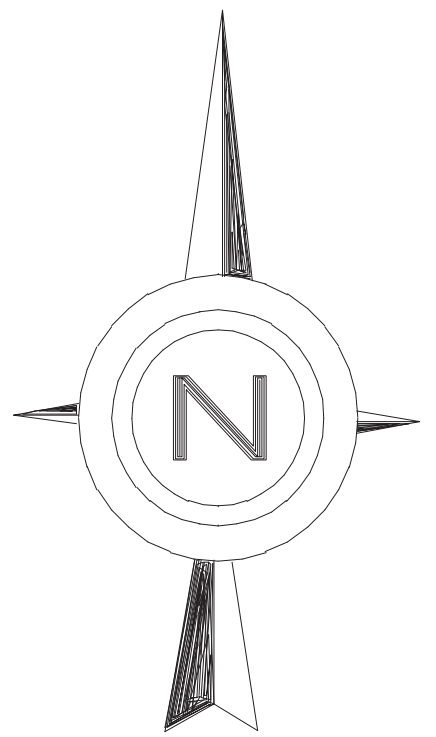
100% Pure, 100% Natural

100% Pure, 100% Natural

100% Pure, 100% Natural



2 Aerial View
SCALE: N.T.S

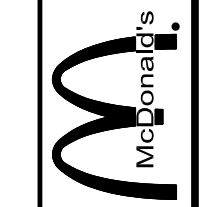


1 McDonald's Site Plan
SCALE: N.T.S

CHECKED BY:
DESIGN BY:
DRAWN BY:
DATE:
SCALE:
PROJECT NO.:

C-1

Prepared By:



McDONALD'S

Prepared For:

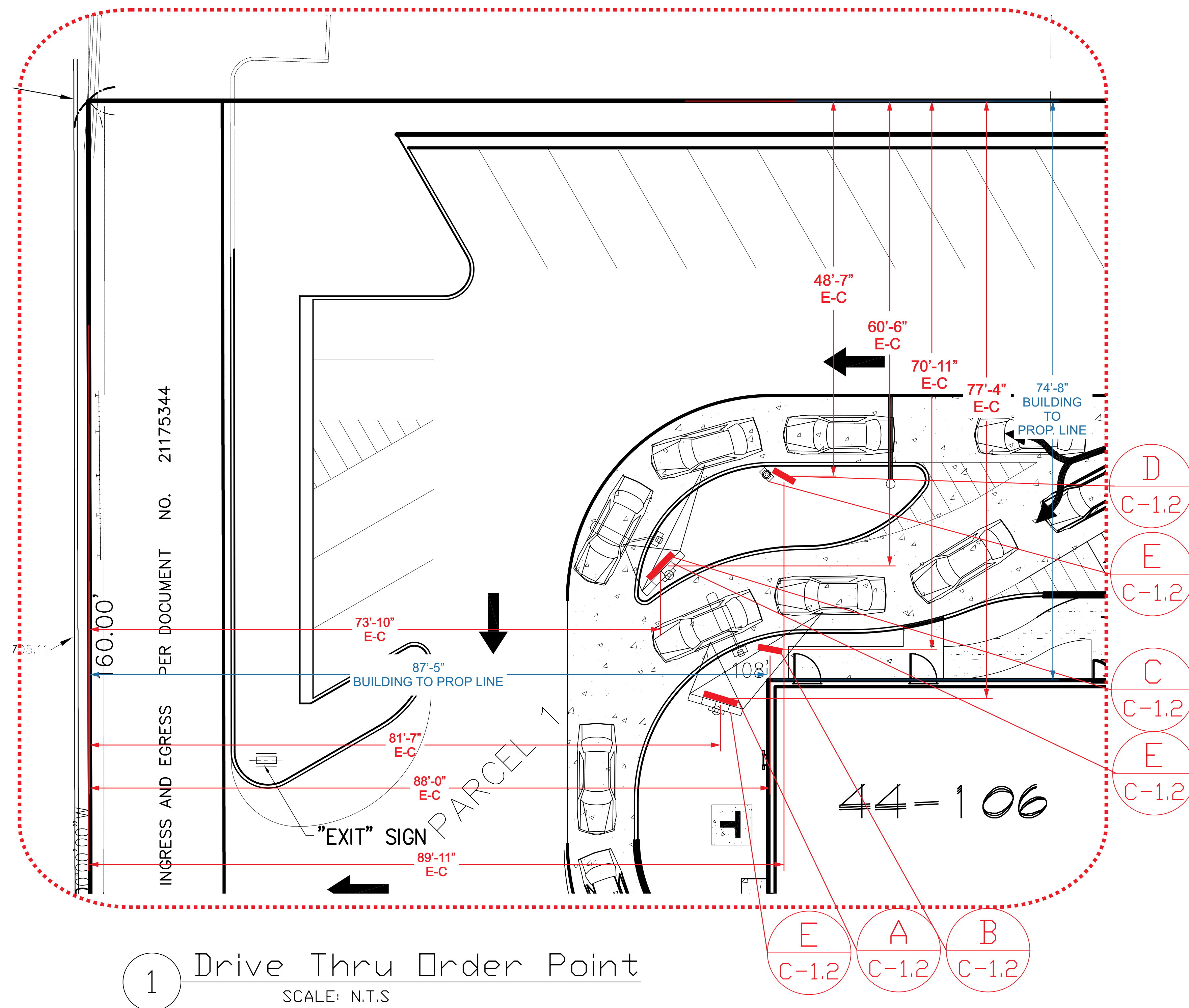
NO. 1
DATE 5-14-19
New Placement Menu Boards

MENU BOARD IS ELECTRIFIED, USING EXISTING DEDICATED 20AMP CIRCUIT FOR EACH D/T LANE AN WILL HAVE ISOLATED GROUNDS.

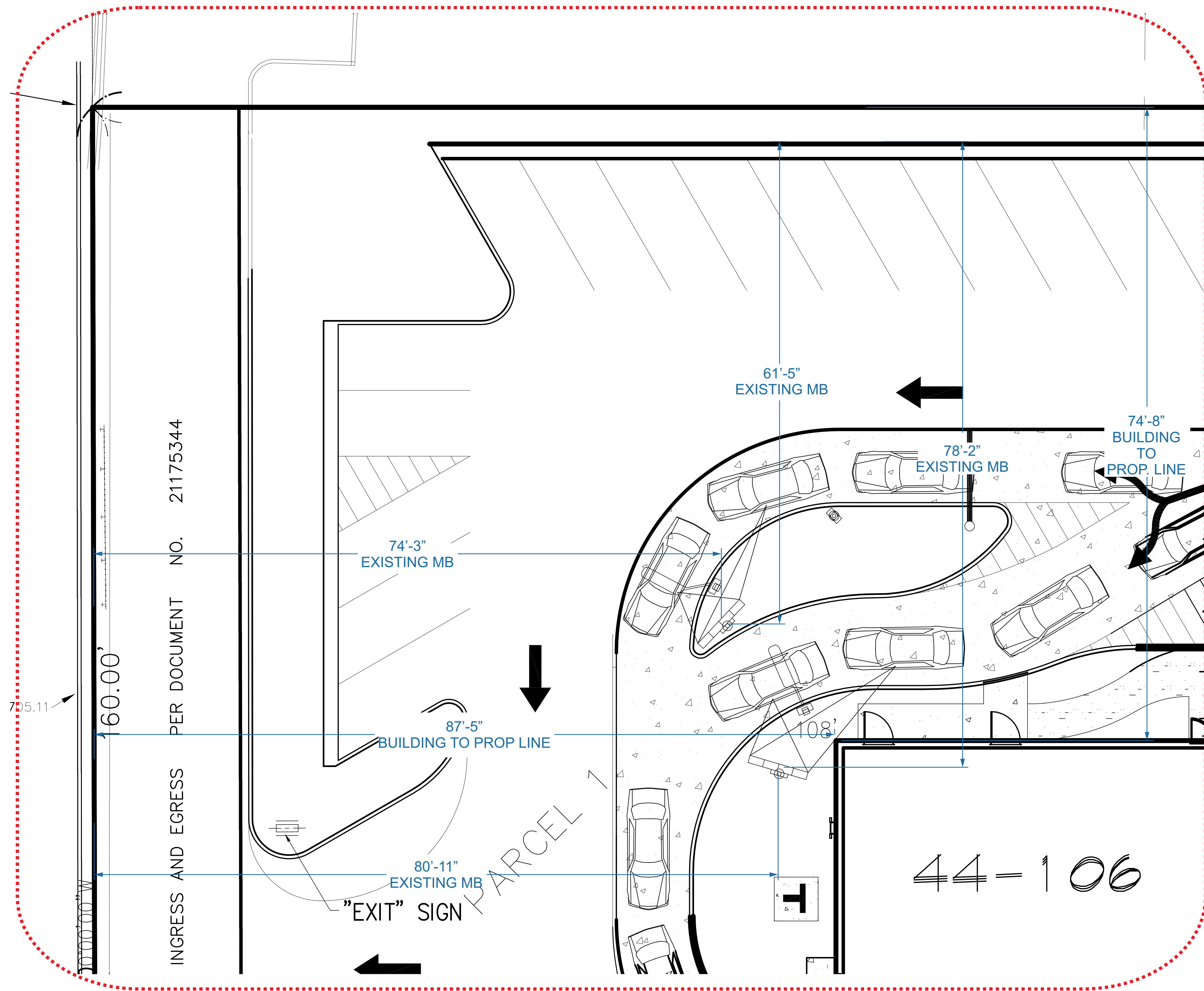
CONDUIT: EXISTING TO HOME RUN IS 2". NEW FEEDER WILL BE 3/4" FOR LINE VOLTAGE. ALL CONDUIT EXISTING WILL BE SCHEDULE 40PVC UNDERGROUND.

LINE VOLTAGE WIRING: 4#12 & 13 12 GND & 1#12 ISOLATED GND TO EXISTING PANEL FOR ISOLATED GROUND POWER TO MENU BOARDS

LOW VOLTAGE CABLING: CAT-6 OUTDOOR & UNDERGROUND RATED BELKIN CABLING TO EXISTING NETWORK DATE SWITCH FOR COMMUNICATION TO MENU BOARDS.

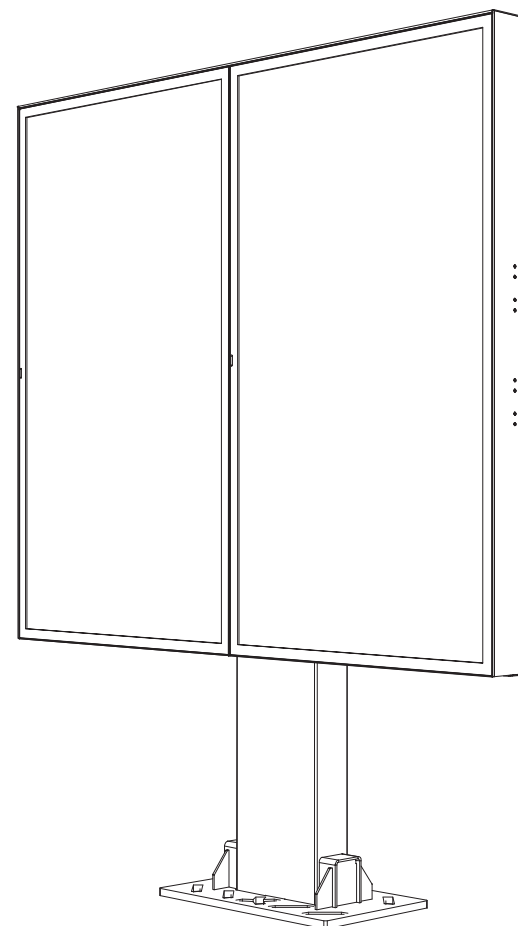
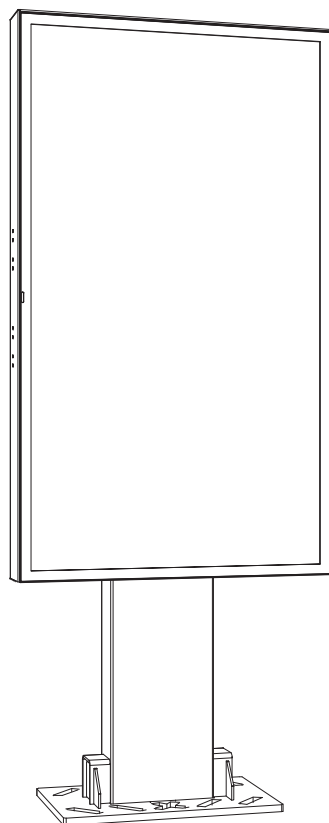


E) EXISTING DRIVE-THRU EQUIPMENT TO BE REMOVED



3 Existing Drive Thru Order Point
SCALE: N.T.S

CHECKED BY:	DATE		NO.		REVISIONS	
	DESIGN BY:	9-28-19	2	REVISE DWG		
DRAWN BY:						
DATE:						
SCALE:						
PROJECT NO.:						
Prepared By:			McDONALD'S			
Prepared For:			McDONALD'S			



55" Outdoor digital menuboard

02-55-2S/D Outdoor Menu Board

Permitting Unit Information

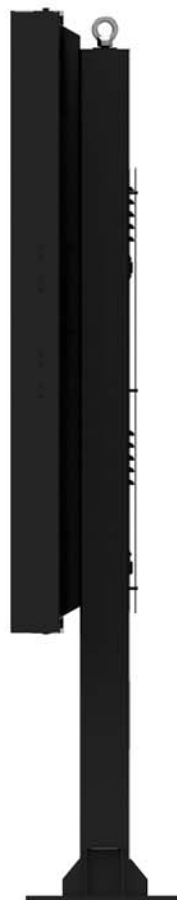
Version 1.0

Coates ODMB

Single screen unit



Area of display

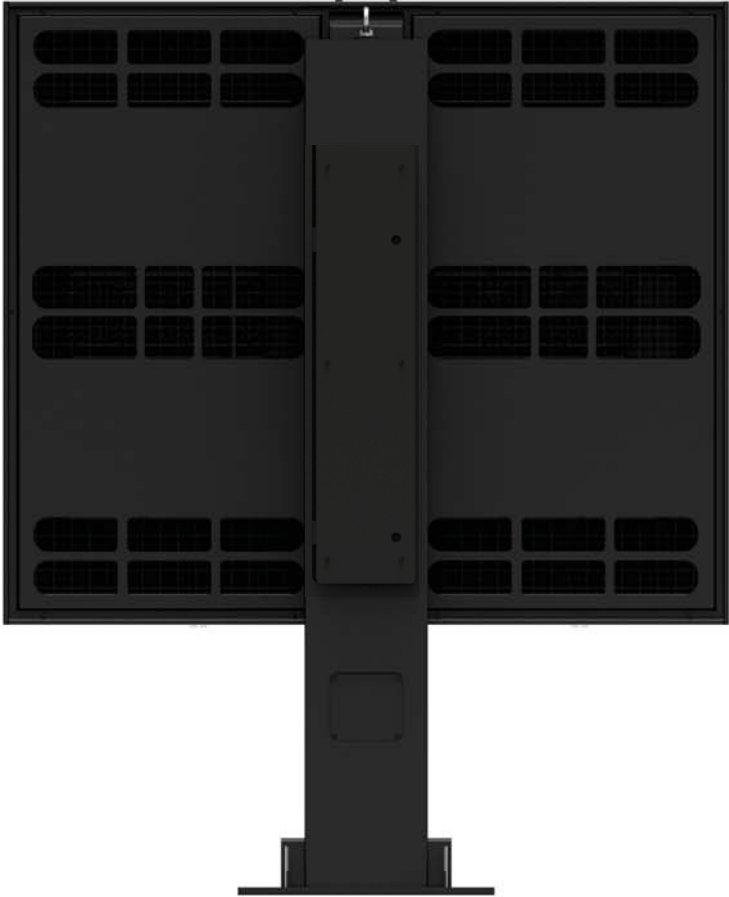


Coates ODMB
Double screen unit

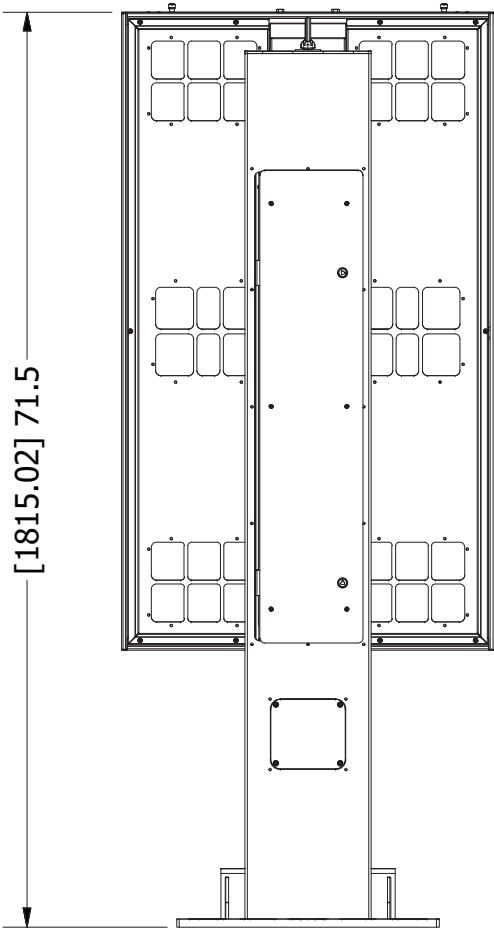
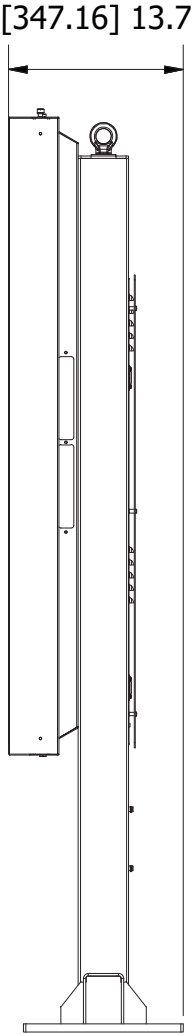
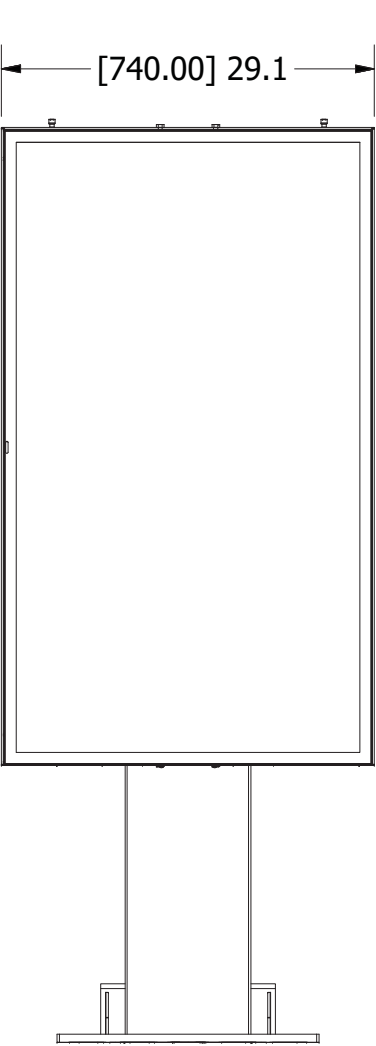


Area of display

Area of display

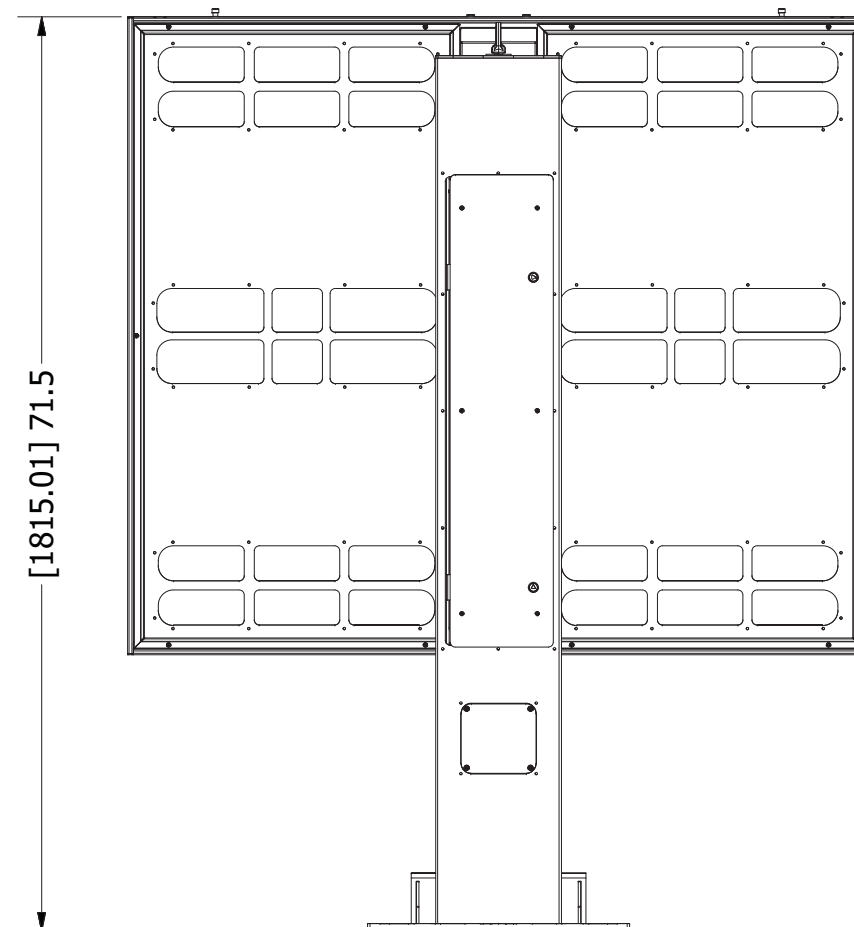
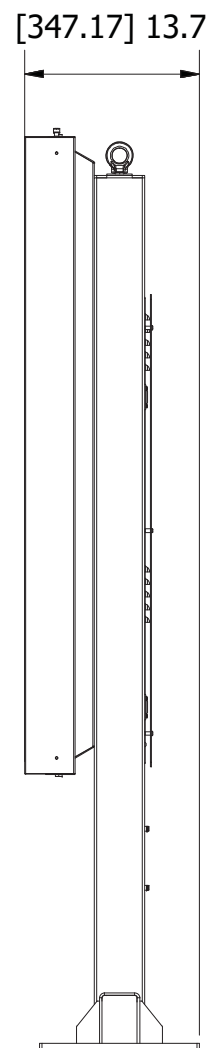
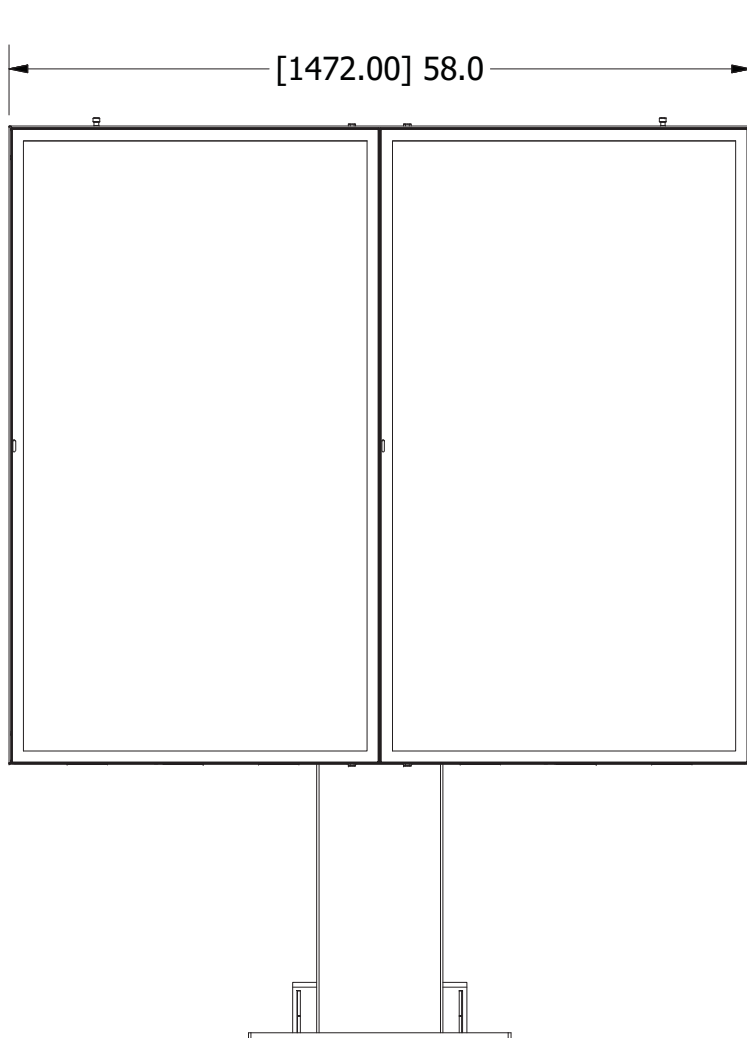


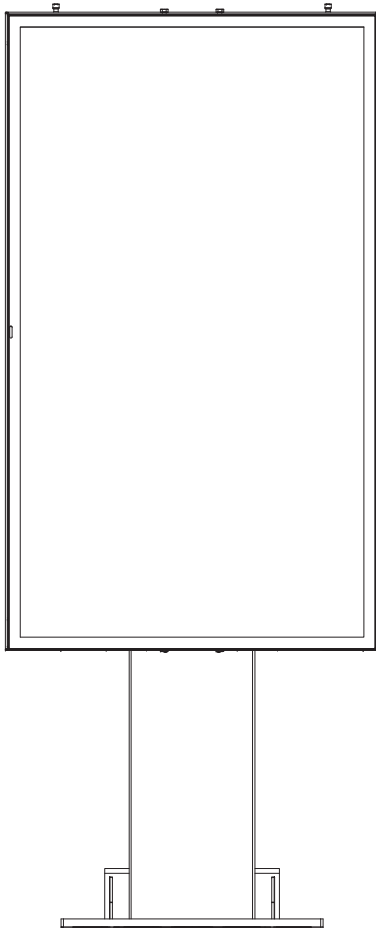
Coates ODMB
Single screen unit



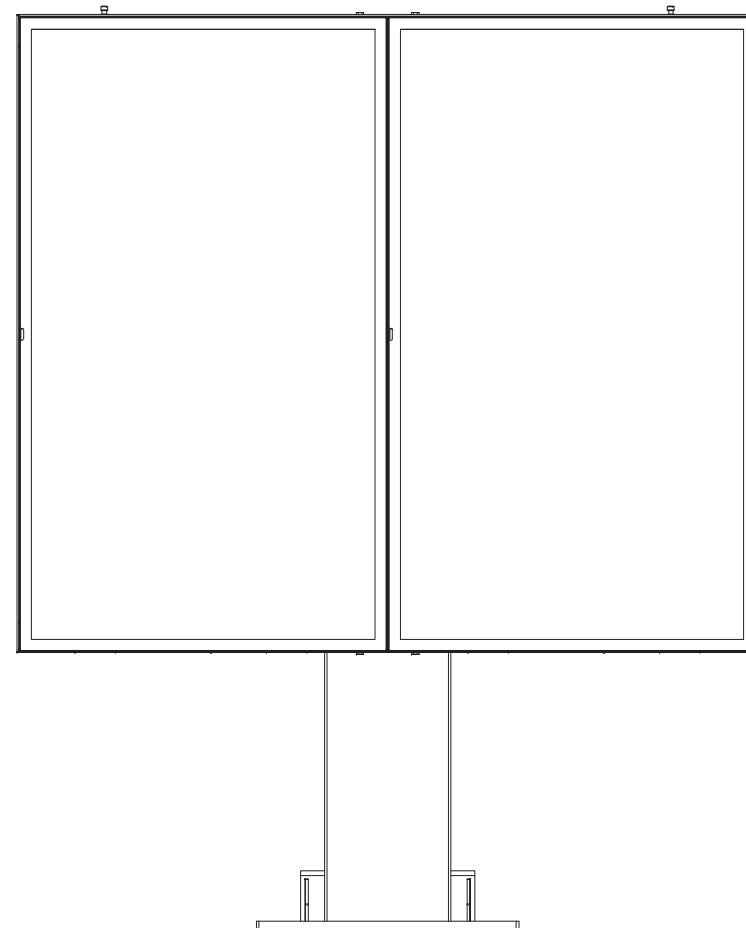
Coates ODMB

Double screen unit





Max potential draw 5.7A @110V



Max potential draw 9.8A @110V



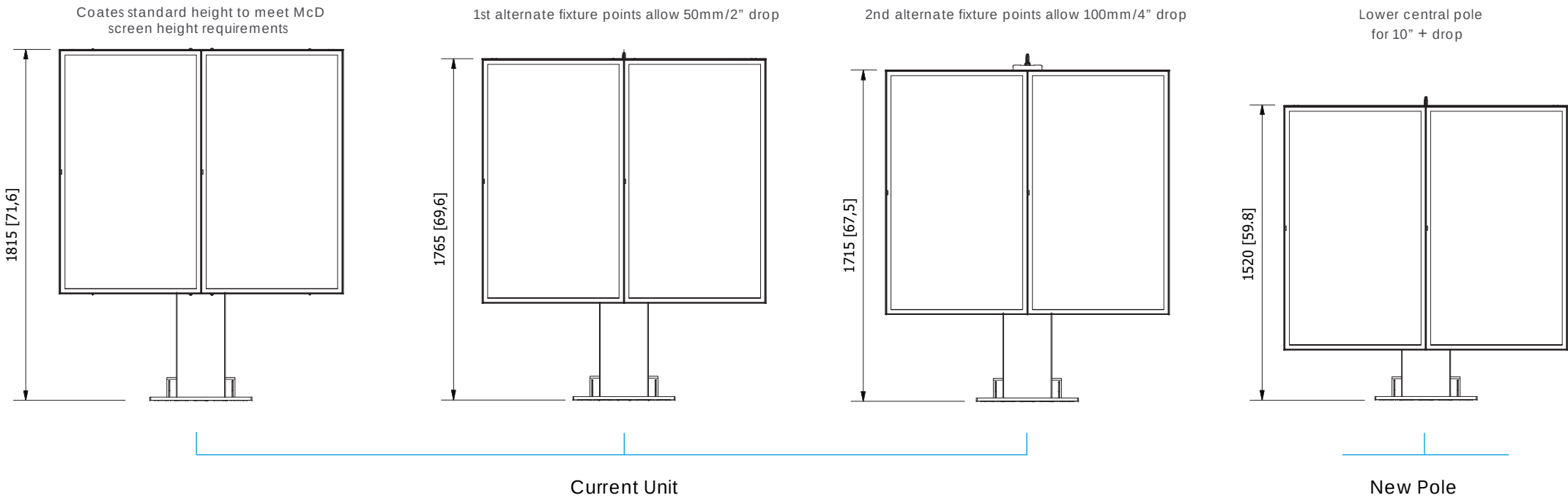
UL48 Electric sign

Coates ODMB

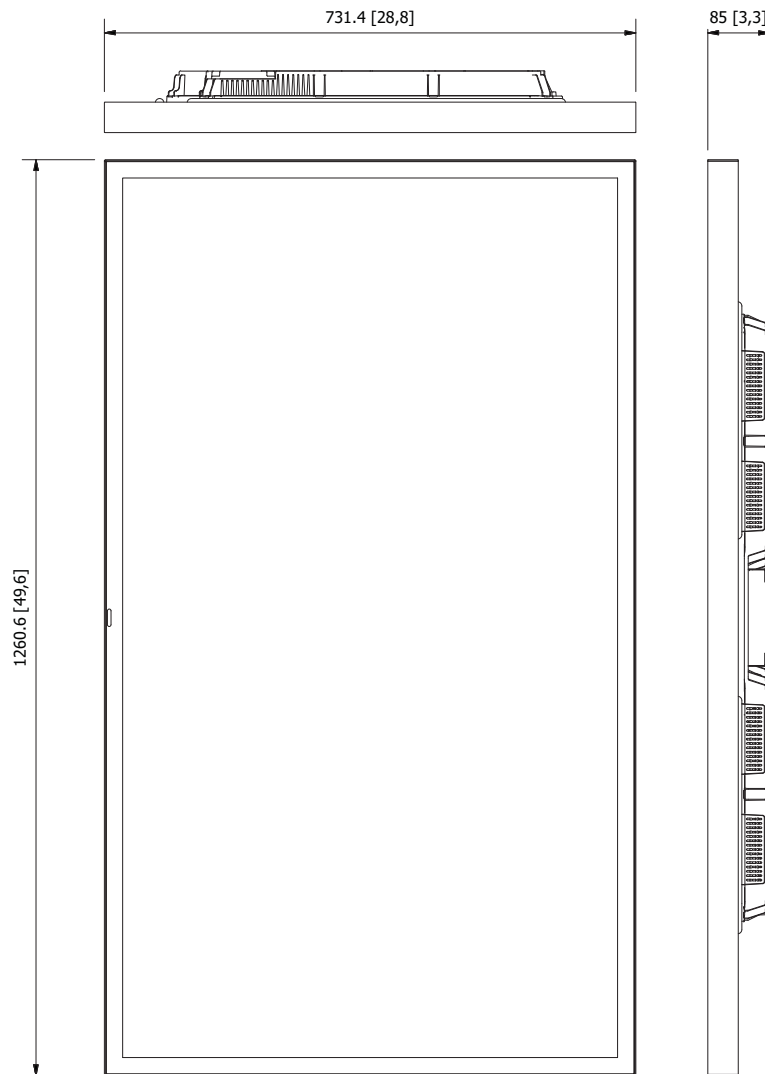
Height variations



Existing design has multiple fixture points already built in for brackets and screens allow for lowering in 2 additional increments.



Display specification



Samsung 550HF

Diagonal Size	55"
Brightness	2500 NIT
Weight	52.6 Kg [118.2 lbs]
Mechanical Specification	
Glass	5T Tempered Glass
Bezel Width	24.9mm [0.98"]
Operation Temperature	-40°C ~ 50 °C [-40 F ~ 122 F]
Certification	UL : CUL60950-1 (GO)

Display specification

Lumen output

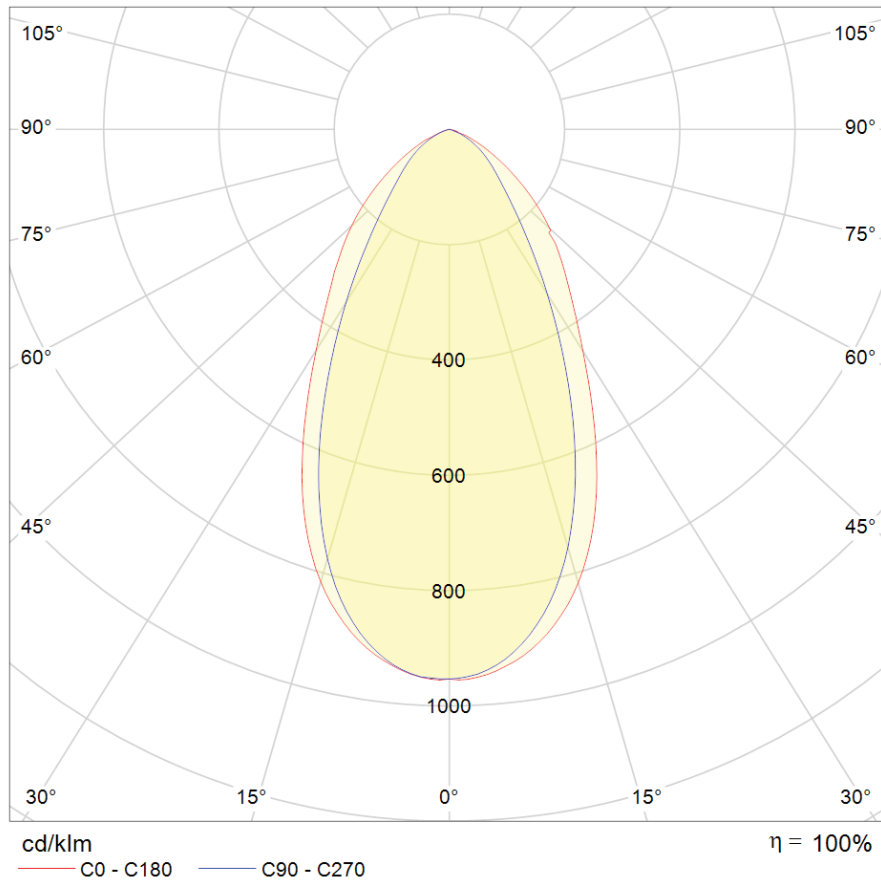


Fig 1.0

The attached is the max potential light output of the screen (see accompanying IES file)

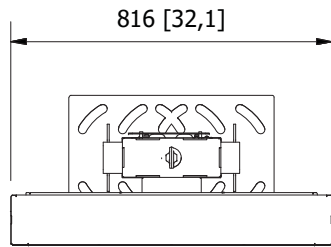
The units have inbuilt ambient light sensors

These light sensors dim the brightness of the screen based on the light surrounding it

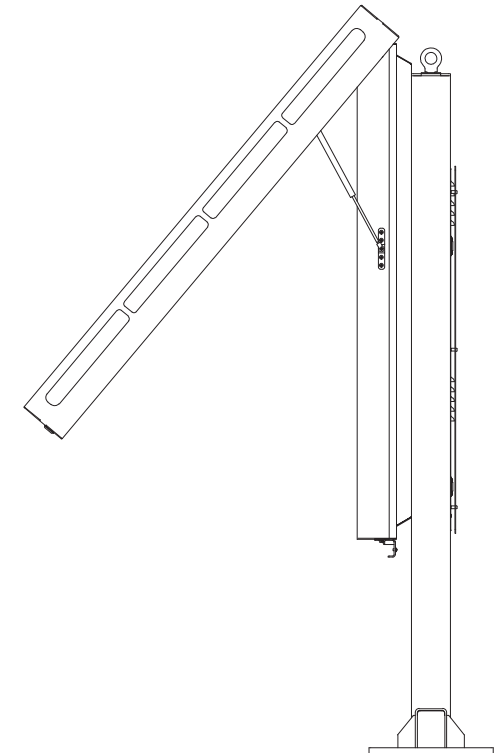
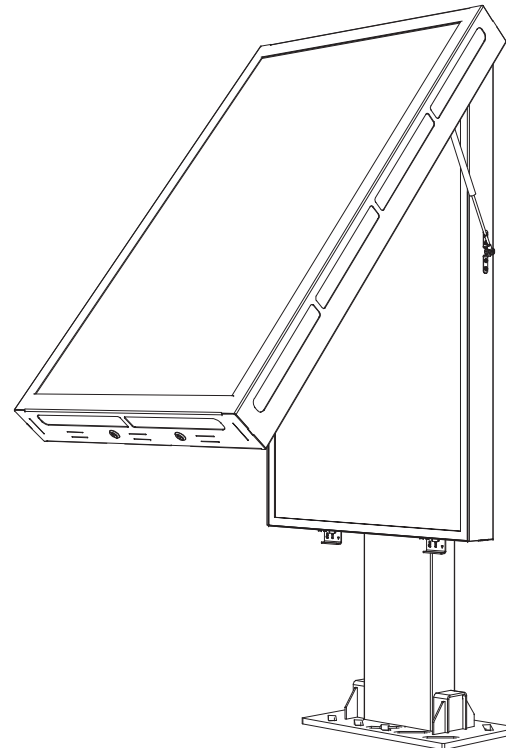
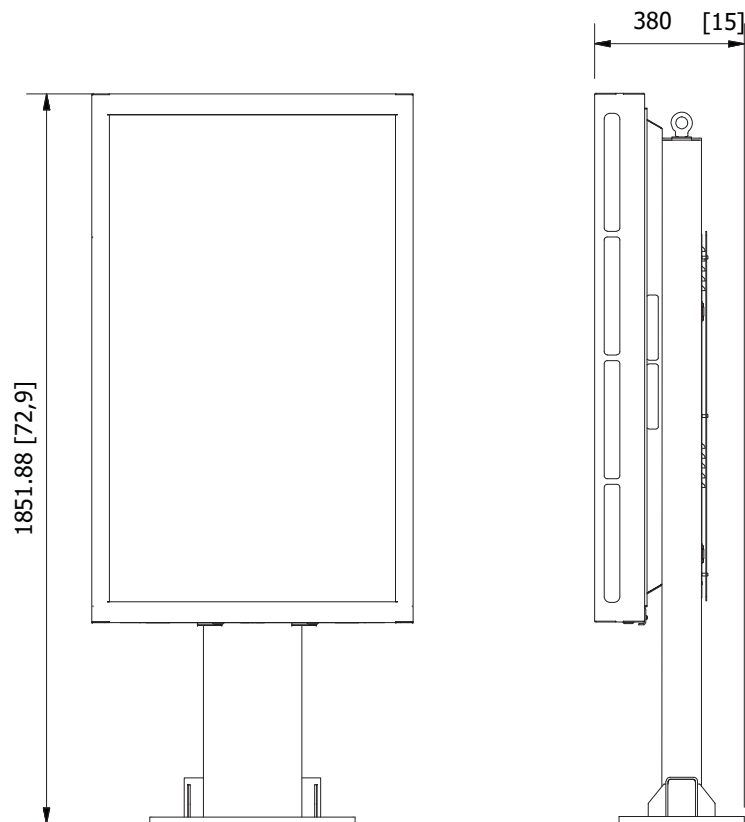
The screens can dim from full brightness 2500nit (Fig1.) all the way down to 500nit to prevent excessive output (glare) in low light and night time environments

Coates ODMB

Single with additional security glass

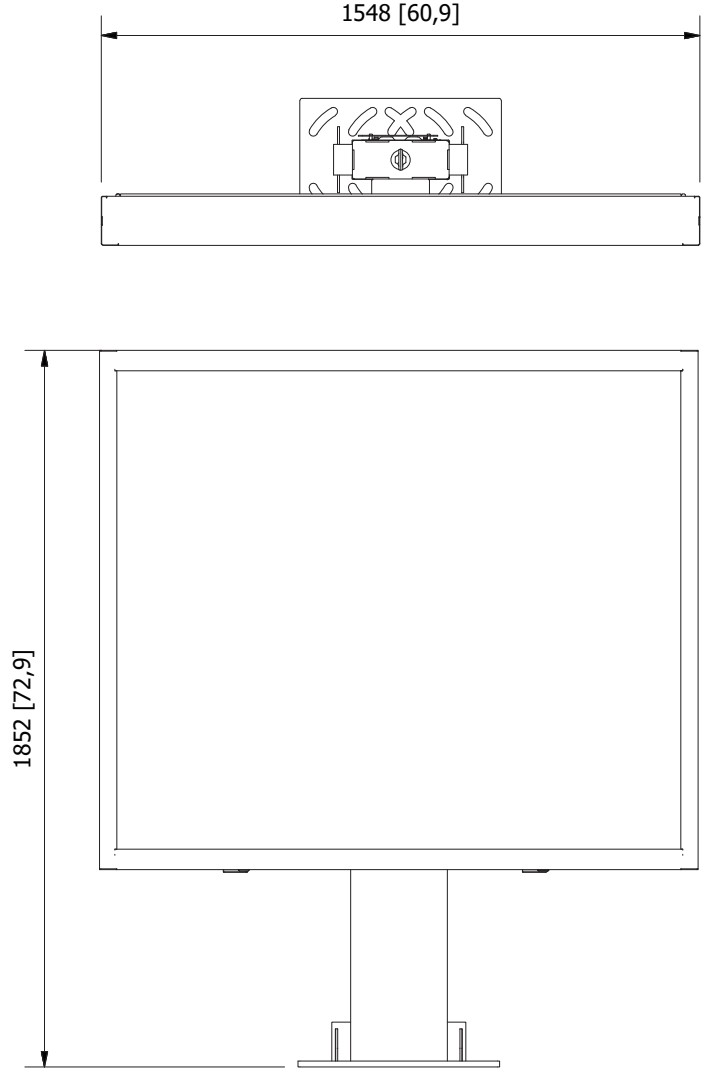


Optional tempered glass security cover
6mm tempered glass

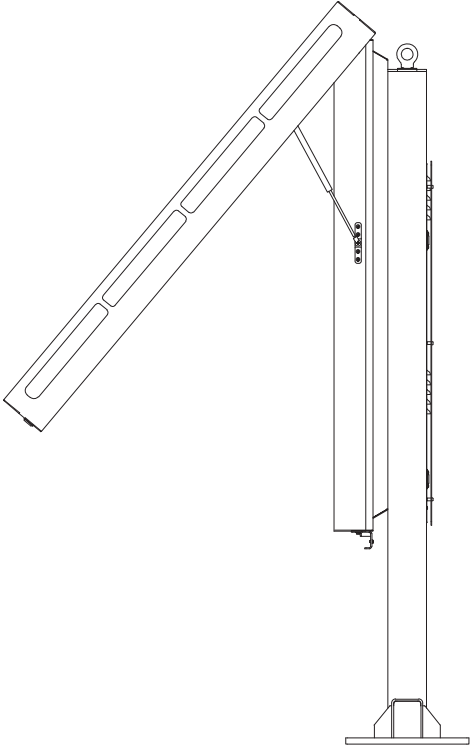
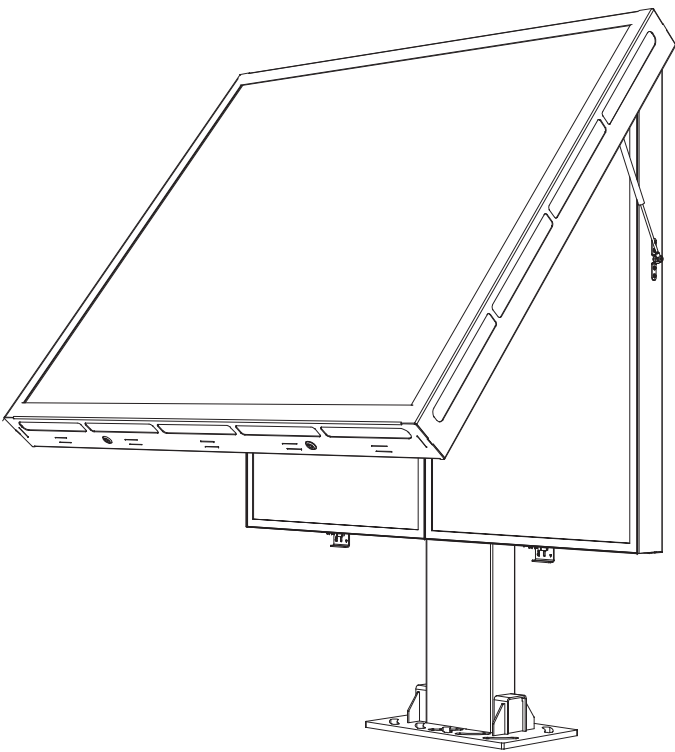


Coates ODMB

Double with additional security glass



Optional tempered glass security cover
6mm tempered glass



Coates ODMB

Additional security glass



Coates ODMB

Color specification



Unit powder coat color Coates dark grey
Match Pantone: 446C
Gloss specification: 7-12 units @60deg



3-23-18

ENGINEER	DATE	REMARKS
ISSUE	00	3-22-18
FOR APPROVAL		

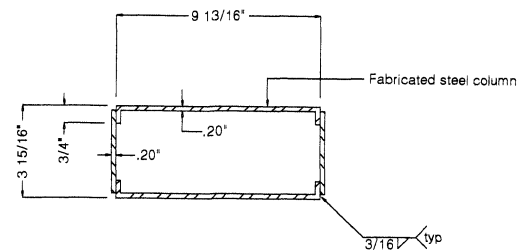
KEYSER INDUSTRIES INC.
10200 South Kedzie Ave.
Evergreen Park, IL 60805

McDONALD'S
DOUBLE FACE MENU BOARD
NS# 1783
1920 N. ARLINGTON HEIGHTS
ARLINGTON HEIGHTS, ILLINOIS

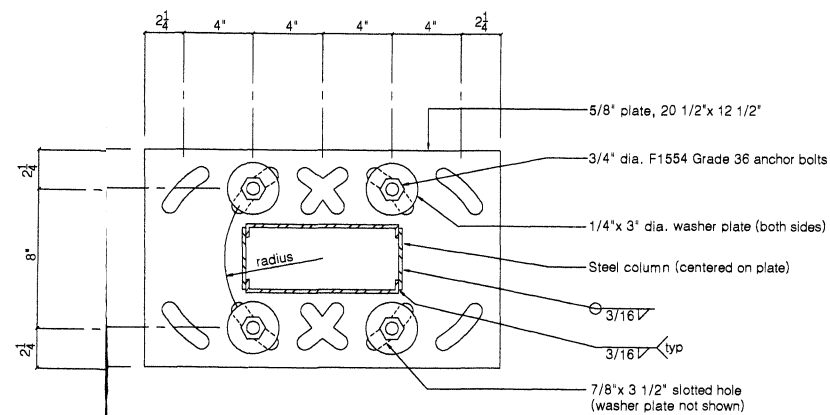
GRC NO. 18-130-124

DRAW. NO. NS# 1783-DF

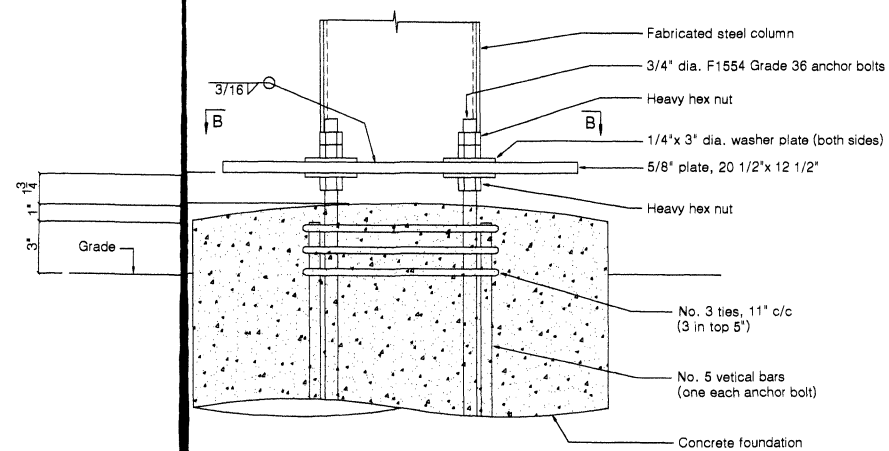
SHEET 1 of 1



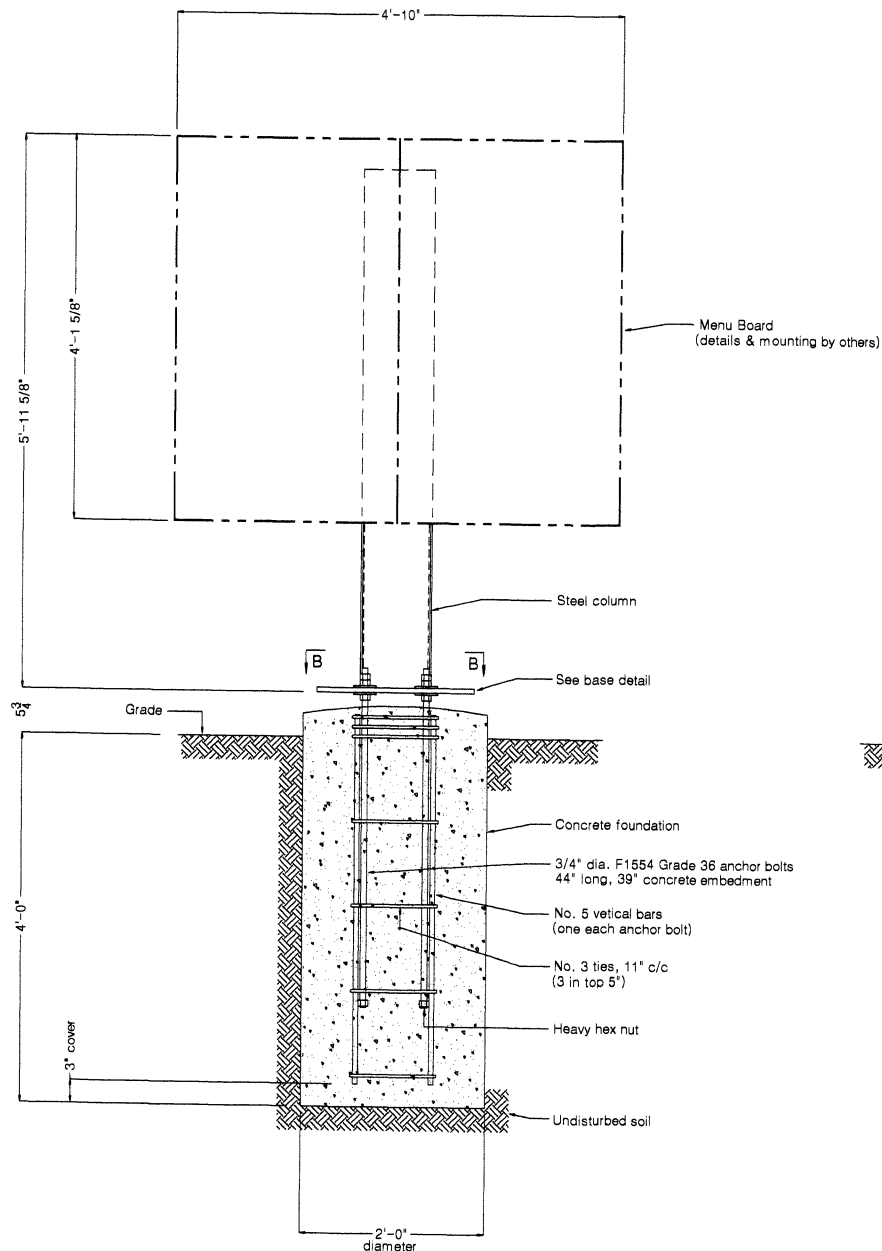
STEEL COLUMN DETAIL



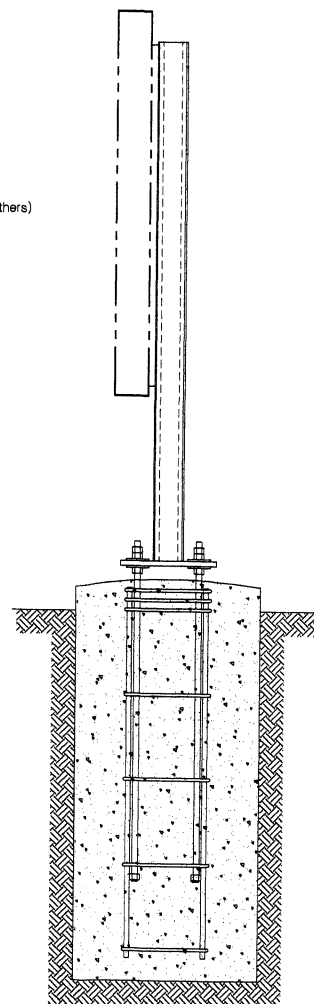
SECTION B-B



BASE DETAIL



MENU BOARD ELEVATION



SIDE VIEW

- NOTES**
- Structural design conforms to the 2012 International Building Code.
 - Design standard is ASCE 7-10.

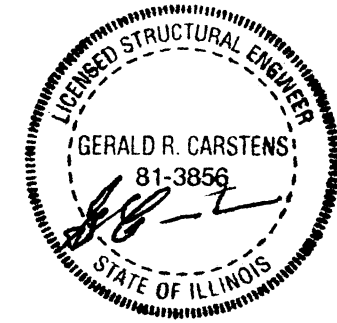
- WIND**
- Design winds - 105 mph. (3 sec. gust) Exposure C.
 - Structure is classified risk category 1.
 - Wind importance factor - $I_w = 1.0$
 - Design wind pressure is 17.8 p.s.f.

- SEISMIC**
- Seismic load importance factor: $I_s = 1.0$
 - Structure is classified occupancy category 1.
 - Mapped spectral response accelerations:
 $S_s = 0.087 g$
 $S_1 = 0.125 g$
 - Site class: D
 - Spectral response coefficients:
 $S_{DS} = 0.125$
 $S_{D1} = 0.097$
 - Seismic design category is A.
 - Seismic basic force resisting system:
Non-buildings structure not similar to building - signs and billboards.
 - Design base shear: .04 kips
 - Seismic response coefficient: $C_s = 0.04$
 - Response modification factor: $R = 3$.
 - Analysis procedure used: Equivalent lateral force method.

- STEEL**
- Structural steel plate shall conform to ASTM A36.
 - Bolt holes shall be the AISC standard size (unless noted otherwise).
 - Steel shall be primed and painted, except for the embedded portions of members.
 - Steel welding shall be in accordance with AWS standards.
 - Steel members and elements of the structure shall be fabricated and erected according to the latest AISC specifications and standard practice.

- FOUNDATION & CONCRETE**
- Concrete shall attain a 28-day compressive strength of $f'_c = 3000$ p.s.i.
 - Concrete reinforcing steel shall conform to ASTM A615 grade 60.
 - Allowable lateral bearing of the soil profile is an assumed 150 p.s.f./ft.
 - Type and structural character of the soil profile is to be confirmed with an investigation by others.

- GENERAL**
- The contractor shall verify all dimensions and conditions in the field and notify the engineer of any discrepancies.
 - GRC Engineering, Inc. will not be supervising or monitoring the erection/installation of this structure.
 - This is an original unpublished drawing; it is not to be reproduced, copied, or exhibited in any fashion without written permission of Keyser Industries Inc.



3-23-18

ENGINEER	DATE	REMARKS	CAD	mc
kc	3-22-18	for approval		

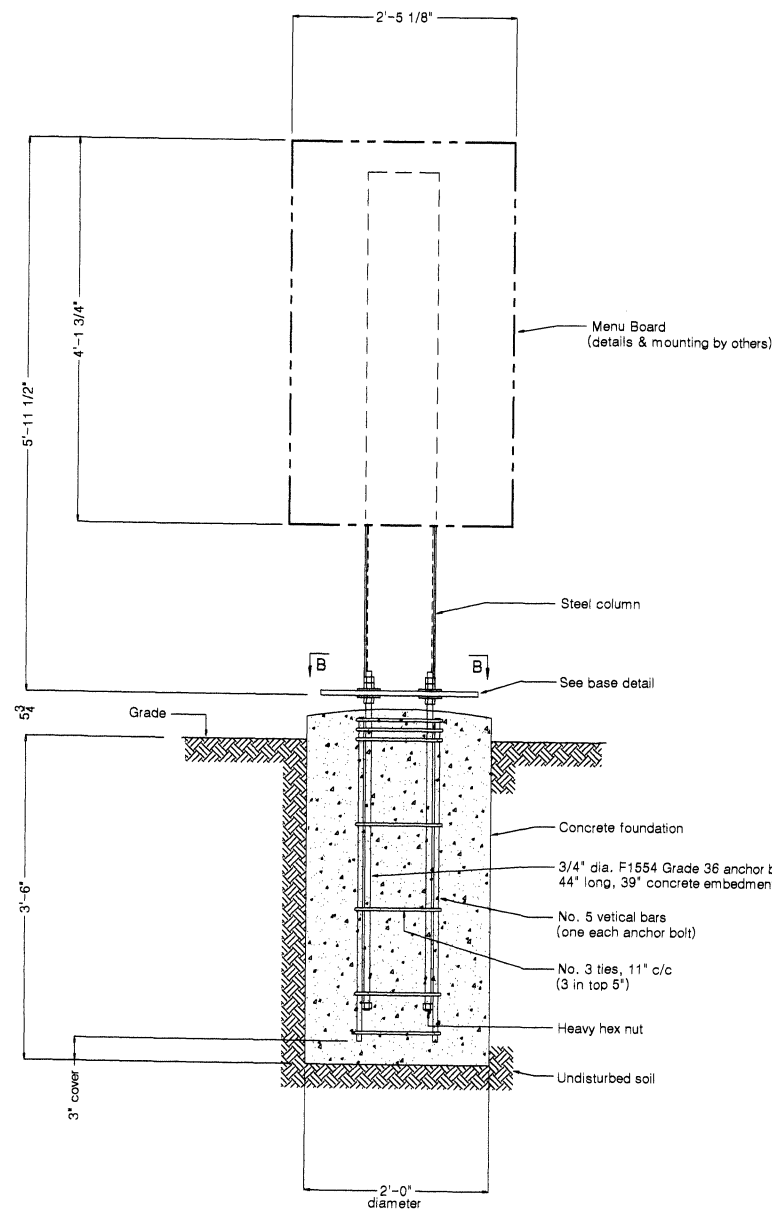
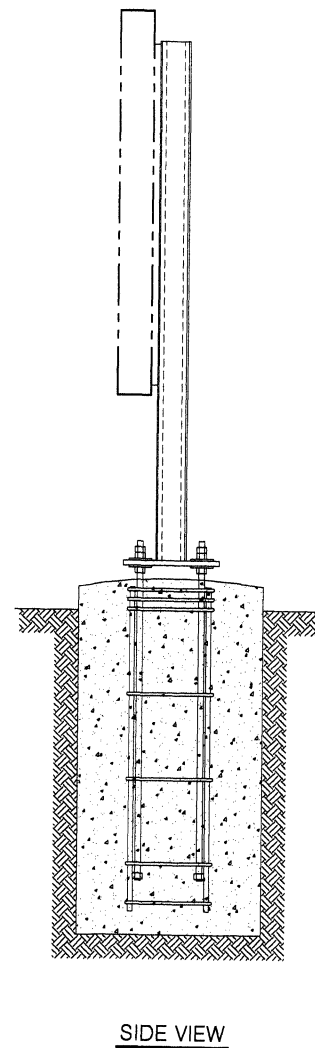
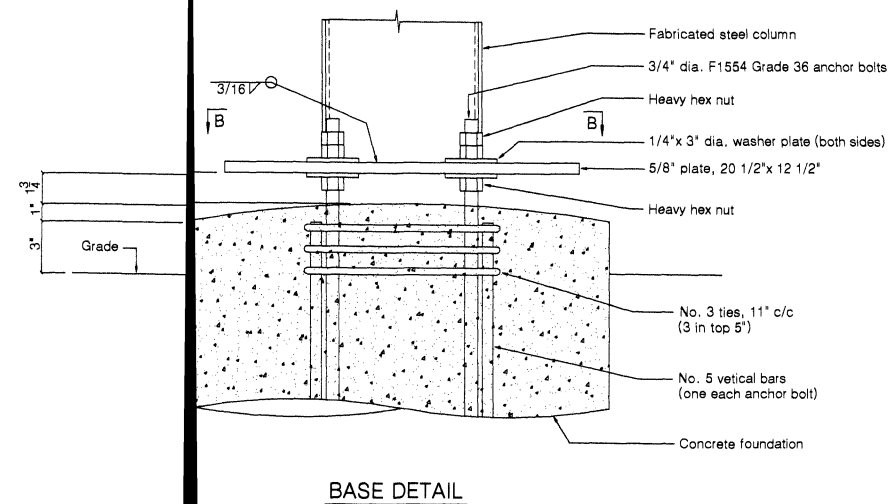
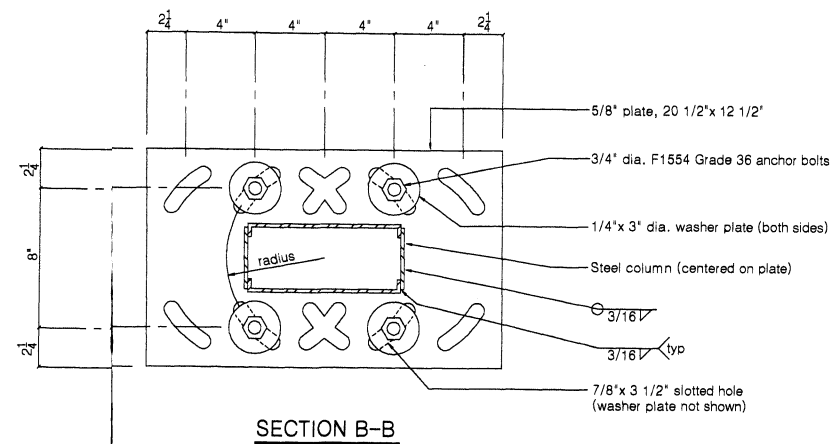
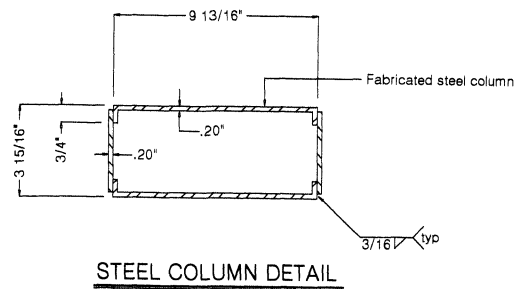
KEYSER INDUSTRIES INC.
10200 South Kedzie Ave.
Evergreen Park, IL 60805

COLUMN & FOUNDATION
MCDONALD'S
SINGLE FACE MENU BOARD
NS# 1783
1920 N. ARLINGTON HEIGHTS
ARLINGTON HEIGHTS, ILLINOIS

GRG NO. 18-130-124

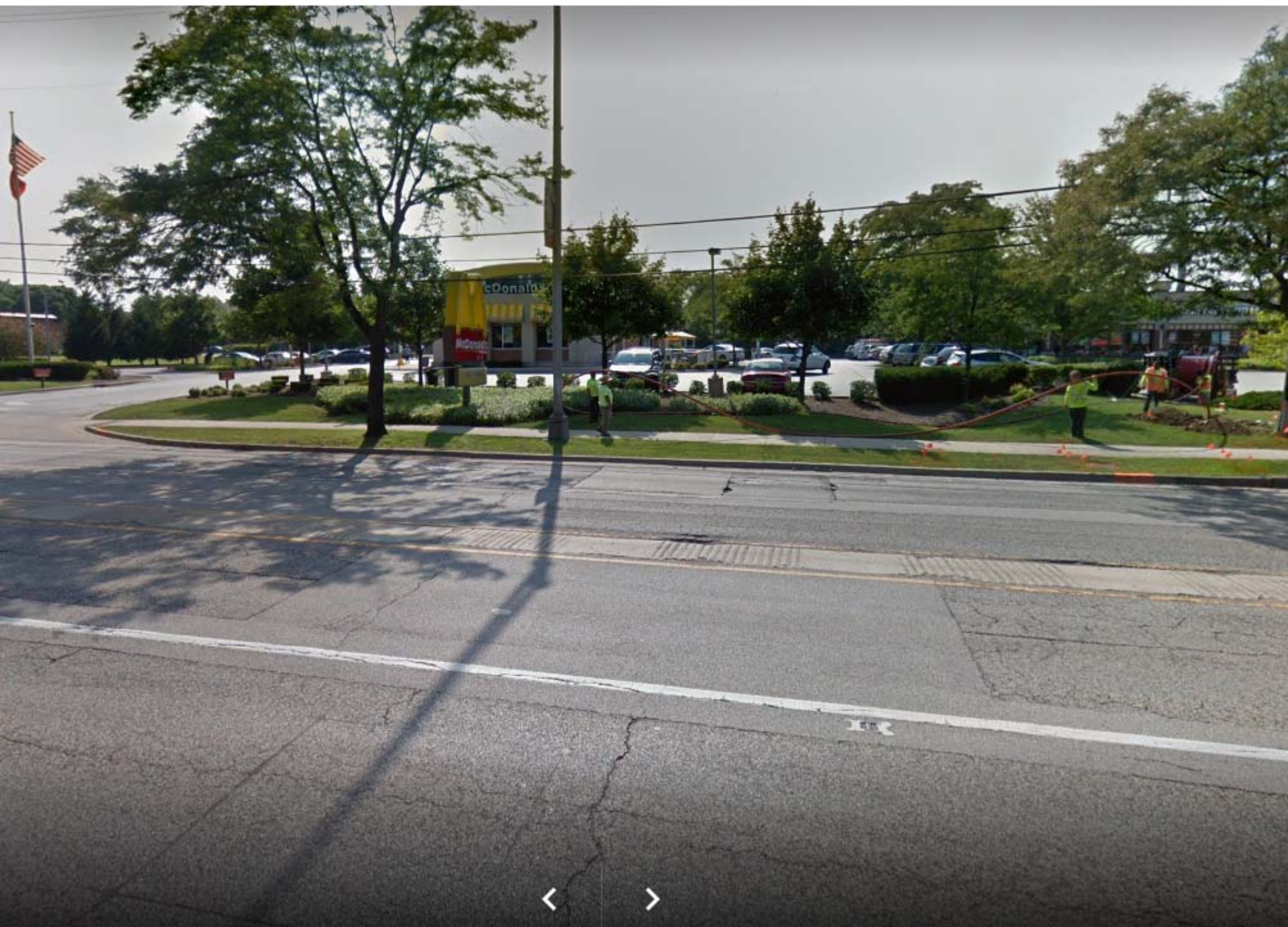
DRAW. NO. NS# 1783-SF

SHEET 1 of 1



- NOTES
- Structural design conforms to the 2012 International Building Code.
 - Design standard is ASCE 7-10.
- WIND
- Design winds - 105 mph. (3 sec. gust) Exposure C.
 - Structure is classified risk category 1.
 - Wind importance factor - $I_w = 1.0$
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 - This is an original unpublished drawing: it is not to be reproduced, copied, or exhibited in any fashion without written permission of Keyser Industries Inc.









North An
ts Road













RESPONSE TO ARTICLE VII VARIATIONS

The McDonald's ODMB Project is currently being deployed nationwide. These new electronic menu boards are replacing every drive-through McDonald's menu board in the country. The electronic boards will be the only option for McDonald's drive-throughs going forward. McDonald's will no longer be supplying materials for the current boards, and the electronic ones will be the only option for replacement. Because of this, the restaurant would not reasonably function without the board allowance. These boards are part of a larger modernization effort by McDonald's to advance their restaurant technology and increase efficiency of the drive-through.

The new boards remain static except for the 3-4 changes throughout the day that are controlled by the restaurant. They will be able to control the boards electronically from the store based on meal changes throughout the day. They do not contain video, animation or sound, and they have adjustable light settings appropriate for the time of day. They also have light sensors that automatically adjust based on the light surrounding it. The speaker aspect of the drive-through will remain the same, which has adjustable volume. We will be installing a cover over the current order display because the new menu board serves as the ordering station. As the customer orders, the items appear on the menu board. The lighting in the boards is programmed to reach a maximum of 2500 NITs at the brightest part of the day, and a minimum of 500 NITs at the darkest part of the day. In addition, during the day the background of the displays is white while at night the background is black.

These new boards are modernized and more appropriate for current times. McDonald's is one of many businesses that are switching over to digital signage in order to streamline their restaurants and increase efficiency. Thousands of these boards have already been installed in the US. We have completed several installations of these boards in and around the Chicago Metropolitan area. These boards are also more aesthetically pleasing than the current boards in place, and will not allow additional cardboard signage or "toppers" to be placed on the side or on top of the display. These new boards will not create any kind of traffic hazard or depreciation of nearby property values. We will not be changing the location of the drive-through or performing any construction on the layout. The board replacement is the only thing our contractors will be doing.

This particular store has a dual-lane drive-through. The ODMB template for this layout includes one digital main menu board in each lane that serves as an ordering station and menu. It is approximately 20 square feet in size, which is a decrease in size from the current boards. There will also be one digital pre-browse board in each lane approximately 15 feet in front of the main menu board. The purpose of the placement is so the second car in the drive-through can view the board while waiting to order. These boards are strategically placed to speed up the drive-through process, increase efficiency and benefit the customer experience.