Agenda
Village of Arlington Heights
Design Commission
Community Room, 3rd Floor
33 S. Arlington Heights Rd
October 12, 2021
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. Minutes - 9/28/21

IV. REPORTS

V. OLD BUSINESS

A. DC#21-056 - Chipotle - 600 E. Rand Rd / Commercial Re-Review

VI. NEW BUSINESS

A. DC#21-060 - Lexus of Arlington - 1510 W. Dundee Rd. / Commercial

VII. OTHER BUSINESS

VIII. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact David Robb, Disability Services Coordinator, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, (847)368-5793 (Voice), (847)368-5980 (Fax) or drobb@vah.com.

Design Commission
10/12/2021

Item: Minutes - 9/28/21

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
Minutes - 9/28/21	Minutes

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MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION

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

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

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

REVIEW OF MEETING MINUTES FOR AUGUST 24, 2021

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

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ITEM 1 & ITEM 2. COMMERCIAL & SIGN VARIATION RE-REVIEW

DC#21-024 – Trio/BP Auto Service Station – 2250 S. Arlington Heights Rd - Commercial
DC#21-053 – Trio/BP Auto Service Station - 2250 S. Arlington Heights Rd – Sign Variation

Heidi Lapin and Brian Wente, representing *Graham Enterprises*, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. This property received Plan Commission review and Village Board approval in 2012 for an amendment to a Special Use permit allowing reconstruction and expansion of an automobile service station, a Land Use Variation for a car wash, and variations from Chapter 28. Because this project was reviewed by the Plan Commission, the role of the Design Commission is limited to building and signage only.

The petitioner is proposing a facade renovation and new signage to rebrand the existing Maverick/BP automotive service station to a Trio/BP service station. A summary of the proposed facade changes are as follows:

- Replace the existing "Maverick Car Wash" wall sign with a large white-colored triangular wall sign overlapping the storefront entrance and windows.
- Add internally illuminated orange-colored brise soleil metal awning features across the north, east, and south façades.
- Add orange-colored metal door surrounds at the car wash entrance and exit.
- Remove the existing gooseneck accent light fixtures on the north, east, and south facades.

The project was reviewed by the Design Commission on August 24, 2021, at which time the Design Commission CONTINUED the project for re-review due to concerns regarding the proposed building design and wall signage. Mr. Hautzinger presented elevations from the previous review and gave a summary of Staff and Design Commission comments from August 24, 2021.

Staff comments from August 24, 2021
This property is located along the South Arlington Heights Road Corridor which is a priority redevelopment area for the Village. The Village Board recently approved the South Arlington Heights Road Corridor Plan which outlines the Village's vision and strategies for improvements to enhance this important Gateway into the Village through beautification, redevelopment, walkability, and by establishing an identity for the area.

The existing building design looks great and is in excellent condition. The building is less than 10 years old, and it still has a very fresh and new appearance that makes a very positive impact on this prominent location within the South Arlington Heights Road Corridor. The proposed changes to the building design will have a negative impact on the appearance. The internally illuminated orange brise soleil metal awning features and orange car wash door surrounds are too bold and they do not fit in with the existing building architecture. Per the Village's Design Guidelines, bright colors shall be used for accent only. As proposed the orange features are too prominent, especially at night when they will be illuminated. Staff acknowledges that the Trio branding includes these orange design features, but it is recommended that the proposed design be revised to incorporate orange accents in a much more subtle and subdued manner such as using smaller, non-illuminated orange canopy accents above the storefront windows only without wrapping across the brick walls. Also, the existing stone window heads on the west elevation are in excellent condition and should be left unpainted.

In regards to signage, the proposed large, white triangular wall sign is out of scale with the building façade. Per code, wall signs are not allowed to cover wholly or partially any window opening, nor project beyond the ends or top of the wall to which it is attached. Wall signs are also limited to 25% of the wall surface that it is mounted on. The proposed large triangular sign violates these requirements. It is recommended that the large triangular structure be omitted, and the "TRIO" signage with small green logo be placed on the existing wall above the entry doors, similar to the existing sign. The petitioner is seeking variations for the proposed wall sign as well as other proposed new signs on the property which are being reviewed in detail under a separate application.

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Design Commission comments from August 24, 2021

The Design Commission raised concerns regarding the following:

- Poor integration of the large triangular wall sign which clashed with the existing curved wall parapet. They felt that the triangular sign was too big and it should not extend above the top of the wall.
- Brightness of the orange illuminated awnings.
- The stone lintels on the west wall should not be painted.
- Drawing errors and confusion regarding EIFS versus ACM wall panels.

Mr. Hautzinger presented updated elevations submitted by the petitioner in response to the Design Commission's comments from August 24th:

- The triangular wall sign has been slightly reduced in size from 150 sf to 125 sf.
- The wall above the main entrance has been increased in height with a flat parapet, so the triangular wall sign does not extend above it.
- Three-dimensional renderings have been provided to illustrate how the entry design and wall sign will look.
- The depth of the illuminated orange canopy sign boxes have been increased to reduce the brightness, and the lights will be on a dimmer control to allow adjustment if needed.
- The stone lintels on the west elevation have been revised to remain unpainted.
- The elevation drawings have been clarified to show that the existing cream colored aluminum panels above the windows will be replaced with new gray colored aluminum panels.

Staff felt the coordination of the triangular wall sign has been improved with the slightly reduced sign size and the raised parapet wall. However, Staff still feels that overall the proposed changes to the building design will still have a negative impact on the appearance. Staff still recommends that the orange accents be revised to a more subtle design, such as smaller, non-illuminated orange canopy accents above the storefront windows only without wrapping across the brick walls. Staff also still recommends that the large triangular structure be omitted, and the "TRIO" signage with small green logo be placed on the existing wall above the entry doors, similar to the existing sign. Staff recommends that the Design Commission require these revisions to the proposed design.

With regards to signage, the petitioner is proposing new signage that includes replacement of one ground sign, two wall signs, two point of purchase "POP" wall signs, one car wash canopy sign, and the addition of a fourth BP logo to the fuel pumps canopy. The following variations are required:

1. A variation from Chapter 30, Section 30-207, to allow a 99.3 sf ground sign, where 80 sf is the maximum allowed.
2. A variation from Chapter 30, Section 30-403.a, to allow a 125 sf wall sign, where 19.2 sf is the maximum allowed.
3. A variation from Chapter 30, Section 30-401.b, to allow a wall sign to partially cover window openings, where this is prohibited.
4. A variation from Chapter 30, Section 30-207, to allow a total 456.98 sf surface area of all signage added together, where 320 sf is the maximum allowed for automobile service stations located on a corner lot.

When the project was reviewed on August 24, 2021, the Design Commission raised concerns about the poor integration of the large triangular wall sign which clashed with the existing curved wall parapet. They felt the triangular sign was too big and it should not extend above the top of the wall. The Design Commission did not object to the proposed ground sign.

In response to the Design Commission's comments from August 24, the petitioner has made the following changes to the wall sign:

- The triangular wall sign has been slightly reduced in size from 150 sf to 125 sf.
- The wall above the main entrance has been increased in height with a flat parapet so the triangular wall sign does not extend above it.
- Three-dimensional renderings have been provided to illustrate how the entry design and wall sign will look.

Staff comments regarding the updated signage are as follows:

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Ground Sign. The ground sign is uniquely designed with the signage components broken up into separate pieces placed upon the stone structure. The total amount of signage on the ground sign is 56.5 sf, which is less than the existing ground sign as well as the 80 sf maximum code allowance. The proposed stone structure is nicely designed and works well to complement the existing building design, so Staff does not object to the additional square footage that the stone adds to the overall ground sign size.

Wall Sign. Staff does not agree that the large triangular sign structure is part of the building wall. The triangular structure is part of the sign, and it looks way out of scale with the building façade. Per code, wall signs are not allowed to cover wholly or partially any window opening. Wall signs are also limited to 25% of the wall surface that it is mounted on. The proposed large triangular sign violates these requirements. It is recommended that the large triangular structure be omitted, and the "TRIO" signage with small green logo be placed on the existing wall above the entry doors, similar to the existing sign.

Total Signage. Village records indicate very few previous sign variations for automobile service stations throughout Arlington Heights, with almost all existing service stations using code compliant amounts of signage. A variation was approved for this property in 2012 to allow a total 360.38 sf of signage, where code allows a maximum of 320 sf. The originally requested 481.98 sf of signage has been reduced to 456.98 sf, but it is still excessive. Automobile service stations are already allowed significantly more signage than most other businesses, therefore a greater amount of signage is already built into the code. As noted above, Staff recommends omitting the large 125 sf triangular wall sign structure, and instead just use the 22 sf "TRIO" signage with small green logo on the existing building wall. This would reduce the total amount of signage by 103 sf, from 456.98 sf to 353.98 sf, which would comply with the previous variation granted in 2012.

Staff's recommendation was and is again, approval of the following sign variation:

1. A variation from Chapter 30, Section 30-207, to allow a 99.3 sf ground sign, where 80 sf is the maximum allowed.

Staff's recommendation was and is again, denial of the following sign variations:

2. A variation from Chapter 30, Section 30-403.a, to allow a 150 sf wall sign, where 19.2 sf is the maximum allowed.
3. A variation from Chapter 30, Section 30-401.b, to allow a wall sign to partially cover window openings and to project beyond the ends and top of the wall to which it is attached, where this is prohibited.
4. A variation from Chapter 30, Section 30-207, to allow a total 481.98 sf surface area of all signage added together, where 320 sf is the maximum allowed for automobile service stations located on a corner lot.

Ms. Lapin gave an updated slide presentation of the project noting that this site is being re-branded along with 8 other stores in the area, including Northbrook, Park Ridge and Glen Ellyn, to create a brand that has a contemporary, modern feel that welcomes customers. Previous comments from the commissioners were taken to heart and they feel they have addressed all of them in the re-design being presented tonight. They need to stay true to their brand, which is why they are investing in these changes, and they feel these improvements will truly help the corner site and continue to be a gateway for the Village.

Changes that were made to the design include the following:
Front door integration with the triangle – They looked at creating a vestibule, but they cannot move or alter the location of the front door due to the width of the existing sidewalk and ADA accessibility requirements.
Illumination – A dimmer control will be added to this project. Pictures were shown of a store recently completed in Downtown Chicago that shows the same canopy as the current Arlington Heights store, which will remain. However, at night when illuminated, the focus is on the canopy and the lights underneath it; whereas the orange color lighting on the building is subtle.
West elevation lintels - The lintels will not be painted.
3D renderings – Showing the perspective of the triangle on the front façade and how it penetrates the exterior wall of the store and is an integral part of the wall, with the orange bands intersecting with the triangle for the layering effect that is on all of their other stores. The triangle is below the roofline and is part of the wall component on the inside of

the building as well as the outside.
Re-work the large triangle at the entrance - The large triangle was reduced in size by 8.5% or 25 square feet. The text in the green triangle of the TRIO sign is approximately 20 square feet, for a new total signage of 351.98 square feet, which is below what they asked for in 2012.
Materials above the door – Concerns about multiple materials and multiple colors were reviewed, and the existing ACM panels are now being replaced with a light warm grey color to enhance the brand and relate to the existing masonry materials, and the entry wall will now be a darker grey color to be a good contrast with the existing building.

Ms. Lapin concluded her presentation and welcomed any questions at this time.

The commissioners summarized their comments. Commissioner Eckhardt thanked the petitioner for listening to the commissioners' previous comments and concerns and addressing them very well. In particular, Commissioner Eckhardt liked the changes that were made to the parapet and TRIO sign at the front entrance. Looking at the front elevation now, it really sits in the background to the overwhelming coloration and brightness of the canopy. He loved the project now and was in complete support.

Commissioner Seyer thanked the petitioner for listening to the commissioners' comments and for revising the design in a positive way towards what is there now. The triangular element no longer jumps out as strongly as it did before, and the 3D images help to show how the triangular element is integrated; however, he felt this could be a slippery slope in the future for what is a sign and what is not a sign. If it is integral to the architecture, which in his opinion was not before but is now, this might be straddling a little bit more towards a sign, but he felt the triangular element is creating some architecture that is interesting, rather than just a series of boxes. He was in favor of the revised TRIO sign and in support of the project as submitted tonight.

Commissioner Fitzgerald agreed with everything already said before. He liked the orange which is much more muted on the sample board than it is in the pictures presented tonight. He liked the triangular element, which is an interesting option that he felt is not as bold as it appears by numbers. He liked the idea of dimmers on the lighting behind the orange lights, and he asked for clarification of the two green colors on the sample board. Ms. Lapin explained that one of the green samples was omitted based on Staff recommendations, and the other is for the BP logo. Commissioner Fitzgerald appreciated what was presented tonight and really liked the project.

Chair Kubow had nothing further to add and appreciated the changes that were made. The current design is fun, playful and he liked that it is a little more muted than originally proposed.

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

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER SEYER, TO RECOMMEND APRPOVAL OF THE ARCHITECTURAL DESIGN FOR THE *TRIO/BP AUTOMOTIVE SERVICE STATION* LOCATED AT 2250 S. ARLINGTON HEIGHTS ROAD, AS SUBMITTED. THIS RECOMMENDATION IS BASED ON THE EXTERIOR ELEVATIONS RECEIVED 9/22/21, RENDERINGS RECEIVED 9/10/21, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, SIGN CODE OR BUILDING OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE ARCHITECT/OWNER/BUILDER'S RESPONSIBILITY TO COMPLY WITH THE DESIGN COMMISSION APPROVAL AND ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE, AND SIGN CODE REQUIREMENTS.

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

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER FITZGERALD, TO RECOMMEND TO THE VILLAGE BOARD OF TRUSTEES, APPROVAL OF THE FOLLOWING SIGN VARIATION REQUEST FOR *TRIO/BP AUTOMOTIVE SERVICE STATION* LOCATED AT 2250 S. ARLINGTON HEIGHTS ROAD:

1. A VARIATION FROM CHAPTER 30, SECTION 30-207, TO ALLOW A 99.3 SF GROUND SIGN, WHERE 80 SF IS THE MAXIMUM ALLOWED.
2. A VARIATION FROM CHAPTER 30, SECTION 30-403.A, TO ALLOW A 125 SF WALL SIGN, WHERE 19.2 SF IS THE MAXIMUM ALLOWED.
3. A VARIATION FROM CHAPTER 30, SECTION 30-401.B, TO ALLOW A WALL SIGN TO PARTIALLY COVER WINDOW OPENINGS, WHERE THIS IS PROHIBITED.
4. A VARIATION FROM CHAPTER 30, SECTION 30-207, TO ALLOW A TOTAL 456.98 SF SURFACE AREA OF ALL SIGNAGE ADDED TOGETHER, WHERE 320 SF IS THE MAXIMUM ALLOWED FOR AUTOMOBILE SERVICE STATIONS LOCATED ON A CORNER LOT.

THIS RECOMMENDATION IS BASED ON DRAWINGS A001 & A005 RECEIVED 7/8/21, A003 & EXTERIOR ELEVATIONS RECEIVED ON 9/22/21, A004 RECEIVED ON 8/13/21, RENDERINGS RECEIVED 9/10/21, FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

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

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

Mr. Hautzinger clarified to the petitioner that the Design Commission is a recommending body to the Village Board for sign variations, and the next step is to be scheduled with the Village Board for a final decision on the sign variation request.

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ITEM 3. COMMERCIAL REVIEW

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

There was no one present on behalf of the project. The commissioners made a motion to move the review of this project to the end of the meeting.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER SEYER, TO MOVE THE REVIEW OF THE LEXUS OF ARLINGTON PROJECT, DC#21-060, TO THE END OF THE AGENDA.

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

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ITEM 4. COMMERCIAL REVIEW

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

Orlando Vivacqua, representing *Soos & Associates*, and Richard Silverman, representing *MJK Real Estate,* were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to build a new free-standing Chipotle casual restaurant at the Southpoint shopping center. The proposed restaurant will be located in an existing parking area facing Palatine Road, adjacent to the existing Olive Garden restaurant. The restaurant will have indoor dining, outdoor dining, and a drive through. The scope of the project includes redevelopment of the site with new parking, landscaping, and an adjacent future outlot building.

The proposed design is based on Chipotle's prototype drive-through building design. Overall, the proposed design is quite plain and lacking detail. Additional design development is recommended to add additional architectural interest. Examples of similar completed Chipotle restaurants have been provided for reference. Both of the examples have an overall simple appearance, but the design of the building in Plano, Texas includes a continuous wrapping storefront feature that adds architectural interest to the design. A continuous canopy shade feature could also be considered as an additional design feature.

The proposed design includes four wall signs, one on each wall of the building. Per code, only one wall sign is allowed per street frontage, so the three additional wall signs are not allowed. Sign variations have previously been approved to allow a second wall sign at similar drive-through restaurants, but four wall signs is excessive. The review tonight is for building design only, with signage to come under a separate review.

The proposed building has two rooftop mechanical units, which are required to be fully screened from public view. The building design includes a continuous parapet wall which is an ideal way to screen the rooftop equipment. Utility meters on the west wall will be screened from view landscaping. One trash dumpster enclosure is proposed to be built behind the building with gray colored split-face CMU and gray PVC gates. The gray colored materials coordinate well with the proposed gray EIFS building.

Based on these comments, Staff recommends the Design Commission evaluate the proposed design.

Mr. Silverman said that his company is a small, family-owned, third generation real estate development company out of Northfield that has built 27 buildings, most of which they still own and operate, with more than 10 of those being Chipotles, with 3 more Chipotles proposed for next year in multiple states including Illinois. Chipotle has been in Arlington Heights for more than 15 years in the adjacent shopping center to the north, and they want to relocate to an outlot building that will include a pick-up window for mobile and phone orders; it will not have drive-through ordering. Chipotle has just under 3,000 locations in the United States and their new prototype is for a free-standing building; they no longer want to be in multi-tenant strip centers. A free-standing development is being proposed at this location, based on this new prototype, with the sign component to come directly from Chipotle under a separate submittal. Mr. Silverman added that Chipotle will most likely be requesting sign variations for this new building, which are depicted in the renderings to show the architectural impact they will have.

Mr. Silverman said that Staff has provided them with many rounds of comments, and they feel they have addressed most of them, including an additional 100 sf landlord room int the building to add a roof hatch and ladder for mechanical equipment, as well as additional screening for the garbage corral. The suggested awing component wrapping around the building has been done before, and Chipotle has found that they do not provide screening cover, but rather are an architectural feature that ends up just getting damaged and cost money to maintain. The proposed building will consist of EIFS, with the front of the building to be almost full glass that faces north and the west side of the intersection of Rand & Palatine. No windows are located on the south elevation because it is the back of the building where cooking stations and cold storage are located. He concluded his comments and welcomed any questions at this time.

The commissioners summarized their comments. Commissioner Seyer was happy to see a well established chain coming to this location that will add some activity to this shopping center, which he is in favor of. He was also supportive of there being design standards for large chains such as Chipotle, but he felt that other existing stand-alone Chipotles look better than the prototype being presented tonight; there is something missing. He pointed out that other stand alone Chipotles, setting aside any with their own piers at the corners where there is a duel entry, have a plane change between the front entry storefront and whatever is happening on top. This prototype design feels like a hat on top of a brick wall that has openings, and it is unappealing to him. From a design perspective, he wanted to see the front of the building treated differently with a plane change; either the stucco portion comes out or the storefront is set back, similar to other store examples seen online, such as 'Statesboro'. The current prototype is lacking any real design articulation that would help it stand out and be a positive attribute to the area. He also liked the idea of the material at the top of the building coming down to the ground somewhere, which he has seen on other stores. Commissioner Seyer concluded that his primary concern is how the front of the building looks, which he felt could be easily enhanced and mean a lot to the design of the building.

Commissioner Eckhardt agreed with Commissioner Seyer's comment and asked the Architect if there is currently a plane change on the front of the building. Mr. Vivacqua clarified that there is currently approximately 6-inches of difference between the upper portion and the lower portion, and Commissioner Eckhardt said he was okay with the 6-inches being proposed. Commissioner Eckhardt also said that from an aesthetic standpoint, he liked the simplicity of the building with the white on top and the grey down below; however, he wanted to see more transparency. He felt that the pilasters were very heavy in terms of scale and seem to be flush with the glass instead of protruding somewhat to show they are real pilasters. He liked the previously shown store with a curtain wall, which would be a cost savings way to go instead, and he wanted to see the corner of the building be more integral by letting it wrap like other stores. Commissioner Eckhardt also questioned if it would be better to change the control joints on the north elevation, because right now it is going down the center of the sign, which really bothers him; he wanted to see it become 3 panels so the sign sits on its own white solid background. He also said that the building does not look good without the signs, and the signs will make the building come together. He was okay with the rest of the building.

Commissioner Fitzgerald said it seems like the building has been designed to have signs on all four sides, and thinking that that might not happen, he wanted to see more design on whichever 2 sides the petitioner chose. He felt the front (north) elevation was very very plain and needed something done to beef it up, and he asked if there would be a ground sign and where it would be located. Mr. Silverman said that Staff asked them to omit the ground sign, which they did. Mr. Hautzinger clarified that Chipotle will be part of the Southpoint Shopping Center and therefore eligible for a tenant panel on the existing monument sign for the center, which is located directly adjacent at the driveway. Commissioner Fitzgerald said he preferred the building design shown in Plano Texas versus the Dallas store because it had more detail with the windows; however, his biggest issue is with the sides of the building that have no signage.

Chair Kubow said the design shown in the Plano example was really clean, super simple, and really welcoming. He felt the petitioner could do that very easily at this location, and still keep the cap. He added a suggestion to do a slight bookend with the white color dropped down about 3-feet to give more articulation on the back. He felt the design was pretty close and needed only a few adjustments to be similar to the example in Plano, Texas.

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

Mr. Silverman appreciated the commissioners' feedback on the design and said they will continue to work with Chipotle on a design that works for them. He said that a building in Texas has to be designed a lot different than a building in Illinois that has winter conditions year round, for both efficiency purposes and ownership purposes. Having windows around the corner of the building is concerning to them but they will look at that, and the concerns about the appropriate location of the EIFS reveal may not be an issue if Chipotle decides to ask for signage above the door. They have already omitted the ground sign at the request of Staff, knowing that building signage is much more important, and they are happy to figure out how to make the front elevation more welcoming; however, they are trying to balance what Chipotle is asking for and the feedback given by this commission and Staff, as well as the Plan Commission review

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they are scheduled for at the end of October, which they are concerned about possibly missing because this review has not been finalized. He added that the Southpoint Shopping Center needs help with new activity and they are trying to get things moving along with this project.

In terms of compatibility with this very simple but nicely designed building, Commissioner Eckhardt asked the petitioner if they had any idea of what the design of the future adjacent building might be, and Mr. Silverman said that it could be anything from a food user with a drive-through, to a medical building, to a retailer; however, there is no tenant interest at this time for the second building.

Chair Fitzgerald asked about options for the project to be reviewed again. Mr. Hautzinger said that since there is no public meeting sign posting required for Design Commission review of this project, so there is flexibility in terms of rescheduling for another review. If the project is not receiving approval tonight and returns for another review, he recommends a motion to continue the project. Ideally, the goal is to complete the design review process before the project goes before the Plan Commission, and there are two Design Commission meetings scheduled before the Plan Commission review of this project at the end of October.

Commissioner Eckhardt stressed the importance of this commission approving the project at either of the next two Design Commission meetings, to ensure the Plan Commission review of the project is not impacted. He reiterated his comments as follows: he wants to see the bottom of the building get a little lighter in color; he was okay either way with bringing some of the white colors down to the ground, as opposed to the darker surface; and he had concerns about EIFS at the ground level. It is all a visual thing for him.

Commissioner Seyer said that he respects the timing issue with this project, but if this commission makes special efforts for this petitioner, then every petitioner would wait until the last minute and come in with a bad design and ask for approval to avoid rescheduling other reviews with the Village; this commission cannot do that and he encouraged the petitioner to get the design right. He felt that wrapping the storefront all the way around would make it more inviting and a significant improvement, similar to the Chipotle in Countryside, Illinois at 5801 S. LaGrange Rd, which looks so much more inviting and lighter. He also wanted to see a little more EIFS come down lower, even if the brick remains at the base. He would go along with the rest of the commission if certain things are just created more inviting with the storefront. Mr. Hautzinger clarified that the base of the building is EFIS not brick; there are two EIFS colors proposed. Mr. Silverman said that making the EIFS on the back of the building white is an easy change.

Commissioner Fitzgerald reiterated that he wants to see some kind of option on the top of the building if signage is not allowed on all four sides, and the white color brought down on either the south or west elevation, which Commissioner Seyer illustrated how it would look. The petitioner said they are happy to make those updates to the design; the storefront to match closer to the store in Plano and Countryside, and pulling down the white EIFS in the rear of the building.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER SEYER, TO CONTINUE THE REVIEW OF THE CHIPOTLE PROJECT(DC#21-056) TO ONE THE NEXT TWO DESIGN COMMISSION MEETINGS.

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

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ITEM 5. CBD COMMERCIAL PRELIMINARY REVIEW

Cortland's Garage – 1 N. Vail Ave.

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

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

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

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

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

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

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

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

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

DRAFT

ITEM 3. COMMERCIAL REVIEW

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

There was still no one present on behalf of the project. The commissioners made a motion to review the project at a future meeting.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER FITZGERALD, TO CONTINUE THE REVIEW OF THE LEXUS OF ARLINGTON PROJECT (DC#21-060) TO A FUTURE DESIGN COMMISSION MEETING.

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

DRAFT

ITEM 6. GENERAL MEETING

There was no further discussion.

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

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

DRAFT

Design Commission
10/12/2021

Item: DC#21-056 - Chipotle - 600 E. Rand Rd / Commercial Re-Review

Department: Planning & Community Development

REQUESTED ACTION

Approval of the proposed architectural design for a new restaurant building.

RECOMMENDATION

It is recommended that the Design Commission approve the proposed architectural design for Chipotle located at 600 E. Rand Road. This recommendation is subject to compliance with the revised elevations and renderings received 10/4/21, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. A requirement to revise the upper wall material extending down to grade to be in the middle of each side wall, leaving the rear corners and rear wall as dark EIFS, similar to the Chipotle restaurant in Countryside, Illinois.

2. Either revise the proposed wall signs to comply with Chapter 30 sign code, or request sign variations.

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

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
Exhibits - 10/12/21	Exhibits

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

PROJECT INFORMATION:		**PETITION INFORMATION:**	
Project Name:	Chipotle	**DC Number:**	21-056
Project Address:	600 E. Rand Road	**Petitioner Name:**	Richard Silverman
Prepared By:	Steve Hautzinger	**Petitioner Address:**	MJR Southpoint Real Estate Housing 1622 Willow Road, Suite 201 Northfield, IL 60093
Date Prepared:	September 21, 2021	**Meeting Date:**	September 28, 2021
Date Revised:	October 6, 2021	**Re-Review Meeting Date:**	October 12, 2021

Requested Action(s):
Approval of the proposed architectural design for a new restaurant building.

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

This project requires Plan Commission review and Village Board approval to amend the existing Planned Unit Development for the Southpoint shopping center, as well as Special Use approval for a restaurant with a drive-through. Because this project is going to the Plan Commission, the role of the Design Commission is limited. The Design Commission's responsibility is as outlined in Chapter 28 of the Municipal Code, Section 14.2-1, which states:

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

Summary:
The petitioner is proposing to build a new free-standing Chipotle fast casual restaurant at the Southpoint shopping center. The proposed restaurant will be located in an existing parking area facing Palatine Road, adjacent to the existing Olive Garden restaurant. The restaurant will have indoor dining, outdoor dining, and a drive through. The scope of the project includes redevelopment of the site with new parking, landscaping, and an adjacent future outlot building.

September 28, 2021 Design Commission Meeting:
This project was reviewed by the Design Commission on September 28, 2021, at which time the Design Commission CONTINUED the project for re-review due to concerns regarding the proposed design. Staff reported that the proposed design is based on Chipotle's prototype drive-through building design. However, overall, the proposed design is quite plain and lacking detail. Staff recommended additional design development to create additional architectural interest. Examples of similar completed Chipotle restaurants were provided for reference. Staff suggested incorporating the continuous wrapping storefront feature as seen on the Chipotle in Plano, Texas. A continuous canopy shade feature was also suggested as a possible design feature.

The Design Commissioners agreed that the design was lacking, especially the front (north) elevation, and further design development was required as follows:

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

Project Update:

In response to the Design Commission's comments on September 8, the petitioner has made the following changes to the design:

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

Staff Comments:

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

Image 1. Chipotle restaurant in Countryside, Illinois.

Signage:

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

Mechanical Equipment Screening:

The proposed building has two rooftop mechanical units, which are required to be fully screened from public view. The building design includes a continuous parapet wall which is an ideal way to screen the rooftop equipment. Utility meters on the west wall will be screened from view landscaping.

Trash Dumpster Screening:
One trash dumpster enclosure is proposed to be built behind the building with gray colored split-face CMU and gray PVC gates. The gray colored materials coordinate well with the proposed gray EIFS building.

RECOMMENDATION:
It is recommended that the Design Commission **approve** the proposed architectural design for Chipotle located at 600 E. Rand Road. This recommendation is subject to compliance with the revised elevations and renderings received 10/4/21, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. A requirement to revise the upper wall material extending down to grade to be in the middle of each side wall, leaving the rear corners and rear wall as dark EIFS, similar to the Chipotle restaurant in Countryside, Illinois.
2. Either revise the proposed wall signs to comply with Chapter 30 sign code, or request sign variations.
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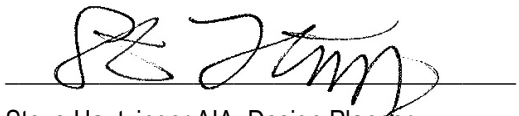

October 6, 2021

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Bill Enright, Deputy Director of Planning and Community Development, Sam Hubbard, Development Planner, Petitioner, DC File 21-056

EXTERIOR FINISH SCHEDULE - A-16 ARLINGTON HEIGHTS

(EIFS-1) NOT USED

(EIFS-2) EXTERIOR INSULATION FINISH SYSTEM
MANUFACTURER: DRYVIT SYSTEMS, INC. (OR EQUAL)
TYPE: OUTSULATION PLUS MD SYSTEM, REFER TO DETAILS
FINISH: SANDBLAST TEXTURE
COLOR: (PPG) KNIGHT'S ARMOR
PROFILE: N/A
*Contractor shall submit samples for architect's approval prior to ordering materials

(CM-1) PREFINISHED CORRUGATED METAL CLADDING
MANUFACTURER: MBCI
TYPE: DESIGNER SERIES 12.0 CONCEALED FASTENER FLAT PANEL WALL SYSTEM - VERTICAL
FINISH: SR .28 SRI 30
COLOR: CHARCOAL GRAY
*Contractor shall submit samples for architect's approval prior to ordering materials

(SF-1) ALUMINUM STOREFRONT SYSTEM
MANUFACTURER: KAWNEER
TYPE: TRIFAB VG-451UT (REFER TO A710 AND SPECIFICATIONS)
COLOR: PERMAFLUOR ARCHITECTURAL FINISH, CHARCOAL GRAY
GLAZING: 1" INSULATED LOW E CLEAR GLASS, SHGC-0.40 MAX.
PROVIDE TEMPERED/SAFETY AS REQUIRED BY CODE & AS NOTED ON DRAWINGS
*Contractor shall submit samples for architect's approval prior to ordering materials

(MT-1) PREFINISHED METAL COPING
MFG: UNA-EDGE METAL EDGE SYSTEM
TYPE: UNA-EDGE CO COPING SYSTEM
THICKNESS: 0.505, CLEAT SPACING PER MANUFACTURER RECOMMENDATIONS
FINISH: KYNAR 500 (GALVANIZED G-90 STEEL)
COLOR: STONE WHITE (COLOR TO MATCH EIFS FOG)
*Contractor shall submit samples for architect's approval prior to ordering materials

(MT-2) PREFINISHED METAL COPING
MFG: UNA-EDGE METAL EDGE SYSTEM
TYPE: UNA-EDGE CO COPING SYSTEM
THICKNESS: 0.505, CLEAT SPACING PER MANUFACTURER RECOMMENDATIONS
FINISH: KYNAR 500 (GALVANIZED G-90 STEEL)
COLOR: CHARCOAL GRAY (COLOR TO MATCH EIFS KNIGHT'S ARMOR)
*Contractor shall submit samples for architect's approval prior to ordering materials

(GD-1) PATIO GUARDRAIL/FENCE
MFG: AMERISTAR FENCE PRODUCTS (OR CUSTOM, BY CHIPOTLE)
TYPE: MONTAGE PLUS, PREFINISHED STEEL
STYLE: MAJESTIC 2-RAIL PANELS, 4" GAP (MAX.)
FINISH: HIGH PERFORMANCE ECOT FINISH
COLOR: BLACK
*Contractor shall submit samples for architect's approval prior to ordering materials

(HD-1) INSULATED HOLLOW METAL DOORS
MANUFACTURER: TBD
TYPE:
PAINT: SHERWIN WILLIAMS (COLOR TO MATCH KNIGHT'S ARMOR)
*Contractor shall submit samples for architect's approval prior to ordering materials

(WA-1) WINDOW CANOPY
MANUFACTURER: API (OR EQUAL)
TYPE: PREFINISHED METAL CANOPY
COLOR: CHARCOAL GRAY
*Contractor shall submit samples for architect's approval prior to ordering materials

(WL-1) CYLINDER UP/DOWN ACCENT WALL LIGHTING
MANUFACTURER: CONTECH LIGHTING
MODEL: CYL8 4 35K UD X M CLR B
COLOR: MATTE BLACK
*Contractor shall submit samples for architect's approval prior to ordering materials

(MS-1) TRASH ENCLOSURE WALL- CMU
MANUFACTURER: NORTHFIELD BLOCK (OR EQUAL)
TYPE: ARCHITECTURAL CONCRETE MASONRY UNIT
FINISH: SPLIT FACE (INTEGRALLY COLORED)
COLOR: IRONWOOD - GRAY (NW)
*Contractor shall submit samples for architect's approval prior to ordering materials

(NP-1) NICHIHA ARCHICTURAL FIBER CEMENT WALL PANELS
MANUFACTURER: NICHIHA FIBER CEMENT
TYPE/SYSTEM: ARCHITECTURALBLOCK - MODERN SERIES
SIZE: 18" X 72"
COLOR/FINISH: GRAY
*Contractor shall submit samples for architect's approval prior to ordering materials

(SF-2) ALUMINUM STOREFRONT SYSTEM
MANUFACTURER: KAWNEER (OR APPROVED EQUAL)
TYPE: TRIFAB VG-451UT (REFER TO EXTERIOR ELEVATIONS)
COLOR: PERMAFLUOR ARCHITECTURAL FINISH, CHARCOAL GRAY
GLAZING: 1" INSULATED LOW E OPAQUE GLASS, SHGC-0.40 MAX.
OUTBOARD LITE: 1/4" HS CLEAR
SPACE: 1/2" ARGON FILLED AIR SPACE
INBOARD LITE: 1/4" HS OPTIGRAY TINT WITH WARM GRAY CERAMIC FRIT, SURFACE #3
PROVIDE TEMPERED/SAFETY AS REQUIRED BY CODE & AS NOTED ON DRAWINGS
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1 NORTH (FRONT) ELEVATION
1/4" = 1'-0"

2 WEST (SIDE) ELEVATION
1/4" = 1'-0"

A SOOSOCIATES
Soos & Associates, Inc.
Architecture
105 Schelter Road, Lincolnshire, Illinois 60069
Phone: 847 821 7667 Fax: 847 821 8570

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ILLINOIS DESIGN FIRM # 184003287

CLIENT
MJK
REAL ESTATE HOLDING COMPANY, LLC
1622 WILLOW ROAD, SUITE 201
NORTHFIELD, IL 60093

PROJECT
MJK SOUTHPOINT SHOPPING CENTER - OUTLOT DEVELOPMENT
600 E. RAND ROAD
ARLINGTON HEIGHTS, IL 60004

CONSULTANT

NO.	ISSUE	DATE
	BUILDING UPDATES	2021-10-01
	BUILDING UPDATES	2021-09-14
	PLAN COMMISSION & DESIGN COMMISSION	2021-08-10
	PLAN COMMISSION & DESIGN COMMISSION	2021-07-29

SEAL

ZONING

DATE	MAR 31, 2021
PROJECT NO.	21-005 MJ
DRAWN	Author
CHECKED	Checker
APPROVED	Approver

TITLE
EXTERIOR ELEVATIONS

SHEET
A-16

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EXTERIOR FINISH SCHEDULE - A-17 ARLINGTON HEIGHTS

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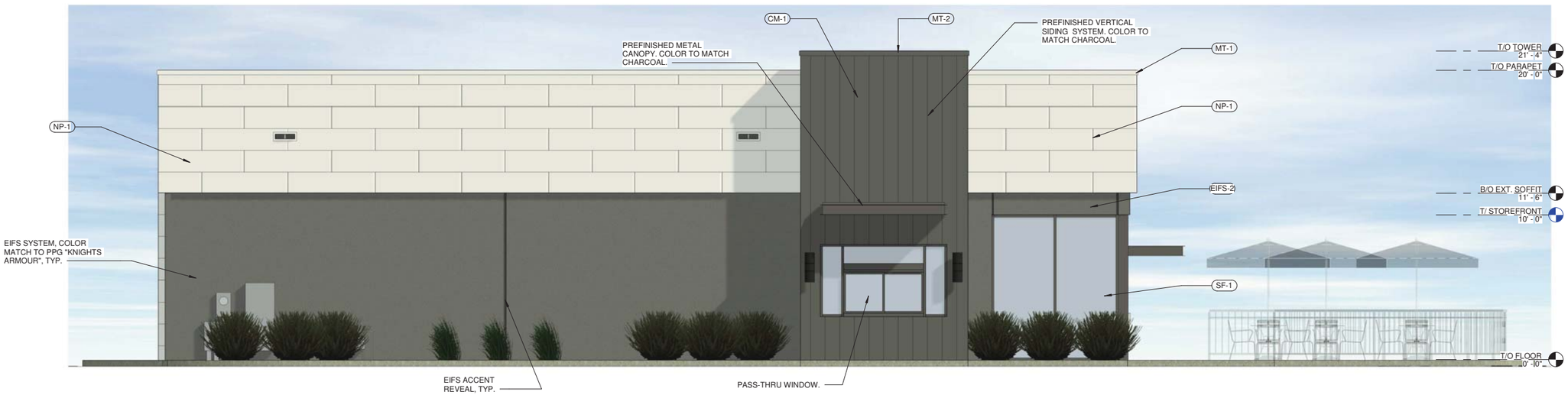

2 EAST (SIDE) ELEVATION
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	BUILDING UPDATES	2021-10-01
	BUILDING UPDATES	2021-09-14
	PLAN COMMISSION & DESIGN COMMISSION	2021-08-10
	PLAN COMMISSION & DESIGN COMMISSION	2021-07-29

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DATE	MAR 31, 2021
PROJECT NO.	21-005 MJ
DRAWN	Author
CHECKED	Checker
APPROVED	Approver

TITLE
EXTERIOR ELEVATIONS

SHEET
A-17

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CHIPOTLE - VIEW FROM NORTHWEST

CHIPOTLE - VIEW FROM NORTHEAST

A SOOSOCIATES
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NO.	ISSUE	DATE

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DATE	MAR 31, 2021
PROJECT NO.	21-005 MJ
DRAWN	Author
CHECKED	Checker
APPROVED	Approver

TITLE

EXTERIOR PERSPECTIVES

SHEET

A-20

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CHIPOTLE - VIEW FROM SOUTHEAST

CHIPOTLE - VIEW FROM SOUTHWEST

A SOOSOCIATES
Soos & Associates, Inc.
Architecture
105 Schelter Road, Lincolnshire, Illinois 60069
Phone: 847 821 7667 Fax: 847 821 8570

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ILLINOIS DESIGN FIRM # 184003287

MJK
REAL ESTATE HOLDING COMPANY, LLC
1622 WILLOW ROAD, SUITE 201
NORTHFIELD, IL 60093

CLIENT

MJK SOUTHPOINT SHOPPING CENTER - OUTLOT DEVELOPMENT

600 E. RAND ROAD
ARLINGTON HEIGHTS, IL 60004

PROJECT

CONSULTANT

NO.	ISSUE	DATE
	BUILDING UPDATES	2021-10-04
	BUILDING UPDATES	2021-10-01
	BUILDING UPDATES	2021-09-14
	PLAN COMMISSION & DESIGN COMMISSION	2021-08-10
	PLAN COMMISSION & DESIGN COMMISSION	2021-07-29

SEAL

ZONING

DATE	MAR 31, 2021
PROJECT NO.	21-005 MJ
DRAWN	Author
CHECKED	Checker
APPROVED	Approver

TITLE

EXTERIOR PERSPECTIVES

SHEET

A-21

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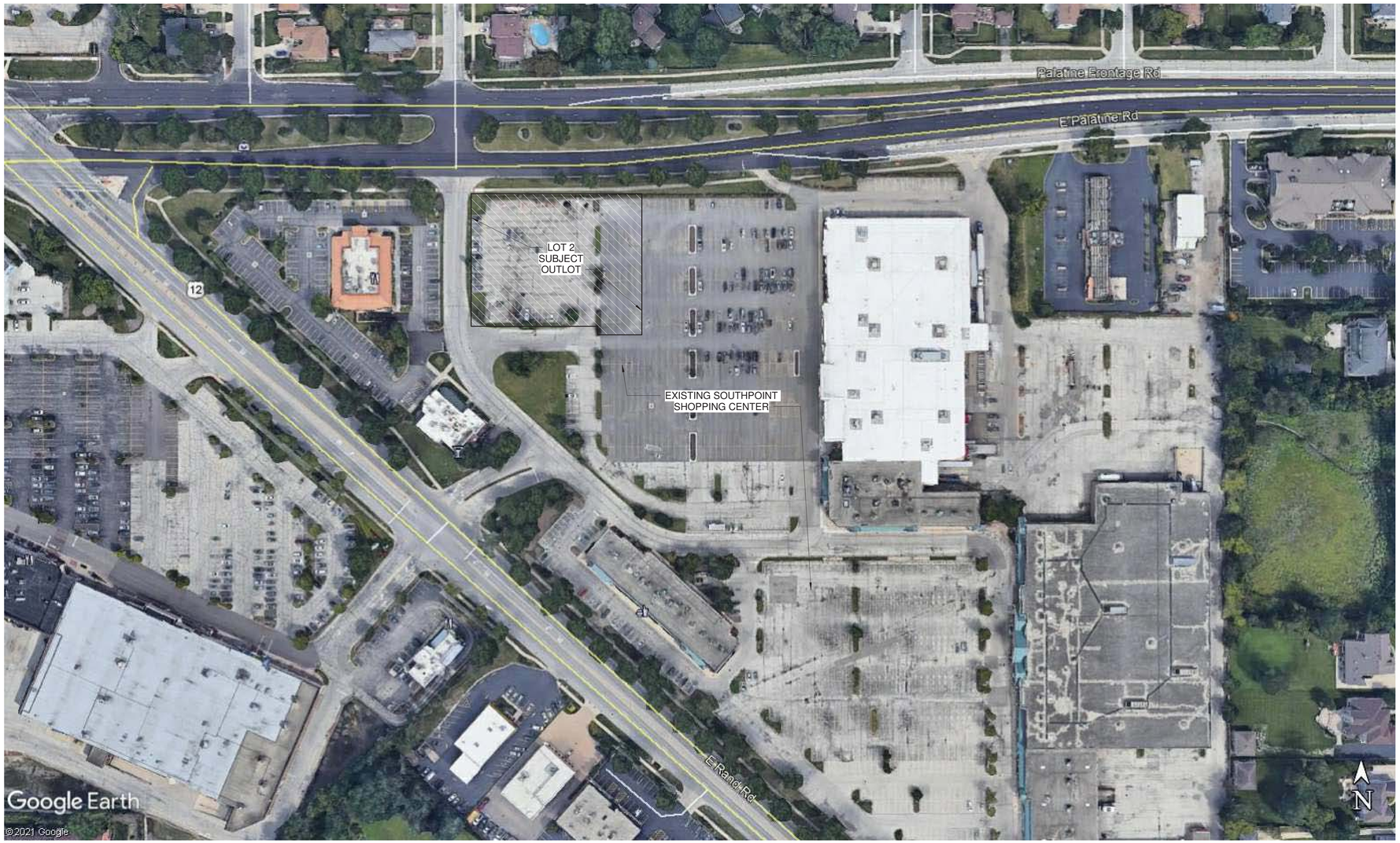

EXISTING CONDITIONS AERIAL

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ARLINGTON HEIGHTS, IL 60004

CONSULTANT

NO.	ISSUE	DATE
	PLAN COMMISSION & DESIGN COMMISSION	2021-07-29

DESIGN COMMISSION SUBMITTAL

SEAL

ZONING

DATE	MAR 31, 2021
PROJECT NO.	21-005 MJ
DRAWN	Author
CHECKED	Checker
APPROVED	Approver

TITLE
EXISTING CONDITIONS AERIAL

SHEET
A-01

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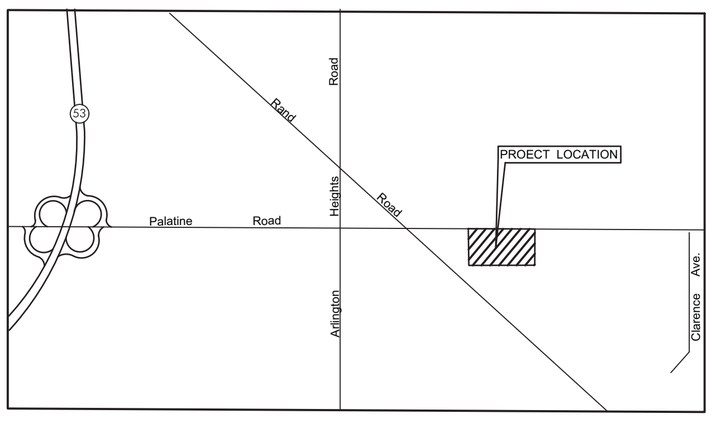
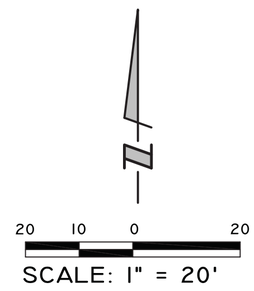
ALTA/NSPS LAND TITLE SURVEY

OF

LOT 2 IN THE FINAL PLAT OF GARDEN FRESH RESUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 8, 2019 AS DOCUMENT NUMBER 1903918025, BEING A RESUBDIVISION OF PART OF LOTS 1 AND 3 IN THE CUB ADDITION, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 17, 1984 AS DOCUMENT NO. 27090321, IN COOK COUNTY, ILLINOIS.



LOCATION MAP
NOT TO SCALE



PALATINE ROAD

HERETOFORE DEDICATED
PER DOC. NO. 4703986
R.O.W. WIDTH
VARIES

Bituminous Pavement
Frontage Road Sign
Concrete Walk
Concrete Walk
S 89° 59' 29" E 260.38'
20.00'
10' Public Utility Easement Per Doc. No. 27090321
25' Building Set Back Line Per Doc. No. 27090321
10' Private Utility Easement Per Doc. No. 27090321
15' Private Utility Easement Per Doc. No. 27090321
IBT & CE CO. Easement Per Doc. No. 89558367
Lot 1
SOUTHPOINT RESUBDIVISION
Rec. March 10, 2017 As Doc. No. 1706929 22
Pt Lot 3
SOUTHPOINT RESUBDIVISION
Rec. March 10, 2017 As Doc. No. 1706929 22
Lot 1
Bituminous Pavement
N 00° 01' 11" W 192.03'
LOT 2
Area =53,590 S.F.
= 1.2303 Ac.
Lot 1
S 00° 01' 11" E 214.91'
Bituminous Pavement
Private Utility Easement Per Doc. No. 27090321
Access Easement Per Doc. No. 27090321
R=126.10'
L=10.73'
Ch.=10.73'
Ch Brg.= N 02° 23' 17" W
N 89° 59' 29" W 193.05'
N 00° 01' 11" W
12.24'
N 89° 59' 29" W 66.88'
Bituminous Pavement
Lot 1
IBT & CE CO. Easement Per Doc No 89558367
15' Private Utility Easement Per Doc. No. 27090321
SOUTHPOINT RESUBDIVISION
Rec. March 10, 2017 As Doc. No. 1706929 22
LOT 2

Surveyor's Notes:

1. The basis of bearing shown hereon is based on The Final Plat of Garden Fresh Resubdivision, Recorded February 8, 2019, 1984 as Doc. No. 19039180251.
2. Utility information shown hereon is based upon field measurements, available records. Information from field data is limited to that which is visible and can be measured. This survey does not exclude the possibility of the existence of other underground utilities and or structures. Record information is based upon data collected from both public and private sources. The completeness and/or accuracy of these records cannot be guaranteed, except for those items that can be verified by field measurement. Prior to any excavation contact J.U.L.I.E. (1-800-892-0123) for utility markings.
3. Based on information provided on the Flood Insurance Rate Map Community – Panel No. 17031C0202J dated August 19, 2008 produced by the Federal Emergency Management Agency (FEMA) for Cook County, Illinois, the property shown and described hereon is located within Zone X, which is defined by FEMA as "Areas determined to be outside the 0.2% annual chance floodplain."
4. With regards to Table A item 9 – there are many areas where parking lines are not discernable and there for a current accurate parking count cannot be provided however looking at historical photos and documents there is approximately 132 parking spaces located on the subject property.
5. In the preparation of this survey reference was made to Chicago Title Insurance Company Commitment for Title Insurance Order No. 19012253WF with an Effective Date of February 25, 2020.

With respect to **Schedule B** of said commitment:

Exception U – Building Setback Lines – Doc. No. 27090321 – Plotted and shown hereon.
Exception V – Building Setback Lines – Doc. No. 27090321 & 95498113 – Plotted and shown hereon.
Exception W – Access Easement – Doc. No. 95498113 – The property therein described is not located on the subject property.
Exception X – Terms Provisions and Conditions - Doc. No. 27089855 – The subject property is located within the land described therein however there are no easements or servitudes to plot.
Exception Y – Terms Provisions and Conditions - Doc. No. 27089856 – The subject property is located within the land described therein however there are no easements or servitudes to plot.
Exception Z – Provisions - Doc. No. 27089856 – The subject property is located within the land described therein however there are no easements or servitudes to plot.
Exception AA – Terms and Provisions of ordinances - Doc. No. 0508703007 & 0508703009 – The subject property is located within the land described therein however there are no easements or servitudes to plot.
Exception AB – Terms Provisions and Conditions - Doc. No. 88046282 & 88409221 – The subject property is located within the land described therein however there are no easements or servitudes to plot.

PARKING SUMMARY (See Surveyors Note #4)

REGULAR SPACES	132
ACCESSIBLE SPACES	0
TOTAL	**132**

LEGEND

- Manhole
- Catch Basin
- Inlet
- Fire Hydrant
- Valve Vault
- Valve Box
- Light Pole
- Sign
- Marked Electric Point
- Marked Gas Point
- Curb & Gutter
- Depressed Curb

STATE OF ILLINOIS
JEFFREY W. GLUNT
035-3695
SCHAUMBURG, ILLINOIS
PROFESSIONAL LAND SURVEYOR

EXPIRES 11-30-20

State of Illinois)
) SS:
County of Cook)

To: MJR/Waukegan Real Estate Holding Company, LLC, an Illinois limited liability company and Chicago Title Insurance Company, its successors and/or assigns,

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 8, and 9 of Table A thereof. The field work was completed on March 26, 2020.

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

Schaumburg, Illinois May 6, 2020

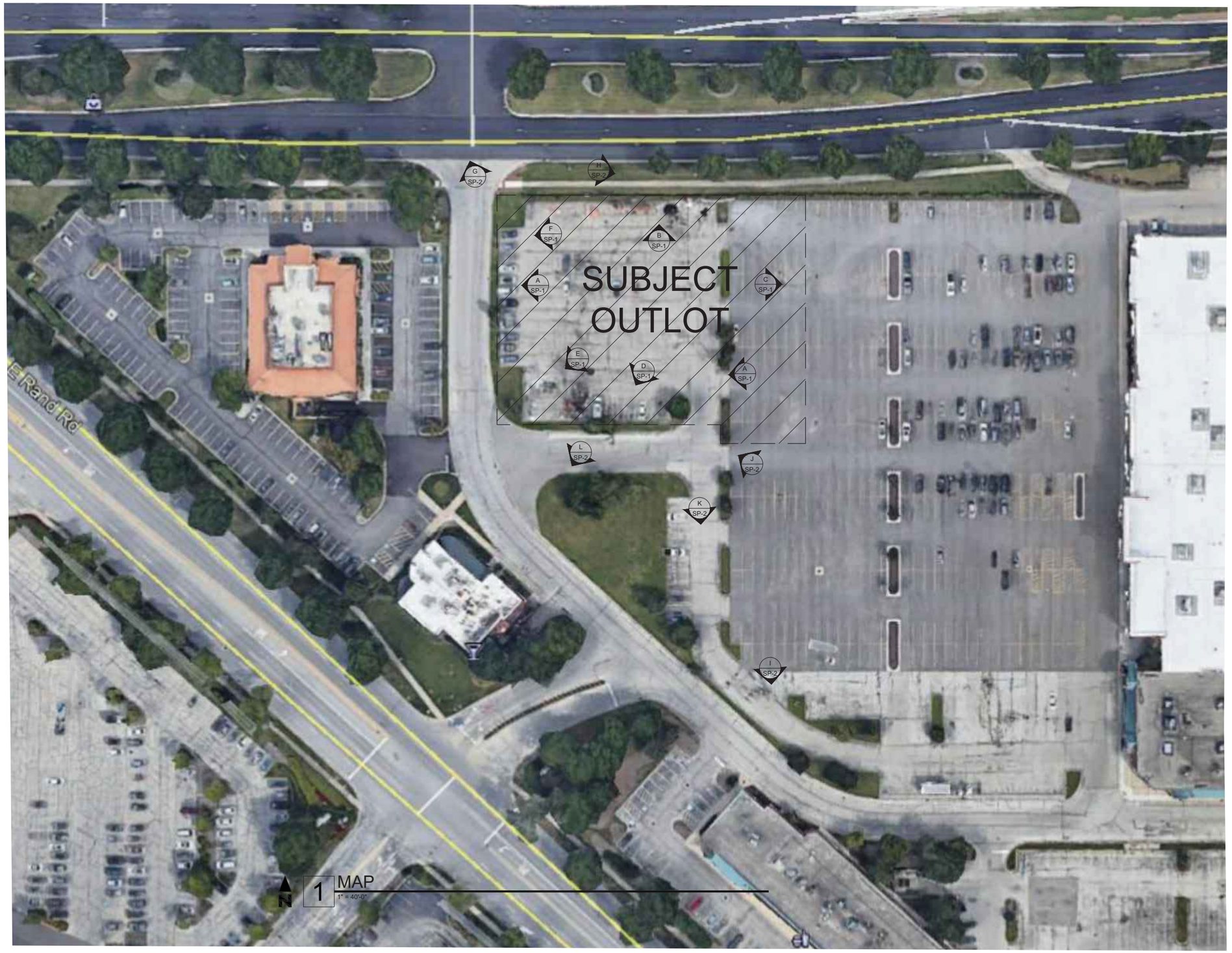
By: _____
Illinois Professional Land Surveyor No. 3695

Order By. : Central Realty
Order No. : 17-159

HAEGER ENGINEERING
consulting engineers • land surveyors
100 East State Parkway, Schaumburg, IL 60173
Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com

© 2020 Haeger Engineering, LLC

Plot Date: May 06, 2020 - 9:51am Plotted By: jeff- Layout: ALTA-NSPS LTS
File Name: P:\2017\17159\Drawings\Final Survey\17159-Plat of Survey(Lot 2(outlot)).dwg



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ILLINOIS DESIGN FIRM # 184003287

Client

MJK Real Estate Holding Company
1622 Willow Road, Suite 201
Northfield, IL 60093

Project

MJK SOUTHPOINT SHOPPING CENTER - OUTLOT DEVELOPMENT

600 EAST RAND ROAD
ARLINGTON HEIGHTS, IL 60004

Consultant

No.	Issue	Date
	PLAN COMMISSION & DESIGN COMMISSION	2021-08-10
	PLAN COMMISSION & DESIGN COMMISSION	2021-07-29

Seal

ZONING

Date	FERUARY 25, 2016
Job Number	21-047 MJ
Drawn	SOOS
Checked	SOOS
Approved	SOOS

Title

SITE PHOTOGRAPHS MAP

Sheet

SP-M

A NTS

B NTS

C NTS

D NTS

E NTS

F NTS

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Seal

ZONING

Date	FERUARY 25, 2016
Job Number	21-047 MJ
Drawn	SOOS
Checked	SOOS
Approved	SOOS

Title
SITE PHOTOGRAPHS

Sheet
SP-1

G NTS

H NTS

I NTS

J NTS

K NTS

L NTS

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Seal

ZONING

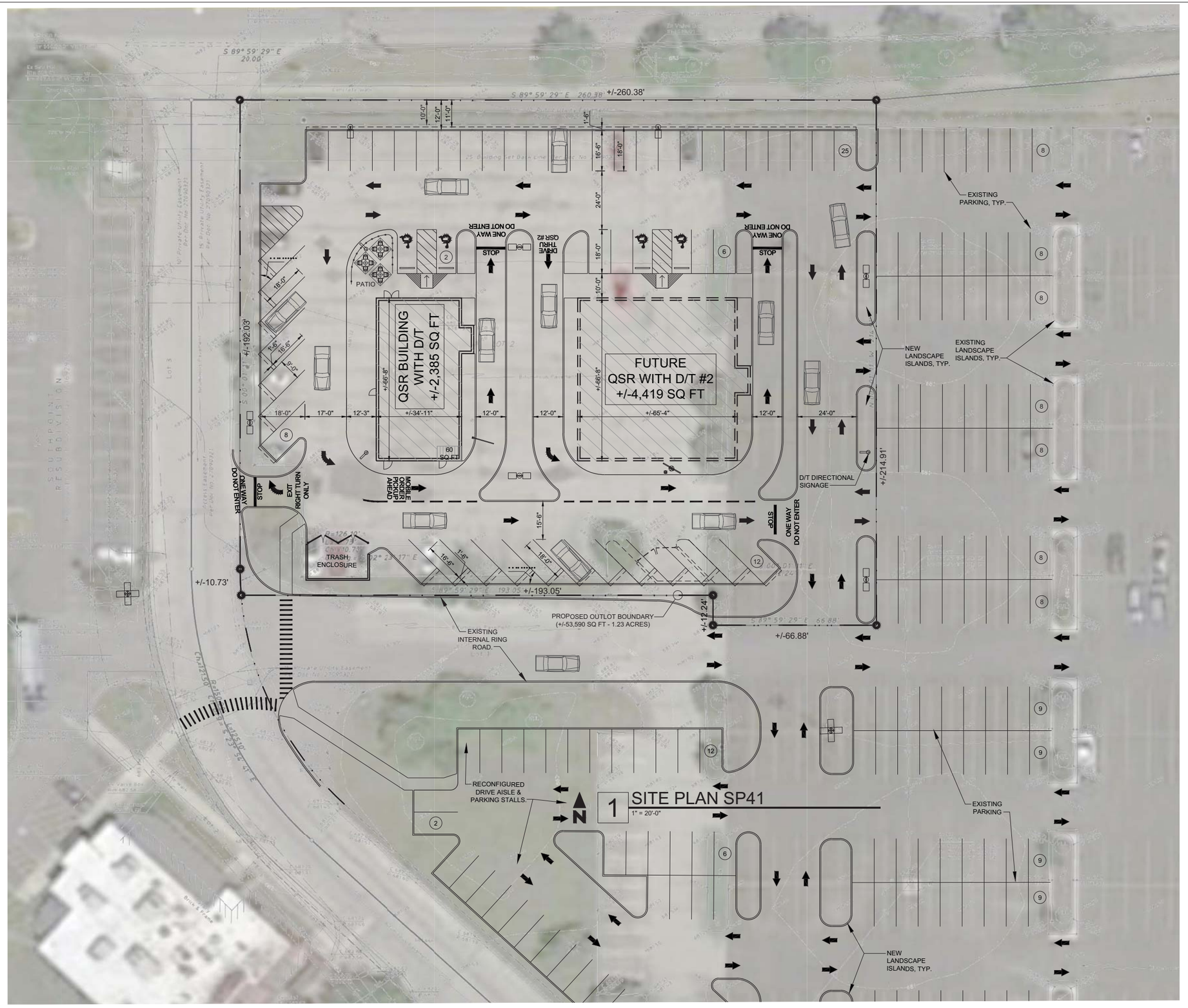
Date	FERUARY 25, 2016
Job Number	21-047 MJ
Drawn	SOOS
Checked	SOOS
Approved	SOOS

Title

SITE PHOTOGRAPHS

Sheet

SP-2



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	PLAN COMMISSION & DESIGN COMMISSION	2021-07-29

Seal

ZONING

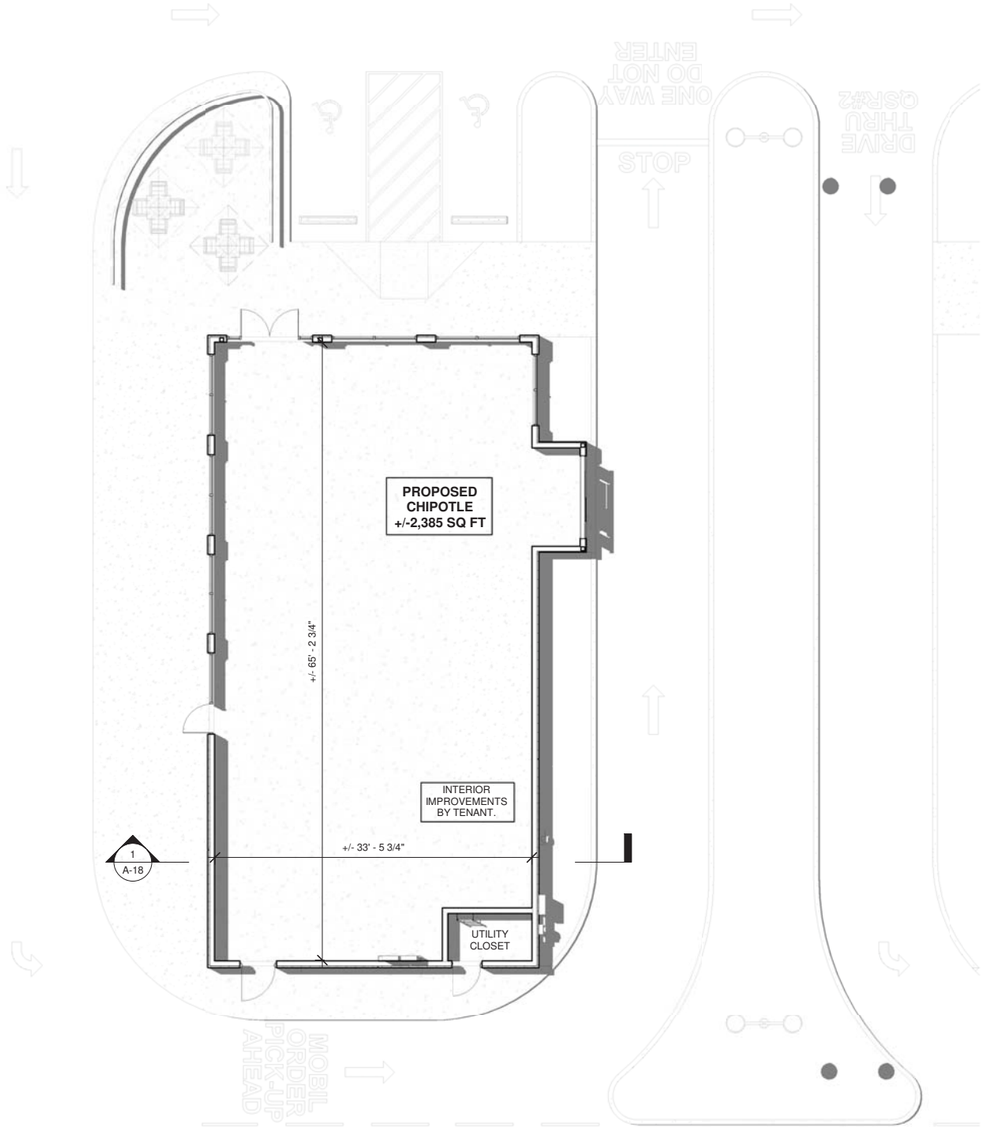
Date	FERUARY 25, 2016
Job Number	21-047 MJ
Drawn	SOOS
Checked	SOOS
Approved	SOOS

Title

SITE PLAN DETAIL

Sheet

A-06



1 PROPOSED FLOOR PLAN

1/8" = 1'-0"

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SEAL

ZONING

DATE	MAR 31, 2021
PROJECT NO.	21-005 MJ
DRAWN	Author
CHECKED	Checker
APPROVED	Approver

TITLE

FLOOR PLAN

SHEET

A-15

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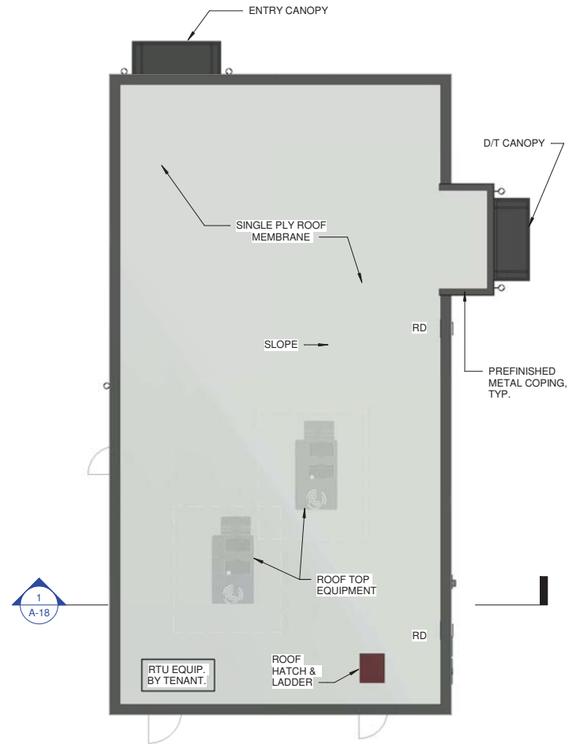

1 PROPOSED ROOF PLAN
1/8" = 1'-0"

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CHECKED	Checker
APPROVED	Approver

TITLE

ROOF PLAN

SHEET

A-19

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CHIPOTLE - VIEW FROM NORTHWEST

CHIPOTLE - VIEW FROM NORTHEAST

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APPROVED	Approver

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CHIPOTLE - VIEW FROM SOUTEAST

CHIPOTLE - VIEW FROM SOUTHWEST

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EXTERIOR FINISH SCHEDULE - A-11 ARLINGTON HEIGHTS

EIFS-1 EXTERIOR INSULATION FINISH SYSTEM
MANUFACTURER: DRYVIT SYSTEMS, INC. (OR EQUAL)
TYPE: OUTSULATION PLUS MD SYSTEM, REFER TO DETAILS
FINISH: SANDBLAST TEXTURE
COLOR: (PPG) FOG
PROFILE: N/A
*Contractor shall submit samples for architect's approval prior to ordering materials

EIFS-2 EXTERIOR INSULATION FINISH SYSTEM
MANUFACTURER: DRYVIT SYSTEMS, INC. (OR EQUAL)
TYPE: OUTSULATION PLUS MD SYSTEM, REFER TO DETAILS
FINISH: SANDBLAST TEXTURE
COLOR: (PPG) KNIGHT'S ARMOR
PROFILE: N/A
*Contractor shall submit samples for architect's approval prior to ordering materials

CM-1 PREFINISHED CORRUGATED METAL CLADDING
MANUFACTURER: MBCI
TYPE: DESIGNER SERIES 12.0 CONCEALED FASTENER FLAT PANEL WALL SYSTEM - VERTICAL
FINISH: SR .28 SRI 30
COLOR: CHARCOAL GRAY
*Contractor shall submit samples for architect's approval prior to ordering materials

SF-1 ALUMINUM STOREFRONT SYSTEM
MANUFACTURER: KAWNEER
TYPE: TRIFAB VG-451UT (REFER TO A710 AND SPECIFICATIONS)
COLOR: PERMAFLUOR ARCHITECTURAL FINISH, CHARCOAL GRAY
GLAZING: 1" INSULATED LOW E CLEAR GLASS, SHGC-0.40 MAX.
PROVIDE TEMPERED/SAFETY AS REQUIRED BY CODE & AS NOTED ON DRAWINGS
*Contractor shall submit samples for architect's approval prior to ordering materials

MT-1 PREFINISHED METAL COPING
MFG: UNA-EDGE METAL EDGE SYSTEM
TYPE: UNA-EDGE CO COPING SYSTEM
THICKNESS: 0.505, CLEAT SPACING PER MANUFACTURER RECOMMENDATIONS
FINISH: KYNAR 500 (GALVANIZED G-90 STEEL)
COLOR: STONE WHITE (COLOR TO MATCH EIFS FOG)
*Contractor shall submit samples for architect's approval prior to ordering materials

MT-2 PREFINISHED METAL COPING
MFG: UNA-EDGE METAL EDGE SYSTEM
TYPE: UNA-EDGE CO COPING SYSTEM
THICKNESS: 0.505, CLEAT SPACING PER MANUFACTURER RECOMMENDATIONS
FINISH: KYNAR 500 (GALVANIZED G-90 STEEL)
COLOR: CHARCOAL GRAY (COLOR TO MATCH EIFS KNIGHT'S ARMOR)
*Contractor shall submit samples for architect's approval prior to ordering materials

GD-1 PATIO GUARDRAIL/FENCE
MFG: AMERISTAR FENCE PRODUCTS (OR CUSTOM, BY CHIPOTLE)
TYPE: MONTAGE PLUS, PREFINISHED STEEL
STYLE: MAJESTIC 2-RAIL PANELS, 4" GAP (MAX.)
FINISH: HIGH PERFORMANCE ECOT FINISH
COLOR: BLACK
*Contractor shall submit samples for architect's approval prior to ordering materials

HD-1 INSULATED HOLLOW METAL DOORS
MANUFACTURER: TBD
TYPE:
PAINT: SHERWIN WILLIAMS (COLOR TO MATCH KNIGHT'S ARMOR)
*Contractor shall submit samples for architect's approval prior to ordering materials

WA-1 WINDOW CANOPY
MANUFACTURER: API (OR EQUAL)
TYPE: PREFINISHED METAL CANOPY
COLOR: BLACK
*Contractor shall submit samples for architect's approval prior to ordering materials

WL-1 CYLINDER UP/DOWN ACCENT WALL LIGHTING
MANUFACTURER: CONTECH LIGHTING
MODEL: CYL8 4 35K UD X M CLR B
COLOR: MATTE BLACK
*Contractor shall submit samples for architect's approval prior to ordering materials

MS-1 TRASH ENCLOSURE WALL- CMU
MANUFACTURER: NORTHFIELD BLOCK (OR EQUAL)
TYPE: ARCHITECTURAL CONCRETE MASONRY UNIT
FINISH: SPLIT FACE (INTEGRALLY COLORED)
COLOR: IRONWOOD - GRAY (NW)
*Contractor shall submit samples for architect's approval prior to ordering materials

1 NORTH (FRONT) ELEVATION
1/4" = 1'-0"

2 WEST (SIDE) ELEVATION
1/4" = 1'-0"

A SOOSOCIATES
Soos & Associates, Inc.
A r c h i t e c t u r e
105 Schelter Road, Lincolnshire, Illinois 60069
Phone: 847 821 7667 Fax: 847 821 8570

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ILLINOIS DESIGN FIRM # 184003287

MJK
REAL ESTATE HOLDING COMPANY, LLC
1622 WILLOW ROAD, SUITE 201
NORTHFIELD, IL 60093
CLIENT

MJK SOUTHPOINT SHOPPING CENTER - OUTLOT DEVELOPMENT
600 E. RAND ROAD
ARLINGTON HEIGHTS, IL 60004
PROJECT

CONSULTANT

NO.	ISSUE	DATE
	BUILDING UPDATES	2021-09-14
	PLAN COMMISSION & DESIGN COMMISSION	2021-08-10
	PLAN COMMISSION & DESIGN COMMISSION	2021-07-29

SEAL

ZONING

DATE	MAR 31, 2021
PROJECT NO.	21-005 MJ
DRAWN	Author
CHECKED	Checker
APPROVED	Approver

TITLE

EXTERIOR ELEVATIONS

SHEET

A-16

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EXTERIOR FINISH SCHEDULE - A-12 ARLINGTON HEIGHTS

(EIFS-1) EXTERIOR INSULATION FINISH SYSTEM
MANUFACTURER: DRYVIT SYSTEMS, INC. (OR EQUAL)
TYPE: OUTSULATION PLUS MD SYSTEM, REFER TO DETAILS
FINISH: SANDBLAST TEXTURE
COLOR: (PPG) FOG
PROFILE: N/A
*Contractor shall submit samples for architect's approval prior to ordering materials

(EIFS-2) EXTERIOR INSULATION FINISH SYSTEM
MANUFACTURER: DRYVIT SYSTEMS, INC. (OR EQUAL)
TYPE: OUTSULATION PLUS MD SYSTEM, REFER TO DETAILS
FINISH: SANDBLAST TEXTURE
COLOR: (PPG) KNIGHT'S ARMOR
PROFILE: N/A
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MANUFACTURER: MBCI
TYPE: DESIGNER SERIES 12.0 CONCEALED FASTENER FLAT PANEL WALL SYSTEM - VERTICAL
FINISH: SR .28 SRI 30
COLOR: CHARCOAL GRAY
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COLOR: PERMAFLUOR ARCHITECTURAL FINISH, CHARCOAL GRAY
GLAZING: 1" INSULATED LOW E CLEAR GLASS, SHGC-0.40 MAX.
PROVIDE TEMPERED/SAFETY AS REQUIRED BY CODE & AS NOTED ON DRAWINGS
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TYPE: UNA-EDGE CO COPING SYSTEM
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FINISH: KYNAR 500 (GALVANIZED G-90 STEEL)
COLOR: STONE WHITE (COLOR TO MATCH EIFS FOG)
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(MT-2) PREFINISHED METAL COPING
MFG: UNA-EDGE METAL EDGE SYSTEM
TYPE: UNA-EDGE CO COPING SYSTEM
THICKNESS: 0.505, CLEAT SPACING PER MANUFACTURER RECOMMENDATIONS
FINISH: KYNAR 500 (GALVANIZED G-90 STEEL)
COLOR: CHARCOAL GRAY (COLOR TO MATCH EIFS KNIGHT'S ARMOR)
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FINISH: HIGH PERFORMANCE ECOT FINISH
COLOR: BLACK
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MANUFACTURER: TBD
TYPE:
PAINT: SHERWIN WILLIAMS (COLOR TO MATCH KNIGHT'S ARMOR)
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MANUFACTURER: API (OR EQUAL)
TYPE: PREFINISHED METAL CANOPY
COLOR: BLACK
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MANUFACTURER: CONTECH LIGHTING
MODEL: CYL8 4 35K UD X M CLR B
COLOR: MATTE BLACK
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MANUFACTURER: NORTHFIELD BLOCK (OR EQUAL)
TYPE: ARCHITECTURAL CONCRETE MASONRY UNIT
FINISH: SPLIT FACE (INTEGRALLY COLORED)
COLOR: IRONWOOD - GRAY (NW)
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1 SOUTH (REAR) ELEVATION
1/4" = 1'-0"

2 EAST (SIDE) ELEVATION
1/4" = 1'-0"

A SOOSOCIATES
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ILLINOIS DESIGN FIRM # 184003287

CLIENT
MJK
REAL ESTATE HOLDING COMPANY, LLC
1622 WILLOW ROAD, SUITE 201
NORTHFIELD, IL 60093

PROJECT
MJK SOUTHPOINT SHOPPING CENTER - OUTLOT DEVELOPMENT
600 E. RAND ROAD
ARLINGTON HEIGHTS, IL 60004

CONSULTANT

NO.	ISSUE	DATE
	BUILDING UPDATES	2021-09-14
	PLAN COMMISSION & DESIGN COMMISSION	2021-08-10
	PLAN COMMISSION & DESIGN COMMISSION	2021-07-29

SEAL

ZONING

DATE	MAR 31, 2021
PROJECT NO.	21-005 MJ
DRAWN	Author
CHECKED	Checker
APPROVED	Approver

TITLE
EXTERIOR ELEVATIONS

SHEET
A-17

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9/14/2021 6:12:04 PM

1 BUILDING CROSS SECTION
3/8" = 1'-0"

A SOOSOCIATES
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ZONING

DATE	MAR 31, 2021
PROJECT NO.	21-005 MJ
DRAWN	Author
CHECKED	Checker
APPROVED	Approver

TITLE
BUILDING SECTION

SHEET
A-18

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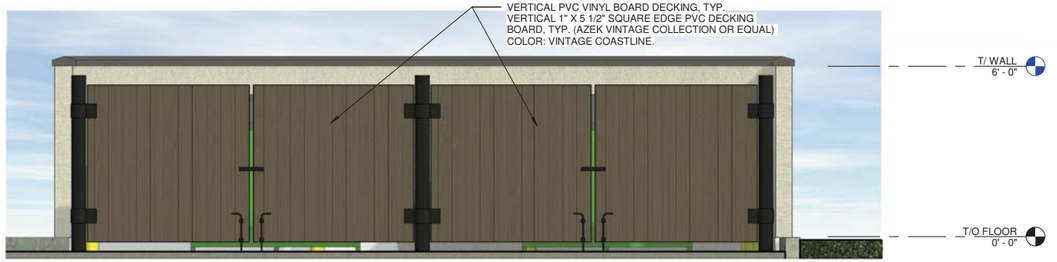
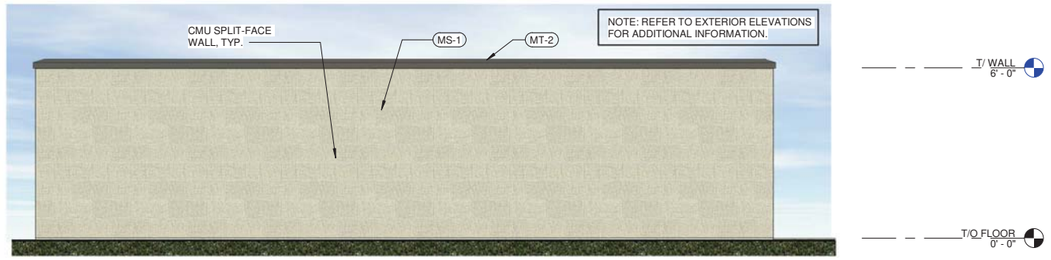
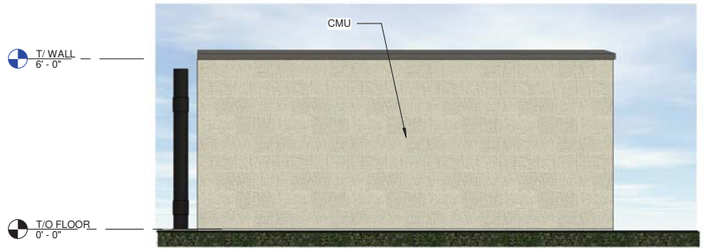


1 PROPOSED T/E NORTH
3/8" = 1'-0"

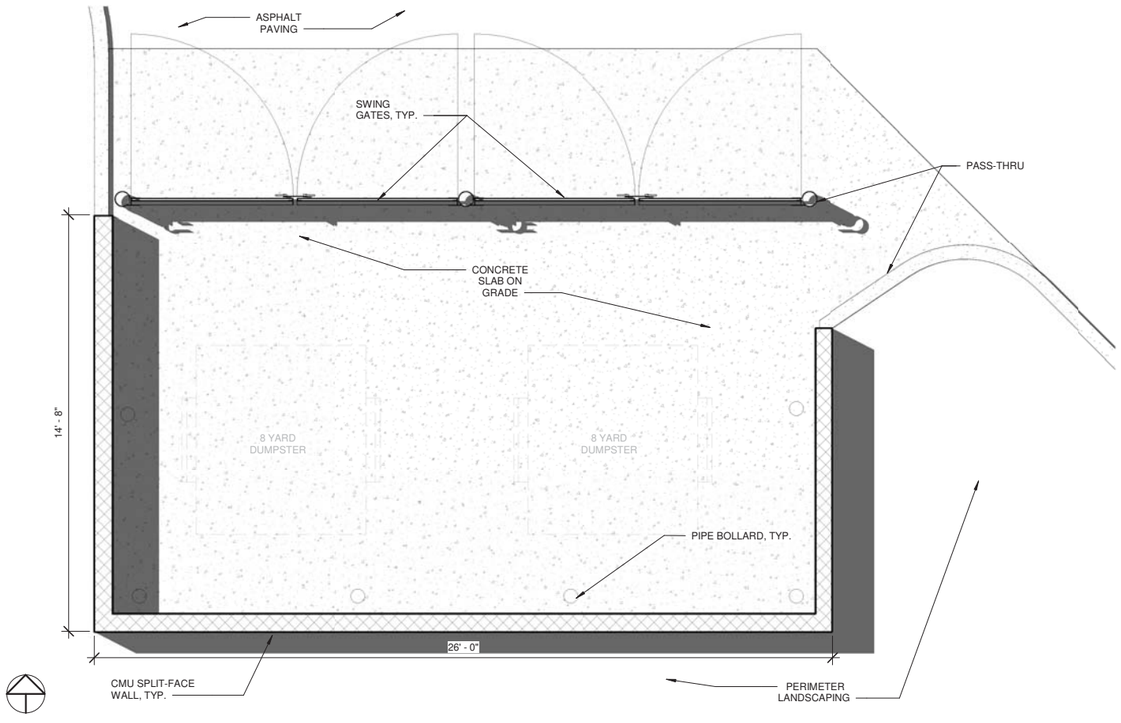


2 PROPOSED T/E SOUTH
3/8" = 1'-0"

4 PROPOSED T/E EAST
3/8" = 1'-0"



5 PROPOSED T/E WEST
3/8" = 1'-0"



3 TRASH ENCLOSURE PLAN - ZONING
3/8" = 1'-0"

A SOOSOCIATES
Soos & Associates, Inc.
Architecture
105 Schelter Road, Lincolnshire, Illinois 60069
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SEAL

ZONING

DATE	MAR 31, 2021
PROJECT NO.	21-005 MJ
DRAWN	Author
CHECKED	Checker
APPROVED	Approver

TITLE
TRASH ENCLOSURE DETAILS

SHEET
A-22

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EXAMPLE OF COMPLETED CHIPOTLE
DALLAS, TEXAS

EXAMPLE OF COMPLETED CHIPOTLE
DALLAS, TEXAS

EXAMPLE OF COMPLETED CHIPOTLE
PLANO, TEXAS

ASOOSOCIATES

Petitioner Name: Richard Silverman

Date: July 29, 2021

Project: Southpoint Shopping Center – Chipotle Outlot Development

Location: 600 E Rand Road

Commercial Building:

EIFS-1: Exterior Insulation Finish System
Manufacturer: Dryvit Systems, Inc. (or equal)
Type: Outsulation Plus MD System
Finish: Sandblast Texture
Color: (PPG) Fog

EIFS-2: Exterior Insulation Finish System
Manufacturer: Dryvit Systems, Inc. (or equal)
Type: Outsulation Plus MD System
Finish: Sandblast Texture
Color: (PPG) Knight's Armor

CM-1: Prefinished Corrugated Metal Cladding
Manufacturer: MBCI
Type: Designer Series 12.0 Concealed Fastener Flat Panel Wall System - Vertical
Finish: SR 0.28 SRI 30
Color: Charcoal Gray

SF-1: Prefinished Aluminum Storefront Glazing System
Manufacturer: Kawneer (or equal)
Type: Trifab VG-451UT
Color: Permafluour Architectural Finish, Charcoal Gray
Glazing: 1" Insulated Low E Clear Glass

MT-1: Prefinished Metal Coping
Manufacturer: UNA-Edge Metal Edge System
Type: UNA-Edge Co Coping System
Thickness: 0.505, Cleat Spacing per manufacturer recommendations
Finish: Kynar 500 (Galvanized G-90 Steel)
Color: Stone White (Color to match EIFS Fog)

MT-2: Prefinished Metal Coping
Manufacturer: UNA-Edge Metal Edge System
Type: UNA-Edge Co Coping System
Thickness: 0.505, Cleat Spacing per manufacturer recommendations
Finish: Kynar 500 (Galvanized G-90 Steel)
Color: Stone White (Color to match EIFS Knight's Armor)

Soos & Associates, Inc.
Architecture

105 Schelter Road
Lincolnshire, Illinois 60069
Phone 847 821 7667
Fax 847 821 8570

WA-1: Window Canopy
Manufacturer: American Products, Inc. API (or Equal)
Type: Prefinished Metal Canopy
Color: Charcoal Gray

MS-1: Trash Enclosure Walls- CMU
Manufacturer: Northfield Block (or Equal)
Type: Architectural Concrete Masonry Unit
Finish: Split Face (integrally colored)
Color: Ironwood - Gray (NW)

Soos & Associates, Inc.
Architecture

105 Schelter Road
Lincolnshire, Illinois 60069
Phone 847 821 7667
Fax 847 821 8570

ASOOSOCIATES

Petitioner Name: Richard Silverman

Date: August 27, 2021

Project: Southpoint Shopping Center – Chipotle Outlot Development

Location: 600 E Rand Road

Electronic Material Board:

EIFS-1: Exterior Insulation Finish System
Manufacturer: Dryvit Systems, Inc. (or equal)
Type: Outsulation Plus MD System
Finish: Sandblast Texture
Color: (PPG) Fog

Soos & Associates, Inc.
Architecture

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Lincolnshire, Illinois 60069
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ASOOSOCIATES

EIFS-2: Exterior Insulation Finish System
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Type: Outsulation Plus MD System
Finish: Sandblast Texture
Color: (PPG) Knight's Armor

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ASOOSOCIATES

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ASOOSOCIATES

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ASOOSOCIATES

Trash Enclosure Gates:
Vertical PVC Vinyl Board Decking
Manufacturer: AZEK
Dimension: 1” x 5 1/2” Square Edge PVC Board Decking
Color/Finish: Vintage Coastline

Soos & Associates, Inc.
Architecture

105 Schelter Road
Lincolnshire, Illinois 60069
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Design Commission
10/12/2021

Item: DC#21-060 - Lexus of Arlington - 1510 W. Dundee Rd. / Commercial

Department: Planning & Community Development

REQUEST

Approval of the proposed architectural design for exterior modifications to an existing automotive dealership.

RECOMMENDATION

It is recommended that the Design Commission approve the proposed design for exterior modifications at Lexus of Arlington located at 1510 W. Dundee Road. This recommendation is based on, and subject to compliance with, the plans received 8/11/21, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. A requirement to replace the white and brown color scheme on the remaining two-story office bay with the same "Champagne" color that is proposed on the rest of the building.

2. A requirement to replace the angled metal wall cap feature at the top of the remaining two-story office bay with a vertical EIFS wall to match the rest of the building.

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

4. All signage is required to comply with Chapter 30 Sign Code, or seek variations.

ATTACHMENTS:

Description	**Type**

Staff Report
Context Photos
Exhibits

Board or Commission Report
Exhibits
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Lexus of Arlington
Project Address: 1510 W Dundee Road

Prepared By: Steve Hautzinger
Date Prepared: September 2, 2021

PETITIONER INFORMATION:

DC Number: 21-060
Petitioner Name: Mark Battista
Petitioner Address: Rohrman Auto Group
1510 W Dundee Rd
Arlington Heights, IL 60004
Meeting Date: September 28, 2021

Requested Action(s):
Approval of the proposed architectural design for exterior modifications to an existing automotive dealership.

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

This project requires Plan Commission review and Village Board approval as part of a PUD Amendment, Subdivision, and Rezoning from B-3, General Service, Wholesale and Motor Vehicle District to M-1, Research, Development, and Light Manufacturing District. Because this project is going to the Plan Commission, the role of the Design Commission is limited. The Design Commission's responsibility is as outlined in Chapter 28 of the Municipal Code, Section 14.2-1, which states:

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

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

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

Architectural Design:
Overall, the proposed façade changes will be a nice update to the building design. The proposed "Champagne" color metal panels will be a nice enhancement at the main entry columns. However, the remaining portion of the 2-story office wing has a white and brown EIFS grid design that does not work well with the main part of the building. For a more cohesive appearance, it is recommended to replace the white and brown color scheme with the same "Champagne" color that is proposed on the rest of the building. Additionally, the angled metal wall cap above the office wing should be replaced with a vertical EIFS wall to match the rest of the building.

Mechanical Equipment, Utility Equipment, and Utility Meter Screening:
All exterior mechanical equipment is required to be screened from public view. All existing rooftop mechanical equipment will continue to be screened by the perimeter parapet walls.

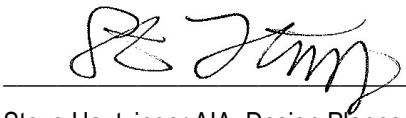
Signage:

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

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed design for exterior modifications at Lexus of Arlington located at 1510 W. Dundee Road. This recommendation is based on, and subject to compliance with, the plans received 8/11/21, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. A requirement to replace the white and brown color scheme on the remaining two-story office bay with the same "Champagne" color that is proposed on the rest of the building.
2. A requirement to replace the angled metal wall cap feature at the top of the remaining two-story office bay with a vertical EIFS wall to match the rest of the building.
3. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, sign code or building or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/owner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans and sign permit plans comply with all zoning code, building code and sign code requirements.
4. All signage is required to comply with Chapter 30 Sign Code, or seek variations.



September 2, 2021

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Bill Enright, Deputy Director of Planning and Community Development, Sam Hubbard, Development Planner, Petitioner, DC File 21-060

6430

Arlington

Huntington
1515

Proposed Redevelopment for:
LEXUS OF ARLINGTON
1500 Dundee Road
Arlington Heights, Illinois

PROJECT DIRECTORY

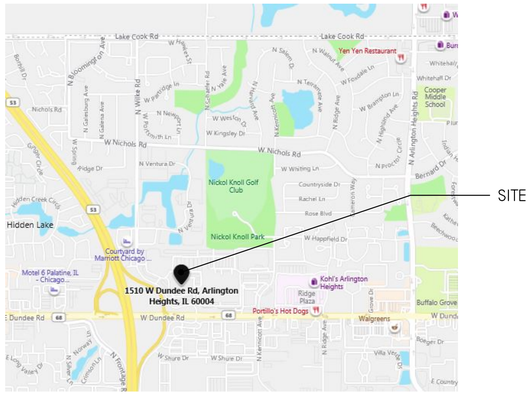
LEXUS OF ARLINGTON
1510 W. DUNDEE ROAD
ARLINGTON HEIGHTS, ILLINOIS 60004

ARCHITECT:
REITAN ARCHITECTS, LLC.
214 S. ROSE STREET
PALATINE, ILLINOIS 60067
PH. 847-519-1227
FAX 847-519-0347

PROJECT DESCRIPTION

DEMOLISH EXISTING CATWALK & PORTION OF 2 STORY OFFICE BUILDING w/ PARTIAL BASEMENT & PENTHOUSE AND CONSTRUCTION OF NEW EXTERIOR WALL OF DEMOED OFFICE BUILDING. SCOPE ALSO INCLUDES PARTIAL DEMOLISION OF EXISTING LEXUS CAR DEALERSHIP FACADE AS REQUIRED FOR NEW LEXUS FACADE.

LOCATION MAP



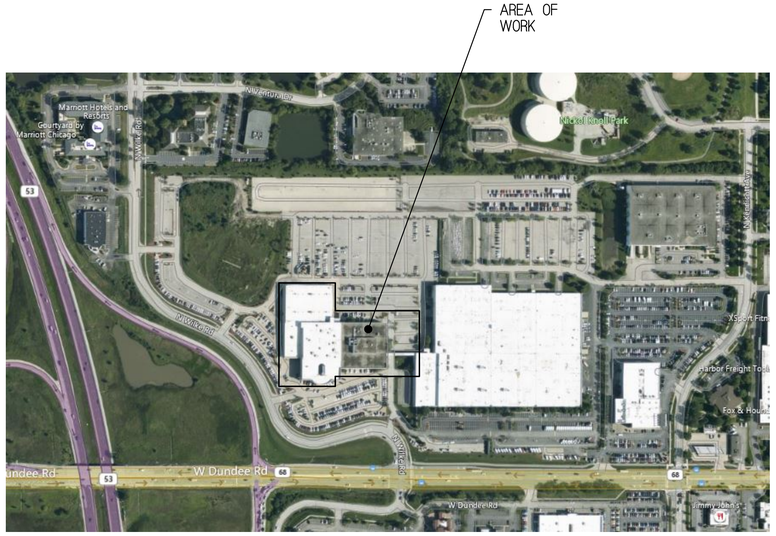
SHEET INDEX

NO.	SHEET NAME
ARCHITECTURAL	
T1	TITLE SHEET
ST1	SITE PLAN
D1	MAIN FLOOR DEMOLITION PLAN
D2	UPPER FLOOR DEMOLITION PLAN
D3	ROOF DEMOLITION PLAN
D4	DEMOLITION ELEVATIONS
A1	MAIN FLOOR PLAN
A2	UPPER FLOOR PLAN
A3	WEST BUILDING EXTERIOR ELEVATIONS
A3a	WEST BUILDING SOUTH EXTERIOR ELEVATION
A3b	WEST BUILDING EAST EXTERIOR ELEVATION
A3c	WEST BUILDING NORTH EXTERIOR ELEVATION
A3d	WEST BUILDING WEST EXTERIOR ELEVATION
A4	EAST BUILDING EXTERIOR ELEVATIONS
A5	WALL SECTIONS
A6	SECTIONS & DETAILS
A7	ROOF PLAN & ENLARGED PARTIAL FLOOR PLAN

ABBREVIATIONS

A	
AB	ANCHOR BOLT
ACOUS PNL	ACOUSTICAL PANEL
ACT	ACOUSTICAL CEILING TILE
ADJ	ADJUSTABLE
AFF	ABOVE FINISH FLOOR
AHU	AIR HANDLING UNIT
ALT	ALTERNATE
ALUM	ALUMINUM
ANOD	ANODIZED
APC	ACOUSTICAL PANEL CEILING
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
ASPH	ASPHALT
AWT	ACOUSTICAL WALL TREATMENT
L	ANGLE
B	
BC	BACK OF CURB
BD	BOARD
BF	BOTH FACES
BITUM	BITUMINOUS
BLDG	BUILDING
BLW	BELOW
BM	BEAM
BOT	BOTTOM
BR	BEDROOM
BRG	BEARING
BRG PL	BEARING PLATE
BRKT	BRACKET
BS	BOTH SIDES
BSMT	BASEMENT
BTWN	BETWEEN
BUR	BUILT-UP ROOFING
BW	BOTH WAYS
C	
C	CHANNEL
C TO C	CENTER TO CENTER
CAB	CABINET
CEM	CEMENT
CFLG	COUNTER FLASHING
CH BD	CHALKBOARD
CIP	CAST IRON PIPE
CJ	CONSTRUCTION JOINT, CONTROL JOINT
CL	CENTER LINE
CLG	CEILING
CLO	CLOSET
CLR	CLEAR
CMP	CORRUGATED METAL PIPE
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT, COMPANY
C CONTINUED	
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUE
CONTR	CONTRACT, CONTRACTOR
CORR	CORRIDOR
CPT	CARPET
CSK	COUNTER SUNK
CT	CERAMIC TILE
CTR	CENTER
CU FT	CENTER CUBIC FEET
CU YD	CUBIC YARD
CUH	CABINET UNIT HEATER
CW	COLD WATER
D	
DBL	DOUBLE
DEMO	DEMOLITION
DEPT	DEPARTMENT
DET	DETAIL
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DL	DEAD LOAD
DR	DOOR
DS	DOWNSPOUT
DW	DISHWASHER
DWG	DRAWING
E	
E	EAST
EA	EACH
EIFS	EXTERIOR INSULATION & FINISH SYSTEM
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRIC OR ELECTRICAL
ELEV	ELEVATOR
EQ	EQUAL
EQUIP	EQUIPMENT
ESMT	EASEMENT
EW	EACH WAY
EXH FN	EXHAUST FAN
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
F	
FA	FRESH AIR
FC BRK	FACE BRICK
FCO	FLOOR CLEAN OUT
FD	FLOOR DRAIN
FDTN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF EL	FINISH FLOOR ELEVATION
FGL	FIBERGLASS
FH	FLATHEAD SCREW
FIN	FINISH
FIXT	FIXTURE
FLASH	FLASHING
FLL	FLOW LINE
FLR	FLOOR
FMB	FLOOR MATERIAL BREAK
FLUOR	FLUORESCENT
FOF	FACE OF FINISH
FR	FRAME
FS	FLOAT SAFETY GLASS
FS	FULL SIZE
FS	FAR SIDE
FT	FOOT
FTG	FOOTING
FURG	FURRING
FURN	FURNACE
FWC	FABRIC WALL COVERING
G	
GA	GAGE
GALV STL	GALVANIZED STEEL
GB	GRAB BAR
GBG	GRILL BETWEEN GLASS
GC	GENERAL CONTRACTOR
GL	GLASS
GYP BD	GYPSUM BOARD
H	
HCP	HANDICAPPED
HDW	HARDWARE
HDWD	HARDWOOD
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HP	HORSEPOWER
HSTL	HOLLOW STEEL
HT	HEIGHT
HVAC	HEATING/ VENTILATING/ AIR CONDITIONING
HW	HOT WATER
HWY	HIGHWAY
HYD	HYDRANT
I	
ID	INSIDE DIAMETER
INCL	INCLUDED
INSUL	INSULATION
INT	INTERIOR
J	
JAN	JANITOR
K	
KIT	KITCHEN
L	
L	ANGLE
LAB	LABORATORY
LAM	LAMINATE
LAU	LAUNDRY
LAV	LAVATORY
LCMU	LIGHTWEIGHT CONCRETE MASONRY UNIT
LF	LINEAR FOOT
LL	LIVE LOAD
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LR	LIVING ROOM
LWC	LIGHTWEIGHT CONCRETE
M	
MAINT	MAINTENANCE
MATL	MATERIAL
MAX	MAXIMUM
MB	MACHINE BOLT
MBR	MASTER BEDROOM
MECH	MECHANICAL
MFD	MANUFACTURED
MFG	MANUFACTURING
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM, MINUTE
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MR	MOISTURE RESISTANT
MTD	MOUNTED
MTL	METAL
MULL	MULLION
MW	MICROWAVE
N	
N	NORTH
NIC	NOT IN CONTRACT
NOM	NOMINAL
NRC	NOISE REDUCTION COEFFICIENT
NS	NEAR SIDE
NTS	NOT TO SCALE
O	
O/O	OUT TO OUT
OA	OVERALL
OC	ON CENTER
OD	OUTSIDE DIAMETER
OF/CI	OWNER FURNISHED/ CONTRACTOR INSTALLED
OF/OI	OWNER FURNISHED/ OWNER INSTALLED
OFF	OFFICE
OH	OVERHANG
OPNG	OPENING
OPP	OPPOSITE
OSB	ORIENTATED STRAND BOARD
P	
PBD	PARTICLE BOARD
PC	POINT OF CURVE
PCC	PRECAST CONCRETE
PCF	POUNDS PER CUBIC FOOT
PERF	PERFORATED
PERIM	PERIMETER
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLF	POUNDS PER LINEAR FOOT
PLYWD	PLYWOOD
PNL	PANEL
PR	PAIR
PREFAB	PREFABRICATE
PREFIN	PREFINISH
PROJ	PROJECT
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PAINT
PTD	PAPER TOWEL DISPENSER
PTN	PARTITION
PVC	POLYVINYL CHLORIDE
PVG	PAVING
Q	
QT	QUARRY TILE
R	
R	RISER, RADIUS, RANGE
RA	RETURN AIR
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
REF	REFER, REFRIGERATOR
REINF	REINFORCE
REQD	REQUIRED
RESIL	RESILIENT
REST	RESTROOM
REV	REVISION
RFG	ROOFING
RM	ROOM
RO	ROUGH OPENING
RPM	REVOLUTIONS PER MINUTE
RS	ROUGH SAWN
S	
S	SOUTH
SB	SPLASH BLOCK
SCHED	SCHEDULE
SCWD	SOLID CORE WOOD
SD	STORM DRAIN
SECT	SECTION
SF	SQUARE FOOT
SHR	SHOWER
SHT	SHEET
SHV	SHELVING
S & P	SHELF & POLE
SIM	SIMILAR
SND	SANITARY NAPKIN DISPENSER
SNDU	SANITARY NAPKIN DISPOSAL UNIT
SPEC	SPECIFICATION
SPKR	SPEAKER
SQ	SQUARE
SQ IN	SQUARE INCH
SQ YD	SQUARE YARD
SS	SANITARY SEWER
SST	STAINLESS STEEL
ST	STREET
STC	SOUND TRANSMISSION CLASS
STD	STANDARD
STL JST	STEEL JOIST
STOR	STORAGE
STRUCT	STRUCTURAL
SUSP CLG	SUSPENDED CEILING
SV	SHEET VINYL
SW	SWITCH
T	
T	TREAD
TB	TOP AND BOTTOM
TB	TOWEL BAR
TEL	TELEPHONE
TER	TERRAZZO
TG	TONGUE AND GROOVE
THK	THICKNESS
TK BD	TACK BOARD
TMPD	TEMPERED
TOC	TOP OF CURB
TOF	TOP OF FOOTING
TOM	TOP OF MASONRY
TOS	TOP OF STEEL
TOW	TOP OF WALL
TPD	TOILET PAPER HOLDER
TRANS	TRANSPARENT
TWF	TRANSPARENT WOOD FINISH
TV	TELEVISION
TYP	TYPICAL
U	
UH	UNIT HEATER
UNFIN	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
V	
V	VOLT
VB	VINYL BASE
VCT	VINYL COMPOSITION TILE
VENT	VENTILATOR
VERT	VERTICAL
VEST	VESTIBULE
VR	VAPOR RETARDER
VWC	VINYL WALL COVERING
VWF	VINYL WALL FABRIC
W	
W	WEST, WIDE
W/	WITH
W/O	WITHOUT
WC	WALL COVERING, WATER CLOSET
WD	WOOD
WDW	WINDOW
WGL	WIRED GLASS
WH	WATER HEATER
WP	WATERPROOFING, WORKING POINT
WRPR	WRAP AROUND
WSCT	WAINSCOT
WT	WEIGHT
WWF	WELDED WIRE FABRIC

AREAL



PROJECT DATA

BUILDING SUMMARY BASED ON:

2018 INTERNATIONAL BUILDING CODE w/ AMENDMENTS
2018 INTERNATIONAL FIRE PROTECTION CODE w/ AMENDMENTS
2018 INTERNATIONAL MECHANICAL CODE w/ AMENDMENTS
2018 INTERNATIONAL FUEL GAS CODE w/ AMENDMENTS
2018 INTERNATIONAL PROPERTY MAINTENANCE CODE w/ AMENDMENTS
2018 INTERNATIONAL EXISTING BUILDING CODE w/ AMENDMENTS
CURRENT ILLINOIS PLUMBING CODE w/ AMENDMENTS
CURRENT ILLINOIS ENERGY CONSERVATION CODE
CURRENT ILLINOIS ACCESSIBILITY CODE
2017 NATIONAL ELECTRICAL CODE w/ AMENDMENTS
CURRENT VILLAGE OF ARLINGTON HEIGHTS ZONING CODE

ZONING CLASSIFICATION: M1 RESEARCH, DEVELOPMENT AND LIGHT MANUFACTURING DISTRICT

USE GROUP CLASSIFICATION: F-1 MODERATE-HAZARD FACTORY INDUSTRIAL GROUP / B BUSINESS GROUP

BUILDING CONSTRUCTION TYPE: TYPE II-B NON-COMBUSTIBLE CONSTRUCTION

EXISTING BUILDING IS SPRINKLERED, WITH FIRE ALARM SYSTEM

EXISTING BUILDING TO REMAIN #STORIES/BUILDING HT.: 2 STORIES/33'-10"
EXISTING BUILDING TO BE DEMOLISHED HT.: 2 STORIES/31'-3"

EXISTING LEXUS MAIN FLOOR AREA: 82,378sf
EXISTING HONEYWELL MAIN FLOOR AREA: 7,169sf
EXISTING LEXUS UPPER FLOOR AREA: 32,189sf
EXISTING HONEYWELL UPPER FLOOR AREA: 7,851sf
EXISTING TOTAL MAIN FLOOR AREA: 89,547sf
EXISTING TOTAL UPPER FLOOR AREA: 40,040sf

MAXIMUM ALLOWABLE AREA (TABLE 506.2): 92,000sf

DATE
AUGUST 6, 2020

REVISIONS
04/08/2021
05/05/2021
06/06/2021

PROPOSED REDEVELOPMENT FOR:
LEXUS OF ARLINGTON
LOCATION
1510 W. DUNDEE ROAD
ARLINGTON HEIGHTS, ILLINOIS

Reitan Architects, LLC.
214 S. Rose Street - Palatine, Illinois 60067
PH. 847-519-1227 - FAX 847-519-0347
Assumed Name No. 184-004083

THIS IS TO CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF COMPLY TO LAWS AND ORDINANCES OF THE VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS

SHEET NAME
TITLE SHEET

SHEET
T1
OF 1

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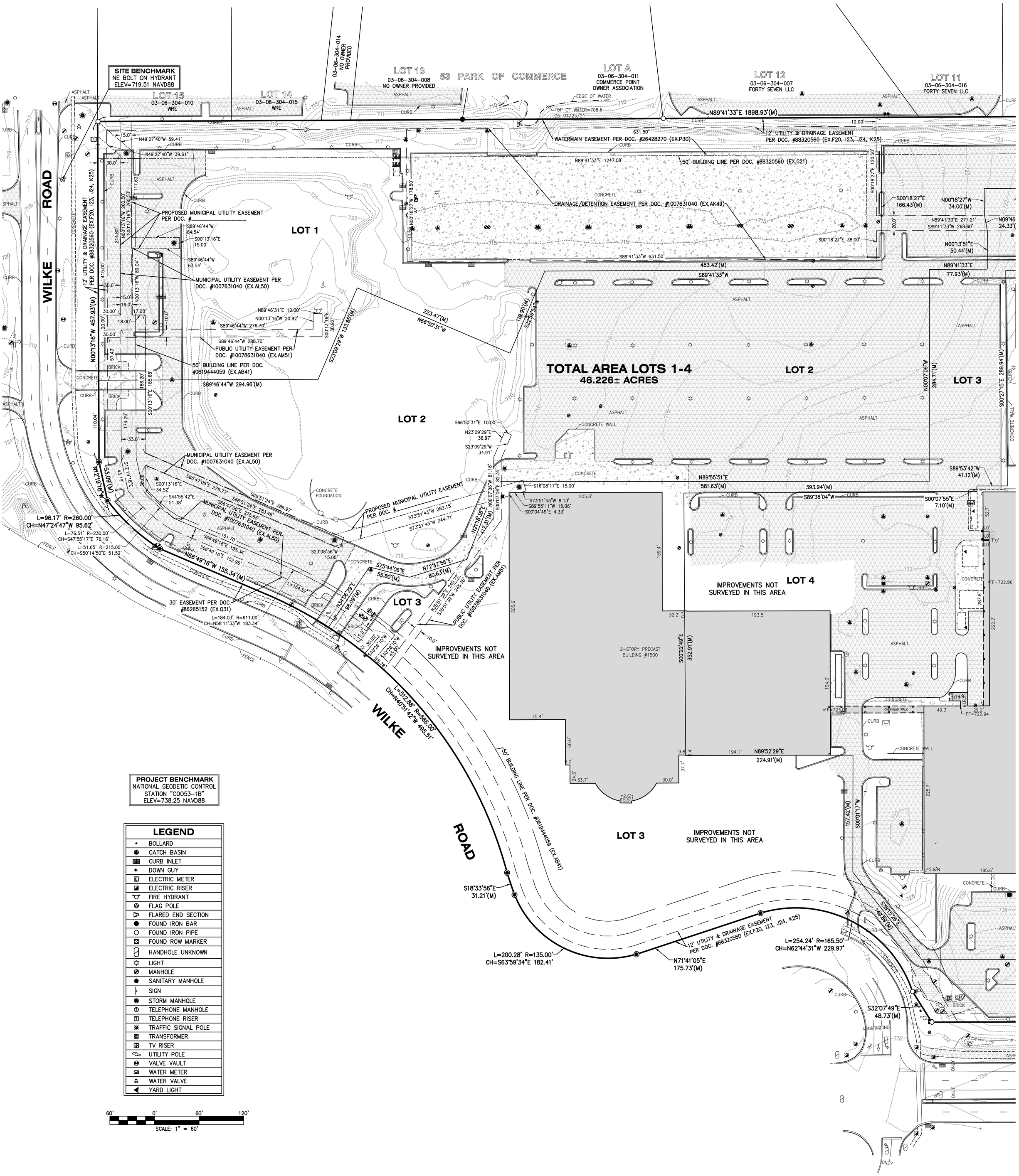
PROJECT NO.
2025

Vanderstappen
Land Surveying, Inc.
www.vandersinc.com
1316 N. Madison St.
Woodstock, Illinois 60098
ph. 815-337-8310 fax 815-337-8314
"Always faithful to the property line"

TOPOGRAPHIC SURVEY

Lots 1 through 4 in Bob Rohrman's Arlington Heights Auto Mall, being a Re-Subdivision of Lot 1 in Bob Rohrman's Re-Subdivision, being a Subdivision of the South Half of Government Lots 1 and 2 of the Southwest Quarter of Section 6, Township 42 North, Range 11 East of the Third Principal Meridian, according to the Plat thereof recorded March 17, as Document No. 1007631040, in Cook County, Illinois.



CLIENT: RIDGELINE PROPERTY GROUP
DRAWN BY: APG CHECKED BY: WJV
SCALE: 1"=60' SEC. 6 T. 42 R. 11 E.
BASIS OF BEARING: STATE PLANE IL EAST ZONE
P.I.N.: 03-06-302-020 THRU -024
JOB NO.: 210055-A I.D. LSS
FIELDWORK COMP.: 2/19/21 BK. ___ PG. ___
ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO 68° F. REF: 200747

SURVEY COMPLETED WITH OVER 18" OF SNOW COVER. SOME GROUND IMPROVEMENTS MAY NOT HAVE BEEN VISIBLE & SURVEYED AT THIS TIME.

NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered to be surveyed contains a proper description of the required building lines or easements.
*** No distance should be assumed by scaling.**
*** No underground improvements have been located unless shown and noted.**
*** No representation as to ownership, use, or possession should be hereon implied.**
*** This Survey and Plat of Survey are void without original embossed or colored seal and signature affixed.**

Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

STATE OF ILLINOIS)
) S.S.
COUNTY OF McHENRY)

We, Vanderstappen Land Surveying, Inc. do hereby state that we have caused the above described property to be topographically surveyed and that the plat hereon drawn is a correct representation of said topography.

This professional service conforms to the current Illinois minimum standards for topographic surveys. This is not a Boundary Survey.

Dated at Woodstock, McHenry County, Illinois 2/19 A.D., 20 21.

Vanderstappen Land Surveying, Inc.
Design Firm No. 184-002792

By: _____
Illinois Professional Land Surveyor No. 2709

Y:\PLATS\2021\0001-0199\210055_V-210055\210055-A LSS.dwg-Layout1-5/20/2021 11:27 AM

Vanderstappen
Land Surveying, Inc.
www.vandersinc.com
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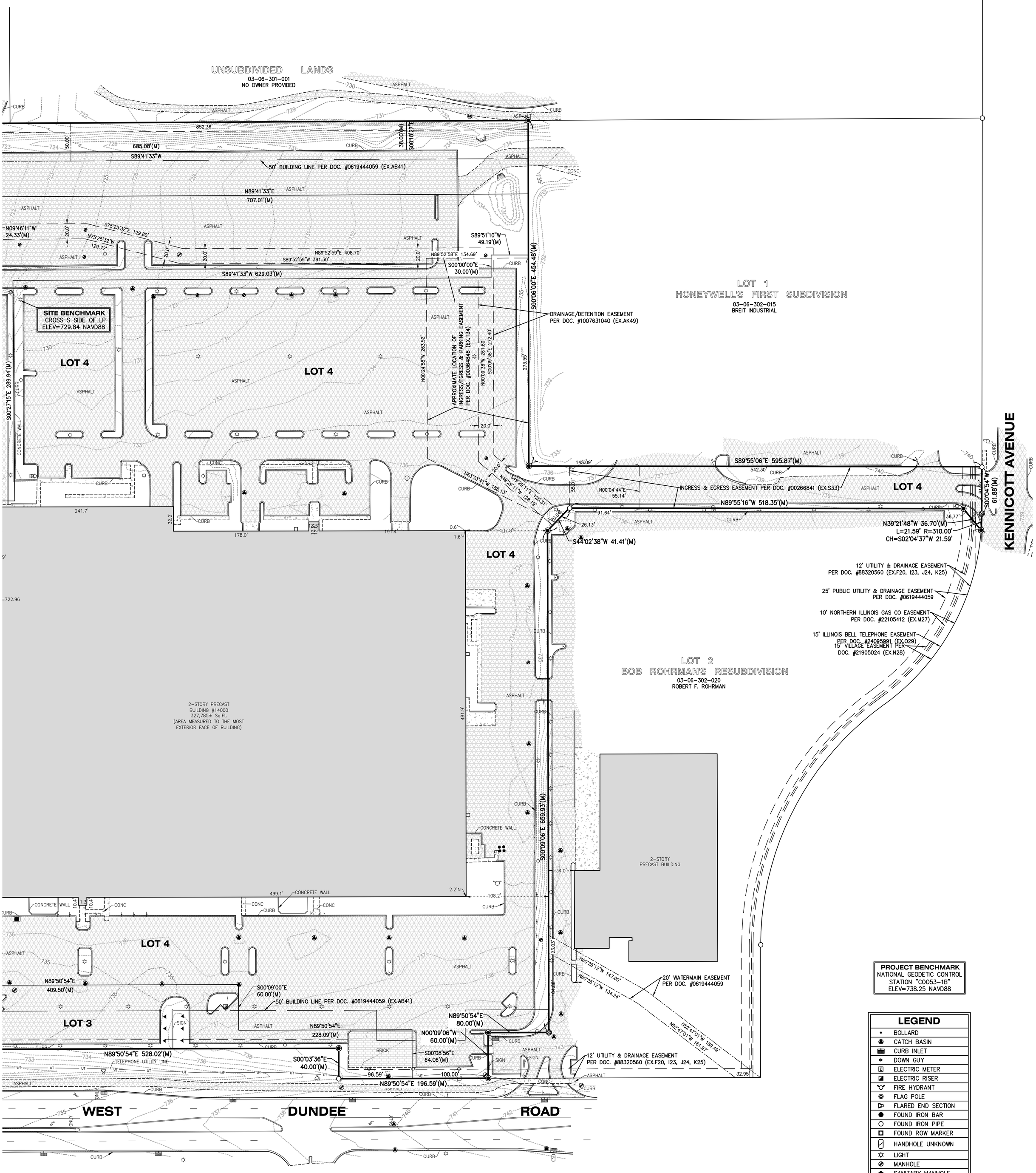

PROJECT BENCHMARK
NATIONAL GEODETIC CONTROL
STATION "CO053-1B"
ELEV=738.25 NAVD88

LEGEND	
•	BOLLARD
	CATCH BASIN
	CURB INLET
	DOWN GUY
E	ELECTRIC METER
	ELECTRIC RISER
	FIRE HYDRANT
	FLAG POLE
	FLARED END SECTION
	FOUND IRON BAR
	FOUND IRON PIPE
	FOUND ROW MARKER
	HANDHOLE UNKNOWN
	LIGHT
	MANHOLE
	SANITARY MANHOLE
	SIGN
	STORM MANHOLE
T	TELEPHONE MANHOLE
T	TELEPHONE RISER
	TRAFFIC SIGNAL POLE
	TRANSFORMER
TV	TV RISER
	UTILITY POLE
	VALVE VAULT
WM	WATER METER
	WATER VALVE
	YARD LIGHT

60' 0' 60' 120'
SCALE: 1" = 60'

CLIENT: RIDGELINE PROPERTY GROUP
DRAWN BY: APG CHECKED BY: WJV
SCALE: 1"=60' SEC. 6 T. 42 R. 11 E.
BASIS OF BEARING: STATE PLANE IL EAST ZONE
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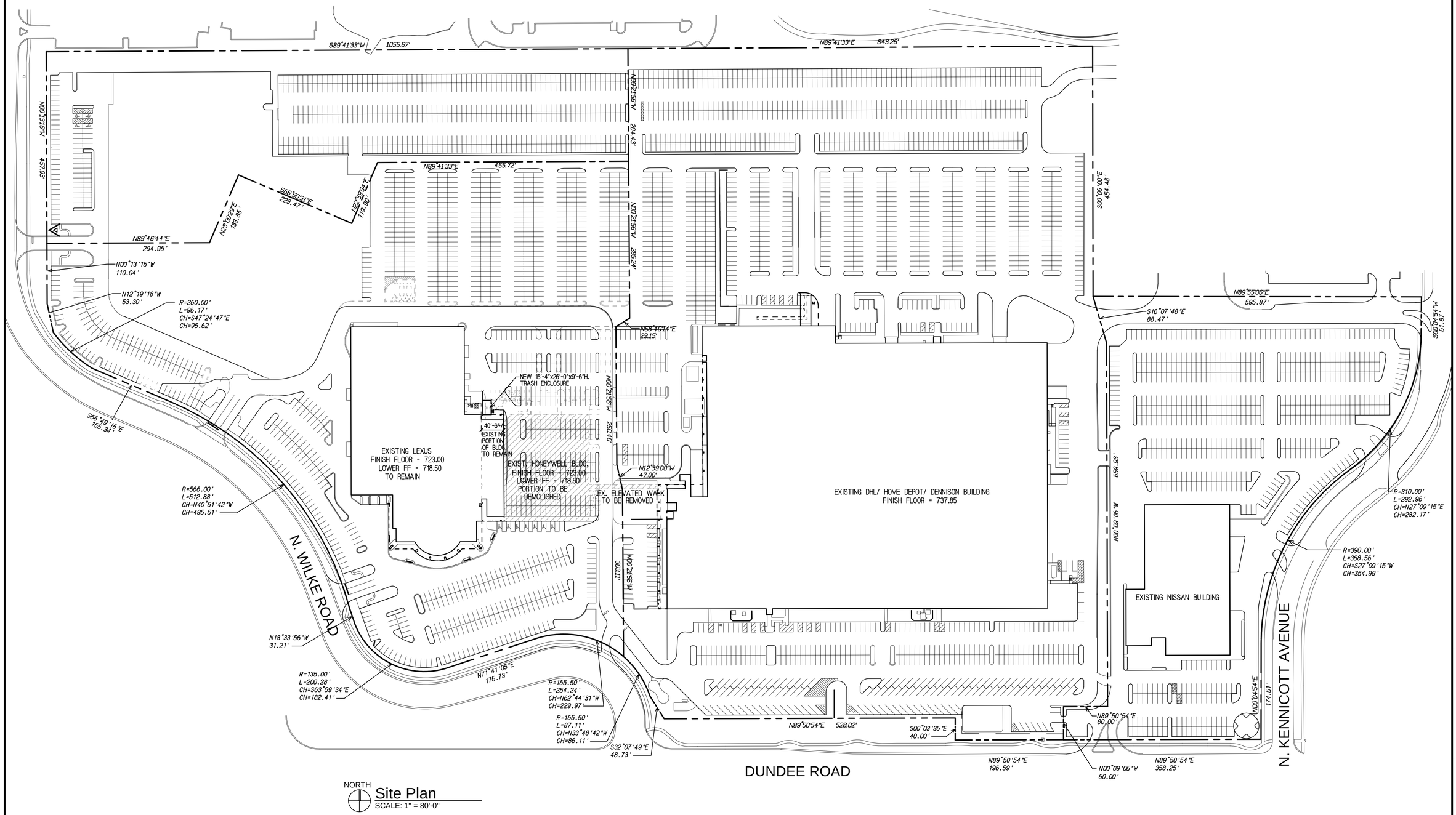

NORTH

Site Plan
SCALE: 1" = 80'-0"

DATE
AUGUST 6, 2020

REVISIONS
06/17/2021
08/06/2021

PROPOSED REDEVELOPMENT FOR:
LEXUS OF ARLINGTON
LOCATION
1510 W. DUNDEE ROAD
ARLINGTON HEIGHTS, ILLINOIS

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SHEET NAME
SITE PLAN

SHEET
ST1
OF 1

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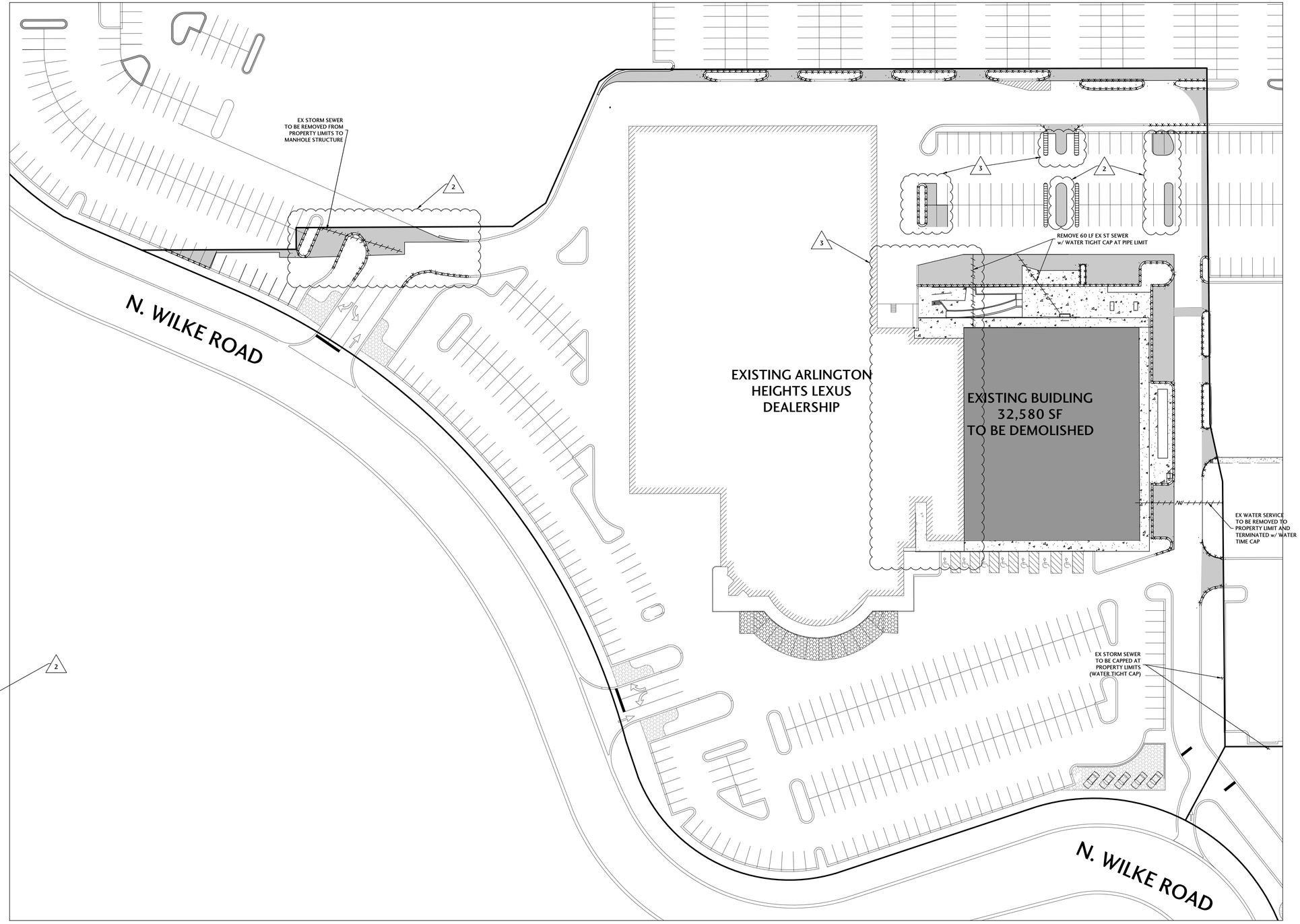
PROJECT NO.
2025

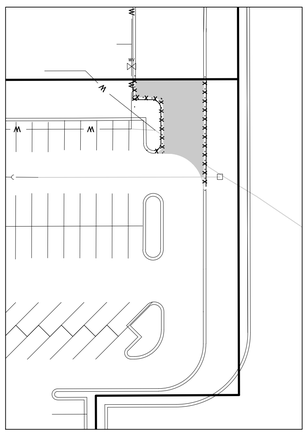
LEGEND

- = EXISTING BITUMINOUS PAVEMENT
- = EXISTING CONCRETE SIDEWALK
- = EXISTING GRAVEL
- = EXISTING BUILDING
- = BUILDING TO BE REMOVED
- = PAVEMENT TO BE REMOVED
- = CONCRETE PAVEMENT TO BE REMOVED
- = GRAVEL TO BE REMOVED
- ------ = FULL DEPTH SAWCUT
- -/-/-/- = UTILITY PIPE REMOVAL
- -x-x-x-x- = CURB REMOVAL
- X = TREE REMOVAL
- x = STRUCTURE REMOVAL

DEMOLITION NOTES

1. CONTRACTOR SHALL FIELD VERIFY EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO DEMOLITION. SOME UTILITIES MAY NOT BE SHOWN.
2. COORDINATE WITH LOCAL AUTHORITIES AND UTILITY PURVEYORS FOR THE REMOVAL/RELOCATION OF EXISTING UTILITIES.
3. SAWCUTTING OF EXISTING PAVEMENT SHALL BE FULL DEPTH TO PROVIDE A CLEAN VERTICAL FACE TO MATCH PROPOSED PAVEMENT.
4. KEEP ALL PUBLIC AND PRIVATE STREETS CLEAR OF CONSTRUCTION DEBRIS, TRASH, AND MATERIALS. ALL ADJOINING PUBLIC AND PRIVATE PROPERTIES SHALL BE PROTECTED FROM DAMAGED CAUSED BY CONSTRUCTION.
5. ALL WASTE MATERIALS SHALL BE DISPOSED OF OFFSITE IN AN APPROVED FACILITY.
6. ALL WASTE MATERIALS SHALL BE REMOVED IN A MANNER THAT PREVENTS INJURY OR DAMAGE TO PERSONS, ADJOINING PROPERTIES AND/OR RIGHT-OF-WAY.
7. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO DEMOLITION OPERATIONS.
8. THE SITE SHALL BE GRADED TO MINIMIZE ACCUMULATION OF WATER OR DAMAGE TO ANY FOUNDATIONS ON THE PREMISES OF ~~ADJOINING PROPERTY.~~
9. THE CONTRACTOR SHALL COORDINATE ALL WATER MAIN SHUT DOWNS WITH VILLAGE STAFF AS LEAST FORTY-EIGHT HOURS (48 HRS) IN ADVANCE.





(SEE SHEET C5.1 FOR OVERALL PROJECT SITE PLAN)

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 ft.

J. CONDON & ASSOCIATES, INC.
CONSULTING ENGINEERS
541S BUSINESS PARKWAY
RINGWOOD, ILLINOIS 60072
815.728.0068
IL DESIGN FIRM # 184-006759

ROHRMAN AUTO GROUP
ARLINGTON HEIGHTS, ILLINOIS

N W E S

SCALE
1"=40'

ISSUE DATE
04/09/2021

PROJECT MANAGER
JEC

DESIGNER
JEC

QUALITY CONTROL
MAM

ARLINGTON HEIGHTS LEXUS VEHICLE DISPLAY & STORAGE ADDITION
ARLINGTON HEIGHTS, ILLINOIS

NO.	DATE	DESCRIPTION
1	05/19/21	REVISIONS PER MUNICIPAL REVIEW
2	06/1/21	REVISIONS PER MUNICIPAL REVIEW #2
3	08-06-21	REVISIONS PER MUNICIPAL REVIEW #3 & BLDG. DEMO MODIFICATION

PROJECT NUMBER
ROHR-20053-3

SHEET TITLE
EXISTING CONDITIONS AND DEMOLITION PLAN

SHEET NUMBER
C1.0

X:\2020\20053\cad\20053.dwg, 8/4/2021 11:39:56 AM, DWG To PDF.pc3, 1:1

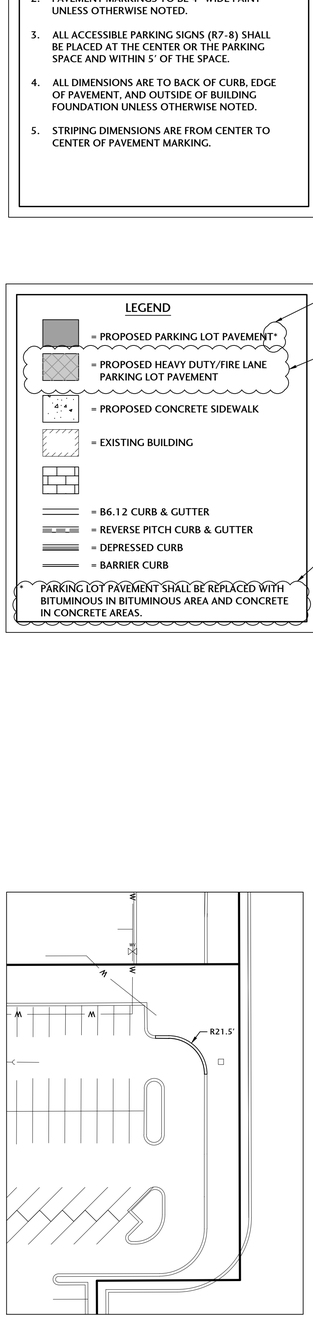
OVERALL NOTES

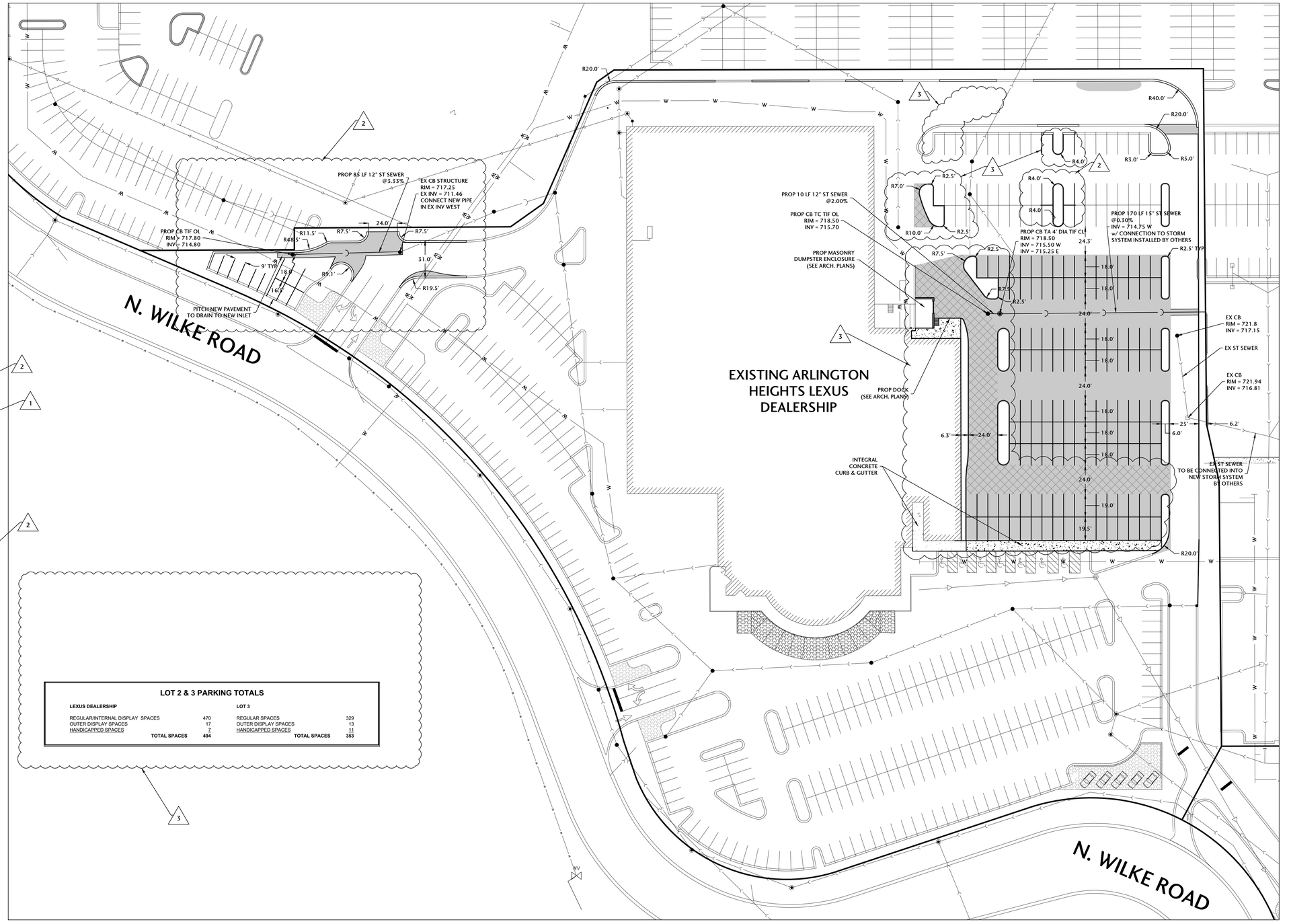
1. ALL SIGNING AND PAVEMENT MARKINGS SHALL MEET MUTCD STANDARDS.
2. PAVEMENT MARKINGS TO BE 4" WIDE PAINT UNLESS OTHERWISE NOTED.
3. ALL ACCESSIBLE PARKING SIGNS (R7-8) SHALL BE PLACED AT THE CENTER OR THE PARKING SPACE AND WITHIN 5' OF THE SPACE.
4. ALL DIMENSIONS ARE TO BACK OF CURB, EDGE OF PAVEMENT, AND OUTSIDE OF BUILDING FOUNDATION UNLESS OTHERWISE NOTED.
5. STRIPING DIMENSIONS ARE FROM CENTER TO CENTER OF PAVEMENT MARKING.

LEGEND

- = PROPOSED PARKING LOT PAVEMENT*
- = PROPOSED HEAVY DUTY/FIRE LANE PARKING LOT PAVEMENT
- = PROPOSED CONCRETE SIDEWALK
- = EXISTING BUILDING
- = B6.12 CURB & GUTTER
- = REVERSE PITCH CURB & GUTTER
- = DEPRESSED CURB
- = BARRIER CURB

PARKING LOT PAVEMENT SHALL BE REPLACED WITH BITUMINOUS IN BITUMINOUS AREA AND CONCRETE IN CONCRETE AREAS.





LOT 2 & 3 PARKING TOTALS

LEXUS DEALERSHIP		LOT 3	
REGULAR/INTERNAL DISPLAY SPACES	470	REGULAR SPACES	329
OUTER DISPLAY SPACES	17	OUTER DISPLAY SPACES	13
HANDICAPPED SPACES	7	HANDICAPPED SPACES	11
TOTAL SPACES	494	TOTAL SPACES	353

(SEE SHEET C5.1 FOR OVERALL PROJECT SITE PLAN)

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 ft.

J. CONDON & ASSOCIATES, INC.
CONSULTING ENGINEERS
5415 BUSINESS PARKWAY
RINGWOOD, ILLINOIS 60072
815.728.0068
IL DESIGN FIRM # 184-006759

ROHRMAN AUTO GROUP

ARLINGTON HEIGHTS, ILLINOIS

SCALE: 1"=40'

ISSUE DATE: 04/09/2021

PROJECT MANAGER: JEC

DESIGNER: JEC

QUALITY CONTROL: MAM

ARLINGTON HEIGHTS LEXUS VEHICLE DISPLAY & STORAGE ADDITION
ARLINGTON HEIGHTS, ILLINOIS

NO.	DATE	DESCRIPTION
1	05/19/21	REVISIONS PER MUNICIPAL REVIEW
2	06/1/21	REVISIONS PER MUNICIPAL REVIEW #2
3	08-06-21	REVISIONS PER MUNICIPAL REVIEW #3 & BLDG. DEMO MODIFICATION

PROJECT NUMBER: ROHR-20053-3

SHEET TITLE: OVERALL SITE PLAN

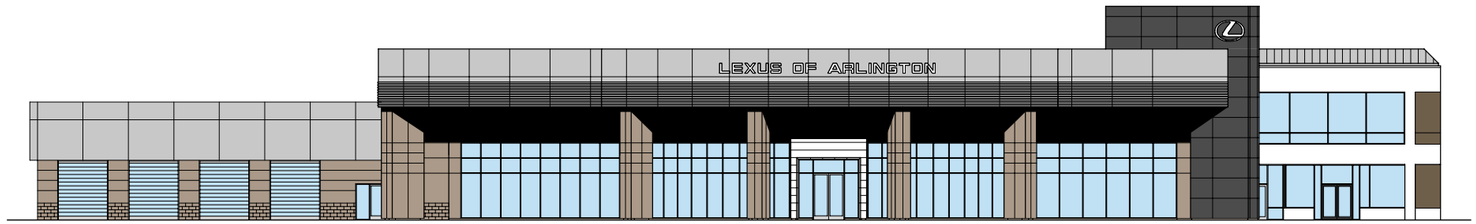
SHEET NUMBER: C2.0

S:\2020\20053\cad\20053-3.dwg, 8/4/2021 11:43:14 PM, EWS1 To PDF.pc3, 1:1

LEXUS OF ARLINGTON

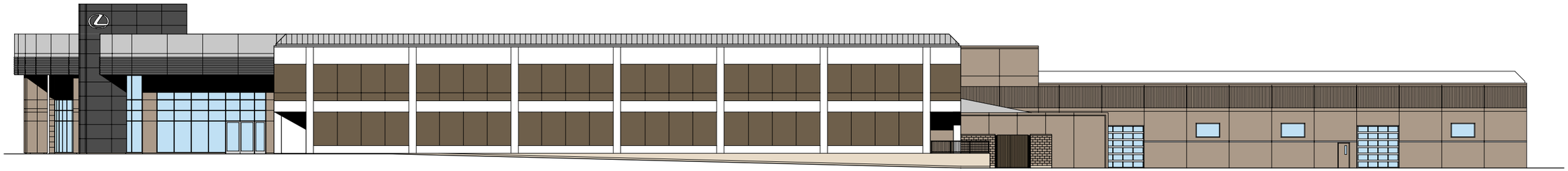
©2018 Google

SERVICE
LEXUS OF



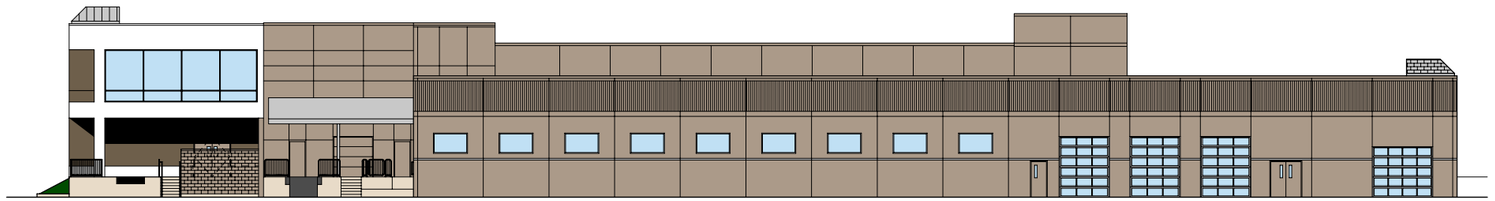
South Elevation

SCALE: 1" = 30'-0"



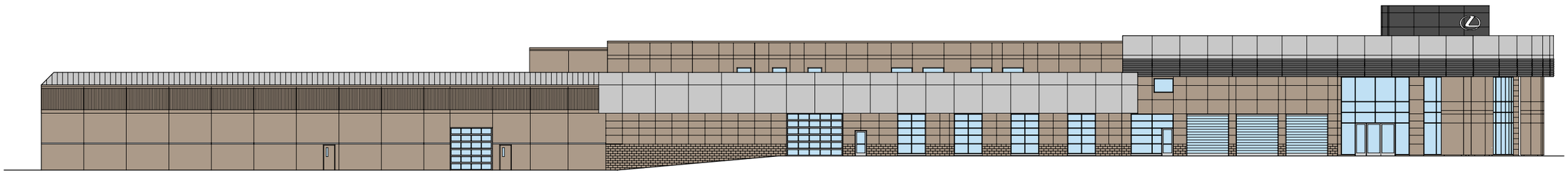
East Elevation

SCALE: 1" = 30'-0"



North Elevation

SCALE: 1" = 30'-0"



West Elevation

SCALE: 1" = 30'-0"

DATE
AUGUST 06, 2021

REVISIONS

PROPOSED REDEVELOPMENT FOR:
LEXUS OF ARLINGTON
LOCATION
1510 W. DUNDEE ROAD
ARLINGTON HEIGHTS, ILLINOIS

Reitan Architects, LLC.
1325 Wiley Road - Suite 166 - Schaumburg, Illinois 60173
PH. 847-519-1227 - FAX 847-519-0347
Assumed Name No. 184-004083

SHEET NAME
PREPOSED EXTERIOR ELEVATIONS COLOR

SHEET
SK1
OF 1

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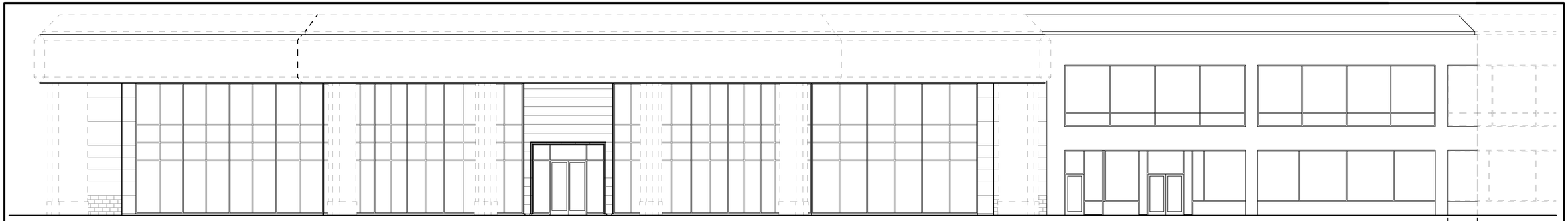
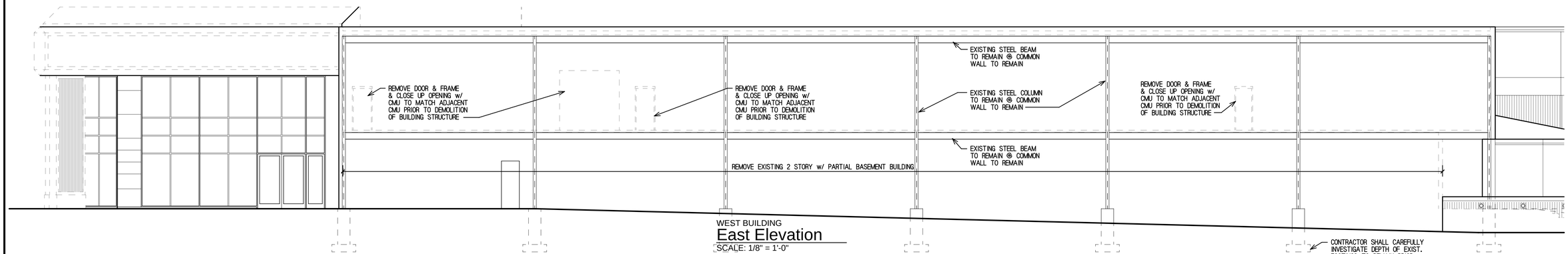
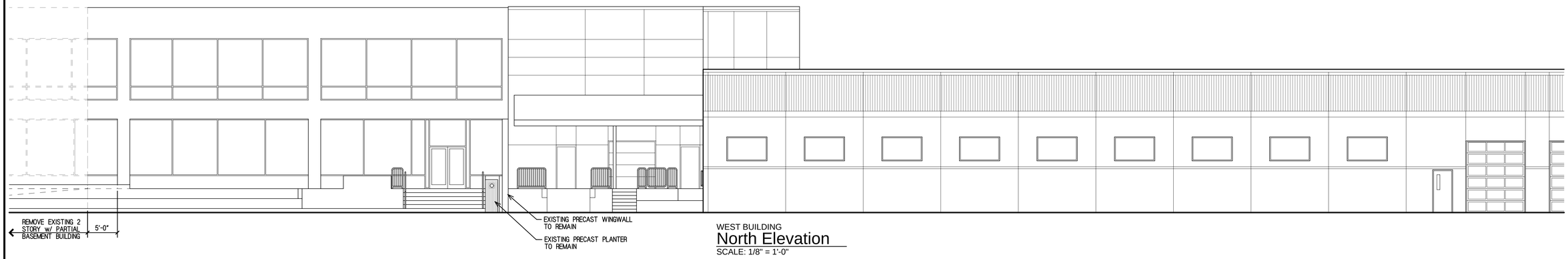
PROJECT NO.
2025



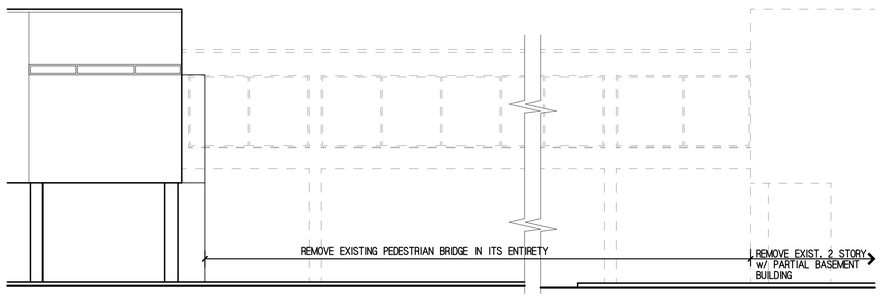
WEST BUILDING
South Elevation
SCALE: 1/8" = 1'-0"



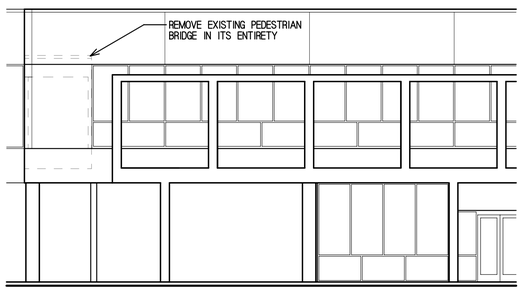
WEST BUILDING
East Elevation
SCALE: 1/8" = 1'-0"



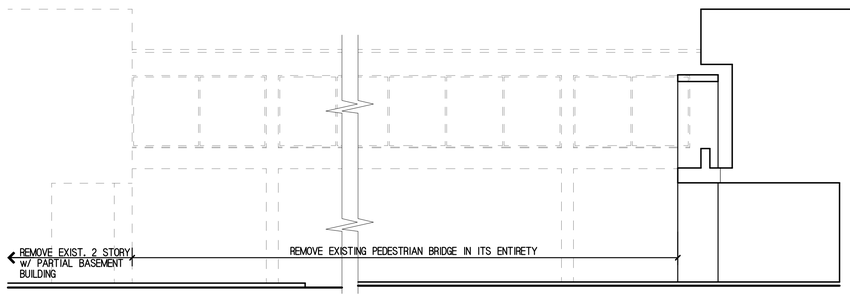
WEST BUILDING
North Elevation
SCALE: 1/8" = 1'-0"



EAST BUILDING
North Elevation
SCALE: 1/8" = 1'-0"



EAST BUILDING
West Elevation
SCALE: 1/8" = 1'-0"



EAST BUILDING
South Elevation
SCALE: 1/8" = 1'-0"

DATE
AUGUST 6, 2020

REVISIONS 04/08/2021
08/06/2021

PROPOSED REDEVELOPMENT FOR:
LEXUS OF ARLINGTON
LOCATION
1510 W. DUNDEE ROAD
ARLINGTON HEIGHTS, ILLINOIS

Reitan Architects, LLC.
214 S. Rose Street - Palatine, Illinois 60067
PH. 847-519-1227 - FAX 847-519-0347
Assumed Name No. 184-004083

THIS IS TO CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF CONFORM TO LAWS AND ORDINANCES OF THE VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS

SHEET NAME
DEMOLITION ELEVATIONS

SHEET
D4
OF 4

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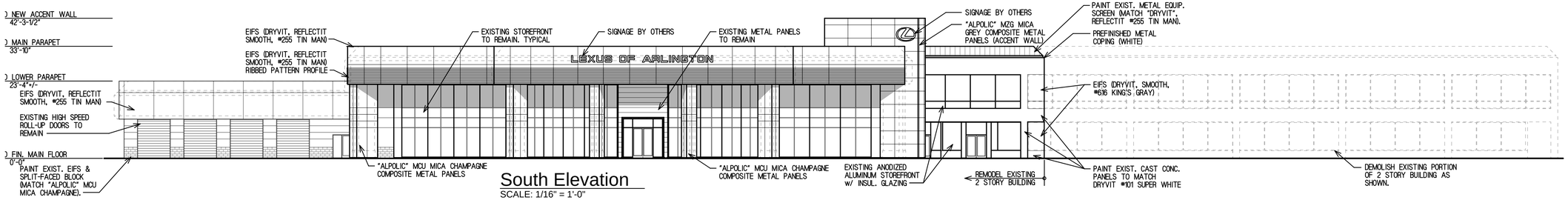
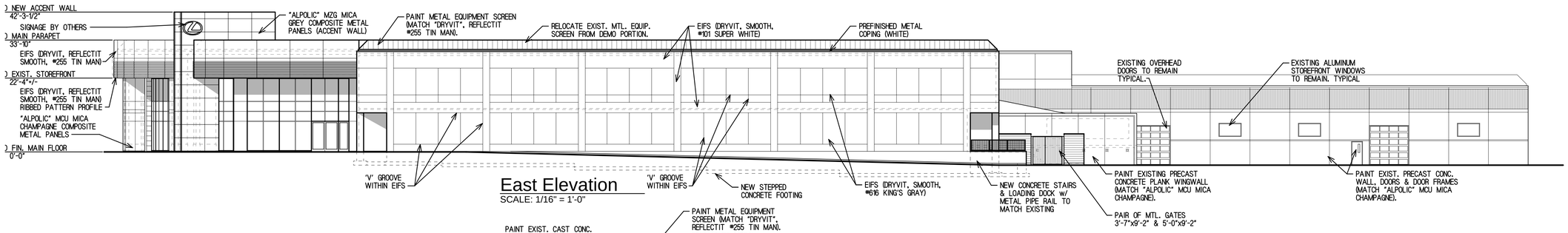
PROJECT NO.
2025



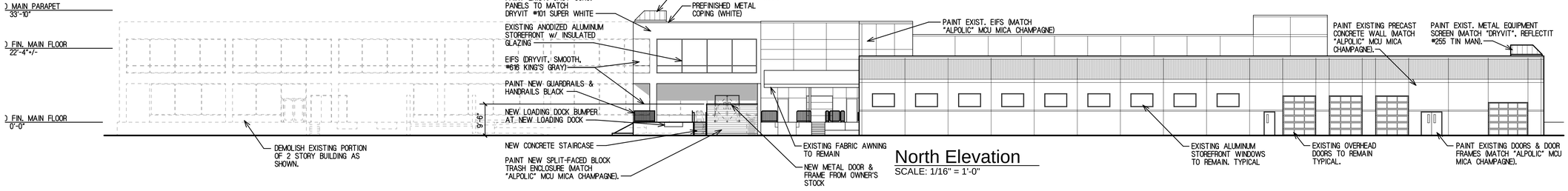
South Elevation

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



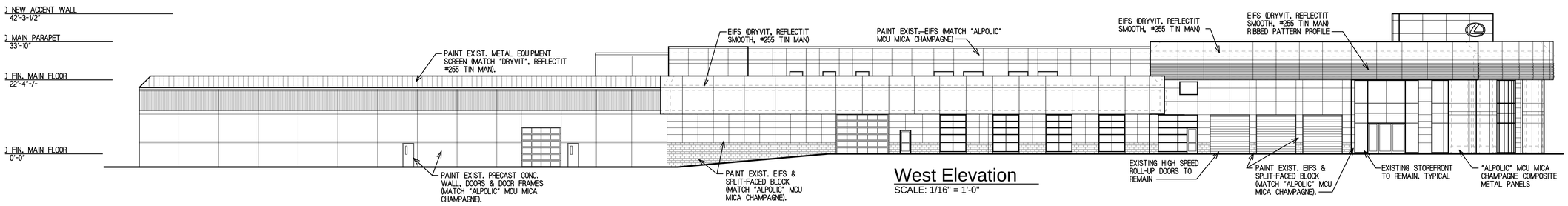
East Elevation

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



North Elevation

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



West Elevation

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

DATE
AUGUST 28, 2020

REVISIONS 04/08/2021
08/06/2021

PROPOSED REDEVELOPMENT FOR:
LEXUS OF ARLINGTON
LOCATION
1510 W. DUNDEE ROAD
ARLINGTON HEIGHTS, ILLINOIS

Reitan Architects, LLC.
214 S. Rose Street - Palatine, Illinois 60067
PH. 847-519-1227 - FAX 847-519-0347
Assumed Name No. 184-004083

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SHEET NAME
WEST BLDG. EXTERIOR ELEVATIONS

SHEET
A3
OF 11

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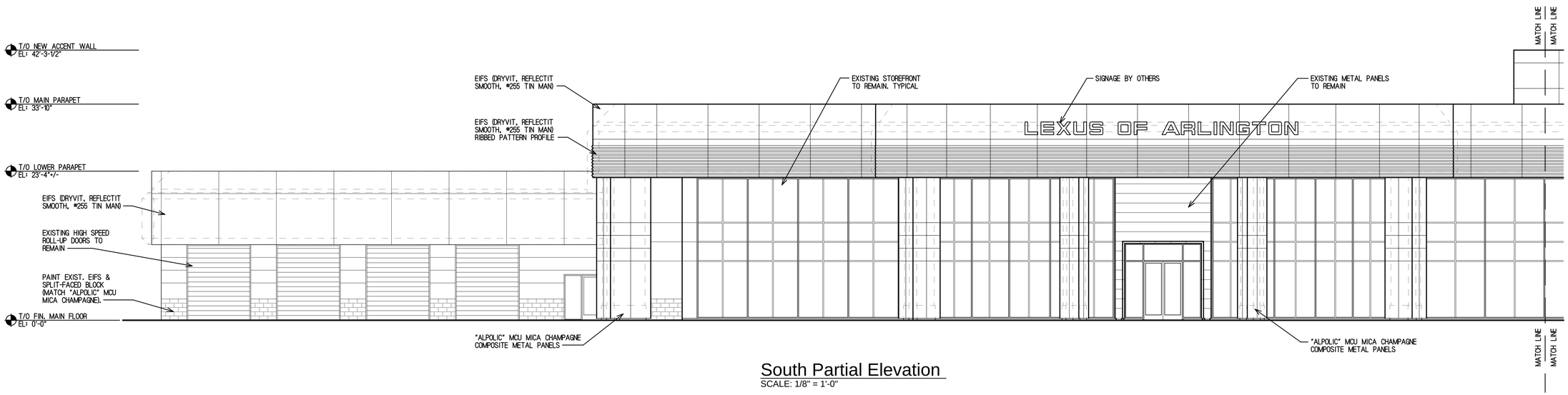
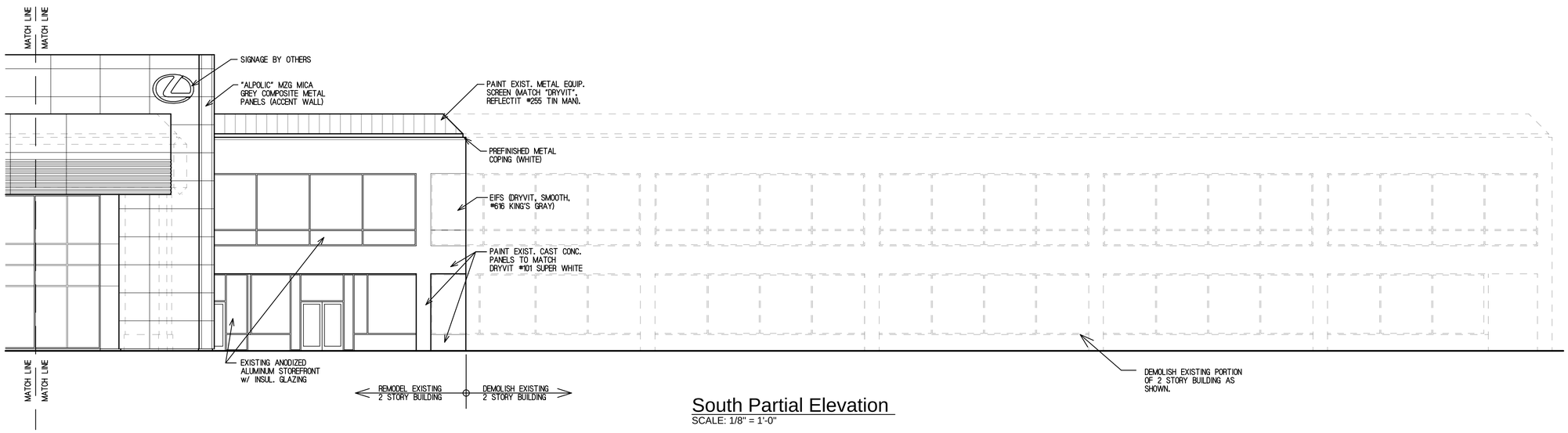
PROJECT NO.
2025



South Partial Elevation

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



South Partial Elevation

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

DATE
AUGUST 28, 2020

REVISIONS 04/08/2021
08/06/2021

PROPOSED REDEVELOPMENT FOR:
LEXUS OF ARLINGTON
LOCATION
1510 W. DUNDEE ROAD
ARLINGTON HEIGHTS, ILLINOIS

Reitan Architects, LLC.
214 S. Rose Street - Palatine, Illinois 60067
PH. 847-519-1227 - FAX 847-519-0347
Assumed Name No. 184-004083

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SHEET NAME
WEST BUILDING SOUTH EXTERIOR ELEVATION

SHEET
A3a
OF 11

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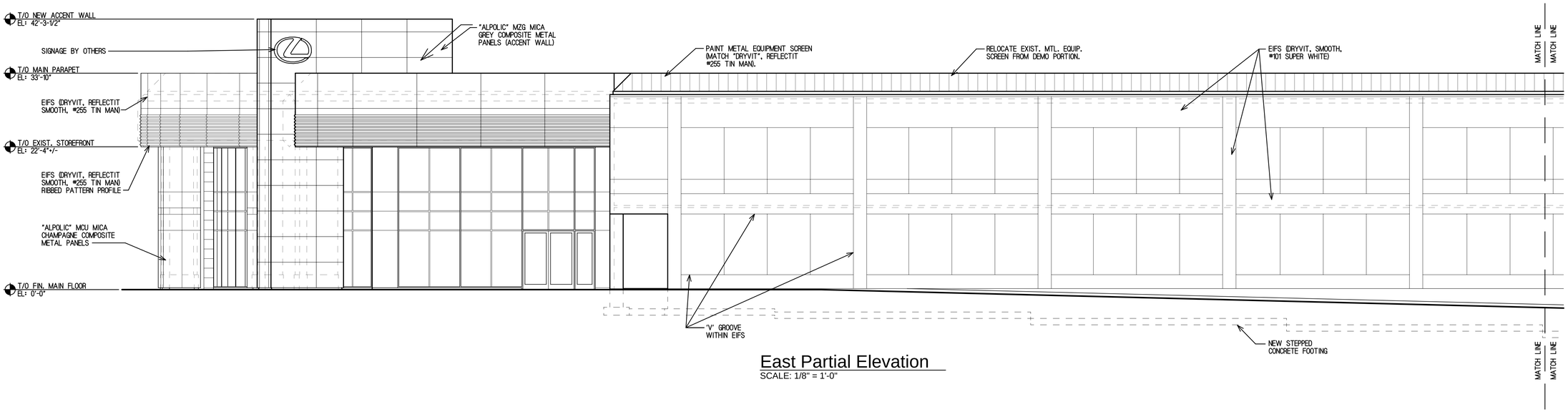
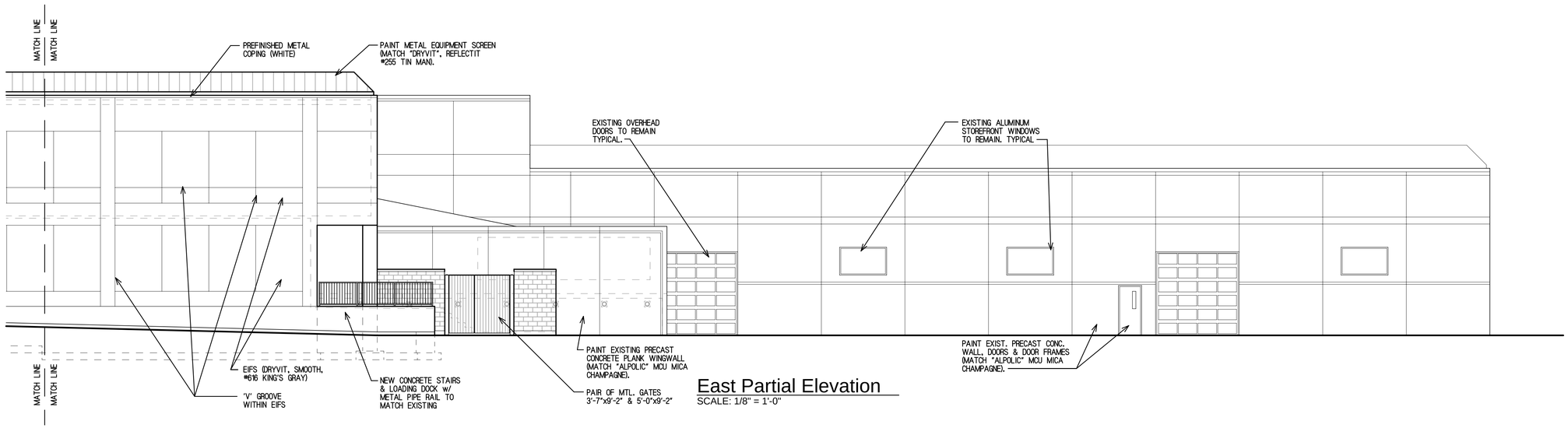
PROJECT NO.
2025



East Partial Elevation

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



East Partial Elevation

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

DATE
AUGUST 28, 2020

REVISIONS 04/08/2021
08/06/2021

PROPOSED REDEVELOPMENT FOR:
LEXUS OF ARLINGTON
LOCATION
1510 W. DUNDEE ROAD
ARLINGTON HEIGHTS, ILLINOIS

Reitan Architects, LLC.
214 S. Rose Street - Palatine, Illinois 60067
PH. 847-519-1227 - FAX 847-519-0347
Assumed Name No. 184-004083

THIS IS TO CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF CONFORM TO LAWS AND ORDINANCES OF THE VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS.

SHEET NAME
WEST BUILDING EAST EXTERIOR ELEVATION

SHEET
A3b
OF 11

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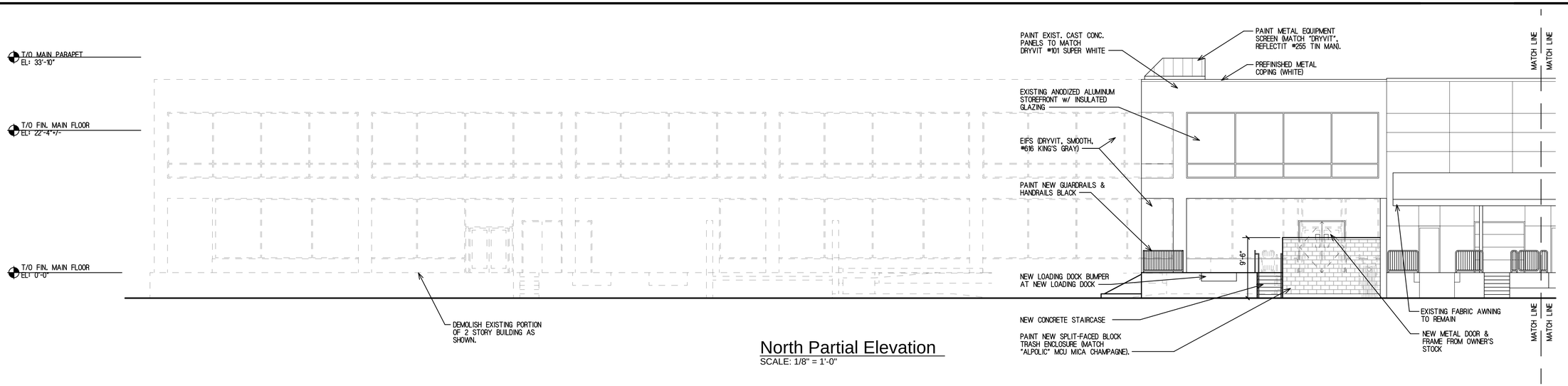
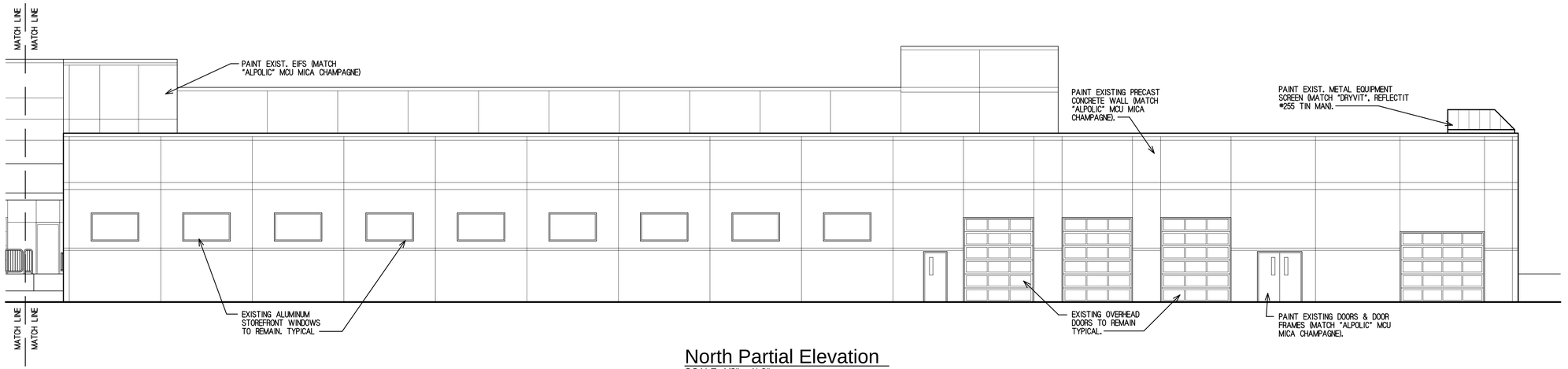
PROJECT NO.
2025



North Partial Elevation

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



North Partial Elevation

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

DATE
AUGUST 28, 2020

REVISIONS 04/08/2021
08/06/2021

PROPOSED REDEVELOPMENT FOR:
LEXUS OF ARLINGTON
LOCATION
1510 W. DUNDEE ROAD
ARLINGTON HEIGHTS, ILLINOIS

Reitan Architects, LLC.
214 S. Rose Street - Palatine, Illinois 60067
Ph. 847-519-1227 - FAX 847-519-0347
Assumed Name No. 184-004083

THIS IS TO CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF COMPLY WITH THE CODES AND ORDINANCES ON THE BOOKS OF ARLINGTON HEIGHTS, ILLINOIS

SHEET NAME
WEST BUILDING NORTH EXTERIOR ELEVATION

SHEET
A3c
OF 11

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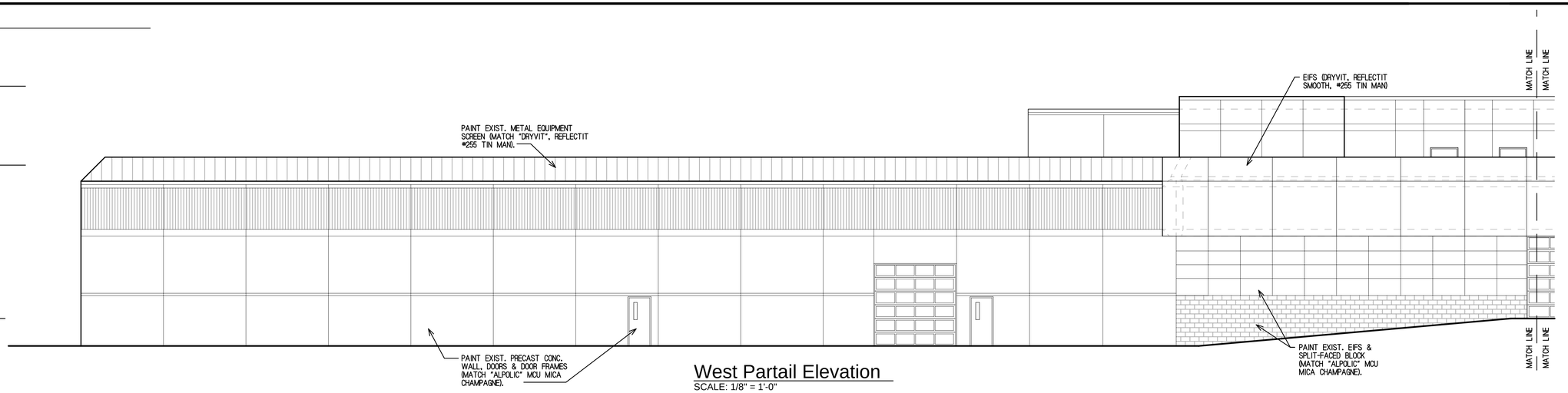
PROJECT NO.
2025

T/O NEW ACCENT WALL
EL: 42'-3-1/2"

T/O MAIN PARAPET
EL: 33'-10"

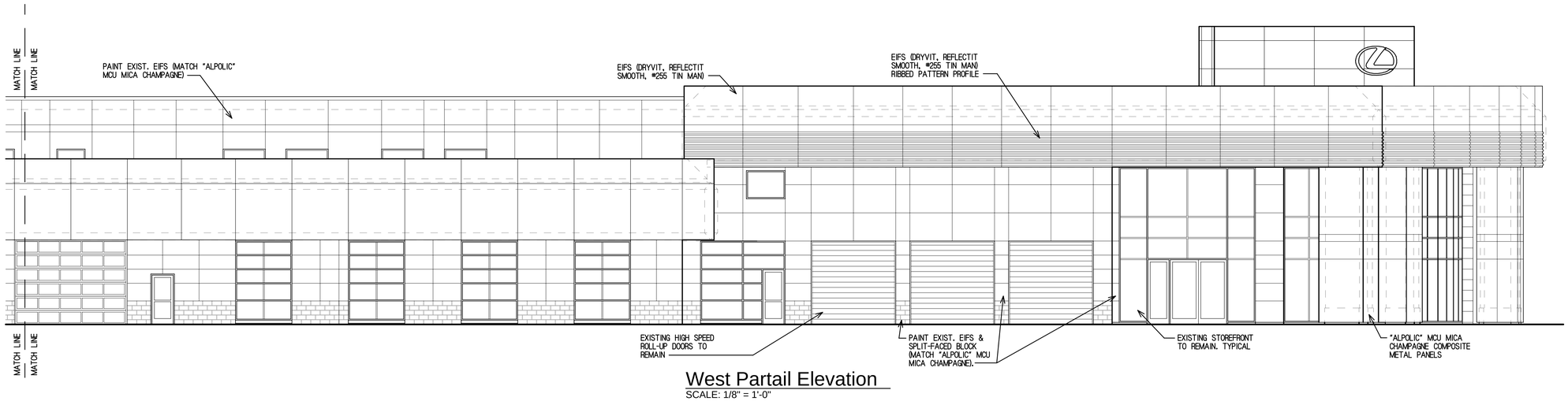
T/O FIN. MAIN FLOOR
EL: 22'-4"+/-

T/O FIN. MAIN FLOOR
EL: 0'-0"



West Partail Elevation

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



West Partail Elevation

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

DATE
AUGUST 28, 2020

REVISIONS 04/08/2021
08/06/2021

PROPOSED REDEVELOPMENT FOR:
LEXUS OF ARLINGTON
LOCATION
1510 W. DUNDEE ROAD
ARLINGTON HEIGHTS, ILLINOIS

Reitan Architects, LLC.
214 S. Rose Street - Palatine, Illinois 60067
PH. 847-519-1227 - FAX 847-519-0347
Assumed Name No. 184-004083

THIS IS TO CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF CONFORM TO LAWS AND ORDINANCES OF THE VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS.

SHEET NAME
WEST BUILDING
WEST EXTERIOR
ELEVATION

SHEET
A3d
OF 11

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PROJECT NO.
2025

Reitan Architects LLC

214 S. Rose Street • Palatine, IL 60067 • Ph 847-519-1227 • Fax 847-519-0347

August 10, 2021

To: Village of Arlington Heights
Building & Life Safety Department
33 S. Arlington Heights Road
Arlington Heights, Illinois 60005
(847) 368-5560

CC: Rohrman Automotive Group
battman@rohrmanauto.com

Re: Lexus of Arlington
1510 W. Dundee Road
Arlington Heights, Illinois

This letter is written to address the main materials in the remodel of the Lexus of Arlington. The proposed façade will consist of metal composite panels, metal coping and exterior insulated façade system. Storefront, doors, and louvers are existing to remain.

Composite Metal Panels:
Located on Lexus southeast sales accent wall. Manufacturer: Alpolic, color MZG Mica Grey.
Composite Metal Panels:
Located on Lexus sales columns. Manufacturer: Alpolic, color MCU Mica Champagne.
Aluminum Coping:
Located on top of storage building. Manufacturer: Berridge, color White.
E.I.F.S.:
Located on Lexus upper facade: Dryvit, texture reflectit smooth, color #255 Tin Man.
E.I.F.S.:
Located on 2 story storage portion. Manufacturer: Dryvit, texture smooth, color #101 Super White.
E.I.F.S.:
Located on Lexus southeast sales accent wall. Manufacturer: Dryvit, texture smooth, color #616 King's Gray.

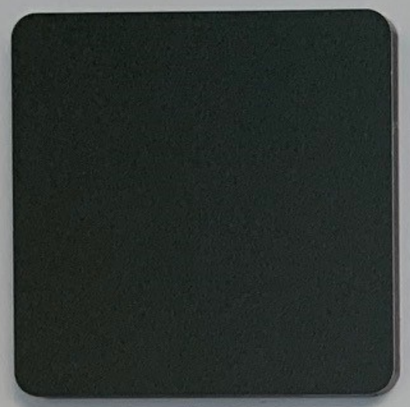
If you have any additional questions or comments, please feel free to contact me.

Sincerely,
Reitan Architects, LLC.

Lucian Lange

Lexus of Arlington

1510 W. DUNDEE ROAD
ARLINGTON HEIGHTS, ILLINOIS

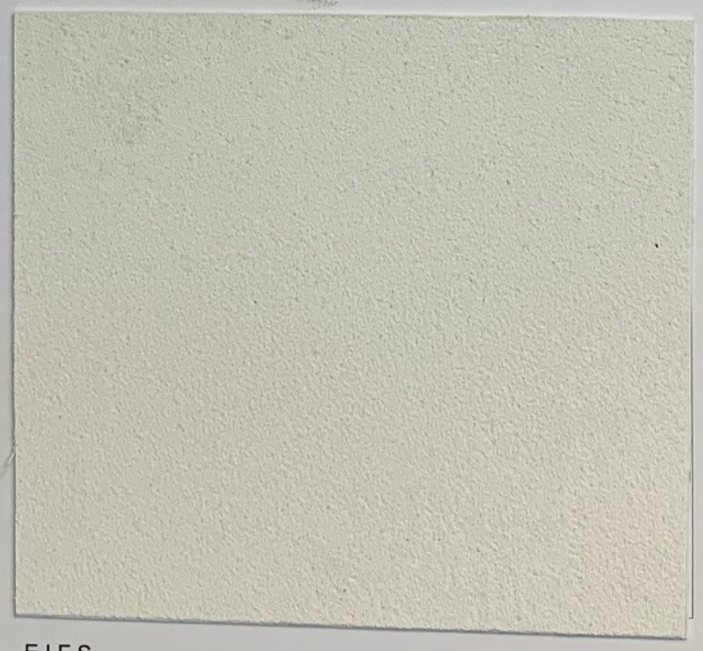


COMPOSITE METAL PANELS
LOCATION: LEXUS SOUTHEAST SALES ACCENT WALL
ALPOLIC, MZG MICA GREY

ALUMINUM COPING
LOCATION: TOP OF STORAGE BUILDING
BERRIDGE COLOR: WHITE

COMPOSITE METAL PANELS
LOCATION: LEXUS SALES COLUMNS
ALPOLIC, MCU MICA CHAMPAGNE

E.I.F.S.
LOCATION: LEXUS UPPER FACADE
DRYVIT, REFLECTIT SMOOTH, #255 TIN MAN



E.I.F.S.
LOCATION: 2 STORY STORAGE BUILDING
DRYVIT, SMOOTH, #101 SUPER WHITE

E.I.F.S.
LOCATION: 2 STORY STORAGE BUILDING
DRYVIT, SMOOTH, #616 KING'S GRAY