Agenda
Village of Arlington Heights
Design Commission
Community Room, 3rd Floor
33 S. Arlington Heights Rd.
September 28, 2021
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. Minutes - 8/24/21

IV. REPORTS

V. OLD BUSINESS

A. DC#21-024 - Trio Gas Station - 2250 S. Arlington Heights Rd. / Commercial

B. DC#21-053 - Trio Gas Station - 2250 S. Arlington Heights Rd. / Sign Variation

VI. NEW BUSINESS

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

B. DC#21-056 - Chipotle - 600 E. Rand Rd / Commercial

VII. OTHER BUSINESS

A. Cortlands Garage - 1 N. Vail Ave. - CBD Commercial / Preliminary Review

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
9/28/2021

Item: Minutes - 8/24/21

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
Minutes - 8/24/21	Minutes

DRAFT

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION

HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
AUGUST 24, 2021

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

Members Present:	Jonathan Kubow, Chair John Fitzgerald Ted Eckhardt Scott Seyer Kirsten Kingsley
Members Absent:	None
Also Present:	Heidi Lapin, WT Group for *Trio Gas Station* Brian Wente, Graham Enterprises for *Trio Gas Station* Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FOR AUGUST 10, 2021

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER SEYER, TO APPROVE THE MEETING MINUTES OF AUGUST 10, 2021. COMMISSIONER KINGSLEY ABSTAINED. MOTION CARRIED.

DRAFT

ITEM 1 & ITEM 2. COMMERCIAL & SIGN VARIATION 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, representing *WT Group,* 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.
- Replace the existing main entrance doors with a taller storefront, and paint the wall above in a gray color.
- Add triangular gray-colored vinyl window decals at the top of the windows
- Paint the existing natural stone window heads on the west façade in an orange color.
- Remove the existing gooseneck accent light fixtures on the north, east, and south facades.

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 petitioner is proposing to paint the existing stone masonry lintels above the windows on the west elevation. Although this is the backside of the building, it is visible from Algonquin Road, and the stone lintels are in excellent condition, therefore, Staff felt they should be left unpainted in their natural condition.

Staff recommends revisions to the proposed architectural changes, based on the comments made.

The petitioner is also 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. This proposal requires the following sign variations:

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 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.

This property previously received sign variation approvals in 2012 to allow additional signage beyond code allowances. However, the proposed new ground sign and east facing wall sign have been increased in size, so new sign variations are required. The staff report shows a summary of the existing and proposed signage.

The petitioner has submitted a letter addressing the hardship criteria, which in summary states that the size of the proposed ground sign is due to the decorative stone structure, which is proposed to tie in with the building design, and while the overall sign is larger than the existing ground sign, the square footage of the signage on the sign is less than the existing ground sign. The petitioner feels that the 150 sf triangular sign structure should be considered as part of the building wall instead of as part of the sign, which would eliminate the wall sign variation and reduce the total signage variation request by 128 sf.

Staff comments regarding signage are as follows:
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, 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.

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 requested 481.98 sf of signage is 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 150 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 128 sf, from 481.98 sf to 353.98 sf, which would comply with the previous variation granted in 2012.

Staff recommends 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 recommends 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 a slide presentation of the project. The existing location is a highlight when entering the Village, and they feel the product they are proposing will only enhance the existing site and make it better. When they were last before the commission in 2012, the name 'Maverick' was attached to the site, which has no tie to them. Since then,

they conducted extensive research and made a significant investment to develop new branding that has already occurred with 8 or 9 other stores in the area. They feel this new branding will increase sales and ultimately help the Village with sales tax. She presented pictures of the McHenry store/station and referred to the large triangular element on the front of the building that they feel is an architectural element that is part of the building; it is not a sign. The element was purposely designed to be a triangle and is part of the new brand, it does not cover any part of the windows. It is an aluminum material that continues through into the interior of the building and will not be illuminated from the inside or the outside. Pictures of the interior of the building were shown to get a feel for the new brand and what they are trying to put forth to the community; they want to be different and take things to the next level. The orange linear lines on both the inside and outside of the building are purposeful to draw your eye into the store, as well as frame it when inside the store. They are proposing quality finishes and quality products. A photo of the McHenry store at night was also shown to talk about the illumination with regards to the orange band and the triangular element. The triangle does not light up, only the TRIO words and the little green triangle are illuminated. Their focus is on the gas pump canopy; they want this to be seen from Algonquin or Arlington Heights Road to help drive in customers, and the orange band on the building will then lead customers into the store; it all ties together. This was purposely designed to be linear to draw people in. Photos of other updated stores in Northbrook, Glen Ellyn and Park Ridge were shown, all of which included the triangular element and the orange band, which they view as architectural elements.

Ms. Lapin also presented the site plan and elevations, showing the changes being proposed to the facade of the building. She reiterated that everything being proposed is tied together and purposeful to draw in the customer and lead them into the store. Removing the 150 sf for the triangular element will result in a request for a total of only 353 sf, which is less than the 360 sf that was approved in 2012. Ms. Lapin also said their original proposal to Staff was not well received, so they removed the green band at the top. They understand that the existing façade of the building has brown tones of brick and stone, as opposed to their other sites that are usually grey; however, they do not intend to paint the brick grey. They are trying to be respectful of Staff's request and make sure that they have a building that fits well in the community; however, they also feel they have taken out as many elements as they can in order to stay true to their new brand. They feel the monument sign is a great product of high quality, with more stone and less signage, and the triangular architectural element is being incorporated as a prototype for signs in other communities as well.

Ms. Lapin concluded that they really feel the new architectural features being brought to this site will improve the site and help enhance the gateway to Arlington Heights. They are using high quality materials for a high quality Village, and they feel it will increase their product offering in the store and drive sales tax as well. She hopes the commission will reconsider Staff's comments and take into account what she has said tonight.

Chair Kubow thanked the petitioner for a great presentation. He acknowledged someone present in the audience and asked if there was any public comment on the project, and the response was no.

Chair Kubow said that because both the facade changes and the sign variation requests are very much tied to each other, commissioner comments should include both matters; however, any motions made tonight should be separate.

The commissioner summarized their comments. Commissioner Eckhardt was okay with the pylon sign out in front of the building and he was okay with all the other signs, but he had concerns from a code stand point with the triangular sign. Although he understood the petitioner's position that this sign is part of the building architecture and part of the new brand, he felt it was an oddball element, especially since it looks like it has been pasted on top of the curved area at the front entry. He said that more needed to be done to the front door, and he provided the petitioner with a few ideas that he sketched. Commissioner Eckhardt said he remembered when the building was originally reviewed and there was some controversy with the tower; there are a lot of masses and busyness going on and the triangular TRIO element is kind of just pasted on top, which can be an aesthetic, but it is not one that he particularly cares for. The way it smashes into the curved roofline above the front door is bothersome to him. He was looking for some kind of element that could take this away from the fact that code does not allow any signs to be above the roofline, and this commission has never approved such a sign. He would vote against this for that reason. He believed in precedence, especially when it comes to signs, and there has been a lot of discussion by this commission about what a signable

area is. Commissioner Eckhardt acknowledged that the interior of the store is reflecting a lot of the exterior elements, including the triangular piece, and he understood the importance of that. He was unsure about the longevity of the new design and how sustainable it will be over the years; it is a little reminiscent of the very first Best Buy stores. Because this building is at the front door of Arlington Heights, he was concerned about how the building and site will look at night when things are illuminated. He also reiterated that he had no issues with anything being proposed with the exception of the TRIO sign element on the front of the building.

Commissioner Seyer said it was a nice building with fun elements being added to it, similar to the nearby Driven Car Wash that has eye catching colors as well. Although he was sympathetic to a lot of that and wants the building to look nice and to be branded, he was getting caught up in some of the technical things as well as the design. Focusing on the triangular element, he felt that it really feels like a sign because when an architectural element has the exact same proportions or angles as the actual angle of the logo, it starts to become a sign; if it was a circle element it would feel different to him. He asked for clarification on the existing south elevation where it states that the existing aluminum panels will be removed, as well as the proposed south elevation where it states the existing ACM to remain. He added that these panels appear to be cream colored EIFS, not aluminum panels. He also pointed out that on the front elevation there is cream color, light decals, and the big triangular element that is an off-white color; it feels like there is a lot of different colors that could possibly clash and appear a little haphazard-looking. He asked what the intent is for the panels that are on both sides of the existing building, and Ms. Lapin replied that those panels are intended to be the same color as they currently exist, and match the triangular element, which is more of a white color than cream.

Commissioner Seyer pointed out that these solid panels are set back from the bump-out above the front door, and the large triangular element will span quite a bit in front of that setback, making it feel like the triangle is out there. He questioned what this element will be attached to and whether there will be any exposed attachments. Ms. Lapin referred to the photo of the updated store in Northbrook that showed no exposed attachments. Commissioner Seyer had difficulty with the hard triangular shape of the TRIO element against the soft barrel curve above the front door. In itself, the front entrance is its own architectural element and now there will be an element on an element, which in his opinion fight each other. Ms. Lapin replied that perhaps they could incorporate some changes to address that concern. Commissioner Seyer said he is sympathetic to the logo and the branding, which are exciting but not yet there, based on what is being shown tonight. He agreed with Staff's concerns about painting the limestone on the west elevation to orange, and he would limit all orange elements to new aluminum elements and not any of the existing stone elements. He liked the monument sign at the corner of the site that feels perfectly appropriate, and he was okay with the other signage being proposed, with the exception of the triangle.

Commissioner Kingsley agreed with most of what was said by the other commissioners. She asked if the front doors at the entry are being rebuilt to be flush with the face of the barrel vault, and Ms. Lapin said their intent is to keep the existing setback for the doors, with the sign, the triangular element going over the corner. Commissioner Kingsley also asked if the front doors and the glass above the doors will be flush all the way up to the top of the transom window, and all the windows on either side will be flush, and Ms. Lapin said yes. Commissioner Kingsley also asked about the material for the small gray piece above the door that sticks out, and Mr. Hautzinger said that piece appeared to be the existing EIFS of the tower. Commissioner Kingsley agreed with the other commissioners that the barrel vault no longer goes with the triangular element being proposed. That detail bothers her, and because there is work being done to this detail on the inside, she felt it should also be done on the outside. She referred to one of the photos provided by Staff of another Trio store that had a cleaner front door detail, with doors that are flush with the tower; the tower is one piece and then the TRIO is put on it. In some of the other photos from Staff, the triangular element appears to be so much smaller in relationship to the size of the TRIO letters. She suggested a smaller triangle and the triangle not go above the main building roofline, as well as pulling the front doors forward. She asked if the orange color will be illuminated and Ms. Lapin said yes. Commissioner Kingsley had no issue with the monument sign, and she suggested incorporating the panels that were done on the other updated buildings so there are less materials on this store. She also agreed with the comment to not paint the limestone on the back of the building, and she asked for clarification about the P.O.P. wall signs on the front elevation, and their material. Ms. Lapin said the P.O.P. wall signs were previously approved in 2012 as part of the Maverick branding, but the signs were never installed. There is currently nothing there. Mr. Hautzinger added that these signs were previously referred to as 'point of purchase' signs,

similar to window signage; however, a condition of the 2012 approval is that window signage is prohibited. Mr. Wente said the original intent of the P.O.P. sign were a metal frame design with non-illuminated signage; however, they are open to eliminating these if necessary because these signs are not used in other re-branded stores.

Commissioner Fitzgerald agreed with a lot of what has been said so far. He felt the triangular element looked like it was just plopped on the building, and he might be open to it if the tower was simplified and did not have as many planes, recessed planes, or different depths to it; however, he still did not love it. He liked the illuminated orange lights in the night photo of the McHenry store because they do not stand out as much, as opposed to the other photos shown where they stand out a lot more; he wanted to ensure that the lights are toned down. He liked the monument sign and although he did not care for the lintels being painted orange on the side of the building, he understood the need for orange on that elevation. He had no further comments.

Chair Kubow did not have much more to add to what was already said. He felt that if the triangular sign is approved as proposed, it would be setting a precedence in the Village and people might get creative with their future sign designs and work around the sign code. While he completely appreciates the petitioner's presentation and understands the new branding concept, he did not think the way it is currently proposed fits Village standards.

Chair Kubow asked the commissioners to provide a quick summary of their comments at this time.

Commissioner Seyer gave the following comments: keep the existing limestone lintels as is, do not paint; rather than the barrel vault at the front entry, flatten out that roof so it does not compete, and have it be more in line with the other TRIO stores; require the triangular feature to be smaller, the top cannot go above the existing building, and should comply with code; bring the front door forward to be flush with the pop-out of the front entry so it is more integrated with the triangular element. He asked Staff to clarify the code requirement with regards to the top of the TRIO sign. Mr. Hautzinger said that wall signs are not allowed to partially cover window openings or to project beyond the ends and top of the wall to which the sign is attached.

Commissioner Kingsley agreed with the comments made by Commissioner Seyer, and added a comment that the EIFS should possibly be changed to be the aluminum panels that exist on other TRIO stores.

Commissioner Eckhardt agreed with the comments as well. His interpretation of the proposed TRIO sign above the roofline is that it is not necessarily the top of the roof. A building with a hip roof is not allowed to have signs mounted on top of the gutter line, and a flat roof like this building has is not allowed to have signs climb above the parapet wall. He felt the front entry needed to be redesigned in such a way to integrate it more closely with the curtain wall system, similar to one of the other updated stores, tie it to the building and make it more or less a flat element. He said the orange elements are okay, although the illumination and wattage should be discussed further to ensure the brightness does not end up looking like Disney World or Las Vegas.

Commissioner Fitzgerald agreed with these second round comments. He did not want any motion that allows Staff to review any changes required for the front entry. He wanted the project to come back for another review.

Chair Kubow asked the petitioner if they had any further comments at this time. Ms. Lapin appreciated the comments made and said they could definitely re-work the front door based on the comments given. With regards to the roof and their interpretation of Village code, she explained that the car wash sign on the left was what they considered to be the highest point of the roof. Mr. Hautzinger clarified that code states that a wall sign cannot extent above the wall that it is mounted on, not the highest point of the roof. Ms. Lapin understood and reiterated that they can re-work the front door and come back for another review, as well as work with the commission on the wattage for the orange color. She pointed out that it is difficult to show the actual brightness of the orange in pictures, and that it is actually not as bright as it appears in some of the photos provided. The brightness is where the gas pumps are, and when the light is there, the orange becomes more subdued in the building. She encouraged the commissioners to visit the store in Northbrook to see the actual brightness of the orange color.

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Chair Kubow asked if a motion should be made with recommendations and requirements, and that it be required for both items to come back for another review. Mr. Hautzinger recommended that the motion should just continue both of these petitions to a date decided.

Commissioner Seyer wanted to be sure he understood what was being said with respect to the front entry. What the commissioners are saying is that the front entry and entire glass enclosure should be more integrated, with the glass all brought forward as one element and the triangle element integrated with it. Mr. Hautzinger stated that 3D renderings are not required, but due to the complexity of the entry design, he strongly encouraged perspective renderings of the front entry be provided.

Possible upcoming meeting dates and submittal deadlines were discussed. Ms. Lapin said they are very eager to keep moving forward with this project and will do everything possible to re-submit in time for the next meeting on September 14.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER ECKHARDT, TO CONTINUE THE REVIEW OF DC#21-024, TRIO GAS STATION (COMMERCIAL), AND DC#21-053, TRIO GAS STATION (SIGN VARIATION), TO THE NEXT DESIGN COMMISSION MEETING ON SEPTEMBER 14, 2021.

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

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ITEM 3. GENERAL MEETING

There was no further discussion.

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

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

DRAFT

Design Commission
9/28/2021

Item: DC#21-024 - Trio Gas Station - 2250 S. Arlington Heights Rd. / Commercial

Department: Planning & Community Development

Requested Action

Approval of the proposed architectural design for a facade renovation of a convenience store building at an automotive service station.

Recommendation

It is recommended that the Design Commission require revisions to the proposed architectural design for the Trio/BP automotive service station located at 2250 S. Arlington Heights Road. 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. It is recommended that the proposed design be revised to incorporate the Trio branding orange accents in a 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.

2. It is recommended that the large triangular sign 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.

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 9-28-21	Exhibits
Exhibits 8-24-21	Exhibits

STAFF DESIGN COMMISSION REPORT
RE-REVIEW

PROJECT INFORMATION:		**PETITIONER INFORMATION:**	
Project Name:	Trio/BP Auto Service Station	**DC Number:**	21-024
Project Address:	2250 S. Arlington Heights Road	**Petitioner Name:**	Matt Ackerman
Prepared By:	Steve Hautzinger	**Petitioner Address:**	WT Group 2675 Pratum Avenue Hoffman Estates, IL 60192
Date Prepared:	August 13, 2021	**Meeting Date:**	August 24, 2021
Date Revised:	September 20, 2021	**Re-Review Meeting Date:**	September 28, 2021

Requested Action(s):
Approval of the proposed architectural design for a facade renovation of a convenience store building at an automotive service station.

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 property received Plan Commission review and Village Board approval in 2012 for 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. 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 a façade renovation and new signage to rebrand the existing Maverick/BP automotive service station to a Trio/BP service station. A summary of the primary façade 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.

This 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. A summary of Staff and Design Commission comments from August 24, 2021 are as follows:

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.

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.

Project Update:

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

- 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 that 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 Comments:

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.

RECOMMENDATION:

It is recommended that the Design Commission **require revisions** to the proposed architectural design for the Trio/BP automotive service station located at 2250 S. Arlington Heights Road. 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. It is recommended that the proposed design be revised to incorporate the Trio branding orange accents in a 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.
2. It is recommended that the large triangular sign 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.
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.



September 20, 2021

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 21-024

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TRIO C-STORE REMODEL
2250 ARLINGTON HEIGHTS RD.
ARLINGTON HEIGHTS, ILLINOIS

TRIO

ISSUE

FOR	DATE
REVIEW	1/26/2021
DESIGN	3/12/2021
DESIGN 1	5/18/2021
VILLAGE	6/25/2021
VILLAGE 2	7/26/2021
ID SIGN 3	8/11/2021
VILLAGE	9/08/21

CHECK:CW
DRAWN: MA, JB, NR
JOB:2002846D

A203
3D RENDERINGS



1 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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CHECK:CW
DRAWN: MA, JB, NR
JOB:2002846D

A201-C
COLOR EXTERIOR ELEVATIONS



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



2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

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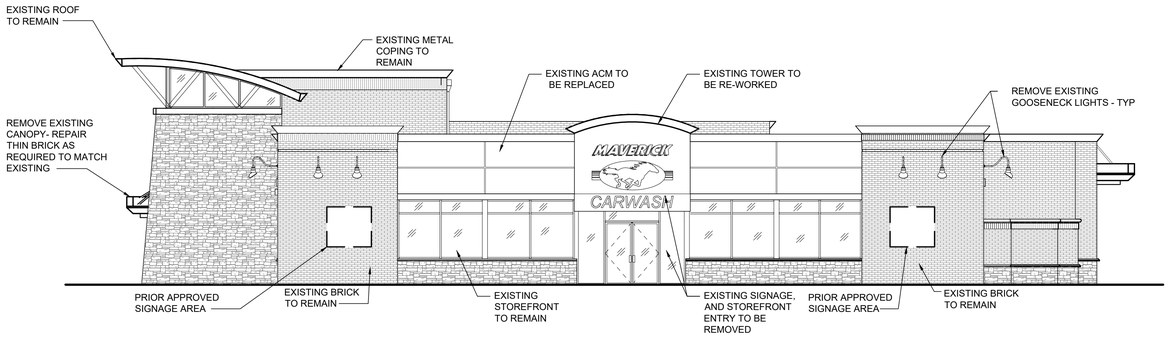
TRIO

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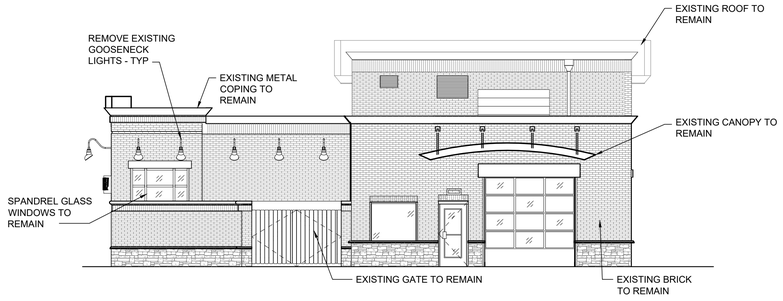
CHECK:CW
DRAWN: MA, JB, NR
JOB:2002846D

A202-C
COLOR EXTERIOR ELEVATIONS



1 EXISTING EAST ELEVATION

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



2 EXISTING NORTH ELEVATION

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

3 PROPOSED EAST ELEVATION

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

4 PROPOSED NORTH ELEVATION

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

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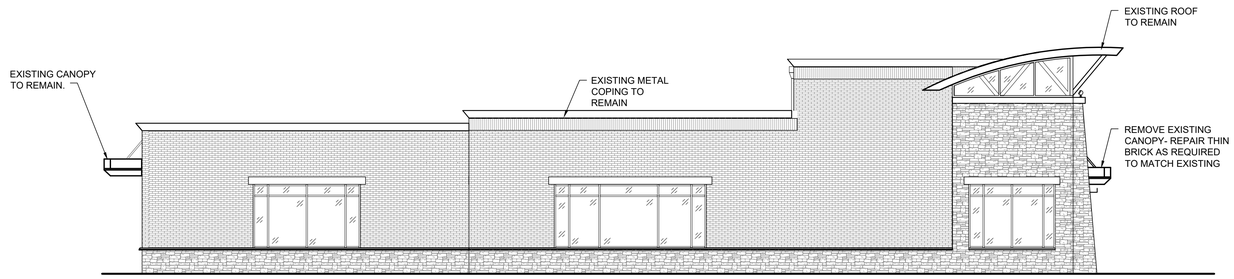
TRIO

ISSUE

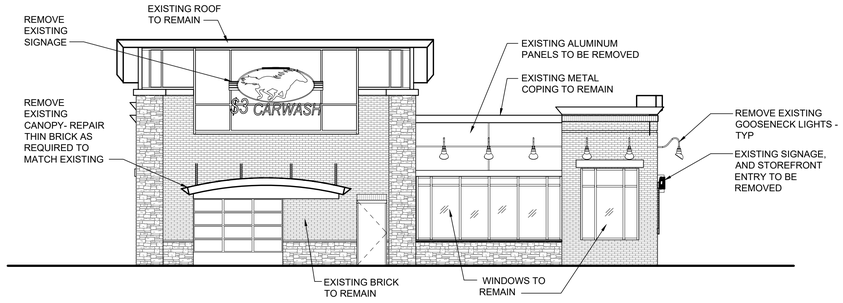
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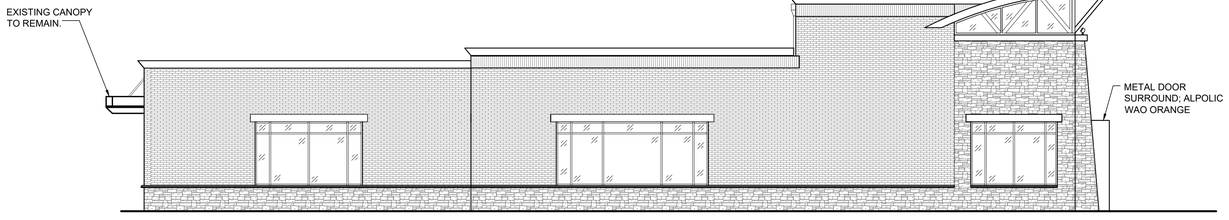
A201
EXTERIOR ELEVATIONS



1 EXISTING WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 EXISTING SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 PROPOSED WEST ELEVATION
SCALE: 1/8" = 1'-0"



4 PROPOSED SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

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CHECK:CW
DRAWN: MA, JB, NR
JOB:2002846D

A202
EXTERIOR ELEVATIONS

TRIO C-STORE DESIGN COMMISSION SUBMITTAL

2250 ARLINGTON HEIGHTS RD.
ARLINGTON HEIGHTS, ILLINOIS 60005



PROJECT DIRECTORY

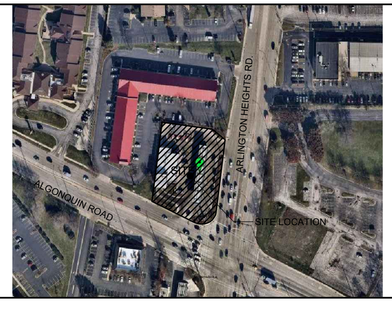
OWNER

GRAHAM ENTERPRISE INC.
ATTN: BRIAN WENTE
750 BUNKER CT. SUITE 100
VERNON HILLS, IL
847.837.0777

ARCHITECT

THE W-T GROUP, LLC
ATTN: MATT ACKERMAN
CHRISTIAN KALISCHEFSKI
2675 PRATUM AVENUE
HOFFMAN ESTATES, IL 60192
224.293.6960

LOCATION MAP



DRAWING INDEX

GENERAL

G001	COVER SHEET

SITE

A001	SITE PLAN
A002	SIGNAGE PLAN
A003	SIGNAGE ELEVATIONS
A004	ID SIGN & CAR WASH CANOPY
A005	AUTO CANOPY ELEVATIONS
A006	SITE PARCEL MAP W/ 250' LINE
A007-10	SITE PHOTOS & AERIAL

LANDSCAPE

L-1	LANDSCAPE PLAN

ARCHITECTURAL

A101	EXISTING FLOOR PLAN
A102	PROPOSED FLOOR PLAN
A131	ROOF PLAN
A201	EXTERIOR ELEVATIONS
A202	EXTERIOR ELEVATIONS
A201-C	COLOR EXTERIOR ELEVATIONS
A202-C	COLOR EXTERIOR ELEVATIONS

LAND SURVEY

S-1	BOUNDARY AND TOPOGRAPHIC SURVEY

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G001
COVER SHEET

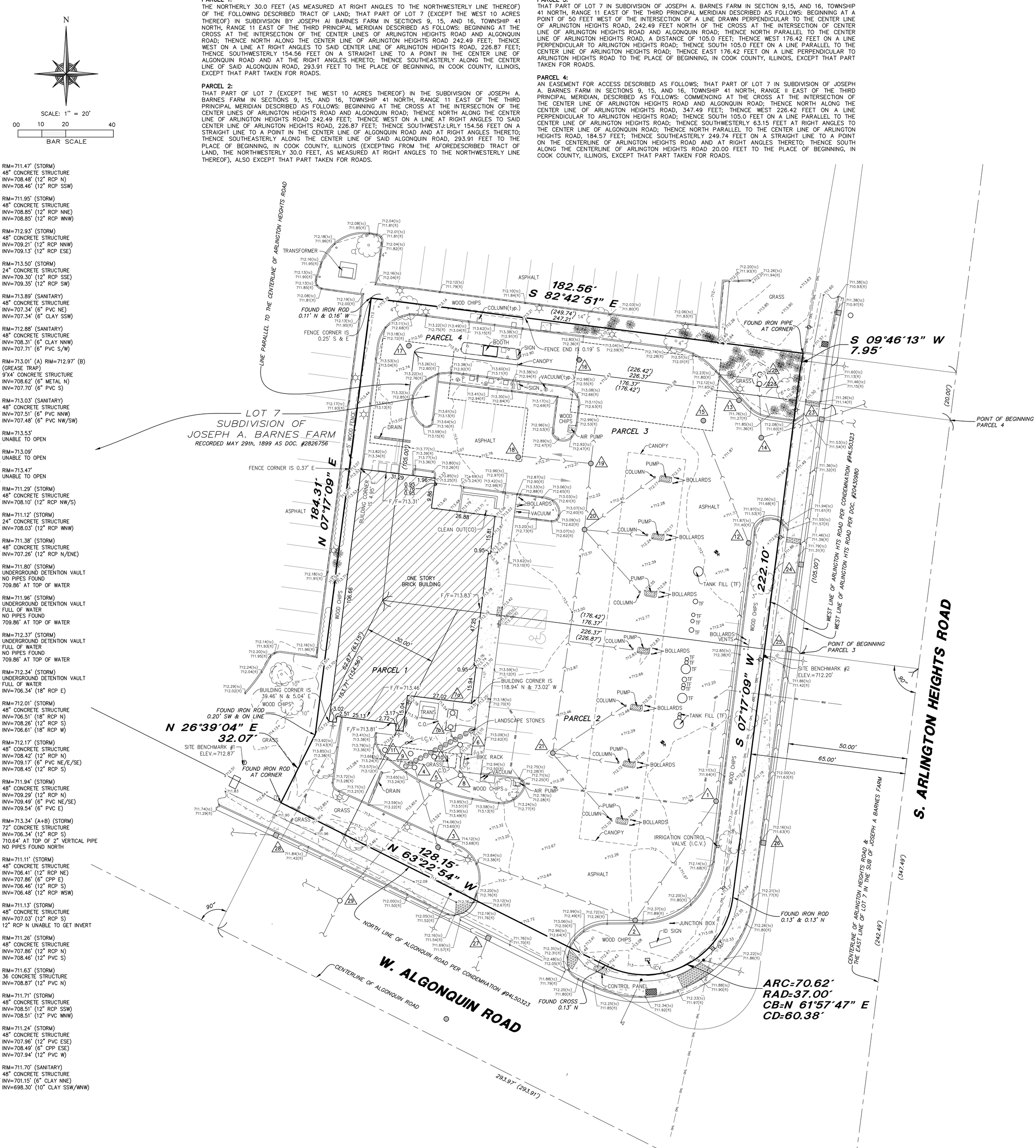
BOUNDARY & TOPOGRAPHIC SURVEY

PARCEL 1:
THE NORTHERLY 30.0 FEET (AS MEASURED AT RIGHT ANGLES TO THE NORTHWESTERLY LINE THEREOF) OF THE FOLLOWING DESCRIBED TRACT OF LAND; THAT PART OF LOT 7 (EXCEPT THE WEST 10 ACRES THEREOF) IN SUBDIVISION BY JOSEPH AI BARNES FARM IN SECTIONS 9, 15, AND 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE CROSS AT THE INTERSECTION OF THE CENTER LINES OF ARLINGTON HEIGHTS ROAD AND ALGONQUIN ROAD; THENCE NORTH ALONG THE CENTER LINE OF ARLINGTON HEIGHTS ROAD 242.49 FEET; THENCE WEST ON A LINE AT RIGHT ANGLES TO SAID CENTER LINE OF ARLINGTON HEIGHTS ROAD, 226.87 FEET; THENCE SOUTHWESTERLY 154.56 FEET ON A STRAIGHT LINE TO A POINT IN THE CENTER LINE OF ALGONQUIN ROAD AND AT THE RIGHT ANGLES HERETO; THENCE SOUTHEASTERLY ALONG THE CENTER LINE OF SAID ALGONQUIN ROAD, 293.91 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS, EXCEPT THAT PART TAKEN FOR ROADS.

PARCEL 2:
THAT PART OF LOT 7 (EXCEPT THE WEST 10 ACRES THEREOF) IN THE SUBDIVISION OF JOSEPH A. BARNES FARM IN SECTIONS 9, 15, AND 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE CROSS AT THE INTERSECTION OF THE CENTER LINES OF ARLINGTON HEIGHTS ROAD AND ALGONQUIN ROAD; THENCE NORTH ALONG THE CENTER LINE OF ARLINGTON HEIGHTS ROAD 242.49 FEET; THENCE WEST ON A LINE AT RIGHT ANGLES TO SAID CENTER LINE OF ARLINGTON HEIGHTS ROAD, 226.87 FEET; THENCE SOUTHWESTJ:LRLY 154.56 FEET ON A STRAIGHT LINE TO A POINT IN THE CENTER LINE OF ALGONQUIN ROAD AND AT RIGHT ANGLES THERETO; THENCE SOUTHEASTERLY ALONG THE CENTER LINE OF SAID ALGONQUIN ROAD, 293.91 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS (EXCEPTING FROM THE AFOREDESCRIBED TRACT OF LAND, THE NORTHWESTERLY 30.0 FEET, AS MEASURED AT RIGHT ANGLES TO THE NORTHWESTERLY LINE THEREOF), ALSO EXCEPT THAT PART TAKEN FOR ROADS.

PARCEL 3:
THAT PART OF LOT 7 IN SUBDIVISION OF JOSEPH A. BARNES FARM IN SECTION 9,15, AND 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT OF 50 FEET WEST OF THE INTERSECTION OF A LINE DRAWN PERPENDICULAR TO THE CENTER LINE OF ARLINGTON HEIGHTS ROAD, 242.49 FEET NORTH OF THE CROSS AT THE INTERSECTION OF CENTER LINE OF ARLINGTON HEIGHTS ROAD AND ALGONQUIN ROAD; THENCE NORTH PARALLEL TO THE CENTER LINE OF ARLINGTON HEIGHTS ROAD, A DISTANCE OF 105.0 FEET; THENCE WEST 176.42 FEET ON A LINE PERPENDICULAR TO ARLINGTON HEIGHTS ROAD; THENCE SOUTH 105.0 FEET ON A LINE PARALLEL TO THE CENTER LINE OF ARLINGTON HEIGHTS ROAD; THENCE EAST 176.42 FEET ON A LINE PERPENDICULAR TO ARLINGTON HEIGHTS ROAD TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS, EXCEPT THAT PART TAKEN FOR ROADS.

PARCEL 4:
AN EASEMENT FOR ACCESS DESCRIBED AS FOLLOWS; THAT PART OF LOT 7 IN SUBDIVISION OF JOSEPH A. BARNES FARM IN SECTIONS 9, 15, AND 16, TOWNSHIP 41 NORTH, RANGE II EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE CROSS AT THE INTERSECTION OF THE CENTER LINE OF ARLINGTON HEIGHTS ROAD AND ALGONQUIN ROAD; THENCE NORTH ALONG THE CENTER LINE OF ARLINGTON HEIGHTS ROAD, 347.49 FEET; THENCE WEST 226.42 FEET ON A LINE PERPENDICULAR TO ARLINGTON HEIGHTS ROAD; THENCE SOUTH 105.0 FEET ON A LINE PARALLEL TO THE CENTER LINE OF ARLINGTON HEIGHTS ROAD; THENCE SOUTHWESTERLY 63.15 FEET AT RIGHT ANGLES TO THE CENTER LINE OF ALGONQUIN ROAD; THENCE NORTH PARALLEL TO THE CENTER LINE OF ARLINGTON HEIGHTS ROAD, 184.57 FEET; THENCE SOUTHEASTERLY 249.74 FEET ON A STRAIGHT LINE TO A POINT ON THE CENTERLINE OF ARLINGTON HEIGHTS ROAD AND AT RIGHT ANGLES THERETO; THENCE SOUTH ALONG THE CENTERLINE OF ARLINGTON HEIGHTS ROAD 20.00 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS, EXCEPT THAT PART TAKEN FOR ROADS.



LOCATION MAP

LEGEND

PROPERTY LINE	UTILITY POLE	SOIL BORING	
CENTER LINE	TYPICAL SIGN	TELEPHONE MANHOLE	
EASEMENT LINE	FLARED END SECTION	PARKING METER	
BUILDING SETBACK	CLOSED MANHOLE	GUARDRAIL	
(XXX') RECORD DATA	OPEN GRATE MANHOLE	GUY WIRE ANCHOR	
XXX.XX TOP OF (CURB,WALL, ETC.) XXX.XX SPOT GRADE BOTTOM OF (GROUND, GUTTER,ETC.)	BEEHIVE GRATE MANHOLE	773 CONTOUR LINE	
CONCRETE	GUTTER FRAME MANHOLE	TREE LINE / HEDGE LINE	
	VALVE VAULT	EDGE GRAVEL/STONE	
	FIRE HYDRANT	FENCE LINE	
EVERGREEN/DECIDUOUS WITH SIZE IN INCHES	B-BOX / SERVICE VALVE	STORM SEWER	
	POST LIGHT\GROUND LIGHT	SANITARY SEWER	
	AREA LIGHT\LIGHT POLE	COMBO SEWER	
SHRUB/SHRUB LINE	STREET LIGHT	WS WATER SERVICE LINE	
MONITOR WELL	TRAFFIC SIGNAL	WM WATER MAIN	
GAS VALVE	MAST ARM SIGNAL	OHL OVERHEAD LINE	
UTILITY MARKINGS (cable,elec,fiber) (tel,water,gas)	HANDHOLE (electric\traffic)	FO FIBER OPTIC LINE	
	GAS METER	G GAS LINE	
	ELECTRIC METER	UGT U.G. TELCO LINE	
MAILBOX	PEDESTAL(telco,elec,cable)	UGE U.G. ELECTRIC LINE	

NOTES:

1. SITE BENCHMARK #1 – CROSS CUT ON TELCO. MANHOLE RIM, 40.42' SW OF THE SW CORNER OF BUILDING AND 32.55' NW OF MH#28. ELEVATION=712.87' (NAVD88)

SITE BENCHMARK #2– SQUARE CUT ON LIGHT POLE BASE ON THE WEST SIDE OF ARLINGTON HEIGHTS ROAD, 10.48' WESTERLY OF MH#25. ELEVATION=712.20' (NAVD88)

2. PERMANENT INDEX NUMBER (P.I.N. #): 08–16–200–052, 08–16–200–053, 08–16–200–062 & 08–16–200–104

3. THE LOCATION OF UNDERGROUND UTILITIES WAS DETERMINED BY FIELD OBSERVATION AND VISIBLE MARKINGS ONLY.

4. PROPERTY AREA: 1.0376 ACRES (45,198 SQUARE FEET)

5. FIELD WORK COMPLETED ON 12/14/17

6. SURVEY PREPARED WITHOUT THE AID OF A TITLE REPORT, REFER TO A CURRENT TITLE REPORT, DEED AND LOCAL CODES FOR ANY EASEMENT, BUILDING SETBACKS AND OTHER LOCAL RESTRICTIONS NOT SHOWN HERON.

7. SURVEY PREPARED FOR: CORPORATE DESIGN + DEVELOPMENT GROUP

8. BUILDING TIES & DIMENSIONS SHOWN ARE MEASURED FROM THE OUTSIDE FACE OF THE BUILDING.

9. BASIS OF BEARINGS IS TRUE NORTH BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM, ILLINOIS EAST 1201 ZONE.

10. ANY DISCREPANCIES FOUND WITHIN THIS DOCUMENT NEED TO BE REPORTED TO THE SURVEYOR AS SOON AS POSSIBLE.

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

WE THE W–T GROUP DO HEREBY DECLARE THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY AND TOPOGRAPHIC SURVEY.

GIVEN UNDER OUR HAND AND SEAL THIS 26th DAY OF DECEMBER A.D. 2017. AT HOFFMAN ESTATES, ILLINOIS.

THE W–T GROUP, LLC

FRANJO I. MATICIC – PLS #035–003556 EXPIRES 11/30/2018
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.007570–0015

PROFESSIONAL LAND SURVEYOR FRANJO I. MATICIC 035-003556 HOFFMAN ESTATES ILLINOIS STATE OF ILLINOIS

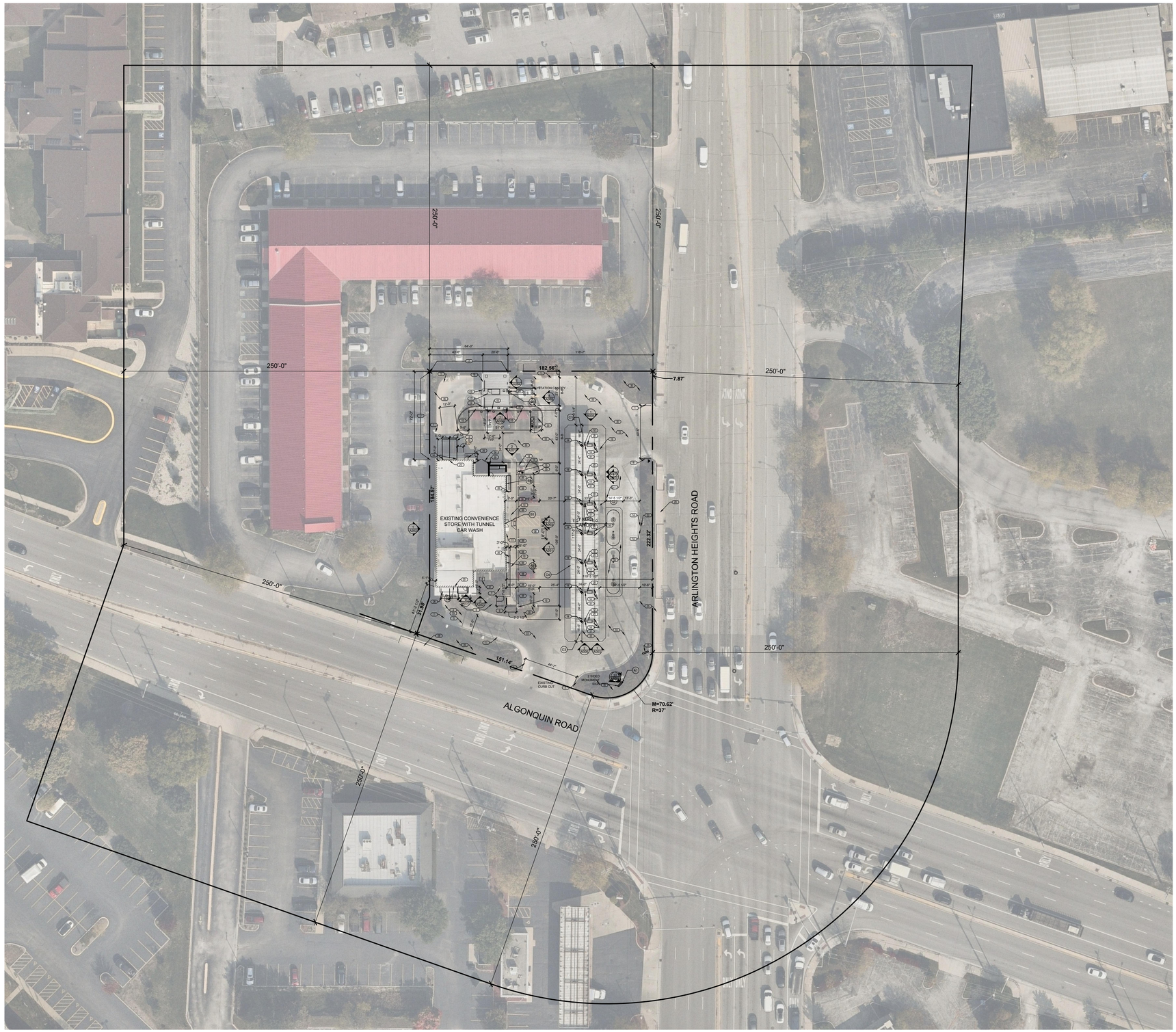
JOB : S17287	SCALE : 1"=20'	BOUNDARY & TOPOGRAPHIC SURVEY	GRAHAM OIL 2250 S. ARLINGTON HEIGHTS RD. ARLINGTON HEIGHTS, ILLINOIS
SHEET S-1 OF ONE SHEETS	DRAWN : KCH		
	BOUNDARY : KCH		
	FIELD WORK : MWS		
	CHECK : FIM		

PREPARED BY: W-T

W-T LAND SURVEYING
LAND AND CONSTRUCTION SURVEYORS
2675 Pratum Avenue
Hoffman Estates, Illinois 60192
PH: (224) 293-6333 FAX: (224) 293-6444
www.wtengineering.com
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REVISIONS	DATE	BY



1 SITE PARCEL MAP
SCALE: 1/8" = 1'-0"

N

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DRAWN: MA, JB, NR
JOB:2002846D

A006
SITE PARCEL MAP WITH 250' LINE



- KEY PLAN
SCALE: N.T.S.

N



1N TRIO BP SITE - 2250 S. ARLINGTON HEIGHTS RD
SCALE: N.T.S.



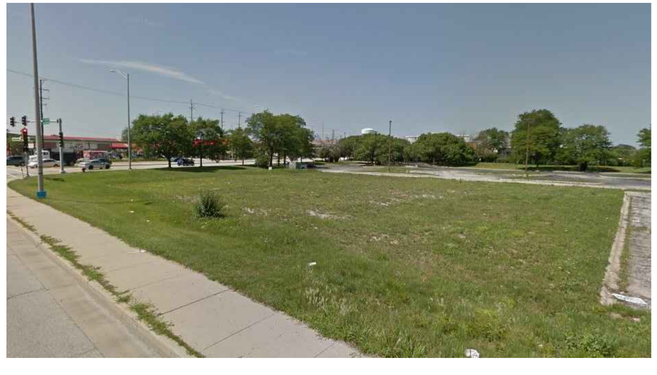
2N ARLINGTON RESERVE - 300 W. ALGONQUIN RD
SCALE: N.T.S.



3N COURTYARD BY MARRIOTT - 100 W. ALGONQUIN RD
SCALE: N.T.S.



4N RED ROOF INN - 22 W. ALGONQUIN RD
SCALE: N.T.S.



5N VACANT LOT - 10 E. ALGONQUIN RD
SCALE: N.T.S.



6N MITSUWA MARKET - 100 E. ALGONQUIN RD
SCALE: N.T.S.



7N RACK HOUSE - 222 E. ALGONQUIN RD
SCALE: N.T.S.

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DRAWN: MA, JB, NR
JOB:2002846D

A007
SITE PHOTOS (NORTH)



- KEY PLAN
SCALE: N.T.S.

N



1N TRIO BP SITE - 2250 S. ARLINGTON HEIGHTS RD
SCALE: N.T.S.



1S PROPERTY FOR SALE - 111 E. ALGONQUIN RD
SCALE: N.T.S.



2S PROPERTY FOR SALE - 15 E. ALGONQUIN RD
SCALE: N.T.S.



3S PROPERTY FOR SALE - 1 E. ALGONQUIN RD
SCALE: N.T.S.



4S SHELL - 2113 S. ARLINGTON HEIGHTS RD
SCALE: N.T.S.



5S DENNY'S - 17 W. ALGONQUIN RD
SCALE: N.T.S.



6S DOUBLETREE - 75 W. ALGONQUIN RD
SCALE: N.T.S.

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TRIO C-STORE REMODEL
2250 ARLINGTON HEIGHTS RD.
ARLINGTON HEIGHTS, ILLINOIS
TRIO

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DESIGN 1	5/18/2021

CHECK:CW
DRAWN: MA, JB, NR
JOB:2002846D

A008
SITE PHOTOS (SOUTH)



- KEY PLAN
SCALE: N.T.S.

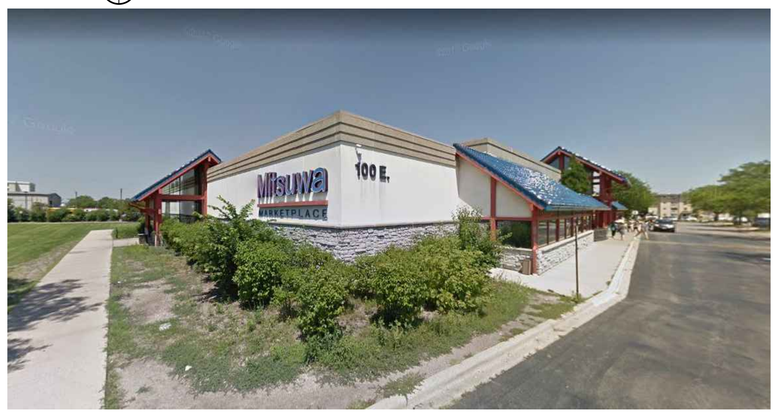
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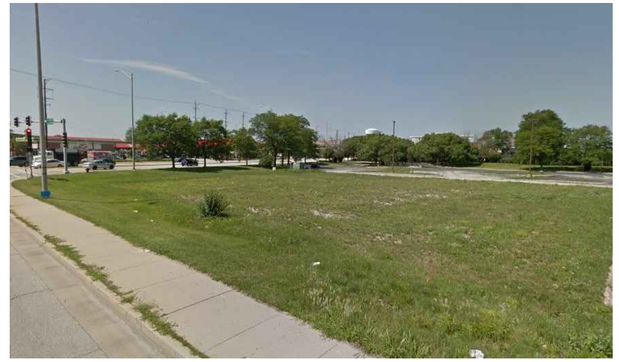
1N TRIO BP SITE - 2250 S. ARLINGTON HEIGHTS RD
SCALE: N.T.S.



1E OFFICE BUILDING - 2123 S. ARLINGTON HEIGHTS RD
SCALE: N.T.S.



2E MITSUWA MARKET - 100 E. ALGONQUIN RD
SCALE: N.T.S.



3E VACANT LOT - 10 E. ALGONQUIN RD
SCALE: N.T.S.



4E PROPERTY FOR SALE - 1 E. ALGONQUIN RD
SCALE: N.T.S.



5E PROPERTY FOR SALE - 2355 S. ARLINGTON HEIGHTS RD
SCALE: N.T.S.



6E GUITAR CENTER - 2375 S. ARLINGTON HEIGHTS RD
SCALE: N.T.S.

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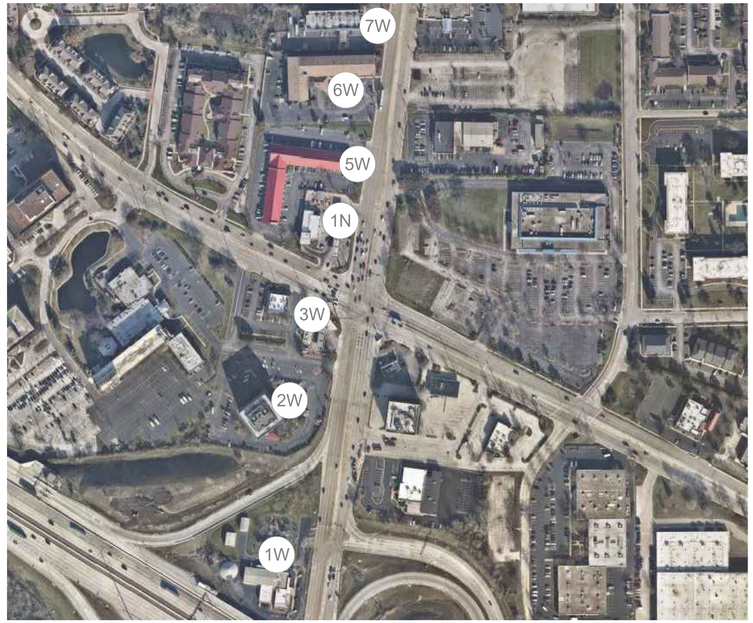
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A009
SITE PHOTOS (EAST)



- KEY PLAN
SCALE: N.T.S.

N



1N TRIO BP SITE - 2250 S. ARLINGTON HEIGHTS RD
SCALE: N.T.S.



1W SCHOOL DIST. 59 ADMIN. CTR - 2123 S. ARLINGTON HEIGHTS RD
SCALE: N.T.S.



2W ARLINGTON PLACE ONE - 2340 S. ARLINGTON HEIGHTS RD
SCALE: N.T.S.



3W SHELL - 2213 S. ARLINGTON HEIGHTS RD
SCALE: N.T.S.



4W RED ROOF INN - 22 W. ALGONQUIN RD
SCALE: N.T.S.



5W COMFORT INN - 2120 S. ARLINGTON HEIGHTS RD
SCALE: N.T.S.



6W WINGATE BY WINDHAM - 2112 S. ARLINGTON HEIGHTS RD
SCALE: N.T.S.

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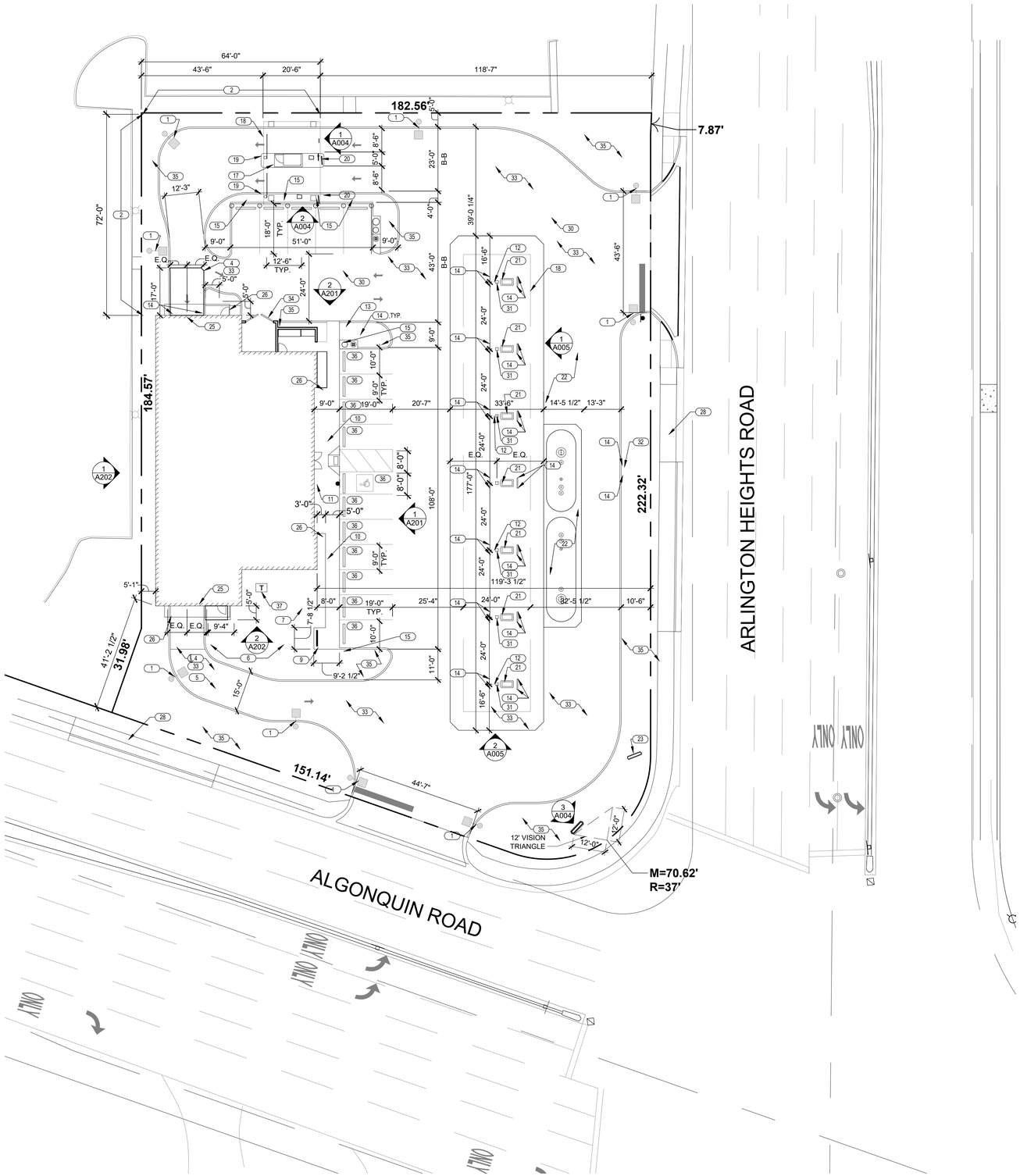
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A010
SITE PHOTOS (WEST)



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

N

SITE PLAN KEY NOTES

1. EXISTING LIGHT FIXTURE WITH SIDE SHIELDS LOCATED AT THE NORTH & WEST PROPERTY LINES.
2. EXISTING 5'-0" TALL BOARD ON BOARD WOOD FENCE.
3. NOT USED
4. EXISTING RADIANT SNOW MELT SYSTEM BELOW CONCRETE PAVEMENT.
5. EXISTING CONTINUOUS TRENCH DRAIN.
6. EXISTING RECLAIM TANKS (3) 1,000 GALLON.
7. EXISTING GREASE SEPARATOR.
8. NOT USED
9. EXISTING BIKE RACK.
10. EXISTING CONCRETE SIDE WALK.
11. EXISTING EMERGENCY DISCONNECT.
12. EXISTING FIRE EXTINGUISHERS.
13. EXISTING PROPANE MERCHANDISE.
14. EXISTING 6" DIA. CONCRETE FILLED PROTECTION BOLLARD.
15. EXISTING VACUUM UNIT AND WAND.
16. NOT USED
17. EXISTING CAR WASH KIOSK.
18. EXISTING CANOPY.
19. EXISTING AUTOMATIC BOOM BARRIER GATE.
20. EXISTING MENU BOARD SIGN.
21. EXISTING FUEL DISPENSER.
22. EXISTING UNDERGROUND FUEL TANKS.
23. EXISTING MONUMENT SIGN. PANELS TO BE UPDATED.
24. NOT USED.
25. EXISTING CARWASH DOOR OPENING.
26. DASHED LINE REPRESENTS NEW CANOPY ABOVE REFER TO ARCHITECTURAL DRAWINGS.
27. NOT USED.
28. EXISTING PEDESTRIAN SIDEWALK.
29. NOT USED.
30. EXISTING UNDER GROUND DETENTION VAULT.
31. EXISTING SUPPORT COLUMN FOR CANOPY ABOVE.
32. EXISTING VERTICAL FUEL SYSTEM VENT RISERS.
33. EXISTING CONCRETE VEHICULAR PAVEMENT.
34. EXISTING TRASH ENCLOSURE.
35. EXISTING LANDSCAPE.
36. EXISTING PARKING STALL AND WHEEL STOP.
37. EXISTING TRANSFORMER ON 6" CONCRETE PAD.

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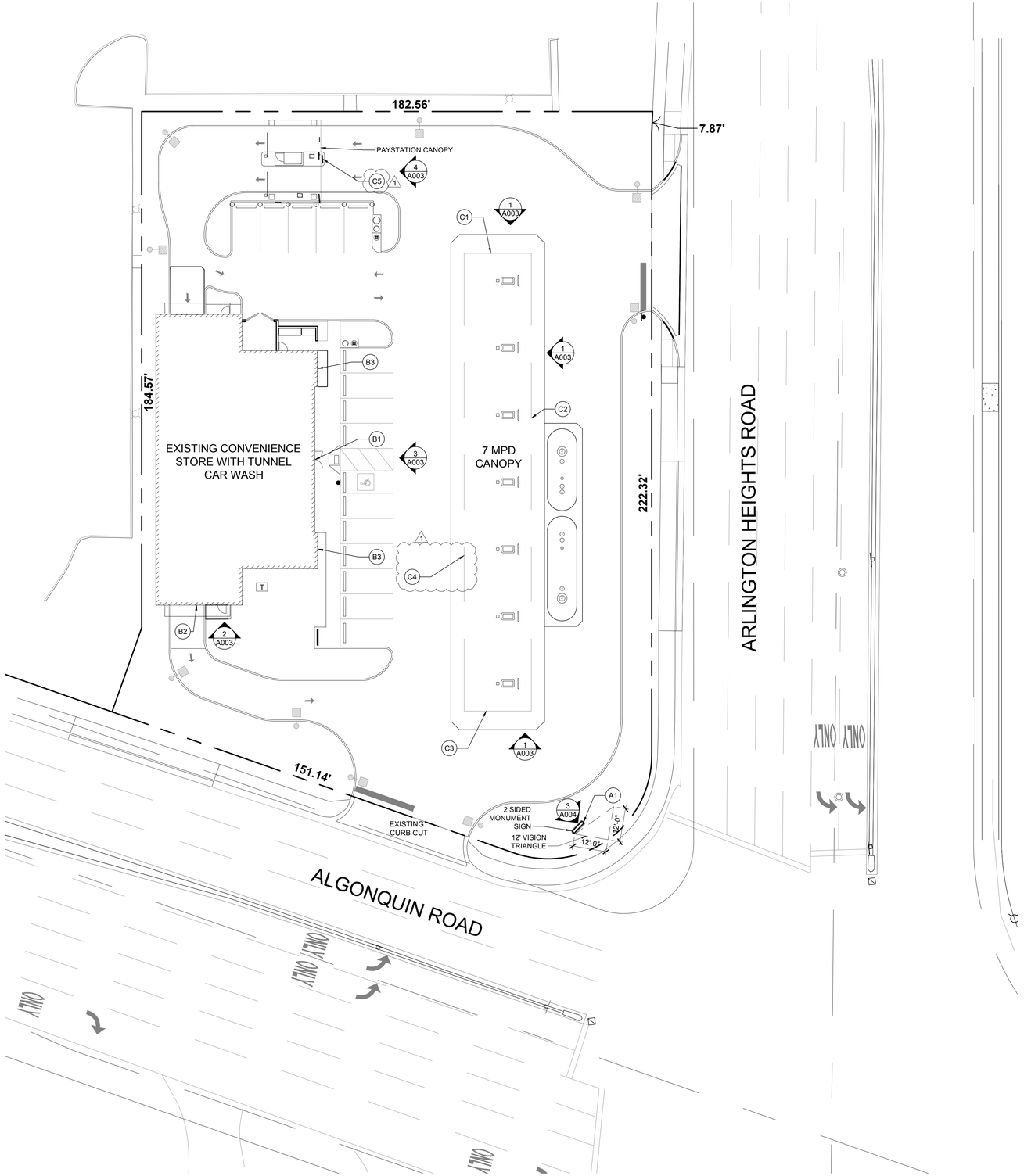
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A001
SITE PLAN



1 SIGNAGE PLAN
SCALE: 1" = 20'-0"

N

SIGNAGE INFORMATION

SIGN TYPE / QUANTITY (SECT. 30-207)	GROUND SIGNS: QUANTITY: (2) ALLOWED IF SEPARATED BY MIN 250' ALONG THE RIGHT OF WAY. AREA: 80 SF MAX. PER SIDE. PRICE PORTION: MAX 50% OF THE SIGN AREA. CHANGEABLE COPY: MAX 20% OF THE SIGN AREA. WALL SIGNS: AREA: 25% OF SIGNABLE AREA OR 150 SF MAX WINDOW SIGNS: AREA: 40% OF WINDOW AREA POINT OF PURCHASE: NOT LISTED CANOPY SIGNS: QUANTITY: (1) PER STREET SIDE AREA: 25% OF SIGNABLE AREA		
GROUND SIGN (TABLE A)		ALLOWED	PROPOSED 1
	AREA:	MAX 160 SF (80 SF/SIDE)	208SF (104.0 SF/SIDE)
	FUEL PRICER AREA:	MAX 50%	18.5%
	CHANGEABLE AREA:	MAX 20%	9.30%
	HEIGHT:	16'-6"	16'-6"
GROUND SIGN SETBACKS (SECT. 30-207)		REQUIRED	PROPOSED
	PROPERTY LINE:	3'-0"	5'-1"
	VISION TRIANGLE:	12'-0" x 12'-0"	SIGN IS OUTSIDE 12'-0"x12'-0" AREA PER EXTENSION OF PROPERTY LINES.
WALL SIGNS (SECT. 30-207)		ALLOWED	PROPOSED
	AREA ON NORTH:	0	0
	AREA ON EAST:	150 SF	66 SF (INCLUDES PREVIOUSLY APPROVED VARIANCE FOR POP SIGNAGE AT 40 SF)
	AREA ON SOUTH:	150 SF	46 SF
	AREA ON WEST:	0	0
	SUBTOTAL AREA:	300 SF	112 SF
CANOPY SIGNS (SECT. 30-207)		ALLOWED	PROPOSED
	AUTO CANOPY:		
	AREA ON NORTH:	15.00 SF	9.00 SF
	AREA ON EAST:	102.50 SF	9.00 SF
	AREA ON SOUTH:	15.00 SF	9.00 SF
	AREA ON WEST:	0.00 SF	9.00 SF 1
	CAR WASH CANOPY		
	AREA ON EAST:	14.54 SF 1	14.5 SF
	SUBTOTAL	151.68 SF 1	50.5 SF 1
SITE TOTAL (SECT. 30-207)		ALLOWED	PROPOSED 1
	SITE TOTAL:		
	INDIVIDUAL ELEMENT	462.38 SF	370.5 SF (360.38 SF PREVIOUSLY APPROVED VARIANCE)
	CORNER LOT	320.00 SF	370.5 SF (360.38 SF PREVIOUSLY APPROVED VARIANCE)

SIGNAGE KEY

A1	GROUND SIGN - ILLUMINATED SIGN WITH ELECTRONIC PRICING, SEE SHEET A206. 1 6'-10" x 16'-6" x 2 SIDES= 104 SF (208 SF)
B1	C-STORE WALL SIGN (EAST) HALO LIT LETTERS WITH INTERNALLY ILLUMINATED CHARTREUSE TRIANGLE LOGO EXISTING SIGN = 67.81 SF PROPOSED SIGN = 22 SF
B2	CAR WASH WINDOW SIGN (SOUTH) INTERNALLY ILLUMINATED EXISTING SIGN = 54.65 SF PROPOSED SIGN = 46 SF
B3	POP BUILDING SIGNS - EAST ELEVATION : SOUTHERN (1) x 4'-9" x 4'-3" = 20.19 SF NORTHERN (1) X 4'-9" x 4'-3" = 20.19 SF 40.38 SF
C1	AUTO CANOPY (NORTH) INTERNALLY ILLUMINATED HELIOS 3'-0" x 3'-0" = 9.00 SF
C2	AUTO CANOPY (EAST) INTERNALLY ILLUMINATED HELIOS 3'-0" x 3'-0" = 9.00 SF
C3	AUTO CANOPY (SOUTH) INTERNALLY ILLUMINATED HELIOS 3'-0" x 3'-0" = 9.00 SF
C4	AUTO CANOPY (SOUTH) INTERNALLY ILLUMINATED HELIOS 3'-0" x 3'-0" = 9.00 SF
C5	CAR WASH CANOPY (EAST) INTERNALLY ILLUMINATED EXISTING SIGN = 14.54 SF PROPOSED = 14.50 SF

1

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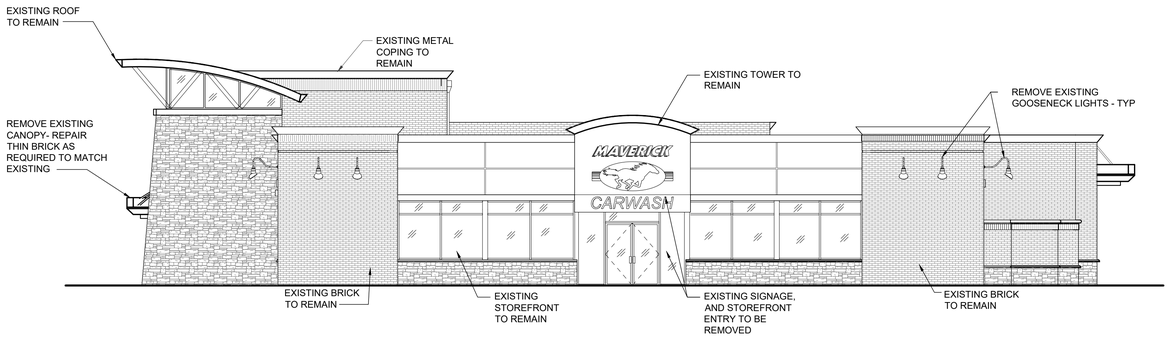
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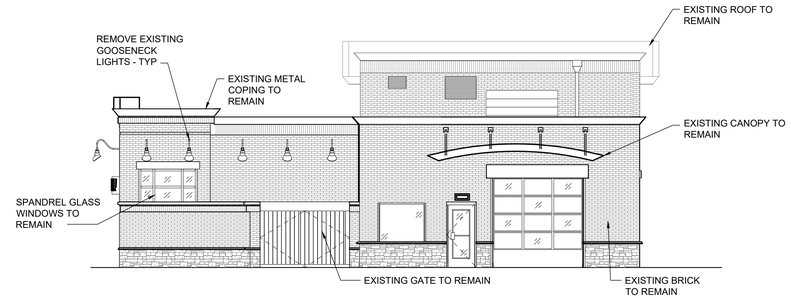
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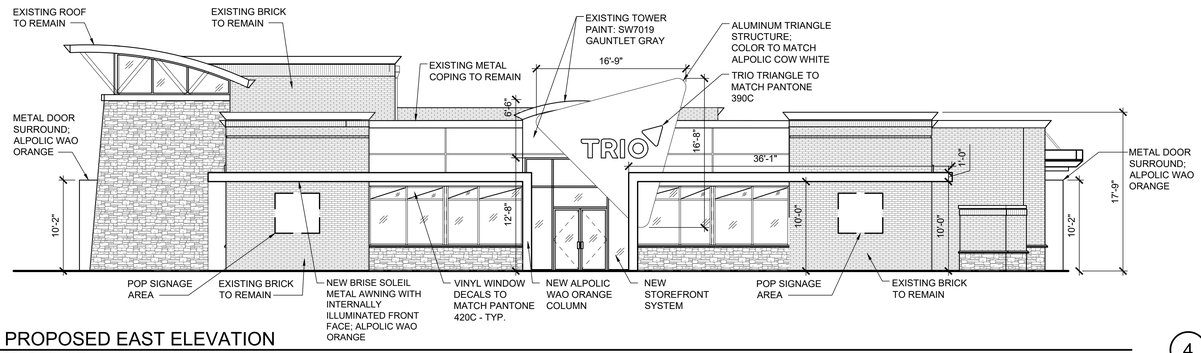
A002
SIGNAGE PLAN



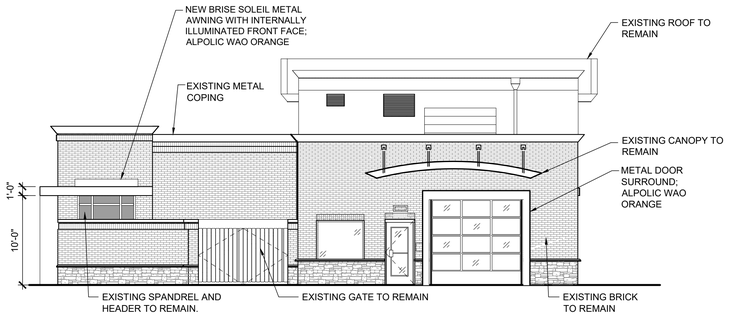
1 EXISTING EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 EXISTING NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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



4 PROPOSED NORTH ELEVATION
SCALE: 1/8" = 1'-0"

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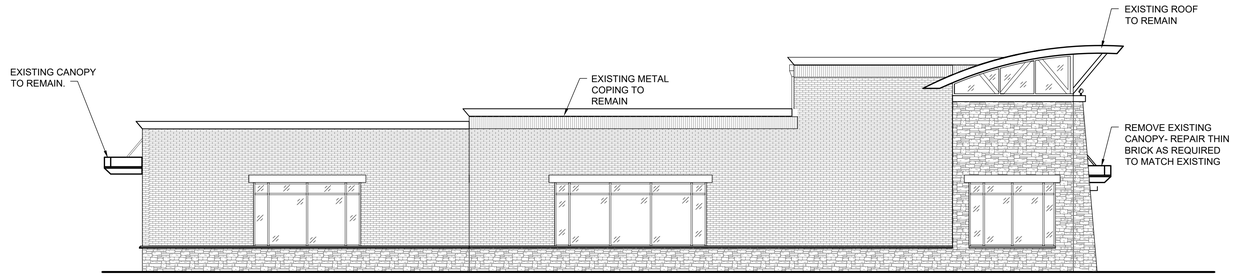
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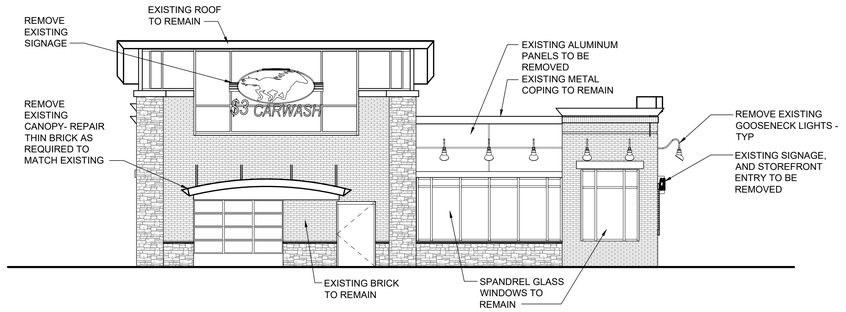
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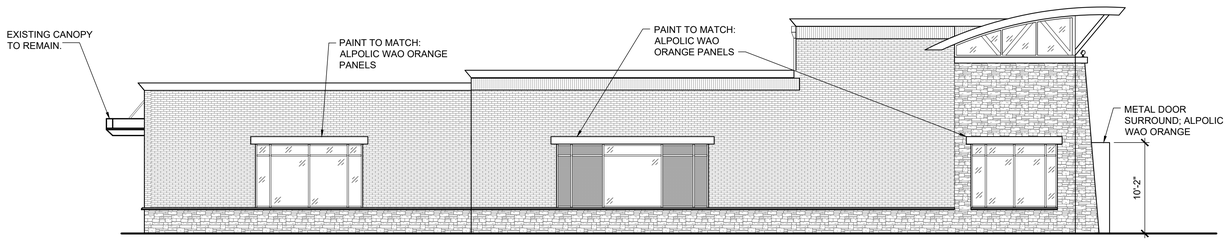
A201
EXTERIOR ELEVATIONS



1 EXISTING WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 EXISTING SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 PROPOSED WEST ELEVATION
SCALE: 1/8" = 1'-0"



4 PROPOSED SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

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A202
EXTERIOR ELEVATIONS









EXISTING BUILDING DESIGN AND WALL SIGNS



1 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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A201-C
COLOR EXTERIOR ELEVATIONS



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



2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

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A202-C
COLOR EXTERIOR ELEVATIONS

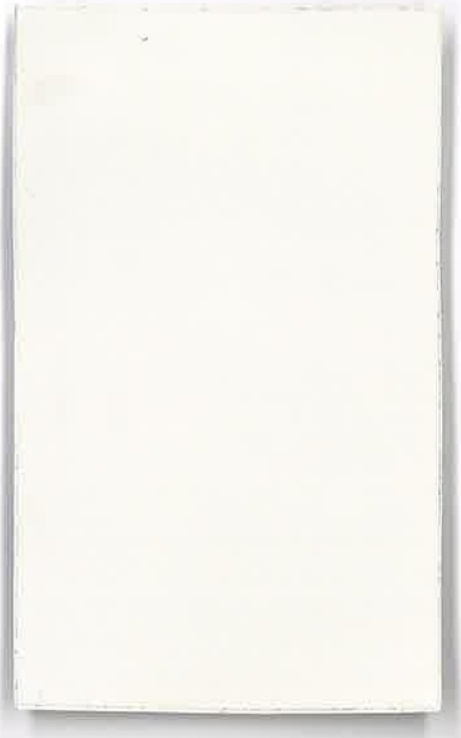




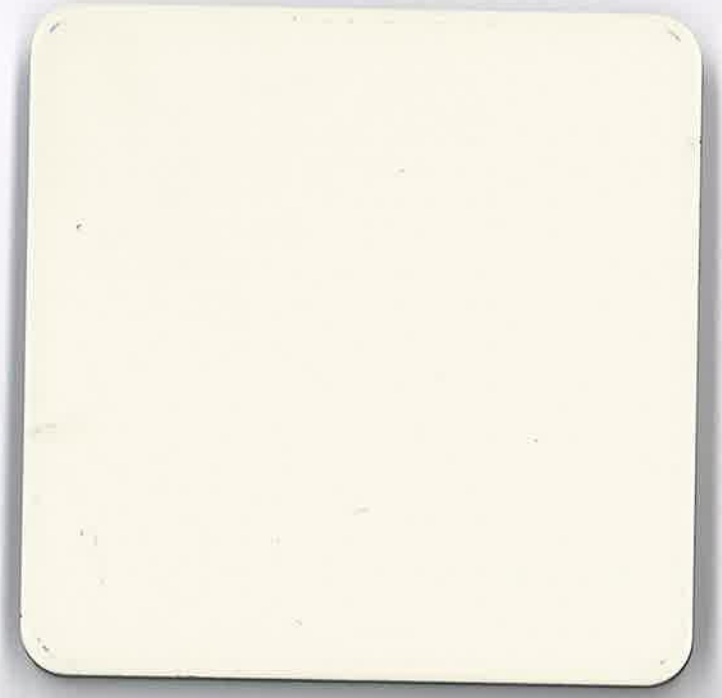




EXISTING TRIO GAS STATIONS



Vinyl window decals
Color: Pantone 420C



Aluminum Panel
Color: Cow White



Entry Tower Paint
SW7019 Gauntlet Gray



Cool Glo/Northstar
#CE1705 Color: Orange



Alpolic Metal Panel
Color: Wao Orange

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Sample Material List

Petitioner Name:
WT Group
2675 Pratum Ave., Hoffman Estates, IL 60192
Phone: (224) 213-0673

Date:
3/12/2021

Project:
Graham Enterprise, Inc.
TRIO Convenience Store Renovation

Location:
2250 Arlington Heights Rd., Arlington Heights, IL 60005

Commercial Building:

Existing Materials to Remain:

1. Stone Veneer:
   a. Glen Gery; Landmark-Ashlar
      - Color: Ashford
2. Thin Brick:
   a. Glen Gery; Metabrick
      - Color: 220 Courtyard
      - Color: 101 Commons
3. Thin Tech Stone Veneer:
   a. Glen Gery; GS0824
4. Soldier Coursing and Rollocks:
   a. Glen Gery; Metabrick
      - Color: 101 Commons
5. Cast Stone Sill:
   a. Color: Beige
6. Aluminum Composite Panels:
   a. Alucabond Aluminum – ½" Reveals
      - Color: BPS Pearl
7. Metal Coping:
   a. Pac-Clad
      - Color: Champagne

8. Door/Window Frame:
    a. Anodized Aluminum

Proposed Materials:

1. Aluminum Panels
    a. Aluminum panels (Entry Triangle):
        - Color: match Alpolic Cow White
2. Awning:
    a. Alpolic metal panel
        - Color: Wao Orange
    b. Metal awning structure
        - Color: to match Wao Orange
    c. Lighted awning face
        - Cool Glo / Northstar #CE1705 Color: Orange
3. Vinyl Decals:
    a. Pantone: 420C – light gray

Design Commission
9/28/2021

Item: DC#21-053 - Trio Gas Station - 2250 S. Arlington Heights Rd. / Sign Variation

Department: Planning & Community Development

Requested Action

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.

Recommendation

It is recommended that the Design Commission recommend **approval** to the Village Board for the following sign variation for the Trio/BP automobile 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.

It is recommended that the Design Commission recommend **denial** to the Village Board for the following sign variations for the Trio/BP automobile service station located at 2250 S. Arlington Heights Road:

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, and the issuance of all required permits, and the following conditions:

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

ATTACHMENTS:

Description	**Type**
Staff Report	Board or Commission Report
Exhibits 9-28-21	Exhibits
Exhibits 8-24-21	Exhibits
Hardship Letter	Correspondence

STAFF DESIGN COMMISSION REPORT
RE-REVIEW

PROJECT INFORMATION:

Project Name:	Trio/BP Auto Service Station – Sign Variation
Project Address:	2250 S. Arlington Heights Road
Prepared By:	Steve Hautzinger
Date Prepared:	August 13, 2021
Date Revised:	September 21, 2021

PETITION INFORMATION:

DC Number:	21-053
Petitioner Name:	Heidi Lapin
Petitioner Address:	WT Group 2675 Pratum Avenue Hoffmann Estates, IL 60192
Meeting Date:	August 24, 2021
Re-Review Meeting Date:	September 28, 2021

Requested Action(s):

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.

ANALYSIS:

Summary:

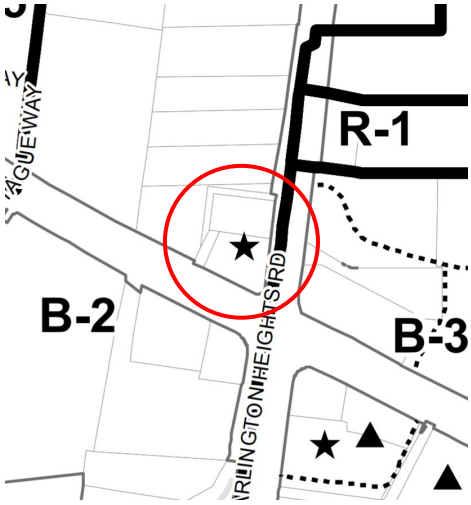
The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code, specifically Section 6-501 (e)(1), which states that the Design Commission "shall review all Plan Commission, Zoning Board of Appeals, Building Permit and Sign Permit applications for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

The petitioner is proposing a façade renovation and new signage to rebrand the existing Maverick/BP automotive service station to a Trio/BP service station. The new signage 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.

This property previously received sign variation approvals in 2012 to allow additional signage beyond code allowances. However, the proposed new ground sign and east facing wall sign have been increased in size, so new sign variations are required. Table 1 below summarizes the existing and proposed signage.



Aerial of Property



Zoning Map of Property

Surrounding Land Uses:

Direction	*Existing Zoning*	*Existing Use*
Subject Property	B-2, General Business District	Maverick/BP automotive service station
North	B-2, General Business District	Red Roof Inn hotel
South	B-2, General Business District	Shell automotive service station
East	B-3, General Service, Wholesale and Motor Vehicle District	Mitsuwa Marketplace
West	B-2, General Business District	Red Roof Inn hotel

Table 1: Existing and Proposed Signage Summary

PROPOSED SIGNS	MAXIMUM ALLOWED PER CODE	EXISTING SIGNS APPROVED IN 2012	CURRENT PROPOSAL	REMARKS / RECOMMENDATIONS
A1 – ground sign	80 sf max per side = 160 sf max 16'-6" max. height	78 sf per side = 156 sf 16'-6" height	99.3 sf per side = 198.6 sf 16'-6" height	**Variation required for size.** The existing and proposed ground sign sizes exclude the stone base below the sill.
B1 – east wall sign, facing Arlington Heights Rd	19.2 sf max (25% of signable wall area)	67.81 sf	125 sf	**Variation required for size.** **Variation required to partially cover window openings.**
B2 – south wall sign, facing Algonquin Rd	62.7 sf max (25% of signable wall area)	54.65 sf	44 sf	Complies with code.
B3 – P.O.P (point of purchase) wall signs	Not allowed	2 signs at 20.19 sf = 40.38 sf total (variation approved in 2012)	2 signs at 20.19 sf = 40.38 sf total	Complies with 2012 variation which included a condition that window signs are not allowed.
C1 thru C4 – fuel pump canopy signs	1 sign allowed per canopy face up to 25% of the signable area.	3 signs at 9 sf = 27 sf	4 signs at 9 sf = 36 sf	3 signs are existing to remain. 1 additional sign is proposed. Complies with code.
C5 – car wash canopy sign	Not allowed	14.54 sf (variation approved in 2012)	13 sf	Complies with 2012 variation.
TOTAL SIGNAGE	320 sf maximum	360.38 sf (variation approved in 2012)	456.98 sf	**Variation required.**

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

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

The petitioner has submitted a letter addressing the hardship criteria, which in summary states that the size of the proposed ground sign is due to the decorative stone structure, which is proposed to tie in with the building design, and while the overall sign is larger than the existing ground sign, the square footage of the signage on the sign is less than the existing ground sign.

In regards to the wall sign, the petitioner feels that the 150 sf triangular sign structure should be considered as part of the building wall instead of as part of the sign, which would eliminate the wall sign variation and reduce the total signage variation request by 128 sf.

Project Update:
This 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. The Design Commission raised concerns regarding the 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. The Design Commission did not object to the proposed ground sign.

In response to the Design Commission's 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 that 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:
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.

RECOMMENDATION

It is recommended that the Design Commission recommend **approval** to the Village Board for the following sign variation for the *Trio/BP automobile service station* located at 2250 S. Arlington Heights Road:

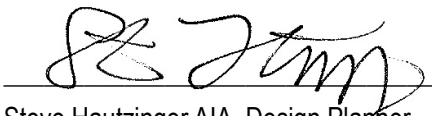
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September 21, 2021

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

c: Charles Witherington-Perkins, Director of Planning and Community Development, Petitioner, DC File 21-053

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TRIO C-STORE REMODEL
2250 ARLINGTON HEIGHTS RD.
ARLINGTON HEIGHTS, ILLINOIS

TRIO

ISSUE

FOR	DATE
REVIEW	1/26/2021
DESIGN	3/12/2021
DESIGN 1	5/18/2021
VILLAGE	6/25/2021
VILLAGE 2	7/26/2021
ID SIGN 3	8/11/2021
VILLAGE	9/08/21

CHECK:CW
DRAWN: MA, JB, NR
JOB:2002846D

A203
3D RENDERINGS



1 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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DRAWN: MA, JB, NR
JOB:2002846D

A201-C
COLOR EXTERIOR ELEVATIONS



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



2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

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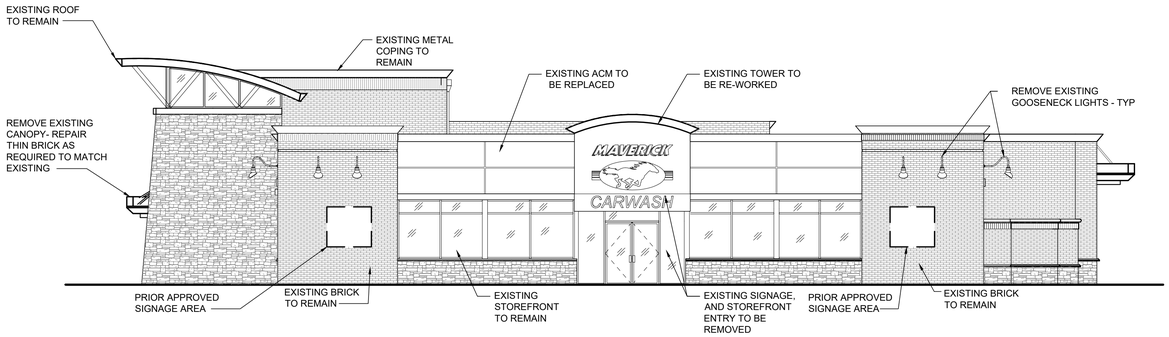
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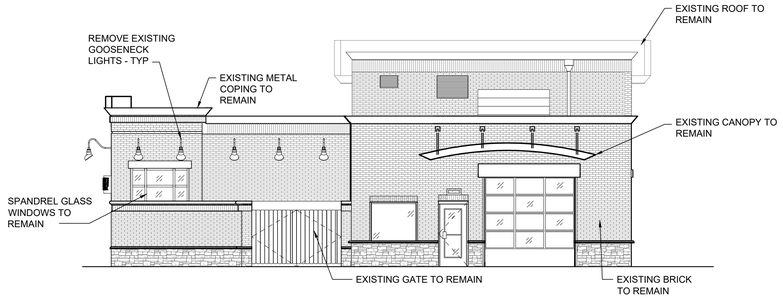
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JOB:2002846D

A202-C
COLOR EXTERIOR ELEVATIONS



1 EXISTING EAST ELEVATION

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



2 EXISTING NORTH ELEVATION

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

3 PROPOSED EAST ELEVATION

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

4 PROPOSED NORTH ELEVATION

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

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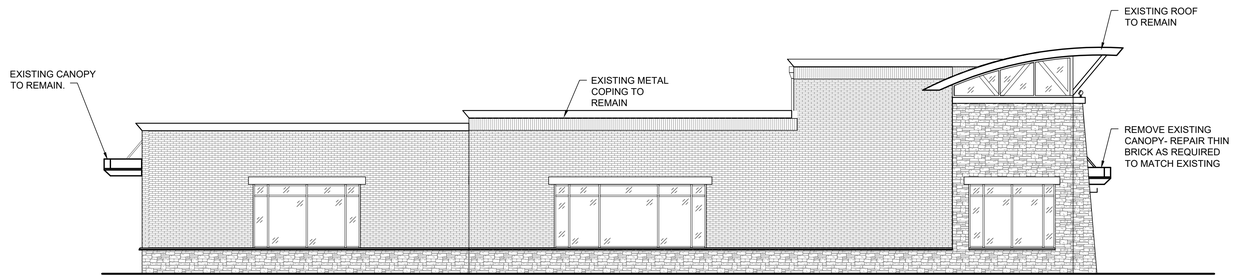
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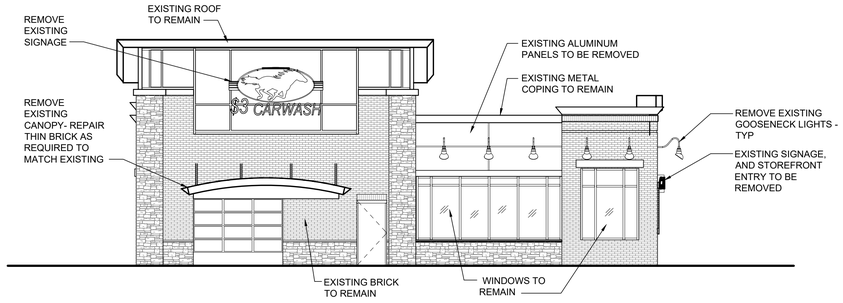
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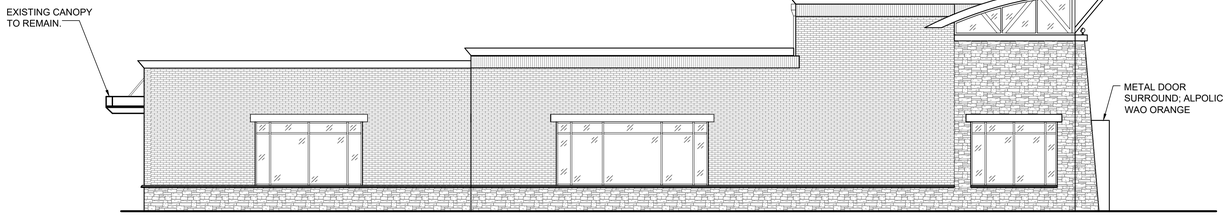
A201
EXTERIOR ELEVATIONS



1 EXISTING WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 EXISTING SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 PROPOSED WEST ELEVATION
SCALE: 1/8" = 1'-0"



4 PROPOSED SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

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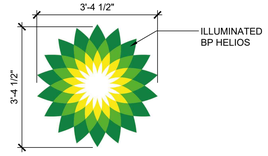
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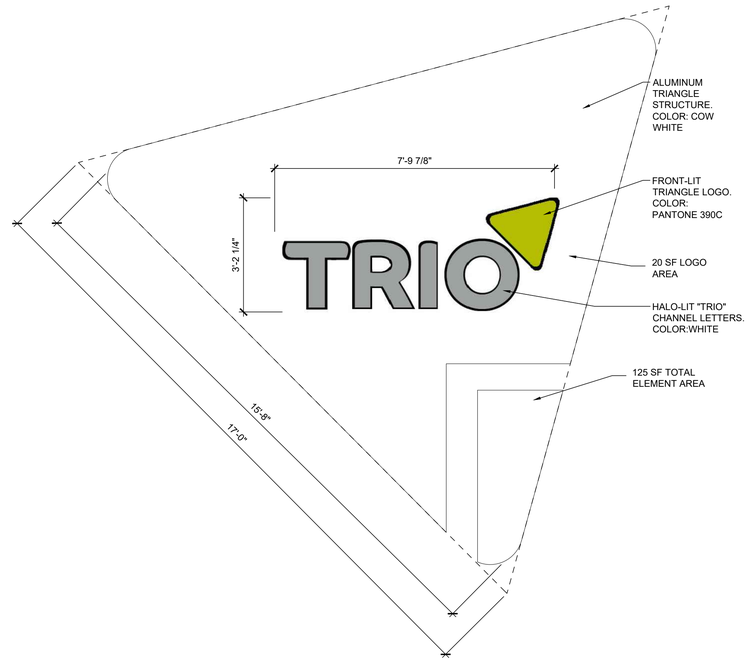
A202
EXTERIOR ELEVATIONS



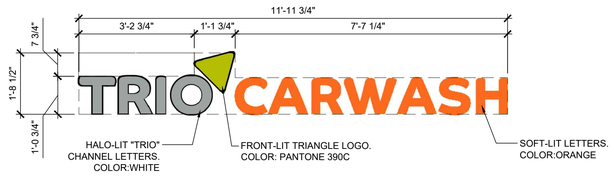
1 9SF CANOPY SIGN (C1, C2, C3, C4)
SCALE: 1/2" = 1'-0"



2 44 SF WALL SIGN (B2)
SCALE: 1/2" = 1'-0



3 125 SF FACADE ELEMENT (B1)
SCALE: 1/2" = 1'-0



4 13 SF CARWASH CANOPY SIGN (C4)
SCALE: 1/2" = 1'-0"

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A003
SIGNAGE ELEVATIONS

TRIO C-STORE DESIGN COMMISSION SUBMITTAL

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PROJECT DIRECTORY

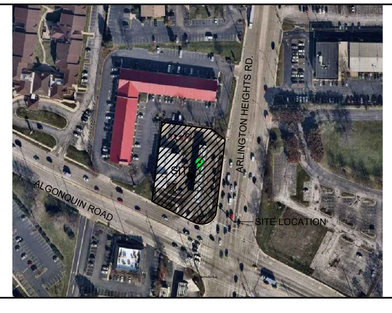
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GRAHAM ENTERPRISE INC.
ATTN: BRIAN WENTE
750 BUNKER CT. SUITE 100
VERNON HILLS, IL
847.837.0777

ARCHITECT

THE W-T GROUP, LLC
ATTN: MATT ACKERMAN
CHRISTIAN KALISCHEFSKI
2675 PRATUM AVENUE
HOFFMAN ESTATES, IL 60192
224.293.6960

LOCATION MAP



DRAWING INDEX

GENERAL

G001	COVER SHEET

SITE

A001	SITE PLAN
A002	SIGNAGE PLAN
A003	SIGNAGE ELEVATIONS
A004	ID SIGN & CAR WASH CANOPY
A005	AUTO CANOPY ELEVATIONS
A006	SITE PARCEL MAP W/ 250' LINE
A007-10	SITE PHOTOS & AERIAL

LANDSCAPE

L-1	LANDSCAPE PLAN

ARCHITECTURAL

A101	EXISTING FLOOR PLAN
A102	PROPOSED FLOOR PLAN
A131	ROOF PLAN
A201	EXTERIOR ELEVATIONS
A202	EXTERIOR ELEVATIONS
A201-C	COLOR EXTERIOR ELEVATIONS
A202-C	COLOR EXTERIOR ELEVATIONS

LAND SURVEY

S-1	BOUNDARY AND TOPOGRAPHIC SURVEY

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G001
COVER SHEET

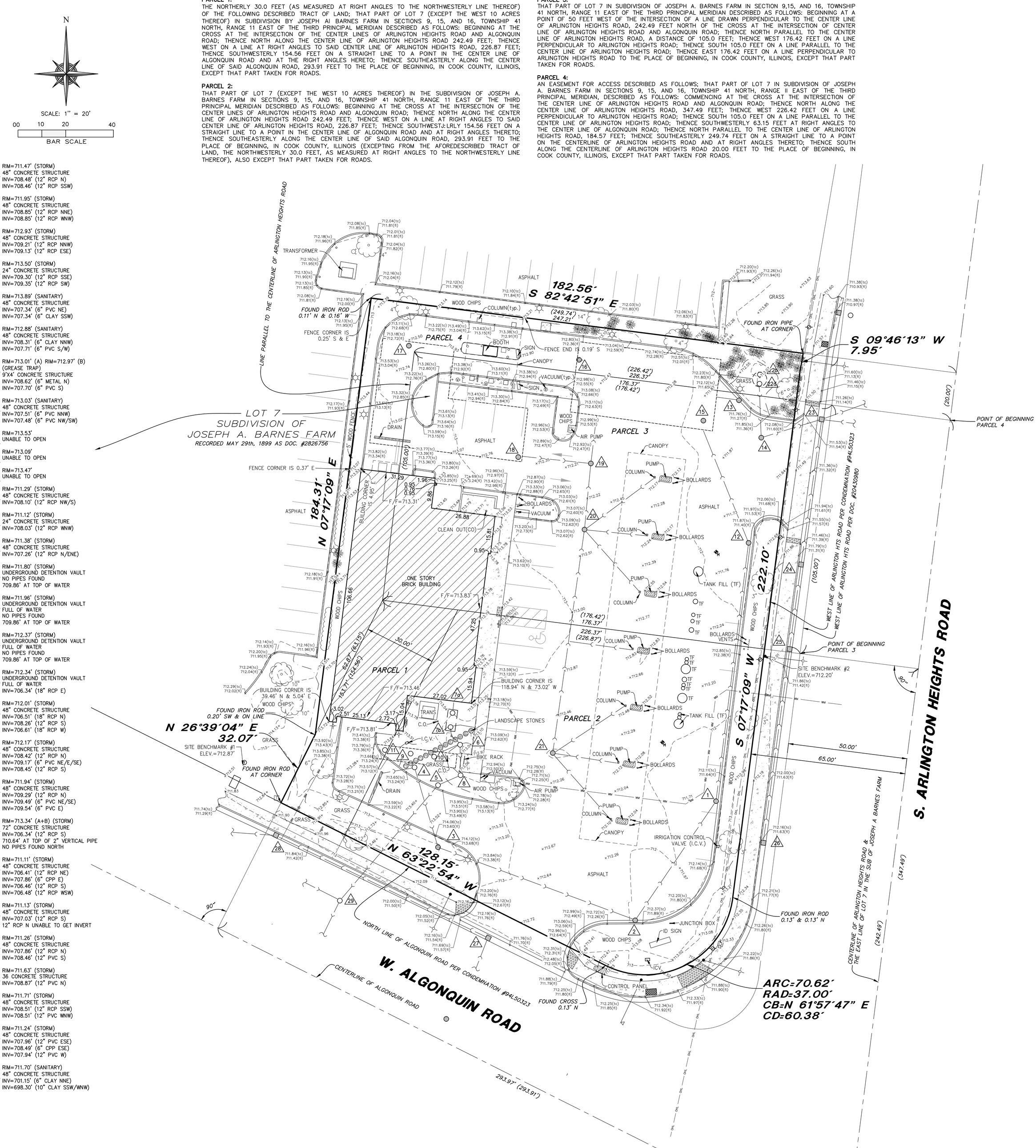
BOUNDARY & TOPOGRAPHIC SURVEY

PARCEL 1:
THE NORTHERLY 30.0 FEET (AS MEASURED AT RIGHT ANGLES TO THE NORTHWESTERLY LINE THEREOF) OF THE FOLLOWING DESCRIBED TRACT OF LAND; THAT PART OF LOT 7 (EXCEPT THE WEST 10 ACRES THEREOF) IN SUBDIVISION BY JOSEPH AI BARNES FARM IN SECTIONS 9, 15, AND 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE CROSS AT THE INTERSECTION OF THE CENTER LINES OF ARLINGTON HEIGHTS ROAD AND ALGONQUIN ROAD; THENCE NORTH ALONG THE CENTER LINE OF ARLINGTON HEIGHTS ROAD 242.49 FEET; THENCE WEST ON A LINE AT RIGHT ANGLES TO SAID CENTER LINE OF ARLINGTON HEIGHTS ROAD, 226.87 FEET; THENCE SOUTHWESTERLY 154.56 FEET ON A STRAIGHT LINE TO A POINT IN THE CENTER LINE OF ALGONQUIN ROAD AND AT THE RIGHT ANGLES HERETO; THENCE SOUTHEASTERLY ALONG THE CENTER LINE OF SAID ALGONQUIN ROAD, 293.91 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS, EXCEPT THAT PART TAKEN FOR ROADS.

PARCEL 2:
THAT PART OF LOT 7 (EXCEPT THE WEST 10 ACRES THEREOF) IN THE SUBDIVISION OF JOSEPH A. BARNES FARM IN SECTIONS 9, 15, AND 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE CROSS AT THE INTERSECTION OF THE CENTER LINES OF ARLINGTON HEIGHTS ROAD AND ALGONQUIN ROAD; THENCE NORTH ALONG THE CENTER LINE OF ARLINGTON HEIGHTS ROAD 242.49 FEET; THENCE WEST ON A LINE AT RIGHT ANGLES TO SAID CENTER LINE OF ARLINGTON HEIGHTS ROAD, 226.87 FEET; THENCE SOUTHWESTJ:LRLY 154.56 FEET ON A STRAIGHT LINE TO A POINT IN THE CENTER LINE OF ALGONQUIN ROAD AND AT RIGHT ANGLES THERETO; THENCE SOUTHEASTERLY ALONG THE CENTER LINE OF SAID ALGONQUIN ROAD, 293.91 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS (EXCEPTING FROM THE AFOREDESCRIBED TRACT OF LAND, THE NORTHWESTERLY 30.0 FEET, AS MEASURED AT RIGHT ANGLES TO THE NORTHWESTERLY LINE THEREOF), ALSO EXCEPT THAT PART TAKEN FOR ROADS.

PARCEL 3:
THAT PART OF LOT 7 IN SUBDIVISION OF JOSEPH A. BARNES FARM IN SECTION 9,15, AND 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT OF 50 FEET WEST OF THE INTERSECTION OF A LINE DRAWN PERPENDICULAR TO THE CENTER LINE OF ARLINGTON HEIGHTS ROAD, 242.49 FEET NORTH OF THE CROSS AT THE INTERSECTION OF CENTER LINE OF ARLINGTON HEIGHTS ROAD AND ALGONQUIN ROAD; THENCE NORTH PARALLEL TO THE CENTER LINE OF ARLINGTON HEIGHTS ROAD, A DISTANCE OF 105.0 FEET; THENCE WEST 176.42 FEET ON A LINE PERPENDICULAR TO ARLINGTON HEIGHTS ROAD; THENCE SOUTH 105.0 FEET ON A LINE PARALLEL TO THE CENTER LINE OF ARLINGTON HEIGHTS ROAD; THENCE EAST 176.42 FEET ON A LINE PERPENDICULAR TO ARLINGTON HEIGHTS ROAD TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS, EXCEPT THAT PART TAKEN FOR ROADS.

PARCEL 4:
AN EASEMENT FOR ACCESS DESCRIBED AS FOLLOWS; THAT PART OF LOT 7 IN SUBDIVISION OF JOSEPH A. BARNES FARM IN SECTIONS 9, 15, AND 16, TOWNSHIP 41 NORTH, RANGE II EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE CROSS AT THE INTERSECTION OF THE CENTER LINE OF ARLINGTON HEIGHTS ROAD AND ALGONQUIN ROAD; THENCE NORTH ALONG THE CENTER LINE OF ARLINGTON HEIGHTS ROAD, 347.49 FEET; THENCE WEST 226.42 FEET ON A LINE PERPENDICULAR TO ARLINGTON HEIGHTS ROAD; THENCE SOUTH 105.0 FEET ON A LINE PARALLEL TO THE CENTER LINE OF ARLINGTON HEIGHTS ROAD; THENCE SOUTHWESTERLY 63.15 FEET AT RIGHT ANGLES TO THE CENTER LINE OF ALGONQUIN ROAD; THENCE NORTH PARALLEL TO THE CENTER LINE OF ARLINGTON HEIGHTS ROAD, 184.57 FEET; THENCE SOUTHEASTERLY 249.74 FEET ON A STRAIGHT LINE TO A POINT ON THE CENTERLINE OF ARLINGTON HEIGHTS ROAD AND AT RIGHT ANGLES THERETO; THENCE SOUTH ALONG THE CENTERLINE OF ARLINGTON HEIGHTS ROAD 20.00 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS, EXCEPT THAT PART TAKEN FOR ROADS.



LOCATION MAP

LEGEND

PROPERTY LINE	UTILITY POLE	SOIL BORING	
CENTER LINE	TYPICAL SIGN	TELEPHONE MANHOLE	
EASEMENT LINE	FLARED END SECTION	PARKING METER	
BUILDING SETBACK	CLOSED MANHOLE	GUARDRAIL	
(XXX') RECORD DATA	OPEN GRATE MANHOLE	GUY WIRE ANCHOR	
XXX.XX TOP OF (CURB,WALL, ETC.) XXX.XX SPOT GRADE BOTTOM OF (GROUND, GUTTER,ETC.)	BEEHIVE GRATE MANHOLE	773 CONTOUR LINE	
CONCRETE	GUTTER FRAME MANHOLE	TREE LINE / HEDGE LINE	
	VALVE VAULT	EDGE GRAVEL/STONE	
	FIRE HYDRANT	FENCE LINE	
EVERGREEN/DECIDUOUS WITH SIZE IN INCHES	B-BOX / SERVICE VALVE	STORM SEWER	
	POST LIGHT\GROUND LIGHT	SANITARY SEWER	
	AREA LIGHT\LIGHT POLE	COMBO SEWER	
SHRUB/SHRUB LINE	STREET LIGHT	WS WATER SERVICE LINE	
MONITOR WELL	TRAFFIC SIGNAL	WM WATER MAIN	
GAS VALVE	MAST ARM SIGNAL	OHL OVERHEAD LINE	
UTILITY MARKINGS (cable,elec,fiber) (tel,water,gas)	HANDHOLE (electric\traffic)	FO FIBER OPTIC LINE	
	GAS METER	G GAS LINE	
	ELECTRIC METER	UGT U.G. TELCO LINE	
MAILBOX	PEDESTAL(telco,elec,cable)	UGE U.G. ELECTRIC LINE	

NOTES:

1. SITE BENCHMARK #1 – CROSS CUT ON TELCO. MANHOLE RIM, 40.42' SW OF THE SW CORNER OF BUILDING AND 32.55' NW OF MH#28. ELEVATION=712.87' (NAVD88)

SITE BENCHMARK #2– SQUARE CUT ON LIGHT POLE BASE ON THE WEST SIDE OF ARLINGTON HEIGHTS ROAD, 10.48' WESTERLY OF MH#25. ELEVATION=712.20' (NAVD88)

2. PERMANENT INDEX NUMBER (P.I.N. #): 08–16–200–052, 08–16–200–053, 08–16–200–062 & 08–16–200–104

3. THE LOCATION OF UNDERGROUND UTILITIES WAS DETERMINED BY FIELD OBSERVATION AND VISIBLE MARKINGS ONLY.

4. PROPERTY AREA: 1.0376 ACRES (45,198 SQUARE FEET)

5. FIELD WORK COMPLETED ON 12/14/17

6. SURVEY PREPARED WITHOUT THE AID OF A TITLE REPORT, REFER TO A CURRENT TITLE REPORT, DEED AND LOCAL CODES FOR ANY EASEMENT, BUILDING SETBACKS AND OTHER LOCAL RESTRICTIONS NOT SHOWN HERON.

7. SURVEY PREPARED FOR: CORPORATE DESIGN + DEVELOPMENT GROUP

8. BUILDING TIES & DIMENSIONS SHOWN ARE MEASURED FROM THE OUTSIDE FACE OF THE BUILDING.

9. BASIS OF BEARINGS IS TRUE NORTH BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM, ILLINOIS EAST 1201 ZONE.

10. ANY DISCREPANCIES FOUND WITHIN THIS DOCUMENT NEED TO BE REPORTED TO THE SURVEYOR AS SOON AS POSSIBLE.

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

WE THE W–T GROUP DO HEREBY DECLARE THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY AND TOPOGRAPHIC SURVEY.

GIVEN UNDER OUR HAND AND SEAL THIS 26th DAY OF DECEMBER A.D. 2017. AT HOFFMAN ESTATES, ILLINOIS.

THE W–T GROUP, LLC

FRANJO I. MATICIC – PLS #035–003556 EXPIRES 11/30/2018
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.007570–0015

PROFESSIONAL LAND SURVEYOR FRANJO I. MATICIC 035-003556 HOFFMAN ESTATES ILLINOIS STATE OF ILLINOIS

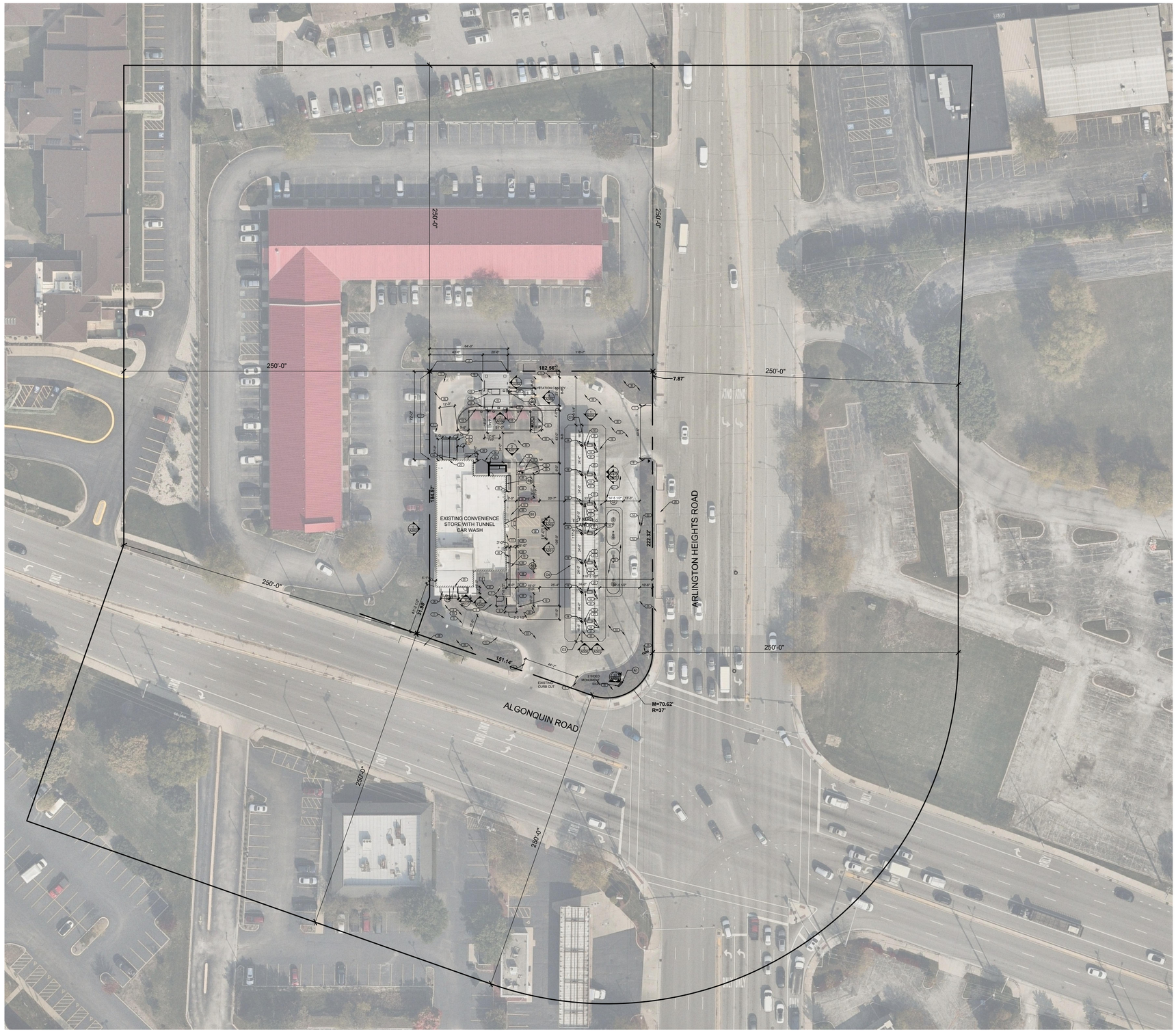
JOB : S17287	SCALE : 1"=20'	BOUNDARY & TOPOGRAPHIC SURVEY	GRAHAM OIL 2250 S. ARLINGTON HEIGHTS RD. ARLINGTON HEIGHTS, ILLINOIS
SHEET S-1 OF ONE SHEETS	DRAWN : KCH		
	BOUNDARY : KCH		
	FIELD WORK : MWS		
	CHECK : FIM		

PREPARED BY: W-T

W-T LAND SURVEYING
LAND AND CONSTRUCTION SURVEYORS
2675 Pratum Avenue
Hoffman Estates, Illinois 60192
PH: (224) 293-6333 FAX: (224) 293-6444
www.wtengineering.com
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REVISIONS	DATE	BY



1 SITE PARCEL MAP
SCALE: 1/8" = 1'-0"

N

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A006
SITE PARCEL MAP WITH 250' LINE



- KEY PLAN
SCALE: N.T.S.

N



1N TRIO BP SITE - 2250 S. ARLINGTON HEIGHTS RD
SCALE: N.T.S.



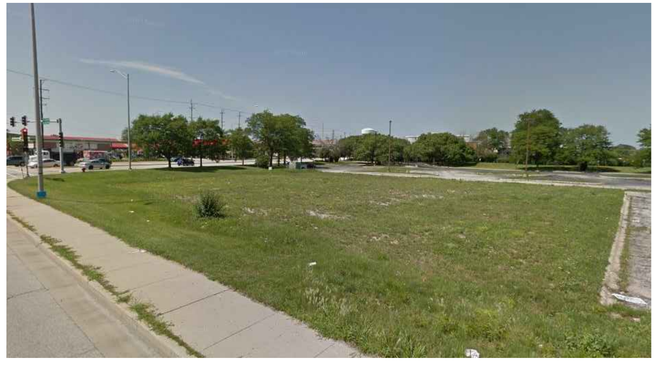
2N ARLINGTON RESERVE - 300 W. ALGONQUIN RD
SCALE: N.T.S.



3N COURTYARD BY MARRIOTT - 100 W. ALGONQUIN RD
SCALE: N.T.S.



4N RED ROOF INN - 22 W. ALGONQUIN RD
SCALE: N.T.S.



5N VACANT LOT - 10 E. ALGONQUIN RD
SCALE: N.T.S.



6N MITSUWA MARKET - 100 E. ALGONQUIN RD
SCALE: N.T.S.



7N RACK HOUSE - 222 E. ALGONQUIN RD
SCALE: N.T.S.

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A007
SITE PHOTOS (NORTH)



- KEY PLAN
SCALE: N.T.S.

N



1N TRIO BP SITE - 2250 S. ARLINGTON HEIGHTS RD
SCALE: N.T.S.



1S PROPERTY FOR SALE - 111 E. ALGONQUIN RD
SCALE: N.T.S.



2S PROPERTY FOR SALE - 15 E. ALGONQUIN RD
SCALE: N.T.S.



3S PROPERTY FOR SALE - 1 E. ALGONQUIN RD
SCALE: N.T.S.



4S SHELL - 2113 S. ARLINGTON HEIGHTS RD
SCALE: N.T.S.



5S DENNY'S - 17 W. ALGONQUIN RD
SCALE: N.T.S.



6S DOUBLETREE - 75 W. ALGONQUIN RD
SCALE: N.T.S.

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A008
SITE PHOTOS (SOUTH)



- KEY PLAN
SCALE: N.T.S.

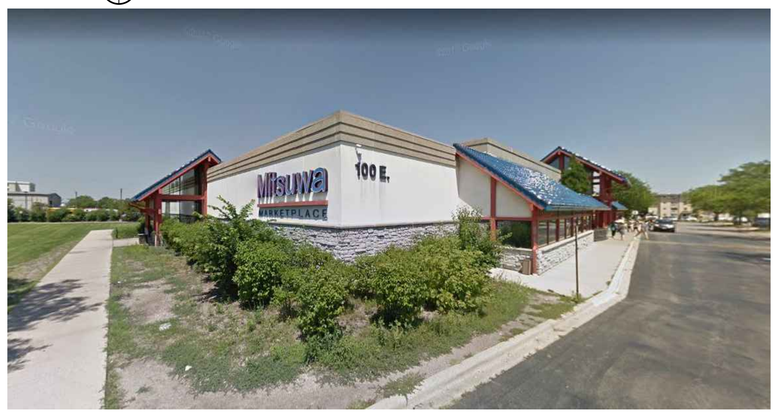
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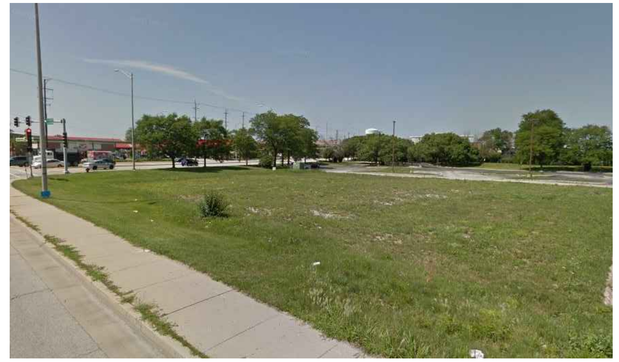
1N TRIO BP SITE - 2250 S. ARLINGTON HEIGHTS RD
SCALE: N.T.S.



1E OFFICE BUILDING - 2123 S. ARLINGTON HEIGHTS RD
SCALE: N.T.S.



2E MITSUWA MARKET - 100 E. ALGONQUIN RD
SCALE: N.T.S.



3E VACANT LOT - 10 E. ALGONQUIN RD
SCALE: N.T.S.



4E PROPERTY FOR SALE - 1 E. ALGONQUIN RD
SCALE: N.T.S.



5E PROPERTY FOR SALE - 2355 S. ARLINGTON HEIGHTS RD
SCALE: N.T.S.



6E GUITAR CENTER - 2375 S. ARLINGTON HEIGHTS RD
SCALE: N.T.S.

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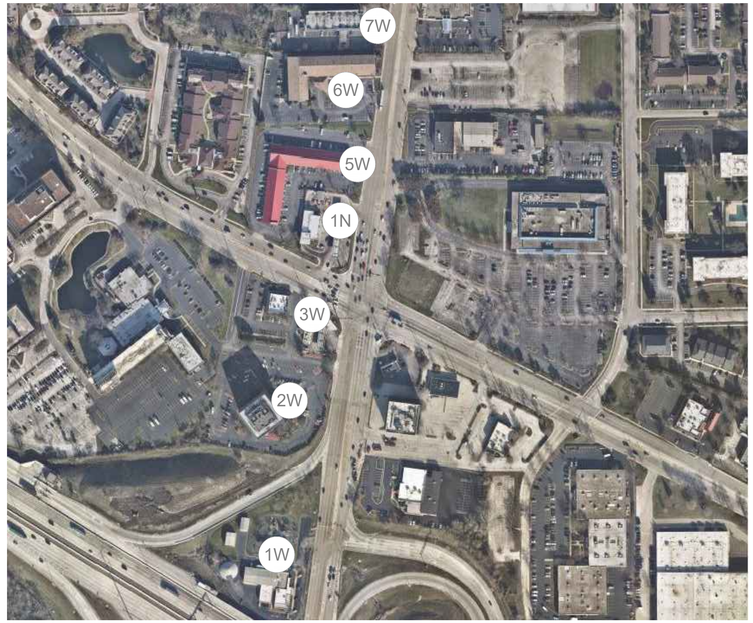
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A009
SITE PHOTOS (EAST)



- KEY PLAN
SCALE: N.T.S.

N



1N TRIO BP SITE - 2250 S. ARLINGTON HEIGHTS RD
SCALE: N.T.S.



1W SCHOOL DIST. 59 ADMIN. CTR - 2123 S. ARLINGTON HEIGHTS RD
SCALE: N.T.S.



2W ARLINGTON PLACE ONE - 2340 S. ARLINGTON HEIGHTS RD
SCALE: N.T.S.



3W SHELL - 2213 S. ARLINGTON HEIGHTS RD
SCALE: N.T.S.



4W RED ROOF INN - 22 W. ALGONQUIN RD
SCALE: N.T.S.



5W COMFORT INN - 2120 S. ARLINGTON HEIGHTS RD
SCALE: N.T.S.



6W WINGATE BY WINDHAM - 2112 S. ARLINGTON HEIGHTS RD
SCALE: N.T.S.

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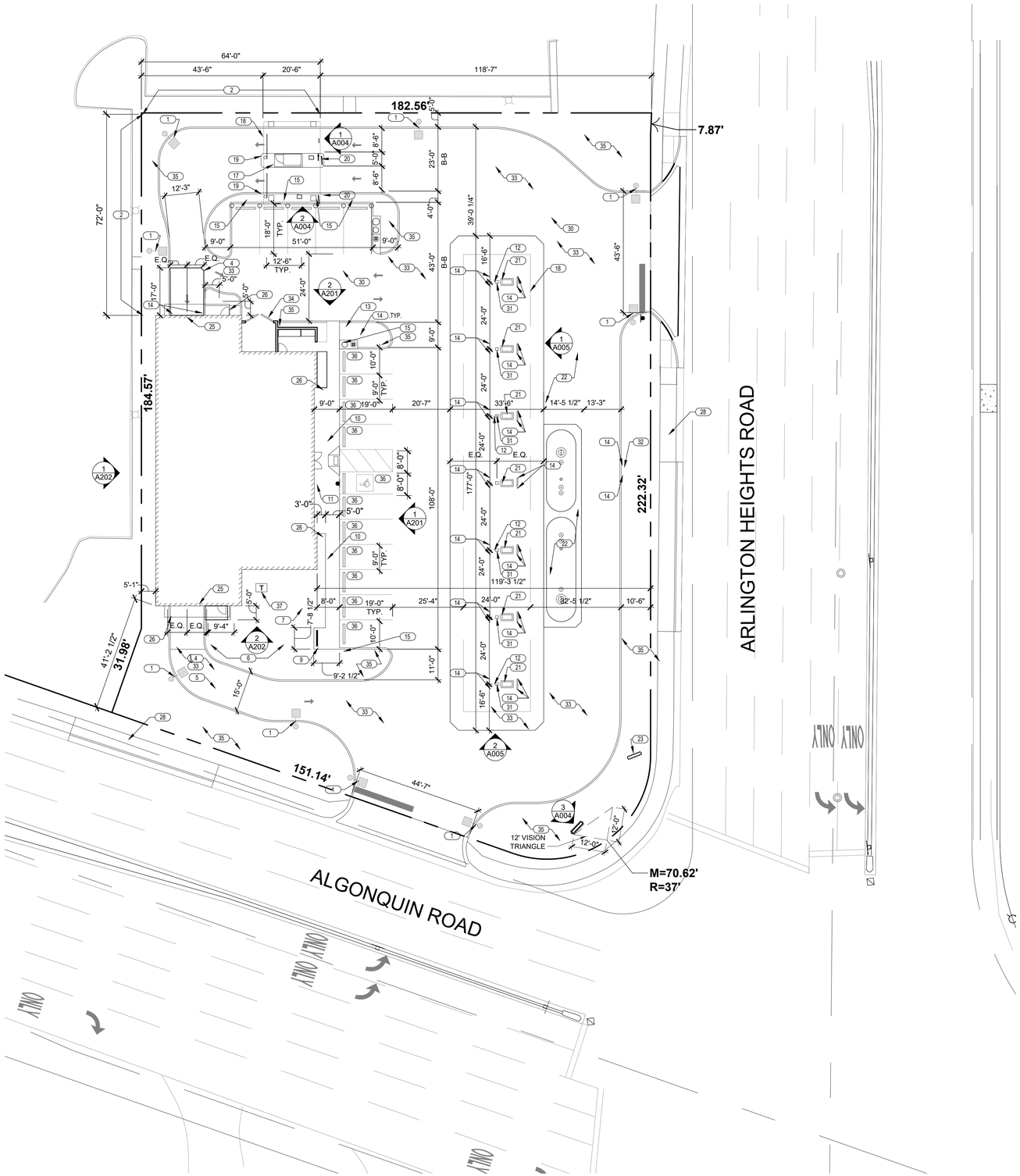
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A010
SITE PHOTOS (WEST)



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

N

SITE PLAN KEY NOTES

1. EXISTING LIGHT FIXTURE WITH SIDE SHIELDS LOCATED AT THE NORTH & WEST PROPERTY LINES.
2. EXISTING 5'-0" TALL BOARD ON BOARD WOOD FENCE.
3. NOT USED
4. EXISTING RADIANT SNOW MELT SYSTEM BELOW CONCRETE PAVEMENT.
5. EXISTING CONTINUOUS TRENCH DRAIN.
6. EXISTING RECLAIM TANKS (3) 1,000 GALLON.
7. EXISTING GREASE SEPARATOR.
8. NOT USED
9. EXISTING BIKE RACK.
10. EXISTING CONCRETE SIDE WALK.
11. EXISTING EMERGENCY DISCONNECT.
12. EXISTING FIRE EXTINGUISHERS.
13. EXISTING PROPANE MERCHANDISE.
14. EXISTING 6" DIA. CONCRETE FILLED PROTECTION BOLLARD.
15. EXISTING VACUUM UNIT AND WAND.
16. NOT USED
17. EXISTING CAR WASH KIOSK.
18. EXISTING CANOPY.
19. EXISTING AUTOMATIC BOOM BARRIER GATE.
20. EXISTING MENU BOARD SIGN.
21. EXISTING FUEL DISPENSER.
22. EXISTING UNDERGROUND FUEL TANKS.
23. EXISTING MONUMENT SIGN. PANELS TO BE UPDATED.
24. NOT USED.
25. EXISTING CARWASH DOOR OPENING.
26. DASHED LINE REPRESENTS NEW CANOPY ABOVE REFER TO ARCHITECTURAL DRAWINGS.
27. NOT USED.
28. EXISTING PEDESTRIAN SIDEWALK.
29. NOT USED.
30. EXISTING UNDER GROUND DETENTION VAULT.
31. EXISTING SUPPORT COLUMN FOR CANOPY ABOVE.
32. EXISTING VERTICAL FUEL SYSTEM VENT RISERS.
33. EXISTING CONCRETE VEHICULAR PAVEMENT.
34. EXISTING TRASH ENCLOSURE.
35. EXISTING LANDSCAPE.
36. EXISTING PARKING STALL AND WHEEL STOP.
37. EXISTING TRANSFORMER ON 6" CONCRETE PAD.

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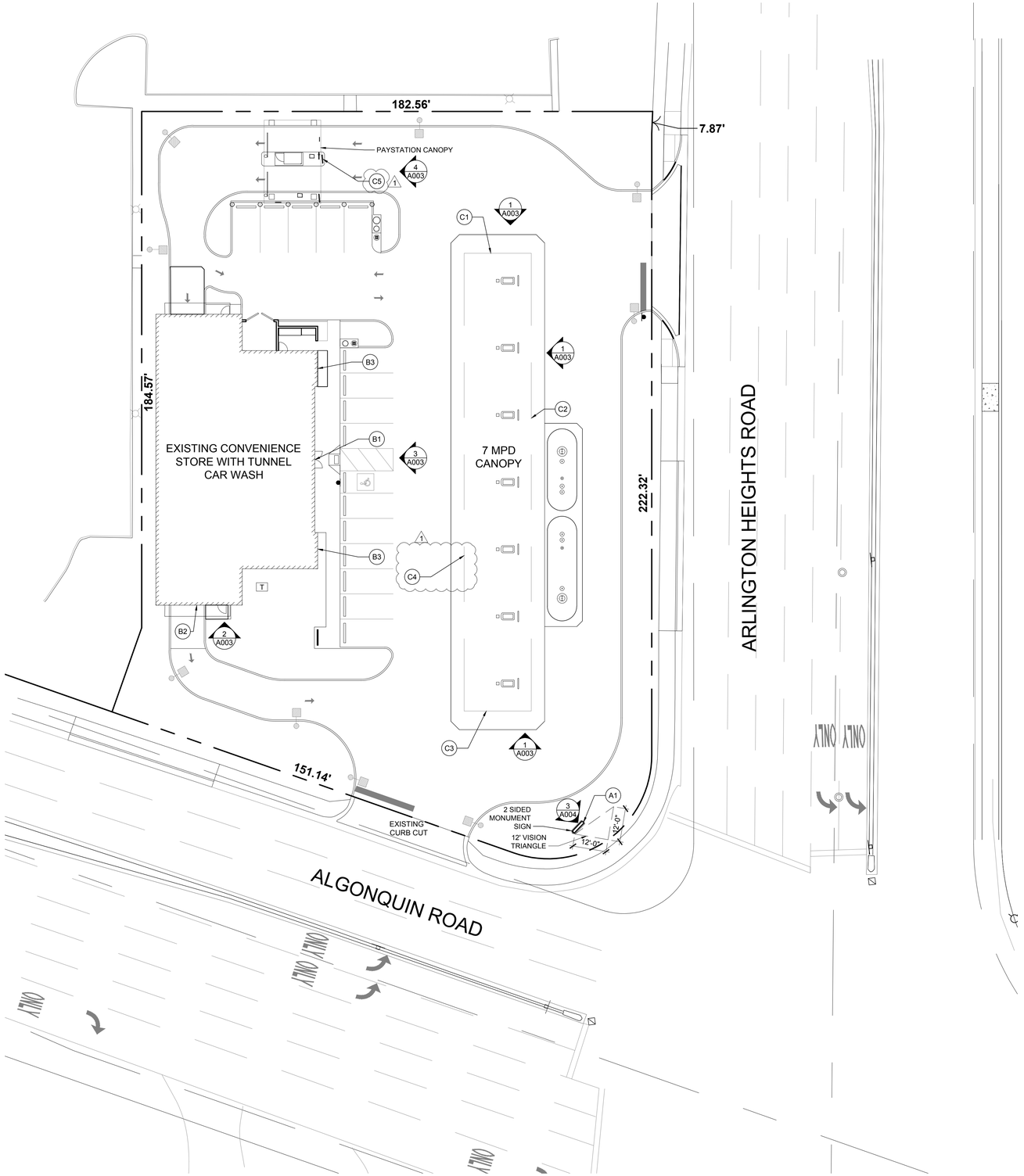
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A001
SITE PLAN



1 SIGNAGE PLAN
SCALE: 1" = 20'-0"

N

SIGNAGE INFORMATION

SIGN TYPE / QUANTITY (SECT. 30-207)	GROUND SIGNS: QUANTITY: (2) ALLOWED IF SEPARATED BY MIN 250' ALONG THE RIGHT OF WAY. AREA: 80 SF MAX. PER SIDE. PRICE PORTION: MAX 50% OF THE SIGN AREA. CHANGEABLE COPY: MAX 20% OF THE SIGN AREA. WALL SIGNS: AREA: 25% OF SIGNABLE AREA OR 150 SF MAX WINDOW SIGNS: AREA: 40% OF WINDOW AREA POINT OF PURCHASE: NOT LISTED CANOPY SIGNS: QUANTITY: (1) PER STREET SIDE AREA: 25% OF SIGNABLE AREA		
GROUND SIGN (TABLE A)		ALLOWED	PROPOSED 1
	AREA:	MAX 160 SF (80 SF/SIDE)	208SF (104.0 SF/SIDE)
	FUEL PRICER AREA:	MAX 50%	18.5%
	CHANGEABLE AREA:	MAX 20%	9.30%
	HEIGHT:	16'-6"	16'-6"
GROUND SIGN SETBACKS (SECT. 30-207)		REQUIRED	PROPOSED
	PROPERTY LINE:	3'-0"	5'-1"
	VISION TRIANGLE:	12'-0" x 12'-0"	SIGN IS OUTSIDE 12'-0"x12'-0" AREA PER EXTENSION OF PROPERTY LINES.
WALL SIGNS (SECT. 30-207)		ALLOWED	PROPOSED
	AREA ON NORTH:	0	0
	AREA ON EAST:	150 SF	66 SF (INCLUDES PREVIOUSLY APPROVED VARIANCE FOR POP SIGNAGE AT 40 SF)
	AREA ON SOUTH:	150 SF	46 SF
	AREA ON WEST:	0	0
	SUBTOTAL AREA:	300 SF	112 SF
CANOPY SIGNS (SECT. 30-207)		ALLOWED	PROPOSED
	AUTO CANOPY:		
	AREA ON NORTH:	15.00 SF	9.00 SF
	AREA ON EAST:	102.50 SF	9.00 SF
	AREA ON SOUTH:	15.00 SF	9.00 SF
	AREA ON WEST:	0.00 SF	9.00 SF 1
	CAR WASH CANOPY		
	AREA ON EAST:	14.54 SF 1	14.5 SF
	SUBTOTAL	151.68 SF 1	50.5 SF 1
SITE TOTAL (SECT. 30-207)		ALLOWED	PROPOSED 1
	SITE TOTAL:		
	INDIVIDUAL ELEMENT	462.38 SF	370.5 SF (360.38 SF PREVIOUSLY APPROVED VARIANCE)
	CORNER LOT	320.00 SF	370.5 SF (360.38 SF PREVIOUSLY APPROVED VARIANCE)

SIGNAGE KEY

A1	GROUND SIGN - ILLUMINATED SIGN WITH ELECTRONIC PRICING, SEE SHEET A206. 1 6'-10" x 16'-6" x 2 SIDES= 104 SF (208 SF)
B1	C-STORE WALL SIGN (EAST) HALO LIT LETTERS WITH INTERNALLY ILLUMINATED CHARTREUSE TRIANGLE LOGO EXISTING SIGN = 67.81 SF PROPOSED SIGN = 22 SF
B2	CAR WASH WINDOW SIGN (SOUTH) INTERNALLY ILLUMINATED EXISTING SIGN = 54.65 SF PROPOSED SIGN = 46 SF
B3	POP BUILDING SIGNS - EAST ELEVATION : SOUTHERN (1) x 4'-9" x 4'-3" = 20.19 SF NORTHERN (1) X 4'-9" x 4'-3" = 20.19 SF 40.38 SF
C1	AUTO CANOPY (NORTH) INTERNALLY ILLUMINATED HELIOS 3'-0" x 3'-0" = 9.00 SF
C2	AUTO CANOPY (EAST) INTERNALLY ILLUMINATED HELIOS 3'-0" x 3'-0" = 9.00 SF
C3	AUTO CANOPY (SOUTH) INTERNALLY ILLUMINATED HELIOS 3'-0" x 3'-0" = 9.00 SF
C4	AUTO CANOPY (SOUTH) INTERNALLY ILLUMINATED HELIOS 3'-0" x 3'-0" = 9.00 SF
C5	CAR WASH CANOPY (EAST) INTERNALLY ILLUMINATED EXISTING SIGN = 14.54 SF PROPOSED = 14.50 SF

1

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TRIO C-STORE REMODEL
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TRIO

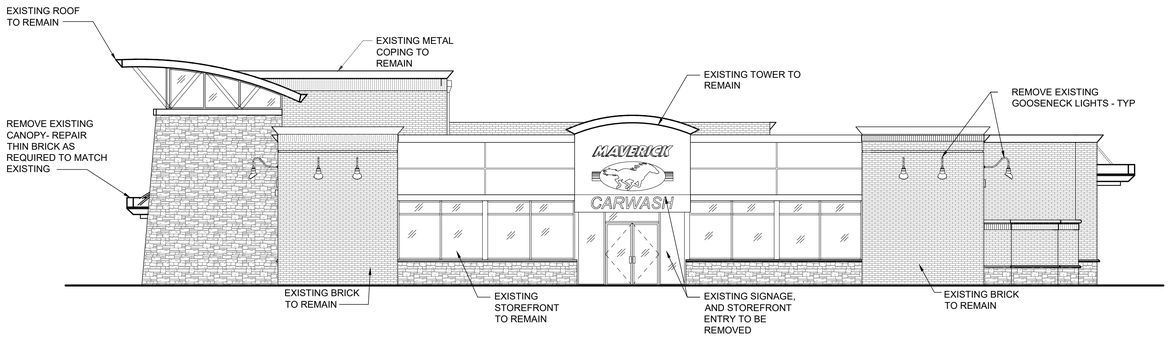
SIGNED EXP

ISSUE

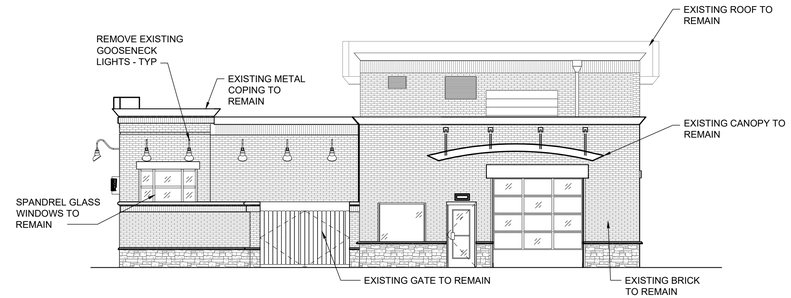
FOR	DATE
REVIEW	01/26/2021
DESIGN	3/12/2021
DESIGN 1	5/18/2021

CHECK:CW
DRAWN: MA, JB, NR
JOB:2002846D

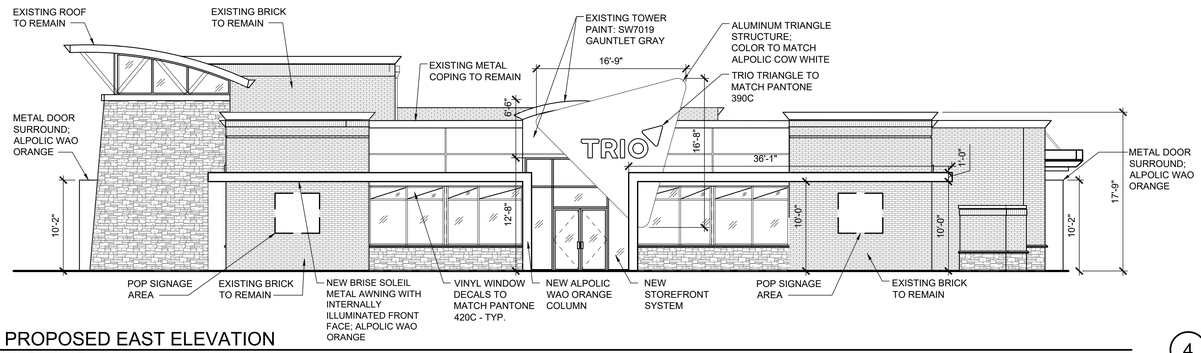
A002
SIGNAGE PLAN



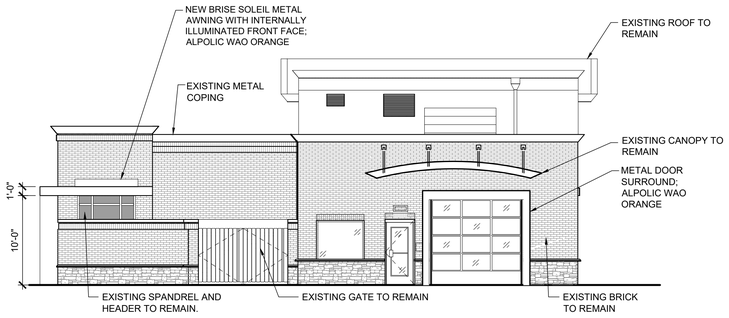
1 EXISTING EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 EXISTING NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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



4 PROPOSED NORTH ELEVATION
SCALE: 1/8" = 1'-0"

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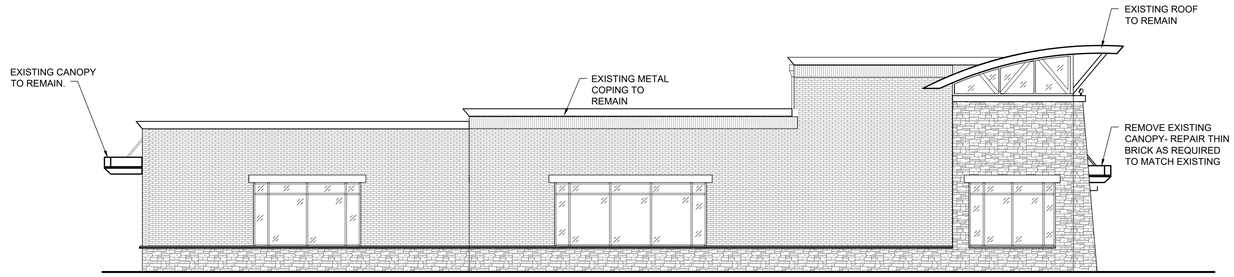
TRIO™

ISSUE

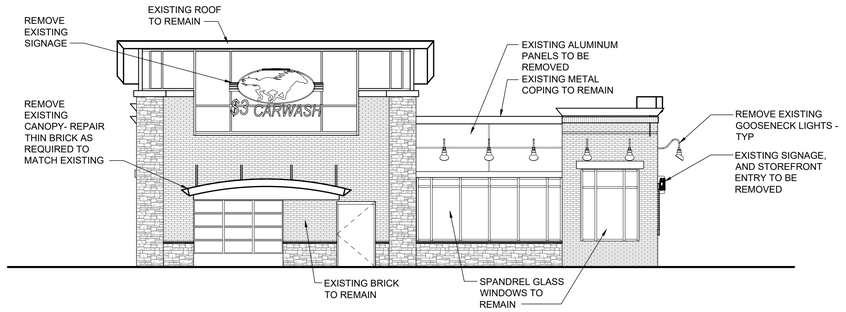
FOR	DATE
REVIEW	01/26/2021
DESIGN	3/12/2021
DESIGN 1	5/18/2021

CHECK:CW
DRAWN: MA, JB, NR
JOB:2002846D

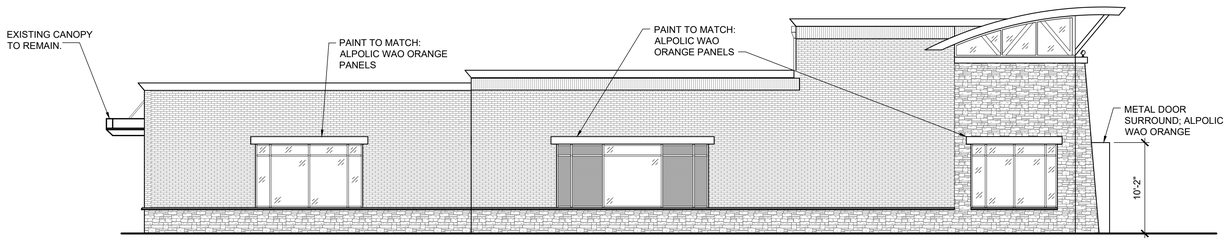
A201
EXTERIOR ELEVATIONS



1 EXISTING WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 EXISTING SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 PROPOSED WEST ELEVATION
SCALE: 1/8" = 1'-0"



4 PROPOSED SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

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ISSUE

FOR	DATE
REVIEW	01/26/2021
DESIGN	3/12/2021
DESIGN 1	5/18/2021

CHECK:CW
DRAWN: MA, JB, NR
JOB:2002846D

A202
EXTERIOR ELEVATIONS









EXISTING BUILDING DESIGN AND WALL SIGNS







EXISTING GROUND SIGN, CAR WASH CANOPY SIGN, AND AUTO CANOPY SIGNS



1 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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ISSUE

FOR	DATE
REVIEW	01/26/2021
DESIGN	3/12/2021
DESIGN 1	5/18/2021

CHECK:CW
DRAWN: MA, JB, NR
JOB:2002846D

A201-C
COLOR EXTERIOR ELEVATIONS



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



2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

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TRIO

ISSUE

FOR	DATE
REVIEW	01/26/2021
DESIGN	3/12/2021
DESIGN 1	5/18/2021

CHECK:CW
DRAWN: MA, JB, NR
JOB:2002846D

A202-C
COLOR EXTERIOR ELEVATIONS

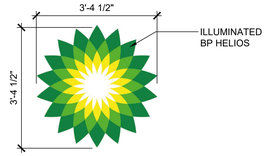




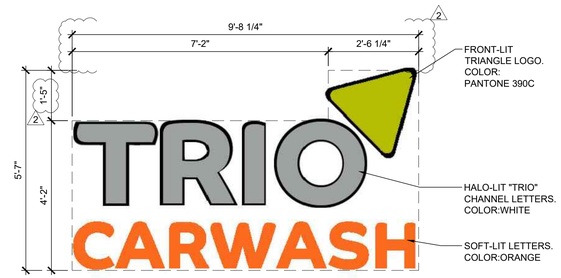




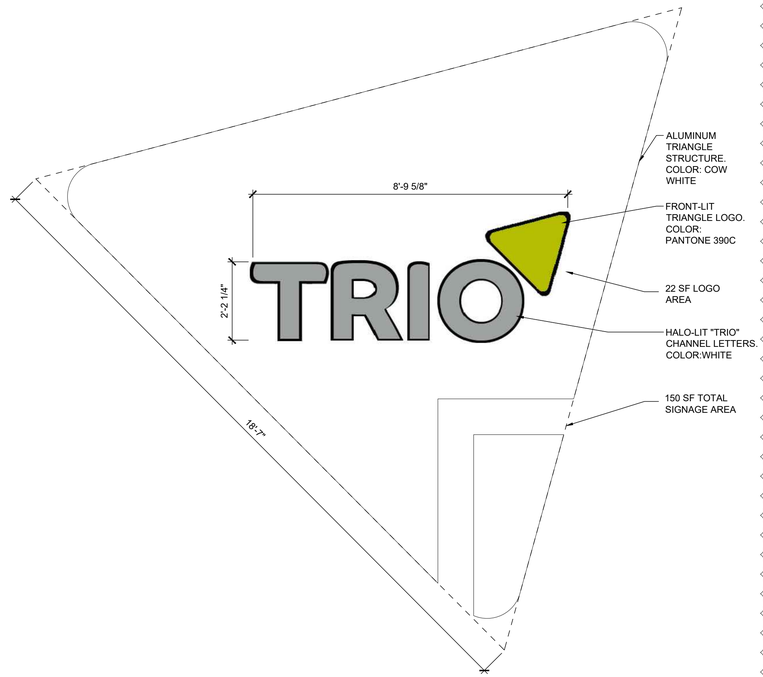
EXISTING TRIO GAS STATIONS



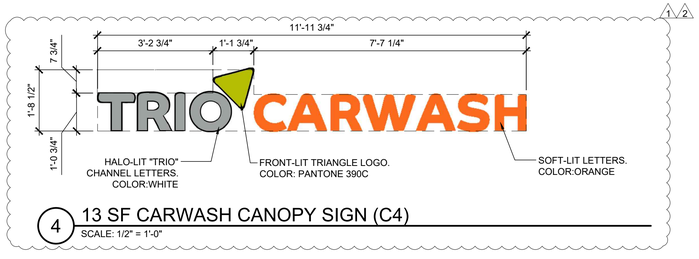
1 9SF CANOPY SIGN (C1, C2, C3, C4)
SCALE: 1/2" = 1'-0"



2 44 SF WALL SIGN (B2)
SCALE: 1/2" = 1'-0



3 150 SF WALL SIGN (B1)
SCALE: 1/2" = 1'-0



4 13 SF CARWASH CANOPY SIGN (C4)
SCALE: 1/2" = 1'-0"

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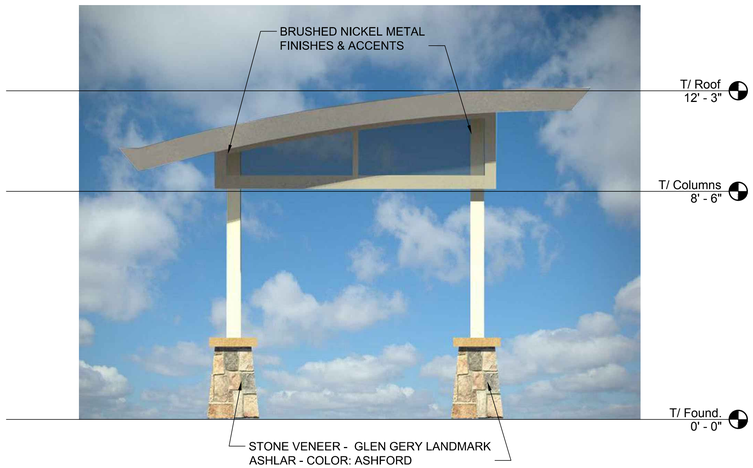
TRIO™

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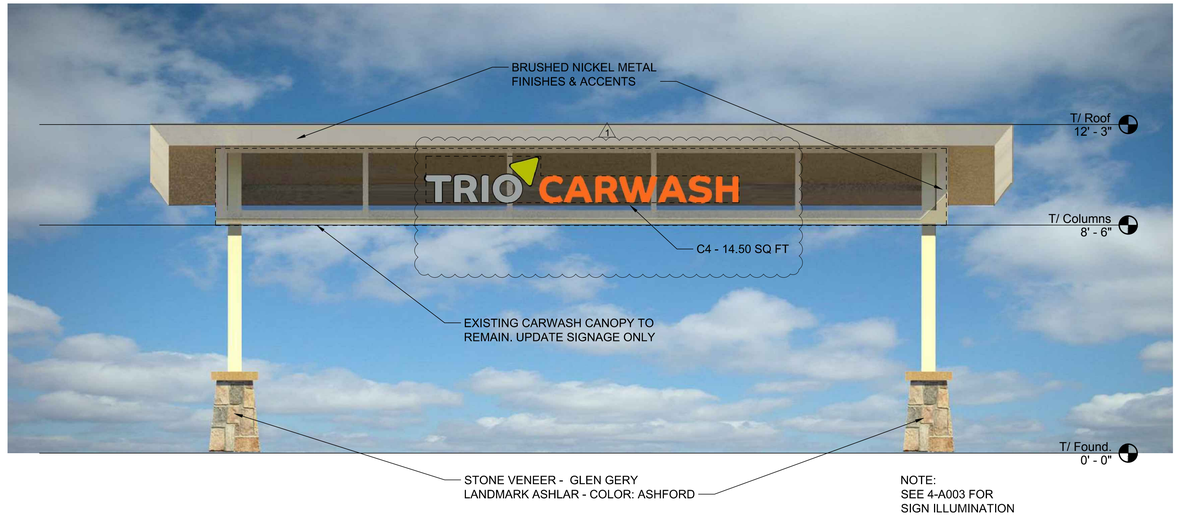
FOR	DATE
REVIEW	1/26/2021
DESIGN	3/12/2021
DESIGN 1	5/18/2021
VILLAGE	6/25/2021
VILLAGE 2	7/26/2021

CHECK:CW
DRAWN: MA, JB, NR
JOB:2002846D

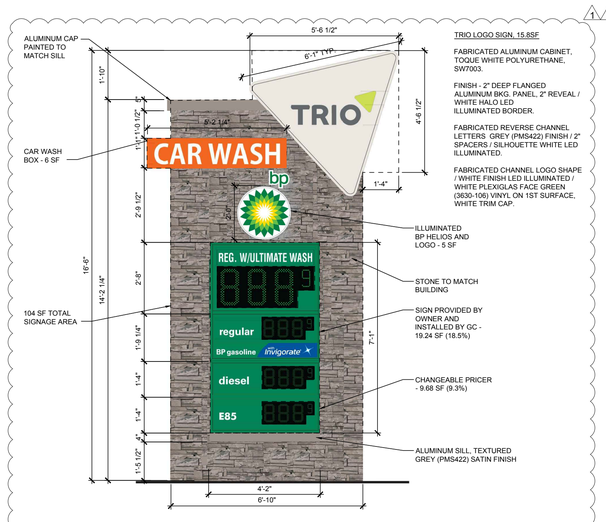
A003
SIGNAGE
ELEVATIONS



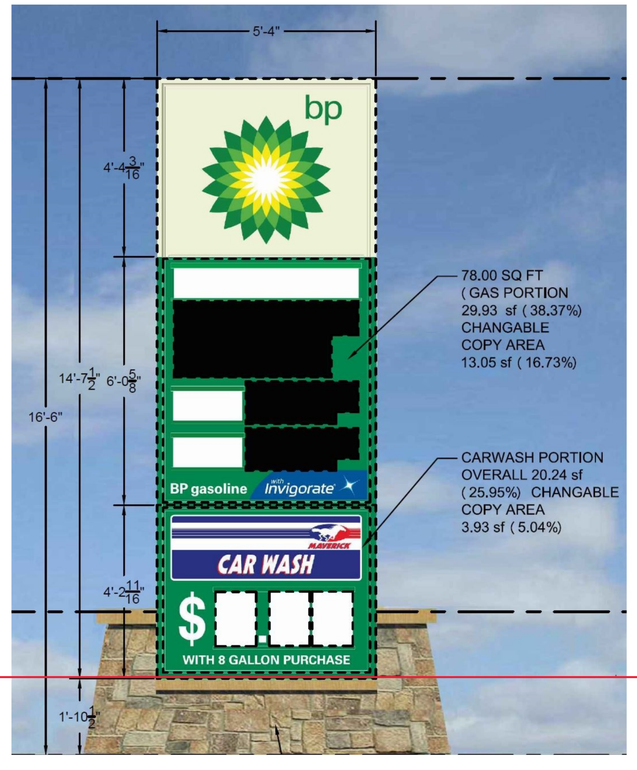
1 SOUTH CARWASH CANOPY
SCALE: 3/8" = 1'-0"

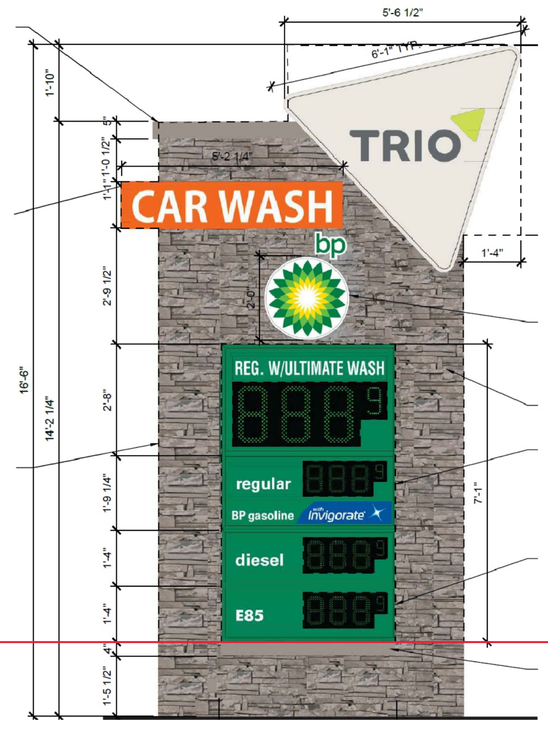


2 EAST CARWASH CANOPY
SCALE: 3/8" = 1'-0



3 MONUMENT SIGN
SCALE: 3/8" = 1'-0





EXISTING AND PROPOSED GROUND SIGNS SHOWN TO SCALE
(NOTE: THE TOTAL SIGN SIZES EXCLUDE THE STONE BASE AREA BELOW THE SILL)

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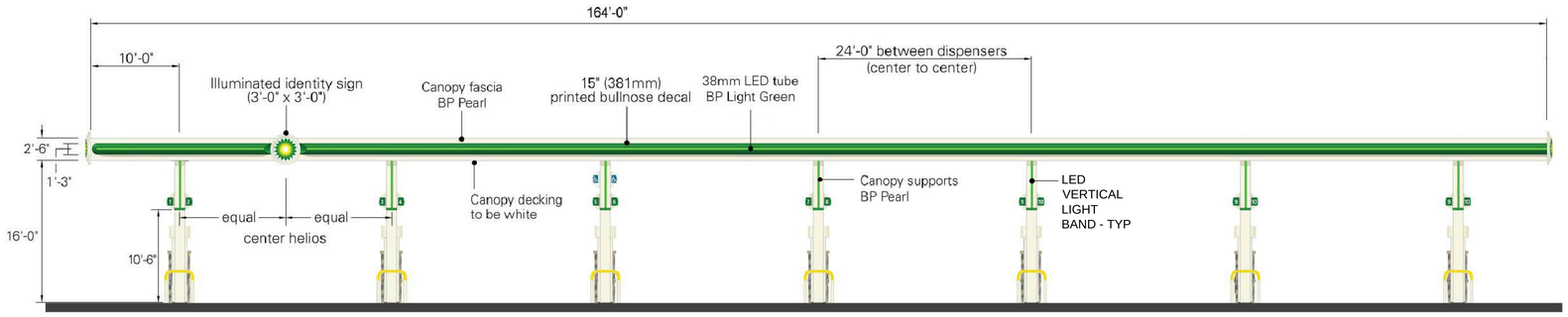
TRIO

ISSUE

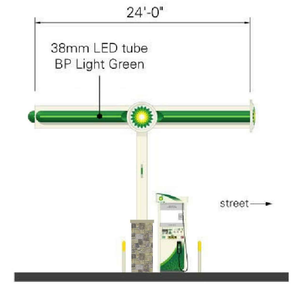
FOR	DATE
REVIEW	1/26/2021
DESIGN	3/12/2021
DESIGN 1	5/18/2021
VILLAGE	6/25/2021
VILLAGE 2	7/26/2021
ID SIGN 3	8/11/2021

CHECK:CW
DRAWN: MA, JB, NR
JOB:2002846D

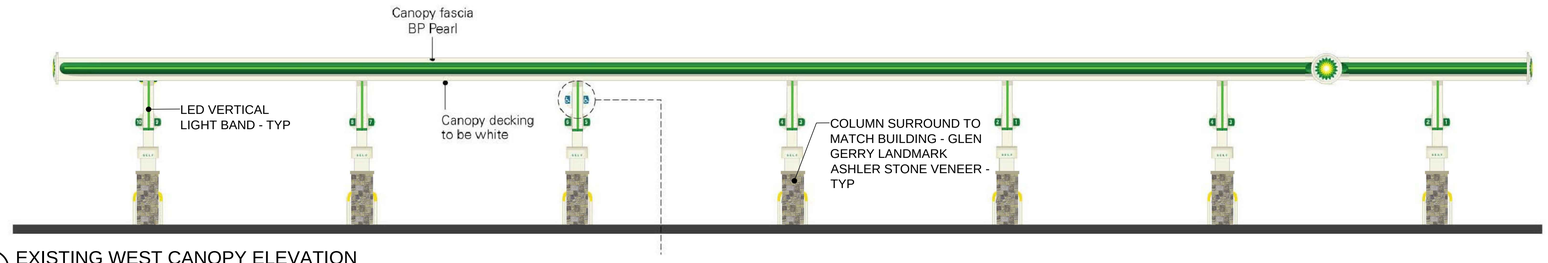
A004
ID SIGN AND
CARWASH CANOPY



1 EXISTING EAST CANOPY ELEVATION
SCALE: 1/8" = 1'-0"



2 EXISTING NORTH CANOPY ELEVATION
SCALE: 1/8" = 1'-0"



3 EXISTING WEST CANOPY ELEVATION
SCALE: 1/8" = 1'-0"



4 EXISTING SOUTH CANOPY ELEVATION
SCALE: 1/8" = 1'-0"

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ISSUE

FOR	DATE
REVIEW	1/26/2021
DESIGN	3/12/2021
DESIGN 1	5/18/2021
VILLAGE	6/25/2021

CHECK:CW
DRAWN: MA, JB, NR
JOB:2002846D

A005
AUTOCANOPY
ELEVATIONS

ALUMINUM SHAPES & LETTERS
TOQUE WHITE: SW7003

SW 7669 282-C5
Summit Gray

FABRICATED ALUMINUM
SUMMIT GRAY: SW7669

SW 7073 235-C3
Network Gray

LETTERS – TRIO GRAY
PANTONE 422 (EQUAL)



EXISTING STONE: TO MATCH
GENSTONE – STRATFORD VENEER

SW 6926 146-C6
Lucky Green

METAL SIGNS – BP GREEN
PANTONE 355 (EQUAL)

ALPOLIC METAL PANEL
COLOR: TRIO GREEN

ALPOLIC METAL PANEL
COLOR: WAO ORANGE

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Petitioner Name:
WT Group
2675 Pratum Ave., Hoffman Estates, IL 60192
Phone: (224) 213-0673

Date:
7/09/2021

Project:
Graham Enterprise, Inc.
TRIO Convenience Store Renovation

Location:
2250 Arlington Heights Rd., Arlington Heights, IL 60005

Commercial Building:

Proposed Signage Materials:

1. Signs
   a. Identification
      - Fabricated Aluminum
        - Color: Toque White, SW7003
        - Color: Wao Orange, PMS166
        - Color: BP Green
        - Color: TRIO Green, 3630-106
      - Illuminated BP Logos
   b. Letters
      - Color: White PlexiGlas
      - Color: TRIO Gray, PMS422
   c. Accents
      - "Genstone" Stratford Veneer
      - Fabricated Aluminum
        - Color: Summit Grey, SW2127

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July 09, 2021

Addressed to:

Village of Arlington Heights
Design Commission
33 S. Arlington Heights Road
Arlington Heights, IL 60005

Re: Sign Variance Request
2250 S. Arlington Heights Road
Arlington Heights, IL 60005

Dear Plan Commission:

The following items are signage variance requests and a wall sign explanation.

Ground Sign

The existing Ground sign is currently a straight metal sign whose only tie-in with the existing structure is the stone base upon which it sits.

After exterior improvements are completed, the tie-in will be even less so. A variance is being requested to allow for an increase in area to provide a stone surround to the sign which would allow it to better tie into the new appearance. This would increase the current area of 74 SF to a proposed 104 SF.

While the area of the faces will increase, the amount of actual displayed content will decrease. Currently, the entire sign above the base is displaying information and/or brand content, an estimated 75% of the sign. With this increase, the amount of displayed content will shrink to an estimated 55% of the sign and better tie-in with the primary structure.

Canopy Sign

Three Canopy logos are proposed and in compliance with current signage requirements. A fourth, 9 SF, logo is being requested, on the opposite long side of the Canopy. Due to the angled nature of North Algonquin Road, eastbound traffic will not see the South facing logo unless stopped at a red-light.

Wall Sign

The triangular portion of wall shall be integral to the façade structure. It acts as the termination of the Storefront entry, the adjacent window opposite the entry, and as an extension to the roof parapet wall. Due to this design, the triangular portion is now a reconfigured part of the wall itself that will contribute to the signable area.

The Triangular area is 150 SF; being under 25% signable area and at 150 SF area maximum. Materiality is similar in keeping with the existing traditional building design and only the color shall change.

The only additional signage would be the logo at 22 SF, which would reside inside the modified façade's triangular portion.

30-902 Standards

A. Particular hardships created by existing conditions include: the angled streets provide difficult and/or unsafe viewing of canopy sign while moving ; A ground sign which will not match the remodeled facility and would stand out visibly more being located at the corner of the site ; An architectural wall element whose entire area may be considered a sign when by definition it is an element that will become part of a remodeled façade.

B. None of these elements should be considered obtrusive or unsafe. The Canopy sign in particular is being requested as an addition due to safety of oncoming traffic which may not identify the building in time to safely navigate.

   Nearby Property values, being largely commercial, should benefit and not decrease as a result of the overall remodel, but also the easier identification of the site. A visible investment in the area is more likely to attract other investments of surrounding commercial property more generally.

C. As mentioned in A, the site location and city beautification create issues that may result in running afoul of said standards. Suggested variances would better comply with safety and aesthetic standards.

D. The requested variances will not alter the essential character of the locality. The area is commercial and high traffic and this is a commercial investment which would benefit the area through increased commerce and minimal, if any, impact to the surroundings.

E. Signage is an integral part of a retail petroleum business as people shop by price and make their decision about stopping based on seeing the price. The easier it is for people to see the sign, the greater distance they have to stop, allowing for a decreased chance in accidents.

Total Signage

The Current total allowed square footage of signage, as per previous variance(s) is 360.38 SF. The Proposed total signage of 494.9 SF is requested. The site size and shape necessitate greater signage for safe viewing by drivers and better design tie-ins with existing building elements.

However it is our opinion that the triangular area of the reconfigured façade is not part of the signage and would reduce the proposed area from 494.9 SF to 370 SF, an increase of only 10 SF.

I trust this meets with your needs and if you have any questions please do not hesitate to call.

Regards,

Heidi Lapin
WT Group | Business Development / Project Manager

Design Commission
9/28/2021

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.

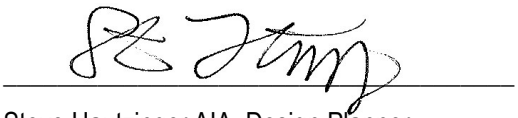
Signage:

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

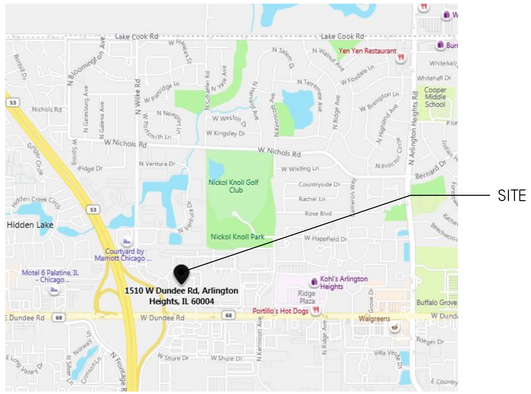
LEXUS OF ARLINGTON
1510 W. DUNDEE ROAD
ARLINGTON HEIGHTS, ILLINOIS 60004

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



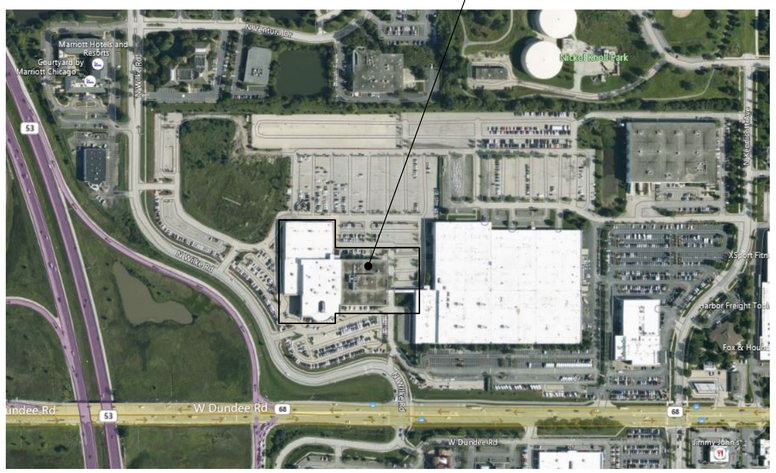
SHEET INDEX

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

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

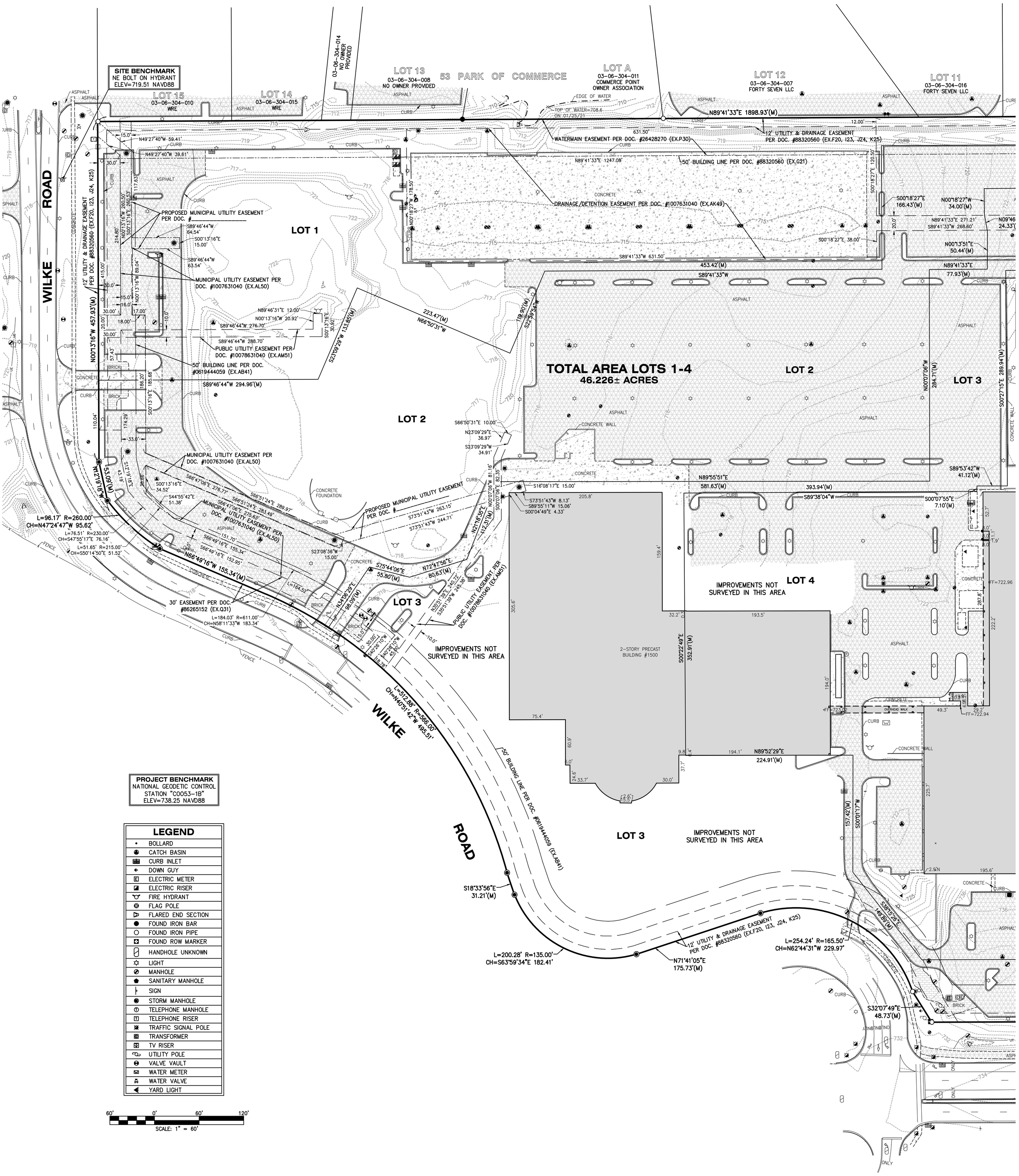
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PROJECT NO.
2025

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.



PROJECT BENCHMARK
NATIONAL GEODETIC CONTROL
STATION "C0053-1B"
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
W	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
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

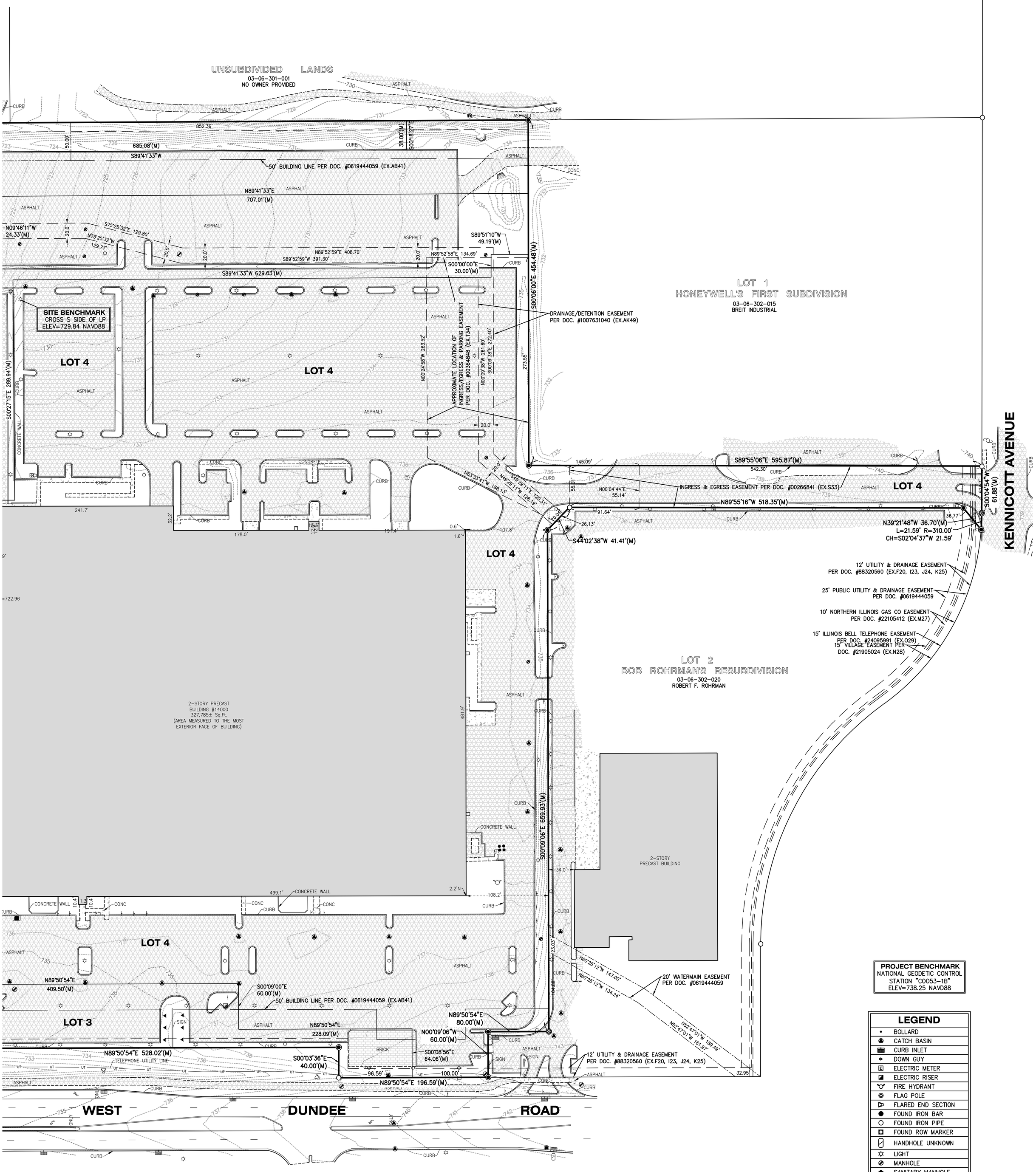
By: _____
Illinois Professional Land Surveyor No. 2709

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
1316 N. Madison St.
Woodstock, Illinois 60098
ph. 815-337-8310 fax 815-337-8314
"Always faithful to the property line"

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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
	WATER METER
	WATER VALVE
	YARD LIGHT

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

CLIENT: RIDGELINE PROPERTY GROUP
DRAWN BY: APG CHECKED BY: WJV
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Y:\PLATS\2021\0001-0199\210055_V-210055\210055-A LSS.dwg-Layout1-5/20/2021 11:27 AM

S89°41'33"W 1055.67'

N89°41'33"E 843.26'

N00°13'16"W 457.95'

N89°46'44"E 294.96'

N00°13'16"W 110.04'

N12°19'18"W 53.30'

R=260.00'
L=96.17'
CH=S47°24'47"E
CH=95.62'

S66°49'16"E 155.34'

N23°09'29"E 193.85'

S66°50'31"E 223.47'

N23°39'54"E 119.80'

N89°41'33"E 455.72'

N00°13'16"W 204.43'

N00°13'16"W 286.24'

N00°13'16"W 230.40'

N00°13'16"W 302.11'

N58°40'14"E 29.15'

N12°39'00"W 47.00'

S00°06'00"E 454.48'

N89°55'06"E 595.87'

S16°07'48"E 88.47'

S00°04'54"W 619.87'

NEW 15'-4"x26'-0"x9'-6"H. TRASH ENCLOSURE

40'-6½" EXISTING PORTION OF BLDG. TO REMAIN

EXISTING LEXUS
FINISH FLOOR = 723.00
LOWER FF = 718.50
TO REMAIN

EXIST. HONEYWELL BLDG.
FINISH FLOOR = 723.00
LOWER FF = 718.50
PORTION TO BE DEMOLISHED

EX. ELEVATED WALK TO BE REMOVED

EXISTING DHL/ HOME DEPOT/ DENNISON BUILDING
FINISH FLOOR = 737.85

EXISTING NISSAN BUILDING

R=566.00'
L=512.88'
CH=N40°51'42"W
CH=495.51'

N. WILKE ROAD

N18°33'56"W 31.21'

R=135.00'
L=200.28'
CH=S63°59'34"E
CH=182.41'

N71°41'05"E 175.73'

R=165.50'
L=254.24'
CH=N62°44'31"W
CH=229.97'

R=165.50'
L=87.11'
CH=N33°48'42"W
CH=86.11'

S32°07'49"E 48.73'

N89°50'54"E 528.02'

S00°03'36"E 40.00'

N89°50'54"E 196.59'

N00°09'06"W 60.00'

N89°50'54"E 358.25'

N00°09'06"W 659.93'

N89°50'54"E 60.00'

S00°04'54"E 174.51'

R=310.00'
L=292.96'
CH=N27°09'15"E
CH=282.17'

R=390.00'
L=368.56'
CH=S27°09'15"W
CH=354.99'

N. KENNICOTT AVENUE

DUNDEE ROAD

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

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 THE ORDINANCES OF THE VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS.

SHEET NAME
SITE PLAN

SHEET
ST1
OF 1

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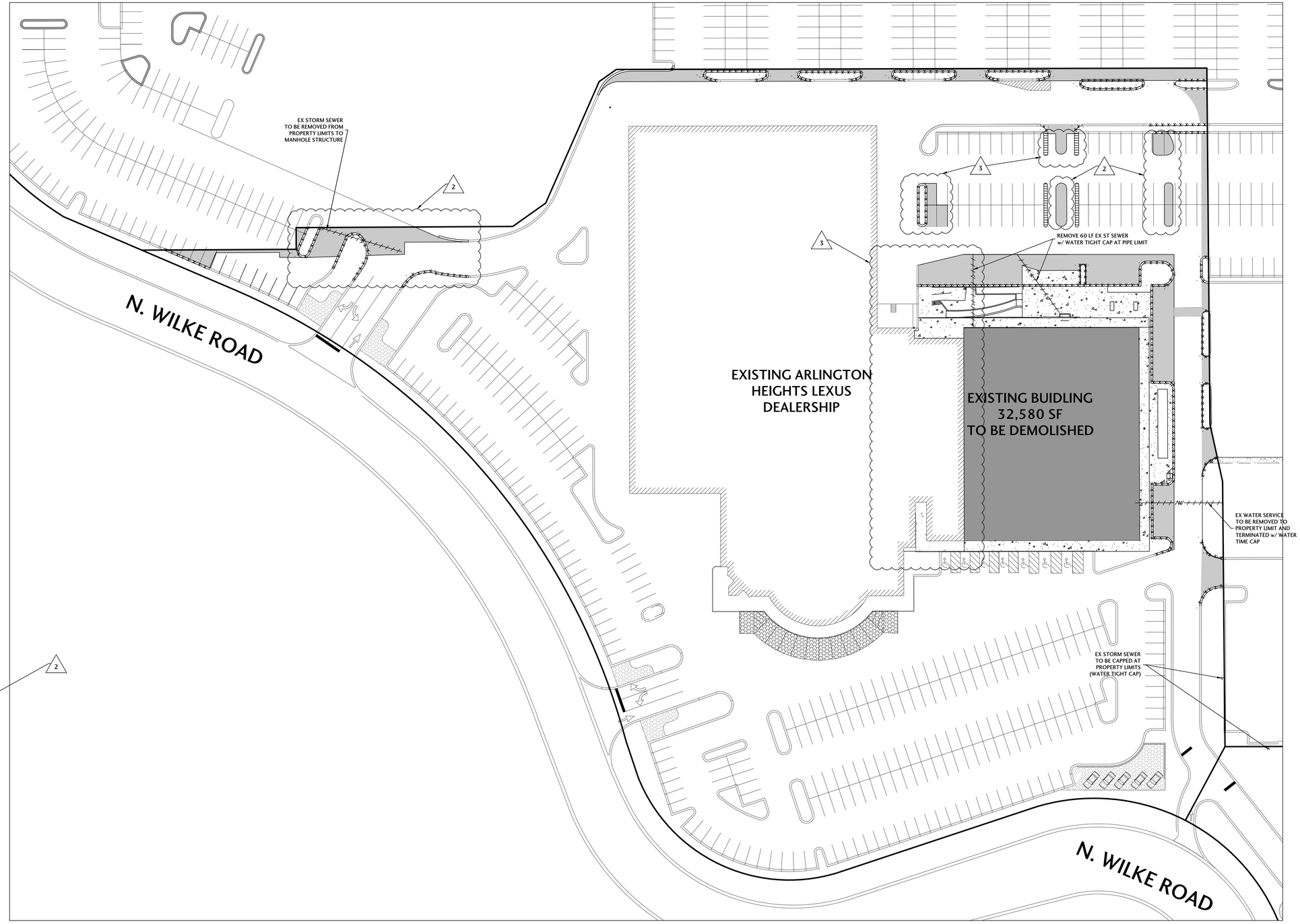
PROJECT NO.
2025

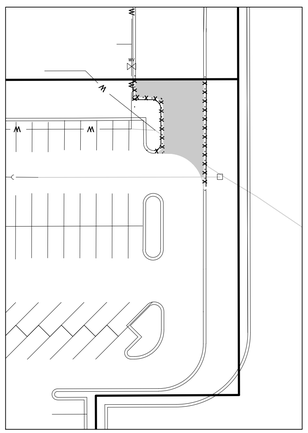
LEGEND

- = 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

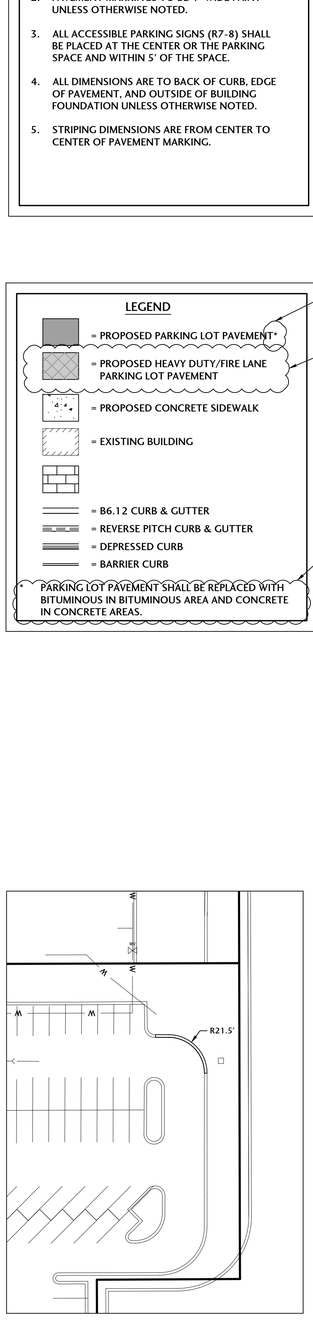
OVERALL NOTES

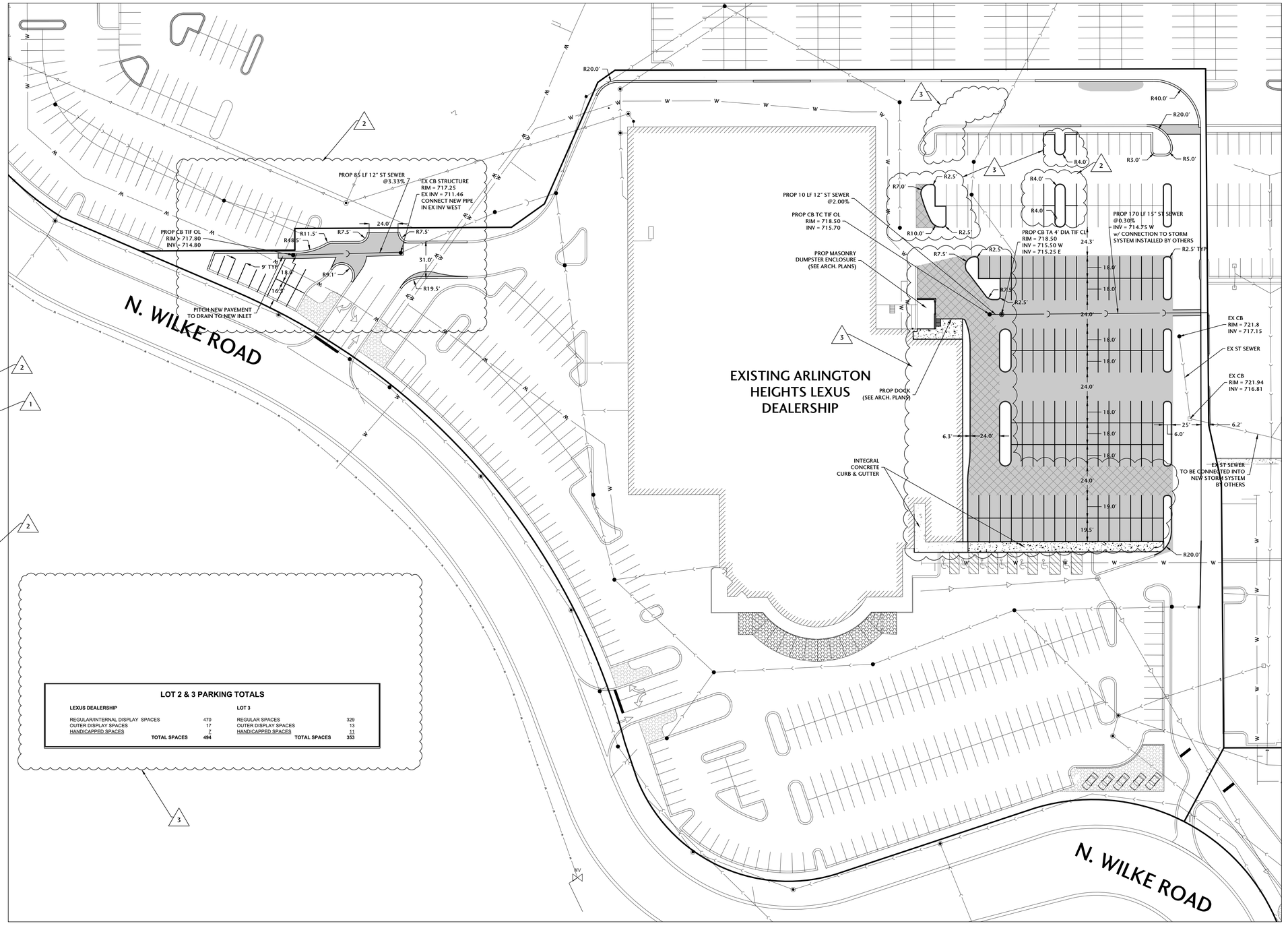
1. ALL SIGNING AND PAVEMENT MARKINGS SHALL MEET MUTCD STANDARDS.
2. PAVEMENT MARKINGS TO BE 4" WIDE PAINT UNLESS OTHERWISE NOTED.
3. ALL ACCESSIBLE PARKING SIGNS (R7-8) SHALL BE PLACED AT THE CENTER OR THE PARKING SPACE AND WITHIN 5' OF THE SPACE.
4. ALL DIMENSIONS ARE TO BACK OF CURB, EDGE OF PAVEMENT,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

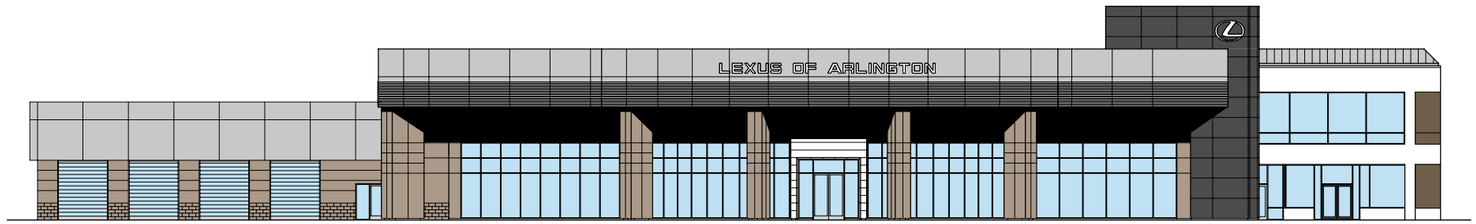
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LEXUS OF ARLINGTON


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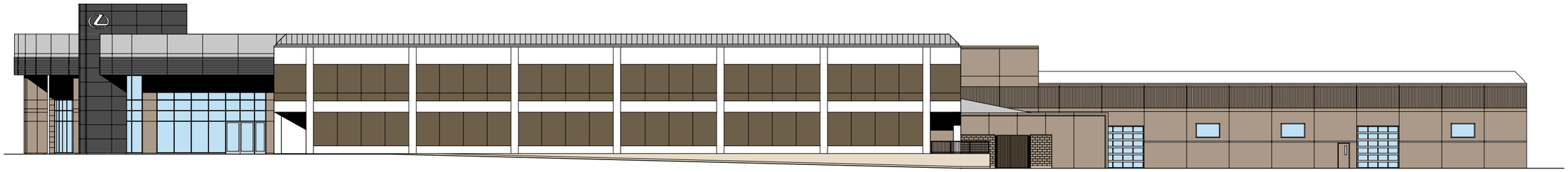

SERVICE
LEXUS OF ARLIN





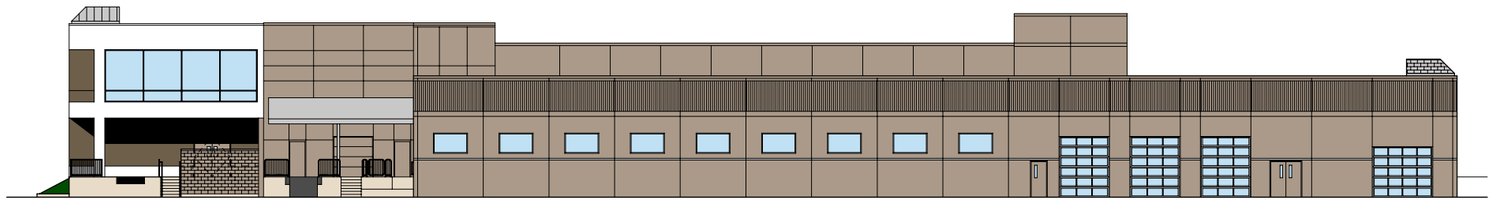
South Elevation

SCALE: 1" = 30'-0"



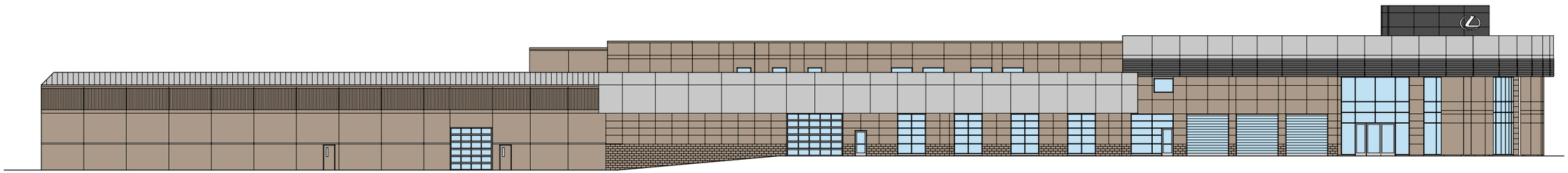
East Elevation

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

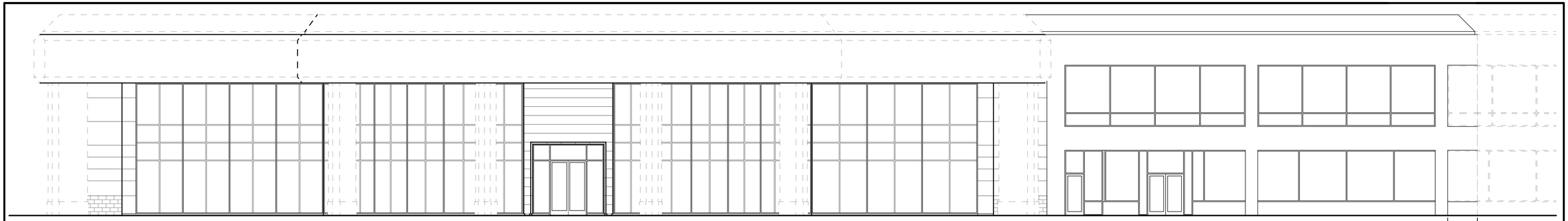
Reitan Architects, LLC.
1325 Wiley Road - Suite 166 - Schaumburg, Illinois 60173
PH. 847-519-1227 - FAX 847-519-0347
Assumed Name No. 184-004083

SHEET NAME
PREPOSED EXTERIOR ELEVATIONS COLOR

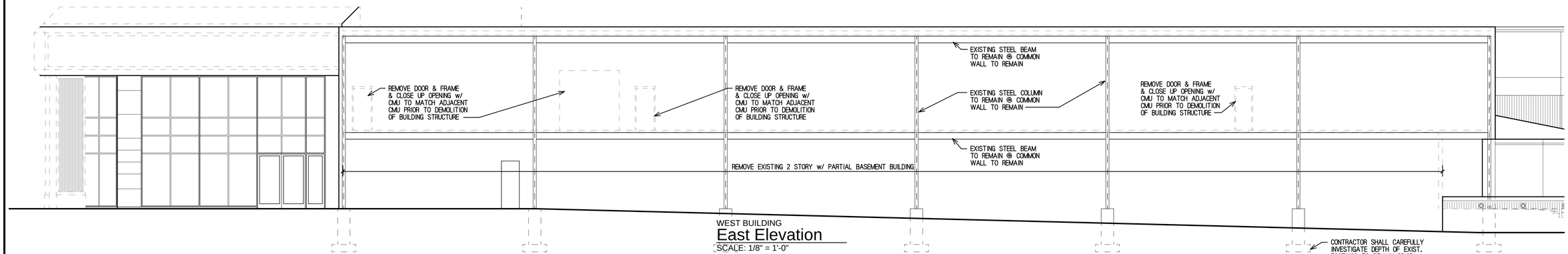
SHEET
SK1
OF 1

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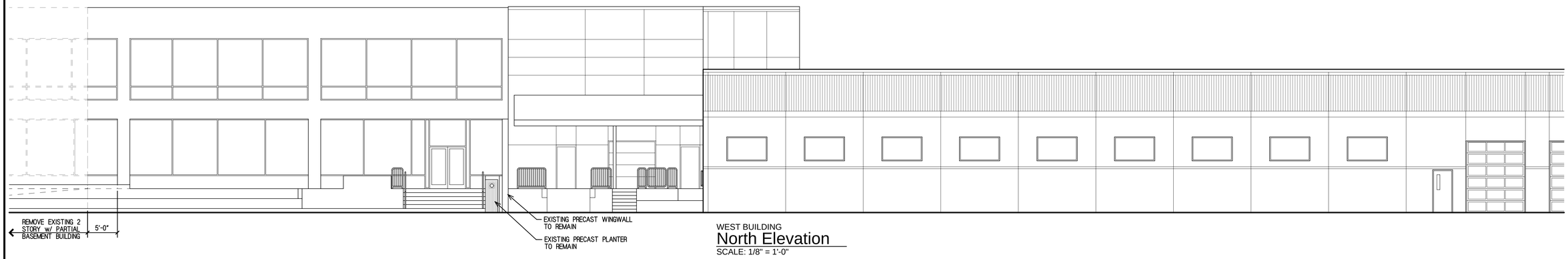
PROJECT NO.
2025



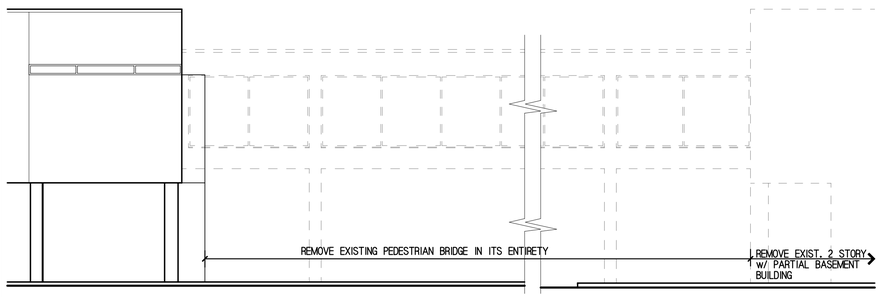
WEST BUILDING
South Elevation
SCALE: 1/8" = 1'-0"



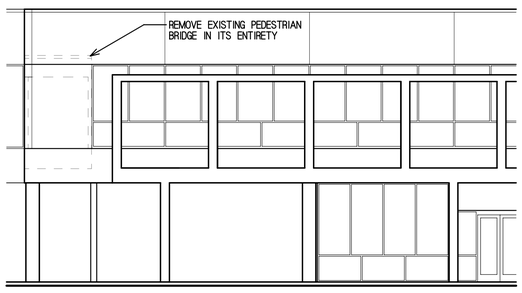
WEST BUILDING
East Elevation
SCALE: 1/8" = 1'-0"



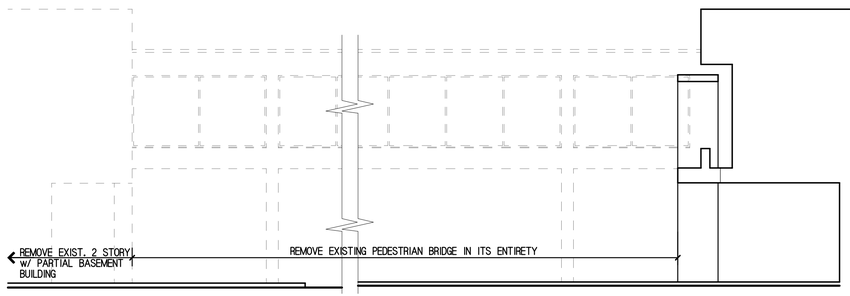
WEST BUILDING
North Elevation
SCALE: 1/8" = 1'-0"



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

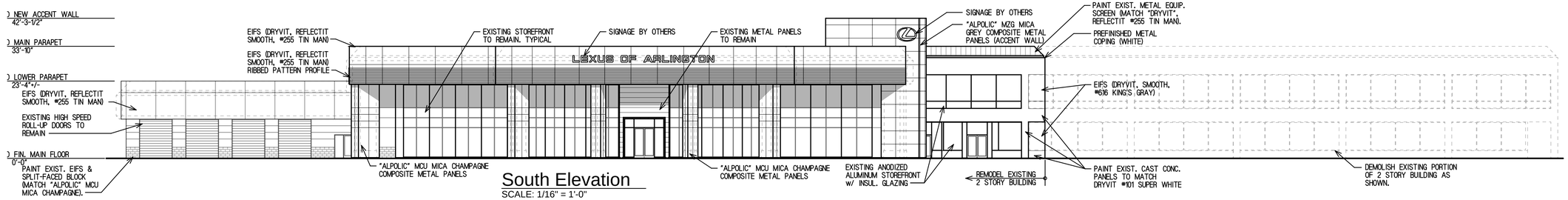
THIS IS TO CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF CONFORM TO LAWS AND ORDINANCES OF THE VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS

SHEET NAME
DEMOLITION ELEVATIONS

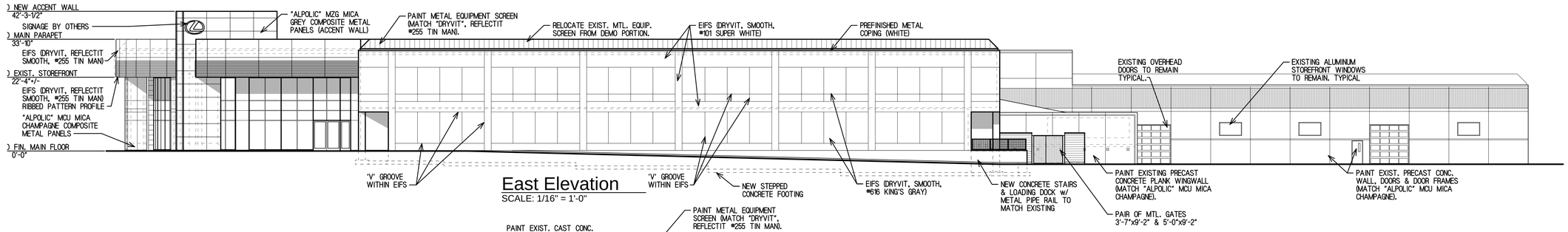
SHEET
D4
OF 4

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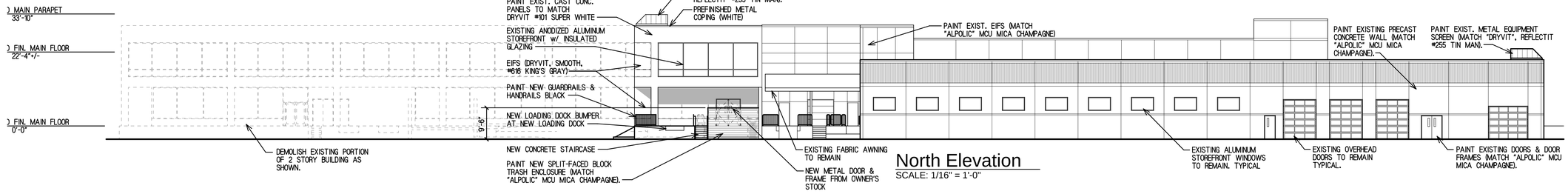
PROJECT NO.
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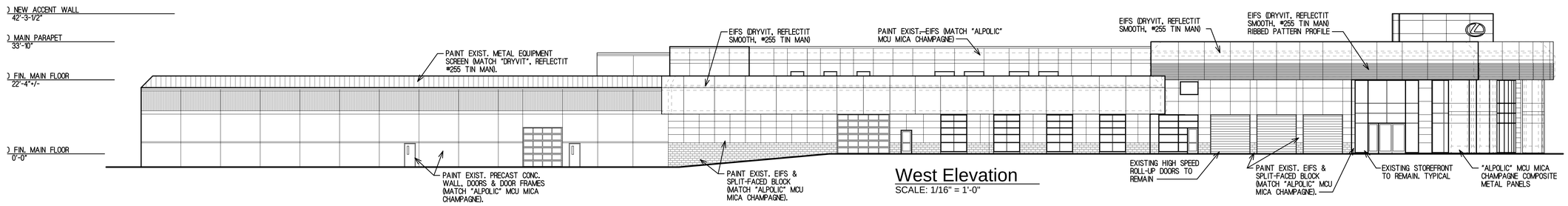
South Elevation
SCALE: 1/16" = 1'-0"



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

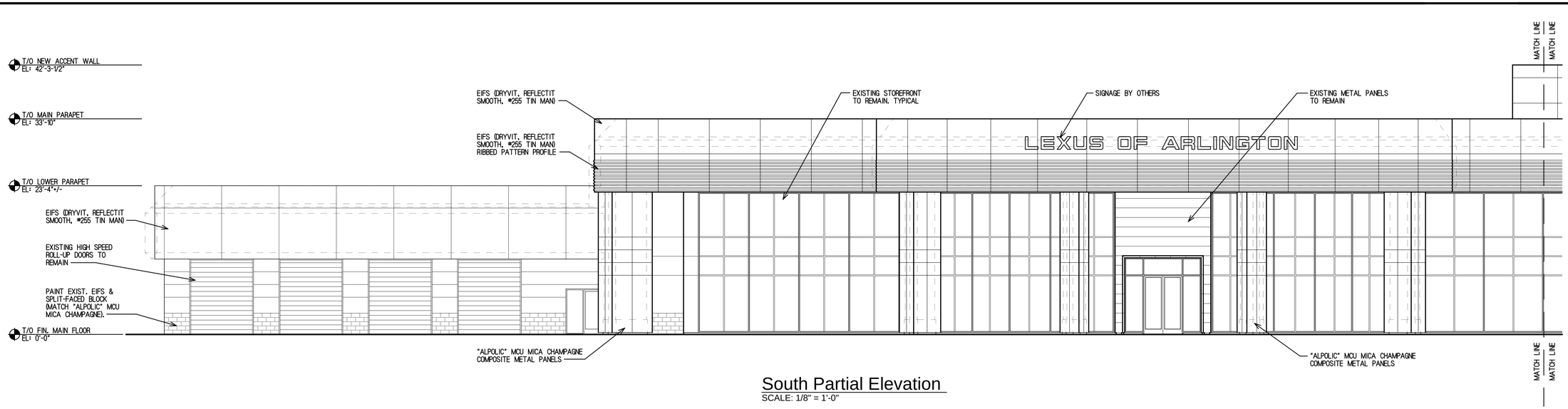
THIS IS TO CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF CONFORM TO LAWS AND ORDINANCES OF THE VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS

SHEET NAME
WEST BLDG. EXTERIOR ELEVATIONS

SHEET
A3
OF 11

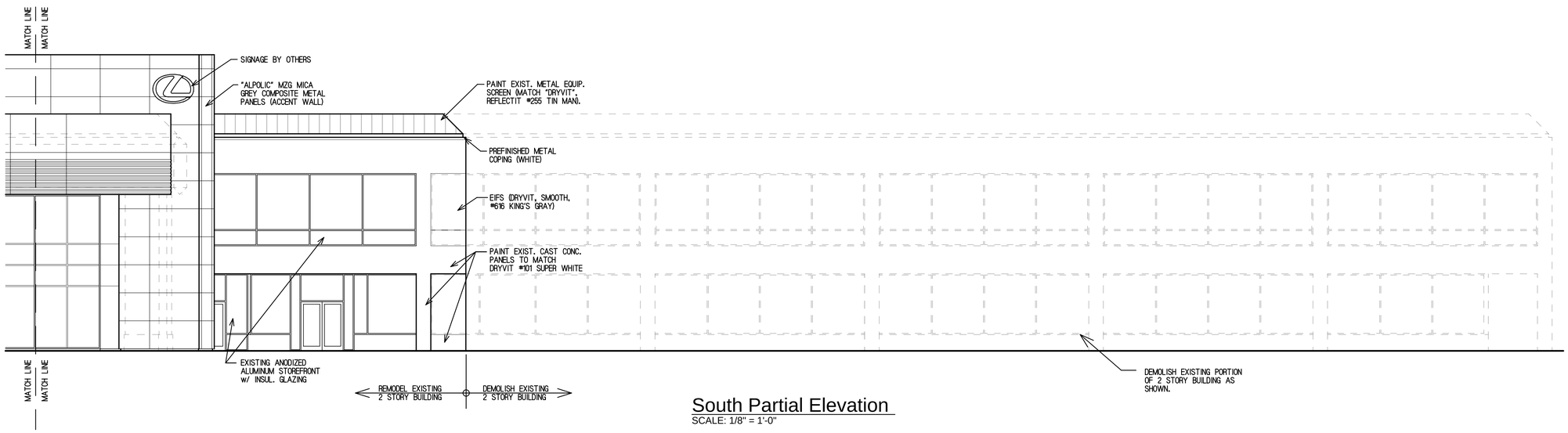
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PROJECT NO.
2025



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

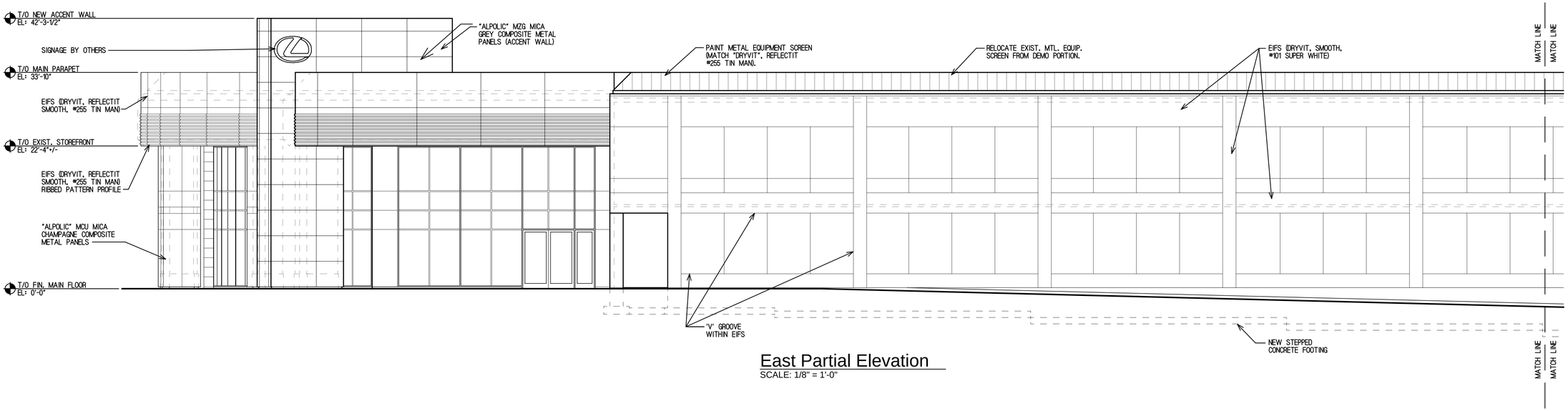
THIS IS TO CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF CONFORM TO LAWS AND ORDINANCES OF THE VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS.

SHEET NAME
WEST BUILDING SOUTH EXTERIOR ELEVATION

SHEET
A3a
OF 11

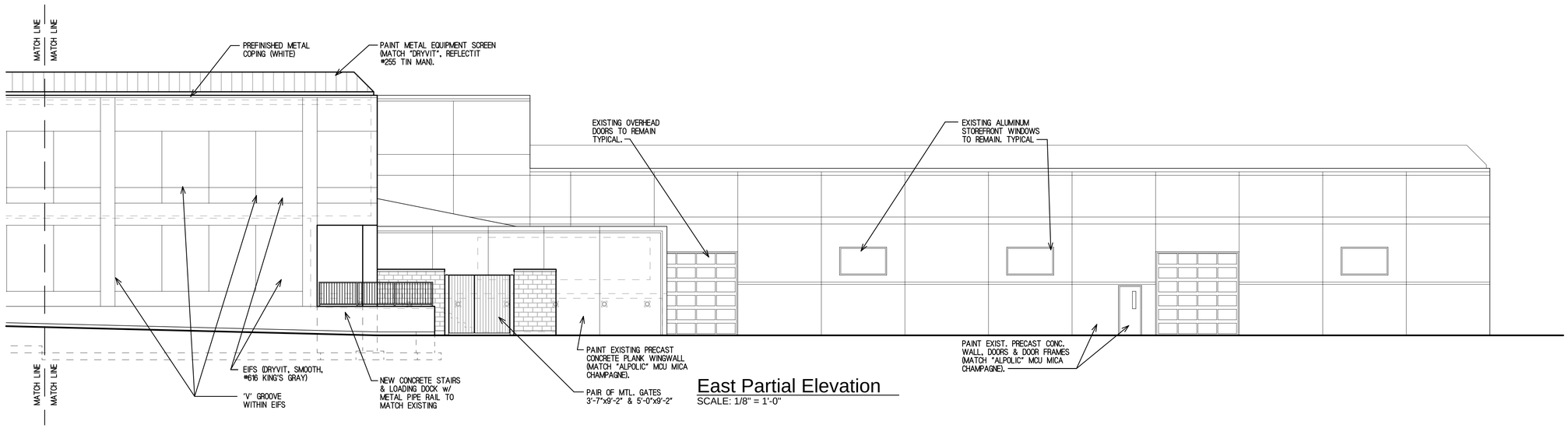
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PROJECT NO.
2025



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

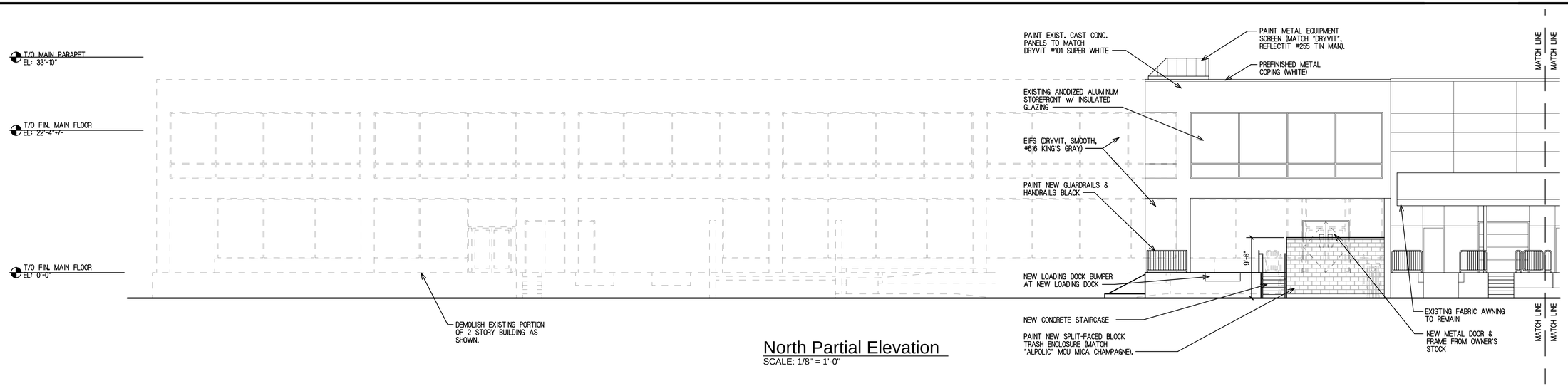
THIS IS TO CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF CONFORM TO LAWS AND ORDINANCES OF THE VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS.

SHEET NAME
WEST BUILDING EAST EXTERIOR ELEVATION

SHEET
A3b
OF 11

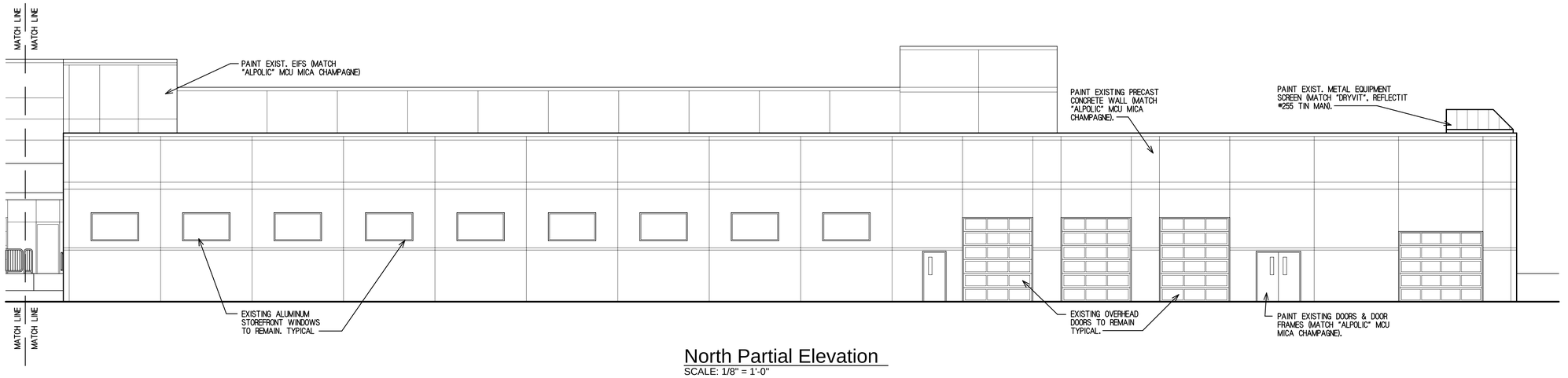
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PROJECT NO.
2025



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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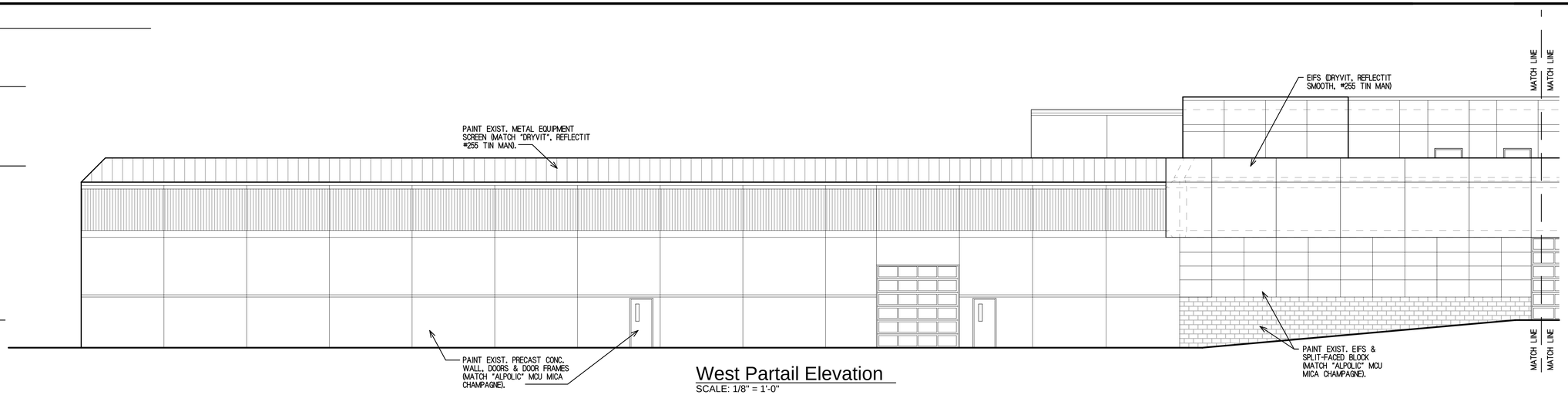
PROJECT NO.
2025

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

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

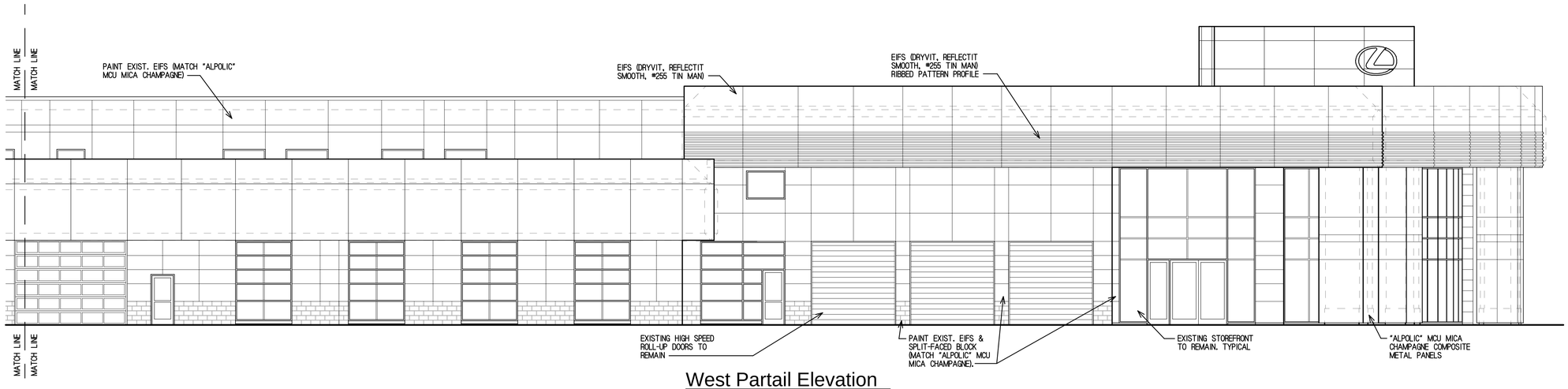
T/O FIN. MAIN FLOOR
EL: 22'-4"+/-

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 DIRECTION 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.

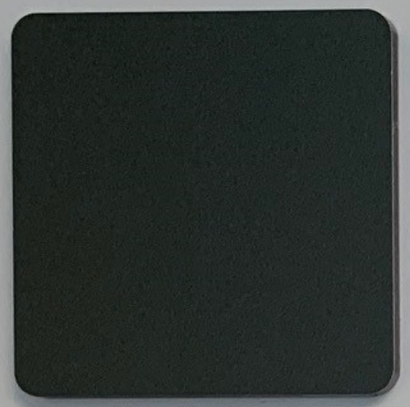
Sincerely,
Reitan Architects, LLC.



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



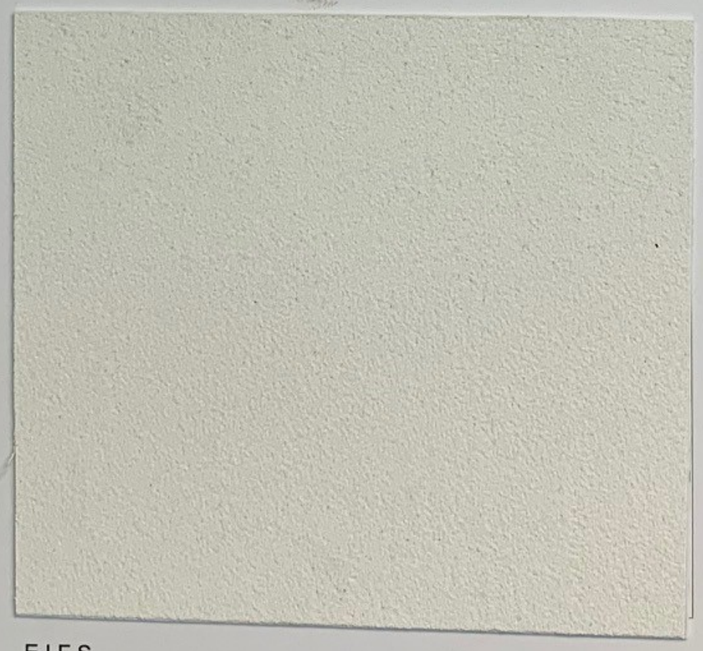
ALUMINUM COPING
LOCATION: TOP OF STORAGE BUILDING
BERRIDGE COLOR: WHITE



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

Design Commission
9/28/2021

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

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 evaluate the proposed architectural design for Chipotle located at 600 E. Rand Road. This recommendation is subject to compliance with the plans received 9/14/21, material list received 7/31/21, material samples received 8/30/21, 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. Additional design development is recommended to add more architectural interest to the design. Consider incorporating a continuous wrapping storefront feature as seen on the example project in Plano,Texas. A continuous canopy shade feature could also be considered as an additional design feature.

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

Exhibits

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

PROJECT INFORMATION:		**PETITION INFORMATION:**	
Project Name:	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

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.

Architectural Design:
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.

Signage:
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.

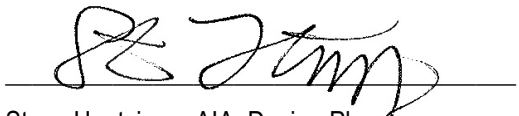
Mechanical Equipment Screening:
The proposed building has two rooftop mechanical units, which are required to be fully screened from public view. The building design includes a continuous parapet wall which is an ideal way to screen the rooftop equipment. Utility meters on the west wall will be screened 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 **evaluate** the proposed architectural design for Chipotle located at 600 E. Rand Road. This recommendation is subject to compliance with the plans received 9/14/21, material list received 7/31/21, material samples received 8/30/21, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

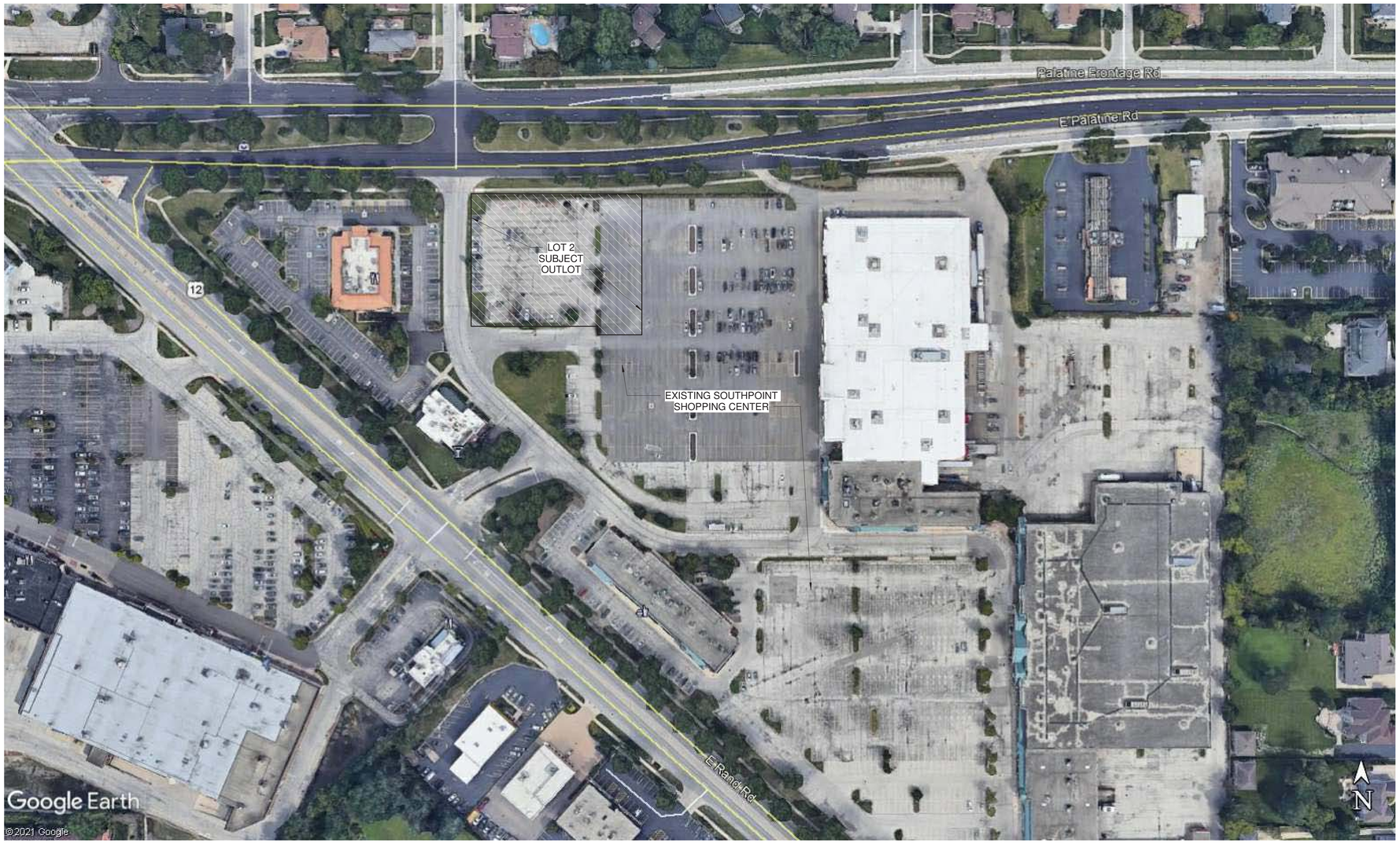
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September 21, 2021

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

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



EXISTING CONDITIONS AERIAL

A SOOSOCIATES
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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
	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

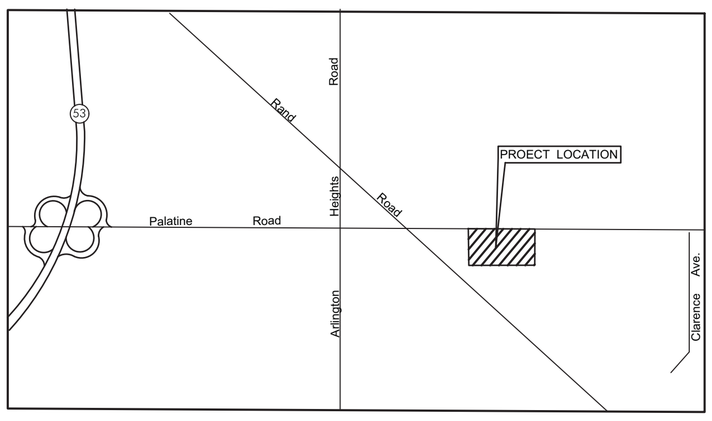
A-01

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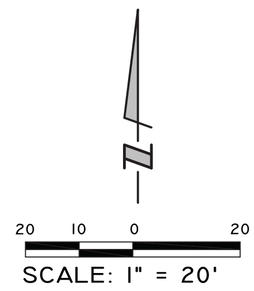
ALTA/NSPS LAND TITLE SURVEY

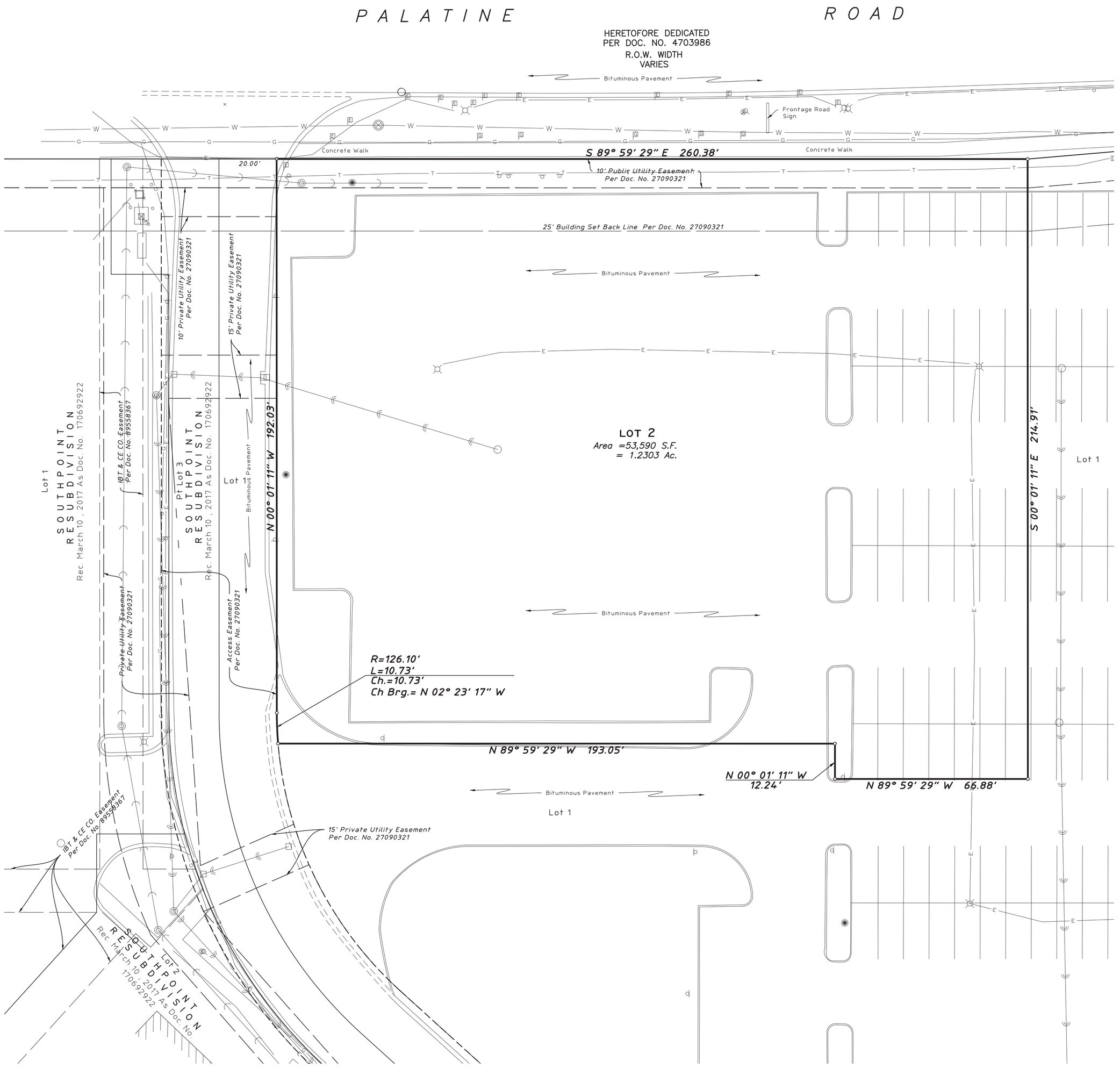
OF

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





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

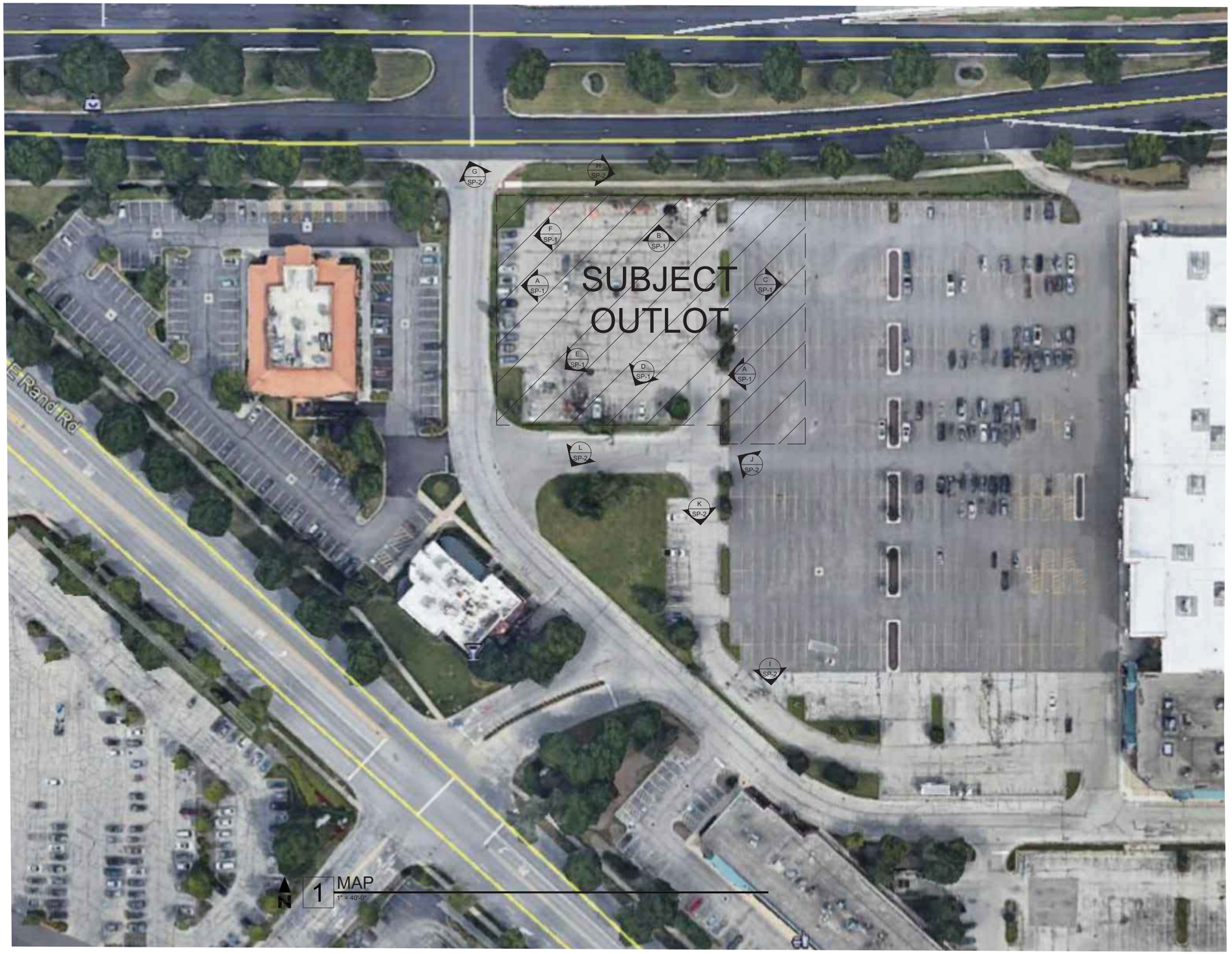
By: _____
Illinois Professional Land Surveyor No. 3695

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

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

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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



1 MAP
1" = 40'-0"

ASOOSOCIATES
Soos & Associates, Inc.
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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
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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ARLINGTON HEIGHTS, IL 60004

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	PLAN COMMISSION & DESIGN COMMISSION	2021-08-10
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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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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

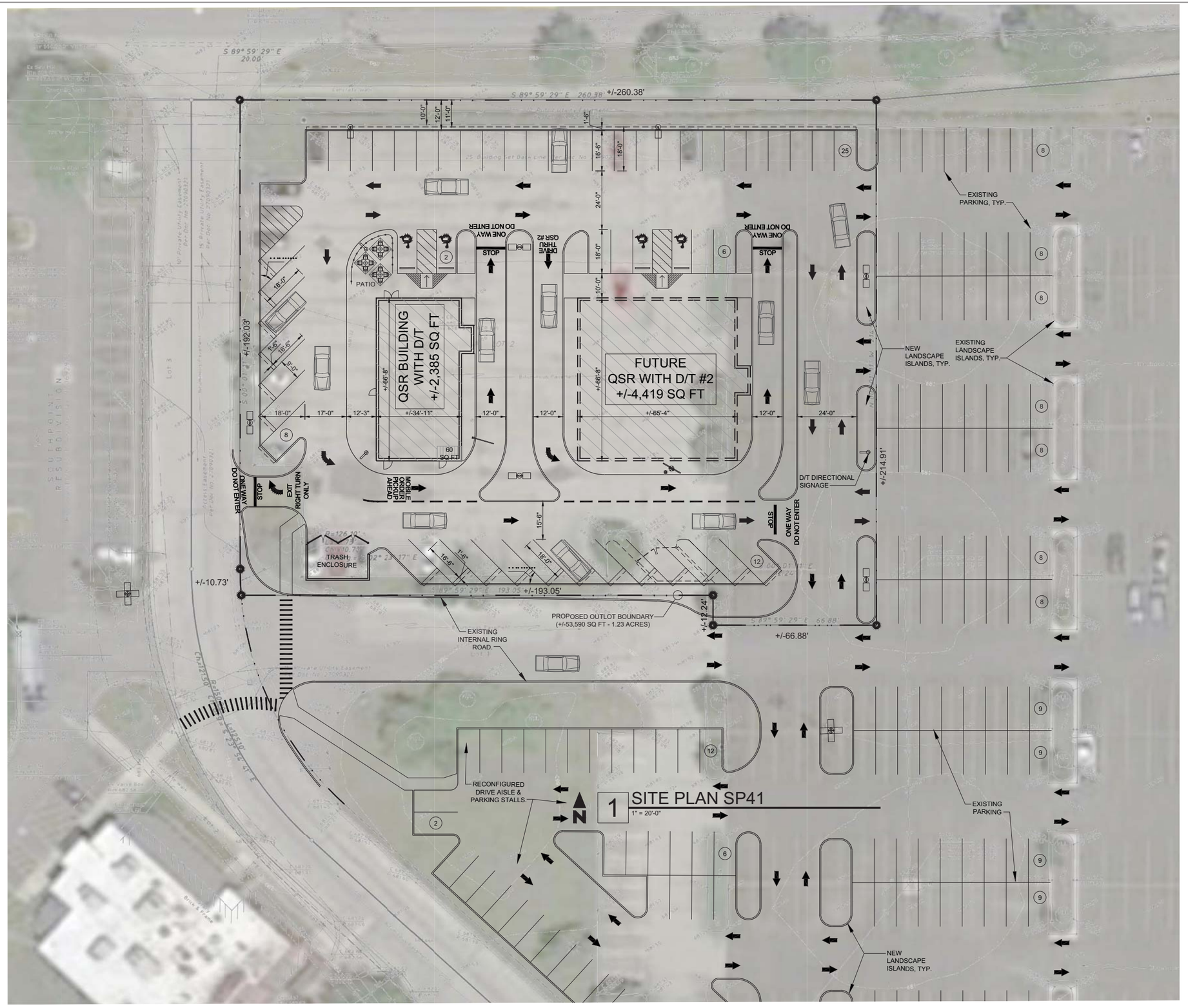
Date	FERUARY 25, 2016
Job Number	21-047 MJ
Drawn	SOOS
Checked	SOOS
Approved	SOOS

Title

SITE PHOTOGRAPHS

Sheet

SP-2



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Northfield, IL 60093

MJK SOUTHPOINT SHOPPING CENTER - OUTLOT DEVELOPMENT

600 EAST 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

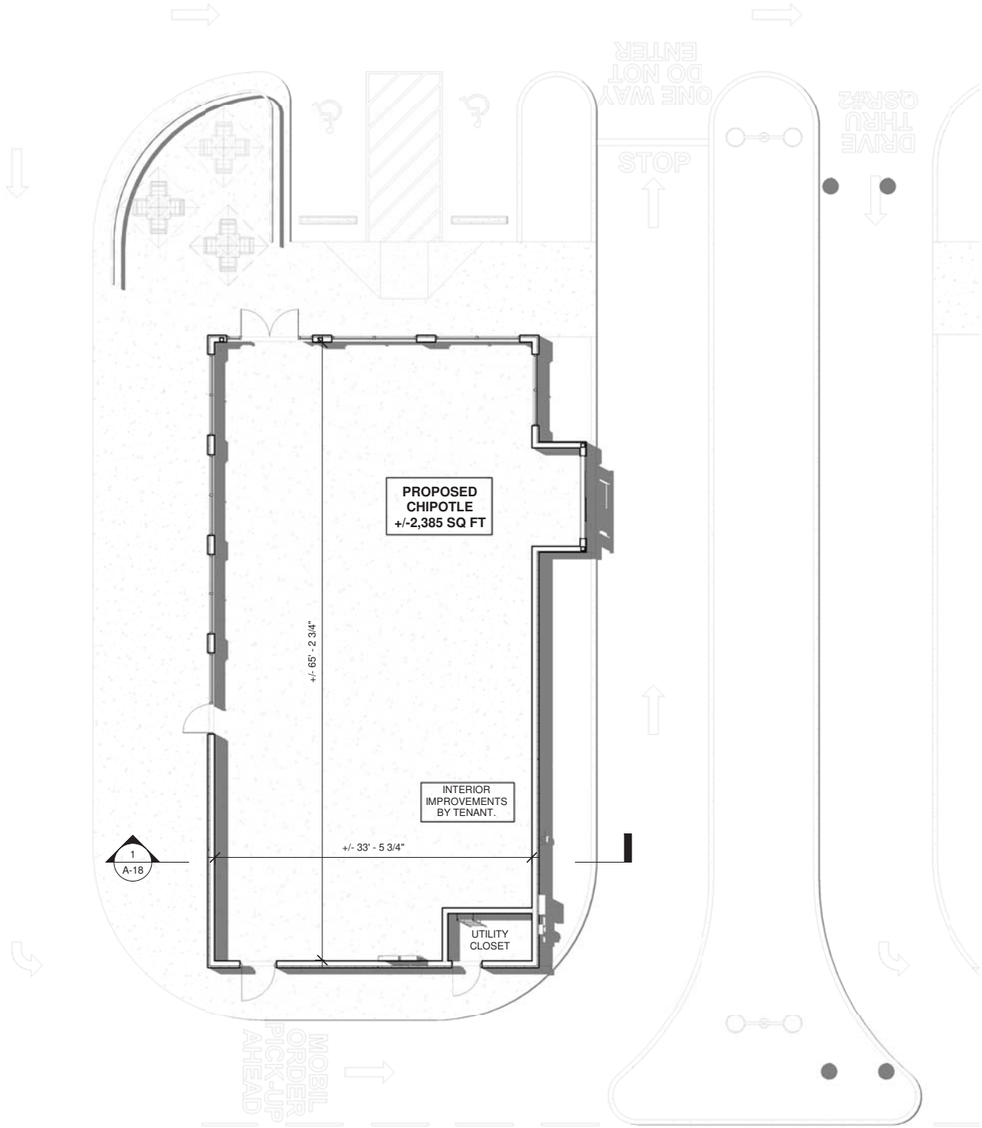
Date	FERUARY 25, 2016
Job Number	21-047 MJ
Drawn	SOOS
Checked	SOOS
Approved	SOOS

Title

SITE PLAN DETAIL

Sheet

A-06



1 PROPOSED FLOOR PLAN

1/8" = 1'-0"

A SOOSOCIATES
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Phone: 847 821 7667 Fax: 847 821 8570

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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

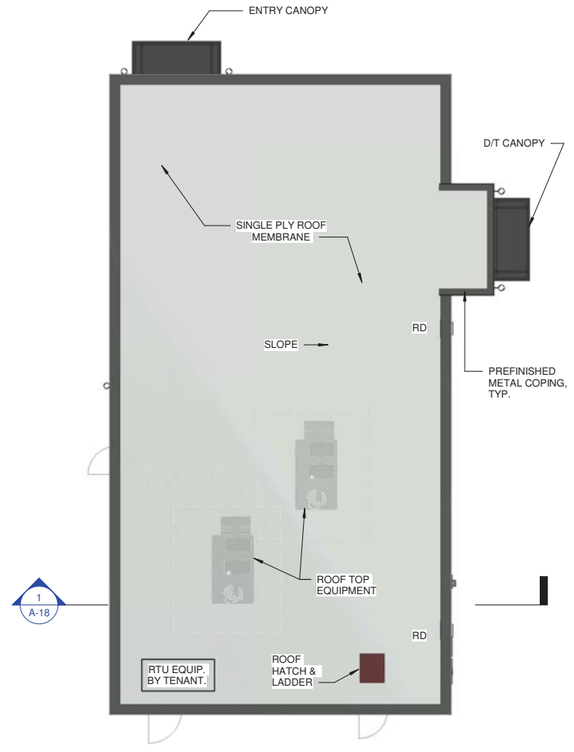
TITLE

FLOOR PLAN

SHEET

A-15

9/14/2021 6:11:46 PM C:\Users\ovivacqua\Documents\MJK_Southpoint--Chipotle_CENTRAL2021_ovivacqua@soosarchitects.com.rvt



1 PROPOSED ROOF PLAN
1/8" = 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

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

	PLAN COMMISSION & DESIGN COMMISSION	2021-08-10
	PLAN COMMISSION & DESIGN COMMISSION	2021-07-29

NO.	ISSUE	DATE

SEAL

ZONING

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

TITLE

ROOF PLAN

SHEET

A-19

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CHIPOTLE - VIEW FROM NORTHWEST



CHIPOTLE - VIEW FROM NORTHEAST

A SOOSOCIATES
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CHECKED	Checker
APPROVED	Approver

TITLE

EXTERIOR PERSPECTIVES

SHEET

A-20

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CHIPOTLE - VIEW FROM SOUTEAST



CHIPOTLE - VIEW FROM SOUTHWEST

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600 E. RAND ROAD
ARLINGTON HEIGHTS, IL 60004

PROJECT

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	PLAN COMMISSION & DESIGN COMMISSION	2021-07-29

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APPROVED	Approver

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EXTERIOR PERSPECTIVES

SHEET

A-21

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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
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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
*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 SOUTH (REAR) ELEVATION
1/4" = 1'-0"



2 EAST (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

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

	BUILDING UPDATES	2021-09-14
	PLAN COMMISSION & DESIGN COMMISSION	2021-08-10
	PLAN COMMISSION & DESIGN COMMISSION	2021-07-29

NO.	ISSUE	DATE

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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Architecture
105 Schelter Road, Lincolnshire, Illinois 60069
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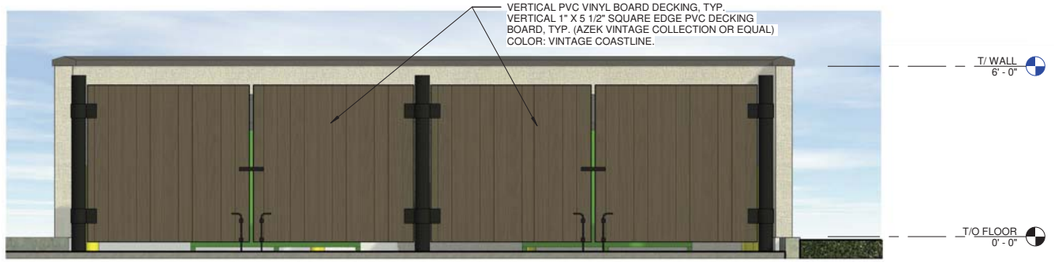
ZONING

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APPROVED	Approver

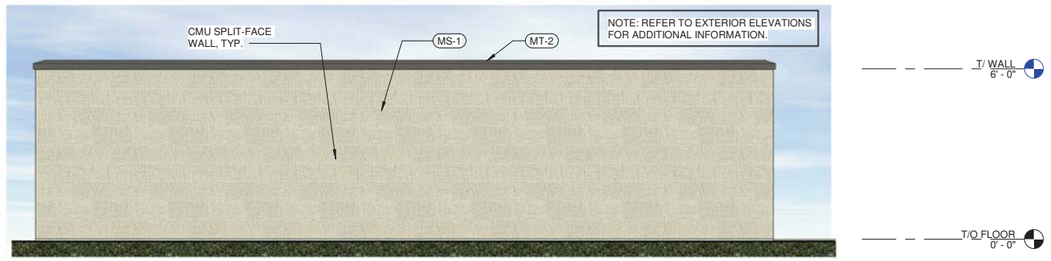
TITLE
BUILDING SECTION

SHEET
A-18

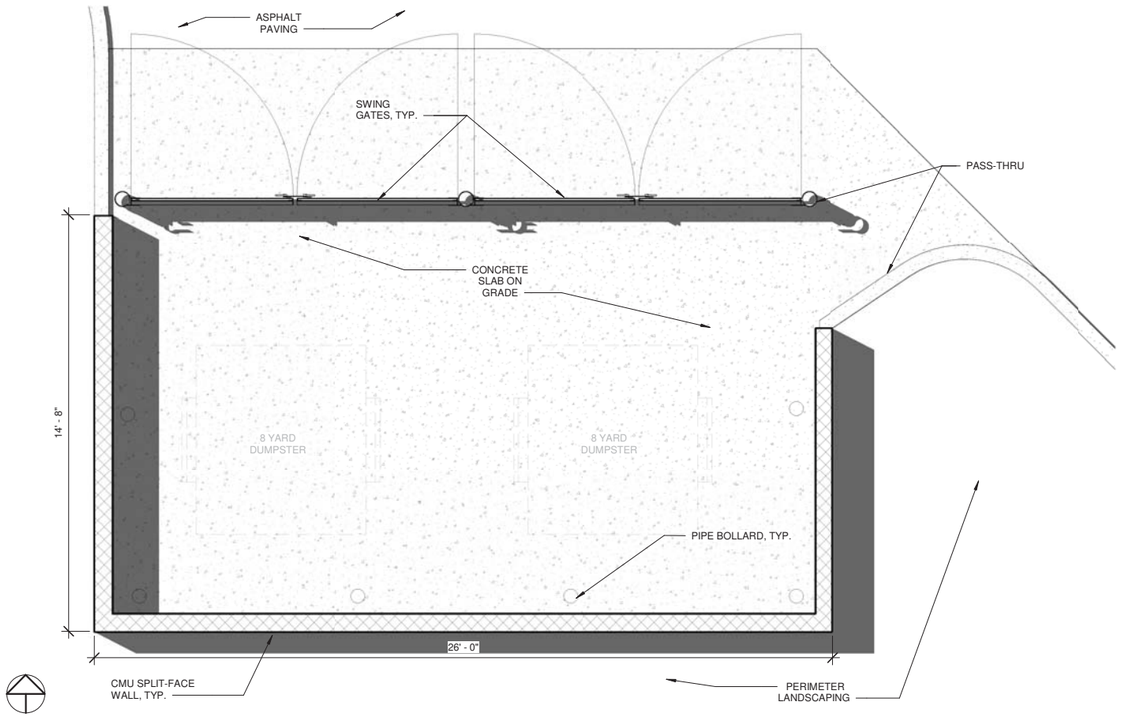
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1 PROPOSED T/E NORTH
3/8" = 1'-0"



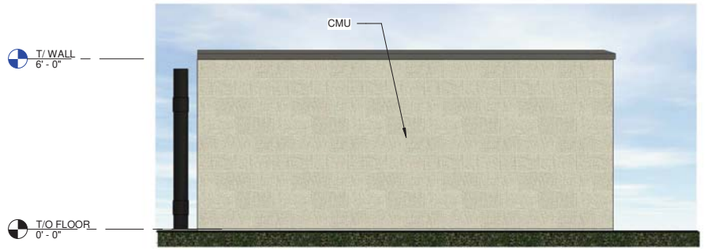
2 PROPOSED T/E SOUTH
3/8" = 1'-0"



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



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



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

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

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MJK SOUTHPOINT SHOPPING CENTER - OUTLOT DEVELOPMENT
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	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
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

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Lincolnshire, Illinois 60069
Phone 847 821 7667
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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



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Architecture

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ASOOSOCIATES

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



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ASOOSOCIATES

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



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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





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Architecture

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ASOOSOCIATES

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)



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Architecture

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

ASOOSOCIATES

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

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Lincolnshire, Illinois 60069
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Fax 847 821 8570

ASOOSOCIATES

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



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Architecture

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Lincolnshire, Illinois 60069
Phone 847 821 7667
Fax 847 821 8570

ASOOSOCIATES

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)



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Architecture

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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



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Fax 847 821 8570

Design Commission
9/28/2021

Item: Cortlands Garage - 1 N Vail Ave - CBD Commercial / Preliminary Review

Department: Planning & Community Development

Preliminary review of an outdoor dining patio enclosure addition to an existing restaurant.

ATTACHMENTS:

Description	**Type**
Exhibits	Exhibits

CANOPY CONTRACTOR

THATCHER OAKS AWNINGS

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

PROPOSED EXTERIOR CANOPY FOR:

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

LOCATION MAP

Pin: 03-29-341-013



EXISTING BUILDING PROPOSED CANOPY LOCATION



LOCATION OF PROPOSED NORTH AWNING / CANOPY

STATEMENT OF COMPLIANCE

LaPage Architects, Ltd.
Architects ▪ Interior Planners

December 8, 2020

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

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

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

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

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

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

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

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

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

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

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

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

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

Sincerely,

Ronald LaPage AIA, ALA
IL Licensed Architect
License #01-9836 Expires 11/30/22

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GENERAL NOTES

1. CONTRACTOR TO CONFIRM MOUNTING HEIGHT.
2. BOTTOM OF CANOPY TO BE A MINIMUM OF 7'-0" ABOVE EXISTING PAVED WALKWAY AT LOWEST PART OF AWNING.
3. DRAINAGE FROM AWNING WILL NOT INTERFERE WITH PEDESTRIAN SIDEWALK TRAFFIC.
4. BRACING IS DESIGNED TO OVERCOME UPLIFT AND TURNING FORCES. MINIMUM VALUE 130 MPH
5. DESIGN VALUE: TENSILE STRENGTH = 100,000 PSI
6. WIND LOAD VALUE: 130 MPH
7. SNOW LOAD MINIMUM = 40 P.S.F.
8. ROOF DEAD LOAD MINIMUM = 20 P.S.F.
9. CANOPY WIND PRESSURE (UPLIFT) MINIMUM = 40 P.S.F.

ARCHITECT OF RECORD CERTIFICATION

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

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

DATE: December 9, 2020

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

Drawing
CERTIFICATION & PROJECT INFORMATION

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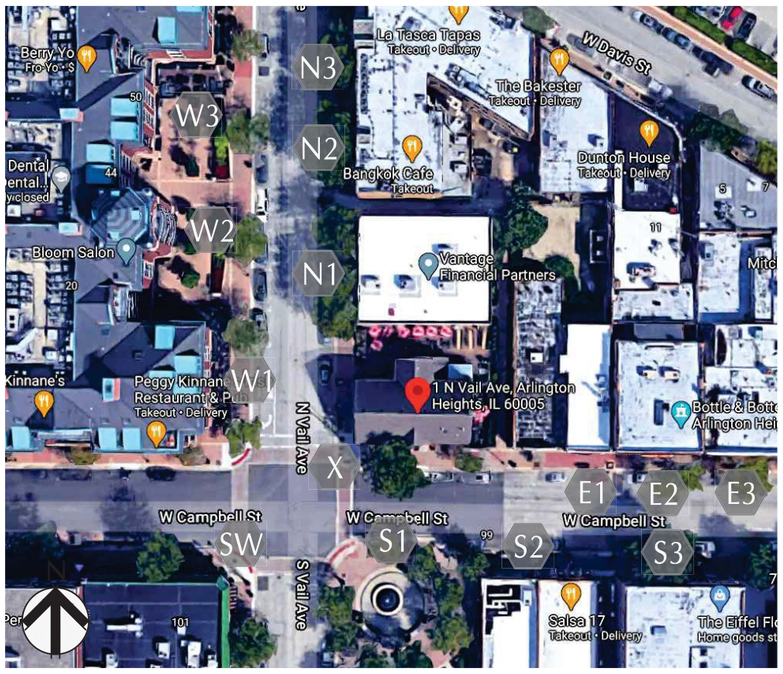








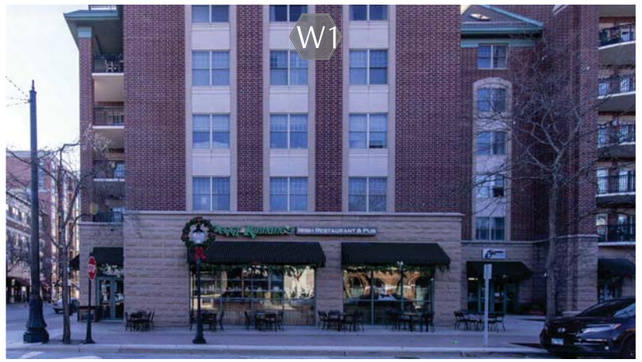














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Drawing
LOCATION MAP W/ COLOR PHOTOGRAPHS OF ADJACENT PROPERTIES

Sheet
A1
2 of 11



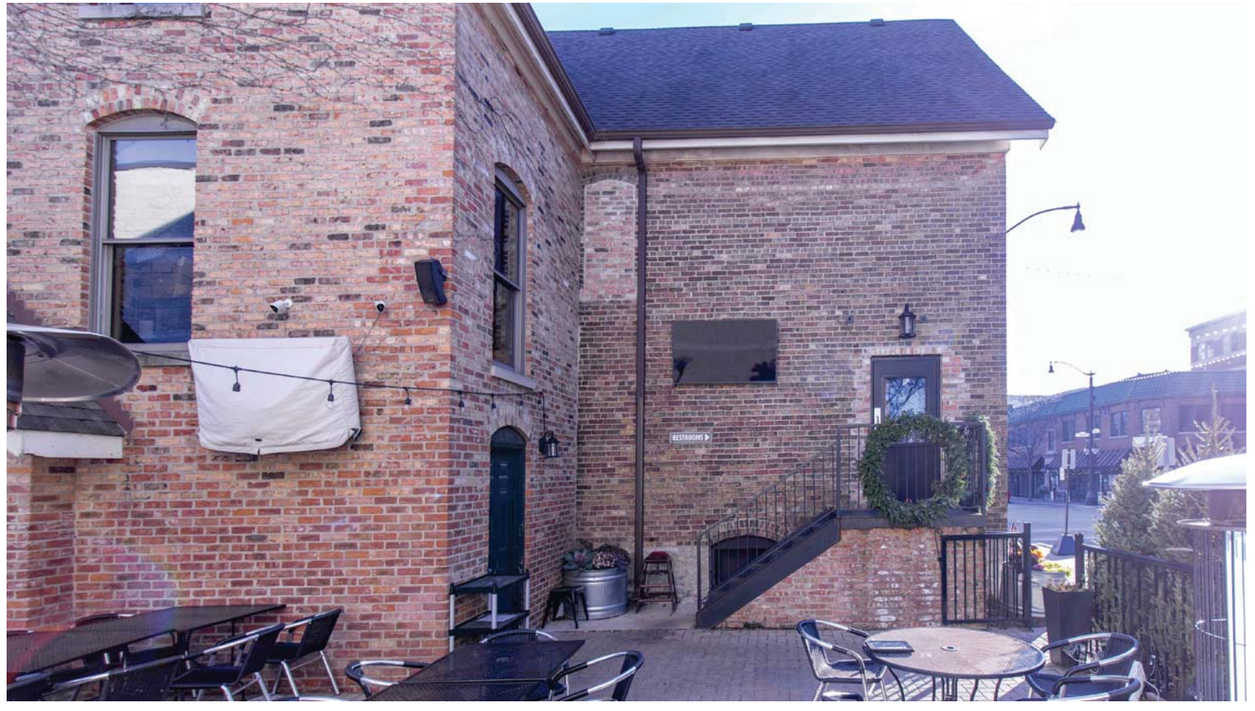
EXISTING FRONT OF BUILDING



EXISTING REAR OF BUILDING - CANOPY LOCATION



REAR PATIO - CANOPY LOCATION
SHOWING ADJACENT BUILDING



EXISTING REAR OF BUILDING - CANOPY LOCATION

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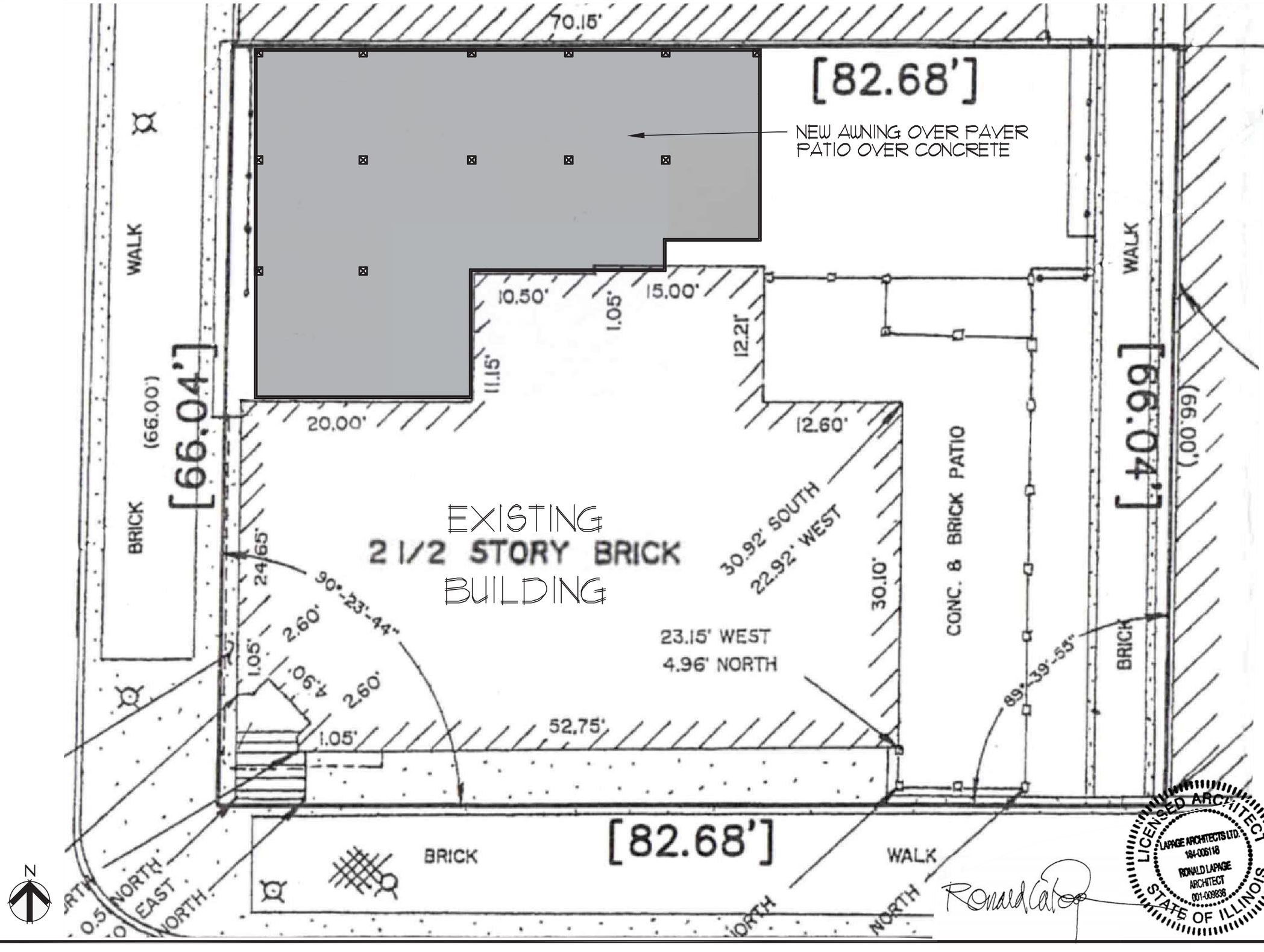
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Proposed Canopy / Awning for:
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1 N Vail Ave,
Arlington Heights, IL 60005

Drawing
PHOTOGRAPHS OF PROPOSED LOCATION OF CANOPY

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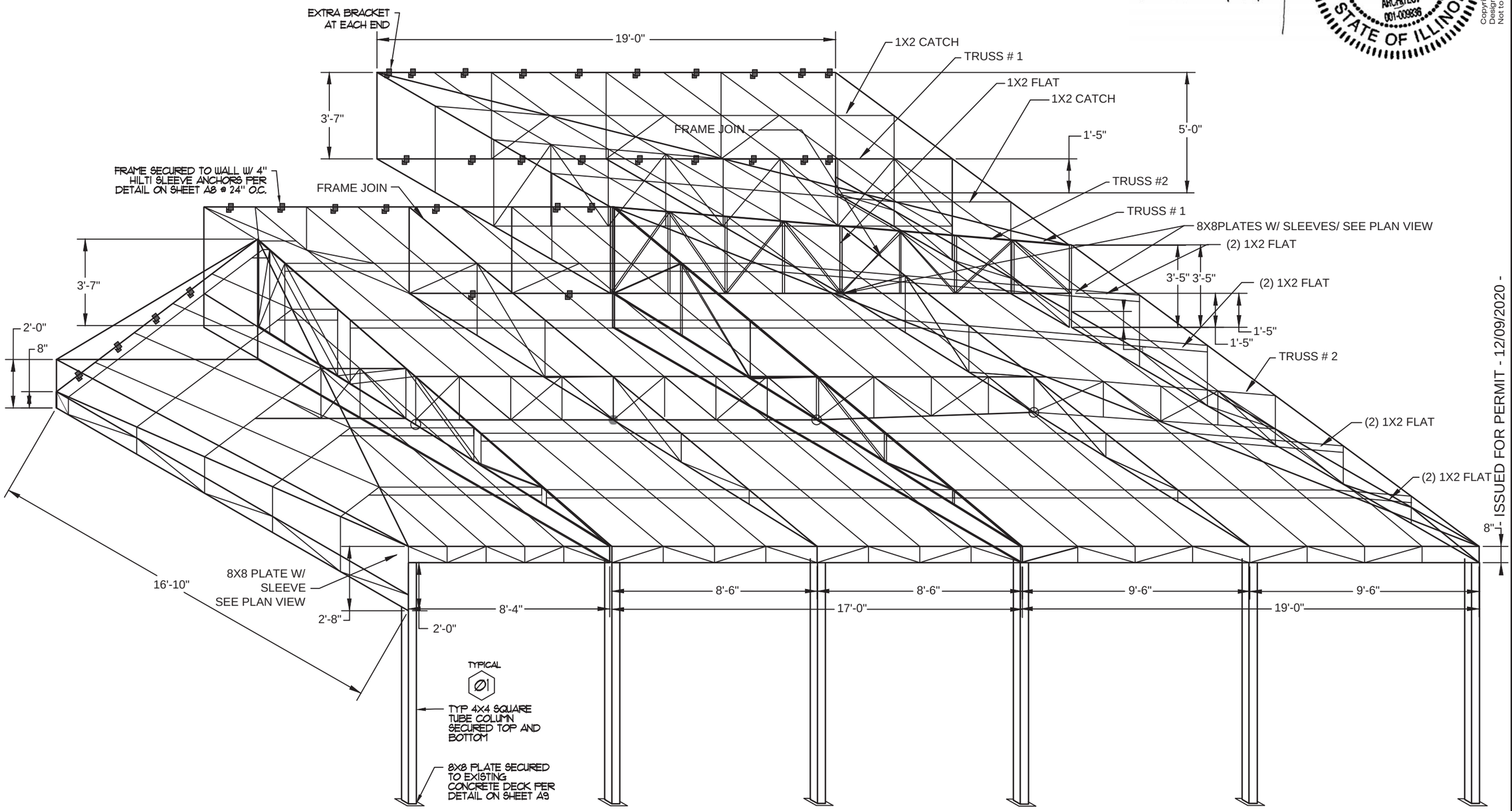
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Drawing
SITE PLAN W/ PROPOSED LOCATION OF CANOPY

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PROPOSED CANOPY ISOMETRIC

SCALE: NO SCALE

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Drawing
CANOPY FLOOR PLAN

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EXISTING ADJACENT BUILDING - NO CHANGE

EXISTING WALK

44'-4"

9'-6" "E" | 9'-6" "D" | 8'-6" "C" | 8'-6" "B" | 8'-4" "A"

30'-8"

9'-8"

9'-8"

11'-2"

16'-10"

2'-8"

11'-0" | 8'-4"

2'-0" TYP.

"F" 19'-0"

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

EXISTING PAVER PATIO TO REMAIN. EXISTING DRAINAGE OF PATIO PAVERS IS NOT CHANGED BY INSTALLATION OF FABRIC ENCLOSURE

EXISTING ROOF GABLE AT HEIGHT OF PROPOSED AWNING. AWNING TO WRAP AROUND EAVES PER OWNER'S SPECIFICATIONS.

EXISTING BUILDING
NO CHANGE
EXISTING INTERIOR OF BUILDING

EXISTING THREE-WYTHE BRICK WALL TO REMAIN

EXISTING THREE-WYTHE BRICK WALL TO REMAIN. CONTRACTOR TO VERIFY EXISTING BRICK WALL THICKNESS.

N

PROPOSED CANOPY KEY PLAN

SCALE: 3/16" = 1'-0"
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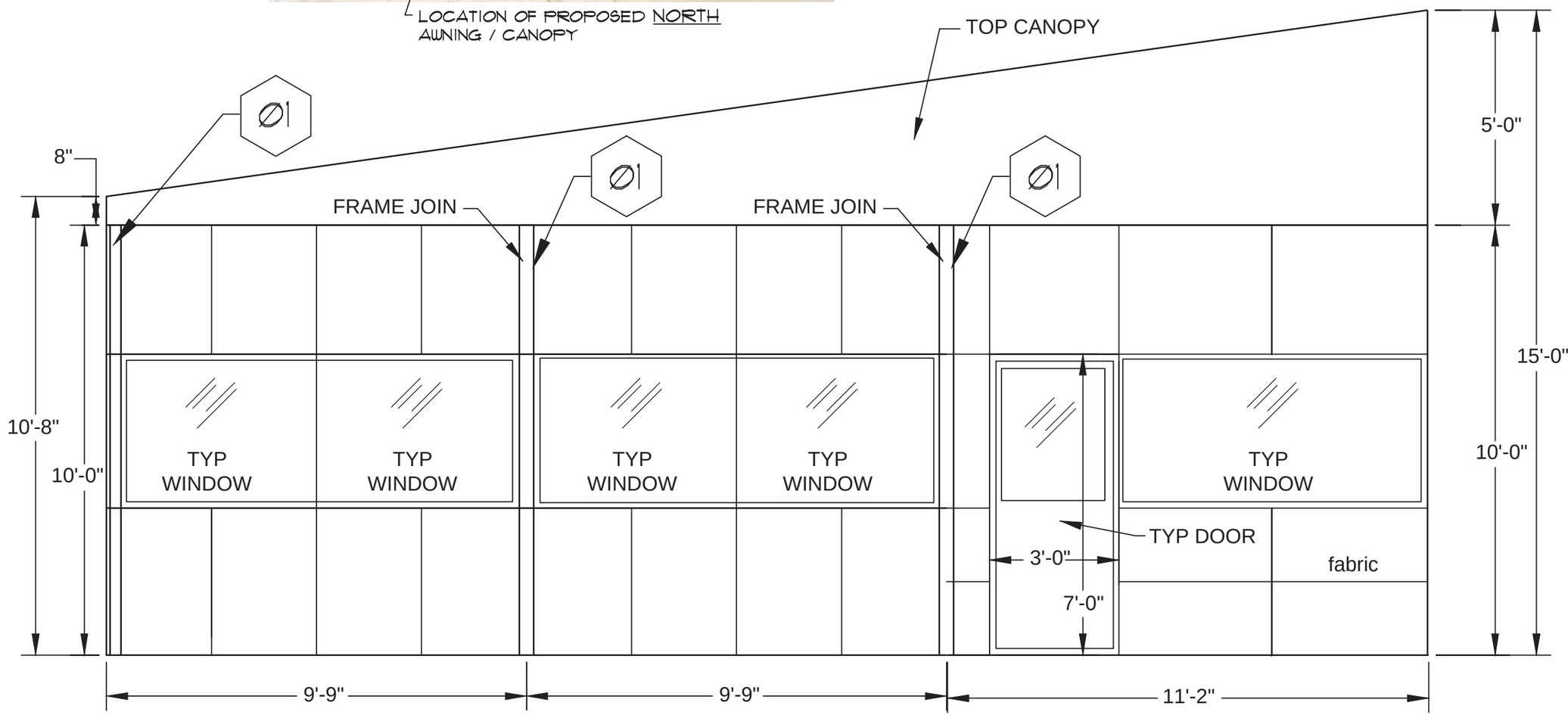
Proposed Canopy / Awning for:
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1 N Vail Ave,
Arlington Heights, IL 60005

Drawing
CANOPY FLOOR PLAN

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LOCATION OF PROPOSED NORTH AWNING / CANOPY



PROPOSED WEST ELEVATION

SCALE: 3/8" = 1'-0"
RELY ON PRINTED DIMENSIONS ONLY - DO NOT SCALE

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

Ronald LaPage

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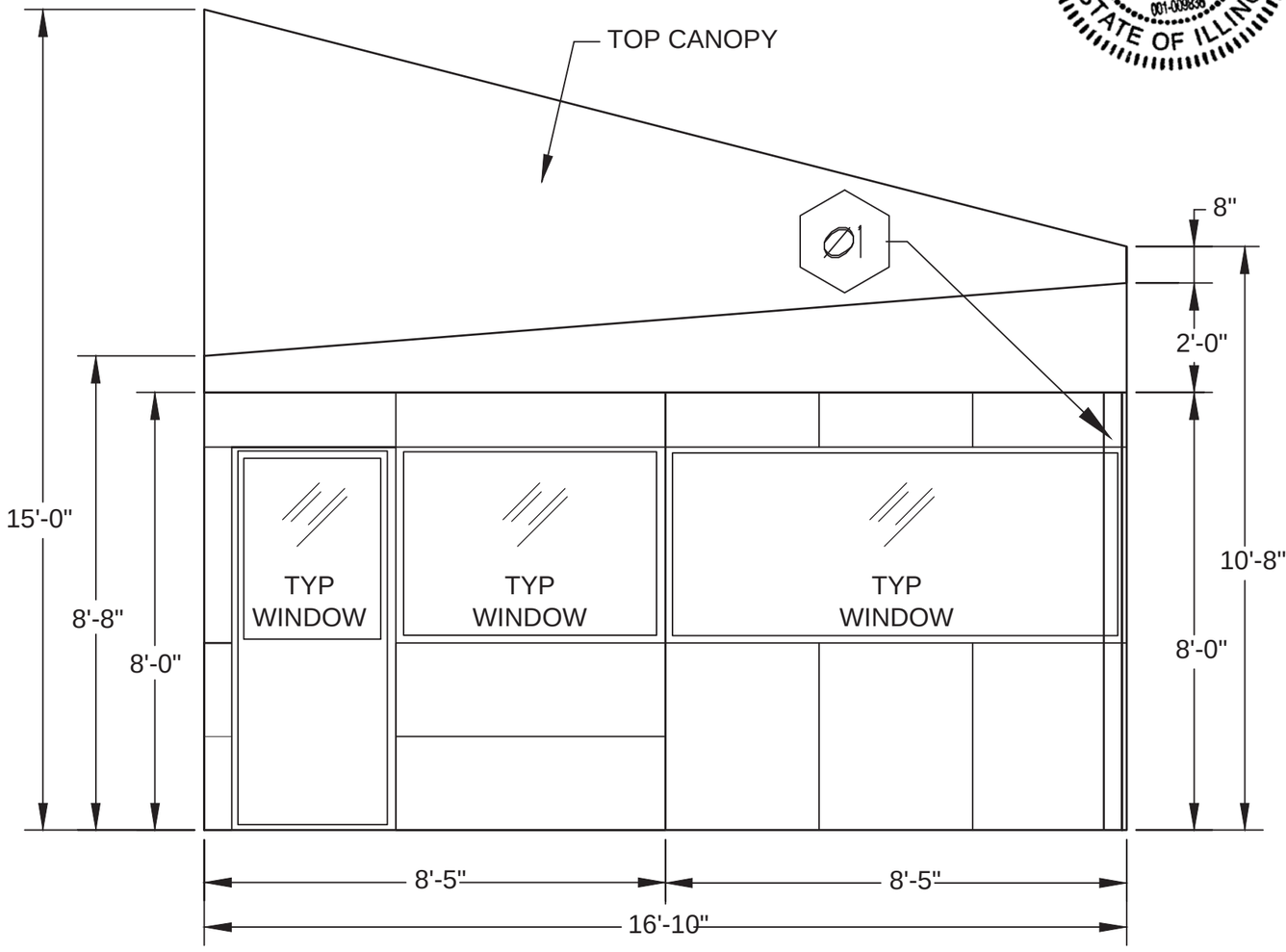
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Proposed Canopy / Awning for:
Cortland's Garage Tavern & Grill
1 N Vail Ave,
Arlington Heights, IL 60005

Drawing
WEST ELEVATION OF PROPOSED CANOPY

Sheet
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PROPOSED EAST ELEVATION

SCALE: 3/8" = 1'-0"
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Ø1 = TYPICAL 4X4 SQUARE TUBE COLUMN TOTAL (13)

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Proposed Canopy / Awning for:
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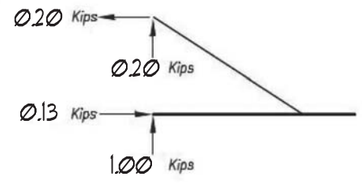
Drawing
EAST ELEVATION OF PROPOSED CANOPY

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8 of 11

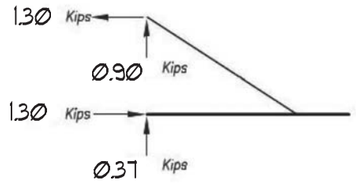


LOCATION OF PROPOSED NORTH AWNING / CANOPY

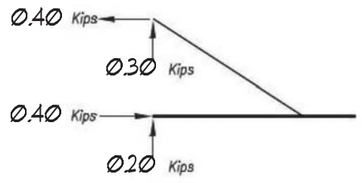
- **Dead Load**



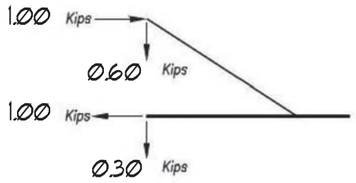
- **Snow Load**



- **Wind Load (Downward)**



- **Wind Load (Uplift)**



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

TYPICAL CANOPY LOADS

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

ALUMINUM SPECIFICATION





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

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



TYPICAL FABRIC CONNECTION DETAIL

NO SCALE
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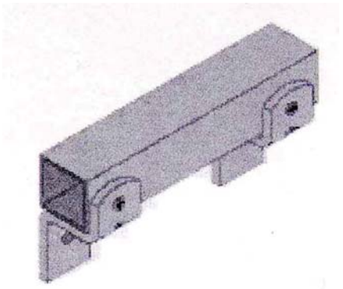
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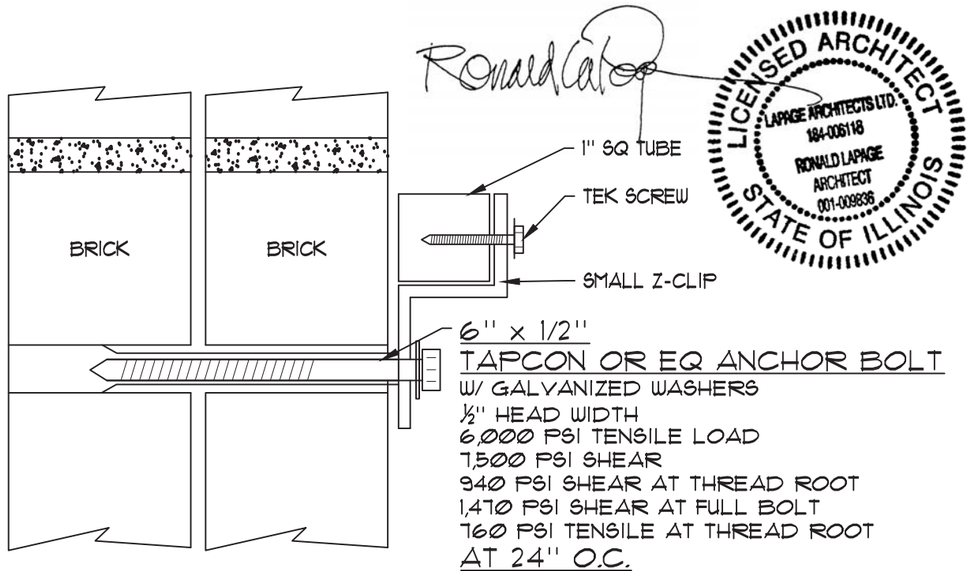
Drawing
LOAD REQUIREMENTS, FABRIC & TUBE DETAILS

Sheet
A8
9 of 11

AWNING NOTES:

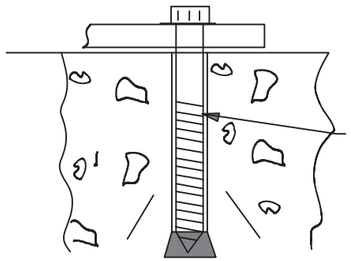
- CONTRACTOR TO CONFIRM EXISTING STRUCTURE AND CONTACT ARCHITECT IF ANY EXISTING CONDITIONS ARE DIFFERENT FROM WHAT IS IN THESE PLANS.
- WALL AND PROJECTION BARS SHALL BE 2" SQ. ALUMINUM @ 48" O.C. WITH STANDARD MILL FINISH SILVER.
- RAFTER SPACING IS TO BE APPROX. 24" O.C.
- BACK BAR SPACING @ 48" O.C.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

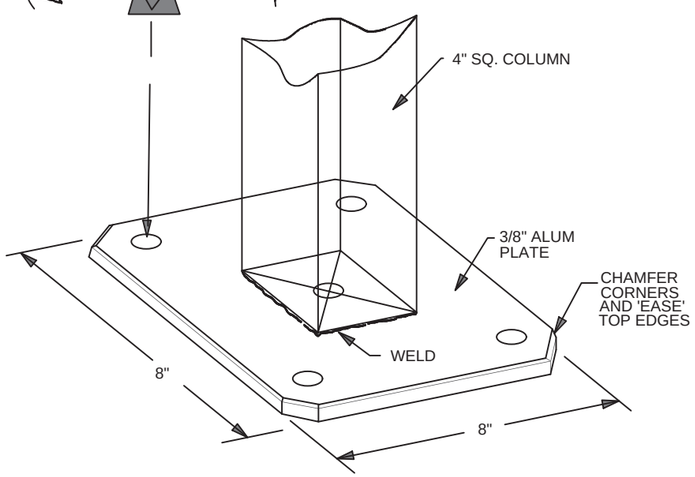




MOUNTING DETAIL

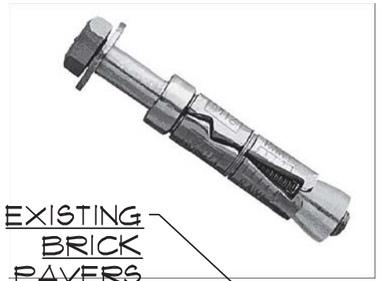
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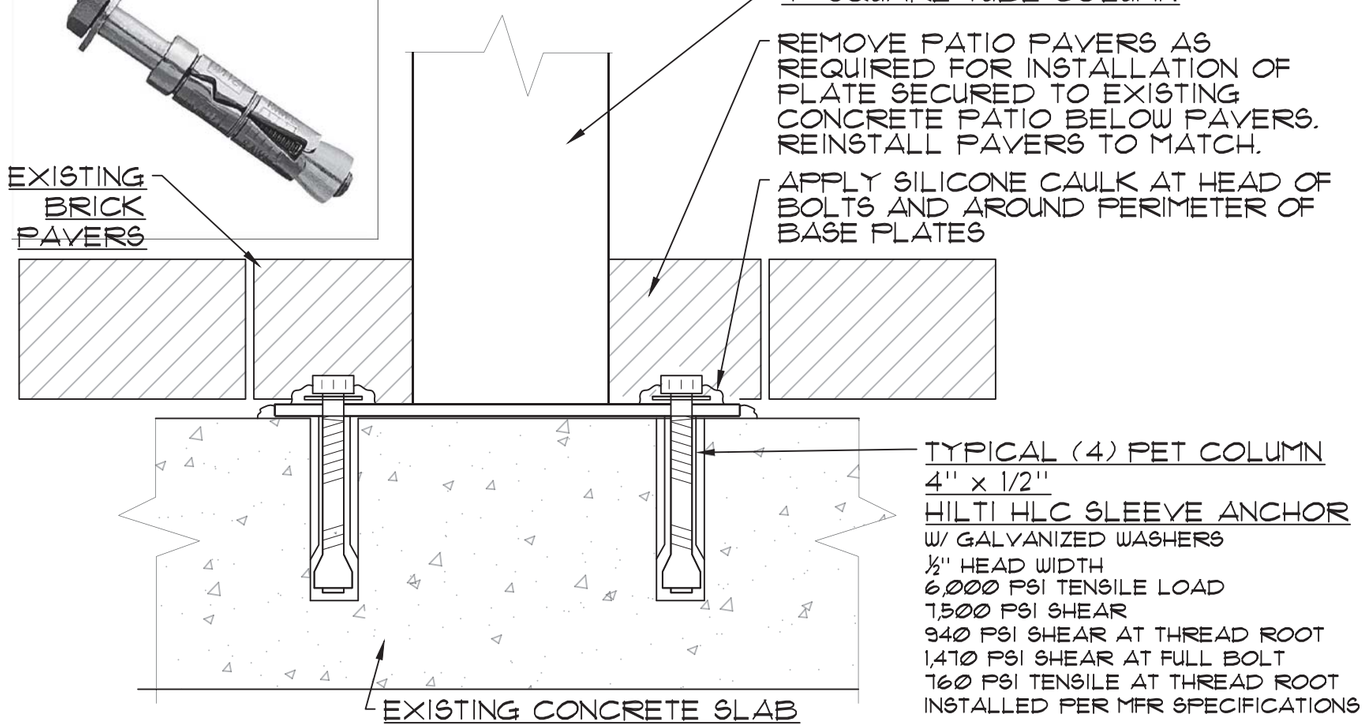




PROPOSED COLUMN CONNECTION TO CONCRETE WALK DETAIL

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- ISSUED FOR PERMIT - 12/09/2020 -

Project #	20060
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Proposed Canopy / Awning for:
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1 N Vail Ave,
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Drawing
MOUNTING AND POST AND BASE DETAILS

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PRODUCT DESCRIPTION

Hilti HLC Sleeve Anchors are mechanical expansion anchors consisting of an externally threaded stud with an expanding sleeve for use in concrete and hollow and solid masonry base materials.

Product Features

- Stud bolt type anchor design allows easy through-type fastenings and setting in bottomless hole.
- Pre-assembled anchor allows easy/fast installation.
- Anchor size is same as drill bit size allowing easy installation.
- Variety of head styles, lengths/sizes allow versatile application/use.
- Comprehensive testing to provide performance data in block, masonry/concrete base materials.
- Bulged mid-section with round and diamond shaped openings help prevent anchor from spinning in the hole or dropping out when being set overhead.

Guide Specifications

Expansion Anchor Expansion anchors shall be stud or flush sleeve type and zinc plated in accordance with ASTM B633, Type II or stainless steel in accordance with AISI grade 304. Anchors shall be Hilti sleeve anchors as supplied by Hilti.

Installation Install sleeve anchors in holes drilled with Hilti carbide tipped drill bits. Install anchors in accordance with manufacturer's recommendations.

MATERIAL SPECIFICATIONS

Carbon steel sleeves and spacers are manufactured from cold rolled steel

Carbon steel anchors are zinc plated to minimum 5 µm thickness in accordance with ASTM B633, Type II

Stainless steel anchor material (stud, sleeve, nuts and washers) meet the requirements for AISI 304 stainless steel

TECHNICAL DATA

Sleeve Anchor Specification Table

Details		Anchor Size	in.	1/4	5/16	3/8	1/2	5/8	3/4
			(mm)	(6.4)	(7.9)	(9.5)	(12.7)	(15.9)	(19.1)
d	Thread diameter		in.	3/16	1/4	5/16	3/8	1/2	5/8
d_{bit}	Bit diameter[1]		in.	1/4	5/16	3/8	1/2	5/8	3/4
h_{min}	minimum depth of embedment		in.	1	1	1-1/4	1-1/2	2	2
			(mm)	(25)	(25)	(32)	(38)	(51)	(51)
h_o	Minimum Hole depth		in.	1-3/8	1-3/8	1-3/4	2-1/8	2-5/8	2-5/8
			(mm)	(35)	(35)	(45)	(54)	(67)	(67)
T_{inst}	Installation torque	HLC-HX, FPH, AC, RS, RC	ft-lb	2.2	5	10	15	60	90
			(Nm)	(3)	(6.8)	(13.6)	(20)	(81.4)	(122.1)
		HLC-H	ft-lb	-	12	18	35	-	-
			(Nm)		(16)	(24.4)	(47.4)		

1 Hilti carbide tipped drill bits

Combined Shear and Tension Loading

$$\left(\frac{N_d}{N_{rec}}\right)^{5/3} + \left(\frac{V_d}{V_{rec}}\right)^{5/3} \leq 1.0 \quad \text{(Ref. Section 3.1.8.3)}$$

TECHNICAL DATA

Carbon Steel Sleeve Anchor Allowable Loads in Concrete[1,2]

Sleeve Anchor Size in. (mm)		Bolt Diameter in. (mm)		Embedment Depth in. (mm)		2000 psi (13.8 MPa) Tension lb (kN)		2000 psi (13.8 MPa) Shear lb (kN)		4000 psi (27.6 MPa) Tension lb (kN)		4000 psi (27.6 MPa) Shear lb (kN)		6000 psi (41.4 MPa) Tension lb (kN)		6000 psi (41.4 MPa) Shear lb (kN)	
1/4[3]	(6.4)	3/16	(4.8)	1	(25)	225	(1.0)	305	(1.4)	250	(1.1)	305	(1.4)	250	(1.1)	305	(1.4)
5/16	(7.9)	1/4	(6.4)	1	(25)	350	(1.5)	560	(2.5)	450	(2.0)	560	(2.5)	500	(2.2)	560	(2.5)
3/8[3]	(9.5)	5/16	(7.9)	1-1/4	(32)	450	(2.0)	870	(3.9)	565	(2.5)	870	(3.9)	700	(3.1)	890	(4.4)
1/2	(12.7)	3/8	(9.5)	1-1/2	(38)	675	(3.0)	1250	(5.6)	925	(4.1)	1325	(5.9)	1100	(4.9)	1325	(5.9)
5/8	(15.9)	1/2	(12.7)	2	(51)	1035	(4.6)	1750	(7.8)	1500	(6.7)	2295	(10.2)	1950	(8.7)	2295	(10.2)
3/4	(19.1)	5/8	(15.9)	2	(51)	1125	(5.0)	1750	(7.8)	1500	(6.7)	3000	(13.3)	1950	(8.7)	3010	(13.4)

1 Based on a safety factor of 4.0.
2 Refer to KWIK Bolt 3 data, in Section 3.3.6.4, for spacing and edge distance guidelines in Concrete.
3 For 1/4" and 3/8" flat phillips and round head anchors, shear values should be reduced by 57% due to the potential of the shear acting through the hollow portion of the head.

Stainless Steel Sleeve Anchor Allowable Loads[1]

Anchor Size in. (mm)		Embedment Depth in. (mm)		Concrete[2] 2000 psi (13.8 MPa) Tension lb (kN)		Concrete[2] 2000 psi (13.8 MPa) Shear lb (kN)		Concrete[2] 4000 psi (27.6 MPa) Tension lb (kN)		Concrete[2] 4000 psi (27.6 MPa) Shear lb (kN)		Hollow C-90 Concrete Block[3,4] Tension lb (kN)		Hollow C-90 Concrete Block[3,4] Shear lb (kN)	
1/4	(6.4)	1-1/8	(29)	235	(1.0)	450	(2.0)	300	(1.3)	450	(2.0)	200	(0.9)	400	(1.8)
5/16	(7.9)	1-1/4	(32)	310	(1.4)	675	(3.0)	410	(1.8)	675	(3.0)	335	(1.5)	600	(2.7)
3/8	9.5)	1-1/2	(38)	450	(2.0)	1000	(4.4)	600	(2.7)	1000	(4.4)	470	(2.1)	890	(4.0)

1 Based on using a safety factor of 4.0.
2 Refer to KWIK Bolt 3 data, in Section 3.3.6.4 for spacing and edge distance guidelines in Concrete.
3 ASTM Specification C90, Type II.
4 Refer to HY 20 data, in Section 3.2.9.3, for spacing and edge distance guidelines in Hollow Concrete Block.

Carbon Steel Sleeve Anchor Allowable Loads in Grout Filled Block[1,2,3,4,5,6,7]

Anchor Size in. (mm)		Embed. Depth in. (mm)		Edge Distance in. (mm)		Tension lb (kN)		Shear lb (kN)	
1/4	(6.4)	1	(25)	4	(101)	290	(1.3)	305	(1.4)
				≥ 12	(305)				
5/16	(7.9)	1	(25)	4	(101)	385	(1.7)	500	(2.2)
				≥ 12	(305)				
3/8	(9.5)	1-1/4	(32)	4	(101)	435	(1.9)	725	(3.2)
				≥ 12	(305)				
1/2	(12.7)	1-1/2	(38)	4	(101)	605	(2.7)	865	(3.8)
				≥ 12	(305)			1145	(5.1)
5/8	(15.9)	2	(51)	4	(101)	710	(3.2)	1050	(4.7)
				≥ 12	(305)			1815	(8.1)
3/4	(19.1)	2	(51)	4	(101)	840	(3.7)	1050	(4.7)
				≥ 12	(305)			1970	(8.8)

1 Values are for Lightweight, Medium Weight or Normal Weight concrete masonry units conforming to ASTM C90 with 2000 psi grout conforming to ASTM C474.
2 Embedment depth is measured from the outside face of the concrete masonry unit.
3 Values are for anchors located in the grouted cell, bed joint, cross web or any combination of the above.
4 For anchors installed in the "T" joint or head joint reduce tension values by 20%.
5 Values for edge distances between 4 inches and 12 inches may be calculated by linear interpolation.
6 Anchors are limited to one per unit cell.
7 Based on using a safety factor of 4.0.

Carbon Steel Sleeve Anchor Allowable Loads in Hollow Concrete Block[1,2,3]

Sleeve Anchor Size in. (mm)		Embedment Depth in. (mm)		Tension lb (kN)		Shear lb (kN)	
1/4	(6.4)	1	(25)	350	(1.5)	305	(1.4)
5/16	(7.9)	1	(25)	375	(1.7)	560	(2.5)
3/8	(9.5)	1-1/4	(32)	435	(1.9)	800	(3.5)
1/2	(12.7)	1-1/2	(38)	565	(2.5)	1125	(5.0)

1 Based on using a safety factor of 4.0.
2 ASTM Specification C90, Type II.
3 Refer to HY 20 data, in Section 3.2.9.3, for spacing and edge distance guidelines in Hollow Concrete Block.

Carbon Steel Sleeve Anchor Allowable Loads in Clay Brick[1,2,3]

Anchor Size in. (mm)		Embedment Depth in. (mm)		Tension lb (kN)		Shear lb (kN)	
1/4	(6.4)	1	(25)	295	(1.3)	335	(1.5)
5/16	(7.9)	1	(25)	345	(1.5)	530	(2.3)
3/8	(9.5)	1-1/4	(32)	375	(1.7)	850	(3.8)
1/2	(12.7)	1-1/2	(38)	435	(1.9)	1230	(5.5)

1 Based on using a safety factor of 4.0.
2 Due to wide strength variations encountered in masonry, these values should be considered as guide values.
3 Refer to HY 20 data, in Section 3.2.9.3, for spacing and edge distance guidelines in brick.

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HILTI HLC SLEEVE ANCHOR SPECIFICATIONS

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Drawing
HILTI SLEEVE ANCHOR SPECIFICATIONS

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