



Agenda
Village of Arlington Heights
Design Commission
Community Room, 3rd Floor

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
September 13, 2018
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Minutes - 8/28/18

IV. REPORTS

V. OLD BUSINESS

- A. DC#18-078 - Stonebridge Apartments - 650 W. Rand Rd. / Multi-Family

VI. NEW BUSINESS

- A. DC#18-081 - H&R Block - 1040 S. Arlington Heights Rd. / Sign Variation
- B. DC#18-083 - Taco Bell - 1530 W. Algonquin Rd. / Commercial

VII. OTHER BUSINESS

VIII. ADJOURNMENT

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



Item: Minutes - 8/28/18

Department: Planning & Community Development

ATTACHMENTS:

Description

Minutes - 8/28/18

Type

Minutes

DRAFT

**MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
AUGUST 28, 2018**

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

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

Members Absent: None

Also Present: Michael Jones, DMG Contractors for *Stonebridge Apartments*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM AUGUST 14, 2018

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE MEETING MINUTES OF AUGUST 14, 2018. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 1. MULTI-FAMILY REVIEW**DC#18-078 – Stonebridge Apartments**

Michael Jones, representing *DMG Contractors* was present on behalf of the project.

Mr. Hautzinger presented Staff comments. Stonebridge Apartments is an existing residential apartment community with six, four-story apartment buildings, with a site area of approximately 40 acres. Numerous improvements to the property were previously approved by the Design Commission in 2017, including exterior makeovers for all six apartment buildings, replacement of the covered porte-cochere canopies at the entrances to each building, and replacement of the three ground signs facing Rand Road. At this time, the petitioner is proposing changes to the approved exterior paint colors for the project.

The project is currently under construction, and the majority of the work has been completed as follows: all of the exterior building walls have been painted, all of the balcony railings have been replaced, the porte-cochere canopies have been demolished, the EIFS cornices are under construction, and the new ground signs are completed.

At this time, the petitioner is proposing the following changes to the exterior colors:

- **Walls:** The walls will remain "Balanced Beige" SW7037, but vertical accent stripes of "Night Owl" SW 7061 are proposed.
- **Panels below the windows:** The panels are proposed to be changed from "Aesthetic White" SW7035 to "Balanced Beige" SW7037.
- **Cornice:** The cornice is proposed to be changed from "Van Dyke Brown" SW7041 to "Black Fox" SW 7020.
- **Balcony Railings:** The prefinished tan vinyl railings are proposed to be painted "Black Fox" SW 7020.

Staff comments on the proposed changes are as follows:

- **Walls:** The proposed "Night Owl" color clashes with the other colors, and the vertical accent bands have a random appearance that does not work well with the overall design. It is recommended that the walls remain "Balanced Beige" SW7037, and the "Night Owl" accent bands be denied.
- **Panels below the windows:** The "Aesthetic White" SW7035 panels look very nice, and should remain.
- **Cornice:** The cornice looks good in the dark "Van Dyke Brown" SW7041 color, but the proposed "Black Fox" SW 7020 is an even darker brown color that would also be acceptable.
- **Balcony Railings:** The proposed "Black Fox" SW 7020 color for the balcony railings looks great, and would add some nice contrast to the large buildings. However, painting prefinished vinyl railings raises serious concerns about long-term durability and maintenance.
- **Balcony Slabs:** The balcony slabs are currently painted "Balanced Beige" to match the building walls. For additional contrast and interest, it is recommended that the balcony slabs be painted "Aesthetic White" SW7035 to match the panels below the windows.
- **Signage:** The new ground signs look great, and the brown and white colors are coordinated with the current building colors. If the building colors are changed, then the signs will no longer be coordinated.
- **Landscaping:** The existing buildings have sparse landscaping around the base of the buildings. To enhance the appearance of the buildings, foundation plantings are recommended around all of the buildings with a variety of shrubs and perennials.

Mr. Hautzinger further stated that on June 19, 2018, the Village received a complaint regarding the removal of trees along Rand Road at Stonebridge Apartments. The tree removal operation was directed to cease, but it continued until 55 total trees were removed. The removal of these trees was done illegally, without a permit, and per Chapter 28, Section 6.15-5, a total of 192 4-inch caliper replacement trees are required to compensate for the mature trees that were removed. This matter was forwarded to the Village of Arlington Heights Building Department on June 21, 2018 for code enforcement. To date, the property owners have not responded to this matter.

Staff recommends that the Design Commission provide feedback on the proposed exterior colors, but that this matter be continued until the Village receives an acceptable response regarding the illegal tree removal and required tree replacement.

Mr. Jones said that he has been involved with the project for almost 2 years, and is here tonight on behalf of the owner. Although he could answer questions on most everything about the project, landscaping is one thing he has not been involved with; however, he is aware of the owner preparing something in response to this issue, to be submitted to the Village on Thursday. He believes the response to be that the owner will at least meet or exceed the Village requirements with regards to the replacement trees. The owner has invested millions of dollars on interior and exterior renovations of the buildings, including hallway renovations and lobby renovations, with work to be completed by the end of October. Landscaping will be part of those improvements as well.

Mr. Jones also said that signage was completed about a year ago; however, if the new building colors are approved, then the signage will be updated to reflect the new colors. Due to a water main issue found during demolition of the existing canopies, new water mains to each building were recently approved by the owner, and the installation process should begin later this week. With regards to the concerns about painting the railings, **Mr. Jones** explained that Sherwin Williams wrote spec for the railings, and they have put in writing that the vinyl railings will hold up from peeling after being painted. He added that the proposed 'Black Fox' color is very similar to the approved 'Van Dyke Brown' color; it is a deeper brown than the approved color, and the owner wants to change the approved 'Aesthetic white' to 'Balanced Beige' for the panels below the windows. The owner is adamant about the new colors being proposed, and is hoping for approval tonight.

Chair Fitzgerald asked about the reason for removing all the existing trees, and **Mr. Jones** said it was done to clean the place up, and some trees along the buildings were removed to allow for equipment to get in to paint the buildings. As far as other trees that were removed, he is unsure about where or why this happened, or who made those decisions. He spoke with the owner this morning who said that they would absolutely meet what the Village is asking for, or exceed it.

Commissioner Eckhardt asked the petitioner to describe the Sherwin Williams spec for the balcony railings, and **Mr. Jones** replied that it would be to clean the railings, prime them, and then add a finish coat. **Commissioner Eckhardt** was in complete support of painting the balcony railings; he felt the 'Black Fox' was a much better color than the previously approved 'Van Dyke Brown' color. He liked the monolithic appearance of the previously approved 'Balanced Beige' walls and white spandrel panels underneath the windows, along with the 'Black Fox' railing color being proposed tonight; however, he disagreed with Staff's suggestion to paint the balcony slabs white. He also had concerns about the 'Night Owl' color being proposed for the vertical elements on the walls, which would make the elements look very tall and overtake the elevations. He felt the previous color scheme was more balanced. **Commissioner Eckhardt** also supported Staff's comments about adding landscaping along the perimeter of the buildings.

Commissioner Kingsley agreed with Commissioner Eckhardt on most of the comments he made. She too had some reservations with the 'Night Owl' color; the placement of it on the building is a concern, and she was unsure if she liked that the vertical elements are accentuated; she suggested using this color on the spandrel panels instead, which would be a more pleasant change than trying to emphasize in between the balconies with stripes. She was not opposed to the 'Night Owl' color, just the placement of it, and if it is used somewhere on the building, then it should also be used somewhere on the sign. She also felt that the 'Black Fox' color was a much better color than the previous color approved. With regards to the balconies, **Commissioner Kingsley** felt that dark balconies were nicer than light balconies, but she agreed with the concerns about the maintenance of painting the balconies, and she suggested painting the balcony slabs a dark color such as the 'Night Owl' instead of the current color. She also agreed with the suggestion to add foundation plantings around the base of the buildings, as well as replace the trees that were removed. **Commissioner Kingsley** also pointed out that the pvc pipe that comes around each balcony should be painted the same color as the walls.

Commissioner Kubow felt that painting the verticals in between the windows the 'Night Owl' color was unnecessary; just painting the balcony slabs and railings in the dark color would go a long way, as well as save money to put towards the landscaping. He could not believe the boldness of the petitioner to remove over 100 trees from the site, and how the Village did not put a stop work order on the project; however, it sounds as though the petitioner is committed to re-landscaping, which is good. In terms of the colors being proposed, he felt it was unnecessary to add the verticals, and he was fine with just painting the balcony railings and the slabs, and put that money towards landscaping.

Being a new commissioner, **Commissioner Seyer** stated that he did not have the benefit of knowing the history of this project; however, he felt the dark verticals being proposed did not help the buildings at all. The dark railings look great, but the simpler, the better, because there is a lot going on here that does not need to be, and the savings could be put towards the landscaping. He understood that the owner is set on the colors being presented tonight, but he was unsure where that takes the commissioners with regards to what can be recommended or done tonight. **Commissioner Seyer** reiterated that the building would look better without the dark vertical elements, and he did not understand why the color was not wrapped around the side of the building. He felt the two colors do not go together; the grayness and the warmth of the two colors do not go together, and anything that can be done to make the landscaping more pronounced would really help this site.

Chair Fitzgerald was surprised that the first recommendation from Staff is to continue the project until the petitioner provides an acceptable response to the issues about the removal of the trees, when there is not much landscaping even here tonight; therefore, any motion made tonight should be contingent on Staff's approval with regards to the owner's response to the removal of the trees. **Chair Fitzgerald** also said that he drove past the site last weekend before he knew it was under review again, and felt the buildings looked great; it has come so far and he was really surprised to see the project here tonight for this reason. He was in favor of the balcony railings; the insets of the balconies and the floor of the balconies, to bring in the darker 'Night Owl' color being proposed, but he also agreed that it belongs there or on the window panels and not to the offset. He especially did not care for the corners where it does not wrap, and felt that something needed to be done with that and included in the motion; the motion should be very specific.

Commissioner Kingsley asked if landscape plans are typically reviewed on projects such as this, and **Mr. Hautzinger** said this project is not going before the Plan Commission; therefore, the landscape is under the purview of the Design Commission to review. However, he clarified that when this project came before the Design Commission last year, there was no landscaping work proposed, so the focus was only on the building. A landscape plan was not previously submitted and was not required because it was a renovation project; however, if it is something the commissioners want to see, then tree replacement or enhancing foundation plantings can be included in the motion.

Commissioner Eckhardt suggested the petitioner provide revised mock-ups of the new colors being proposed. He continued to not be in favor of the strong vertical element, and said that if the project was tabled tonight until the owner responds to the tree removal issue, the commissioners could then look at a revised finalized elevation and a landscape plan. **Chair Fitzgerald** was in support of this. **Commissioner Kingsley** suggested the project return at the next meeting, and **Mr. Hautzinger** said that continuing to a date specific would not require additional public notice, and continuing it without a date specific would require posting another public notice sign. **Mr. Jones** preferred the project come back sooner rather than later, with both the landscaping and the new paint colors.

Commissioner Eckhardt asked if any commissioners were uncomfortable with approving only the new color scheme tonight, with a promise to see landscaping in the future. He was in support of approving the colors tonight, and did not want to make the landscape submittal and review part of that contingency. **Chair Fitzgerald** was okay with doing that, but wanted to hear comments from the commissioners about what they really want.

Commissioner Kingsley first preference was to continue the project to the next meeting so the petitioner could return with something that is more in line with what was talked about tonight. **Mr. Jones** replied that a two week delay would be pushing it with their construction schedule. **Commissioner Kingsley** said her second preference was to approve the new color for the balcony railings and the cornice only. **Commissioner Eckhardt** was in support of painting the

cornices and the balcony railings the new "Black Fox" color; that would be the extent of the painting; leaving the buildings beige and white as previously approved. **Chair Fitzgerald** agreed with Commissioner Eckhardt's comments, and if the petitioner wants to do some detailing within the balcony, he would be okay with that. He also said that when asking the petitioner for a landscape plan, he was not looking for something elaborate, just something that grounds the building and does not create a lot of maintenance for the property. **Commissioner Kubow** did not like the vertical elements and felt the petitioner could save money by only painting the railings, slabs and cornices in the new 'Black Fox' color. **Commissioner Seyer** concurred with the new 'Black Fox' color on the railings and the cornice, but leave the 'Balanced Beige' on the building as previously approved, as well as wrap the corner of the buildings. **Chair Fitzgerald** said that left just the floor and inside of the balconies.

Mr. Jones asked for an opinion about 'Black Fox' for the railings and cornice, and 'Night Owl' for the white areas. **Commissioner Kingsley** reiterated that the commissioners are okay with approving the cornice, the railings, and the front slab of the balconies being painted 'Black Fox'; however, anything else, including the landscape plan, needs to wait until the project comes back for another review in two weeks. At that time, the petitioner has the option to present a color scheme that sells the commissioners on the 'Night Owl', or propose another color. **Chair Fitzgerald** was comfortable with the landscape plan being reviewed and approved by Staff.

Mr. Jones understood that the commissioners do not like the vertical elements. He proposed to advise the owner that the white panels, besides what the commissioners approve tonight, will be the only change to the 'Night Owl' color, and the commissioners replied that only if that is in the motion.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE PROPOSED REVISED EXTERIOR PAINT COLORS FOR STONEBRIDGE APARTMENTS LOCATED AT 650 W. RAND ROAD. THIS APPROVAL IS BASED ON THE RENDERING AND FIELD MOCKUP PHOTOS RECEIVED 8/2/18, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT THAT THE CORNICES AND THE BALCONY RAILINGS BE PAINTED 'BLACK FOX', WITH THE SPECIFICATIONS SUBMITTED TO STAFF FOR REVIEW AND FOR RECORD.
2. A REQUIREMENT THAT THE BALCONY FACES EITHER REMAIN 'BALANCED BEIGE', OR BE PAINTED DARK.
3. A REQUIREMENT THAT THE SPANDREL PANELS UNDER THE WINDOWS WILL REMAIN WHITE, AND THE REMAINDER OF THE BUILDING WILL REMAIN 'BALANCED BEIGE'.
4. THE DESIGN COMMISSION WILL CONSIDER AT A FUTURE MEETING, AN ALTERNATIVE COLOR SCHEME THAT INCLUDES THE USE OF THE 'NIGHT OWL' COLOR AT THE SPANDREL PANELS UNDERNEATH THE WINDOWS, OR ANOTHER ACCENT PORTION, AS LONG AS IT IS NOT A TALL VERTICAL PANEL.
5. A REQUIREMENT TO SUBMIT A LANDSCAPE PLAN THAT ENHANCES THE PERIMETER OF THE BUILDINGS WITH MODEST LANDSCAPING, NOT HEAVILY LAYERED OR CAUSING EXCESSIVE MAINTENANCE, TO BE REVIEWED BY STAFF, AND IF STAFF DEEMS NECESSARY, BROUGHT BACK TO THE DESIGN COMMISSION FOR REVIEW.
6. A REQUIREMENT THAT THE ENTRY SIGNS BE PAINTED WITH THE NEW 'BLACK FOX' COLOR, CONSISTENT WITH THE BUILDINGS.
7. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING

PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

Commissioner Kingsley pointed out that some commissioners were unsure if the 'Night Owl' color goes well with the palette, and she has a difficult time putting that into the motion at this time. She wanted to remove the 'Night Owl' color from the motion and allow the petitioner to select whatever color they want. **Commissioner Seyer** agreed and said that with all due respect to the owner who wants these 3 colors, the cool grey 'Night Owl' color does not go with the other 2 warm colors. If the goal is to add a little more darkness, a little more richness, then he would not limit it to just that color; he would think about and look at these 3 colors together, and maybe consider another color. He also felt that what has been mentioned tonight without the third color, would be a nice looking building as well. **Commissioner Kingsley** was also unsure if she liked the white spandrel stated in the motion, and wanted to leave it up to the petitioner to decide whether they want to keep it white, or paint it the beige color.

Commissioner Eckhardt felt the motion did not have to change because if the petitioner comes back with an alternate color, there could be discussion and another motion made if necessary. He did not disagree with **Commissioner Kingsley** about the compatibility of the 'Night Owl' color, and he liked the white panels below the windows. He was open to the petitioner coming back with alternate colors.

Mr. Hautzinger reviewed the next 2 meeting dates, September 13 and September 25, and said that sign posting requirements are not required if the project is continued to a date specific. **Mr. Jones** requested the September 13th date.

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

- 8. THAT THE PROJECT BE CONTINUED TO THE NEXT DESIGN COMMISSION MEETING ON SEPTEMBER 13, 2018, TO REVIEW ALTERNATIVE COLOR SCHEMES, IF THE PETITIONER CHOOSES.**

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

ITEM 2. SIGN CODE MODIFICATIONS

DC#18-079 – Sign Code Modifications

Mr. Hautzinger began by explaining that the Staff Report covers proposed amendments for five separate signage matters. Two of these matters (wall signs for permitted non-residential uses located in residential zoning districts and awning signage) are intended to be less restrictive than current code, to allow more signage flexibility for these applications. The proposed changes regarding wall signs for multi-story building are intended to clarify code to be consistent with current practice for this type of signage. Finally, the proposed changes regarding perimeter window lighting and window signage are intended to address concerns regarding poor aesthetics and character.

1. RESIDENTIAL WALL SIGNS

Mr. Hautzinger explained that the Zoning Code allows certain non-residential uses (ex. places of worship, schools, and park facilities) to be located in residential zoning districts. Currently, the sign code only allows ground signs for these applications, and wall signs are not allowed.

Although not currently allowed by code, all of the schools and many of the churches, and park facilities already have wall signs. Additionally, numerous requests have been received for this type of signage. Not allowing some amount of wall signage for these uses is overly restrictive and problematic, and can result in unnecessary sign variation requests.

A summary of the existing wall signs on many of Arlington Heights' churches, schools, and park buildings was presented. A common characteristic of these signs is that none of the signs are internally illuminated, which is appropriate in a residential location. The sizes of the signs vary, with the majority of the signs being less than 45 square feet, and a few instances of signs larger than 45 square feet. The existing wall signs generally face an adjacent street, but there are some instances of signage above an entrance that does not face the street, which should also be allowed.

POSSIBLE OPTIONS :

Option 1: Make no change to the current code.

- Continue to not allow wall signage for permitted non-residential uses located in residential zoning districts.

Option 2: Modify the code to allow wall signs for permitted non-residential uses located in residential zoning districts.

- Wall signs shall not exceed 25% of the signable wall area, or a maximum of 45 square feet, whichever is less.
- One wall sign shall be permitted per street frontage.
- One additional wall sign, 20 square feet maximum, shall be permitted at a main building entrance which does not have street frontage.
- All signs shall be designed to be compatible with the architectural style of the development.
- Internal illumination shall be prohibited but external illumination shall be allowed.

Staff recommends the Design Commission recommend approval of the proposed sign code revisions as outlined in **Option 2**, with the proposed text amendments as outlined in Attachment 1.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO RECOMMEND APPROVAL TO THE VILLAGE BOARD FOR SIGN CODE MODIFICATIONS TO CHAPTER 30,

SECTION 30-203, RESIDENTIAL (R) DISTRICTS SIGNAGE PROVISIONS, AS OUTLINED IN ATTACHMENT I DATED AUGUST 28, 2018.

Commissioner Kingsley asked for clarification that a wall sign would be allowed per street, as well as on the main entrance facing a parking lot. **Mr. Hautzinger** replied that Staff is recommending that one wall sign per street frontage be allowed, as well as a second wall sign up to 20 sf that might be above a main entrance that does not have street frontage. This is coming from what Staff found in their survey that schools and churches can be laid out differently than commercial businesses that face major roads, with entrances sometimes facing parking areas on the back of the building. These wall signs would be non-illuminated and not have the impact of an illuminated sign. **Commissioner Kingsley** pointed out that along with a ground sign, many buildings would now be allowed 4 signs, which she felt was too much. She suggested allowing a wall sign on either the main entrance or the street, or eliminating the monument sign; a maximum of only 3 signs. **Mr. Hautzinger** reiterated that ground signs for these uses are limited to six feet in height and are generally non-illuminated, which is less impactful than a commercial building that is allowed 16 ½ feet tall illuminated ground signs and much larger wall signs. He referred to the survey that shows that most schools have only 1 or 2 wall signs. **Chair Fitzgerald** liked the idea of allowing a total of 3 signs, with the option for a variation.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO AMEND THE MOTION TO INCLUDE THE FOLLOWING REVISION:

1. A MAXIMUM OF THREE WALL SIGNS.

Mr. Hautzinger clarified that the motion supports what Staff recommended, with the extra condition of three wall signs maximum, and the commissioners agreed. **Commissioner Seyer** clarified that this would have no impact on the number or location of monument signs, and **Mr. Hautzinger** concurred.

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

2. WALL SIGNS FOR MULTI-STORY BUILDINGS

Mr. Hautzinger reviewed the Staff Report. For wall signs, the current sign code states, "Each business establishment shall be permitted one wall sign per street frontage it faces, provided, however, that an additional wall sign shall be permitted on an additional wall which fronts on a privately-owned parking area for that building serving more than one establishment." This generally works well for most businesses, including multi-tenant single-story buildings, such as a typical retail center where each business has a separate entrance with a wall sign above their storefront.

Code does not specifically address wall signage for multi-tenant, multi-story buildings, such as a typical multi-story office building where wall signage can be located at the top of the building. Multi-tenant, multi-story buildings typically share a common building entrance, which is unique from multi-tenant, single-story buildings, where each business has a separate entrance. Additional wall signs facing the parking area are used to guide customers from the parking area to the business entrance, which is not necessary when there is a shared common entrance.

If each business in a multi-tenant, multi-story building had a wall sign facing each street frontage, it could result in signage clutter on the building wall, with signage scattered at various locations and levels over the building facade. Fortunately, most landlords prohibit excess wall signage and generally allow just one wall sign for their major tenant. Furthermore, additional wall signs facing the parking area are not necessary due to the use of a common shared entrance, except for ground floor tenants with a separate dedicated entrance. Staff's policy/practice has been to encourage just one wall sign at the top of the building for multi-story buildings, but code should be updated to be consistent with this practice.

Staff presented examples of multi-story buildings with one wall sign at the top of the building per street frontage, and an example of a multi-story building with excessive signage.

POSSIBLE OPTIONS :

Option 1: Make no change to the current code.

- Continue to allow one wall sign per street frontage for each business in multi-story buildings.
- Continue to allow additional walls signs for each business in multi-story buildings facing the parking area.

Option 2: Modify the code to limit wall signs for multi-story buildings to one wall sign at the top of the building per building per street frontage. Additional wall signs would still be allowed for ground floor businesses with separate dedicated entrances.

Staff recommends the Design Commission recommend approval of the proposed sign code revisions to modify the current code as outlined in **Option 2**, with the proposed text amendments as outlined in Attachment 1.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO RECOMMEND APPROVAL TO THE VILLAGE BOARD FOR SIGN CODE MODIFICATIONS TO CHAPTER 30, SECTION 30- 402, NUMBER, AS OUTLINED IN ATTACHMENT I DATED AUGUST 28, 2018.

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

3. AWNING SIGNAGE

Mr. Hautzinger explained that the current sign code allows signage on awnings up to 20% of the awning surface area. However, the code limits the size of a logo to 25% of the 20% signable area, which equates to logos being limited to just 5% of the awning surface area. Current sign code also states that signage on awnings shall only denote the name, address, and/or logo of the business, whereas other types of signage can include other pertinent information related to the business, such as products sold or services rendered.

The limitation on logo size is overly restrictive and has been problematic for some businesses. Branding design for each business is unique, and some businesses rely on logos as their primary signage identity. Logo designs are generally attractive forms of signage, which should be allowed up to the full 20% of the awning surface area. Some businesses prefer to include additional information about their business on their awnings, such as products sold or services rendered to effectively promote their business.

Examples of awnings with logos used as the primary signage, and examples of awnings with pertinent supplemental information related to the business were presented.

POSSIBLE OPTIONS :

Option 1: Make no change to the current code.

- Continue to limit logos on awnings to 25% of the 20% signable awning area.
- Continue to limit signage on awnings to the name, address, and/or logo of the business.

Option 2: Omit the 25% restriction for logos.

Option 3: Modify the code to allow awning signage to include other pertinent information related to the business, such as products sold or services rendered.

Staff recommends the Design Commission recommend approval of the proposed sign code revisions to modify the current code as outlined in **Options 2 & 3**, with the proposed text amendments as outlined in Attachment 1.

Commissioner Seyer was concerned about awning signage becoming too busy, and referred to one of the examples shown. **Commissioner Kubow** felt that including products and services on awnings looks cheap, and he was in favor of keeping the code as is, except for the change to the logo size. **Commissioner Seyer** agreed, and **Commissioner Eckhardt** added that information such as products sold or services could be accomplished with window signage.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER KINGSLEY, TO RECOMMEND APPROVAL TO THE VILLAGE BOARD FOR SIGN CODE MODIFICATIONS TO CHAPTER 30, SECTION 30-201.h.2.b, DOWNTOWN DISTRICT SIGN REQUIREMENTS, AND SECTION 30-701 CANOPIES, AWNINGS AND MARQUEES, AS OUTLINED IN ATTACHMENT I DATED AUGUST 28, 2018, WITH THE FOLLOWING REVISION:

1. **DO NOT ALLOW AWNING SIGNAGE TO INCLUDE PRODUCTS PRODUCED OR SOLD OR SERVICES RENDERED.**

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

4. PERIMETER WINDOW LIGHTING

Mr. Hautzinger reported that concerns regarding the use of perimeter window lighting have been expressed, including specific complaints from the Design Commission regarding this matter. Most of these concerns relate to the poor aesthetics of perimeter window lighting, and the view that they call too much attention and dampen a community's image.

Currently, Arlington Heights' sign regulations prohibit the following:

- All flashing, moving, rotating, undulating, swinging or blinking signs are strictly prohibited in the Village.
- All miscellaneous attention getting devices like pennants, character balloons and spotlights are prohibited by code.

In an effort to call attention to their business without the use of prohibited blinking or flashing lights, or other specifically prohibited attention getting devices, some businesses have installed steady lit lights around the perimeter of their storefront windows and doors. While intended as attention getting devices, such perimeter window lighting is not currently specifically prohibited by the Village.

Staff surveyed a number of communities that have instituted prohibitions on perimeter window lighting. Staff, along with the aid of the Northwest Municipal Conference and the American Planning Association, also surveyed area municipalities to ascertain whether perimeter window lighting is allowed in their community. Table 1 summarizes local communities that have been identified as either prohibiting, or allowing, steady lit perimeter window lighting. Of the **39** communities listed in the Chicago area, **25** currently prohibit perimeter window lighting.

Some of the communities contacted for this survey who responded that perimeter window lighting was not prohibited in their community, typically did so because like Arlington Heights, their ordinance did not specifically address the matter or specifically prohibit perimeter window lighting. Some communities also indicated that while their code presently does not address perimeter window lighting, the issue of perimeter window lighting has been recently raised in their community. Many of the communities that prohibit perimeter window lighting make the distinction in their code to allow temporary traditional seasonal holiday lighting.

POSSIBLE OPTIONS:

Option 1: Make no change to the current code.

- Continue to allow perimeter window lighting.

Option 2: Modify the code to prohibit perimeter window lighting.

- Prohibit LED lighting, neon tube lighting, rope lighting, and other similar lighting around windows, doors, and other similar building features.
- Do not prohibit temporary customary holiday and seasonal decorations and lighting.

Staff recommends the Design Commission recommend approval of the proposed sign code revisions to modify the current code as outlined in **Option 2**, with the proposed text amendments as outlined in Attachment 1.

Chair Fitzgerald felt that 'temporary' should be defined, and he suggested a maximum of 1 and ½ months, from Thanksgiving to just past the New Year's holiday. **Commissioner Eckhardt** was not opposed to a scenario where an antique store has very low level Italian-style lights that are woven in a wooden trellis that is very attractive, which is not the same as an O'Hare airport landing strip around the windows. He felt the Sign code should include specific light levels. **Commissioner Kingsley** agreed, and asked if the current sign code includes language about how much light levels can emit from a store; there should be some kind of link to the current standard of what is allowed to emit from a store. **Mr. Hautzinger** stated that there is language in the code about light levels which will already apply because it applies to all signage, but it can be difficult to measure and enforce. He asked for clarification if the Design Commission is okay with perimeter window lighting if they were less bright. **Commissioner Eckhardt** said

no, definitely not, and he clarified that any holiday and seasonal lights in the window need to have a specific light level. **Chair Fitzgerald** and **Commissioner Kingsley** agreed.

Commissioner Eckhardt supported Option 2, with language added to let Staff determine the appropriate light levels for holiday lighting.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO RECOMMEND APPROVAL TO THE VILLAGE BOARD FOR SIGN CODE MODIFICATIONS TO CHAPTER 30, SECTION 30-120 PROHIBITED SIGNS, AS OUTLINED IN ATTACHMENT I DATED AUGUST 28, 2018, WITH THE FOLLOWING REVISION:

1. THAT ADDITIONAL LANGUAGE BE INCLUDED THAT ADDRESSES A LOW LIGHT LEVEL FOR THE SEASONAL HOLIDAY LIGHTING, WITH THE SPECIFIC LIGHT LEVEL LIMIT TO BE DETERMINED BY STAFF.

Chair Fitzgerald felt the motion should include specific language pertaining to the time period for 'temporary'. **Mr. Hautzinger** said that the primary goal is to prohibit the type of permanent perimeter window lighting shown in the examples presented tonight; there have been no issues with seasonal window lighting, and he recommended re-visiting seasonal lighting in the future if necessary. **Commissioner Eckhardt** suggested using the language 'reasonable period of time'.

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

2. THAT LANGUAGE BE ADDED STATING THAT TEMPORARY CUSTOMARY HOLIDAY AND SEASONAL DECORATIONS AND LIGHTING BE ALLOWED FOR A REASONABLE PERIOD OF TIME.

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

5. WINDOW SIGNAGE

Mr. Hautzinger explained that the current sign code states that window signs posted in public view shall not exceed 40% (20% in the Downtown) of the window or surface area through which or on which they are seen. This requirement is vaguely stated, and can be confusing to follow. Since sign permits are not required for window signs, there is no opportunity to check proposed window signs for code compliance, so the requirements should be clarified. Window signage is intended to be pedestrian scale, with signs contained within individual windows.

Some businesses have taken advantage of the loosely stated window signage requirements to create large oversized window signs. This is done by breaking the sign message into several sections and installing the signage over multiple windows side-by-side to create one large sign.

Examples of window signage combined to create an oversized sign as compared to examples of appropriately designed window signage were presented.

POSSIBLE OPTIONS :

Option 1: Make no change to the current code.

Option 2: Modify the code to clarify that window signs shall be contained within individual window panes, and shall not be combined together to form larger signs.

It is recommended that the Design Commission recommend approval of the proposed sign code revisions to modify the current code as outlined in **Option 2**.

Commissioner Kingsley questioned the definition of a window sign, and asked if it could be something more artistic that goes from one window pane to another, connecting them. **Mr. Hautzinger** replied that simple graphics that might extend across windows would probably be acceptable, but it is difficult to write code language to address every possible scenario, and the goal is to communicate the intent to avoid oversized signs. He added that language is also being included for the timeframe for removing existing window signs that are in violation of this change. **Commissioner Kubow** asked about enforcement of these signs and if a ticket can be issued, and **Mr. Hautzinger** replied that citations can be issued that carry a fine and a hearing date if necessary.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER KINGSLEY, TO RECOMMEND APPROVAL TO THE VILLAGE BOARD FOR SIGN CODE MODIFICATIONS TO CHAPTER 30, SECTION 30-103 EXEMPTIONS, AND SECTION 30-201h.3&4, DOWNTOWN (B-5) DISTRICT SIGN REQUIREMENTS, AS OUTLINED IN ATTACHMENT I DATED AUGUST 28, 2018.

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

Chair Fitzgerald stated for the record that there is nobody in the audience at this time.

ITEM 3. GENERAL MEETING

There was no further discussion.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER KUBOW, TO ADJOURN THE MEETING AT 8:10 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.

DRAFT



Item: DC#18-078 - Stonebridge Apartments - 650 W. Rand Rd. / Multi-Family

Department: Planning & Community Development

Exterior colors for the Stonebridge Apartments were reviewed by the Design Commission on August 28, 2018. At that time, the Design Commission approved the 'Black Fox' paint color for the cornice, balcony railings, and balcony faces (optional). However, the proposed "Night Owl" color for the exterior brick was not approved. This project was continued to September 13 to allow the petitioner the opportunity to present a revised color scheme for the exterior brick. A revised color scheme was not provided, so there will be no re-review.

ATTACHMENTS:

Description	Type
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No Attachments Available



Item: DC#18-081 - H&R Block - 1040 S. Arlington Heights Rd. / Sign Variation

Department: Planning & Community Development

Requested Action

1. A variation from Chapter 30, section 30-402 Number, to allow one wall sign on the side of the building, where zero wall signs are allowed.
2. A variation from Chapter 30, section 30-403a Dimensions, to allow a 30.8 sf wall sign on the side of the building, where zero sf is allowed.

Recommendation

It is recommended that the Design Commission recommend approval to the Village Board of the following sign variations for H&R Block at 1040 S. Arlington Heights Road:

1. A variation from Chapter 30, section 30-402 Number, to allow one wall sign on the side of the building, where zero wall signs are allowed.
2. A variation from Chapter 30, section 30-403a Dimensions, to allow a 30.8 sf wall sign on the side of the building, where zero sf is allowed.

This recommendation is subject to compliance with the plans dated 10/3/17 and received 8/14/18, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

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

ATTACHMENTS:**Description**

Staff Report

Exhibits

Photos

Type

Board or Commission Report

Exhibits

Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: H&R Block
Project Address: 1040 S. Arlington Heights Road
Prepared By: Steve Hautzinger

PETITION INFORMATION:

DC Number: 18-081
Petitioner Name: Shaun Harris
Petitioner Address: South Water Signs
934 N. Church Rd.
Elmhurst, IL 60126
Meeting Date: September 13, 2018

Date Prepared: September 5, 2018

Requested Action(s):

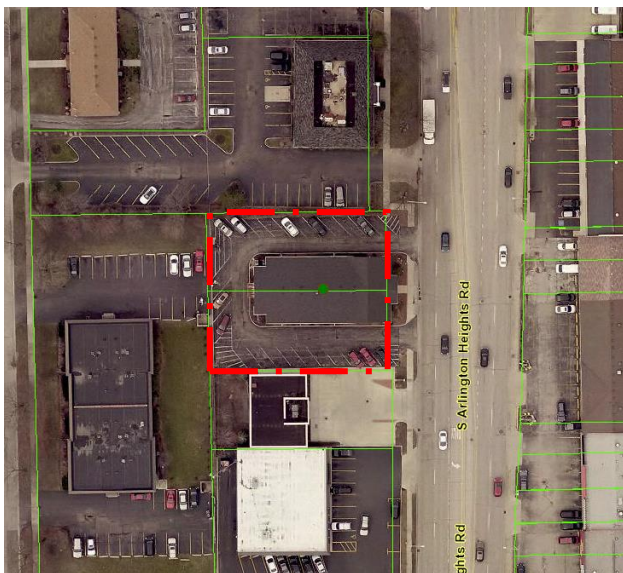
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ANALYSIS:

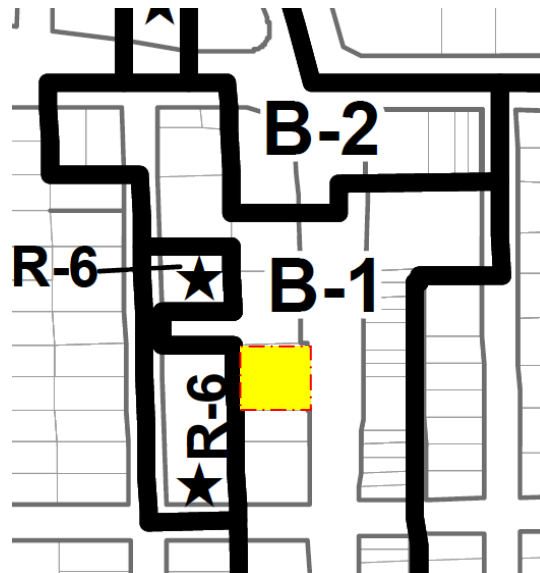
Summary

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."

H&R Block is located in a two-story, multi-tenant office building, and they partially occupy the first and second floors. They are proposing to install one "H&R Block" wall sign on each side of the building, facing north and facing south. One sign is allowed per code, but a variation is required for the second wall sign. The signs are proposed to be the same size and design, and will be internally illuminated.



Aerial of Property



Zoning Map of Property

Surrounding Land Uses:

Direction	Existing Zoning	Existing Use	Comprehensive Plan
Subject Property	B-1, Business District Limited Retail	Multi-Tenant Office	Commercial
North	B-1, Business District Limited Retail	Multi-Tenant Office	Commercial
South	B-1, Business District Limited Retail	Martin Optical Eye Care	Commercial
East	B-1, Business District Limited Retail	Multi-Tenant Retail/Office	Commercial
West	R-6, Multiple Family Dwelling District	Multi-Tenant Office Building	Moderate Density Multi-Family

Table 1: Wall Sign Summary

SIGN	ELEVATION / FRONTAGE	SIGNABLE AREA	25% ALLOWED BY CODE	SIGN SIZE	REMARKS
"H&R Block"	North / parking lot	144 sf	36 sf	30.8 sf	Complies with code.
"H&R Block"	South / parking lot	0 sf	0 sf	30.8 sf	Variation required for number, Variation required for size. <u>Note:</u> If the proposed sign were approved, it would comply with the 25% signable area.
TOTAL				61.6 sf	

Sign Variation Criteria:

The Village Sign Code, Chapter 30, Section 30-902 sets out the standards 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 stating that two wall signs (one on each side of the building) are required for visibility, because a wall sign on the front of the building would not be visible. Furthermore, the letter explains that a ground sign is not possible due to the tight site constraints.

Staff agrees that the design of the front façade is not accommodating for placement of wall signage. Visibility of signage on the front wall would be limited, and this hardship is not self-created. Allowing the proposed wall signs will serve to relieve the petitioner from a difficulty attributable to this unique location and building setback. The proposed wall signs are nicely designed, and they fit comfortably on the side walls. Staff does not object to the proposed signs, but recommends that if the variation is granted, it should include a condition that no other wall signage shall be allowed on this building.

RECOMMENDATION

It is recommended that the Design Commission recommend **approval** to the Village Board of the following sign variations for *H&R Block* at 1040 S. Arlington Heights Road:

1. A variation from Chapter 30, section 30-402 Number, to allow one wall sign on the side of the building, where zero wall signs are allowed.
2. A variation from Chapter 30, section 30-403a Dimensions, to allow a 30.8 sf wall sign on the side of the building, where zero sf is allowed.

This recommendation is subject to compliance with the plans dated 10/3/17 and received 8/14/18, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

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

September 5, 2018

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

c: Charles Witherington-Perkins, Director of Planning and Community Development, Petitioner, DC File 18-081

Village of Arlington Heights
33 S. Arlington Heights Rd.
Arlington Heights, IL 60005

RE: Sign Variation Application & Procedures

To Whom It May Concern:

I am the sign contractor for the HR Block office located at 1040 S. Arlington Heights Rd. The purpose of this letter is to address the reason(s) for filing for a variance at the aforementioned location. The following are the reasons for the request:

A: HR Block's current position does not provide visibility to commuters heading North & South Bound on Arlington Heights Rd.

B: This office would need identification for traffic flowing North & South bound. South bound traffic would be assisted by an identification sign, as the entry driveway is one directional. North bound traffic would be assisted by an identification sign to make a decision to use Central Road or an alternative option to arrive at location.

C: Based on the Plat of Survey, HR Block would not be allowed a monument sign, which could serve as identification, they do not meet the criteria of space needed to place a monument sign.

D & E: HR Block would not be setting a precedent with side elevations signs. The 2 side elevation signs are proposed because the front of the building is slightly regressed and would not be visible to traffic. Also, due to the location to avoid traffic issues, the side elevation signs would ample time to alert of HR Block's location.

Please accept this letter for variation hardship so we can present our case for this request. Thank you for your time and consideration.

Best regards,

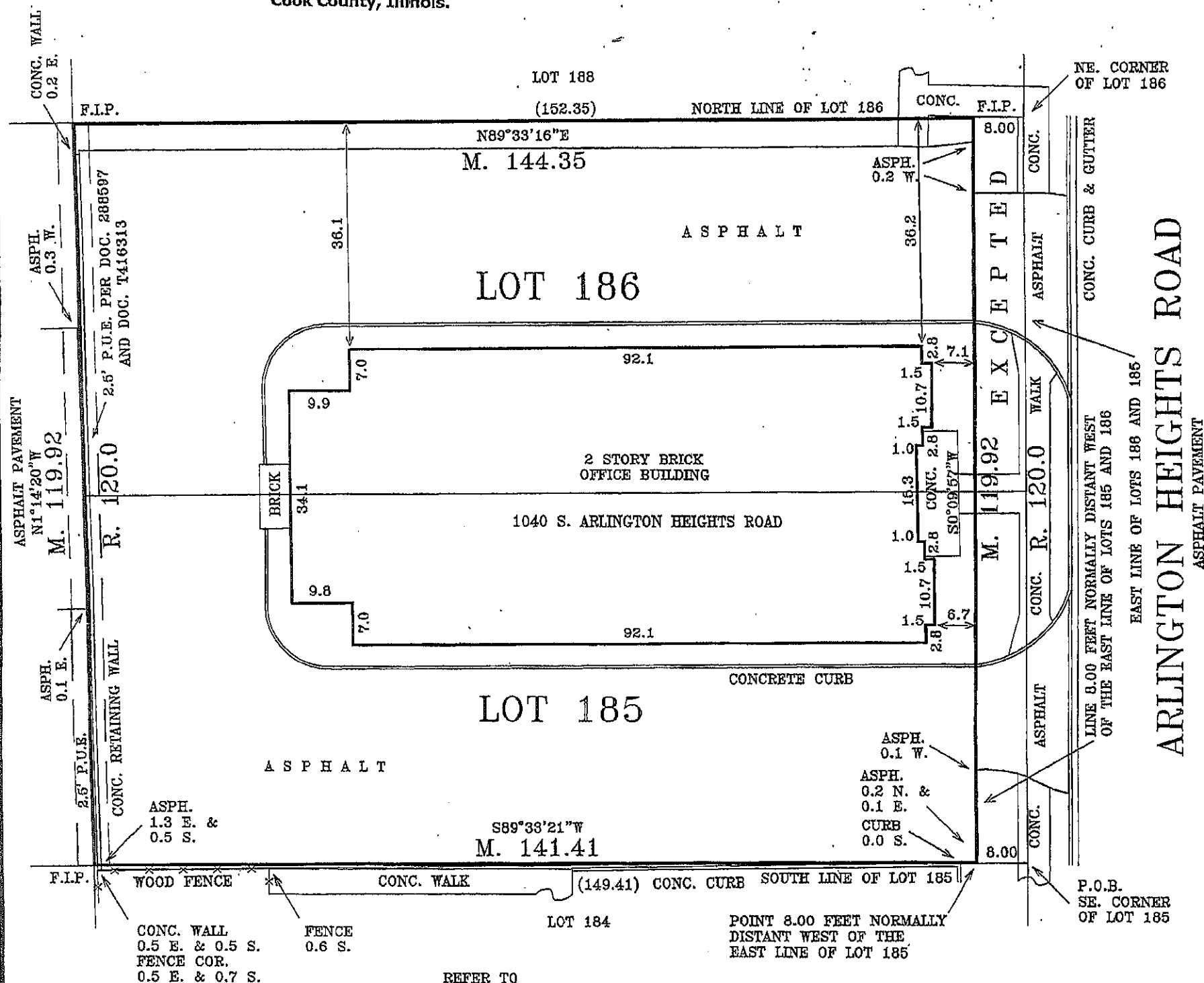
Shaun D. Harris | Project Manager
sharris@southwatersigns.com

934 North Church Road, Elmhurst, IL 60126

DIRECT	331 225 3404
MOBILE	708 466 2778
FAX	630 333 4915

WEB	southwatersigns.com
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Lots 185 and 186 in R.A Cepek's Arlington Highlands, a subdivision of parts of Sections 4 and 9, Township 41 North, Range 11 East of the Third Principal Meridian and parts of Sections 31 and 32, Township 42 North, Range 11 East of the Third Principal Meridian, except that part of said Lots described as follows: Beginning at the Southeast corner of said Lot 185; thence on an assumed bearing of South 89 degrees 33 minutes 21 seconds West along the South line of said Lot 185 a distance of 8.00 feet to a point 8.00 feet normally distant West of the East line of said Lot 185; thence North 00 degrees 09 minutes 57 seconds East along a line 8.00 feet normally distant West and parallel with the East line of said Lots 185 and 186 a distance of 119.92 feet to the North line of said Lot 186; thence North 89 degrees 33 minutes 16 seconds East along the said North line of Lot 186 a distance of 8.00 feet to the Northeast corner of said Lot 186; thence South 00 degrees 09 minutes 57 seconds West along the East line of said Lots 186 and 185 to the point of beginning, all in Cook County, Illinois.



DOC. 288597: WITH DISCLAIMER "COPY OF ORIGINAL DOES NOT SHOW EASEMENTS".
ENDORSED ON BACK OF THIS PLAT IS THE FOLLOWING: DOC. 288597 THIS IS PRESERVED
AS A PHOTOGRAPHIC REPRODUCTION OF THE ORIGINAL WHICH IS NOW MISSING FROM
THE FILE.

DOC. T416313: PREMISES HEREIN CONVEYED SHALL BE USED FOR RESIDENCE PURPOSES ONLY.
NO STRUCTURE SHALL BE PLACED NEARER THAN 25 OF THE FRONT LOT LINE OF PREMISES.
PERPETUAL RIGHT OF WAY FOR UTILITIES 2.5' INWARDLY FROM THE EXTERIOR REAR LOT LINE.
DOC. 2398372: SUBJECT TO APPROXIMATELY 1.5 FOOT WIDE GARAGE ENCROACHMENT ON
NORTHWEST CORNER OF NORTH LOT.
FOR MORE PARTICULARS SEE DOCUMENTS.

AREA OF PARCEL SURVEYED:
0.39 ACRES, MORE OR LESS.

DIRK LAUTERBACH

A circular professional seal for a land surveyor. The outer ring contains the name "DIRK LAUTERBACH" at the top and "SCHAUMBURG, IL" at the bottom. The inner circle contains the text "3173 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS".

MY LICENSE EXPIRES
NOVEMBER 30, 2016.

P.U.E. PUBLIC UTILITY EASEMENT.
F.I.P. FOUND IRON PIPE.
M. = MEASURED, R. = RECORD.
ALL DIMENSIONS ARE IN FEET
AND DECIMAL PARTS THEREOF.
FOR EASEMENTS, BUILDING LINES AND
OTHER RESTRICTIONS NOT SHOWN ON
THIS PLAT REFER TO YOUR ABSTRACT,
DEED, TITLE INSURANCE POLICY AND
LOCAL ORDINANCES.
CLIENT'S NAME:
JEFFREY H. GOTTLIEB, P.C.

SURVEYOR'S FILE NO. 2016--606



HR BLOCK #14108	Sales Rep: tm
	Designer: MR
	Client Approval
	Landlord Approval
	Job#: 7024010
	Drawing#: 14108
	Page: 1 of 8
	Start Date: 08.28.17
	Last Revision: 10.03.17 MR

Location:
1040 S. Arlington Heights Rd.
Arlington Heights, IL



Allowable SQ.FT.	32 SQ FT	Building SQ.FT.	N/A SQ FT	Current SQ.FT.	0 SQ FT	Opportunity to increase size: ☐ Y ☐ N											
EXISTING SIGN 																	
Existing Signage: <table><tr><td>Sign Type: Box Sign: ☐ Channel Letters: ☐ Other: ☐</td><td>Existing Sign Dimensions: H _____ W _____ Existing Wall Dimensions: H 45" W 13' 5-1/2"</td><td>Illumination: None: ☐ LED: ☐ Neon: ☐ Fluorescent: ☐</td><td>Face Color: White: ☐ Day/Night: ☐ Other: ☐</td><td>Sign Condition: Good: ☐ Fair: ☐ Poor: ☐</td></tr><tr><td colspan="5">Additional Notes:</td></tr></table>								Sign Type: Box Sign: ☐ Channel Letters: ☐ Other: ☐	Existing Sign Dimensions: H _____ W _____ Existing Wall Dimensions: H 45" W 13' 5-1/2"	Illumination: None: ☐ LED: ☐ Neon: ☐ Fluorescent: ☐	Face Color: White: ☐ Day/Night: ☐ Other: ☐	Sign Condition: Good: ☐ Fair: ☐ Poor: ☐	Additional Notes:				
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Additional Notes:																	

South Water Signs

HR BLOCK #14108

Location:
1040 S. Arlington Heights Rd.
Arlington Heights, IL

MEMBER

ISA

INTERNATIONAL SIGN ASSOCIATION

UL

LISTED

Sales Rep:
tm
Designer:
MR

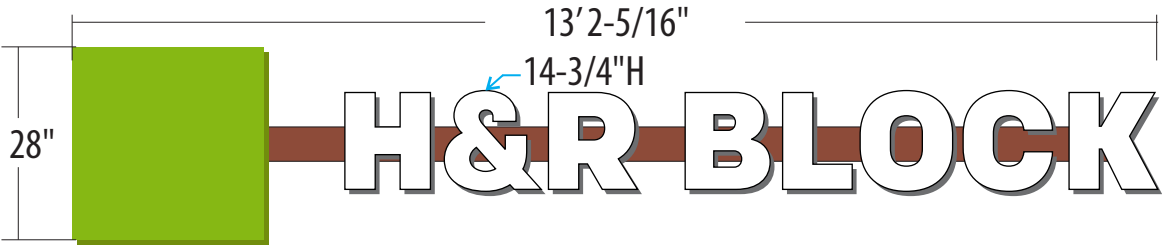
Client Approval

Landlord Approval

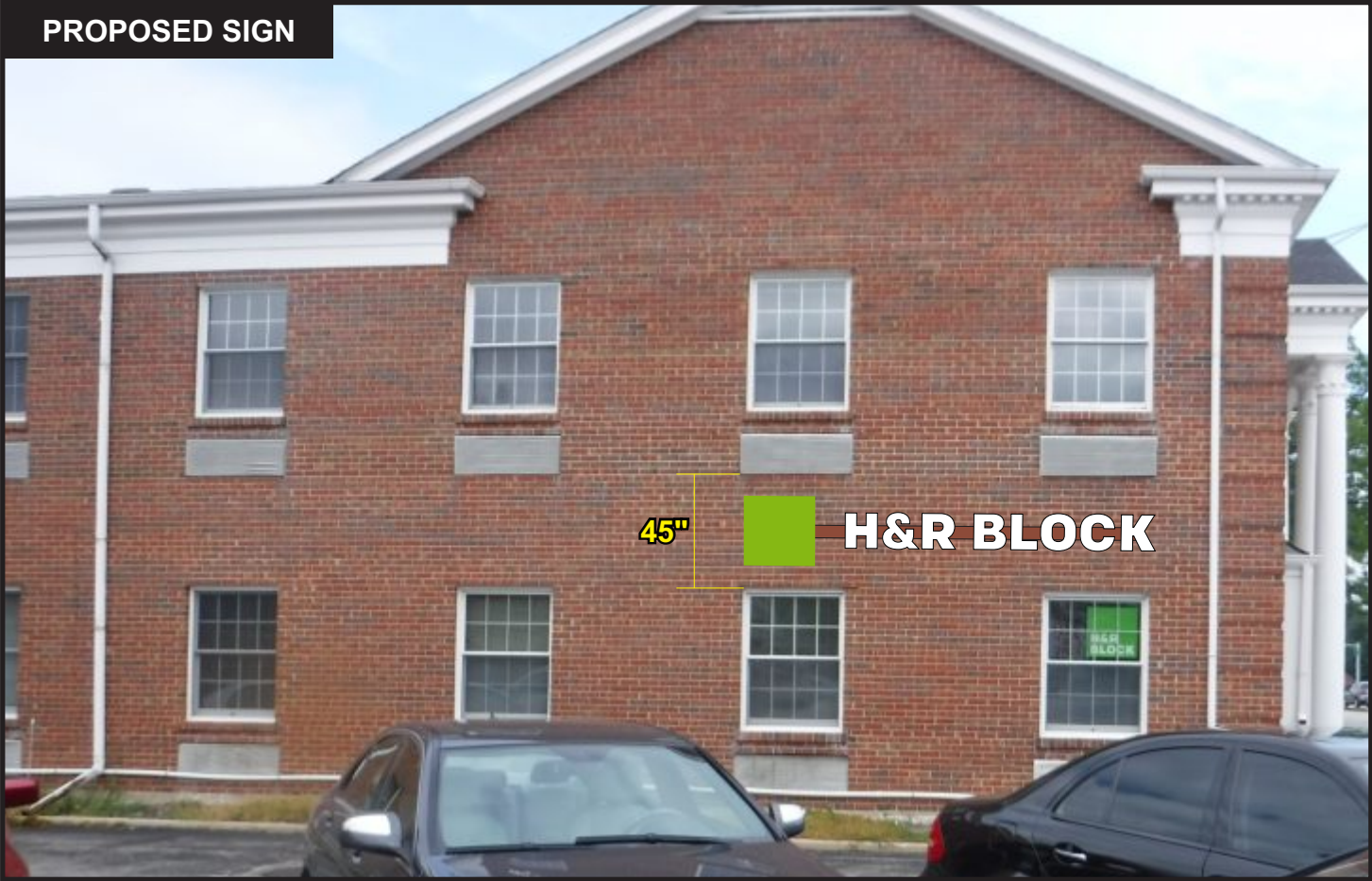
Job#: 7024010
Drawing#: 14108
Page: 1 of 8

Start Date: 08.28.17
Last Revision: 10.03.17 MR

Allowable SQ.FT.	32 SQ FT	Total SQ.FT.	30.8 SQ FT	South Side ID
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PROPOSED SIGN



- TYPE:** Face-Lit illuminated channel letters
- FAB:** 5" deep std .040 coil - white interior, .063 pre-finished white aluminum backs
- MOUNTING:** All cans attached to a common extruded Eastern Metal aluminum raceway (4 1/2" x 7"). Raceway mounted to building with appropriate hardware.
- ILLUMINATION:** LEDs - Sylvania 71071 White 6500K. Toggle switch, UL Listed, dedicated 20 amp breaker. Osram optotronic OT60W/12V/UNV 120V/277V Class 2 Self Adjusting Power Supply, installed per NEC code book, All bonded and grounded
- LETTER FACES:** 3/16" thk. #2447 Arkema Plexiglas Acrylic with 1" std trimcap.
- LOGO FACES:** 3/16" thk. #2447 Arkema Plexiglas Acrylic with 3M 3630-106 Brilliant Green.
- PRE-PAINT:** Letter returns - pre-painted coil (PMS Gray 430C)
Logo returns - pre-painted coil (PMS 376C)
Trim caps - pre-painted black(letters) green(logo)

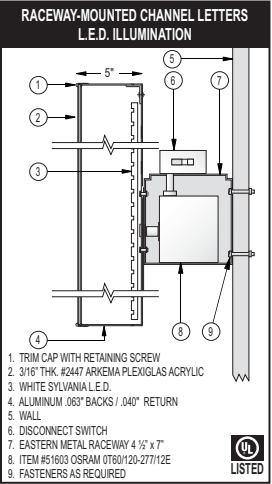
Raceway Color
To Be Determined



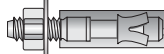
Letter Returns
PMS 430C Gray



Trim & Returns - PMS 376C
Faces - #2447 Arkema Plexiglas
with 3M 3630-106 Brilliant Green



Signage Recommendations:

Leave As Is: ☐ Additional Notes:	LED Retrofit: ☐ Face Change: ☐ Y ☐ N Existing Face Color: ☐ White ☐ Day/Night ☐ Other New Face Color: ☐ White ☐ Day/Night ☐ Other	Channel Letters: ☒ Raceway: ☒ Y ☐ N New Face Color: ☒ White ☐ Day/Night ☐ Other Existing Sign Size: H _____ X W _____ New Sign Size: OR H 28" - 14" X W 13' 2-5/16" Part # _____	Box Sign: ☐ Reface Existing: ☐ Retrofit Existing: ☐ New Sign: ☐ Size: ☐ 2' X 8' ☐ 3' X 5' ☐ 3' X 8' ☐ 3' X 6' ☐ 4' X 8' ☐ 4' X 10' ☐ 2'-6" X 11'-0" ☐ Other: 0'-0" X 0'-0"	Awning: ☐ Illuminated: ☐ Y ☐ N Shared Pylon/Tenant Sign: ☐ Y ☐ N If yes, Green logo with white copy ☐ Other ☐	☐  Lag Screw Wood lags for solid wood backing Concrete lags for solid masonry applications ☐  Toggle Bolts For Use in Hollow Walls ☐  Wedge Anchors For Use in Masonry Applications ☐  Thru-Bolt with U-Channel Hollow Walls with Rear-Access
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Sales Rep: tm
Designer: MR
Client Approval
Landlord Approval
Job#: 7024010 Drawing#: 14108 Page: 1 of 8
Start Date: 08.28.17 Last Revision: 10.03.17 MR

Location:
1040 S. Arlington Heights Rd.
Arlington Heights, IL





Existing Signage:				
Sign Type: Box Sign: ☐ Channel Letters: ☐ Other: ☐	Existing Sign Dimensions: H _____ W _____ Existing Wall Dimensions: H 44-1/2" W 13' 6"	Illumination: None: ☐ LED: ☐ Neon: ☐ Fluorescent: ☐	Face Color: White: ☐ Day/Night: ☐ Other: ☐	Sign Condition: Good: ☐ Fair: ☐ Poor: ☐
Additional Notes:				

HR BLOCK #1234

Sales Rep: tmDesigner: nkr

Client Approval

Landlord Approval

Job#: 7001234Drawing#: 1234Page: 3 of 9

Start Date: 00.00.15Last Revision: 00.00.00

Location:

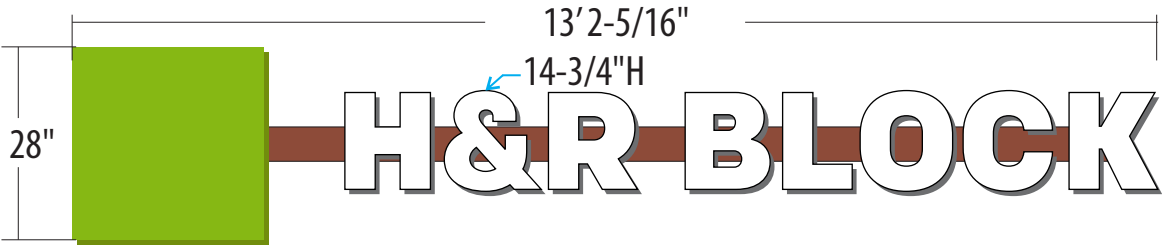
1040 S. Arlington Heights Rd.

Arlington Heights, IL

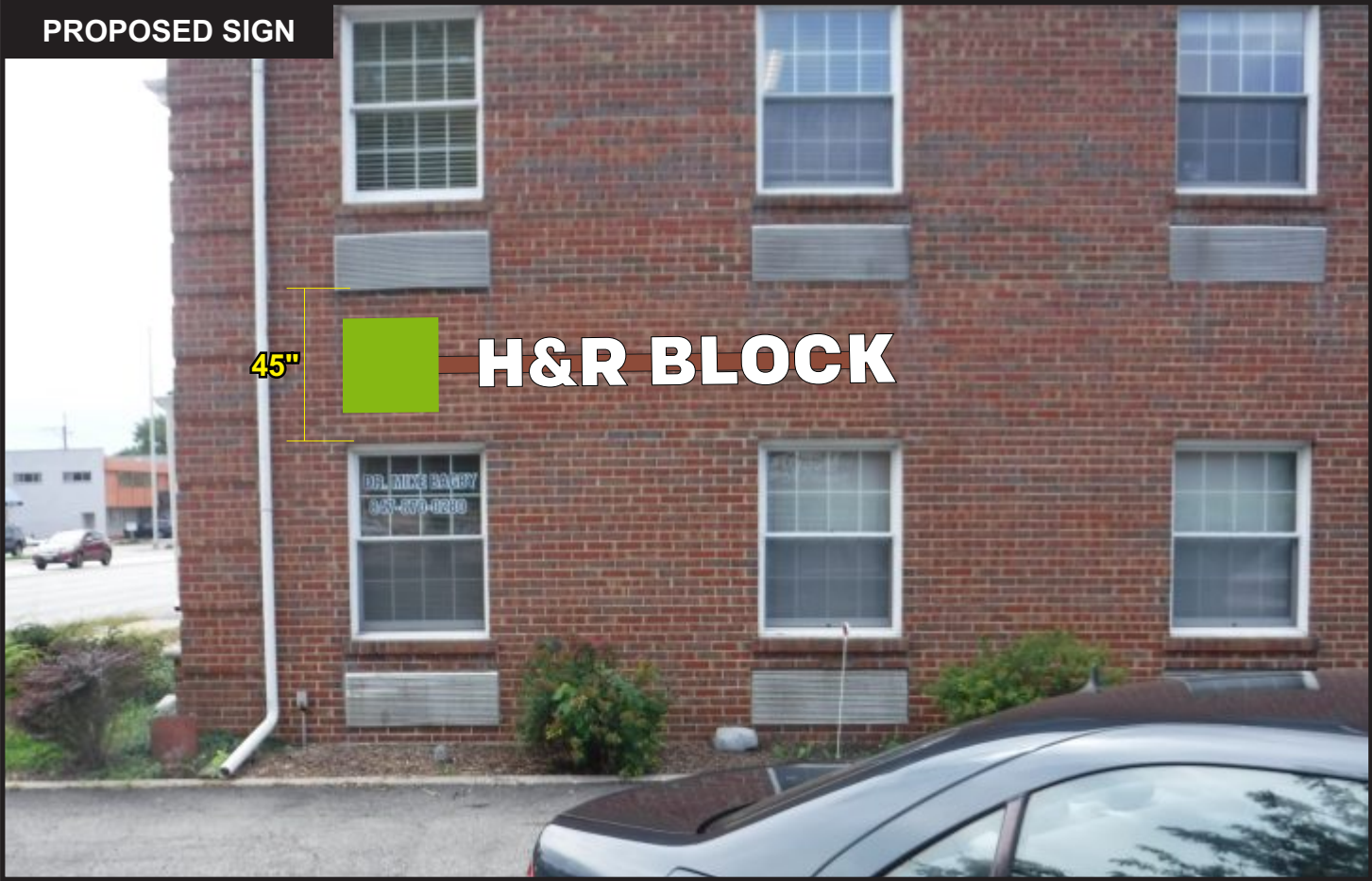
MEMBER

INTERNATIONAL SIGN ASSOCIATION

Allowable SQ.FT.	32 SQ FT	Total SQ.FT.	30.8 SQ FT	North Side ID
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PROPOSED SIGN



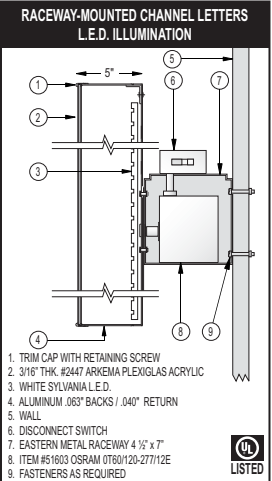
- TYPE:** Face-Lit illuminated channel letters
- FAB:** 5" deep std .040 coil - white interior, .063 pre-finished white aluminum backs
- MOUNTING:** All cans attached to a common extruded Eastern Metal aluminum raceway (4 1/2" x 7"). Raceway mounted to building with appropriate hardware.
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Raceway Color
To Be Determined

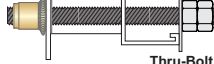
Letter Returns
PMS 430C Gray

Trim & Returns - PMS 376C
Faces - #2447 Arkema Plexiglas
with 3M 3630-106 Brilliant Green

Colors to Match



Signage Recommendations:

Leave As Is: ☐ Additional Notes:	LED Retrofit: ☐ Face Change: ☐ Y ☐ N Existing Face Color: ☐ White ☐ Day/Night ☐ Other New Face Color: ☐ White ☐ Day/Night ☐ Other	Channel Letters: ☒ Raceway: ☒ Y ☐ N New Face Color: ☒ White ☐ Day/Night ☐ Other Existing Sign Size: H _____ X W _____ New Sign Size: OR H 28" - 14" X W 13' 2-5/16" Part # _____	Box Sign: ☐ Reface Existing: ☐ Retrofit Existing: ☐ New Sign: ☐ Size: ☐ 2' X 8' ☐ 3' X 5' ☐ 3' X 8' ☐ 3' X 6' ☐ 4' X 8' ☐ 4' X 10' ☐ 2'-6" X 11'-0" ☐ Other: 0'-0" X 0'-0"	Awning: ☐ Illuminated: ☐ Y ☐ N Shared Pylon/Tenant Sign: ☐ Y ☐ N If yes, Green logo with white copy ☐ Other ☐	☐  Lag Screw Wood lags for solid wood backing Concrete lags for solid masonry applications ☐  Toggle Bolts For Use in Hollow Walls ☐  Wedge Anchors For Use in Masonry Applications ☐  Thru-Bolt with U-Channel Hollow Walls with Rear-Access
---	--	---	---	--	---



HR BLOCK #14108	Sales Rep: tm
	Designer: MR
	Client Approval Landlord Approval
Job#: 7024010 Drawing#: 14108 Page: 1 of 8	Start Date: 08.28.17 Last Revision: 10.03.17 MR

Location:
1040 S. Arlington Heights Rd.
Arlington Heights, IL





NORTH SIDE ID ELEVATION



NORTH SIDE ID ELEVATION



NORTH SIDE ID ELEVATION



FRONT ELEVATION



FRONT ELEVATION



FRONT AND SOUTH SIDE ELEVATION



SOUTH SIDE ID ELEVATION



SOUTH SIDE ID ELEVATION



SOUTH SIDE ID ELEVATION

HR BLOCK #14108

Sales Rep:
tm
Designer:
MR

Client Approval
Landlord Approval

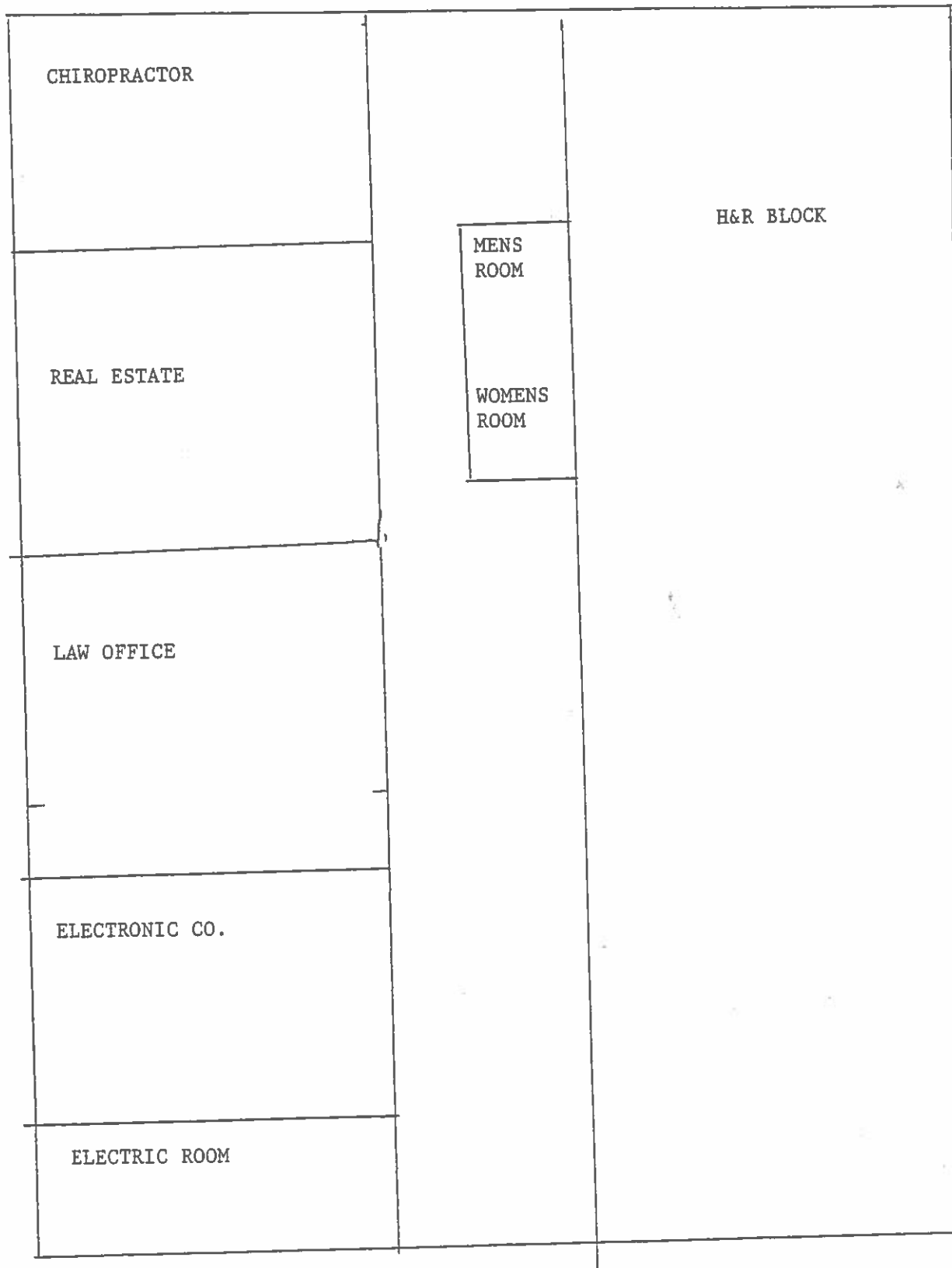
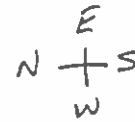
Job#: 7024010
Drawing#: 14108
Page: 1 of 8

Start Date: 08.28.17
Last Revision: 10.03.17 MR

Location:
1040 S. Arlington Heights Rd.
Arlington Heights, IL



1st FL.
1040 S. ARLINGTON HEIGHTS RD.



H & R BLOCK

COLLECTION AGENCY

STAIRS

BOOKKEEPER

RESTROOMS

UNEMPLOYMENT
CONSULTANTS

COLLECTION AGENCY

BACK HALL

Sign Variation Application and Procedures

Village of Arlington Heights

33 S. Arlington Heights Road

Arlington Heights, IL 60005

SAMPLE MATERIAL LIST*

1. Petitioner Name: South Water Signs
2. Date: August 01, 2018
3. Project: (2) HR Block Channel Letters Signs on Raceway North & South Facing.
4. Location: 1040 S. Arlington Heights Road, Arlington Heights, IL 60005

**List of primary colors, textures and materials to be used.*

TYPE: Face-Lit illuminated channel letters

FAB: 5" deep std .040 coil - white interior, .063 pre-finished white aluminum backs

MOUNTING: All cans attached to a common extruded Eastern Metal aluminum raceway (4 1/2" x 7").
Raceway mounted to building with appropriate hardware.

ILLUMINATION: LEDs - Sylvania 71071 White 6500K. Toggle switch, UL Listed, dedicated 20 amp breaker.

LETTER FACES: 3/16" thk. #2447 Arkema Plexiglas Acrylic with 1" std trimcap.

LOGO FACES: 3/16" thk. #2447 Arkema Plexiglas Acrylic with 3M 3630-106 Brilliant Green.

PRE-PAINT: Letter returns - pre-painted coil (PMS Gray 430C)

Logo returns - pre-painted coil (PMS 376C)

Trim caps - pre-painted black(letters) green(logo)



























LINGTON

REAL PROFESSIONAL BLOG

1020



ALL ABOUT
THE BLOG

THE LINGTON
REAL ESTATE
BLOG

SPENDING TIME
WITH THE BLOG
LAWYER



ORTHODONTIST
DENTISTRY
CHIROPRACTOR

3018 South
Armand's Beauty Salon
10111 1st Street
Channahon, Illinois 61018

"OFFICE SPACE FOR RENT 847-362-8220"

ARMAND'S

BEAUTY

SALON

OPEN
EVENINGS



SAVARINO SALON & SPA

SALLY
REALTY

MARTIN OPTICAL
EYE CARE







ANTIQUE
ADAMS
WATER WHEEL
RESTAURANT, INC.

PRESTIGE
KITCHEN & BATH
847-543-0966

REAL ESTATE

ANNA'S HAIR

a-ADAMS DRIVING

ELLERBOQUE

PRESTIGE KITCHEN & BATH

FOR LEASE
847-543-0966

FOR LEASE
847-543-0966



INTERNATIONAL VEGETARIAN CUISINE



THE



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Item: DC#18-083 - Taco Bell - 1530 W. Algonquin Rd. / Commercial

Department: Planning & Community Development

Requested Action

Approval of the proposed architectural design for a new Taco Bell restaurant.

Recommendation

It is recommended that the Design Commission approve the proposed architectural design for Taco Bell located at 1530 W. Algonquin Road. This recommendation is subject to compliance with the plans received 9/5/18, 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. The petitioner is required to meet the Sign code, Chapter 30 or obtain a sign variation(s).
2. It is recommended that the second wall sign on the side of the 'rustwall' tower be omitted.
3. It is recommended that the sign above the entry door on the right side of the building be omitted, or pursue a sign variation.
4. It is recommended that the height of the ground sign be reduced to 16'-6" or less, to comply with code.
5. 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
Exhibits

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Taco Bell
Project Address: 1530 W. Algonquin Road
Prepared By: Steve Hautzinger

Date Prepared: September 6, 2018

PETITION INFORMATION:

DC Number: 18-083
Petitioner Name: Mario Valentini
Petitioner Address: MRV Architects Inc.
5105 Tollview Drive, #197
Rolling Meadows, IL 60008
Meeting Date: September 13, 2018

Requested Action(s):

Approval of the proposed architectural design for a new Taco Bell restaurant.

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 Special Use Ordinances to allow redevelopment of the site with a new restaurant and 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 demolish an existing, older Taco Bell restaurant building to allow construction of a new Taco Bell restaurant. The proposed restaurant will include indoor dining and a drive through. The scope of the project includes a complete redevelopment of the site including parking areas and landscaping.

Architectural Design:

The proposed design represents the latest national prototype for Taco Bell. The design has a fresh modern aesthetic, and it will be a significant improvement from the existing dated restaurant. The design includes an all brick exterior, which is complemented with 'bronze' color fiber cement accent panels and a faux 'rustwall' tower feature. The exterior materials and colors are very nicely coordinated. Overall, the proposed design is nicely done, and it will fit in well in this location, especially with the other adjacent newer national fast food restaurant buildings.

Rooftop Mechanical Unit Screening:

The proposed building has multiple rooftop mechanical units which are required to be fully screened from public view. The building design includes tall parapet walls to screen the equipment, which is ideal.

Signage:

The proposed design includes three wall signs and one ground sign. Per Chapter 30 sign code, only one wall sign is allowed per street frontage. There are no previous sign variations approved for this property, and the existing building only has one wall sign. The number of wall signs should be reduced to comply with code, and the following recommendations should be considered:

1. It is recommended that the second wall sign on the side of the 'rustwall' tower be omitted.
2. The sign above the entry door on the right side of the building should be omitted to comply with code, but it should be noted that there are numerous other similar fast food restaurant buildings that have obtained sign variations for an additional wall sign above the side entry door.

3. The maximum allowed height for a ground sign is 16'-6". The proposed 20'-0" tall ground sign needs to be reduced in height to comply with code.

RECOMMENDATION:

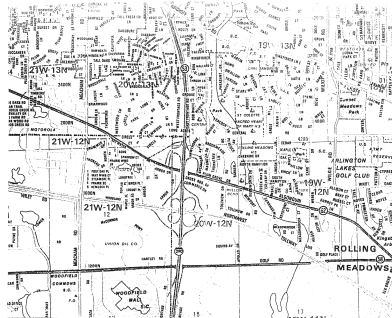
It is recommended that the Design Commission **approve** the proposed architectural design for Taco Bell located at 1530 W. Algonquin Road. This recommendation is subject to compliance with the plans received 9/5/18, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. The petitioner is required to meet the Sign code, Chapter 30 or obtain a sign variation(s).
2. It is recommended that the second wall sign on the side of the 'rustwall' tower be omitted.
3. It is recommended that the sign above the entry door on the right side of the building be omitted, or pursue a sign variation.
4. It is recommended that the height of the ground sign be reduced to 16'-6" or less, to comply with code.
5. 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 6, 2018

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

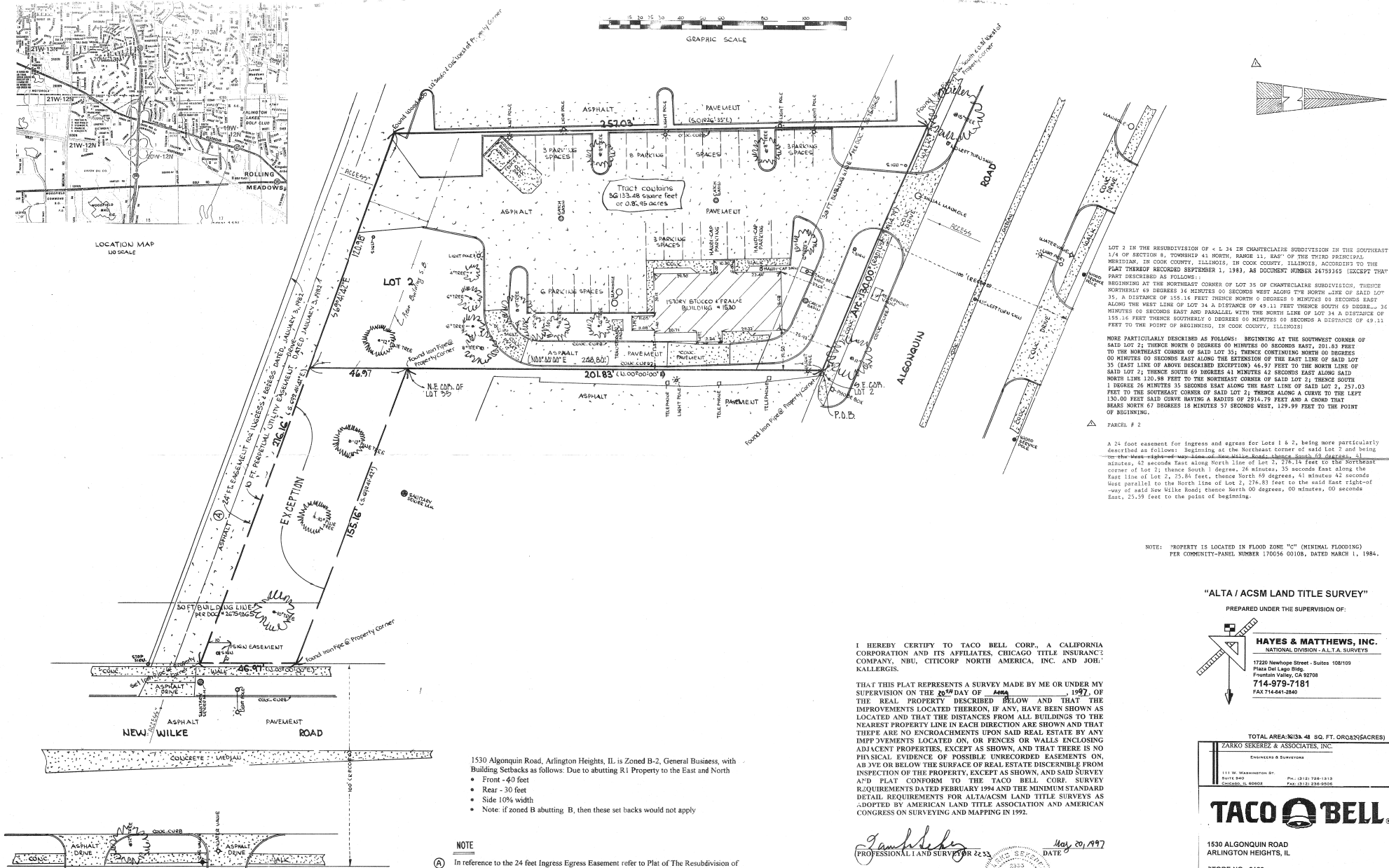
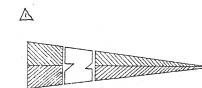
Cc: Charles Witherington Perkins, Director of Planning and Community Development, Bill Enright, Deputy Director of Planning and Community Development, Sam Hubbard, Development Planner, Petitioner, DC File 18-083



LOCATION MAP
NO SCALE



GRAPHIC SCALE



LOT 2 IN THE RESUBDIVISION OF < 1/4 SEC 34 IN CHANTECLAIRE SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 1, 1983, AS DOCUMENT NUMBER 26759365 (EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 35 OF CHANTECLAIRE SUBDIVISION, THENCE NORTHERLY 69 DEGREES 36 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 35, A DISTANCE OF 155.16 FEET THENCE NORTH 0 DEGREES 0 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF LOT 34 A DISTANCE OF 49.11 FEET THENCE SOUTH 69 DEGREES 36 MINUTES 00 SECONDS EAST AND PARALLEL WITH THE NORTH LINE OF LOT 34 A DISTANCE OF 155.16 FEET THENCE SOUTHERLY 0 DEGREES 0 MINUTES 00 SECONDS A DISTANCE OF 49.11 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS)

MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, 201.83 FEET TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE CONTINUING NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EXTENSION OF THE EAST LINE OF SAID LOT 35 (EAST LINE OF ABOVE DESCRIBED EXCEPTION) 46.97 FEET TO THE NORTH LINE OF SAID LOT 2; THENCE SOUTH 69 DEGREES 41 MINUTES 42 SECONDS EAST ALONG SAID NORTH LINE 120.94 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 1 DEGREE 26 MINUTES 35 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 2, 257.03 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE ALONG A CURVE TO THE LEFT BEARS NORTH 67 DEGREES 18 MINUTES 57 SECONDS WEST, 129.99 FEET TO THE POINT OF BEGINNING.

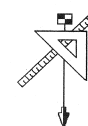
PARCEL # 2

A 24 foot easement for ingress and egress for Lots 1 & 2, being more particularly described as follows: Beginning at the Northeast corner of said Lot 2 and being to the West-Southwest 1/4 Sec 34, 274.14 feet to the Northeast corner of Lot 2; thence South 1 degree, 26 minutes, 35 seconds East along the East line of Lot 2, 25.94 feet; thence North 69 degrees, 41 minutes 42 seconds West parallel to the North line of Lot 2, 274.83 feet to the said East right-of-way of said New Wilke Road; thence North 00 degrees, 00 minutes, 00 seconds East, 27.59 feet to the point of beginning.

NOTE: PROPERTY IS LOCATED IN FLOOD ZONE "1" (MINIMAL FLOODING) PER COMMUNITY-PANEL NUMBER 170536 0010, DATED MARCH 1, 1984.

"ALTA / ACSM LAND TITLE SURVEY"

PREPARED UNDER THE SUPERVISION OF:



HAYES & MATTHEWS, INC.
NATIONAL DIVISION - ALTA SURVEYS

17220 Newhope Street - Suite 100109
Plaza Del Lago Blvd.
Fountain Valley, CA 92708
714-979-7181
FAX 714-441-2640

I HEREBY CERTIFY TO TACO BELL CORP., A CALIFORNIA CORPORATION AND ITS AFFILIATES, CHICAGO TITLE INSURANCE COMPANY, NBU, CITICORP NORTH AMERICA, INC. AND JOH. KALLERGIS.

THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION ON THE 20th DAY OF May, 1997, OF THE REAL PROPERTY DESCRIBED BELOW AND THAT THE IMPROVEMENTS LOCATED THEREON, IF ANY, HAVE BEEN SHOWN AS LOCATED AND THAT THE DISTANCES FROM ALL BUILDINGS TO THE NEAREST PROPERTY LINE IN EACH DIRECTION ARE SHOWN AND THAT THERE ARE NO ENCROACHMENTS UPON SAID REAL ESTATE BY ANY IMPROVEMENTS LOCATED ON, OR FENCES OR WALLS ENCLOSING ADJACENT PROPERTIES, EXCEPT AS SHOWN, AND THAT THERE IS NO PHYSICAL EVIDENCE OF POSSIBLE UNRECORDED EASEMENTS ON, ABOVE OR BELOW THE SURFACE OF REAL ESTATE DISCERNIBLE FROM INSPECTION OF THE PROPERTY, EXCEPT AS SHOWN, AND SAID SURVEY AND PLAT CONFORM TO THE TACO BELL CORP. SURVEY REQUIREMENTS DATED FEBRUARY 1994 AND THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS AS ADOPTED BY AMERICAN LAND TITLE ASSOCIATION AND AMERICAN CONGRESS ON SURVEYING AND MAPPING IN 1992.

1530 Alconquin Road, Arlington Heights, IL is Zoned B-2, General Business, with Building Setbacks as follows: Due to abutting R1 Property to the East and North

- Front - 40 feet
- Rear - 30 feet
- Side 10% width
- Note: if zoned B abutting B, then these set backs would not apply

NOTE

- (A) In reference to the 24 feet Ingress Egress Easement refer to Plat of The Resubdivision of Lot 34, in Chanteclaire Subdivision, in the S.E. 1/4 of Sec 8-41-11, in Cook County, Illinois. It was recorded September 1, 1983 per Title Commitment as document #26759365

James H. Kelly
PROFESSIONAL LAND SURVEYOR No. 2233

May 20, 1997



T.BELL.CRT

TOTAL AREA: 3034.48 SQ. FT. (0.07025 ACRES)

TARKO SURVEYING & ASSOCIATES, INC.
ENGINEERS & SURVEYORS

111 W. WASHINGTON ST.
Suite 200
Cicero, IL 60608
PH: (312) 788-1313
FAX: (312) 286-9306

TACO BELL

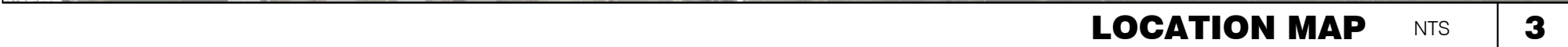
1530 ALCONQUIN ROAD
ARLINGTON HEIGHTS, IL

STORE NO.: 2189

SCALE: 1"=20'	DRAWN BY: F.R.	REV. PER TITLE COMPLY	SHEET: 1 of 1
DATE: MAY 20, 1997	CHECKED BY: J.B.		

N 9388

ZONING DATA	4
--------------------	----------



MRV ARCHITECTS, INC.

5105 Tollview Dr., Suite 197, Rolling Meadows, IL 60008

Ph. (224) 318-2140 – Email: mariov@mrvarch.com

July 31, 2018

Design Commission

Village of Arlington Heights

33 S. Arlington Heights Road

Arlington Heights, IL 60005

Context Photos



Subject Property – 1530 W. Algonquin Road, Arlington Heights, IL



El Barrio Fresh Market – Right of the property (1)

MRV ARCHITECTS, INC.

5105 Tollview Dr., Suite 197, Rolling Meadows, IL 60008

Ph. (224) 318-2140 – Email: mariov@mrvarch.com



Parkway Bank – Right of the property (2)



Shopping Center - Right of the property (3)



Citgo – Left of the property (1)

MRV ARCHITECTS, INC.

5105 Tollview Dr., Suite 197, Rolling Meadows, IL 60008

Ph. (224) 318-2140 – Email: mariov@mrvarch.com



Mobil – Left of the property (2)



Burger King – Across the street (1)



Fifth Third Bank – Across the street (2)

MRV ARCHITECTS, INC.

5105 Tollview Dr., Suite 197, Rolling Meadows, IL 60008

Ph. (224) 318-2140 – Email: mariov@mrvarch.com



McDonald's – Across the street (3)



MRV

ARCHITECTS, INC.

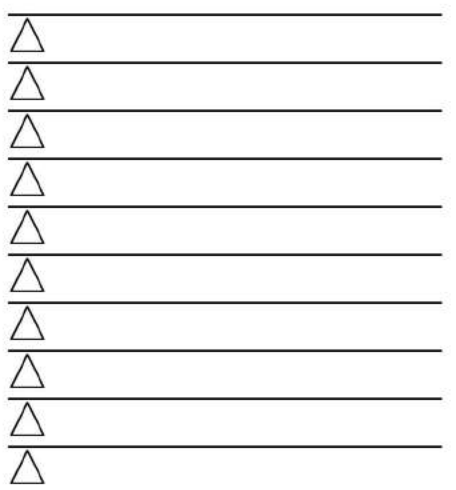


409 N. WILLE ST., MT. PROSPECT, IL 60056
TEL: 847-373-5005 FAX: 224-735-3514

MRV ARCHITECTS, INC. 2017
ALL DRAWINGS, SPECIFICATIONS, PLANS AND CONCEPTS ARE INSTRUMENTS OF SERVICE AND THEREFORE ARE PROPERTY OF MRV ARCHITECTS, INC. THEY MAY NOT BE REUSED, COPIED OR REPRODUCED WITHOUT PERMISSION AND EXPRESS WRITTEN CONSENT FROM MRV ARCHITECTS, INC.



EXPLORER
MEDIUM - 40



CONTRACT DATE: XXXX.XXXX
BUILDING TYPE: EXP40
PLAN VERSION: MAY, 2018
SITE NUMBER: XXX-XXX
STORE NUMBER: XX

TACO BELL

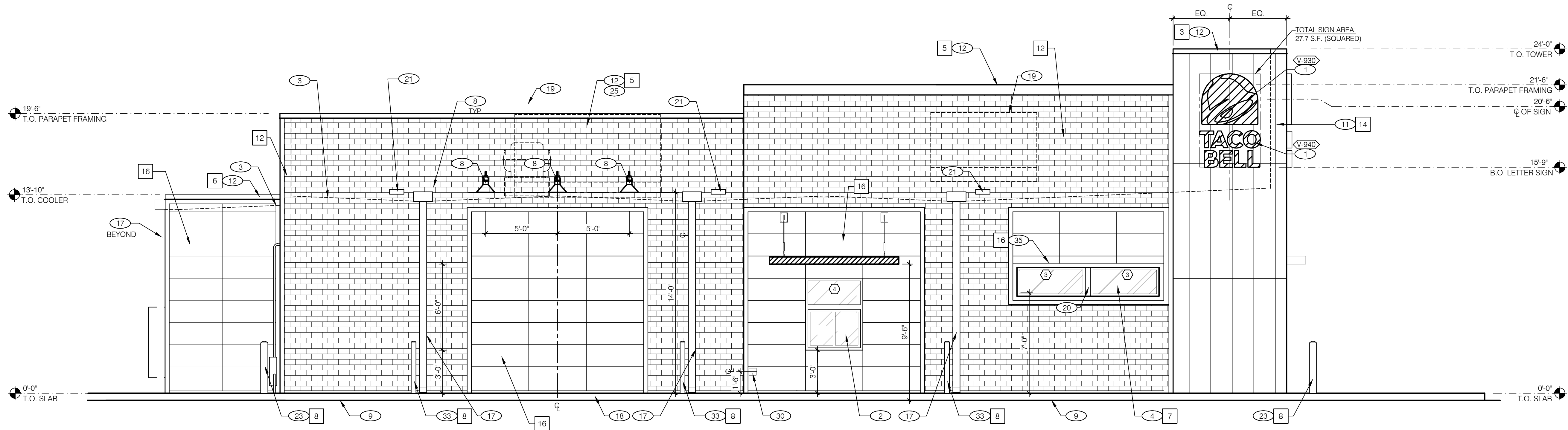
1530 W. ALGONQUIN RD.
ARLINGTON HEIGHTS, IL

RENDERED
EXTERIOR
ELEVATIONS

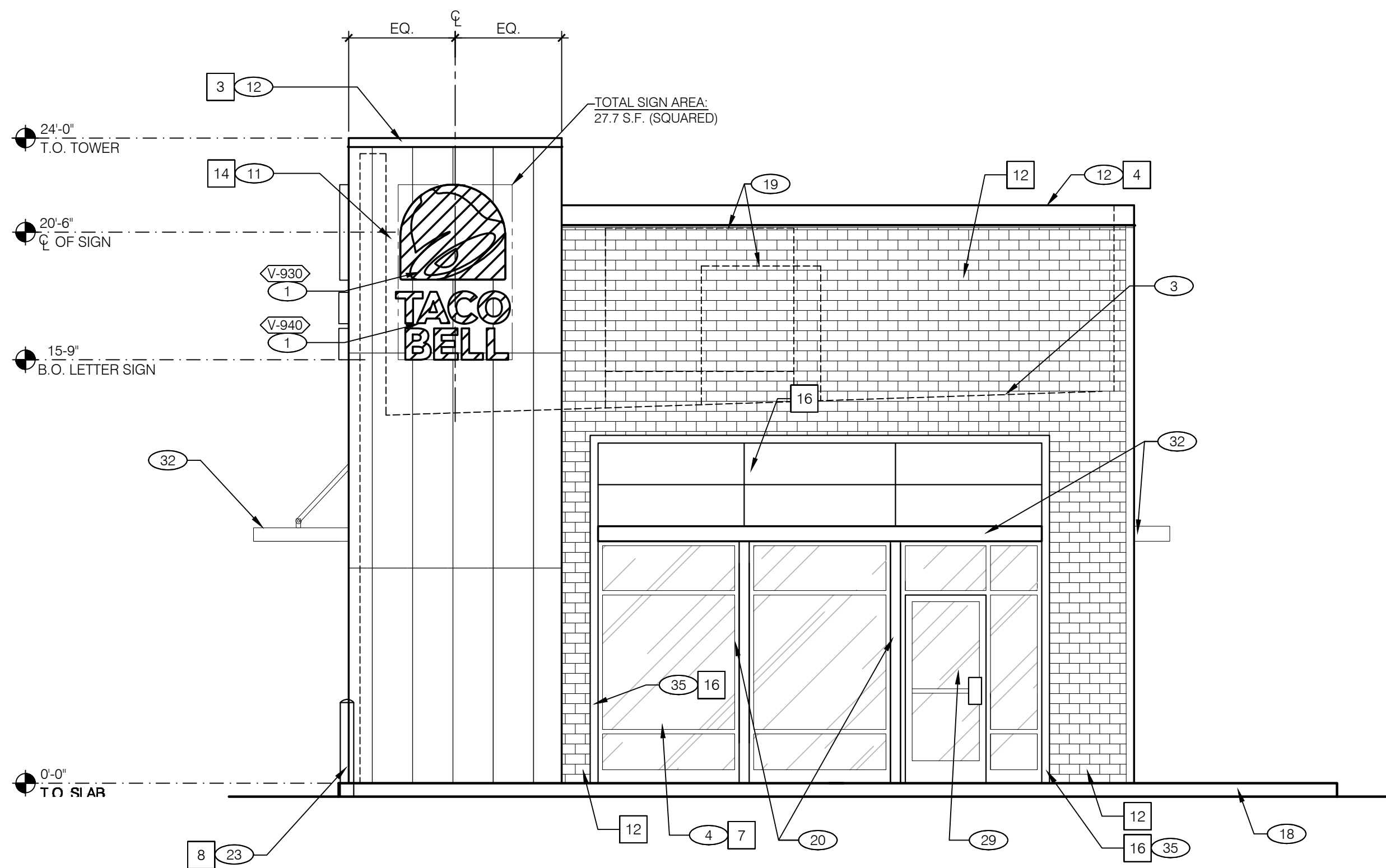
A4.2



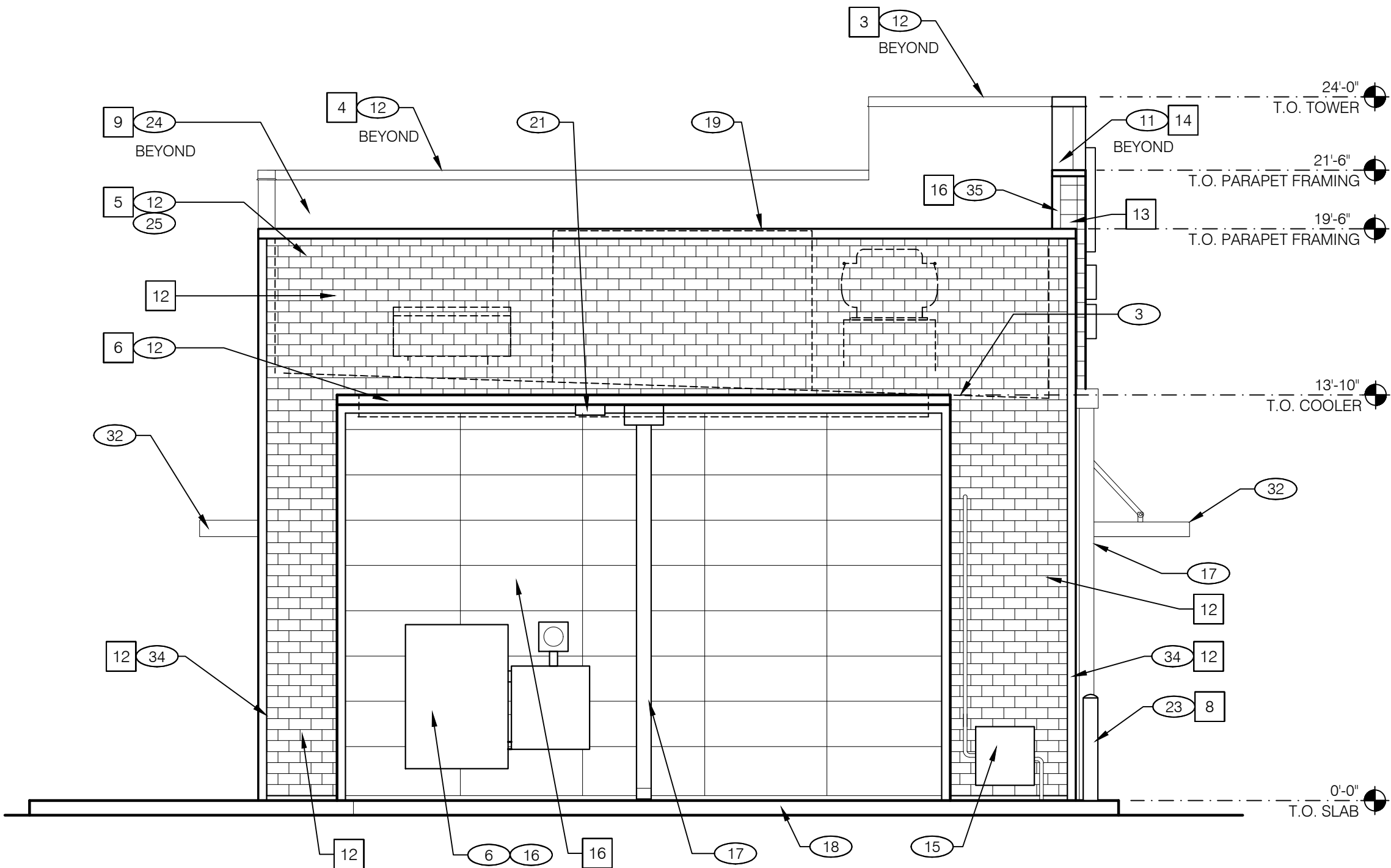
EXPLORER
MEDIUM - 40



LEFT SIDE ELEVATION 1/4" = 1'-0" A



FRONT ELEVATION 1/4" = 1'-0" C



REAR ELEVATION 1/4" = 1'-0" B

△	
△	
△	
△	
△	
△	
△	
△	
△	
△	

CONTRACT DATE: XX.XX.XXXX
BUILDING TYPE: EXP40
PLAN VERSION: MAY, 2018
SITE NUMBER: XXX-XXX
STORE NUMBER: XX

TACO BELL

1530 W. ALGONQUIN RD.
ARLINGTON HEIGHTS, IL

EXTERIOR
ELEVATIONS

A4.1



COLOR SAMPLES

1. Interstate Brick "Arctic White"
2. James Hardie "Fiber Cement Panel" in SW7048 Urbane Bronze
3. Western States Metal Roofing "A606-4 Rustwall Panels"
4. Anodized Bronze Canopy

1

2

3

MRV

ARCHITECTS, INC.



4

TACO BELL | MATERIALS BOARD

MRV ARCHITECTS, INC.

5105 Tollview Dr., Suite 197, Rolling Meadows, IL 60008

Ph. (224) 318-2140 – Email: mariov@mrvarch.com

July 31, 2018

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

 **FILE**

Material List

1. Petitioner Name: Mario Valentini, MRV Architects Inc.
2. Date: July 31, 2018
3. Project: Taco Bell Redevelopment, Arlington Heights
4. Location: 1530 W. Algonquin Road

RECEIVED
AUG 21 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Building Exterior:

Brick (all sides): "Arctic White" from Interstate Brick Company.

Exterior Fiber Cement Panels (front, left & right sides of the building): "SW7048 Urbane Bronze" from James Hardie

Metal Panels (tower): "18-inch A606-4 Rustwall Panels" from Western States Metal Roofing.

Canopies: Bronze Anodized – manufacturer TBD

Storefront Windows: Clear Anodized aluminum – manufacturer TBD

Parapet Caps (tower, back & front of the building): "SW 7069, Iron Ore" by Sherwin Williams.

Parapet Caps (cooler): Galvalume Plus in "Factory Finish" by Durolast.

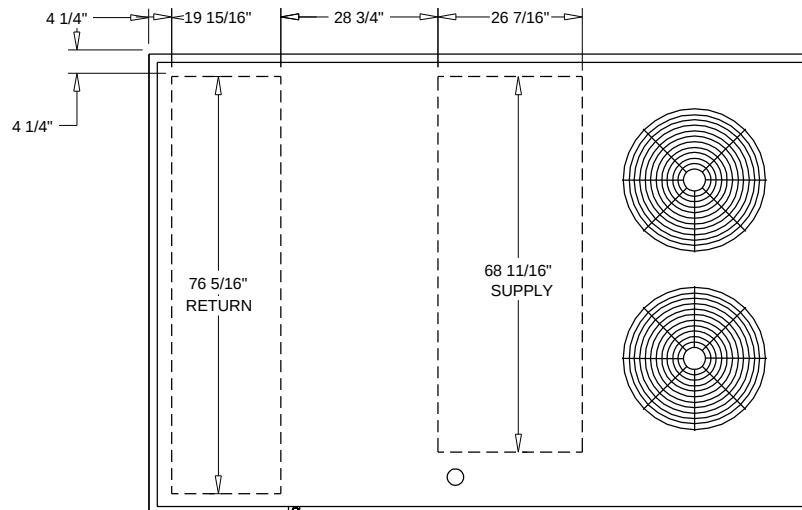
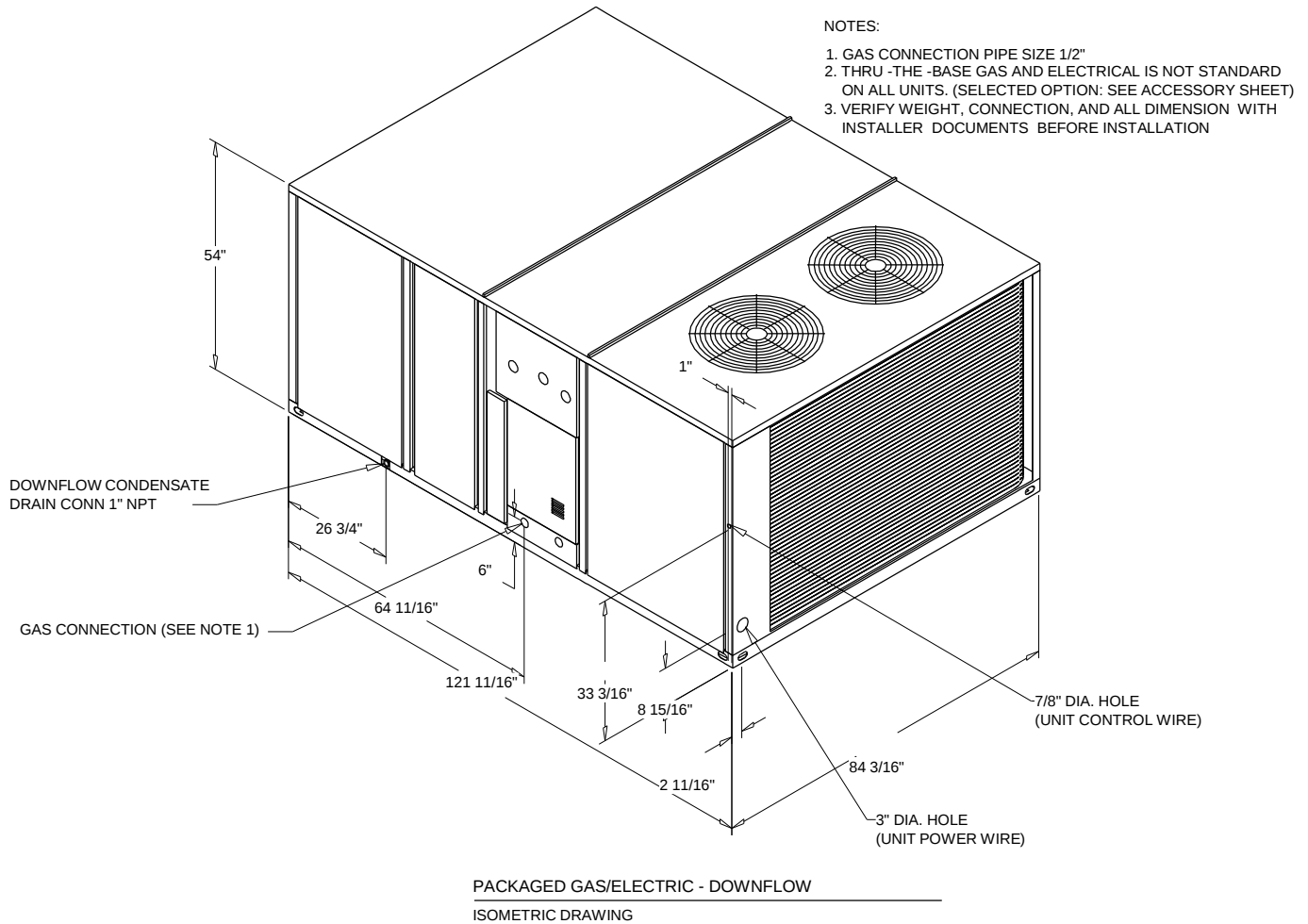
Pipe Bollards: Yellow with 1/4" Thick Plastic Cover or Equal by Streetsmart

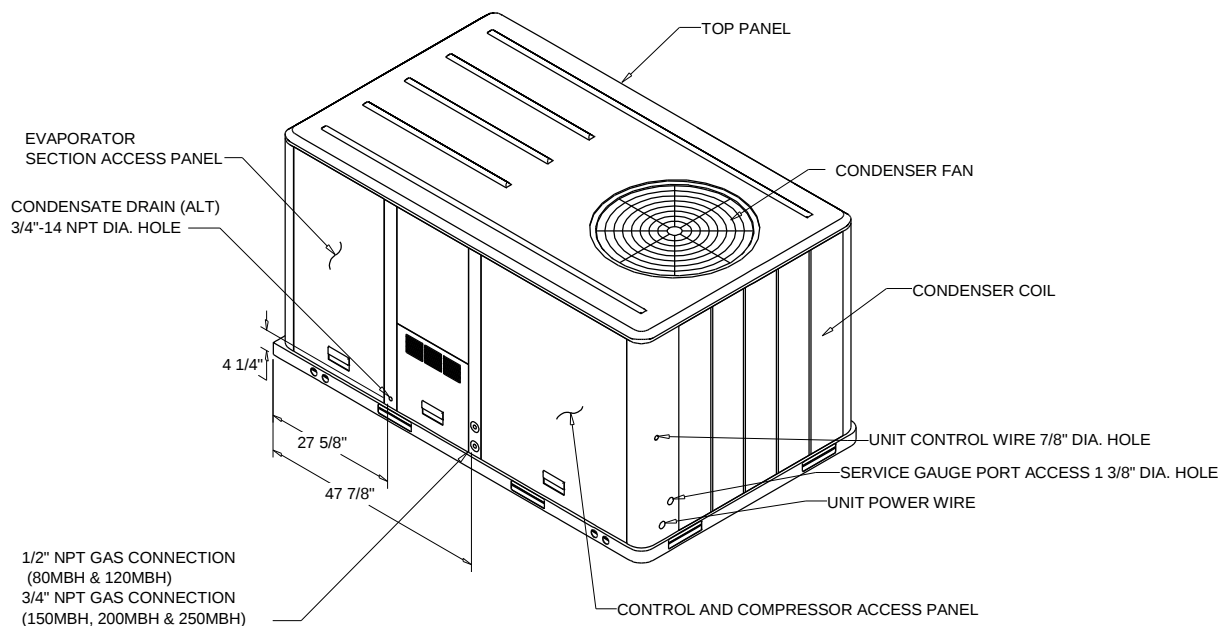
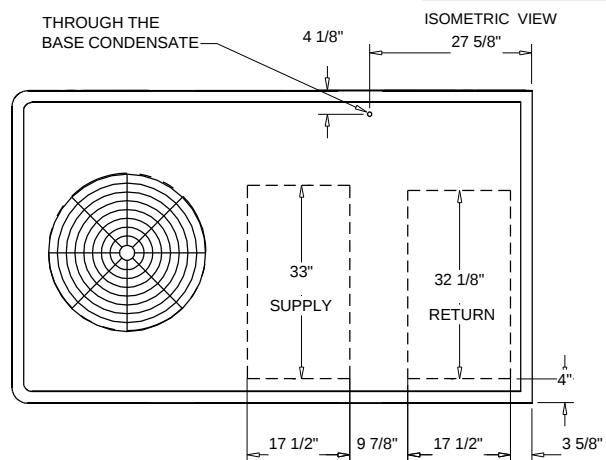
Parapet Back Roofing: S-Deck Preweathered Galvalume corrugated metal by Berridge.

Sincerely,

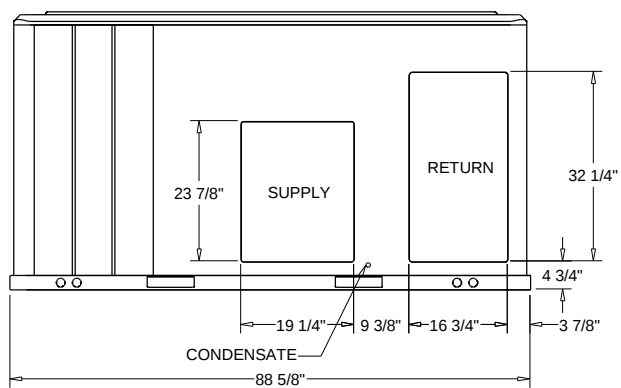
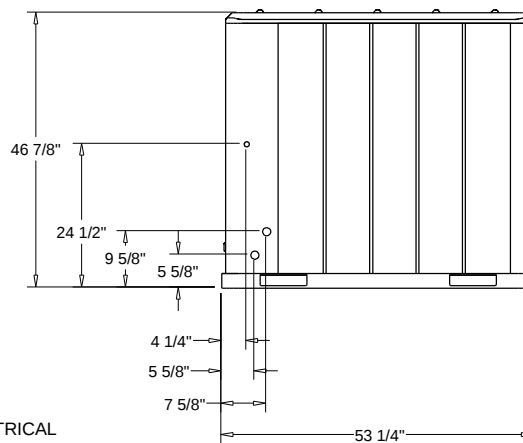


Mario Valentini
Principal,
MRV Architects, Inc.

Unit Dimensions - Packaged Gas/Electric Rooftop Units**Item: B1, B2 Qty: 2**

Unit Dimensions - 3-10 Ton R410A PKGD Unitary Gas/Electric Rooftop**Item: A1 Qty: 1****PACKAGED GAS / ELECTRICAL****NOTES:**

1. THRU -THE -BASE ELECTRICAL IS NOT STANDARD ON ALL UNITS.
2. VERIFY ALL DIMENSIONS WITH INSTALLER DOCUMENTS BEFORE INSTALLATION.

PLAN VIEW UNIT**DIMENSION DRAWING****PACKAGED GAS / ELECTRICAL****DIMENSION DRAWING**

→
HORIZONTAL
AIR FLOW

Unit Dimensions - 3-10 Ton R410A PKGD Unitary Gas/Electric Rooftop**Item: A1 Qty: 1**