



Agenda
Village of Arlington Heights
Design Commission
Community Room, 3rd floor
33 S. Arlington Heights Rd. Arlington Heights IL 60005
August 27, 2019
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Minutes - 8/13/19

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. DC#19-067 - 1614 N. Chestnut Ave. - SF/Teardown
- B. DC#19-070 - 634 S. Burton Pl. - SF/New
- C. DC#19-062 - McDonald's - 45 E. Golf Rd. - Sign Variation

VII. OTHER BUSINESS

VIII. ADJOURNMENT

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



**Design Commission
8/27/2019**

Item: Minutes - 8/13/19

Department: Planning & Community Development

ATTACHMENTS:

Description

Minutes - 8/13/19

Type

Minutes

DRAFT

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
AUGUST 13, 2019

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

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

Members Absent: Jonathan Kubow

Also Present: Steve Bauer, Meltzer, Purtil & Stelle LLC for 732 N. Forrest Ave.
Michael Barry, Box Studios for 732 N. Forrest Ave.
Nick & Gina Bertolini, Owners of 732 N. Forrest Ave.
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM JULY 9, 2019

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER SEYER, TO APPROVE THE MEETING MINUTES OF JULY 9, 2019. ALL WERE IN FAVOR. MOTION CARRIED.

REVIEW OF MEETING MINUTES FROM JULY 23, 2019

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER SEYER, TO APPROVE THE MEETING MINUTES OF JULY 23, 2019. COMMISSIONER KINGSLEY ABSTAINED. MOTION CARRIED.

ITEM 1. SINGLE-FAMILY TEARDOWN RE-REVIEWDC#19-055 – 732 N. Forrest Ave.

Steve Bauer, representing *Meltzer, Purtil & Stelle LLC*, Michael Barry, representing *Box Studios* and Gina & Nick Bertolini, the homeowners, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing one-and-a-half-story residence with an attached two-car garage to allow construction of a new one-and-a-half-story residence with an attached three-car garage. The project was previously reviewed by the Design Commission on July 23, 2019 and continued to this meeting. The proposed design does comply with all of the R-E zoning requirements. The petitioner reduced the second floor area resulting in an overall square footage of 8,895 sf, which complies with code. The impervious surface coverage was also reduced to 13,590 square feet, which complies with code, and is the result of eliminating a large paved area located in front of the home. These changes were received today and were not included in the packet for tonight's review.

This project was previously reviewed by the Design Commission on July 23, 2019, at which time the project was continued to allow the design to be revised in response to concerns raised by the Design Commission.

The following is a summary from the July 23 meeting:

- The Design Commissioners liked the overall style and aesthetics of the design.
- The Design Commissioners were concerned about the long north wall and driveway, which they felt were out of context with the neighborhood and created a negative impact on the adjacent properties. One neighbor echoed these concerns.
- It was recommended that the design be revised to relocate the garage to eliminate the long north wall and driveway.

Mr. Hautzinger presented aerial images of the site and surrounding properties. He explained that the aerial image presented at the last review did not show the new home located to the south at 722 N. Forrest. The current aerial exhibit includes the site plan of the proposed new home on the site for reference.

The petitioner is returning to the Design Commission seeking approval of the original design, which was not revised since the previous review; however, the petitioner did provide a landscape plan to help soften and buffer the house from the neighbors. The petitioner has also provided letters of support from some residents on the street. In addition, letters of opposition were received by Staff, and other residents have verbally expressed concerns about the proposed design and its possible negative impact on storm water management in this area.

Mr. Hautzinger explained that although storm water and drainage are not under the purview of the Design Commission, because the design of the proposed new home would have an impact on existing storm water patterns, Staff consulted with the Village Engineering Department who provided the following comments:

- There is an existing low point in the rear of the subject property and adjacent lots that acts as a natural detention basin. In the event of a heavy rain, the low point temporarily retains water, which helps to control run off to the south which could impact other homes towards the end of the street.
- The Engineering Department expressed serious concerns about how the footprint of the proposed new home and the long driveway would negatively impact the existing situation, and it was questionable if there would be a workable engineering solution to accommodate the proposed design.
- The Engineering Department recommended keeping the back half of the existing lot as is, keeping the new house on the front half of the lot, similar to the adjacent new home to the south.
- The Engineering Department will review the plans for the new home in detail at the time of permit review.

Mr. Hautzinger said that Staff appreciated the proposed landscape plan to help soften and buffer the impact of the house; however, Staff is still concerned about the extremely long north wall and the long driveway, which extend a significant distance into the rear yard beyond the back of all the other homes along Forrest Avenue. The proposed design is out of context with the neighborhood and will have a negative impact on the adjacent properties. Staff recommends revising the design to locate the garage closer to the front of the house to eliminate the long north wall and preserve the large back yard as open space.

Staff does not object to the overall modern aesthetic and style of the new home. Staff recommends the Design Commission require revisions and re-review the proposed new home.

Mr. Bauer, attorney for the petitioner, said that the homeowners and project architect are here tonight to discuss the design considerations that went into the new home, and although he was not at the last Design Commission meeting, he has reviewed the meeting minutes and understands that the primary concern relative to this project is the north building facade. The homeowners and the Architect are eager to have the opportunity to further discuss the specific considerations relative to privacy, open space, safety mainly along Forrest, and other types of considerations that went into this design and how it evolved into what is being presented tonight. He turned it over to the homeowner and Architect and asked for the opportunity to come back to discuss some the Design Guidelines associated with the project.

Mr. Bertolini thanked the commissioners for the opportunity to further explain the how and why of the project, which he was unable to fully explain at the last review. He and his wife grew up in Arlington Heights, went to school here, their families are here, their friends are here, their entire life is here in Arlington Heights. They love the Village because of the people, the community, and the sense that every day Arlington Heights has something new and exciting to offer. After outgrowing their townhome in Mt. Prospect, it was a no-brainer on where they wanted to build their forever home and having the opportunity to raise their children in the same neighborhoods that they got to enjoy makes all of their efforts and hard work to this point well worthwhile. The process of designing this home began over a year ago when they purchased the property. They knew even before then that they wanted a ranch home because they loved the classic U or H-shaped ranch homes that were built here in the 50's and 60's, many of which they visited and almost bought prior to purchasing this lot. They decided to build what they thought one of the existing ranch homes in Arlington Heights would look like if it was built today, 60 to 70 years later. The shape, layout, design of the new home has been thoroughly thought out and developed; they did not pick this home out of a catalog; they did not point to someone else's home and say they want that. They spent the last 8 months working with their Architects and numerous consultants to design the exact home being presented tonight. One major challenge they faced was that Forrest Avenue is not a kid friendly street, and they almost did not buy the lot because of this. Their number one concern is keeping their two young daughters safe when they play outside, and the best way to achieve this was to increase the size and length of the driveway by moving the garage behind the central mass of the home, which they felt would allow for ample hard space for riding bikes, playing sports, and enjoying the outdoors, while keeping their children away from the cars that come screaming down the street. They have friends and family that live on this street and they are well aware of what goes on there; this is not just their sentiment but that of the entire neighborhood. There are numerous petitions for sidewalks, curbs, and City storm sewers passed around every year, as well as numerous traffic studies done. For a street that is barely two lanes wide and often has at least a half dozen landscape trucks, that is insane. For this very reason, the concept of having the garage in front of the home became a deal breaker for them.

Mr. Bertolini also addressed the existing water issues, although he understood it was not under the purview of this commission. These issues were brought to his attention by his neighbor to the south after he purchased the property, which he was very appreciative of, and he immediately obtained a team of civil engineers to ensure that they could put the best possible solution forward and not cause problems to their surrounding neighbors. Their team met with Village Engineer Mike Pagones to discuss the options for the depressed pond area covering nearly 1/3 of the property, which included installing a dry well, planting a rain garden, or creating a system to pump the water around to the front and slowly disperse it. His team designed a system that utilizes all 3 of those recommendations; a commercial grade rain storage and dispersion system with 5-foot wide dry well, 1,000 square feet of rain garden, and over 5,000 square feet of permeable pavers will accommodate over 4,000 cubic feet of water, far more than the property can currently hold. The dry well and stone base from the permeable pavers, along with the rain garden's need of plantings, will help hold rainwater and naturally infiltrate. This sizable investment into the property, not only will benefit them and their immediate neighbors, it will have an overall positive effect on the neighborhood as a whole. The active green space being lost in their backyard because of the driveway location was brought up by the commissioners at the last meeting; however, the fact remains that that space would never be able to be used in that fashion. It could remain a swamp as it does today, or it could be a rain garden to help manage the immense amount of water the property receives from homes on higher ground.

Mr. Bertolini presented Page 4 of the Village's Design Guidelines for single-family homes, 'Fitting in with the Neighborhood', and said that their site plan looks almost exactly like the images shown on this page, which are posted on the Village's website. They never thought that a visually pleasing home that fit in with the character of the neighborhood and followed all

guidelines, codes and regulations, would be at risk of not being approved by this commission. They are not asking for any variances for the new home, nor do they expect to need any. They will be asking for a vote tonight, no further extensions, and they hope that it will be a vote for approval of the new home at 732 N. Forrest Avenue.

Mr. Barry presented the four floor plan options that they started with for the new home, which include the H-shape ranch style and a front courtyard that would be typical of this kind of design, but they determined was basically unusable. He referred to Sheet A1.1 that shows the current floor plan of open space inside the front door that includes the courtyard area, great room, terrace, and backyard, as well as the north wall being all quiet bedroom space that was intentional. Reasons for the proposed floor plan include mobility issues in the family, keeping all the bedrooms on the same level, and making the backyard play area and courtyard visible from the great room and kitchen. Mr. Barry referred to the sketches of site plan options that were considered after the last meeting, which include Options 2, 3 and 4, all of which they felt did not maintain the requirements of the homeowners. The renderings were updated to reflect the new landscape plan, which includes a row of Emerald Arborvitae along the south and west property line to enclose the outdoor space. Mr. Barry concluded that they have worked really hard on this project and the new home meets code; there was not much more that they could do.

Mr. Bauer referred to the Design Guidelines exhibit presented by Mr. Bertolini, and reiterated the striking similarity between the footprint of the home shown in the exhibit and the new home being reviewed tonight. He felt this was quite telling since the Design Guidelines are supposed to be the motto upon which this commission evaluates the character of new homes with existing homes. He pointed out that the home shown in the exhibit respects the setback line created by the existing homes, which is consistent with the new home being presented tonight, and the home in the exhibit has a garage located at the rear of the home, which is consistent with the new home being reviewed tonight. Placing the garage at the rear of the home places emphasis on the front of the home, allowing it to truly form the character of the home and contribute to the neighborhood in that respect. Mr. Bauer said that after driving through this neighborhood, he found there to be 24 homes with forward-facing garages and 19 homes with side load or rear load garages that came in 3 different forms: a true side load garage with the entire garage facing the side property line; a combination of frontload and side load garage; and a Porte cochiere where the garage was detached at the rear of the home with a Porte cochiere that led to access though the home and to the detached garage. What is being proposed for the new home is exactly consistent with these types of designs, and they are struggling to understand how the new home could be deemed to not be compliant with the Design Guidelines.

Mr. Bauer also pointed out the standards of review for a Certificate of Appropriateness, which generally relate to achievement of a purpose and intent of the Design Guidelines from which the illustration is taken, compatibility with the character of the neighborhood, and that the existing property or structure does not have significant architectural, historical, aesthetic or cultural value. Given the variation of architectural styles in the neighborhood, both with respect to older homes and newly constructed homes, there is a broad gamut of architectural styles and what is being presented tonight is consistent with that type of gamut, and the fact that the garage is located on the rear of the home is just one architectural component, it is not the tail wagging the dog. With those standards in mind and after reading through the Design Guidelines multiple times, he is struggling to find which guidelines are not being met, at least with respect to those that are applicable to this project as presented tonight. After reviewing the previous meeting minutes that consisted of conclusory statements, he was unsure what basis those statements were formed upon, and given the different architectural styles in the neighborhood, it is difficult for him to understand that that would be the case. He also pointed out that the homes on either side of this site were at one time a newly proposed home adjacent to this existing home and were a much larger home with a much deeper footprint.

As a practical matter, Mr. Bauer respectfully suggested that there be means by which the type of concern relative to the north building elevation can be addressed. For example, a landscape plan has been submitted that is well prepared and reflects how both the driveway length as well as the north facade could be softened or buffered, and the homeowners are willing to have a condition of approval premised upon compliance of the landscape plan or some further enhancement of that landscape plan. Mr. Bauer said he is aware of the significant amount of concerns raised relative to storm water management, all of which is a requirement to have been satisfied prior to permit approval. He assured the commissioners that the homeowners have no desire to cause any type of detrimental impact that could affect either the neighbors or themselves. He was available to answer any questions from the commissioners, and again asked for the opportunity to discuss the Design Guidelines because they are struggling to understand what specifically the homeowners are failing to comply with.

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

PUBLIC COMMENT

William Wiggs, 722 N. Forrest Avenue. He lives directly south of the site and previously submitted an email to Staff regarding his issues and concerns with the new home. Although he regrets being here tonight because he knows how important this is to the homeowners, he had to say what the new home would do to his family and the neighborhood, which is that it will have a negative impact on his home, his family, and the neighborhood. His issues with the design are the length of the new home and the size of the footprint, which will take up a lot of green space. The view from his patio and backyard will be of the new home and the long driveway, which will be close to the side of his home where his bedroom is located. Headlights from where the driveway turns will impact his home and backyard, and it appears as though the garage elevation will be a 3 to 4-feet higher grade, and the driveway will angle up. With regards to the existing water issues in the neighborhood, he said that prior to building his home, all 3 of these backyards would be totally under water. He pointed out the low point of this block and demonstrated the flow of water through the backyards, including his, during a heavy rain. His main concern is preserving the neighborhood; he built his home for the green space of the backyard because he wanted to enjoy the view of his large, quiet backyard, as well as the view of his neighbor's yards, and the new home would put a line right in the middle of this space and take away from what exists today. He felt the new home was not compatible with the existing homes in the existing neighborhood, and building the new home would have a significant detrimental impact. While he appreciated the offer of landscaping, it was just not enough for him, and he would be surprised if the row of Arborvitae along the driveway would even survive all the water because the driveway is at a higher elevation. Mr. Wiggs said their hope and recommendation is that the Design Commission not approve this design as submitted.

Bernadette Colmone, 800 N. Forrest Avenue. She lives directly north of the site, and like the previous neighbor who spoke, she did not take pleasure in being here tonight to state her opposition to the new home. She spoke at the last meeting and expressed how happy she was to have the petitioners move into the neighborhood, and the homeowners contacted her after that meeting to meet and discuss the new home, which they did. She is concerned about what the proposed design will do to her family and to the neighborhood. The long brick wall on the north side of the home will directly impact her home, as it is almost as long as the entire length of her property, and will totally change the view from her backyard that they have enjoyed for the last 20 years. The landscape plan submitted by the petitioners appears to be a nice plan; however, she questioned whether the color renderings presented tonight reflect what the landscaping will actually look like. She felt the views shown in the renderings were not what would actually be seen by the adjacent homes, and the rendering of the north elevation did not accurately show the depth of that wall, which will be 200-feet long. Additionally, the rendering shows the site to be level, and in reality it is not. She pointed out that some of the shrubs being proposed on the side of the property require full sun to part shade, and that side of the site will not get any sunlight. She had concerns about the 5 air conditioning units still being proposed on the north elevation, the lack of gutters and downspouts on the home, and the location of sump pump discharge. She reiterated the existing water issues on the block and questioned what would happen when water flows through the backyards from the north and hits the north wall of the new home, especially because the rear of the property goes back up.

Ms. Colmone also talked about how the new home would affect the neighborhood. She referred to the aerial showing the red outline of the new home on the lot, and pointed out that there is no other home with a similar footprint or that extends as far back. If there is a similar home then she would like it pointed out to her. She also reiterated her previous concerns about what could happen to her property value if this new home was built as proposed, and the long north wall invades her space. She thanked the commissioners for their time and consideration.

Tony Papanicholas, 801 N. Forrest Avenue. He lives directly across the street from the site and feels responsible because he talked the petitioners into buying this lot that will accommodate a beautiful ranch home. He is well aware of the water issues in this neighborhood that have existed for decades; however, neighbor concerns about the grades and water issues have been addressed by the petitioner on the plans submitted, which show that the homes to the north and south will not be affected by water flow from the new home, and the neighbors are not civil engineers and do not understand. Additionally, the Village will not allow a new home to drain on adjacent properties; it is a petitioner's duty and responsibility to ensure that the water is being drained properly, otherwise the Village will not approve the permit. If the concerns are mainly about water,

then he did not understand what ground there is to stand on because this is a design review. The petitioners purchased the existing home that was built in 1952 from the original owners; the view has been the same for the last 70 years. He presented an aerial of the existing home and the north and south property lines, which was taken four months ago before the homeowners cleared out the property lines. The aerial shows that the home to the north cannot see a lick of anything in the petitioner's backyard for six to eight months of the year because of the tree growth. The neighbor to the south has a very small gap of 20 to 30-feet visible into the petitioner's backyard, half of which is currently looking at the existing dilapidated home. He felt the neighbors were not speaking truthfully on what they currently see with the existing property, and he just wants to be fair to the petitioners because they have poured a lot of energy and time into this project. Mr. Papanicholas understood this commission has to address the community concerns, but it seems like water is the main focus; he questioned what the negative impact of the new home was when the long north elevation would not even been seen from the street. He also said that he was before this commission less than a year ago proposing a ten times more harsh modern home maxed out to the square footage, bigger than the home being reviewed tonight and taking up more of the backyard. He thought he had zero chance of being approved, but he received full support from this commission with no issues. His new home design extends 130-feet, which is approximately 50 to 70-feet beyond any of the adjacent homes, and he asked where the consistency is. He added that these lots are perfect for a one-story forever home and he did not understand where all of this was coming from.

With respect to the water issue, Mr. Papanicholas said that he is in the construction business and understands civil engineering, and the only means of drainage is a swale along Forrest, east and west; however, two homes built within the last 3 years to the south of him were allowed to fill in the swale, which is adding to the existing water issues. This is an issue for the Village Civil Engineer to address, it has nothing to do with this design review. Every home that has been re-built here in the last 20 to 30 years is guilty of the water problem going down the street, and this petitioner should not take the hit for it.

The neighbor to the north of the site asked to see the aerial that the previous neighbor presented.

Laura Siciliano, 615 N. Forrest Avenue. She lives across the street from the site, near Euclid. She presented photographs that were taken of the flooding of her front yard, which is not all that unusual after it rains. When she bought her home in 2010, her young children were able to play in the front yard; however, after some of the new homes were built, her front yard has now turned into a retention basin, with other neighbors having the same issue. She felt the flooding on this street would be a risk for emergency vehicles, and she wanted to submit the photographs to the Village Engineering Department to show what their street typically looks like after a rain, which is why there are so many neighbors here tonight.

Megan Franck, 630 N. Forrest Avenue. She is probably the only one here tonight who actually grew up on Forrest Avenue. She wanted to speak a little more on the concerns about safety on this street and question how this design was the only possible design to guarantee safety. She did not disagree that the design was created with care and she did not want any children to be hurt in any way, but she was just not sure why the long north wall that she felt would be obtrusive to both north and south neighbors, is necessary when a fence could be used to fence in the backyard for their children to play in, similar to other large homes in the neighborhood, or why the garage has to be in the back in order for children to play. She completely understood and is aware of the concerns about fast cars that go down Forrest, but she was confused as to why the petitioner feels this is the only architectural option that guarantees safety, when this design, as pointed out by Village Engineers, also has concerns for water issues, and the design actually makes for a smaller backyard for children to play in. Ms. Franck said that her home is also a ranch home of less than 4,000 square feet and has 5 bedrooms, so she was unsure why shortening the long north wall of the new home would be that much of an issue, considering the size of the home. She felt there were multiple ways to keep the children safe on this street.

Victor Krueger, 731 N. Gibbons Avenue. He lives directly behind the site and he talked about the existing flooding condition where he gets about 12-feet of water that runs right over his lot to the lot next to him. He is concerned about the dams that will exist when this new home is built, and the additional water his property will receive. The only thing he can do is put up a dyke to keep the water on that side. It appears that the base of the new garage will be a little more than 3-feet higher than it is right now, which will result in even more water on his property. Other than that, he felt the new home was beautiful, but this is the wrong location.

Nick Papanicholas, 300 N. Oak. He is the older brother of Tony who previously spoke and the builder for this project. He felt the previous neighbor brought up a great point about building a dyke, and he reiterated that properties cannot impact adjacent properties with regards to water, each lot must stand on its own. After hearing the comments from residents here tonight, he felt the bigger issue was if 4 or 5 properties to the south of the subject property currently flood to the level that they do, then the Village should buy the subject lot from the petitioners and put in a storm detention system on the property. It is absolutely insane that this amount of water behind multi-million dollar homes could exist. As the builder, he will engineer this site to take every lick of storm water and contain it in vaults, which is what he did for his own home, but what is being argued about tonight are issues that have been created over a sustained period of time, and the Design Commission is a solution based group, an architectural review commission, not storm water experts. He said that they will work with the Village to come up with solutions to the water issues that exist, but this is not the forum for it. He also reiterated that the proposed new home has no variances, and the petitioners could just put up a fence around the new home. There will be no direct headlights from cars, there will be no impact of water traversing over land affecting other things because this property will be built and engineered to code to contain all their water. He could not speak for anyone else's property, which is not his problem, but they will deal with this property the right way.

Chair Fitzgerald closed the public comment portion of the meeting.

The commissioners presented their comments.

Commissioner Eckhardt appreciated the passion and concerns about the storm water issues, but he reminded everyone that the Design Commission does not deal with storm water. He acknowledged Mr. Nick Papanicholas' comments about containing storm water and agreed that with enough money it could be done with vaults that would substantially fix it. This is a wonderful design with great materials, and the north elevation was broken down well. He commended the Architect on the organization of the new home to create a sense of outdoors inside the south portion of the home; however, in doing so, he felt the petitioner self-created the problem of the massive north wall of the home. He appreciated the sketches provided by the petitioner that show alternate options for the home in response to the commissioners' previous comments about the length of the north elevation and its mass, and their suggestion to consider an alternate plan. In response to the comments made by the petitioner about the Design Guidelines, Commissioner Eckhardt pointed out that they are guidelines, and the drawings are schematic, and another aspect of this commission is to review and judge compatibility with the neighborhood. He referred to the aerial exhibit provided by Staff that shows the footprint of the proposed new home with the adjacent properties and pointed out that the trend of development in this area was to have large backyards. He appreciated Mr. Bauer's interpretation that the proposed house was similar to the exhibit on page 4 of the Design Guidelines; however, he felt the intent of the guidelines was not to extend an attached rear garage all the way to the rear of the property.

Commissioner Eckhardt said that compatibility is the most important issue for him with the new home. He felt the front elevation was modest compared to a home of this size, and it fit in nicely; however, the north elevation remains troubling to him. He acknowledged the aerial of the site presented by a resident that shows the large amount of trees on the site and the lack of visibility from the adjacent homes. He also pointed out that the tree line in the aerial appears to extend over the petitioner's property line, and a resident replied that all but one of the trees on the subject property were removed by the petitioner.

Commissioner Eckhardt said he still could not support the proposed design, and acknowledged the difficulty in designing a 9,000 square foot home in a forward-facing footprint, while still accomplishing the homeowner's goals, such as opening up the back of the home. He appreciated the concerns about having a safe area for the children to play, but he was still struggling with the long length of the north elevation and he was not ready to vote in support of the design tonight because of that. He was also disappointed that a solution similar to Option 2 or even Option 3 was not being presented tonight. Commissioner Eckhardt reiterated that he was not concerned about storm water issues because he felt they would be resolved.

Commissioner Seyer reiterated that he liked the proposed design very much and felt it would be a beautiful home; however, he had a responsibility to look at the new home pragmatically. He understood the passion about the water issues, but it was not under the purview of this commission; however, looking at the massing of the new home and the architecture within the context of the neighborhood is, and while the architecture of the new home was nice, he felt the massing did not fit in with

the context. The exhibit from the Design Guidelines shows a narrow, 50' wide lot, whereas the home being reviewed tonight is on a rectangular lot that is 100' wide. He felt there were ways to accommodate the new home without having a 200-foot long north elevation, which to put in scale, he explained it is 65 yards long which is the same length as half of a football field plus the end zone which he felt would have a lot of detrimental affects on the neighborhood and on the context of the street; it does not fit in and it does not have a place within this particular site. Commissioner Seyer was also disappointed that there was no attention and effort given to consider developing Option 2 presented tonight, which he felt was really close. He explained that the commissioners are not trying to make the petitioner re-design the home, but feel that 200-feet is just too long for the north elevation. He also reiterated that it is not about water, but about the massing of the new home within the context. He stated that the interior hallway would not affect his vote, but he explained that it is over 125-feet long, which is more than 2 bowling alleys, which he challenged the petitioner to think about if they really want that because felt it would be a detriment to what could be a fantastic home. He suggested the petitioner think about that aspect when looking at the planning of the home.

In conclusion, Commissioner Seyer said that he could not vote in favor of the current design because he felt that an almost 9,000 square foot ranch home did not fit on this site. A modified ranch home with a small amount of second-story space and a shorter north elevation could fit better on the site and provide most of what the petitioner wants. This would reduce the amount of roofline and not lose any square footage; he felt there was a real tangible result with that.

Commissioner Kingsley said she was not at the previous review of this home. She commended the petitioner on the aesthetics of the home, which she felt were nice, and she agreed with the other commissioners' concerns about the the home, specifically about compatibility with the neighborhood. She also agreed with the commissioners' comments about the intent of the Design Guidelines example shown on page 4 which was not to encourage a long driveway all the way to the back of a lot, but to show an example of how you can incorporate an attached two-car garage on a home with a full front porch on a 50-foot wide lot. The porch of the home being reviewed tonight actually faces the back, which is fine on this particular street, and she loved the courtyard and so many things about the home; however, she agreed with the other commissioners that the compatibility with the rest of the neighborhood is just not there yet. She suggested the petitioner consider some of the comments made by the neighbors and not just the comments about drainage, because they will be living next to the neighbors for many years and it would be nice to have a neighborhood where everyone interacts.

Commissioner Kingsley also asked Staff about any tree replacement requirements since all of the existing trees on the site were removed, and Mr. Hautzinger said that there are no tree replacement requirements for single-family properties.

Chair Fitzgerald reiterated the comments he made at the last review, which were that this is an amazing and beautiful home, but the north wall is out of character for the neighborhood. He also agreed with the other comments made by the other commissioners.

Mr. Bertolini said that after the last meeting, they went to the neighbors on either side and asked what would be acceptable to them. He offered landscaping solutions to both of them and asked for their input; however, both of the neighbors turned him down and said that no amount of landscaping would make the new home acceptable to them. Mr. Bertolini also said that at the previous review there were suggestions to remove approximately 40-feet from the home, which is pretty much the garage; basically move the garage a little closer to the side, or relocate 2 of the bedrooms above the other bedrooms. He asked the neighbor to the north if this change would have any impact to them and he was told that it would not; they would still have all the same issues with the new home. As a result, they felt that making this change to the design of the new home would do absolutely nothing for the neighbor to the north, and it would hurt the design, which is why this option was not explored. This is not an acceptable way for them to go about designing their home.

Mr. Bauer responded to public comments. With respect to comments expressed by the neighbor to the immediate south pertaining to the length of the driveway, the length or depth of the home, the footprint, and the driveway traversing past his home, Mr. Bauer explained that if the garage was removed and orientated to face east toward Forrest and located at the southwest corner of the site as a detached garage, the same concern would still be an issue; there would still be a lengthy driveway that would traverse the length of the neighbor's lot, past his home into the garage. The comment that the placement of the garage as proposed is causing that condition, is not in and of itself true.

With respect to the comments expressed by the neighbor to the immediate north, with the exception of storm water management that he was not going to respond to, Mr. Bauer felt it was important to remember that with the potential to remove the garage, it was clear that no matter what is proposed relative to the garage, it would not resolve this neighbor's concerns. In response to the comments made by the neighbor who spoke about design and safety, and why this design is the only design that will ensure safety, Mr. Bauer clarified that it was not said or attempted to represent that this design is the only design that will ensure safety, but aside from courtyard area created in the back for the privacy and security of the petitioner's young children, additionally, the driveway serves a dual purpose of not only providing ingress and egress for vehicles to and from the garage, but also providing an opportunity for their children to ride their bicycles up and down the driveway because there are no public sidewalks on this street.

Mr. Bauer said that they appreciate the commissions' perspective relative to compatibility, which is obviously a charge within this commission's purview relative to design review; however, looking at the specific standards in the Village code and the Design Guidelines, compatibility is based on appearance from the street, not appearance from an adjacent property. He felt that most everyone agreed that the front elevation of the home is not offensive and not out of character for the neighborhood. He also acknowledged that the Design Guidelines are just guidelines as stated by Commissioner Eckhardt, but under the Village code, those guidelines are specifically identified as one of the basis upon which the review is supposed to be made for approval. In response to Commissioner Seyer's comment that 200-feet is too long for the north elevation, Mr. Bauer pointed out that apparently 160-feet is too long, according to what the petitioner was told by the adjacent property owners. With respect to Commissioner Kingsley's comments about driveway length and compatibility, Mr. Bauer reiterated that the option of detaching the garage and locating it at the southwest corner of the site would still result with the same issue with driveway length, and with respect to compatibility, the Design Guidelines are focused on street related impact or character on the neighborhood. In response to Chair Fitzgerald's comments relative to the long north wall, if removing the garage is not adequate to reduce the overall length or depth to 160-feet, then what is? And on what basis under the Design Guidelines is the petitioner failing to demonstrate its eligibility for approval of the design. Mr. Bauer concluded his comments.

Chair Fitzgerald clarified that this commission makes its own decisions after listening to public comments, listening to the petitioner, and making their decision based on their thoughts and experience.

Mr. Bauer presented 2 oversized aerial photos that he neglected to mention previously. The photos were taken from the south looking northeasterly and are reflective of existing conditions of the site and the surrounding properties. He referred to the large, new home to the immediate south and pointed out that concerns raised tonight about the new home are no different than what the property owner to the south did to residents of the subject property. There was a significant expansion westward of the footprint of the home by comparison to the existing footprint of the home to the north; the same concept is happening here with respect to the proposed footprint of the home on the subject property by comparison to the existing footprint of the home to the immediate north. There is always going to be a circumstance where one home is proposed that differs in some respect with respect to the depth of existing homes, and he reiterated that the new home as proposed is entirely conforming in all 5 respects relative to all zoning regulations; therefore, how could there really be an issue with respect to compatibility.

Commissioner Eckhardt thanked the petitioner for presenting the last aerial exhibits that compared the home to the south, which is a very big home, with the proposed new home. The aerial shows the front portion of the home to the south to be about in line with the new home, with the only difference being the long north wall of the new home. He felt the new home would not affect the home to the south any differently than any other new home built because it would be just as big as the home to the south. Commissioner Eckhardt said he was not concerned about the size of the main portion of the new home, and he reiterated that his concerns are with the long north wall with regards to compatibility; the long north wall needs a little more work, which could be close to achieving. He felt the two aerial exhibits just presented by the petitioner were a good example that showed how the new home would fit on the site with respect to the large home to the south.

Chair Fitzgerald said that it appeared as though none of the commissioners were in support of the design as currently proposed. He asked Staff about options for the petitioner if the project is not approved tonight. Mr. Hautzinger replied that if the project is denied tonight, then the petitioner would have the option to either design a new home and submit a new

8/13/19 DC

Design Commission application for review, or appeal the Design Commission's decision on the current design to the Village Board. Commissioner Eckhardt asked if there was a waiting period before the petitioner could submit a new design, and Mr. Hautzinger replied that there is no waiting period to submit a new application with a new design. He added that the petitioner also has the option to continue the project, make changes, and re-review the design at a future meeting, although the petitioner stated earlier tonight that they want a yes or no vote tonight. Chair Eckhardt asked the petitioner if they wanted the commissioners to move forward with a vote tonight and Mr. Bertolini said yes.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER SEYER, TO DENY THE PROPOSED ARCHITECTURAL DESIGN FOR THE NEW SINGLE-FAMILY HOME TO BE LOCATED AT 732 N. FORREST AVENUE. THIS DENIAL IS BASED ON THE ARCHITECTURAL PLANS RECEIVED 8/07/19.

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

DRAFT

ITEM 3. GENERAL MEETING

The proposed budget for next year was reviewed.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE 2020 BUDGET.

Commissioner Kingsley suggested the budget include continuing education for the Design Commissioners. Chair Fitzgerald said the Village is currently reviewing how commissions run their meetings and he suggested allowing time for any recommendations that may result from that study. Commissioner Eckhardt noted that in the past the Design Commission did have a budget for seminars relative to the Design Commission's responsibilities, but those budgets were cut.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT TO AMEND THE MOTION TO INCLUDE THE FOLLOWING:

1. THE DESIGN COMMISSION IS INTERESTED IN PERSUING CONTINUING EDUCATION RELATIVE TO THE ENHANCEMENT OF THE DESIGN COMMISSIONERS' SKILLS WITH RESPECT TO TECHNICAL ASPECTS OF REVIEWING RESIDENTIAL AND COMMERCIAL PROJECTS.

COMMISSIONER KINGSLEY SECONDED THE AMENDED MOTION.

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

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO ADJOURN THE MEETING AT 8:20 P.M.

Commissioner Seyer wanted to share his concerns about the new home that was reviewed tonight at 732 N. Forrest Avenue. He felt the project would most likely be appealed to the Village Board, with the petitioner's argument being that the Design Commission reviews aesthetics from the street and not massing that cannot be seen from the street. He asked about the Village Board's knowledge with regards to the legalities of what this commission governs and has the ability to do. He did not want to see the new home get built with the current design; he felt very strongly that the design is wrong, and he was quite passionate about it. He wanted to make sure the Village Board was prepared with what the Design Commissioners have reviewed, what the Design Commission's stance is, and that this is not about water but about what the Design Commission is here to do. He asked how that information will be relayed to the Village Board.

Mr. Hautzinger responded that Page 4 of the Design Guidelines that was presented by the petitioner tonight was taken out of context. That exhibit is an example of how to build a home with an attached garage in the context of a block that is full of homes with detached garages so that the front elevation of the new home can be without a front facing attached garage which would be out of character in that type of neighborhood. Commissioner Eckhardt said that he clarified the intent of that exhibit to the petitioner, which was different from how the attorney presented it. Mr. Hautzinger added that the intent and purpose of the Single-Family Design Guidelines includes 'site plan and building orientation, site treatment including site layout', therefore evaluating the site layout is under the purview of the Design Commission. The Visual Preference Survey that is also included in the Design Guidelines, which the petitioner did not mention, includes criteria that asks if the back of a home extends into the rear lot beyond adjacent homes, and whether or not this is a problem, which is exactly what was being discussed relative to this project. Mr. Hautzinger said that there is basis in the Design Guidelines for the decision that was made tonight by the commissioners, which Staff will share with the Village Board if the Design Commission's decision is appealed. Commissioner Kingsley wanted to make sure that this project would not be confused with a PUD project where this commission does not discuss site planning and context, but for a single-family residential project it is always discussed by the Design Commission.

Commissioner Seyer reiterated that he felt the petitioner will appeal to the Village Board, they already have their lawyer, and he was concerned that they would bully the appeal through the Village Board, so he wants to make sure that the Village Board is as prepared as possible to understand the concerns of this commission, and not to be told by the petitioner that the issues are water, which is not true. He felt the petitioner's argument to the Board would be that if the project is meeting all the codes and setbacks, what is the basis of the project being denied; what gives the Design Commission the right to deny the project if it meets all code and setbacks. Commissioner Eckhardt said that Staff pointed out specifically where the design does not meet the Design Guidelines. He also reiterated the reference he made to the very big home to the south that sits about the same mass on the site as the new home, with the exception of the long north elevation, which is the clear difference for him. Commissioner Seyer wanted to be clear that massing is under this commission's purview and that this will be clarified to the Village Board. Chair Fitzgerald said that Staff will prepare a summary for the Village Board. Commissioner Eckhardt recalled a couple of times where projects were appealed, and the Village Board just asked the petitioners to go back to the Design Commission to keep working on the design.

Commissioner Kingsley said that if the project does return to this commission, she suggested that the petitioner provide a topographical survey to show the height of the foundation. Chair Fitzgerald agreed because of the importance of seeing the aesthetics of how the new home and garage will be raised up from the ground. Commissioner Seyer said that in the event that the petitioners officially appeal to the Village Board, he would like the commissioners to have an opportunity to review the information being provided to the Village Board, to ensure that they understand why the Design Commission denied the project.

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



Design Commission 8/27/2019

Item: DC#19-067 - 1614 N. Chestnut Ave. - SF/Teardown

Department: Planning & Community Development

Requested Action

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

Recommendation

It is recommended that the Design Commission approve the proposed new single-family residence to be located at 1614 N. Chestnut Avenue. This recommendation is subject to compliance with the architectural plans received on 7/30/19, and the following:

1. It is recommended that the first floor eave height be lowered at least one foot to better align with the existing adjacent homes.
2. Consider reducing the pitch of the upper gables and main roof from 12:12 to 8:12 to help reduce the overall mass of the roof.
3. It is recommended that the fascia/soffits and gutters/downspouts be changed from black to white to better fit with the context of the neighborhood.
4. White garage doors are recommended to blend with the white siding color to better fit with the context of the neighborhood.
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, 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.
6. Compliance with all applicable Federal, State, and Village codes, regulations

and policies.

ATTACHMENTS:

Description

Staff Report

Supporting Documents

Color Scheme Examples - For Reference
Only

Type

Board or Commission Report

Exhibits

Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 1614 N. Chestnut Ave.
Project Address: 1614 N. Chestnut Ave.
Prepared By: Steve Hautzinger

Date Prepared: August 22, 2019

PETITION INFORMATION:

DC Number: 19-067
Petitioner Name: Peter McGovern
Petitioner Address: T.P. Carpentry Inc.
6823 W. Gunnison, Apt GA
Harwood Heights, IL 60706
Meeting Date: August 27, 2019

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

ANALYSIS:

Summary

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

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

	ALLOWED	PROPOSED
Setbacks	Front: 30 feet Side: 6.6 feet Side: 6.6 feet Rear: 30 feet	Front: 31 feet Side: 6.7 feet Side: 6.7 feet Rear: 47.5 feet
Building Height	25 feet to the midpoint	25 feet to the midpoint
FAR	4,138 SF	4,178 SF
Building Lot Coverage	3,238 SF	2,664 SF
Impervious Surface Coverage Total	4,625 SF	3,924 SF

The existing neighborhood consists of primarily single-story homes with a mix of one-car and two-car attached garages. However, there have been numerous teardowns previously completed in this neighborhood, including multiple teardowns on this block.

Overall, the proposed design is nicely done and is consistent with the other newer homes approved in this neighborhood. Features such as the single story front porch and single story garage roof help the design to fit in with the adjacent single story homes, and the hipped main roof keeps the height of the side walls from being too tall. However, the Design Commission should evaluate the following design concerns:

- **Scale.** The proposed house has a large appearance between the two adjacent single-story homes.
 - o It is recommended that the first floor eave height be lowered at least one foot to better align with the existing adjacent homes.
 - o Consider reducing the pitch of the upper gables and main roof from 12:12 to 8:12 to help reduce the overall mass of the roof. An 8:12 roof pitch would coordinate with the 8:12 pitch on the garage roof and the front porch entry gable.
- **Exterior Colors.** The proposed color scheme includes white siding, black roofing, black windows, black fascia/soffits, and black gutters/downspouts. The black fascia/soffits and gutters/downspouts add a bold appearance that will not fit well with the context of the neighborhood.
 - o It is recommended that the fascia/soffits and gutters/downspouts be changed from black to white to better fit with the context of the neighborhood.
 - o The proposed garage door color is not indicated, but black garage doors would add to the bold contrast in this neighborhood. White garage doors are recommended to blend with the white siding color.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed new single-family residence to be located at 1614 N. Chestnut Avenue. This recommendation is subject to compliance with the architectural plans received on 7/30/19, and the following:

1. It is recommended that the first floor eave height be lowered at least one foot to better align with the existing adjacent homes.
2. Consider reducing the pitch of the upper gables and main roof from 12:12 to 8:12 to help reduce the overall mass of the roof.
3. It is recommended that the fascia/soffits and gutters/downspouts be changed from black to white to better fit with the context of the neighborhood.
4. White garage doors are recommended to blend with the white siding color to better fit with the context of the neighborhood.
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, 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.
6. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

_____, August 22, 2019

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

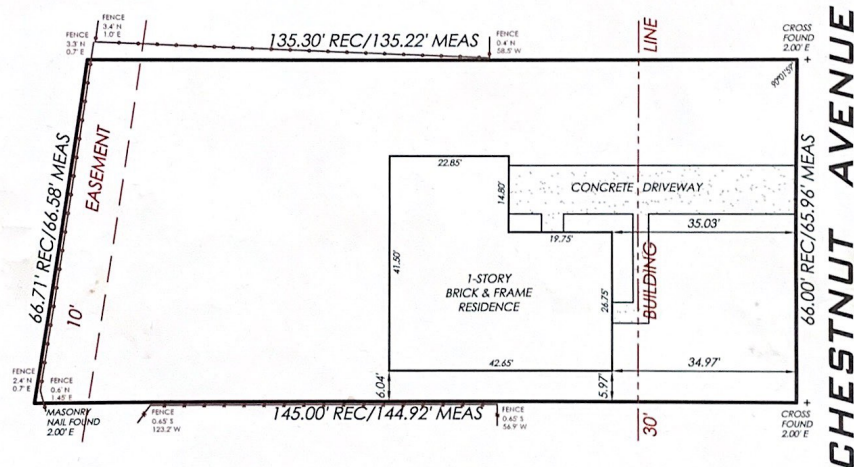
Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 19-067



PLAT OF SURVEY

18148 S. MARTIN AVE. HOMEWOOD, IL 60430 708-1-SURVEY (478-7839) 708-478-4076 FAX

LOT 22 IN BLOCK 2 IN HASBROOK SUBDIVISION OF UNIT NO. 2 OF PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 17, 1957, AS DOCUMENT NO. 17041013 IN COOK COUNTY, ILLINOIS.



LOT AREA:
9,249.9 SQ. FT.
0.21 ACRES

AS PER CLIENT/AGENT, MONUMENTS NOT RECOVERED AT THE TIME OF THIS SURVEY WERE NOT RESET.

STATE OF ILLINOIS COUNTY OF COOK

ON BEHALF OF STREAMLINE SURVEY, INC. I HEREBY CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

STREAMLINE SURVEY, INC.

BY: [Signature] DATED: 04-26-19

DATE OF LICENSE EXPIRATION: NOVEMBER 30, 2020 DATE OF FIELD WORK COMPLETION: APRIL 26, 2019

REVIEW YOUR DESCRIPTION AND PHYSICAL EVIDENCE WITH THIS PLAT AND REPORT ANY DIFFERENCES YOU MAY FIND.

ALL DISTANCES AS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF. NO ANGLES OR DISTANCES ARE TO BE DETERMINED BY SCALING.

SCALE: 1"=20'

JOB NO.: 19-0480

ADDRESS: 1614 N. CHESTNUT AVE.

ARLINGTON HEIGHTS, IL

P.L.N.: 03-19-206-024

TOWNSHIP: WHEELING

ORDERED BY: CIEBLA LAW



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S.G. ARCHITECTS, INC

STEPHEN L. GAWLIK - PRINCIPLE
EXP 001-010162 EXP 11-30-20

CORPORATE LICENSE

PROJECT:

CUSTOM
RESIDENCE
LOT 22
\$14 N CHESTNUT AVENUE
ARLINGTON HEIGHTS

WILDER:

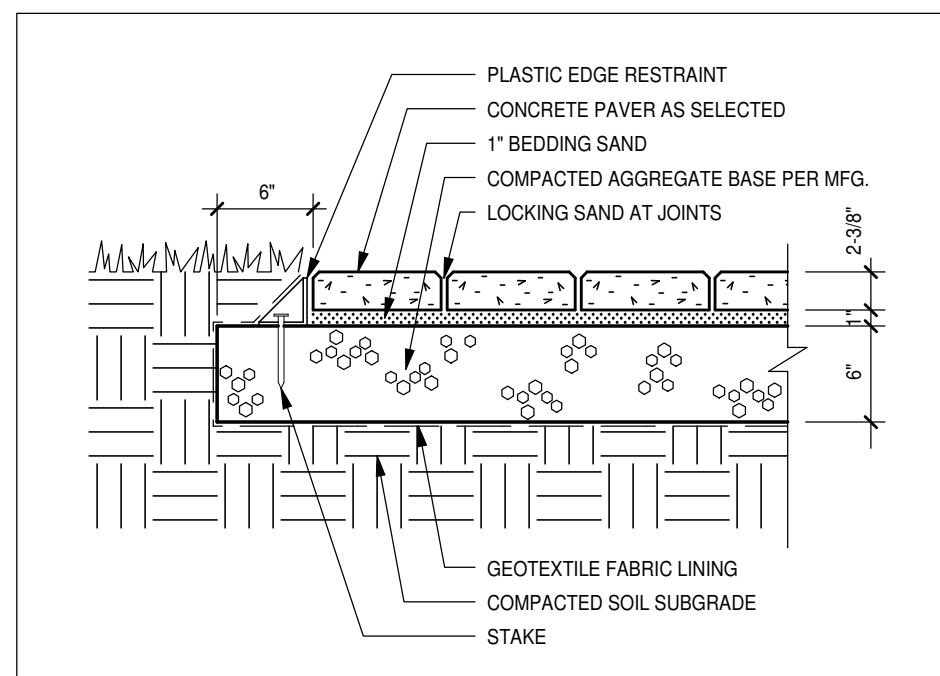
TP Builders
6823 W. GUNNISON
HARWOOD HEIGHTS, IL 60706
PH. 630.272.9142
FAX 708.867.6941

NO.	DATE:	BY:
	ISSUES AND REVISIONS:	
	06-10-19, 06-19-19	MDS
	FINAL REVIEW	
	06-20-19	MDS
	PRE-ARB REVIEW	

OB NO.	19039
DATE:	05-07-19
DRAWN BY:	MDS
SCALE:	AS NOTED

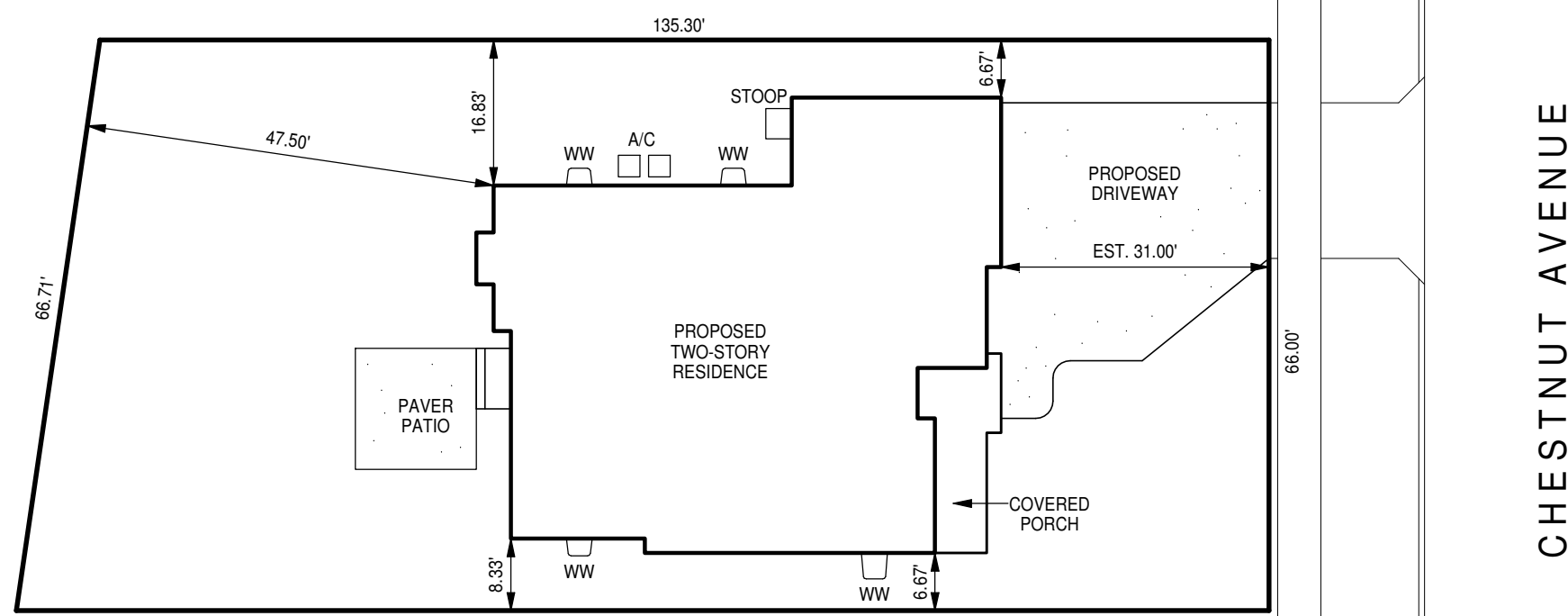
SHEET NO.
SITE PLAN
ELEVATION STUDY

OF S



PATIO SECTION

SCALE: 1" = 1' 0"

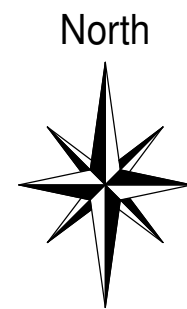


DOWNSPOUTS AND SUMP PUMP DISCHARGE
SHOULD BE DIRECTED TO FRONT OR REAR YARDS,
NOT SIDEYARDS.

F.A.R. TABULATION	
LOT AREA = 9,450.00	
3938 + ((LA-8750 X 0.40) - MAX.	
ALLOWABLE = 4,218.00	
FIRST FLOOR AREA:	1,755.94
SECOND FLOOR AREA:	1,955.81
BASEMENT FLOOR AREA:	0.00
ATTIC OR VOLUME AREA:	150.26
(STAR 72.50 + OPEN 77.76, NO ATTIC OVER 7' 0")	
GARAGE AREA (OVER 400 SF):	315.82
TOTAL PROPOSED:	4,177.83

AREA TABULATION	LOT DIMENSIONS: 66.00 X 145.00 X 66.71 X 135.30 SQ. FT. LOT AREA = 9,450.00	FRONT YARD: 66.00 X 31.00 AREA = 1,023.00
R-3 F.A.R. : 3938.33 [(LA-8750) X 0.4] = 4,218.00 ACTUAL = 4,177.83	R-3 LOT TOTAL ISC ENTIRE LOT: LA X .50 = 4,725.00 ACTUAL LOT ISC = 3923.88	
R-3 BUILDING COVERAGE: LA X 0.35 = 3,307.50 ACTUAL = 2,639.21	R-3 ISC FRONT YARD: FRONT LA X .50 = 1,087.10 ACTUAL LOT TOTAL ISC = 878.06	
SEE VILLAGE SINGLE FAMILY ZONING WORKSHEET FOR DETAILED FIGURES		

SEE VILLAGE SINGLE FAMILY ZONING WORKSHEET FOR DETAILED FIGURES



SITE PLAN

SCALE: 1" = 20' 0"

MATERIAL SCHEDULE		
MATERIAL TYPE	MFG. OR TYPE	COLOR
STONE	ILLINOIS BRICK	GREY-BLUE
ROOF	OWNES CORNING	BLACK
SIDING	CEMENT BOARD	WHITE
TRIM	CEMENT BOARD	WHITE
SOFFIT/FASCIA	ALUMINUM	BLACK
GUTTERS/DOWNSPOUTS	ALUMINUM	BLACK
WINDOWS	WINDSOR, DBL. HUNG	BLACK



ELEVATION STUDY MODEL

SCALE: 1/8" = 1' 0"



Property to Left 2

1604 N Chestnut Ave



Property to Left 1

1610 N. Chestnut Ave



Subject Property

1614 N. Chestnut Ave



Property to Right 1

1620 N. Chestnut Ave



Property to Right 2

1626 N. Chestnut Ave



Property to Right 3

1632 N. Chestnut Ave

End of Block

Chestnut Ave.



Property Across 1

1611 N. Chestnut Ave



Property Across 2

1617 N. Chestnut Ave



Property Across 3

1625 N. Chestnut Ave



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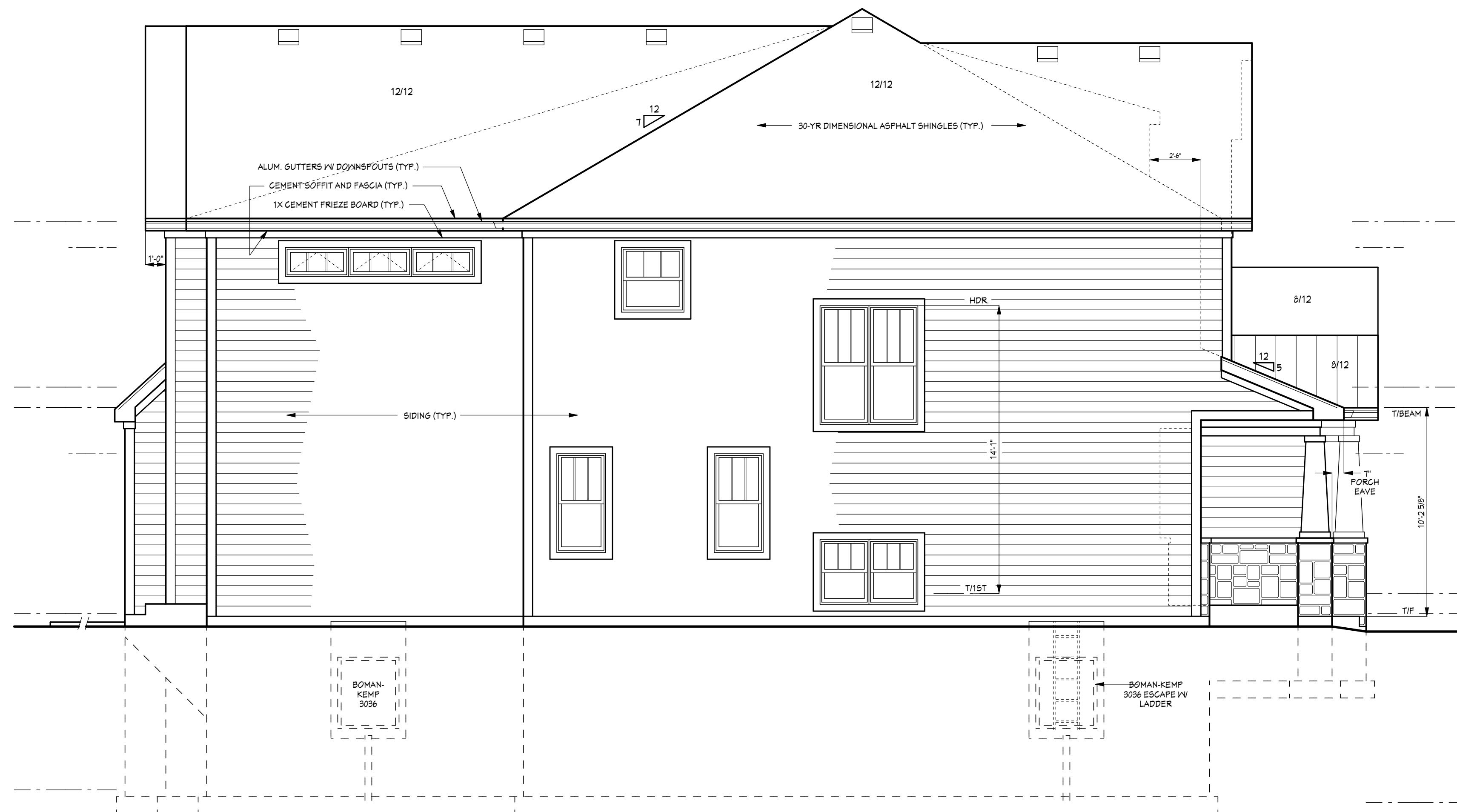
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No. 001-010162 EXP. 11-30-20
CORPORATE LICENSE
No. 184-000582 EXP. 04-30-19

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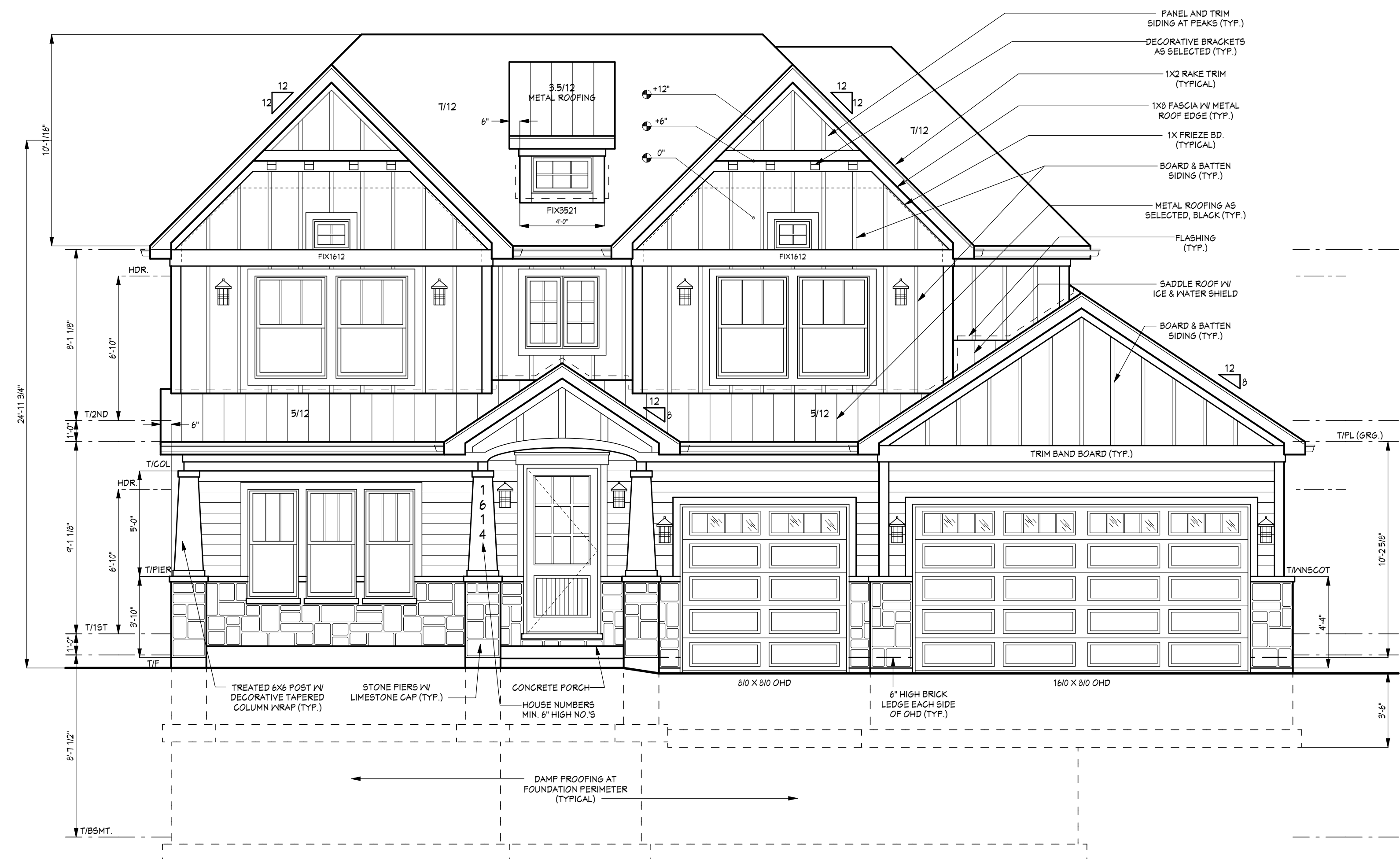
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B NO. 19039	
DATE: 05-07-19	
DRAWN BY: MDS	
SCALE: AS NOTED	
SHEET NO. FRONT ELEVATION LEFT SIDE ELEV.	2 OF 9



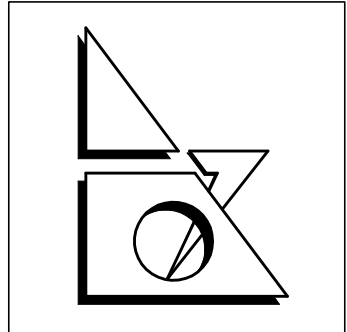
LEFT SIDE ELEVATION

SCALE: 1/4" = 1' 0"



FRONT ELEVATION

SCALE: 1/4" = 1' 0"



S.G. Architects, Inc.
ARCHITECTS-PLANNERS

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No. 001-010102 EXP. 11-30-20
CORPORATE LICENSE
No. 194-000582 EXP. 04-30-19

PROJECT:

CUSTOM
RESIDENCE
LOT 22
1614 N CHESTNUT AVENUE
ARLINGTON HEIGHTS

BUILDER:

TP Builders
6823 W. GUNNISON
HARWOOD HEIGHTS, IL 60706
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DATE: BY:
ISSUES AND REVISIONS:

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PRE-ARB REVIEW	

JOB NO. 19039

DATE: 05-07-19

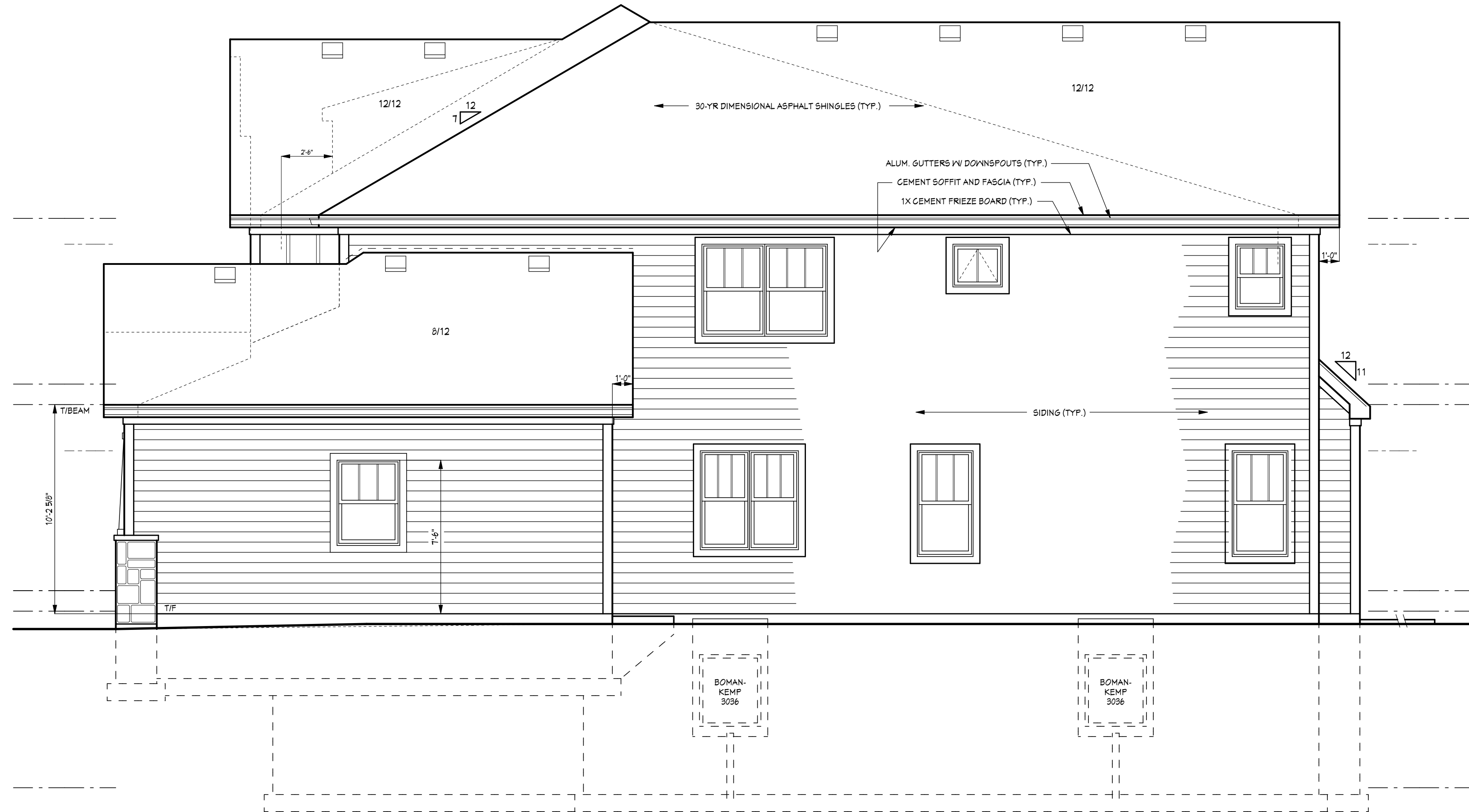
DRAWN BY: MDS

SCALE: AS NOTED

SHEET NO.
-REAR ELEVATION
-RIGHT SIDE ELEV.

3

OF 9



1614 N. CHESTNUT AVE



EXTERIOR TRIM : WHITE
LP BY JAMES HARDIE



SIDING : WHITE,
CEMENT BOARD, BY -
JAMES HARDIE



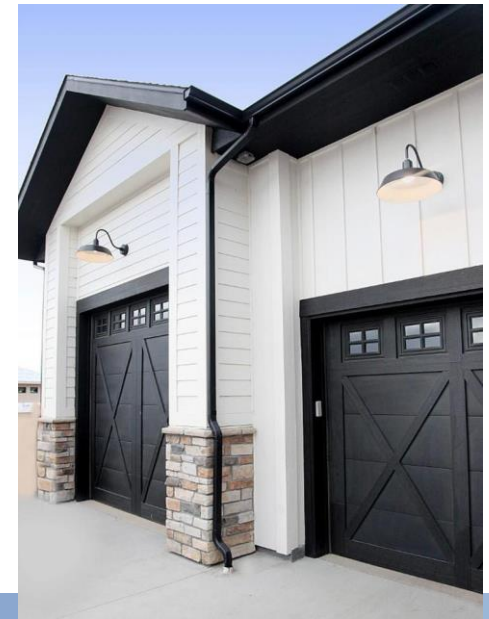
STONE: NATURAL



ALUMINUM: BLACK,
WINDOWS, + DOWN SPOUTS.

SHINGLE: CHARCOAL, BY IKO





COLOR SCHEME 1:

- Black Windows
- Black Fascia/Soffits
- Black Gutters/Downspouts





COLOR SCHEME 2:

- Black Windows
- White Fascia/Soffits
- Black Gutters/Downspouts





COLOR SCHEME 3:

- Black Windows
- White Fascia/Soffits
- White Gutters/Downspouts





COLOR SCHEME 4:

- White Windows
- White Fascia/Soffits
- White Gutters/Downspouts



**Design Commission
8/27/2019**

Item: DC#19-070 - 634 S. Burton Pl. - SF/New

Department: Planning & Community Development

Requested Action

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

Recommendation

It is recommended that the Design Commission approve the proposed new single-family residence to be located at 634 S. Burton Place. This recommendation is subject to compliance with the architectural plans received on 8/9/19, and the following:

1. An acknowledgement that the windows will be black, and the fascia, soffit, gutters and downspouts will be white.
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.
3. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

Description

Staff Report
Supporting Documents

Type

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 634 S. Burton Place
Project Address: 634 S. Burton Place
Prepared By: Steve Hautzinger

Date Prepared: August 21, 2019

PETITION INFORMATION:

DC Number: 19-070
Petitioner Name: Thomas Buckley
Petitioner Address: Thomas Buckley Architect
PO Box 95624
Hoffman Estates, IL 60195
Meeting Date: August 27, 2019

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

ANALYSIS:

Summary

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

The petitioner is proposing to build a new two-story residence with an attached two-car attached garage on an existing vacant lot. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 6,594 square feet and the proposed residence will have 2,966 square feet. The project does comply with the R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 25 feet Side: 5 feet Side: 5 feet Rear: 30 feet	Front: 25.1 feet Side: 5.9 feet Side: 5.1 feet Rear: 49.5 feet
Building Height	25 feet to the midpoint	23.9 feet to the midpoint
FAR	2,967 SF	2,966 SF
Building Lot Coverage	2,308 SF	2,068 SF
Impervious Surface Coverage Total	3,627 SF	2,627 SF

The subject property is located on a street with predominantly two-story houses with attached, front-loaded garages. The proposed design has a traditional character and scale that will fit very well in this location. The design has a nice level of detailing on all sides of the house. Overall, the design is very nicely done for this location.

The only point of clarification is that the color rendering illustrates the house with white windows, but the petitioner would like to change the window color to black. The fascia, soffit, gutters and downspouts will be white.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed new single-family residence to be located at 634 S. Burton Place. This recommendation is subject to compliance with the architectural plans received on 8/9/19, and the following:

1. An acknowledgement that the windows will be black, and the fascia, soffit, gutters and downspouts will be white.
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.
3. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

_____, August 21, 2019

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 19-043(H)



0 20
Scale: 1" = 20'

LEGAL DESCRIPTION

LOT 595 IN SCARSDALE, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE EAST HALF AND PART OF THE EAST HALF OF THE WEST HALF OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

LEGEND

	Manhole
	Catch Basin
	Inlet
	Clean Out
	Storm Sewer
	Sanitary Sewer
	Combined Sewer
	Water Main
	Fire Hydrant
	Valve Vault
	Valve Box
	Fence
	Pipe Bollard
	Overhead Utility Line
	Electric Meter
	Utility Pole
	Curb & Gutter
	Depressed Curb
	Curb Elevation and Gutter/Pavement Elevation
	Pavement Elevation
	Sidewalk Elevation
	Ground Elevation
	Contour Line
	Deciduous Tree
	Record On Line

Surveyor's Notes:

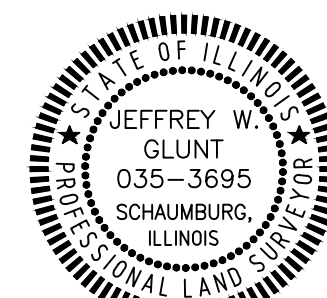
- Field work was completed on May 22, 2019.
- The Horizontal coordinates and basis of bearing shown hereon are based on NAD 83(2011) Illinois East Zone 1201 State Plane Coordinates as referenced from Kara Company's RTK Network.
- The Vertical Datum referenced hereon is based on NAVD 88 (Geoid 12A) as referenced from Kara Company's RTK Network.
- A title commitment policy was not provided for this survey. This property may be subject to easements and/or restrictions not provided to the surveyor prior to the completion of this survey.
- 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).

State of Illinois)
County of Cook) SS:

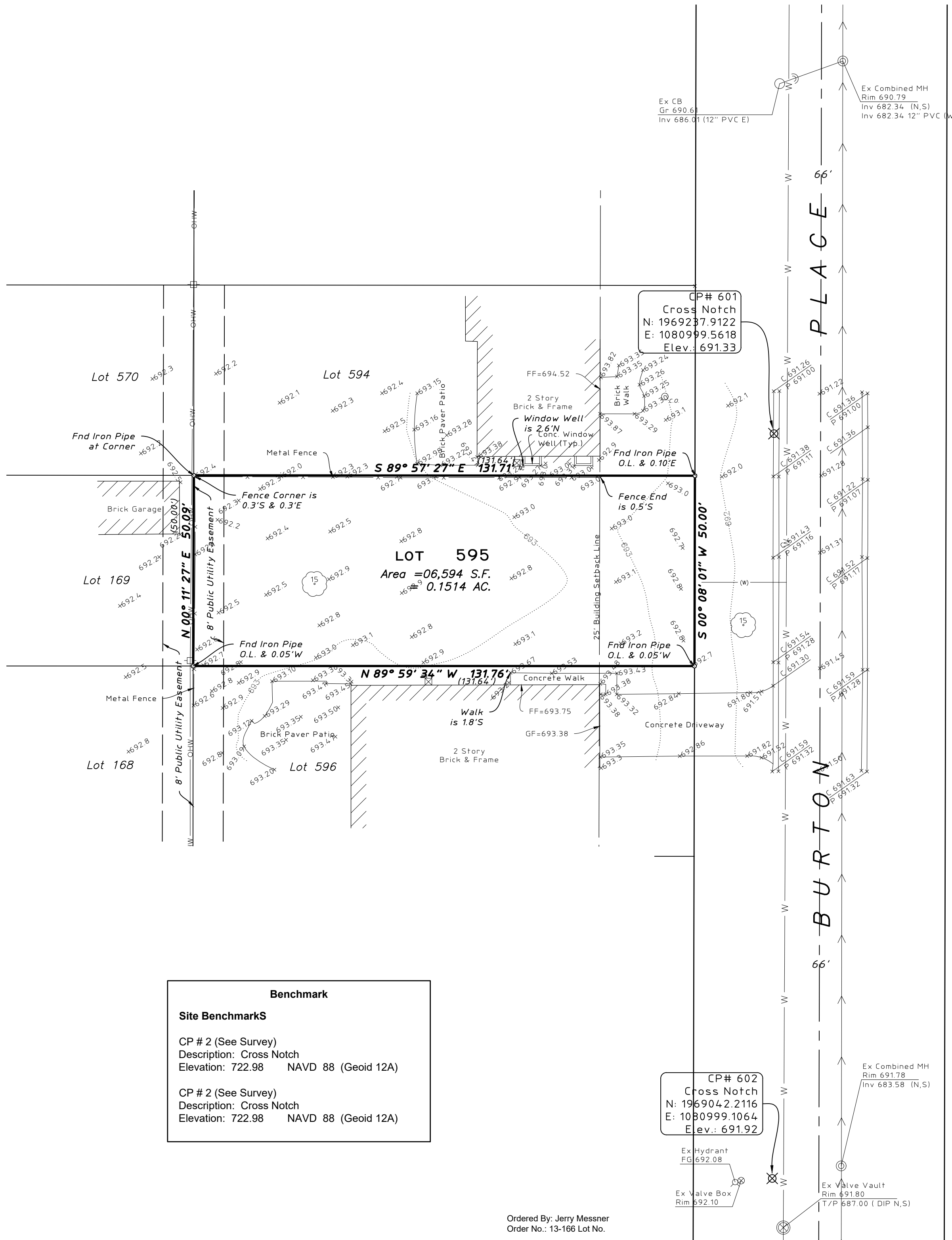
This professional service conforms to the current Illinois minimum standards for a boundary and topographic survey.

Schaumburg, Illinois June 6, 2019

By: _____
Illinois Professional Land Surveyor No. 3695



EXPIRES 11-30-20



Benchmark

Site Benchmarks

CP # 2 (See Survey)
Description: Cross Notch
Elevation: 722.98 NAVD 88 (Geoid 12A)

CP # 2 (See Survey)
Description: Cross Notch
Elevation: 722.98 NAVD 88 (Geoid 12A)

Ordered By: Jerry Messner
Order No.: 13-166 Lot No.

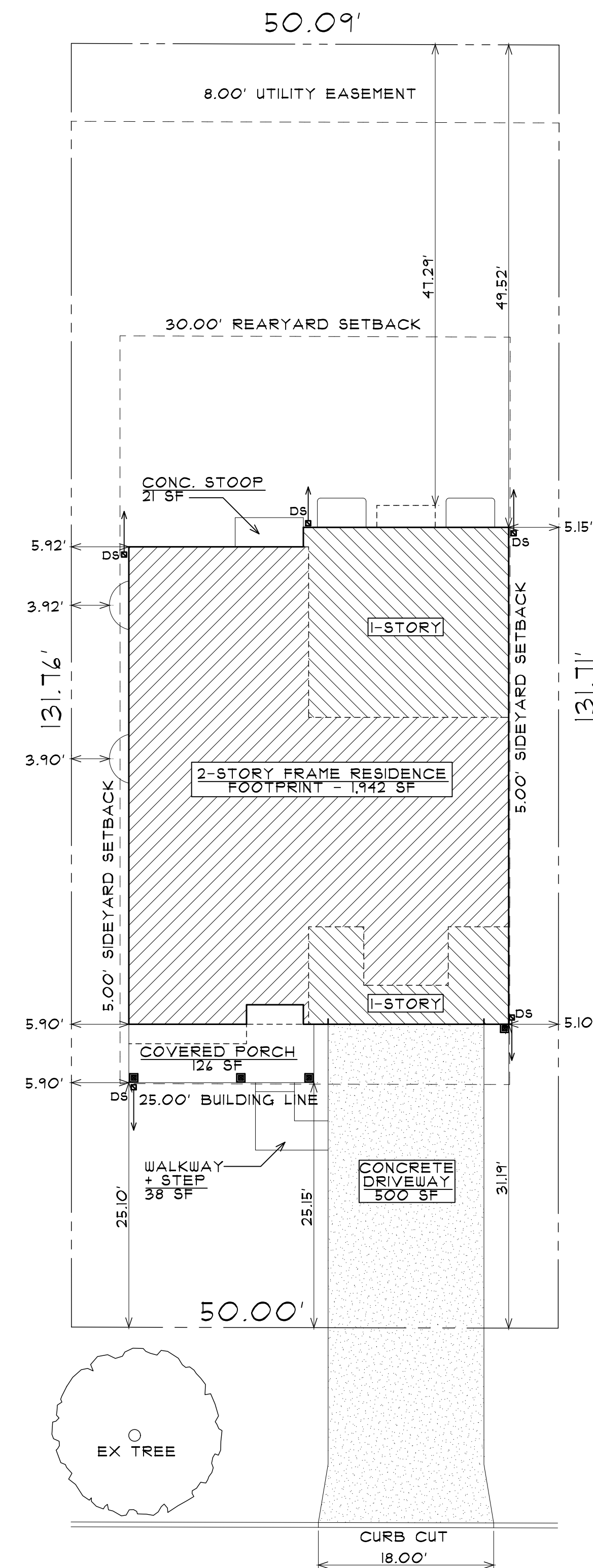
BURTON RESIDENCE

634 SOUTH BURTON PLACE

ARLINGTON HEIGHTS, ILLINOIS 60004

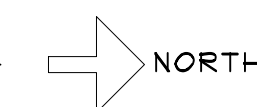


RENDERING OF EASTERN FACADE
NOT TO SCALE



SITE PLAN

SCALE 1" = 10'-0"



INDEX OF DRAWINGS	
SHEET	DESCRIPTION
G-1	SITE PLAN + ZONING CALCS
A-1	FOUNDATION + BASEMENT PLANS
A-2	FIRST + SECOND FLOOR CONSTRUCTION PLANS
A-3	ROOF PLAN
A-4	EXTERIOR ELEVATIONS + MATERIALS
A-5	ELEVATION STUDY

ZONING CALCULATIONS - R-3	
LOCATION	REQUIRED AREA [SQ. FT.]
LOT	4,594
MAX F.A.R. - [45% LOT]	2,967.3
PROPOSED F.A.R.	2,966
MAX BUILDING LOT COVERAGE [35%]	2,307.9
PROPOSED LOT COVERAGE	2,068
MAX IMPERVIOUS COVERAGE [55%]	3,426.7
PROPOSED IMPERVIOUS COVERAGE	2,621
LOCATION	PROPOSED AREA [SQ. FT.]
FIRST FLOOR LIVING	1,416
SECOND FLOOR LIVING	1,424
GARAGE (~400)	66
COVERED OPEN PORCH	126
MISC. IMPERVIOUS SURFACES	559

SETBACKS - [R-3]		
LOCATION	REQUIRED DIMENSION	PROPOSED DIMENSION
FRONTYARD	25.00'	25.10'
INTERIOR SIDEYARD 10% LOT WIDTH	5.00'	5.10'
REARYARD	30.00'	41.29'
HEIGHT [MEAN]	25'-0"	23'-11"

PROPOSED TWO-STORY
FRAME RESIDENCE

1-31-19 RELEASED FOR
DESIGN COMMISSION REVIEW

BURTON
RESIDENCE

THOMAS
BUCKLEY
ARCHITECT

P.O. BOX 15624
HOFFMAN ESTATES, IL 60115
TEL. 847-310-9530 e-mail:
tom@thomasbuckleyarchitect.com

ARCHITECT'S CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED
BY ME OR UNDER MY DIRECTION AND THAT TO THE BEST OF
MY KNOWLEDGE, THEY COMPLY WITH ALL APPLICABLE CODES AND
ORDINANCES.

CERT. NO. 00100812
EXP. 1-30-20 DATE

634 S. BURTON PL.
ARLINGTON HEIGHTS, IL

2019-030DC

JF

1-31-19

6 = 1
OF SIX

634 BURTON RESIDENCE

634 SOUTH BURTON PLACE



414 E ROCKWELL STREET
(LEFT-3)



640 SOUTH BURTON PLACE
(LEFT-2)



636 SOUTH BURTON PLACE
(LEFT-1)



634 SOUTH BURTON PLACE
(SUBJECT)



632 SOUTH BURTON PLACE
(RIGHT-1)



626 SOUTH BURTON PLACE
(RIGHT-2)



618 SOUTH BURTON PLACE
(RIGHT-3)

SOUTH BURTON PLACE



641 SOUTH BURTON PLACE
(ACROSS-R)

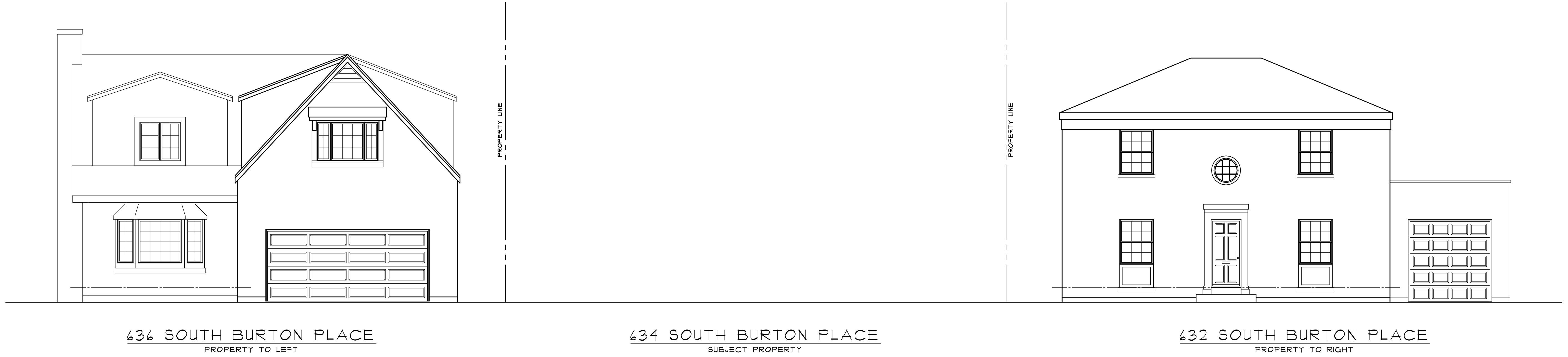


633 SOUTH BURTON PLACE
(ACROSS)



631 SOUTH BURTON PLACE
(ACROSS-L)

NORTH →



EXISTING ELEVATION STUDY
SCALE 3/16" = 1'-0"

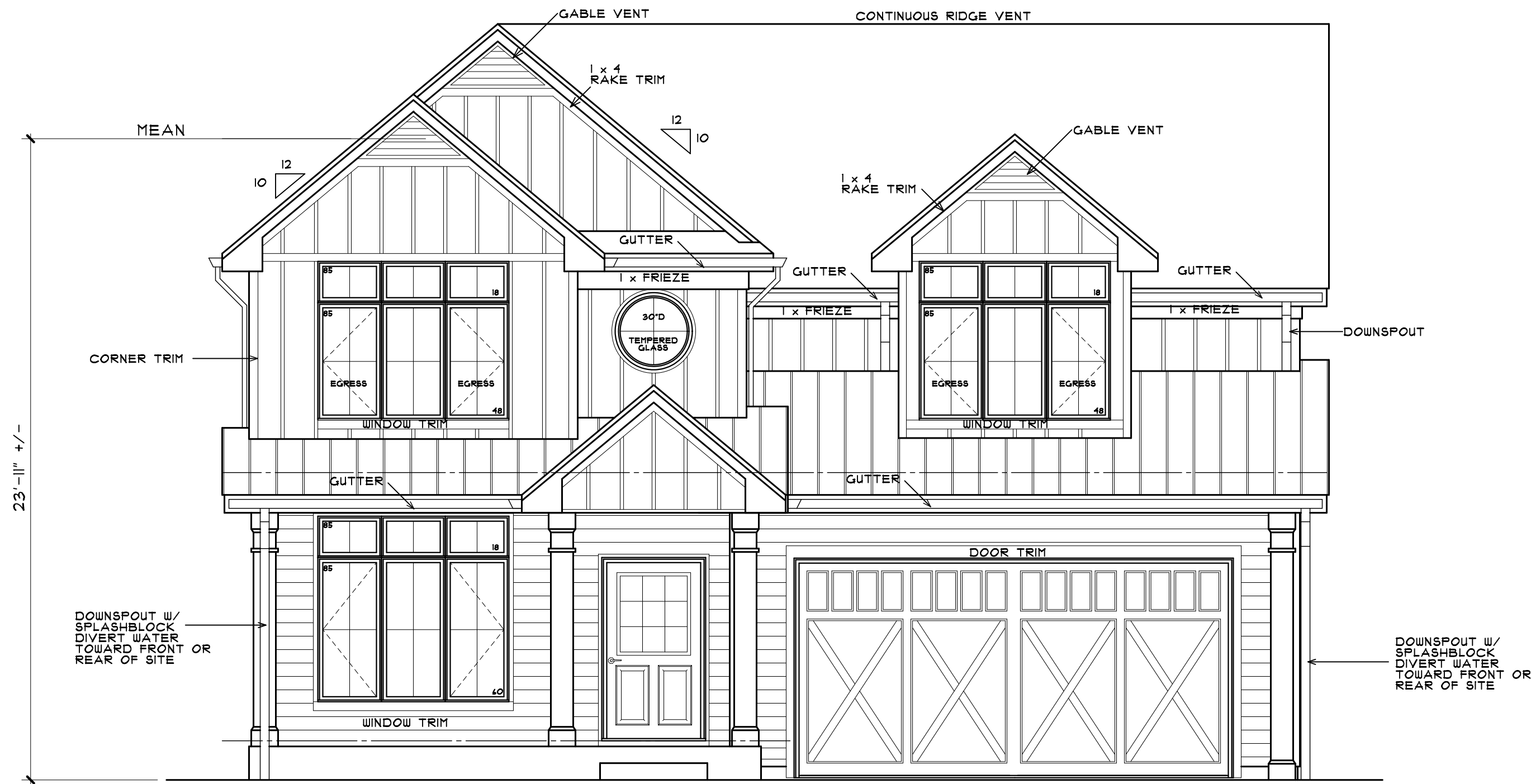


PROPOSED ELEVATION STUDY
SCALE 3/16" = 1'-0"

	PROPOSED TWO-STORY FRAME RESIDENCE	1-31-19 RELEASED FOR DESIGN COMMISSION REVIEW	BURTON RESIDENCE
	THOMAS BUCKLEY ARCHITECT		634 S. BURTON PL. ARLINGTON HEIGHTS, IL
	P.O. BOX 15624 HOFFMAN ESTATES, IL 60119 TEL. 847-310-9530 e-mail: tom@thomasbuckleyarchitect.com	2019-030DC JF	1-31-19
			A = S OF SIX



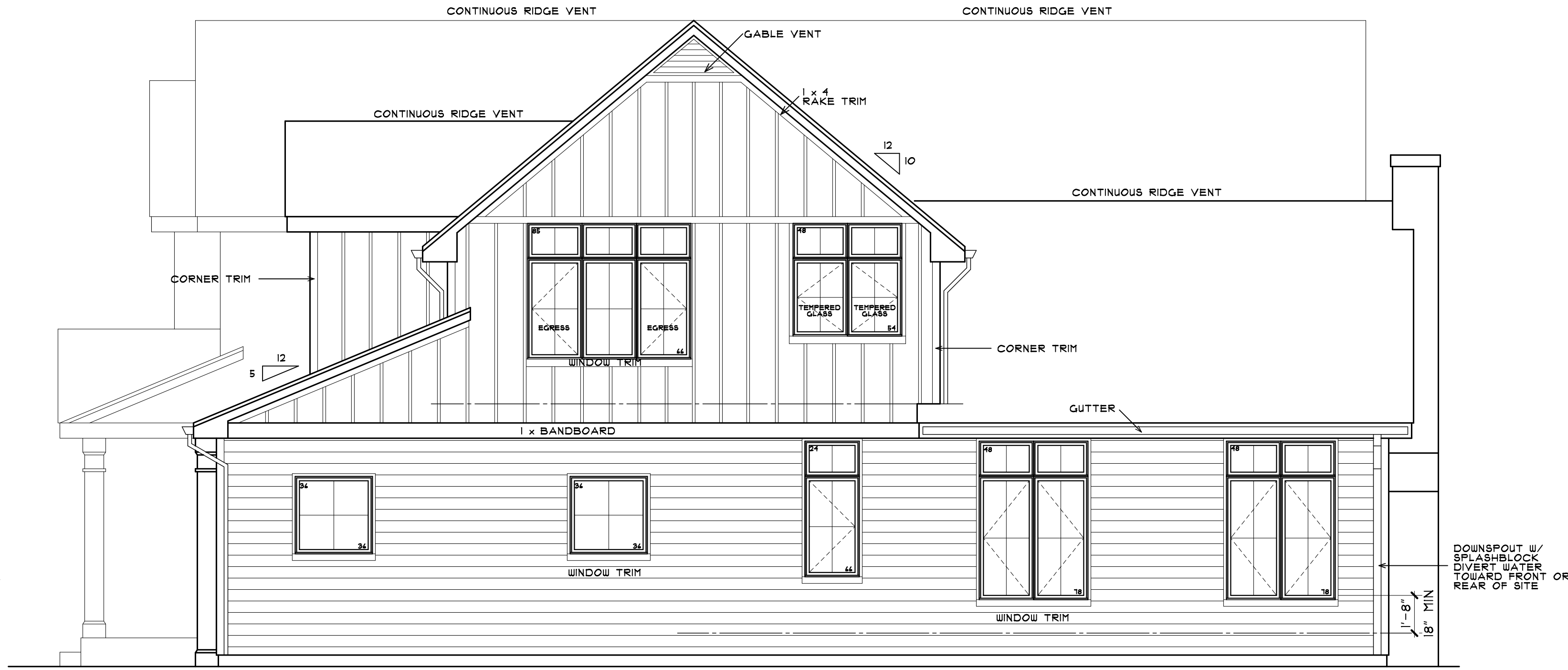
634



EAST ELEVATION

SCALE 1/4" = 1'-0"

PROVIDE FLASHING AT ALL ROOF-WALL INTERSECTIONS



NORTH ELEVATION

SCALE 1/4" = 1'-0"

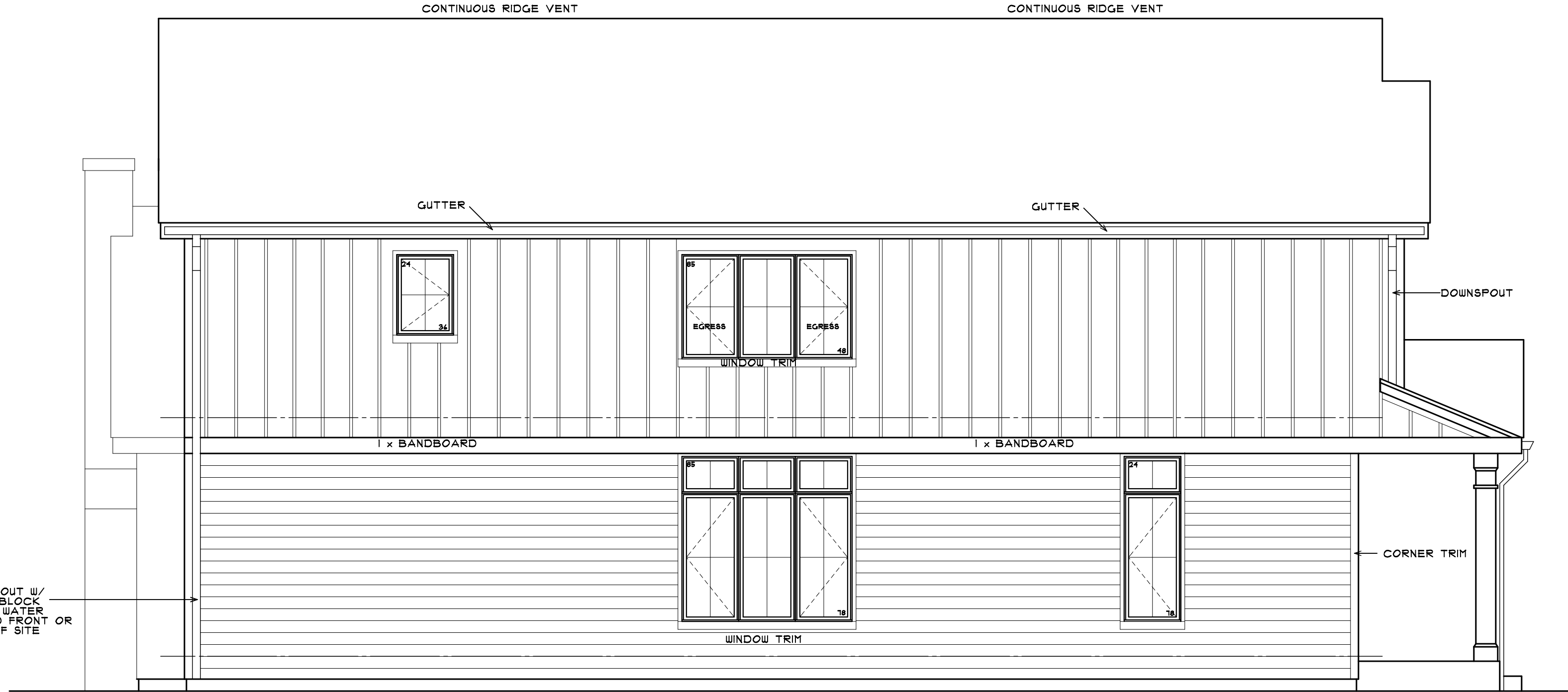
PROVIDE FLASHING AT ALL ROOF-WALL INTERSECTIONS



WEST ELEVATION

SCALE 1/4" = 1'-0"

PROVIDE FLASHING AT ALL ROOF-WALL INTERSECTIONS



SOUTH ELEVATION

SCALE 1/4" = 1'-0"

PROVIDE FLASHING AT ALL ROOF-WALL INTERSECTIONS

ELEVATION NOTES:

- WINDOW SIZES BASED ON GLASS SIZES. ROUGH OPENINGS TO BE VERIFIED W/ CHOSEN WINDOW MANUF. & CONTRACTOR PRIOR TO CONSTRUCTION
- GLASS SIZES TO BE FOLLOWED AS CLOSE AS POSSIBLE PER DIFFERENT MANUF. AS LABELED ON ELEVATIONS.
- BEDROOM WINDOWS TO HAVE EGRESS HARDWARE & FOLLOW EGRESS REQ'MNTS AS LABELED ON ELEVATIONS.
- WINDOWS IN WHICH THE BOTTOM EDGE OF THE WINDOW IS LESS THAN 18" ABOVE THE TOP OF THE FLOOR ARE REQUIRED TO BE TEMPERED.
- EXISTING WINDOWS WHICH ARE TO BE REMOVED & REPLACED SHALL BE VERIFIED IN THE FIELD FOR SIZES.
- FIELD VERIFY EMERGENCY ESCAPE & RESCUE OPENINGS IN SLEEPING ROOMS

EGRESS WINDOW REQUIREMENTS

PROVIDE A NET CLEAR OPENING OF 5.7 SF OR GREATER, ACHIEVED BY SIMPLY OPENING THE WINDOW

PROVIDE A NET CLEAR OPENING OF 5.0 SF OR GREATER FOR GRADE LEVEL WINDOWS
A MINIMUM CLEAR WIDTH OF 20"
A MINIMUM CLEAR HEIGHT OF 24"
A SILL HEIGHT OF LESS THAN 44" AFF

- ALL NEW WINDOWS TO HAVE A MAX. U-FACTOR OF 0.32

ELEVATION MATERIALS

LOCATION	HATCH	DESCRIPTION	MANUF.	LOCATION	HATCH	DESCRIPTION	MANUF.
SIDING (1)		HORIZ CEDAR TEXTURE LAP SIDING [WHITE IN COLOR]	LP SMARTSIDE	TRIM + FASCIA		LP SMARTSIDE TRIM [WHITE IN COLOR]	LP SMARTSIDE
SIDING (2)		VERTICAL BOARD + BATTEN [WHITE IN COLOR]	LP SMARTSIDE	SOFFIT		ALUMINUM - VENTED [WHITE IN COLOR]	
ROOFING (1)		ASPHALT SHINGLES [ONYX BLACK IN COLOR]		COLUMNS		CEDAR [PAINTED WHITE]	
ROOFING (2)		STANDING SEAM METAL ROOFING [BLACK IN COLOR]		GUTTER, D/S		ALUMINUM [BLACK IN COLOR]	
WINDOWS		VINYL [WHITE IN COLOR]		GARAGE DOOR		[WHITE IN COLOR]	
ENTRY DOOR		[BLACK IN COLOR]					

PROPOSED TWO-STORY
FRAME RESIDENCE

1-31-19 RELEASED FOR
DESIGN COMMISSION REVIEW

BURTON
RESIDENCE

434 S. BURTON PL.
ARLINGTON HEIGHTS, IL

THOMAS
BUCKLEY
ARCHITECT

P.O. BOX 15624
HOFFMAN ESTATES, IL 60115
TEL. 847-310-9530 e-mail: tom@thomasbuckleyarchitect.com

2019-030DC

1-31-19

A = 4
OF SIX



Design Commission
8/27/2019

Item: DC#19-062 - McDonald's - 45 E. Golf Rd. - Sign Variation

Department: Planning & Community Development

Requested Action

1. A variation from Chapter 30, Section 30-202, to allow a 32.8 sf wall sign on the north elevation, Golf Road frontage, where wall signs are not permitted in the O-T Zoning District.
2. A variation from Chapter 30, Section 30-202, to allow a 14 sf wall sign on the north elevation, Golf Road frontage, where wall signs are not permitted in the O-T Zoning District.
3. A variation from Chapter 30, Section 30-202, to allow a 14 sf wall sign on the west elevation, facing the parking area, where wall signs are not permitted in the O-T Zoning District.
4. A variation from Chapter 30, Section 30-202, to allow a 2.6 sf canopy sign on the west elevation, facing the parking area, where canopy signs are not permitted in the O-T Zoning District.
5. A variation from Chapter 30, Section 30-202, to allow two 5.75 sf directional ground signs on the site, where directional ground signs are not permitted in the O-T Zoning District.
6. A variation from Chapter 30, Section 30-202, to allow two 20.13 sf digital drive-through menu boards (one per drive-through lane), where drive-through signage is not permitted in the O-T Zoning District.
7. A variation from Chapter 30, Section 30-202, to allow two 10.06 sf digital drive-through pre-sell menu boards (one per drive-through lane), where drive-through signage is not permitted in the O-T Zoning District.
8. A variation from Chapter 30, Section 30-202, to allow two drive-through ordering canopies (one per drive-through lane), where drive-through canopies are not permitted in the O-T Zoning District.
9. A variation from Chapter 30, Section 30-202, to allow one drive-through

clearance bar structure, where drive-through clearance bars are not permitted in the O-T Zoning District.

Recommendation

It is recommended that the Design Commission recommend approval to the Village Board for the following sign variations for McDonald's at 45 E. Golf Road:

1. A variation from Chapter 30, Section 30-202, to allow a 32.8 sf wall sign on the north elevation, Golf Road frontage, where wall signs are not permitted in the O-T Zoning District.
2. A variation from Chapter 30, Section 30-202, to allow a 14 sf wall sign on the north elevation, Golf Road frontage, where wall signs are not permitted in the O-T Zoning District.
3. A variation from Chapter 30, Section 30-202, to allow a 14 sf wall sign on the west elevation, facing the parking area, where wall signs are not permitted in the O-T Zoning District.
4. A variation from Chapter 30, Section 30-202, to allow a 2.6 sf canopy sign on the west elevation, facing the parking area, where canopy signs are not permitted in the O-T Zoning District.
5. A variation from Chapter 30, Section 30-202, to allow two 5.75 sf directional ground signs on the site, where directional ground signs are not permitted in the O-T Zoning District.
6. A variation from Chapter 30, Section 30-202, to allow two 20.13 sf digital drive-through menu boards (one per drive-through lane), where drive-through signage is not permitted in the O-T Zoning District.
7. A variation from Chapter 30, Section 30-202, to allow two 10.06 sf digital drive-through pre-sell menu boards (one per drive-through lane), where drive-through signage is not permitted in the O-T Zoning District.
8. A variation from Chapter 30, Section 30-202, to allow two drive-through ordering canopies (one per drive-through lane), where drive-through canopies are not permitted in the O-T Zoning District.
9. A variation from Chapter 30, Section 30-202, to allow one drive-through clearance bar structure, where drive-through clearance bars are not permitted in the O-T Zoning District.

This recommendation is subject to compliance with the plans received 7/15/19, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

1. Per Chapter 30, Section 30-302.b, the directional ground signs shall be limited to three feet in height.
2. Approval of the second set of drive-through signage shall be contingent upon zoning approval for the second drive-through lane.
3. Per Chapter 30, Section 30-208.e.1, the sound from the speaker on the ordering canopies shall not be audible at or beyond the property line, and the speakers shall be equipped with an adjustable volume control.
4. The digital displays shall comply with all operational standards for electronic signs as set forth in Chapter 30, Section 30-705.h, which includes static displays only (no scrolling, fading, flashing, animation, video, or sound), auto-dimming photocell technology to control brightness to .3 footcandles maximum above ambient lighting conditions, no off-premises advertising, and only permitted to be illuminated during the hours that the business is open.
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, 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
Hardship Letter

Type

Board or Commission Report
Exhibits
Correspondence

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: McDonald's - Sign Variation
Project Address: 45 E. Golf Road
Prepared By: Steve Hautzinger

PETITION INFORMATION:

DC Number: 19-062
Petitioner Name: Chris Stepp
Petitioner Address: McDonald's USA, LLC
711 Jorie Boulevard
Oakbrook, IL 60523
Meeting Date: August 27, 2019

Date Prepared: August 16, 2019

Requested Action(s):

1. A variation from Chapter 30, Section 30-202, to allow a 32.8 sf wall sign on the north elevation, Golf Road frontage, where wall signs are not permitted in the O-T Zoning District.
2. A variation from Chapter 30, Section 30-202, to allow a 14 sf wall sign on the north elevation, Golf Road frontage, where wall signs are not permitted in the O-T Zoning District.
3. A variation from Chapter 30, Section 30-202, to allow a 14 sf wall sign on the west elevation, facing the parking area, where wall signs are not permitted in the O-T Zoning District.
4. A variation from Chapter 30, Section 30-202, to allow a 2.6 sf canopy sign on the west elevation, facing the parking area, where canopy signs are not permitted in the O-T Zoning District.
5. A variation from Chapter 30, Section 30-202, to allow two 5.75 sf directional ground signs on the site, where directional ground signs are not permitted in the O-T Zoning District.
6. A variation from Chapter 30, Section 30-202, to allow two 20.13 sf digital drive-through menu boards (one per drive-through lane), where drive-through signage is not permitted in the O-T Zoning District.
7. A variation from Chapter 30, Section 30-202, to allow two 10.06 sf digital drive-through pre-sell menu boards (one per drive-through lane), where drive-through signage is not permitted in the O-T Zoning District.
8. A variation from Chapter 30, Section 30-202, to allow two drive-through ordering canopies (one per drive-through lane), where drive-through canopies are not permitted in the O-T Zoning District.
9. A variation from Chapter 30, Section 30-202, to allow one drive-through clearance bar structure, where drive-through clearance bars are not permitted in the O-T Zoning District.

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."

McDonald's is proposing to update the interior and exterior of their existing restaurant at 45 E. Golf Road, including site modifications to create a second drive-through lane. The scope of the project includes all new exterior building signage, directional ground signs, and drive-through signs. One existing ground sign facing Golf Road will remain.

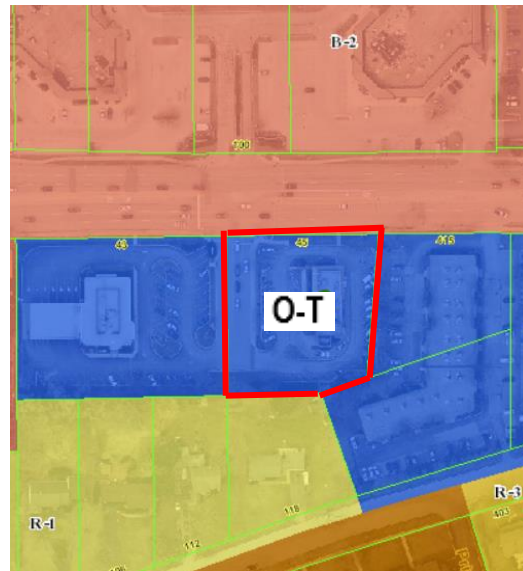
The McDonald's restaurant is located in an O-T (Office Transitional) Zoning District, which is restricted to professional and administrative office developments as a transition to the adjacent residential areas. Per Chapter 30, Sign Code, the only signage allowed for developments in an O-T zoning district are one freestanding monument sign and small office entry nameplates, 1 sf maximum size.

The existing restaurant was approved as a Planned Unit Development with a land use variation in 1996, at which time sign variations were also approved to allow one wall sign, one ground sign, and directional signs. This project requires Plan Commission review and Village Board approval to amend the existing Planned Unit Development to allow a second drive-through lane, and new sign variations are required for the new McDonald's signage package.

The proposed exterior architectural design received Design Commission approval on June 25, 2019, at which time the Design Commissioners expressed initial support of the proposed signage.



Aerial of Property



Zoning Map of Property

Surrounding Land Uses:

Direction	Existing Zoning	Existing Use
Subject Property	O-T, Office Transitional	McDonald's
North	B-2, General Business District	Multi-Tenant Retail
South	R-1, One Family Dwelling District	Single-Family Residence
East	O-T, Office Transitional	Multi-Tenant Office
West	O-T, Office Transitional	Chase Bank

SIGN PROPOSAL:

Table 1: Proposed Building Signage

SIGN	ELEVATION / FRONTAGE	SIGNABLE AREA	25% SIGNABLE AREA	PROPOSED SIZE	REMARKS
"McDonald's" wall sign	North / Golf Rd.	156 sf	39 sf	32.8 sf	Variation required. (Note: If the proposed sign were approved, it would comply with the 25% signable area.)
"M" logo wall sign	North / Golf Rd.	145.7 sf	21.9 sf (15%)	14 sf	Variation required. (Note: If the proposed sign were approved, it would comply with the 15% signable area.)
"M" logo wall sign	West / Parking Lot	96 sf	24 sf	14 sf	Variation required. (Note: If the proposed sign were approved, it would comply with the 25% signable area.)

"Welcome" canopy sign	West / Parking Lot	8 sf	1.6 sf (20%)	2.6 sf	Variation required.
TOTAL		405.7 sf	86.5 sf	63.4 sf	

Table 2: Proposed Ground Signs

SIGN	QUANTITY	SIZE	HEIGHT	REMARKS
Existing Ground Sign	1	48 sf	11 feet	Existing Ground Sign to remain. Sign variation approved in 1996.
Directional Ground Signs	2	5.75 sf	4 feet (3 feet maximum per code)	Variation required. Recommend reduce the height to 3 feet.

Table 3: Proposed Drive-Through Signage

SIGN	QUANTITY	MAX. SIZE PER CODE	PROPOSED SIZE	REMARKS
Digital Menu Board	2	49 sf	20.13 sf	Variation required. The digital display shall comply with all operational standards for electronic signs as set forth in Chapter 30, Section 30-705.h.
Digital Pre-Sell Menu Board	2	24 sf	10.06 sf	Variation required. The digital display shall comply with all operational standards for electronic signs as set forth in Chapter 30, Section 30-705.h.
Ordering Canopy	2	-	-	Variation required. The speakers shall be equipped with an adjustable volume control.
Clearance Bar	1	-	-	Variation required.

Sign Variation Criteria:

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

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

The petitioner has submitted a letter addressing the hardship criteria, which states in summary that the proposed wall signs are necessary for visibility from Golf Road, the new drive-through signage is needed to support the proposed double drive-through lane, and the directional signs are needed for customers to safely and efficiently navigate the site.

Staff does not object to the proposed signage package, most of which would be allowed by code if the restaurant was located in a Business Zoning District. The proposed wall signs are consistent with other similar restaurants in Arlington Heights, including two

other McDonald's locations, where almost all of those restaurants received sign variations to allow an additional wall sign on the side of the building facing the parking area. The second wall sign on the front elevation is due to the building design which separates the "M" logo from the "McDonald's" sign, where they would normally be considered as one sign.

Other similar restaurants also have multiple directional ground signs on the site. However, it is recommended that the height of the directional signs be reduced from four feet to three feet to comply with code.

Finally, the proposed drive-through signage package is also consistent with other similar drive-through restaurants. However, approval of the second set of drive-through signage shall be contingent upon zoning approval for the second drive-through lane. Additionally, this will be the first use of fully digital drive-through menu boards in Arlington Heights, which are not currently allowed by code. One advantage of digital menu boards is that they are smaller than conventional menu boards due to the ability to change the menu items based on the meal time. Staff does not object to the use of full digital menu board displays, but they shall be required to comply with all operational standards for electronic signs as set forth in Chapter 30, Section 30-705.h, which includes static displays only (no scrolling, fading, flashing, animation, video, or sound), auto-dimming photocell technology to control brightness to .3 footcandles maximum above ambient lighting conditions, no off-premises advertising, and only permitted to be illuminated during the hours that the business is open. Additionally, per Chapter 30, Section 30-208.e.1, the sound from the speaker on the ordering canopies shall not be audible at or beyond the property line, and the speakers shall be equipped with an adjustable volume control.

RECOMMENDATION

It is recommended that the Design Commission recommend **approval** to the Village Board for the following sign variations for *McDonald's* at 45 E. Golf Road:

1. A variation from Chapter 30, Section 30-202, to allow a 32.8 sf wall sign on the north elevation, Golf Road frontage, where wall signs are not permitted in the O-T Zoning District.
2. A variation from Chapter 30, Section 30-202, to allow a 14 sf wall sign on the north elevation, Golf Road frontage, where wall signs are not permitted in the O-T Zoning District.
3. A variation from Chapter 30, Section 30-202, to allow a 14 sf wall sign on the west elevation, facing the parking area, where wall signs are not permitted in the O-T Zoning District.
4. A variation from Chapter 30, Section 30-202, to allow a 2.6 sf canopy sign on the west elevation, facing the parking area, where canopy signs are not permitted in the O-T Zoning District.
5. A variation from Chapter 30, Section 30-202, to allow two 5.75 sf directional ground signs on the site, where directional ground signs are not permitted in the O-T Zoning District.
6. A variation from Chapter 30, Section 30-202, to allow two 20.13 sf digital drive-through menu boards (one per drive-through lane), where drive-through signage is not permitted in the O-T Zoning District.
7. A variation from Chapter 30, Section 30-202, to allow two 10.06 sf digital drive-through pre-sell menu boards (one per drive-through lane), where drive-through signage is not permitted in the O-T Zoning District.
8. A variation from Chapter 30, Section 30-202, to allow two drive-through ordering canopies (one per drive-through lane), where drive-through canopies are not permitted in the O-T Zoning District.
9. A variation from Chapter 30, Section 30-202, to allow one drive-through clearance bar structure, where drive-through clearance bars are not permitted in the O-T Zoning District.

This recommendation is subject to compliance with the plans received 7/15/19, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

1. Per Chapter 30, Section 30-302.b, the directional ground signs shall be limited to three feet in height.
2. Approval of the second set of drive-through signage shall be contingent upon zoning approval for the second drive-through lane.
3. Per Chapter 30, Section 30-208.e.1, the sound from the speaker on the ordering canopies shall not be audible at or beyond the property line, and the speakers shall be equipped with an adjustable volume control.
4. The digital displays shall comply with all operational standards for electronic signs as set forth in Chapter 30, Section 30-705.h, which includes static displays only (no scrolling, fading, flashing, animation, video, or sound), auto-dimming photocell technology to control brightness to .3 footcandles maximum above ambient lighting conditions, no off-premises advertising, and

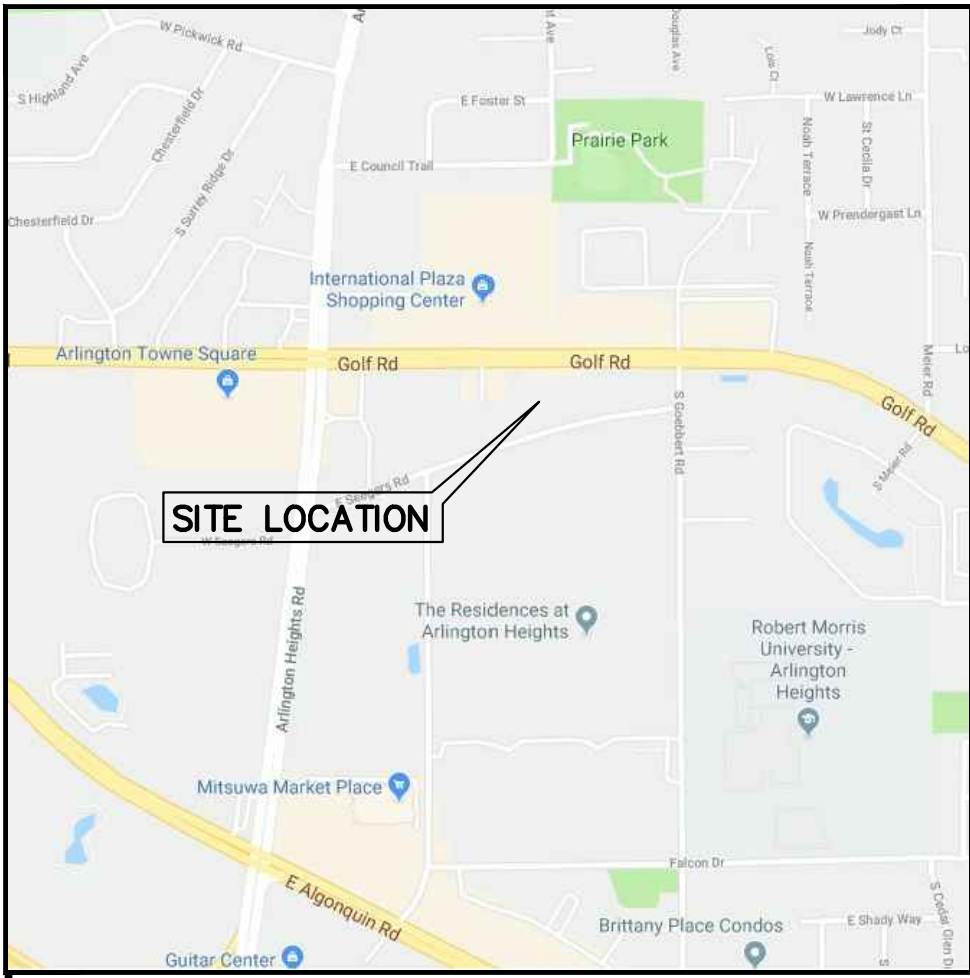
only permitted to be illuminated during the hours that the business is open.

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, 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.

____ August 16, 2019

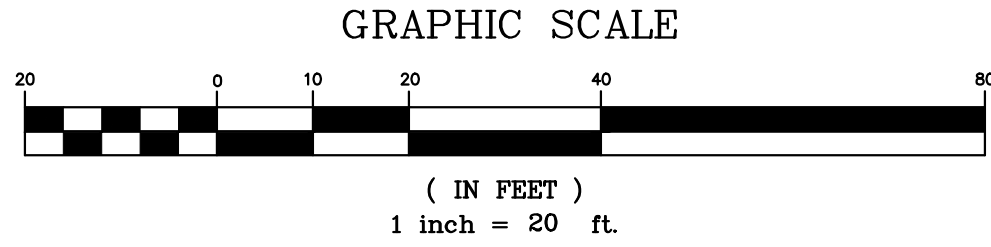
Steve Hautzinger AIA, Design Planner
Department of Planning & Community Development

c: Charles Witherington-Perkins, Director of Planning and Community Development, Bill Enright, Deputy Director of Planning and Community Development,
Sam Hubbard, Development Planner, Petitioner, DC File 19-062



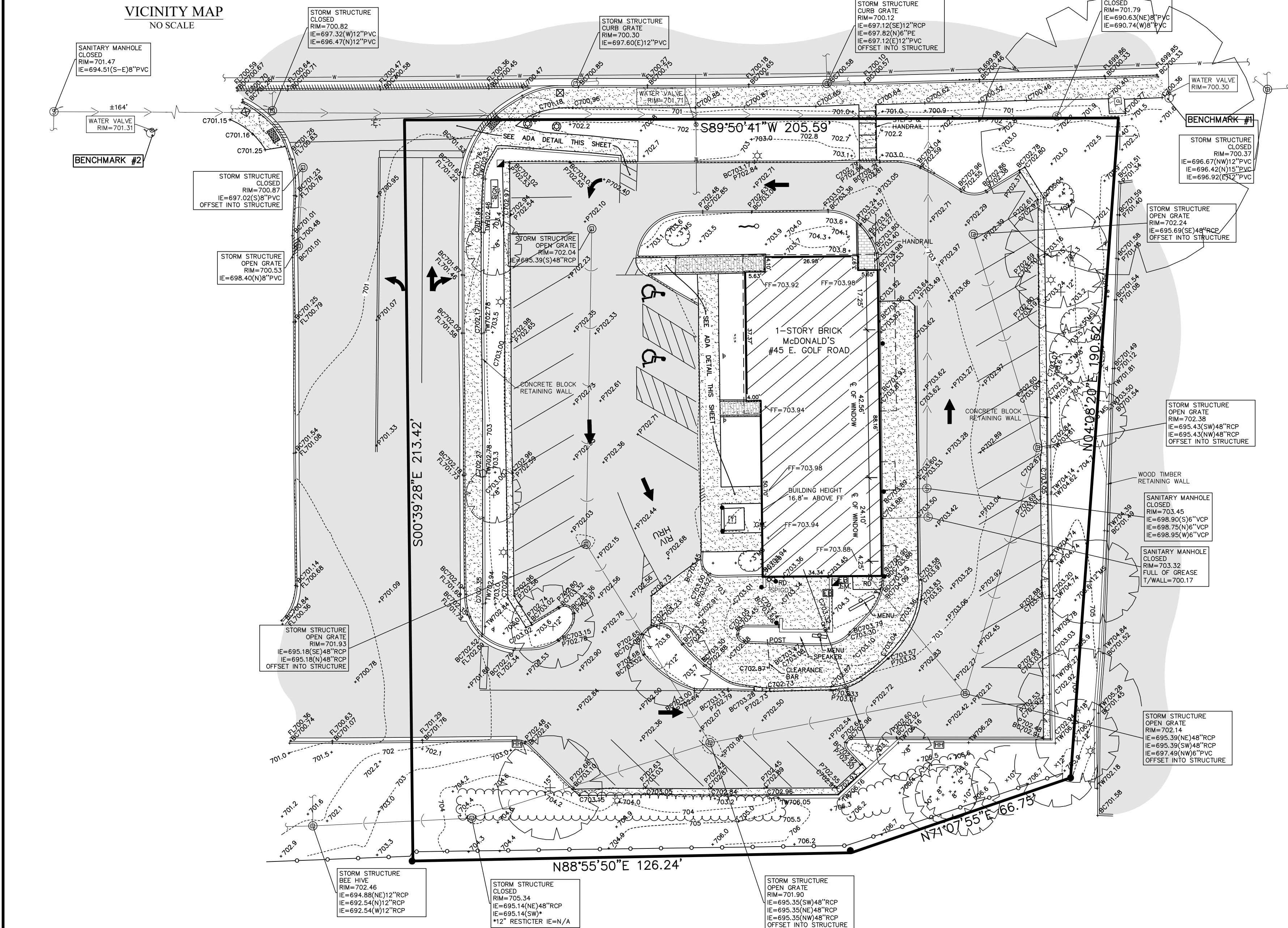
LEGAL DESCRIPTION

BOUNDARY AND TOPOGRAPHIC SURVEY



Know what's below.
Call before you dig.

VICINITY MAP NO SCALE



WEST GOLF ROAD

ADA DETAIL SCALE: 1" = 10'

LEGEND

- FOUND 7/8" O.D.I.P. UNLESS OTHERWISE NOTED (HELD LOCATION)
- CONCRETE MONUMENT
- ⊕ CROSS IN CONCRETE
- ⊙ MANHOLE
- ⊙ STORM STRUCTURE
- ⊙ SANITARY MANHOLE
- CLEANOUT
- ▽ FLARED END SECTION
- ⊠ TRANSFORMER PAD
- ⊠ ELECTRIC MANHOLE
- ⊠ ELECTRIC BOX
- ⊠ ELECTRIC PEDESTAL
- ⊠ ELECTRIC MARKER
- ⊠ ELECTRIC METER
- ⊠ UTILITY POLE
- ⊠ UTILITY POLE W/LIGHT
- ⊠ UTILITY POLE W/TSF
- GUY POLE
- OVERHEAD TRAFFIC SIGNAL
- TRAFFIC SIGNAL MANHOLE
- LIGHT POLE
- HAND HOLE
- VALVE VAULT
- FIRE HYDRANT
- IRRIGATION CONTROL VALVE
- POST INDICATOR VALVE
- SIAMANESE WATER CONNECTION
- WATER METER
- VALVE BOX
- B/BOX
- TELEPHONE MANHOLE
- TELEPHONE NETWORK INTERFACE
- TELEPHONE MARKER
- TELEPHONE PEDESTAL
- CABLE TELEVISION PEDESTAL
- GAS METER
- GAS VALVE
- GAS MARKER
- DOWN SPOUT
- BORING HOLE
- MONITORING WELL
- GATE POST
- SIGN
- FLAG POLE
- MAILBOX
- SANITARY SEWER
- SAN
- STIM
- STORM SEWER
- WATER MAIN
- GAS MAIN
- ELECTRIC LINE
- OVERHEAD WRES
- TELEPHONE LINE
- CONFEROUS TREE W/APPROX. DIAMETER
- DECIDUOUS TREE W/APPROX. DIAMETER
- MULTI-STEM (DRIP LINE SHOWN IS APPROXIMATE)
- ELEVATION
- BITUMINOUS PAVEMENT
- CONCRETE SURFACE
- DEPRESSED CURB
- GRAVEL SURFACE
- LANDSCAPE AREA
- DETECTABLE TACTILE WARNING SURFACE
- WOOD FENCE
- CHAIN LINK FENCE
- METAL FENCE
- METAL GUARDRAIL

ABBREVIATIONS

- O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
- TF = TOP OF FOUNDATION
- FF = FINISHED FLOOR
- FES = FLARED END SECTION
- VCP = VITRIFIED CLAY PIPE
- DIP = DUCTILE IRON PIPE
- PVC = POLYVINYL CHLORIDE
- RCP = REINFORCED CONCRETE PIPE
- CMP = CORRUGATED METAL PIPE
- (R) = RECORD BEARING OR DISTANCE
- (M) = MEASURED BEARING OR DISTANCE
- (C) = CALCULATED BEARING OR DISTANCE
- (D) = DEED BEARING OR DISTANCE
- A = ARC LENGTH
- R = RADIUS
- CH = CHORD
- CB = CHORD BEARING
- B.S.L. = BUILDING SETBACK LINE
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- P.U.E. = PUBLIC UTILITY EASEMENT
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT
- BC = BACK OF CURB
- BDC = BACK OF DEEPRESSED
- FL = FLOW LINE
- C = CONCRETE
- P = PAVEMENT
- G = GRAVEL
- EW = EDGE OF WALK
- TW = TOP OF WALL
- TP = TOP OF PIPE
- IE = INVERT ELEVATION
- PL = PROPERTY LINE
- DS = DOWN SPOUT
- S.F. = SQUARE FEET
- SL = SHORE LINE
- TSF = TRANSFORMER
- B = PAVERS

LINE LEGEND

- LIMITS OF LAND PER
- LEGAL DESCRIPTION
- ADJACENT LAND
- PARCEL LINE
- EASEMENT LINE
- CENTERLINE
- BUILDING SETBACK LINE
- SECTION LINE
- EXISTING CONTOUR

BENCHMARKS

REFERENCE BENCHMARK:

NATIONAL GEODETIC SURVEY MONUMENT #043900
SURVEY DISK LOCATED ON GOLF ROAD IN TOP OF SOUTH END OF EAST ABUTMENT OF BRIDGE OVER SOUTH CREEK
DATUM: NAVD 88
ELEVATION = 696.09

SITE BENCHMARKS:

CUT CROSS ON SOUTHERLY FLANGE BOLT ON FIRST FIRE HYDRANT WEST OF ACCESS DRIVE ON SOUTH SIDE OF GOLF ROAD
ELEVATION = 702.30

CUT CROSS ON SOUTHERLY FLANGE BOLT ON FIRST FIRE HYDRANT EAST OF ACCESS DRIVE ON SOUTH SIDE OF GOLF ROAD
ELEVATION = 702.88

STRIPED PARKING DATA REGULAR SPACES = 35 HANDICAPPED SPACES = 2 TOTAL SPACES = 37

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE FIELD EVIDENCE AND EXISTING DRAWINGS, MAPS AND RECORDS SUPPLIED TO SURVEYOR. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION. THE SURVEYOR HAS PHYSICALLY LOCATED VISIBLE STRUCTURES; HOWEVER, HE HAS NOT PHYSICALLY LOCATED THE UNDERGROUND LINES.

CERTIFICATION

STATE OF ILLINOIS }
COUNTY OF KANE } SS

THE ABOVE DESCRIBED PROPERTY WAS SURVEYED UNDER THE DIRECTION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR ON ALL DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR TOPOGRAPHIC SURVEYS.

COMPASS SURVEYING LTD.
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184.002278
LICENSE EXPIRES 4/30/19

BY: _____ DATE: _____

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. _____
LICENSE EXPIRES 11/30/2020

PROJECT
MCDONALD'S - ARLINGTON HEIGHTS 12-1434
ARLINGTON HEIGHTS, IL

CLIENT
WATERMARK ENGINEERING RESOURCES, LTD.
261 GINGER WOODS PARKWAY SUITE 100
AURORA, IL 60009

COMPASS SURVEYING LTD.
SURVEYING LTD.
ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING
2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60009
PHONE: (630) 820-9100 FAX: (630) 820-9101 EMAIL: ADMIN@COMPASSSURVEYING.COM

SCALE: 1" = 20'

1 OF 1



N - Across Street



NW - Across Street



NE - Across Street



Prepared For:

McDonald's
711 Jorie Blvd., 3rd Floor
Oak Brook, IL 60523
McDONALD'S - ARLINGTON HEIGHTS, IL
45 E. Golf Road
Arlington Heights, Illinois

Prepared By:

Watermark Engineering
RESOURCES, LTD
2631 Ginger Woods Parkway, Suite 100, Aurora, IL 60502
phone 630-375-1800 fax 630-235-9800 www.watermark-engineering.com

CHECKED BY: J.MILLER
DESIGN BY: H.W.
DRAWN BY: D.O.
DATE: MAY 28, 2019
SCALE: NTS
PROJECT NO.: 18-108

1 of 3
LC #12-1434

PHOTO EXHIBIT

E - 1st Site to the Left



E - 2nd Site to the Left



E - 3rd Site to the Left



Prepared For:

McDonald's
711 Jorie Blvd., 3rd Floor
Oak Brook, IL 60523

McDONALD'S - ARLINGTON HEIGHTS, IL
45 E. Golf Road
Arlington Heights, Illinois

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DRAWN BY: D.O.
DATE: MAY 28, 2019
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PROJECT NO.: 18-108

2 of 3

LC #12-1434

PHOTO EXHIBIT

W - 1st Site to the Right



W - 2nd Site to the Right



W - 3rd Site to the Right



Prepared For:

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711 Jorie Blvd., 3rd Floor
Oak Brook, IL 60523
McDONALD'S - ARLINGTON HEIGHTS, IL
45 E. Golf Road
Arlington Heights, Illinois

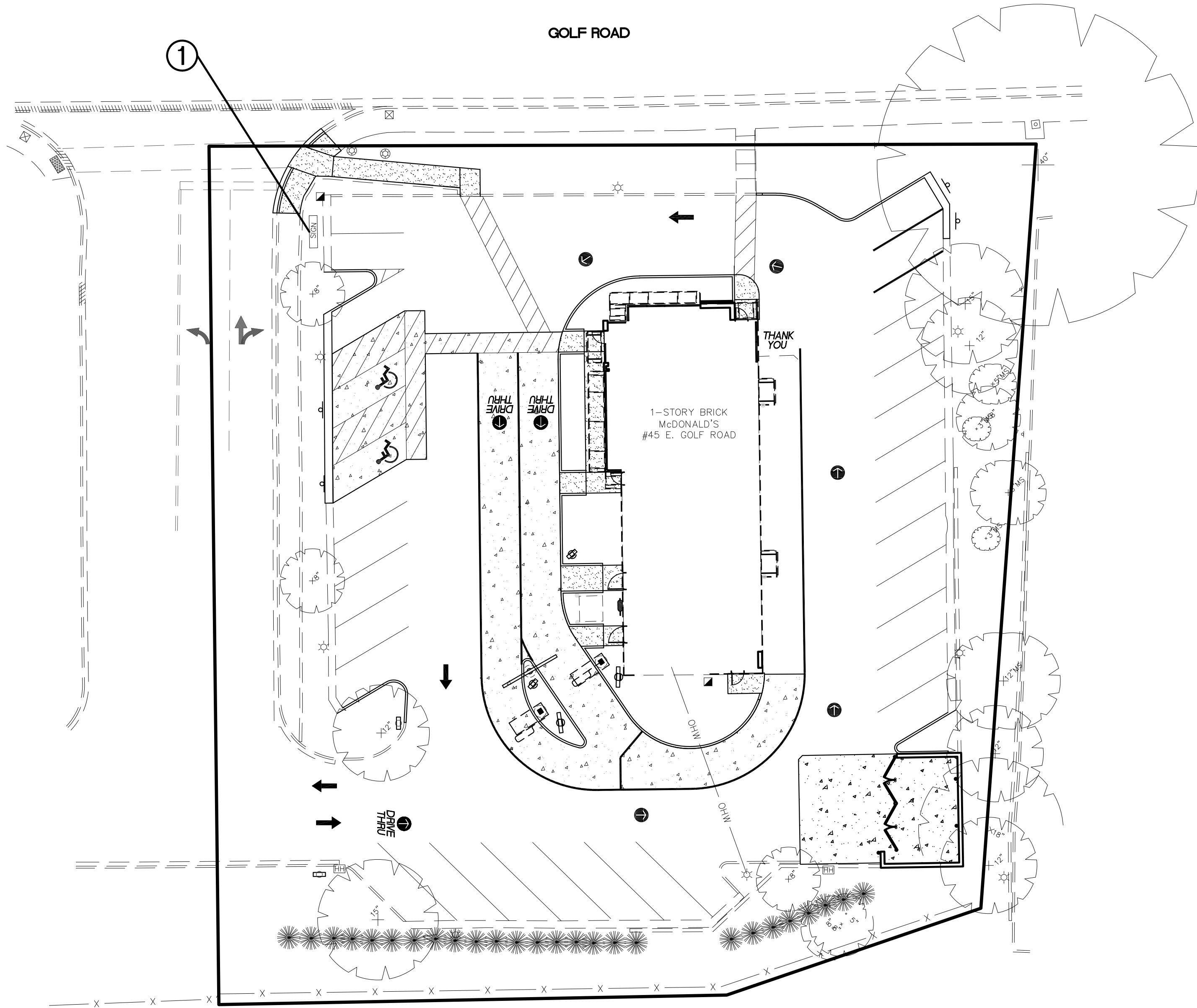
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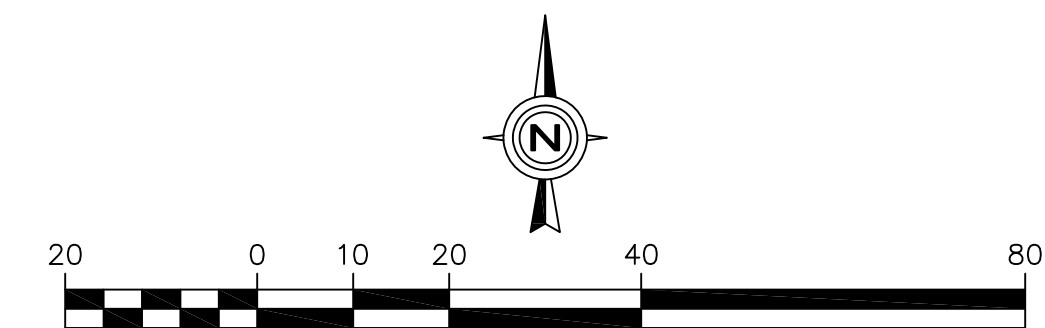
3 of 3
LC #12-1434

PHOTO EXHIBIT



SIGN LEGEND

- ① EXISTING McDONALD'S
MONUMENT ROAD SIGN



EXISTING SIGNAGE
PLAN

CHECKED BY: J. MILLER
DESIGN BY: H. WITTENKELLER
DRAWN BY: K. SACK
DATE: JULY 11, 2019
SCALE: 1" = 20'
PROJECT NO.: 18-108

1 of 1

LC #12-1434

Watermark
Engineering
RESOURCES, LTD
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phone 630-575-1800 fax 630-236-9800 www.watermark-engineering.com

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45 E. Golf Road
Arlington Heights, Illinois

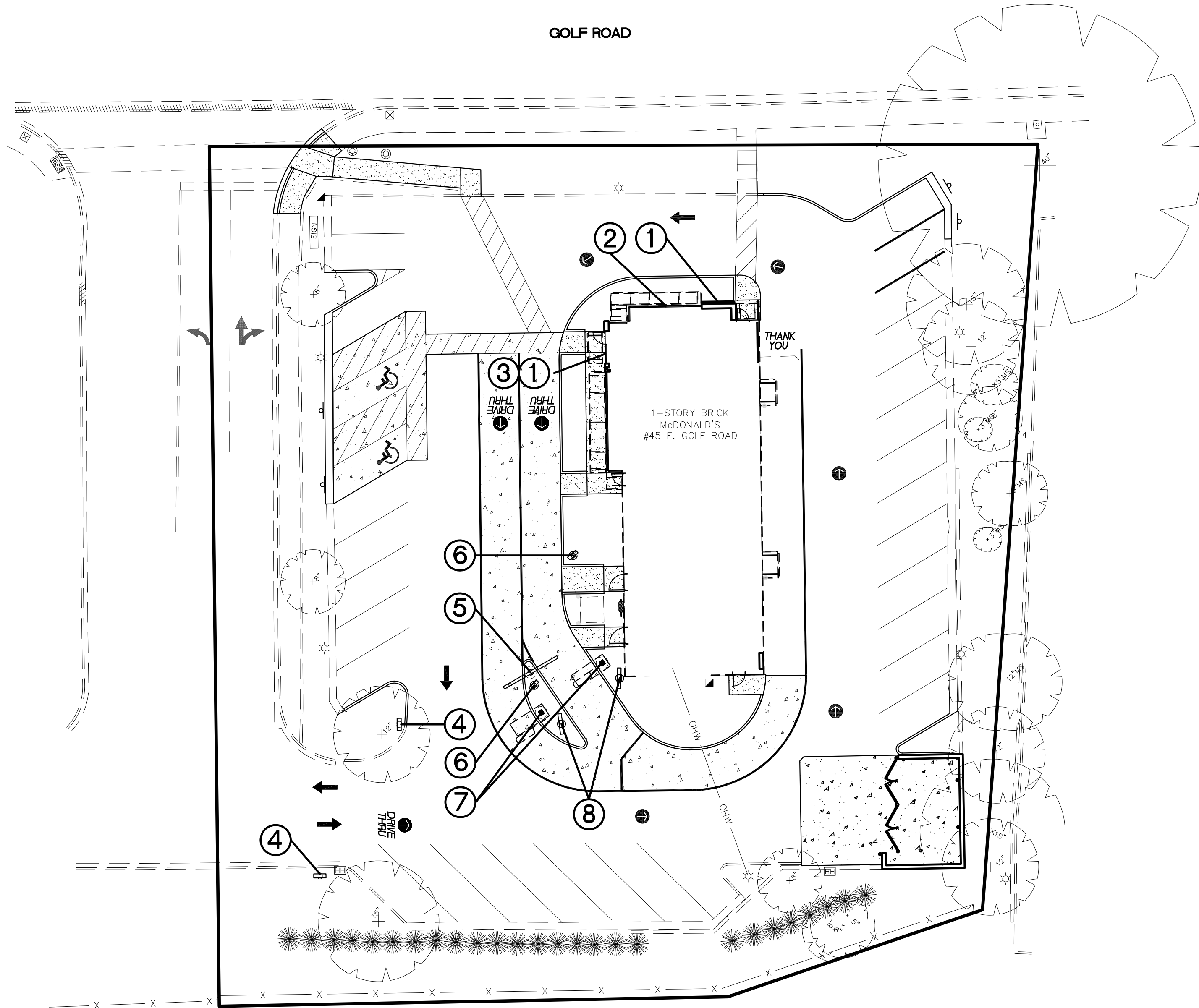
Prepared For:

NO.

REVISIONS

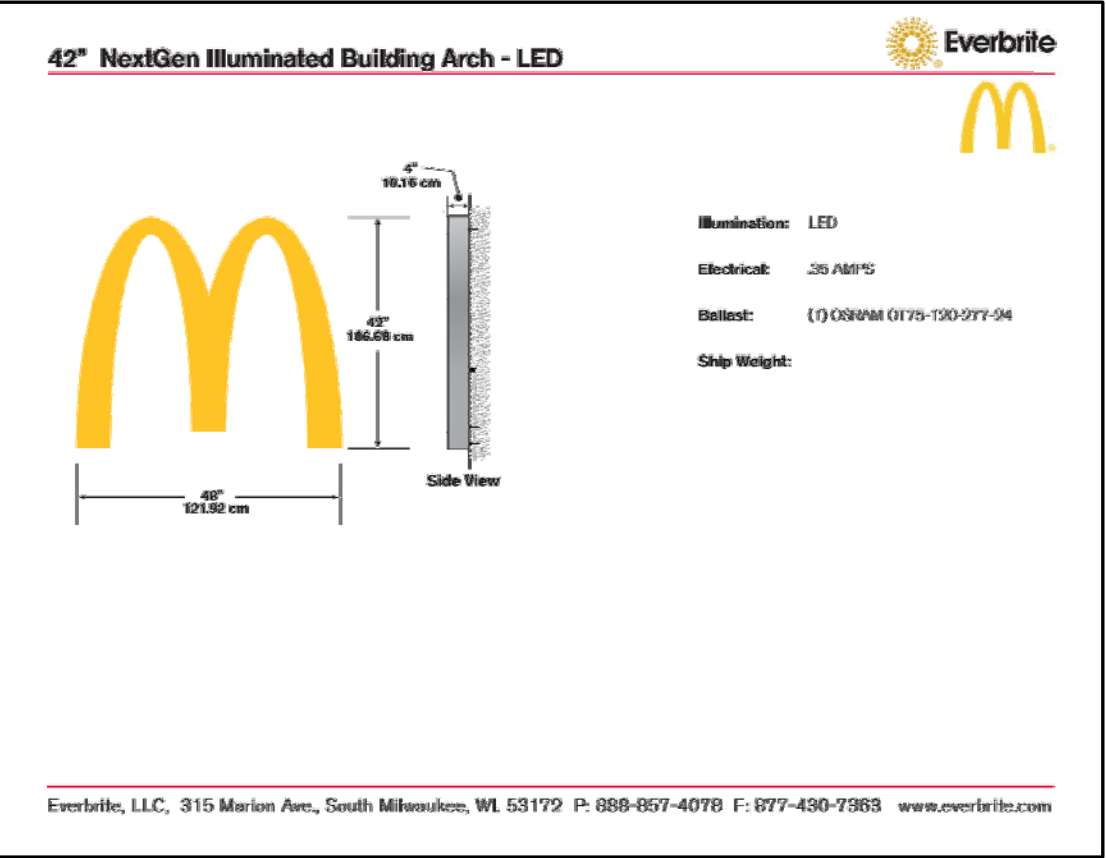
DATE

EXISTING SIGNAGE PLAN

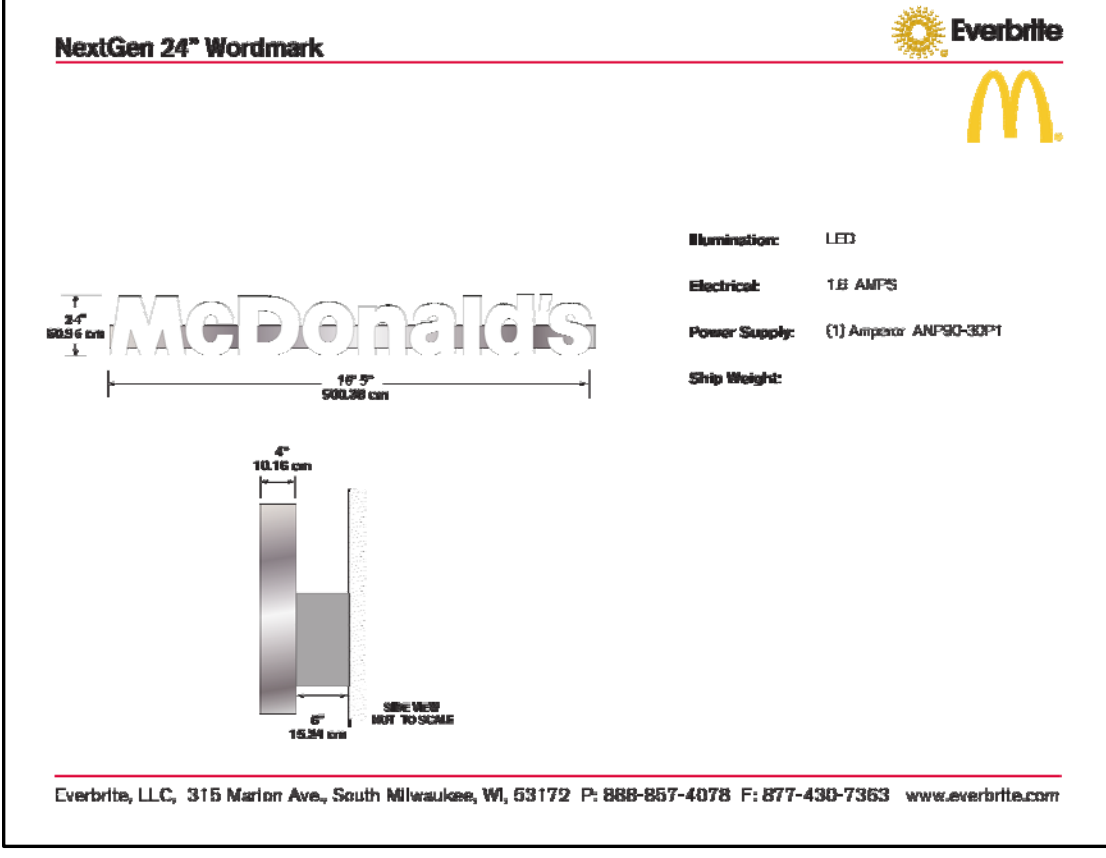


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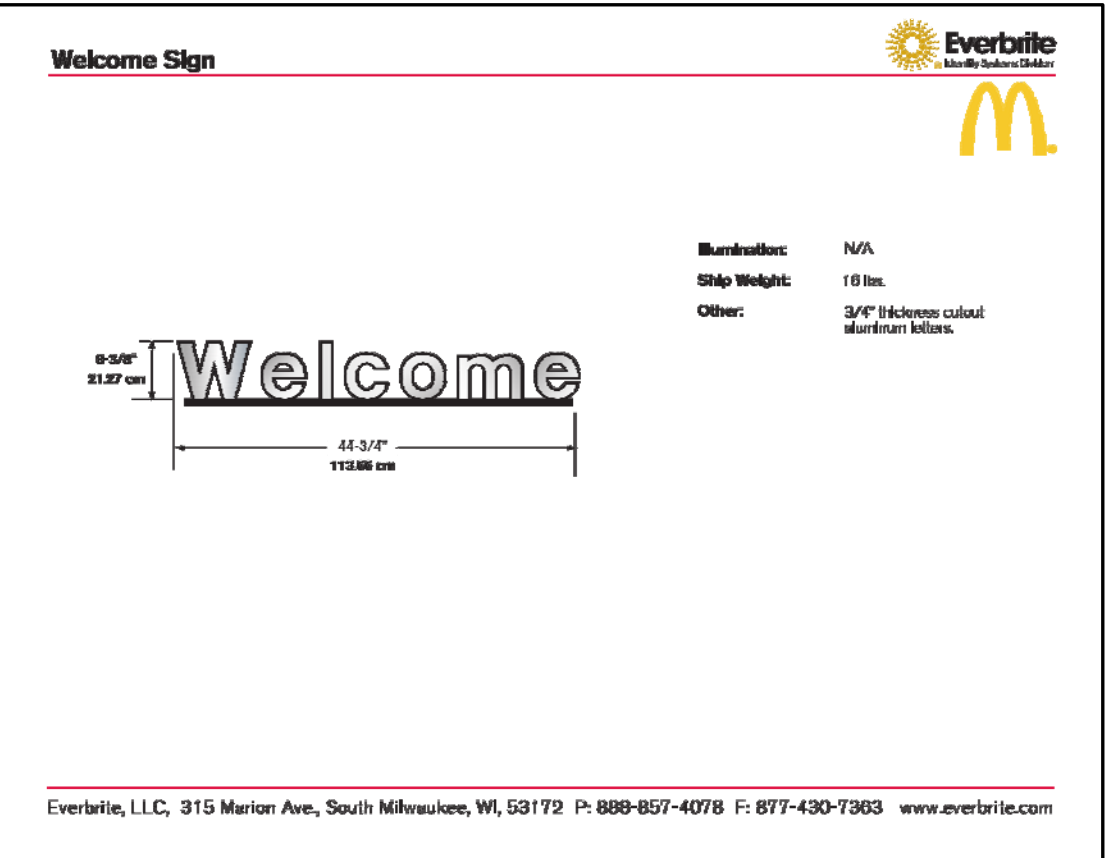
① McDONALD'S WALL SIGN
2 LOCATIONS (14 S.F. EACH)



② "McDONALD'S" WORDMARK SIGN
1 LOCATION (32.83 S.F.)



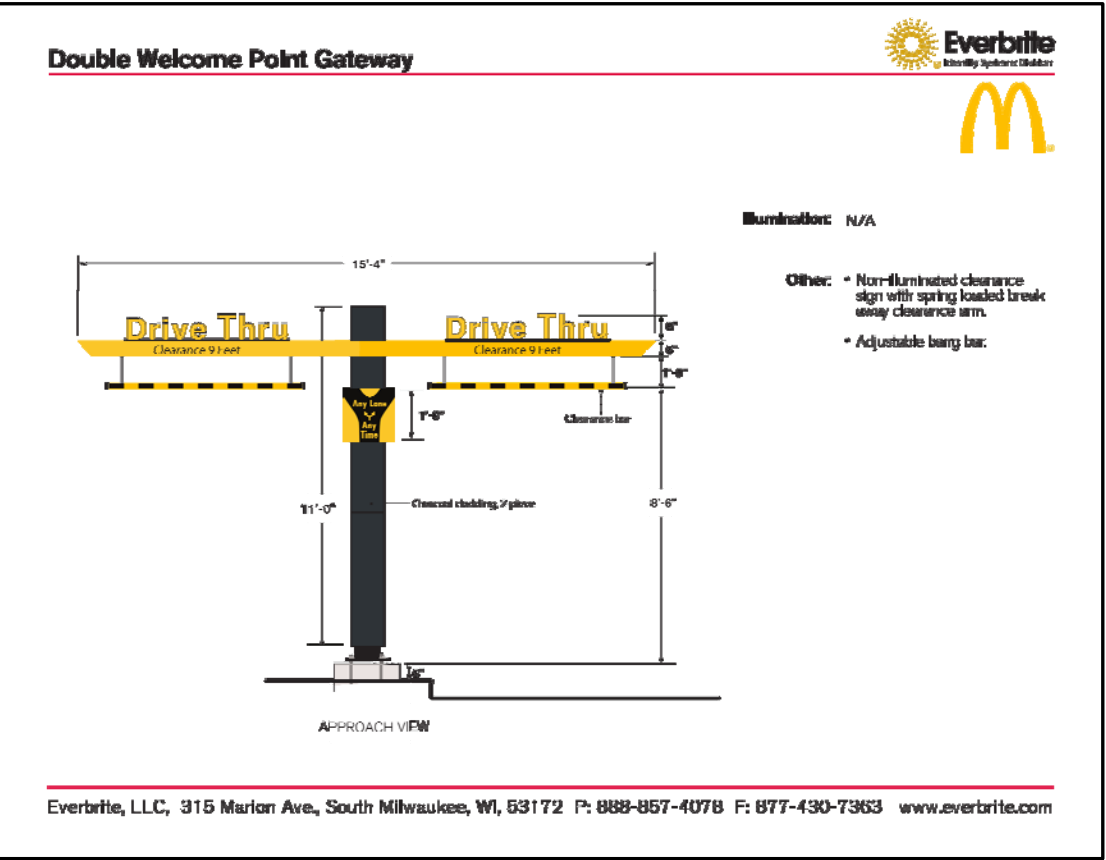
③ "WELCOME" SIGN
1 LOCATION (2.45 S.F.)



④ McDONALD'S NEXT GEN DIRECTIONAL SIGN
2 LOCATIONS (5.75 S.F. EACH)



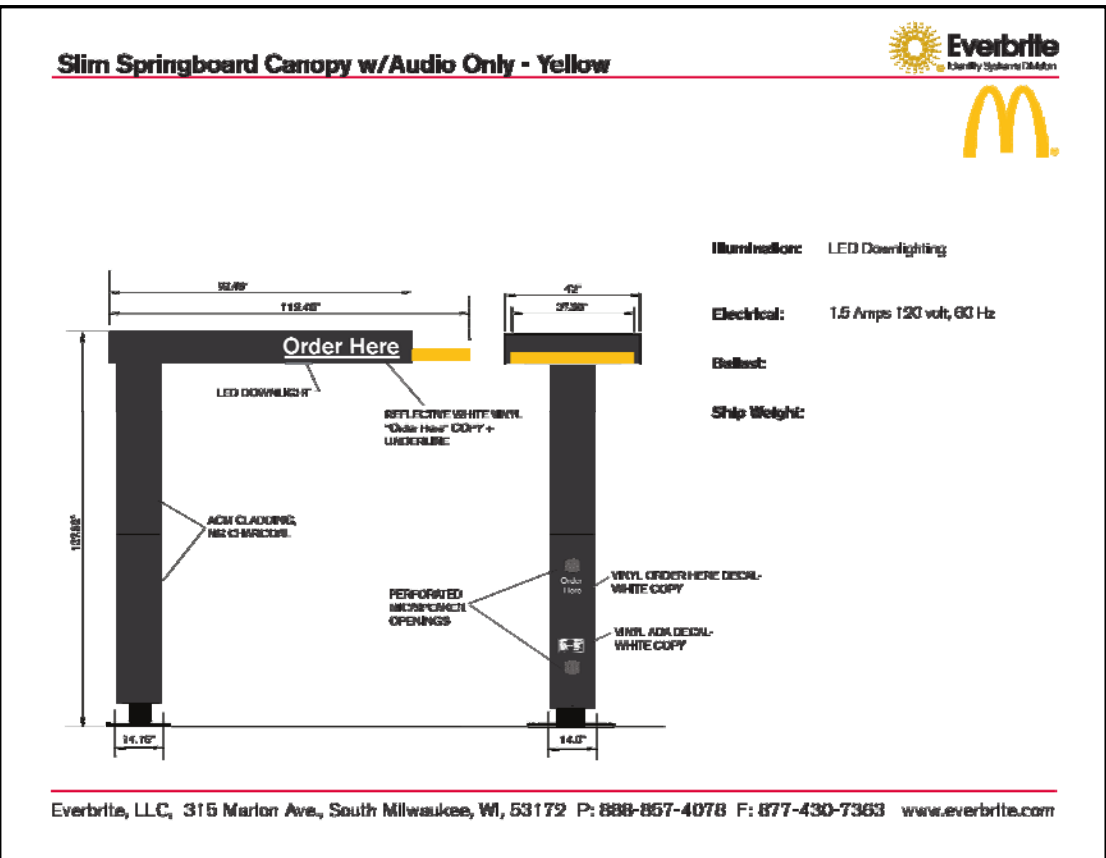
⑤ PROPOSED WELCOME POINT GATEWAY - 1 LOCATION



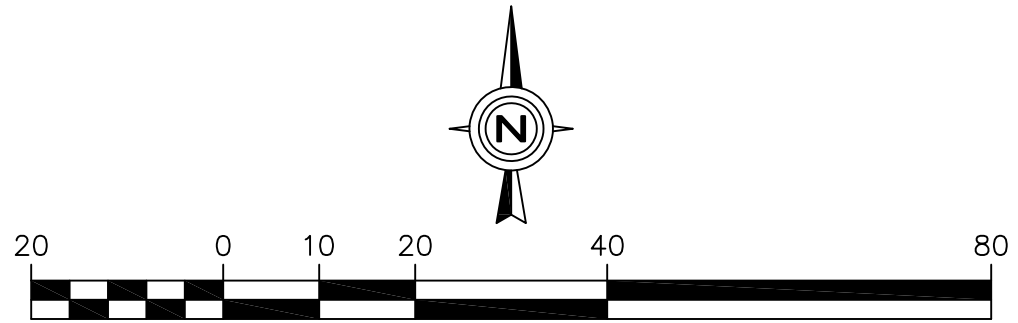
⑥ PROPOSED PRE-BROWSE BOARD - 2 LOCATIONS (10.06 EACH)



⑦ PROPOSED SLIM SPRINGBOARD CANOPY - 2 LOCATIONS



⑧ PROPOSED OUTDOOR DIGITAL MENU BOARD - 2 LOCATIONS (20.13' EACH)



PROPOSED SIGNAGE PLAN

DATE

REVISIONS

NO.

Prepared For:

McDonald's
711 Jorie Blvd., 3rd Floor
Oak Brook, IL 60523
McDONALD'S - ARLINGTON HEIGHTS, IL
45 E. Golf Road
Arlington Heights, Illinois

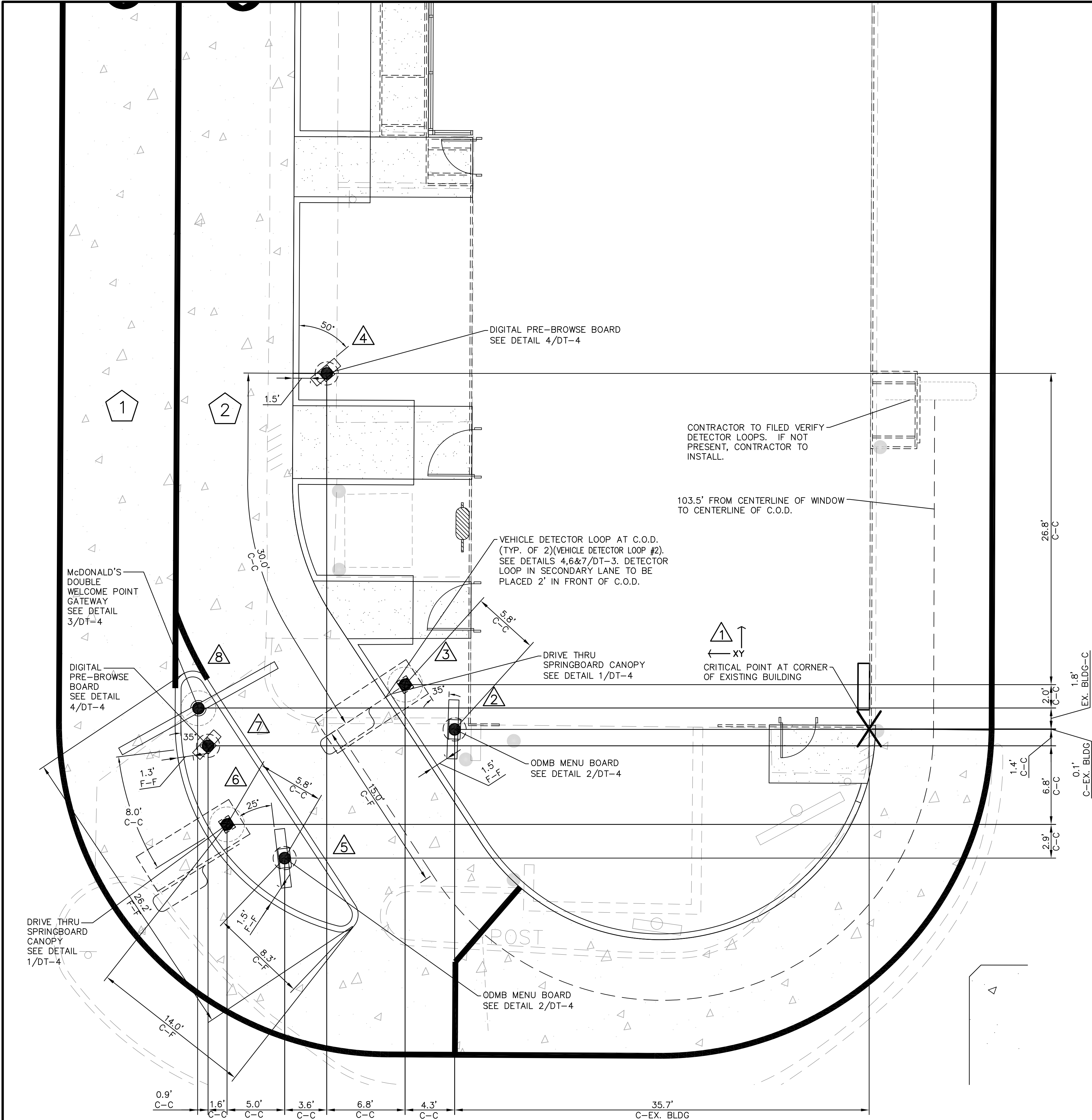
Prepared By:

Watermark Engineering
RESOURCES, LTD
2631 Ginger Woods Parkway, Suite 100, Aurora, IL 60502
phone 630-575-1800 fax 630-236-9800 www.watermark-engineering.com

CHECKED BY: J. MILLER
DESIGN BY: H. WITTENKELLER
DRAWN BY: K. SACK
DATE: JULY 11, 2019
SCALE: 1" = 20'
PROJECT NO.: 18-108

1 of 1
LC #12-1434

PROPOSED SIGNAGE PLAN



- GENERAL NOTES:**
1. THE LOCATION AND ORIENTATION OF MENU BOARDS WERE DETERMINED BY THE SIGHT LINES OF THE CARS. THE CARS WERE POSITIONED ACCORDING TO THE MAX. AMOUNT OF CARS DURING A PEAK PERIOD. ALL DIMENSIONS SHOWN ARE BASED UPON PROTOTYPICAL LAYOUTS SHOWN. ACTUAL DIMENSIONS TO BE BASED ON SITE SPECIFIC CONFIGURATIONS AND THE REQUIREMENTS OF NOTE 2.
 2. MENU BOARD IS ORIENTATED FOR VIEWING BY CAR 6 (PRIMARY USER) AND CAR 6 (SECONDARY USER).
 3. PROVIDE TWO CIRCUITS FOR MENU BOARD AND PRE-VIEW BOARDS. ONE CIRCUIT FOR LIGHTS AND ONE CIRCUIT WITH LOCK FOR MOTOR AND CONTROLLER. REFER TO ARCHITECTURAL/ELECTRICAL PLANS FOR TERMINATION OF CONDUIT RUNS INSIDE BUILDING.
 4. ALL GALVANIZED ANCHOR BOLTS TO BE SUPPLIED AND INSTALLED BY THE CONTRACTOR.
 5. **PLACEMENT NOTE:** THE PLACEMENT OF THE CUSTOMER ORDER DISPLAY SHOULD BE SUCH THAT IT DOES NOT BLOCK THE VIEWING OF THE MENU BOARD FROM THE DRIVER'S VANTAGE POINT.
 6. **VERIFICATION NOTE:** VERIFY ALL DRIVE-THRU EQUIPMENT WITH McDONALD'S PROJECT MANAGER AND OPERATIONS MANAGER BEFORE PROCEEDING.
 7. THE REGIONAL CONSTRUCTION MANAGER IS TO REVIEW AND APPROVE ALL DRIVE-THRU LAYOUTS. A DRIVE-THRU IS FINAL, AND CONSIDERED "RED", ONCE APPROVED. NO CHANGES ARE TO BE MADE AFTER THIS POINT.
 8. DUE TO THE EXACT GEOMETRY REQUIRED FOR THE EFFICIENT OPERATION OF THIS DRIVE-THRU LAYOUT, IT IS RECOMMENDED THAT ALL DRIVE-THRU EQUIPMENT AND PAVEMENT IMPROVEMENTS TO BE FIELD LOCATED BY A LICENSED SURVEYOR.
 9. THE PLACEMENT OF THE CODs AND ANY ADDITIONAL SIGNAGE SHOULD BE SUCH THAT IT PREVENTS, OR MINIMIZES, BLOCKING THE CUSTOMER'S VIEW OF THE MENU BOARD WHILE ORDERING.
 10. THESE DIMENSIONS ARE CRITICAL TO THE FUNDAMENTAL LAYOUT OF THE SIDE BY SIDE DESIGN.
 11. IF DIMENSIONS ARE MODIFIED CONTACT DESIGN ENGINEER IMMEDIATELY.
 12. VERIFY WITH SUPPLIER OF DRIVE-THRU EQUIPMENT THAT MOST CURRENT EQUIPMENT IS BEING UTILIZED.

COORDINATES			
Equipment			
	X	Y	DESCRIPTION
1	0.00'	0.00'	CRITICAL STARTING POINT FOR ALL COORDINATES
2	35.70'	-0.04'	TO CENTER OF ODMB MENU BOARD
3	39.96'	3.82'	TO CENTER OF DRIVE THRU SPRINGBOARD CANOPY
4	46.71'	30.61'	TO CENTER OF DIGITAL PRE-BROWSE BOARD
5	50.33'	-11.13'	TO CENTER OF ODMB MENU BOARD
6	55.29'	-8.22'	TO CENTER OF DRIVE THRU SPRINGBOARD CANOPY
7	56.93'	-1.45'	TO CENTER OF DIGITAL PRE-BROWSE BOARD
8	57.76'	1.78'	TO CENTER OF FOUNDATION OF DOUBLE WELCOME POINT GATEWAY

1

DT-2

DRIVE-THRU APPROACH

1" = 5'-0"

1

PRIMARY DRIVE-THRU LANE

2

SECONDARY DRIVE-THRU LANE

5

0

2.5

5

10

20

DRIVE-THRU EQUIPMENT PLAN

DATE

NO.

REVISIONS

Prepared For:

McDonald's
711 Jorie Blvd., 3rd Floor
Oak Brook, IL 60523
McDONALD'S - ARLINGTON HEIGHTS, IL
45 E. Golf Road
Arlington Heights, Illinois

Prepared By:

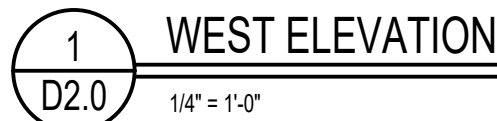
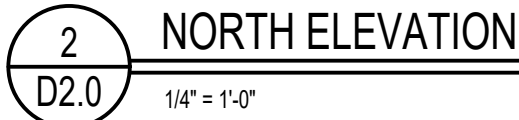
Watermark Engineering Resources, Ltd O

2631 Ginger Woods Parkway, Suite 100, Aurora, IL 60502
phone 630-575-1800 fax 630-236-9800 www.watermark-engineering.com

CHECKED BY: J. MILLER
DESIGN BY: H. WITTENKELLER
DRAWN BY: K. SACK
DATE: JUNE 13, 2019
SCALE: 1" = 5'
PROJECT NO.: 18-108

DT-2
LC #12-1434

DRIVE-THRU EQUIPMENT PLAN

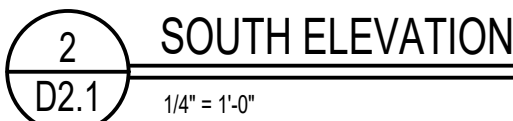


TAG	DESCRIPTION
D1	ALIGN REMOVAL OF MANSARD PROJECTION ABOVE WITH EXISTING WALL BELOW – SEE WALL SECTIONS FOR ADDITIONAL INFORMATION
D2	REMOVE EXISTING BUILDING SIGNAGE – REUSE SUPPORTS WHERE POSSIBLE – REPLACE AS REQUIRED
D3	REMOVE EXISTING MANSARD LIGHT BEAMS (TYPICAL)
D4	REMOVE EXISTING SOFFIT LIGHTING AND EXISTING SECURITY CAMERAS (TYP), COORDINATE RELOCATION/ DISPOSAL OF SECURITY CAMERAS WITH CM
D5	REMOVE EXISTING FASCIA TRIM (TYP)
D6	REMOVE EXISTING DOORS & FRAMES & PREPARE OPENING FOR NEW DOOR.
D7	HATCHED AREA INDICATE EXISTING STOREFRONT, DOOR AND WALL TO BE REMOVED AS REQUIRED TO ACCOMMODATE NEW LAYOUT
D8	REMOVE EXISTING WINDOW, PREPARE OPENING FOR NEW BUILDING MATERIALS.
D9	REMOVE EXISTING WALL LIGHT.
D10	REMOVE EXISTING CANOPY.
D11	REMOVE EXISTING ROOF SCREEN – REUSE EXISTING SUPPORTS – REPLACE AS REQUIRED
D12	REMOVE EXISTING PARAPET CAP FLASHING
D13	REMOVE PORTION OF EXISTING DOWNSPOUT AS REQUIRED TO ACCOMMODATE NEW LAYOUT
D14	EXISTING DOWNSPOUT TO REMAIN MODIFY/ REPAIR AS NEEDED TO MAINTAIN PROPER ROOF DRAINAGE.
D15	REMOVE EXISTING TRASH ENCLOSURE, GATE AND BOLLARDS

McDonald's[®]
USA, LLC
45 E. GOLF ROAD
ARLINGTON HEIGHTS, IL 60005

SHEET NUMBER:

D2.0



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McDonald's[®]
USA, LLC
45 E. GOLF ROAD
ARLINGTON HEIGHTS, IL 60005

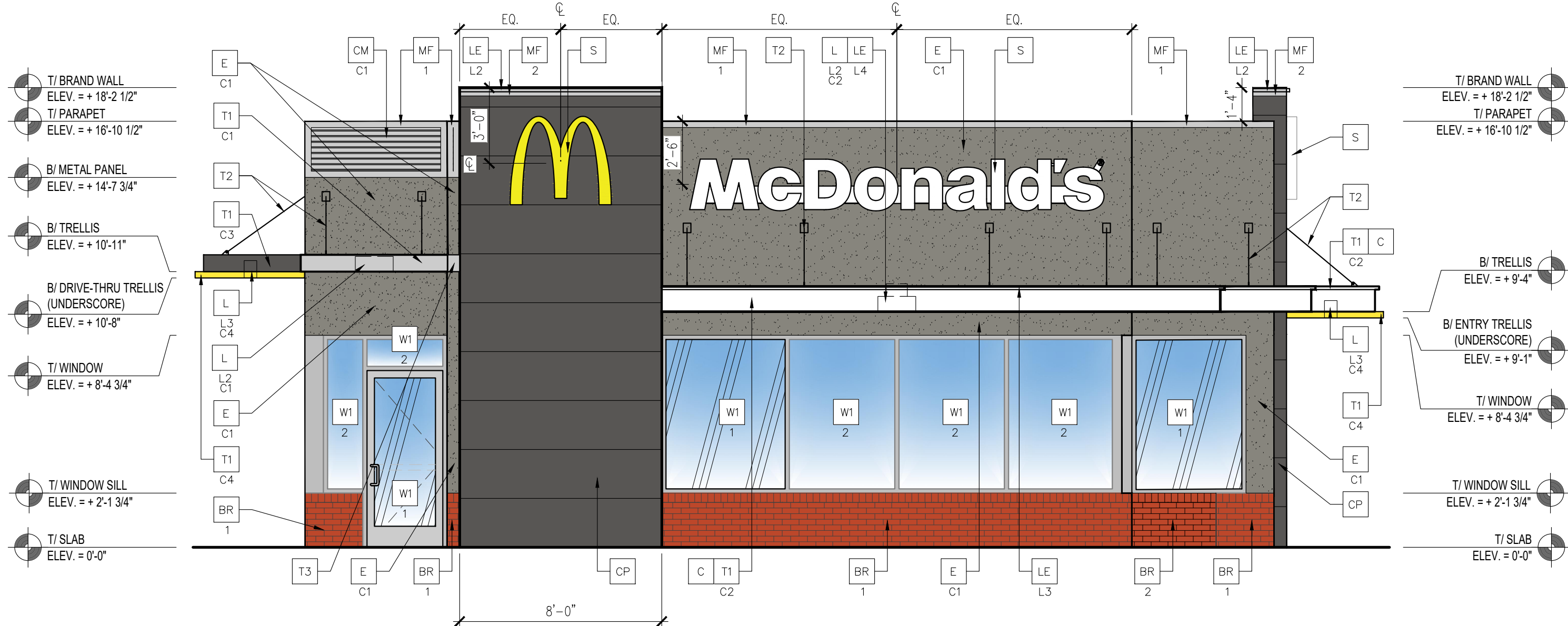
STATE ID:	121434
NATIONAL #:	13514
PROJECT NUMBER:	18-444
DRAWN BY:	RP
CHECKED BY:	CLL

SHEET TITLE:

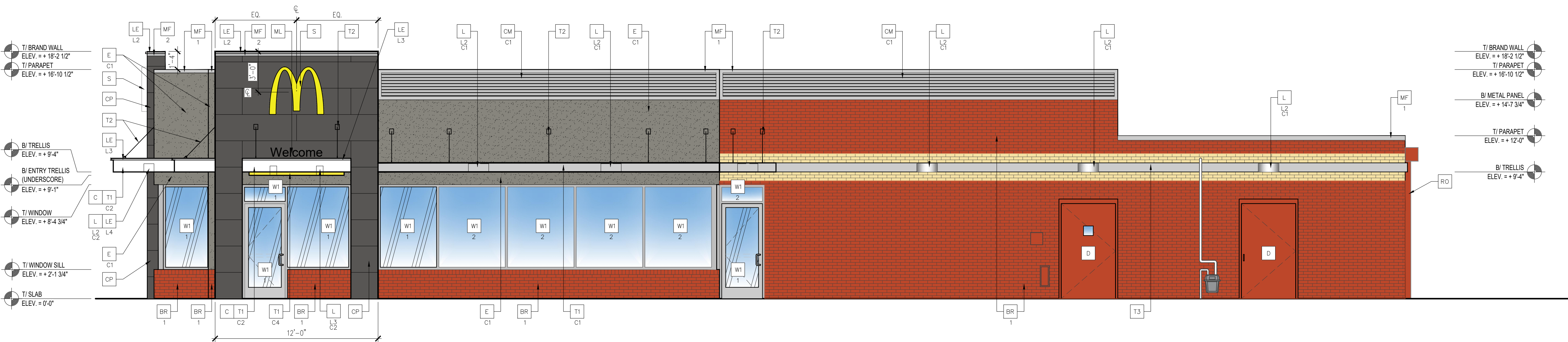
DEMOLITION
EXTERIOR
ELEVATIONS

SHEET NUMBER:

D2.1



2 NORTH ELEVATION
1/4" = 1'-0"



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

NOTE:
1. EIFS CONTROL JOINTS INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
2. PAINT TRASH CORRAL INCLUDING DOORS, BOLLARDS ETC. TO MATCH MAIN BUILDING COLOR.

GLAZING NOTES:
1. ALL GLAZING SHALL MEET SAFETY GLAZING REQUIREMENTS PER CURRENT INTERNATIONAL BUILDING CODE CHAPTER 24.
2. HAZARDOUS LOCATIONS REQUIRING SAFETY GLAZING MATERIALS:
2.1. DOORS
2.2. GLAZING ADJACENT TO DOORS: ADJACENT TO A DOOR WITH 24" AND WHERE GLAZING IS LESS THAN 60" ABOVE WALKING SURFACE
2.3. WINDOWS:
2.3.1. EXPOSED AREA OF INDIVIDUAL PANE IS GREATER THAN 9 SF
2.3.2. BOTTOM EDGE OF GLAZING IS LESS THAN 18" ABOVE THE FLOOR
2.3.3. TOP EDGE OF GLAZING IS GREATER THAN 36" ABOVE THE FLOOR
2.3.4. ONE OR MORE WALKING SURFACES ARE WITHIN 36" MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE PANE OF GLAZING
3. MIN CATEGORY CLASSIFICATION OF GLAZING USING CPSC 16 16 CFR PART 1201, (IBC TABLE 2406.2)
3.1. CLASS 1, UNO
3.2. CLASS 2:
3.2.1. EXPOSED SURFACE AREA OF ONE SIDE OF ONE LITE IS MORE THAN 9 SF
SAFETY GLAZING IDENTIFICATION:
1. AS INDICATED THE GLAZING IN HINGED DOORS SHALL BE SAFETY GLAZING. EACH PANE OF SAFETY GLAZING SHALL BE PERMANENTLY LABELED. IBC, SECTION 2406.3(1)

ELEVATION KEY NOTES:

COLOR SCHEME: MODERN SCHEME

BR FACE BRICK - MODERN
XX-TYPE:
1 = EXISTING MASONRY TO REMAIN.
2 = NEW MASONRY TO MATCH EXISTING.
C2 = EXISTING MASONRY TO BE PAINTED: IRON MOUNTAIN 2134-30 BY BENJAMIN MOORE
C ALUMINUM CANOPY FASCIA SYSTEM
COLOR: WHITE
CM CORRUGATED METAL PANEL - SEE ASSEMBLY NOTES ON A5.0 FOR ADDITIONAL SPECIFICATIONS
XX-COLOR:
C1 = "CITYSCAPE"
CP FIBER CEMENT PANEL BY NICHHA ILLUMINATION SERIES - PAINT IRON MOUNTAIN 2134-30 JOINT CAULK: OSI QUAD CONTACT: MATT STEPHENSON (770) 805-9466
D HOLLOW METAL DOOR - PAINT TO MATCH COLOR OF SURROUNDING MATERIAL

E EXTERIOR INSULATION FINISH SYSTEM (EIFS) MODERN 'OUTSULATION PLUS MD' BY DRYVIT OR EQUAL
XX-TYPE:
HIGH IMPACT ZONES: 'PANZER 20' ULTRA HIGH IMPACT MESH ASSEMBLY FOR EIFS AREAS WITHIN 8'-0" OF GRADE
FINISH: HYDROPHOBIC TEXTURE: SANDPEBBLE
COLOR: STATOTONE HIGH PERFORMANCE COLORANT - MATCH TO BENJAMIN MOORE OR EQUAL
C1 = CHELSEA GRAY HC-168 BY BENJAMIN MOORE
C2 = IRON MOUNTAIN 2134-30 BY BENJAMIN MOORE
GR GUARDRAIL
L LIGHT FIXTURE - SEE ELECTRICAL
XX-TYPE:
L2 = DOWN ONLY SCONCE
L3 = RECESSED DOWN FIXTURE
COLOR:
C1 = SILVER
C2 = WHITE
C4 = GOLD
LE ACCENT LIGHTING - SEE ELECTRICAL
XX-LED LIGHT:
L1 = UP AND DOWN FIXTURE
L2 = DOWN ONLY FIXTURE
L3 = INTEGRAL CANOPY FIXTURE
L4 = FLOOD LIGHT

MF METAL FASCIA (COLOR: CITYSCAPE)
X-TYPE:
1 = PRE-FAB ANCHOR-TITE FASCIA
2 = PRE-FAB CUSTOM ARCADE FASCIA
ML METAL LETTERING - BY OTHERS
X-TYPE:
1 = 'WELCOME' - COLOR: SILVER
PB PIPE BOLLARD - PAINTED YELLOW
X-TYPE:
1 = EXISTING - REPLACE IF NECESSARY
S McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT.
RO ROOF DRAIN/ OVERFLOW PIPE (EXISTING)
PAINT TO MATCH SURROUNDING MATERIAL

RO ROOF DRAIN/ OVERFLOW PIPE
PAINT TO MATCH SURROUNDING MATERIAL
RS NEW COMPOSITE ROOF SCREEN TO MATCH EXISTING.
RE-USE EXISTING SUPPORTS IF POSSIBLE - PAINT TO MATCH COLOR OF SURROUNDING MATERIAL
T1 ALUMINUM TRELLIS SYSTEM
XX-COLOR:
C1 = CITYSCAPE
C2 = WHITE
C3 = CHARCOAL
C4 = GOLD
T2 ALUMINUM TRELLIS TIE-BACK SYSTEM
COLOR: C3 = CHARCOAL
T3 ALUMINUM TRELLIS 2" x 8" WALL FASCIA SYSTEM COLOR: CITYSCAPE
W1 NEW STOREFRONT AND GLAZING
X-1 = NEW STOREFRONT AND GLAZING - SEE ASSEMBLY NOTES - MATCH EXISTING FRAMING
2 = EXISTING WINDOW TO REMAIN



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ISSUED DATE: 05/02/19

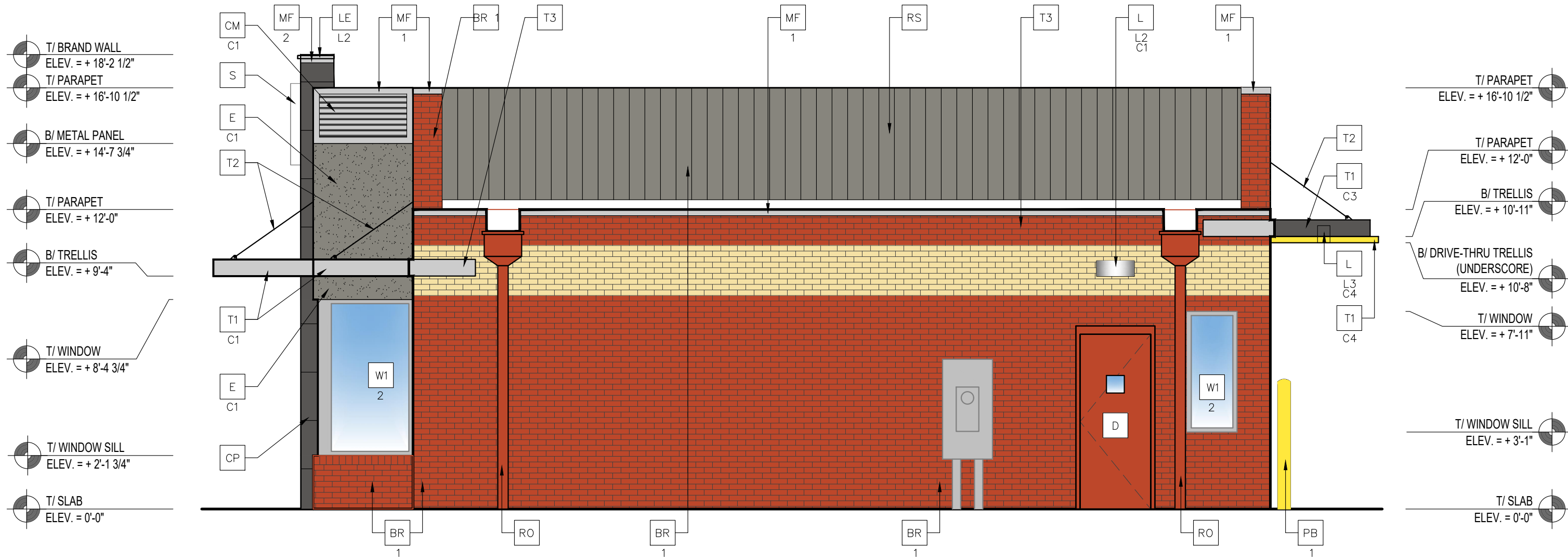
McDonald's USA, LLC
45 E. GOLF ROAD
ARLINGTON HEIGHTS, IL 60005

REVISIONS	DATE	DESCRIPTION
#	05/02/19	PERMIT REVIEW BID SET

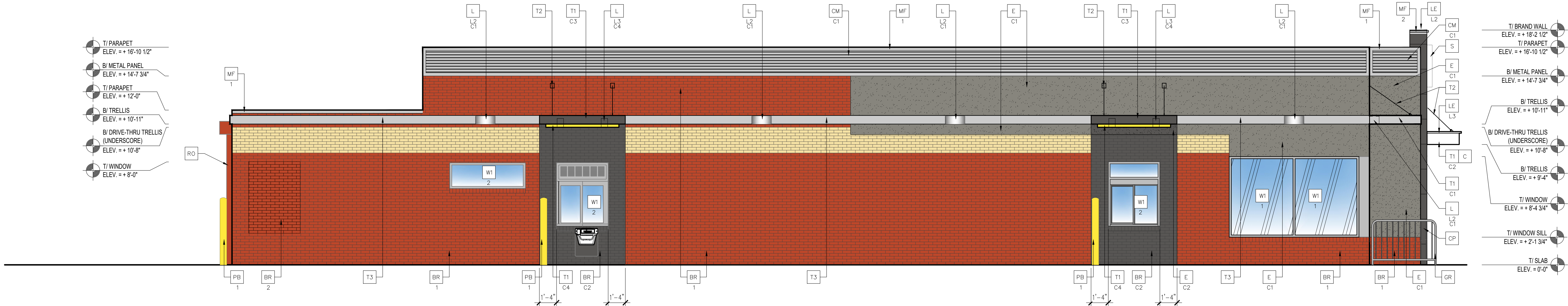
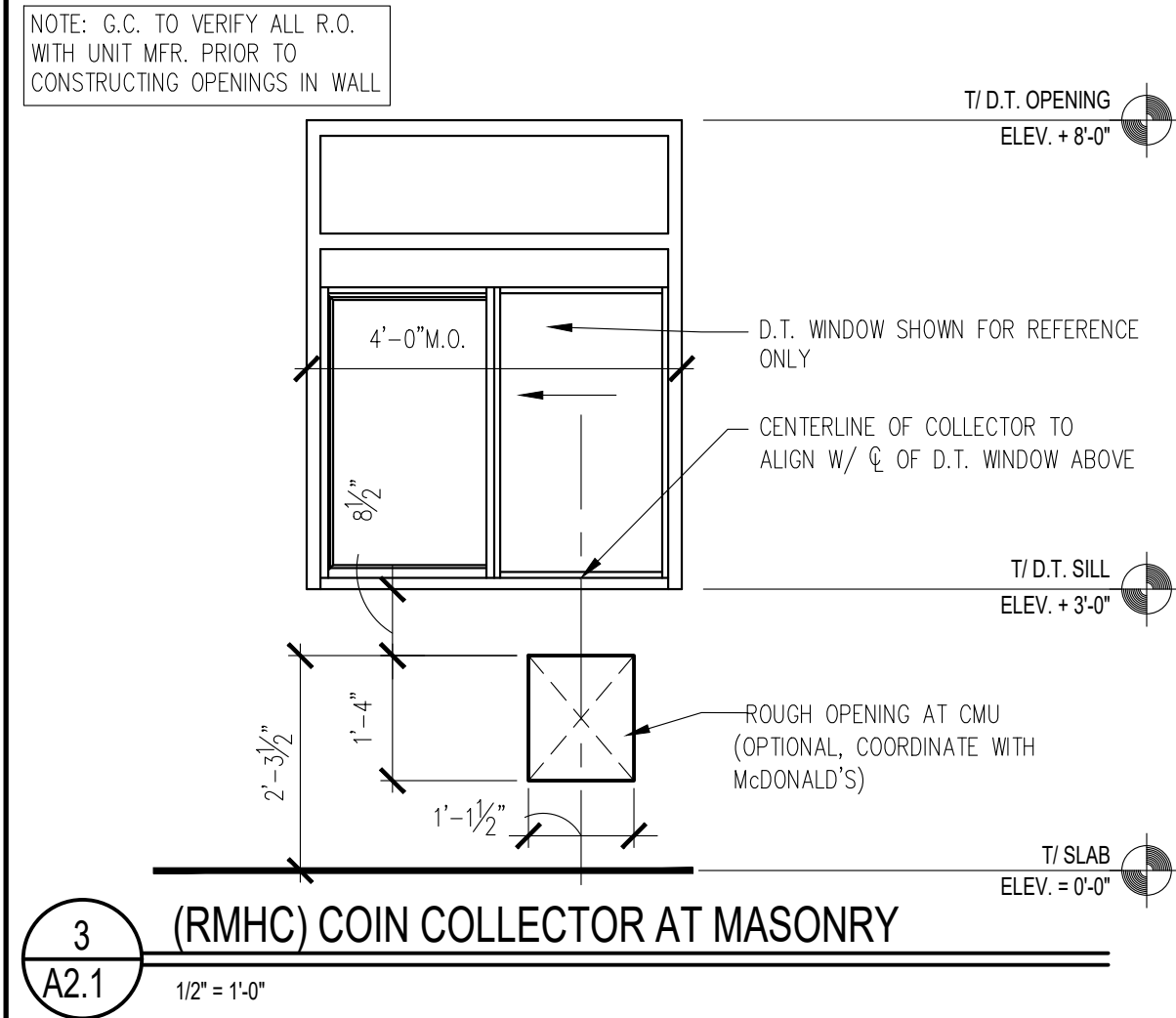
STATE ID: 121434
NATIONAL #: 13514
PROJECT NUMBER: 18-444
DRAWN BY: RP
CHECKED BY: CLL

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A2.0



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



1 EAST ELEVATION
1/4" = 1'-0"

NOTE:
1. EIFS CONTROL JOINTS INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
2. PAINT TRASH CORRAL INCLUDING DOORS, BOLLARDS ETC. TO MATCH MAIN BUILDING COLOR.

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COLOR SCHEME: 'MODERN' SCHEME

BR — FACE BRICK — MODERN
XX — TYPE:
1 = EXISTING MASONRY TO REMAIN.
2 = NEW MASONRY TO MATCH EXISTING.
C2 = EXISTING MASONRY TO BE PAINTED: IRON MOUNTAIN 2134-30 BY BENJAMIN MOORE
C — ALUMINUM CANOPY FASCIA SYSTEM
COLOR: WHITE
CM — CORRUGATED METAL PANEL — SEE ASSEMBLY NOTES ON A5.0 FOR ADDITIONAL SPECIFICATIONS
XX — COLOR:
C1 = "CITYSCAPE"
CP — FIBER CEMENT PANEL BY NICHHA ILLUMINATION SERIES — PAINT IRON MOUNTAIN 2134-30 JOINT CAULK: OSI QUAD CONTACT: MATT STEPHENSON (770) 805-9466
D — HOLLOW METAL DOOR — PAINT TO MATCH COLOR OF SURROUNDING MATERIAL

E — EXTERIOR INSULATION FINISH SYSTEM (EIFS) MODERN 'OUTSULATION PLUS MD' BY DRYVIT OR EQUAL
XX — TYPE:
HIGH IMPACT ZONES: 'PANZER 20' ULTRA HIGH IMPACT MESH ASSEMBLY FOR EIFS AREAS WITHIN 8'-0" OF GRADE FINISH: HYDROPHOBIC TEXTURE: SANDPEBBLE
COLOR: STATOTONE HIGH PERFORMANCE COLORANT — MATCH TO BENJAMIN MOORE OR EQUAL
C1 = CHELSEA GRAY HC-168 BY BENJAMIN MOORE
C2 = IRON MOUNTAIN 2134-30 BY BENJAMIN MOORE
GR — GUARDRAIL
L — LIGHT FIXTURE — SEE ELECTRICAL
XX — TYPE:
L2 = DOWN ONLY SCORCE
L3 = RECESSED DOWN FIXTURE
COLOR:
C1 = SILVER
C2 = WHITE
C4 = GOLD
LE — ACCENT LIGHTING — SEE ELECTRICAL
XX — LED LIGHT:
L1 = UP AND DOWN FIXTURE
L2 = DOWN ONLY FIXTURE
L3 = INTEGRAL CANOPY FIXTURE
L4 = FLOOD LIGHT

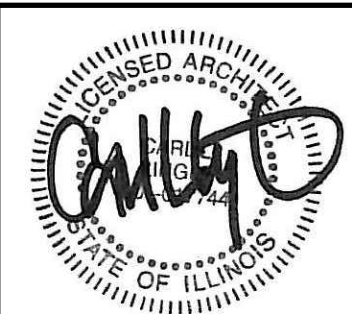
MF — METAL FASCIA (COLOR: CITYSCAPE)
X — TYPE:
1 = PRE-FAB ANCHOR-TITE FASCIA
2 = PRE-FAB CUSTOM ARCADE FASCIA
ML — METAL LETTERING — BY OTHERS
X — TYPE:
1 = 'WELCOME' — COLOR: SILVER
PB — PIPE BOLLARD — PAINTED YELLOW
X — TYPE:
1 = EXISTING — REPLACE IF NECESSARY
S — McDONALD'S SIGNAGE BY OTHERS — UNDER SEPARATE PERMIT.
RO — ROOF DRAIN / OVERFLOW PIPE (EXISTING)
PAINT TO MATCH SURROUNDING MATERIAL

RO — ROOF DRAIN / OVERFLOW PIPE
PAINT TO MATCH SURROUNDING MATERIAL
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T1 — ALUMINUM TRELLIS SYSTEM
XX — COLOR:
C1 = CITYSCAPE
C2 = WHITE
C3 = CHARCOAL
C4 = GOLD
T2 — ALUMINUM TRELLIS TIE-BACK SYSTEM
COLOR: C3 = CHARCOAL
T3 — ALUMINUM TRELLIS 2" x 8" WALL FASCIA SYSTEM COLOR: CITYSCAPE
W1 — NEW STOREFRONT AND GLAZING
X — 1 = NEW STOREFRONT AND GLAZING — SEE ASSEMBLY NOTES — MATCH EXISTING FRAMING
2 = EXISTING WINDOW TO REMAIN

ELEVATION KEY NOTES:

LINLEE DESIGN GROUP INC.
158 WEST MAIN STREET
ARLINGTON HEIGHTS, IL 60005
815.366.9155
1860 W. EVANS AVE.
CHICAGO, IL 60640
312.974.5873
WWW.LINLEEDSIGN.COM

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ISSUED DATE: 05/02/19

McDonald's
USA, LLC
45 E. GOLF ROAD
ARLINGTON HEIGHTS, IL 60005

REVISIONS	DATE	DESCRIPTION	PERMIT REVIEW BID SET
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STATE ID: 121434
NATIONAL #: 13514
PROJECT NUMBER: 18-444
DRAWN BY: RP
CHECKED BY: CLL

SHEET TITLE:
EXTERIOR
ELEVATIONS

SHEET NUMBER:
A2.1

SIGNAGE MATERIAL LIST

1. McDonald's USA, LLC
2. June 21, 2019
3. McDonald's
4. 45 E. Golf Road, Arlington Heights, IL

Proposed McDonald's Major Remodel

North Elevation (Golf Road):

- 42" NextGen Illuminated Building Arch-LED-Plastic(Acrylic/Polycarbonate/ABS)
- NextGen 24" Wordmark-LED- Plastic(Acrylic/Polycarbonate/ABS),Steel Backing

West Elevation (Access Road):

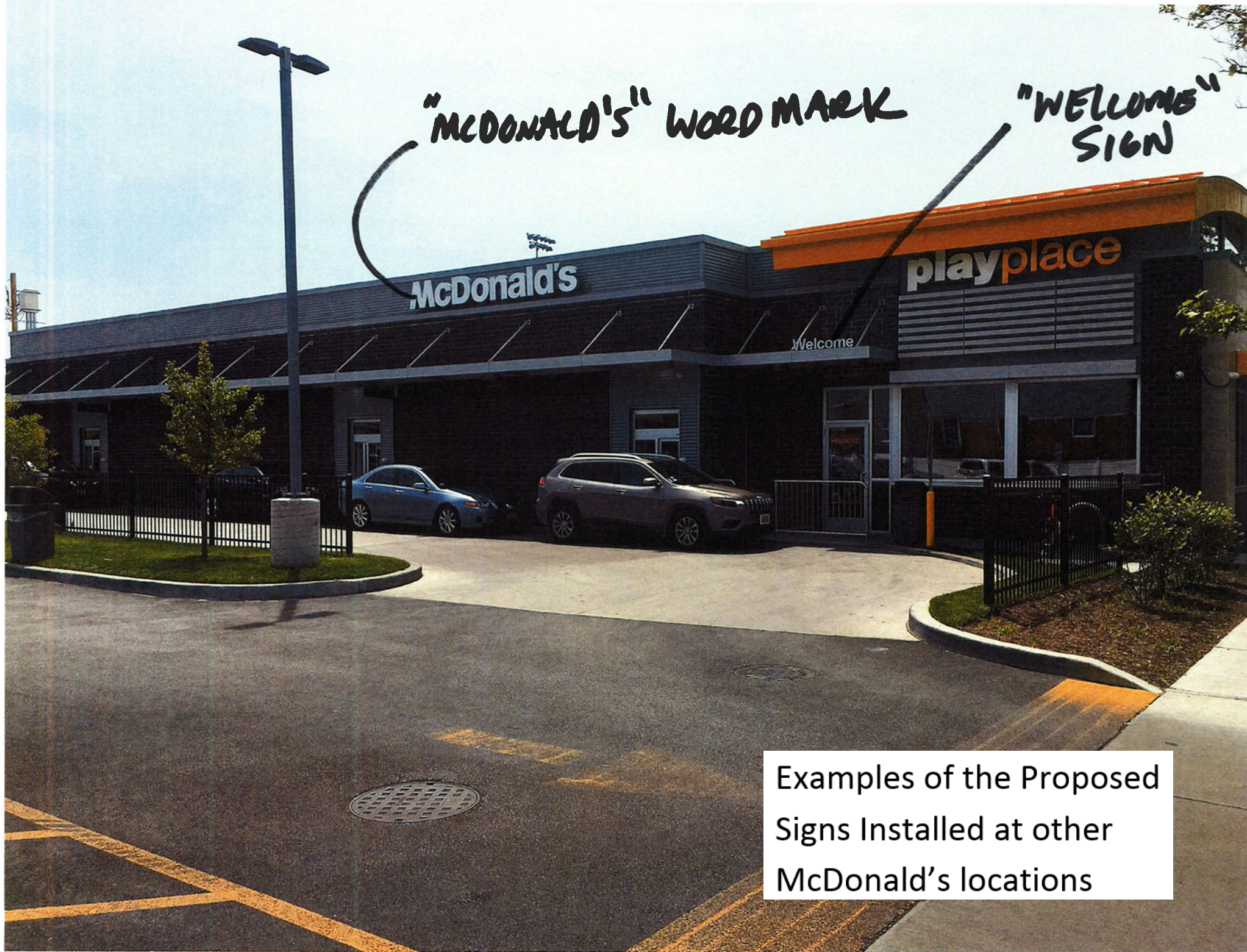
- 42" NextGen Illuminated Building Arch-LED-Plastic(Acrylic/Polycarbonate/ABS)
- Welcome Sign -Non-Illuminated-Aluminum

Existing Road Sign to Remain-Illuminated- Plastic(Acrylic/Polycarbonate/ABS), Steel, Brick Base

Drive Thru:

- Double Welcome Point Gateway-Non-Illuminated-Fiberglass,Aluminum,Steel-Drive Thru Sign-Aluminum
- Slim Springboard Canopy- Non-Illuminated-Fiberglass, Aluminum, Steel-Order Here Sign-Reflective White Vinyl
- Outdoor Digital Menu Board-Steel, 55" Screen- Powder Coat Dark Grey Pantone:446C
- Pre-Browse Board-Steel, 55" Screen- Powder Coat Dark Grey Pantone:446C

*Cut sheets are attached to this submittal.



Examples of the Proposed
Signs Installed at other
McDonald's locations

"M" WALL SIGN

PRE-BROWSE BOARD

OUTDOOR DIGITAL MENU BOARD

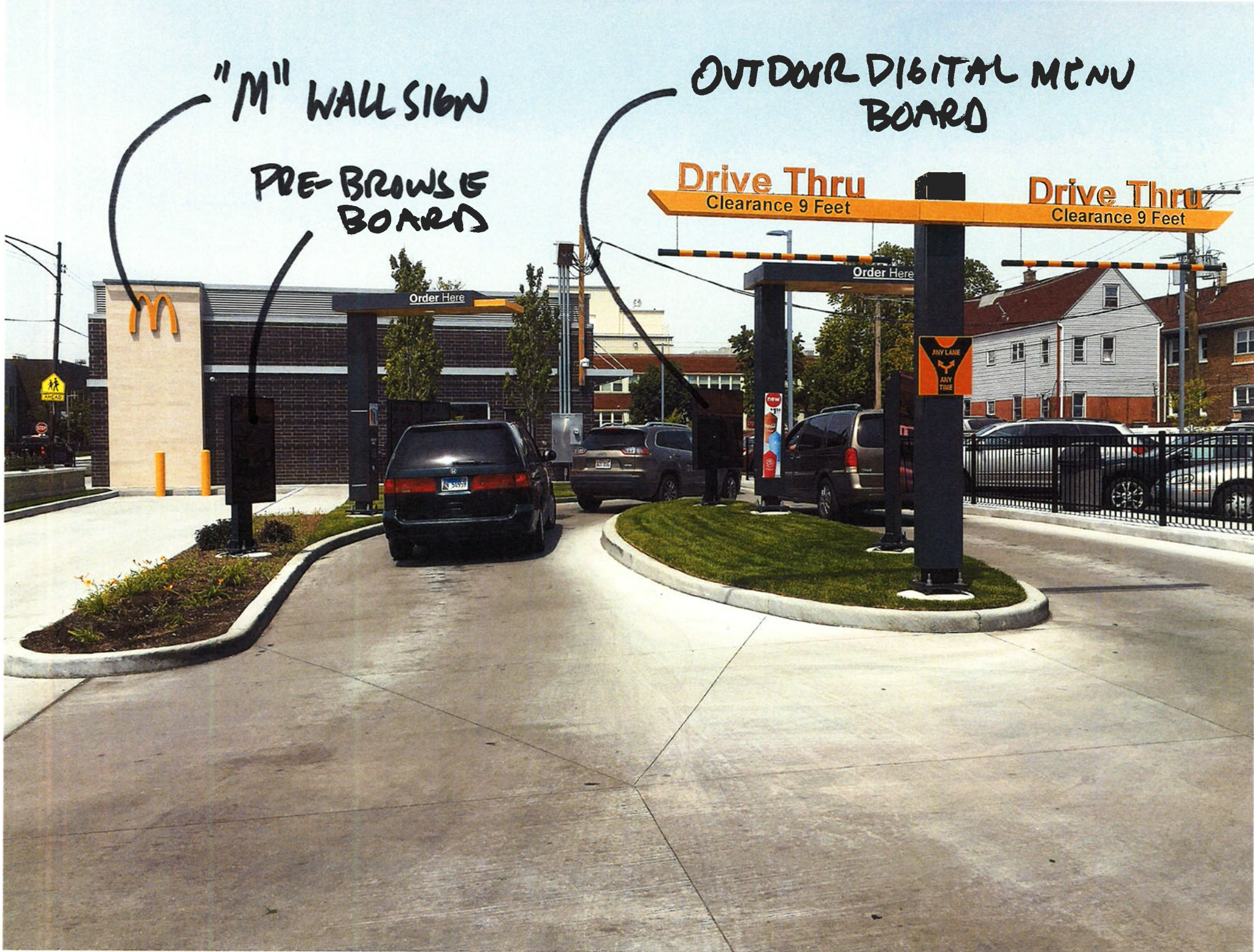
Drive Thru
Clearance 9 Feet

Drive Thru
Clearance 9 Feet

Order Here

Order Here

ANY LANE
ANY TIME



SPRINKLER
CANOPY

Drive Thru
Clearance 9 Feet

WELCOME POINT
GATEWAY

Drive Thru
Clearance 9 Feet

Order Here

Order Here

ANY LANE
ANY TIME

MCDONALD'S SITE IN CHICAGO



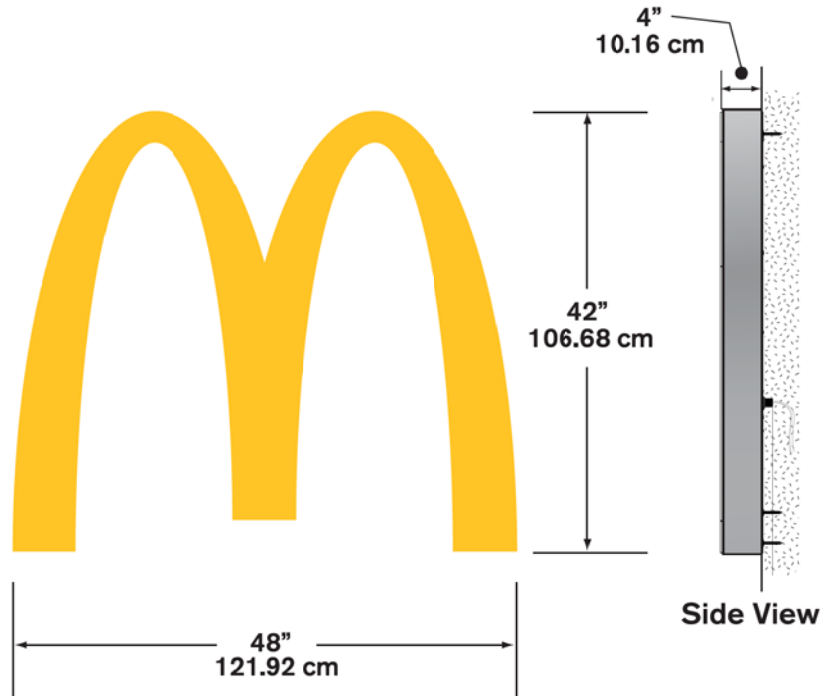
McDONALD'S SITE IN CHICAGO



DIRECTIONAL
SIGN

MCDONALD'S SITE IN CHICAGO

42" NextGen Illuminated Building Arch - LED

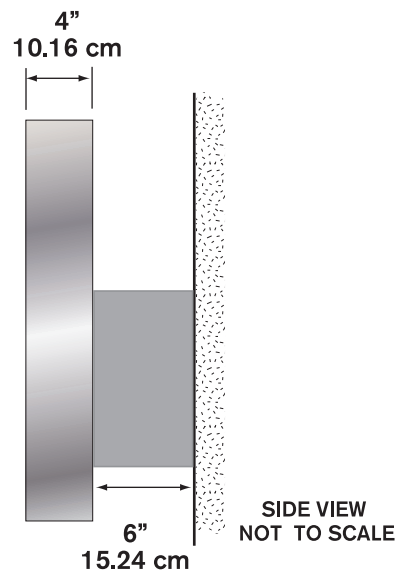
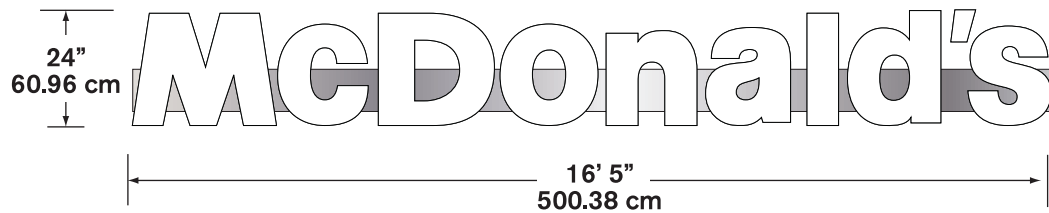


Illumination: LED

Electrical: .35 AMPS

Ballast: (1) OSRAM OT75-120-277-24

Ship Weight:



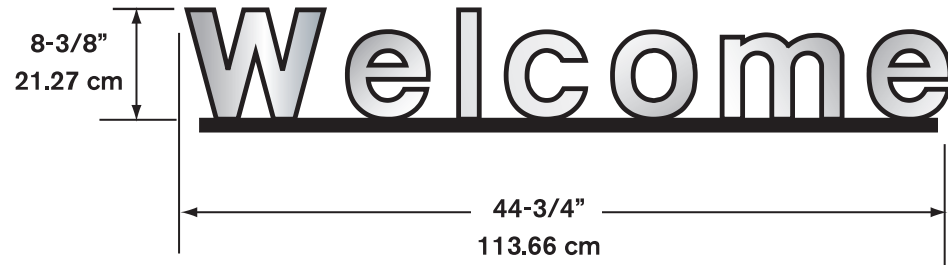
Illumination: LED

Electrical: 1.6 AMPS

Power Supply: (1) Amperor ANP90-30P1

Ship Weight:

Welcome Sign



Illumination:

N/A

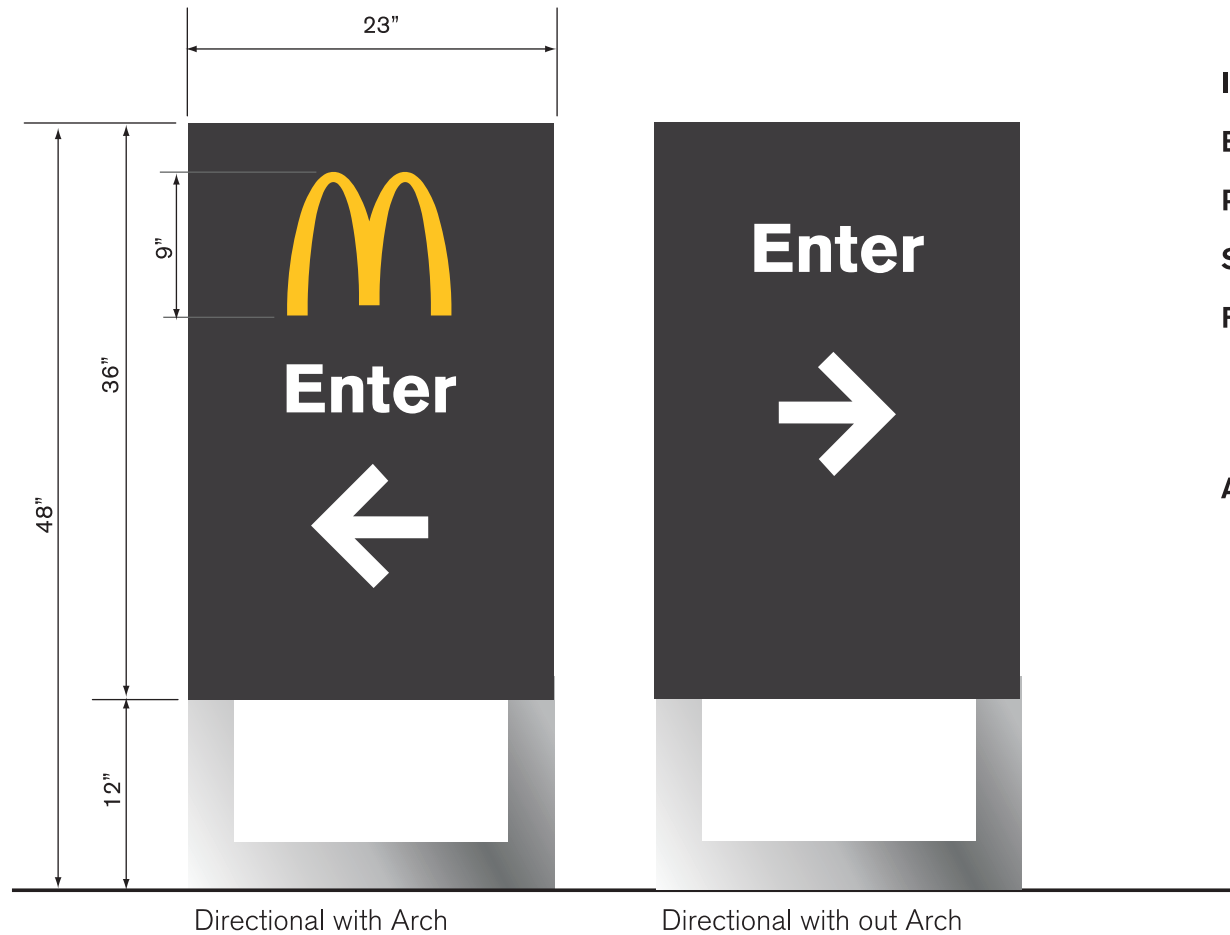
Ship Weight:

16 lbs.

Other:

3/4" thickness cutout
aluminum letters.

Next Gen Directional

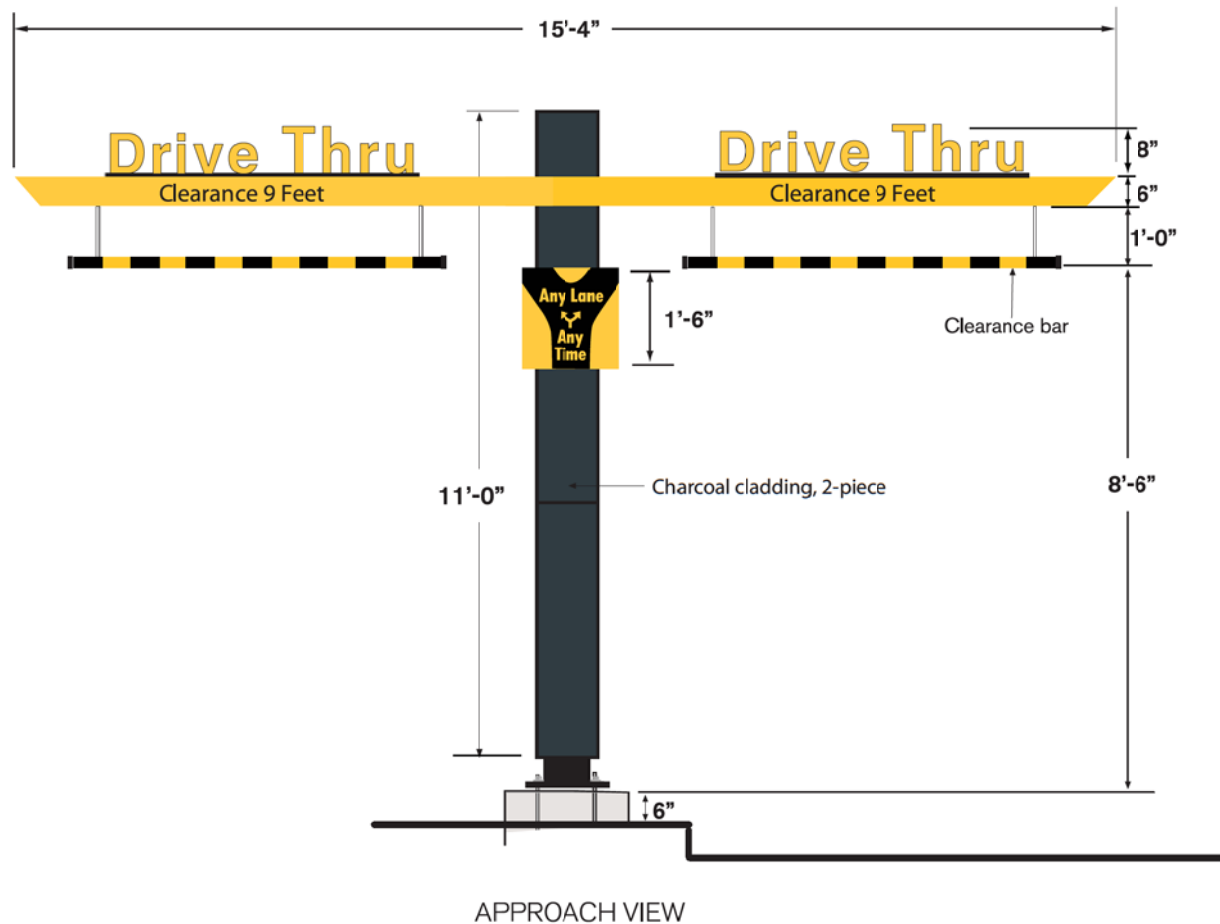


- Illumination:** LED
- Electrical:** .25 amps
- Power Supply:** Amperor ANP90-30P1
- Ship Weight:** 130 lbs.
- Face Details:** Laser cut aluminum faces
painted charcoal, white illuminated
copy and arrow. Optional illuminated
gold arch.
- Available Copy:** Enter
Exit
Welcome
Thank You
Drive-Thru

Double Welcome Point Gateway

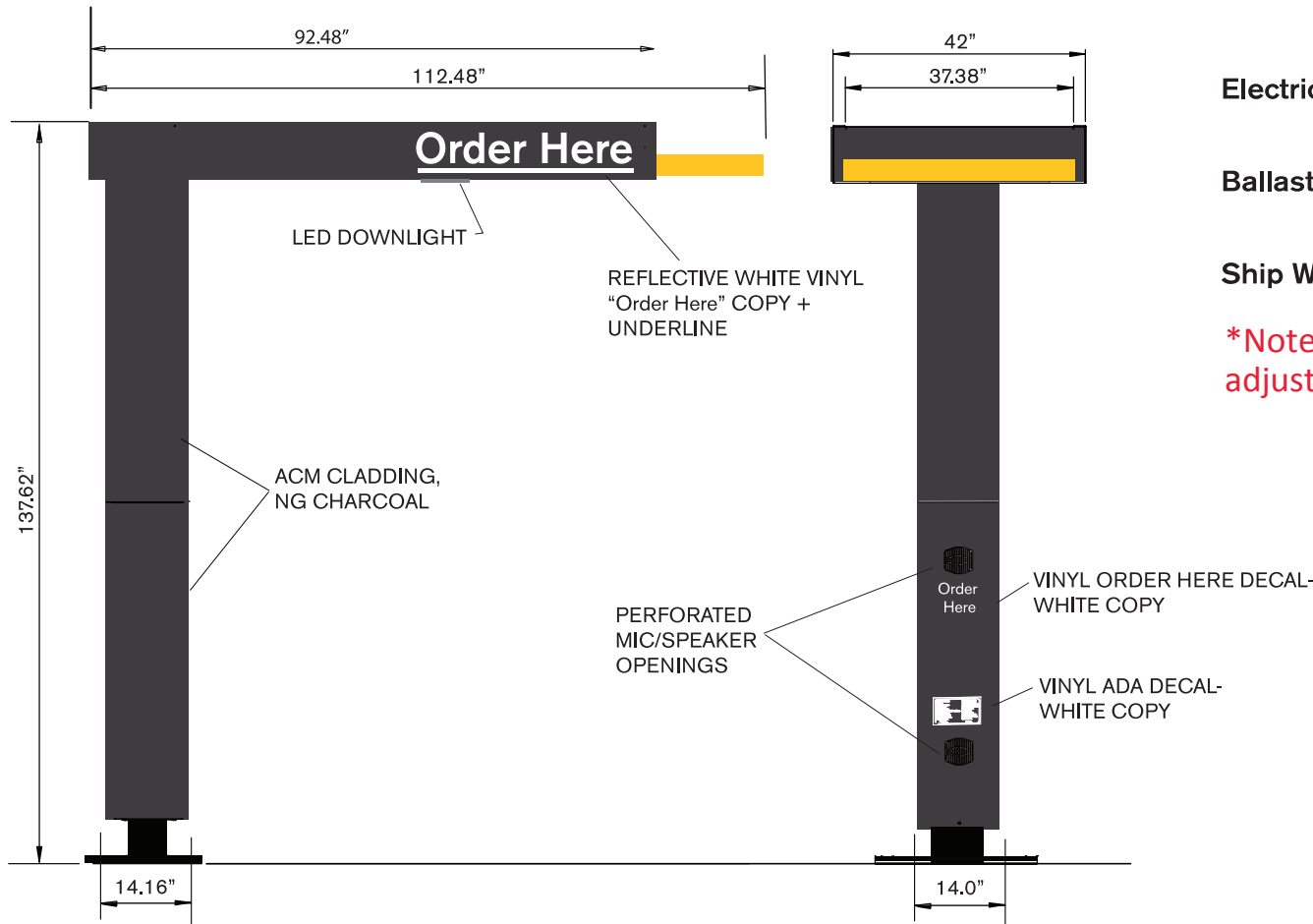


Illumination: N/A



- Other:**
- Non-illuminated clearance sign with spring loaded break away clearance arm.
 - Adjustable bang bar.

Slim Springboard Canopy w/Audio Only - Yellow



Illumination: LED Downlighting

Electrical: 1.5 Amps 120 volt, 60 Hz

Ballast:

Ship Weight:

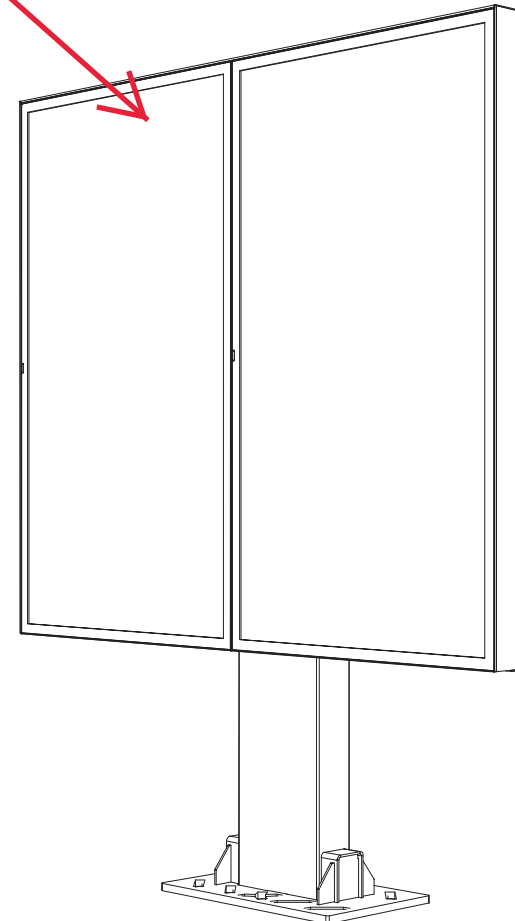
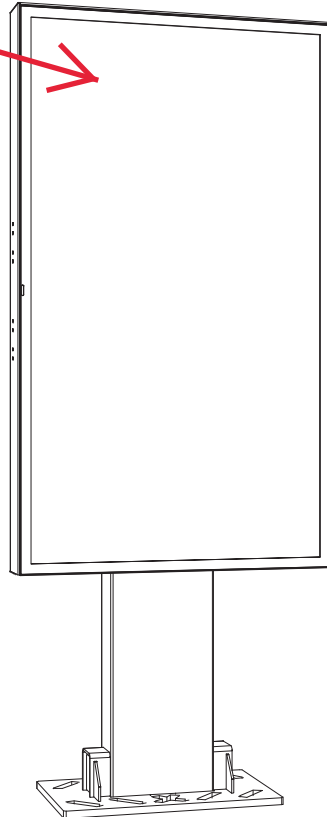
***Note: Speaker contains adjustable volume control.**

Presell Board

There will be no scrolling, fading, flashing, animation, video, or sound from the digital displays (typ. all sheets)

Outdoor Digital Menu Board (ODMB)

There will be no scrolling, fading, flashing, animation, video, or sound from the digital displays. (typ. all sheets)



55" Outdoor digital menuboard

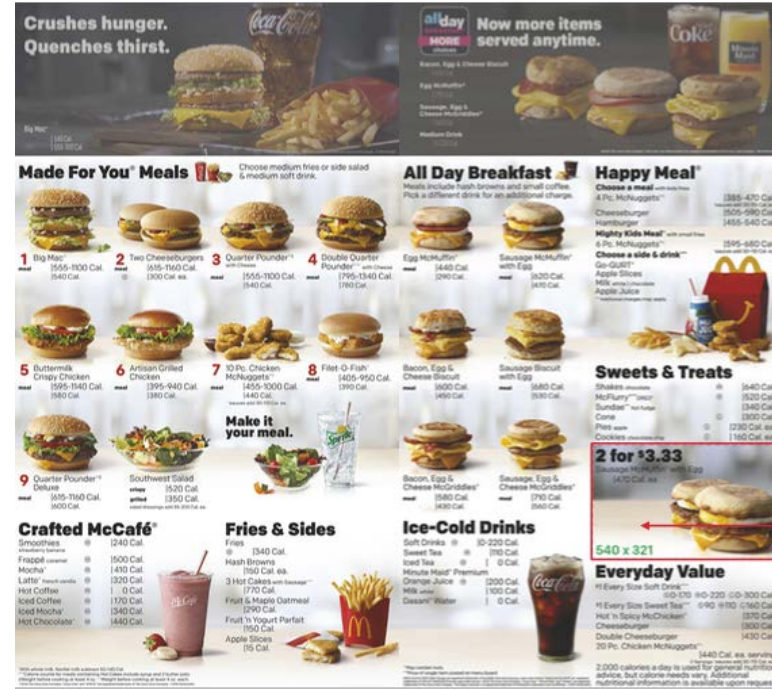
02-55-2S/D Outdoor Menu Board

Permitting Unit Information

Version 1.0

Menu Design & Content: Menu Design & Day-Parts

Our new menu boards support 3 Day-Parts shifts (Breakfast, Lunch & Dinner) to better support our menu items, user readability and time-of-day for our customers. Operators have the ability to pre-set and alter the Day-Part time shifts based off their business needs.



Menu Board: Breakfast, Lunch & Dinner.

Default Hours: Our Menu boards alter 3 times a day based off the Restaurant's hours of operation for Breakfast, Lunch & Dinner

Movement: No video or continuous movement

Menu Design & Content: Pre-Browse

Our new menu boards include “Pre-Browse” menu boards, which allow the customer to view and shop our new and core menu items prior to pull up to the full 2 panel menu board. **This content does not include video and can be altered based off local restrictions if required.**



Pre-Browse: Full Screen (**today**)

Movement: Slow Cross Fade every 7.5 seconds
Option: Can stop all movement to static images by Location or Operator



Pre-Browse: Peak Hours (**future**)

Displaying a simplified menu during busy times throughout the day.
Option: Can alter hours by Location/Operator



Pre-Browse: Non-Peak Hours (**future**)

Displaying a what's new with streamlined information
Movement: Slow Cross Fade every 7.5 seconds
Option: Can stop all movement to static images by Location or Operator

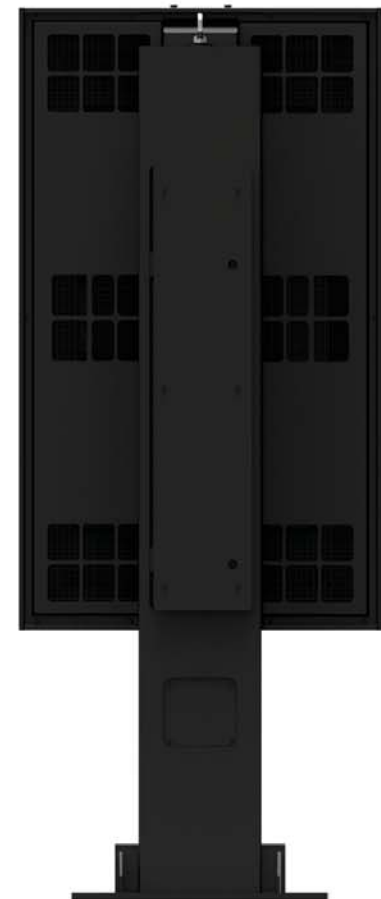
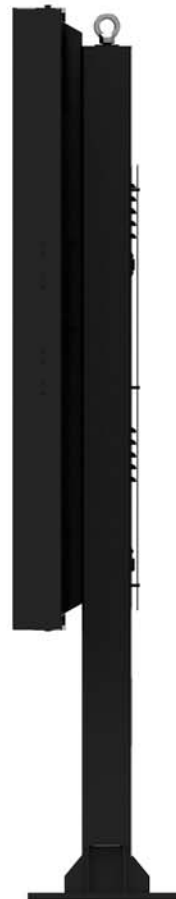
Note: FPO Menu. Menu Board designs & creative may alter over time; however, the same flexibility and control for an operator will remain consistent

Coates ODMB

Single screen unit



Area of display

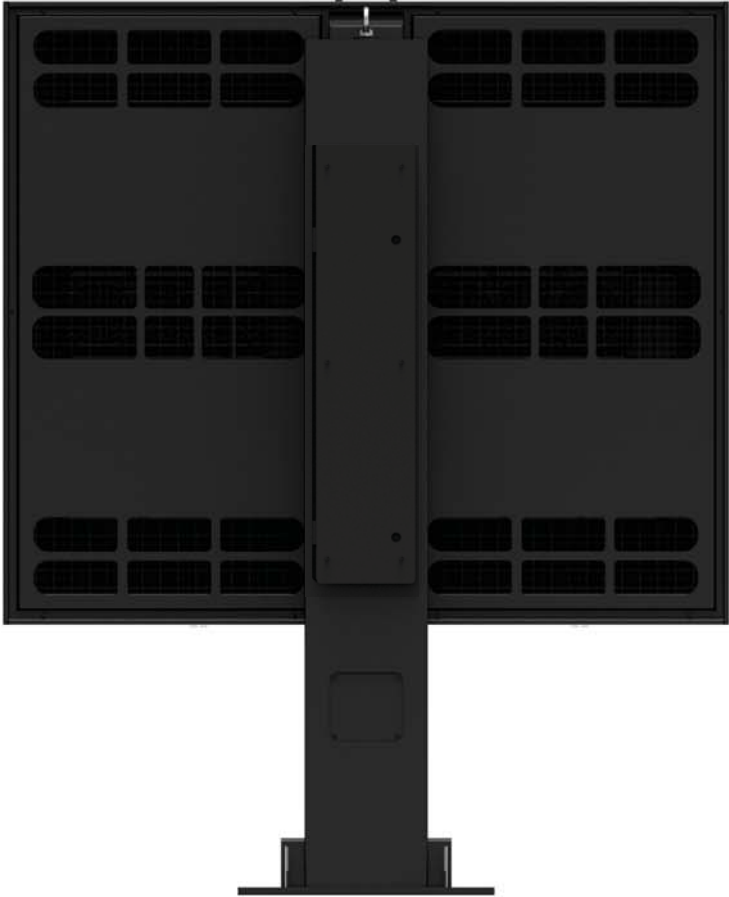


Coates ODMB
Double screen unit

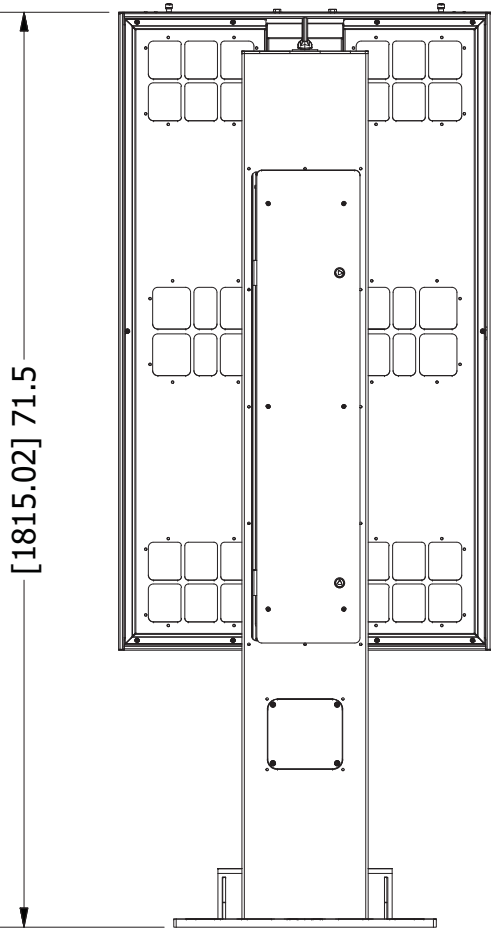
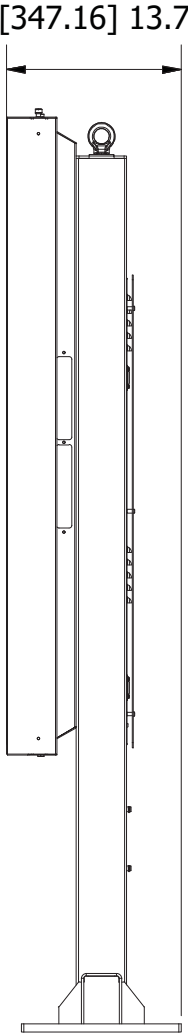
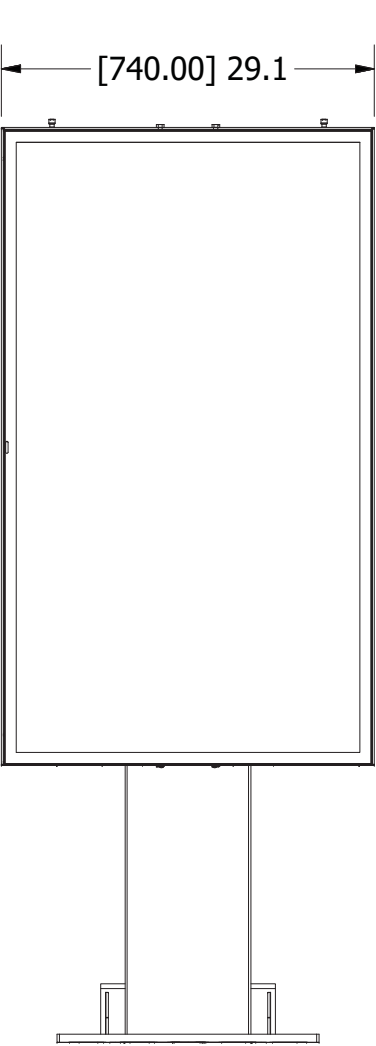


Area of display

Area of display

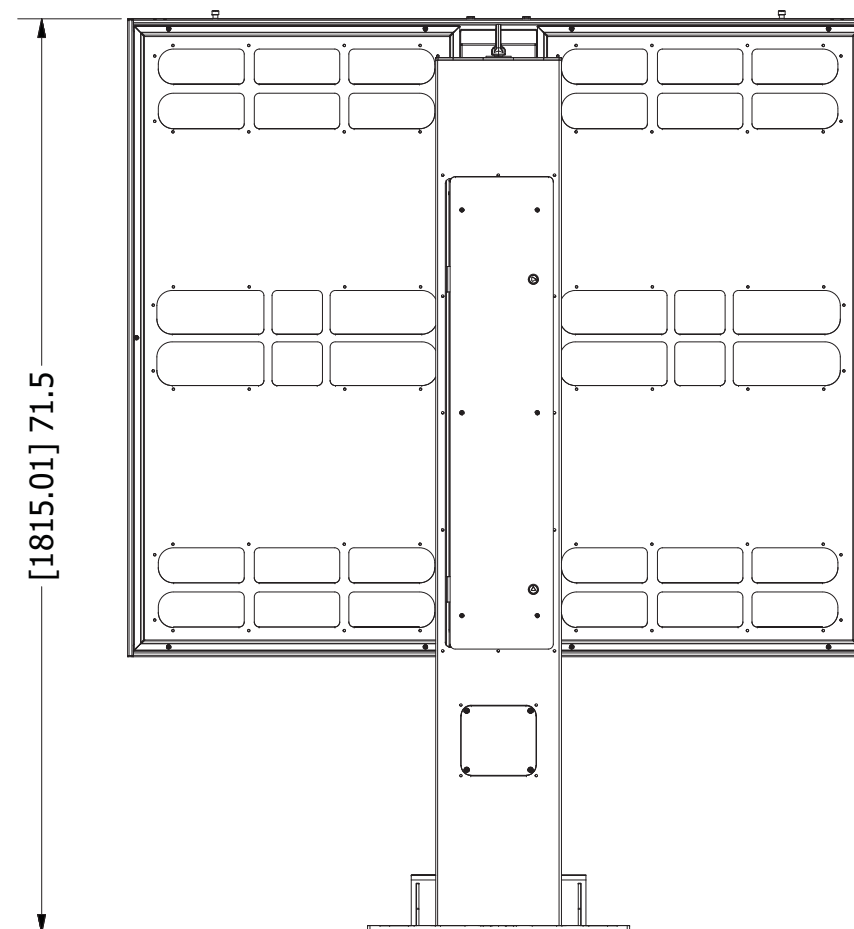
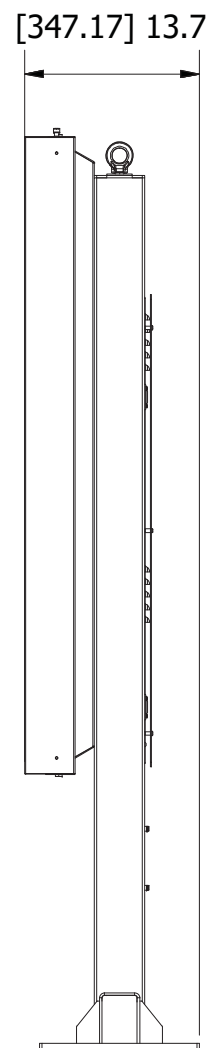
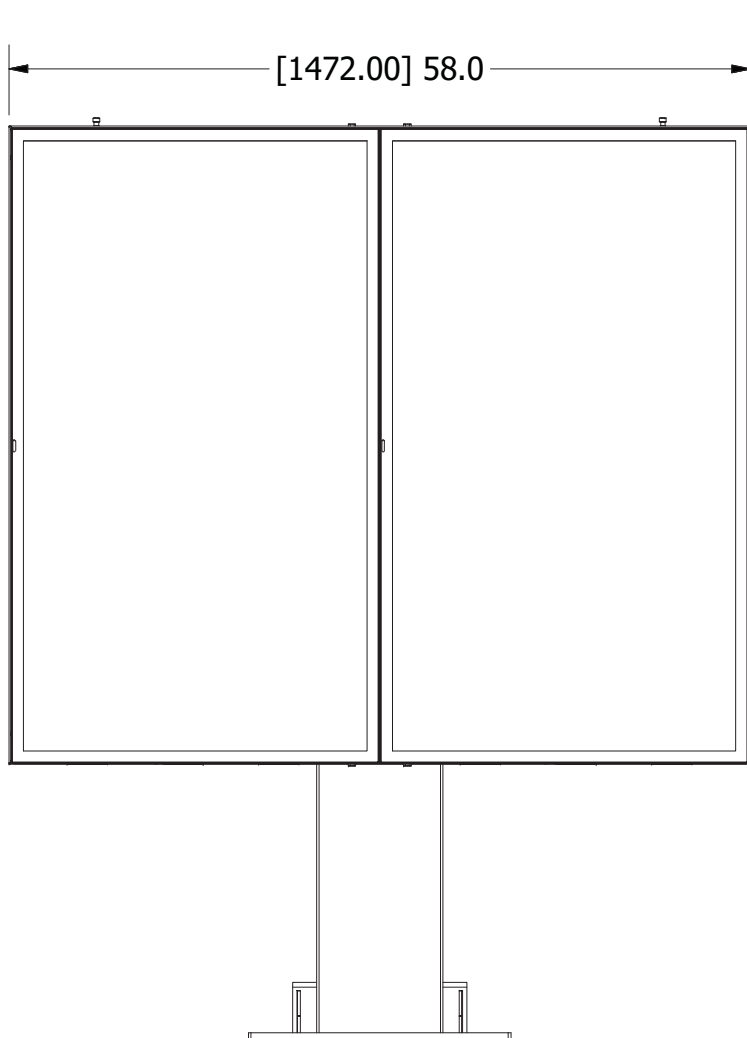


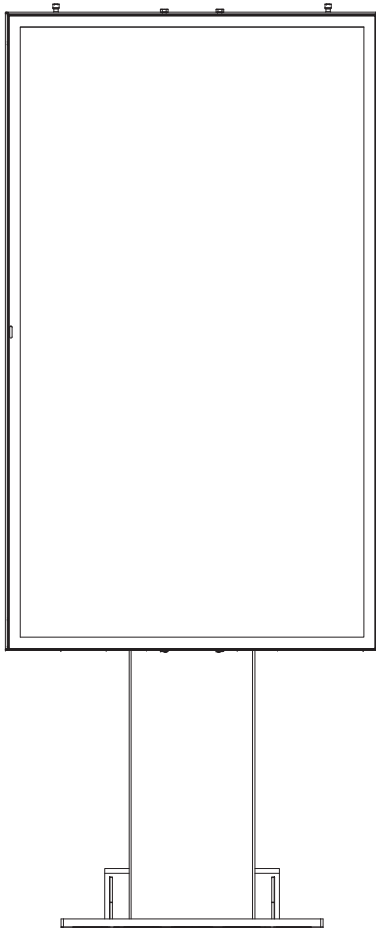
Coates ODMB
Single screen unit



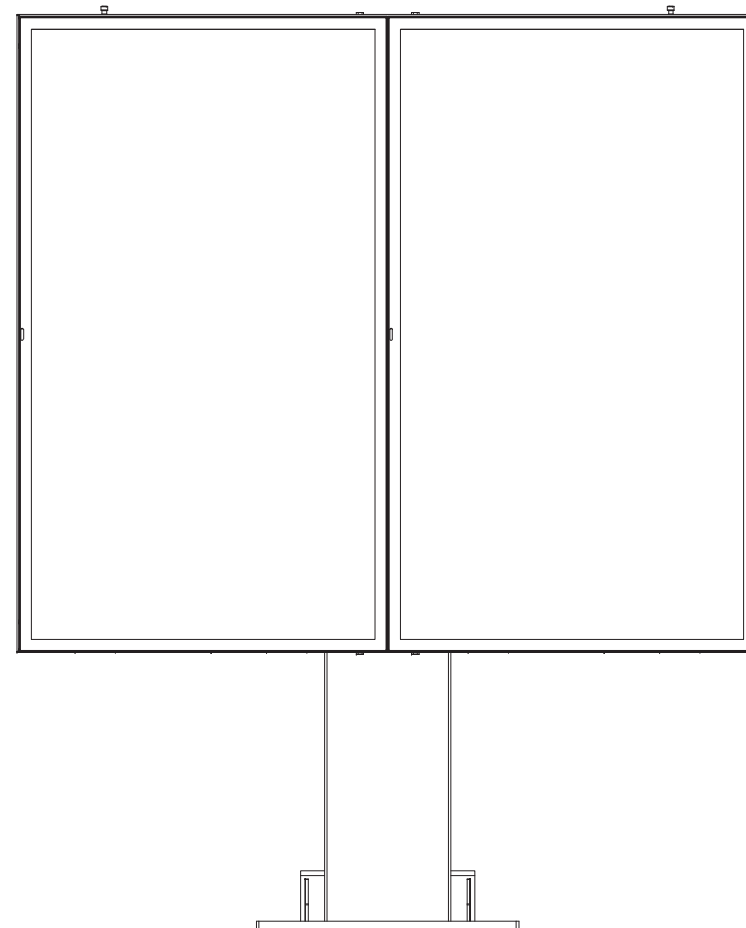
Coates ODMB

Double screen unit





Max potential draw 5.7A @110V



Max potential draw 9.8A @110V



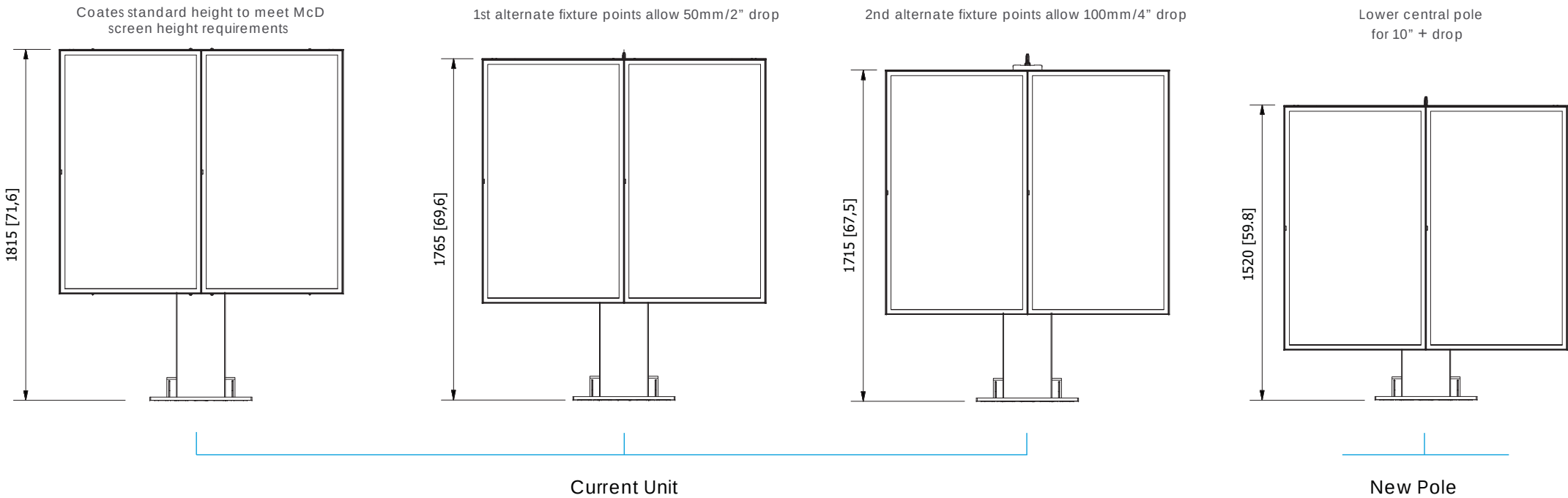
UL48 Electric sign

Coates ODMB

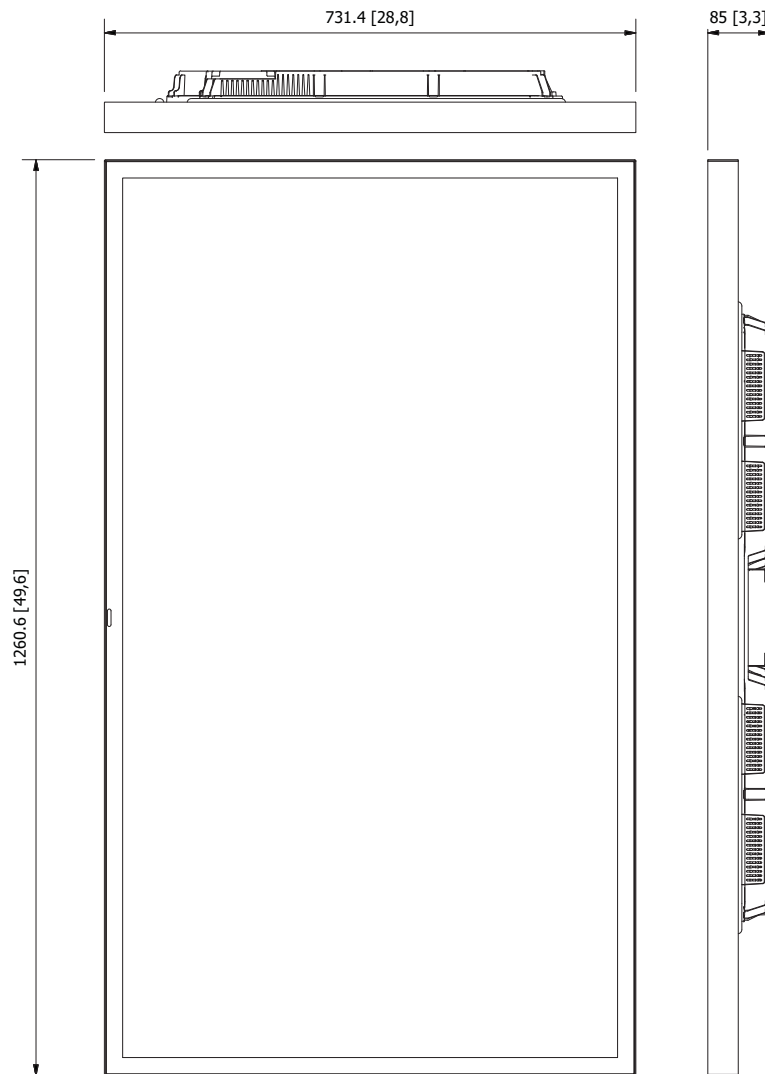
Height variations



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



Display specification



Samsung 550HF

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

Display specification

Lumen output

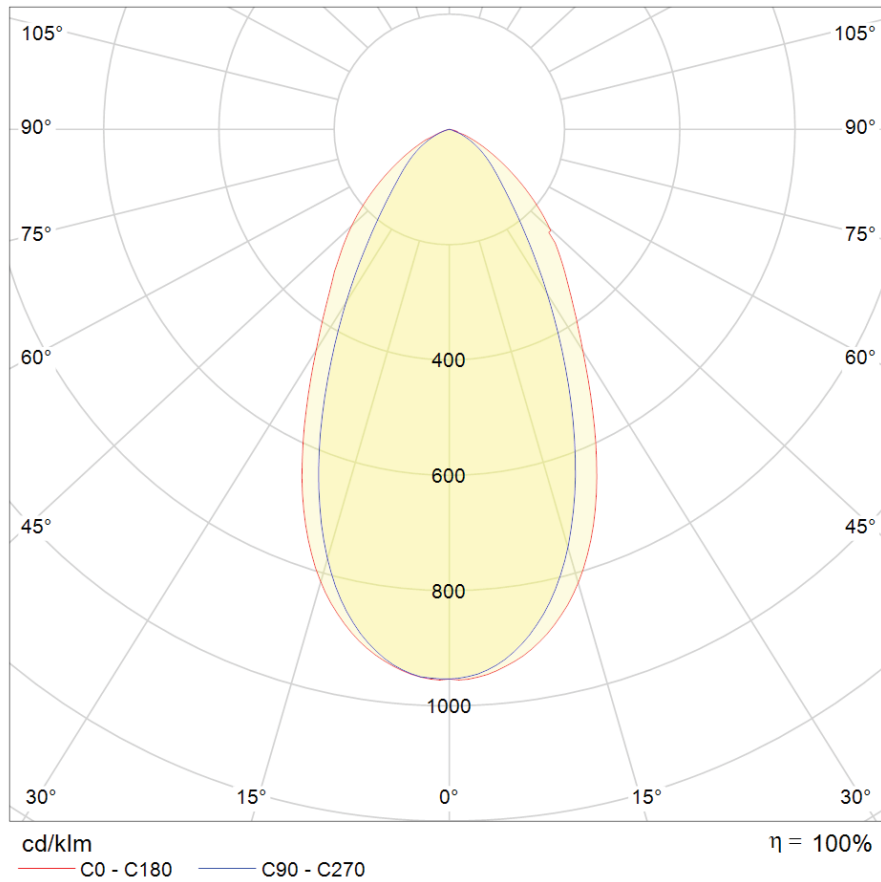


Fig 1.0

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

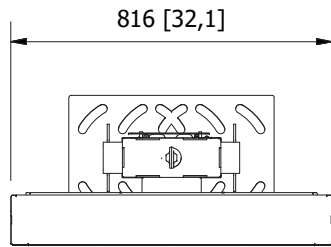
The units have inbuilt ambient light sensors

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

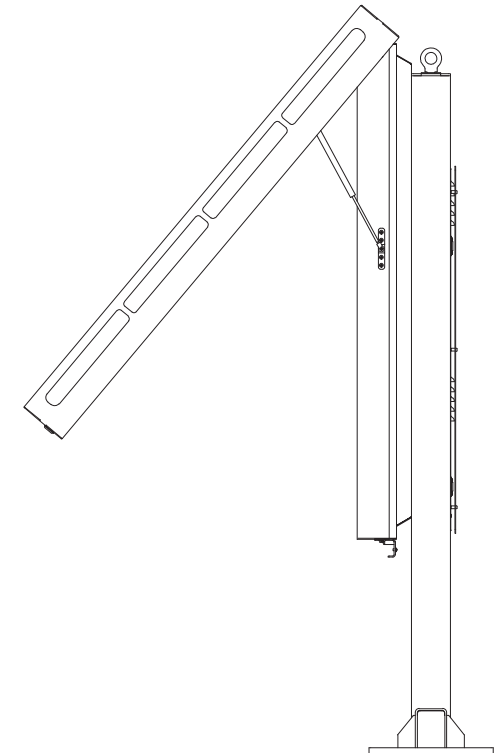
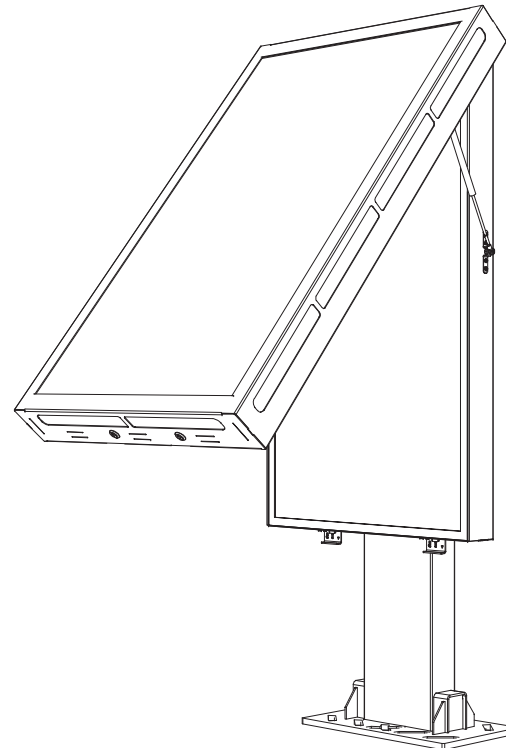
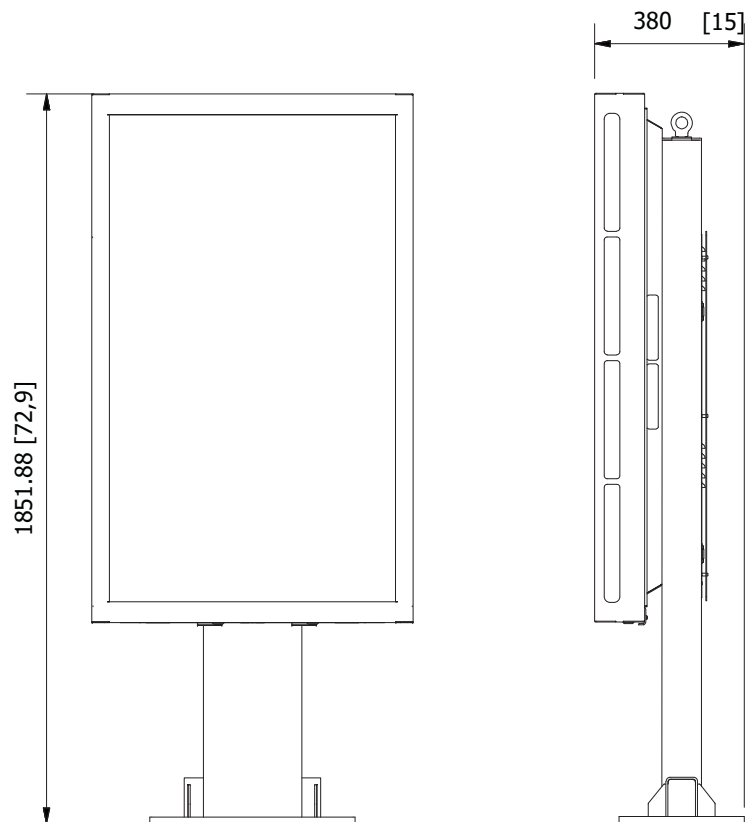
The screens can dim from full brightness 2500nit (Fig1.) all the way down to 500nit to prevent excessive output (glare) in low light and night time environments

Coates ODMB

Single with additional security glass

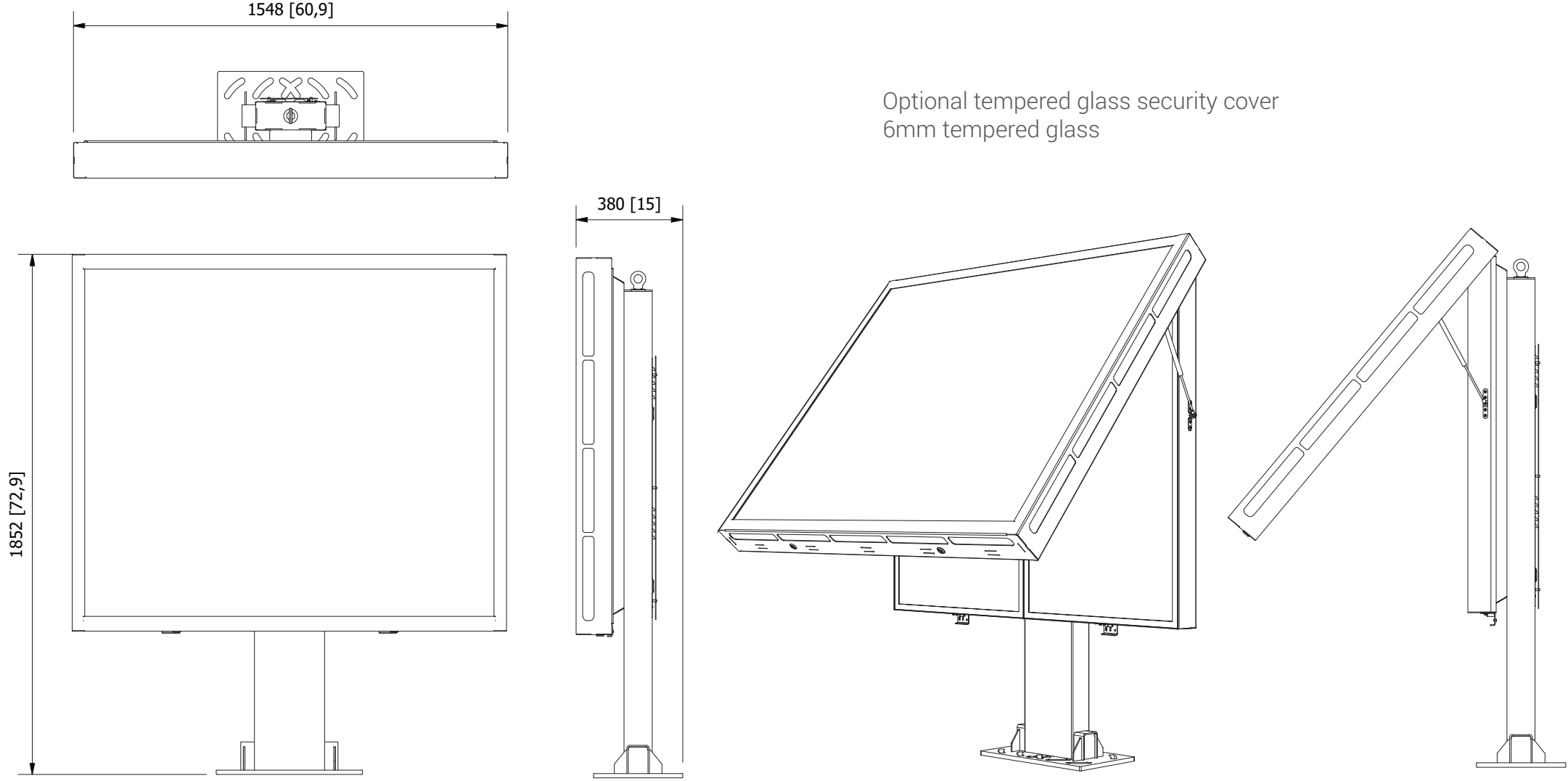


Optional tempered glass security cover
6mm tempered glass



Coates ODMB

Double with additional security glass



Coates ODMB

Additional security glass



Coates ODMB

Color specification



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



July 12, 2019

Steve Hautzinger, AIA
Design Planner - Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

RE: McDonald's – 45 E. Golf Road
Signage Variations
WER#: 18-108

Dear Mr. Hautzinger,

Below is the signage variation request per the variation criteria as described by the Village of Arlington Heights. Following each criterion, we have annotated a response for the project.

- The particular difficulty or peculiar hardship is not-self created by the petitioner.
 - The subject property cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located. The McDonald's restaurant currently exists at this location with a tandem drive thru system which includes 2 menu boards, directional signs, and wall signs. If McDonald's is not allowed to install 2 new Outdoor Digital Menu Boards, 2 new Pre-Browse Boards, directional signs, and wall signs, it would not be feasible to update this site. McDonald's drive thru percentages has reach 70% or better over the years. McDonald's investment into the dual lane side by side drive-through system that contains 2 Outdoor Digital Menu Boards and 2 Pre-Browse Boards will increase vehicular stacking capacity, provide more efficient customer service and will minimize if not eliminate circulation issues that occur on occasion in the existing conditions. Additionally, the ground mounted, directional signs play an integral role in helping our customers understand how to safely and efficiently, navigate the site. Lastly, our presence from Golf Road is critical to the success of the business. The proposed wall signs allow our customers to identify our restaurant and make a decision in a timely manner, to enter the site.
- The granting of the variation shall not create a traffic hazard, a depreciation of nearby property values or otherwise be detrimental to the public health, safety, morals and welfare.
 - McDonald's investment into the dual lane side by side drive-through system will increase vehicular stacking capacity, provide more efficient customer service and will minimize if not eliminate circulation issues that occur on occasion in the existing conditions. As an existing operating McDonald's restaurant, the business currently upholds all municipal, state and federal laws, and has business maintenance and operational practices for safe operation and service to patrons, employees, community and its neighbors. McDonald's provides a valued service to the community and its neighbor's and has historical precedents of conducting business in safe and friendly manner adding value to the property, community, and its neighbors. Additionally, the proposed directional and wall signs will not create a traffic hazard or otherwise be detrimental to the surrounding area.

- The variation will serve to relieve the applicant from a difficulty attributable to the location, topography, circumstances on nearby properties or other peculiar hardship; and not merely serve to provide the applicant with a competitive advantage over similar businesses.
 - The subject property is located in an O-T district which does not allow for traditionally acceptable signage used for branding and operating a retail business. As such, relief related to the signage being proposed is critical in allowing a restaurant such as McDonald's, to succeed in an O-T zoning district. Staff and the applicant agree that the menu board, presell board, directional signs, and wall signs are tasteful and understand; similar to other local restaurants operating in zoning districts consistent with their use.
- The variation will not alter the essential character of the locality.
 - McDonald's proposed plans are to maintain all such facilities and improve such facilities as needed. McDonald's reinvestment into the subject property will increase efficiencies and benefit the environment as well. McDonald's provides a valued service to the community and its neighbor's and has historical precedents of conducting business in safe and friendly manner that adds value to the property, community, and its neighbors without altering the essential character of the locality. McDonald's will continue their tradition of showing interest and supporting development for the betterment of the community and surrounding properties.
- The applicant's business cannot reasonably function under the standards of the chapter.
 - The subject property is located in an O-T district which does not allow for traditionally acceptable signage used for branding and operating a retail business. As such, relief related to the signage being proposed is critical in allowing a restaurant such as McDonald's, to succeed in an O-T zoning district. This includes wall signs, directional signs, menu boards, and presell boards all integral in the successful branding and operation of this establishment.

If you have any questions, please let me know.

Sincerely,

Watermark Engineering Resources, Ltd.

A handwritten signature in blue ink that reads "Kenneth Sack".

Kenneth Sack
Project Manager