Agenda
Village of Arlington Heights
Design Commission
Community Room, 3rd Floor
33 S. Arlington Heights Rd.
August 24, 2021
6:30 PM

## I. CALL TO ORDER

## II. ROLL CALL

## III. APPROVAL OF MINUTES

A. Minutes - 8/10/21

## IV. REPORTS

## V. OLD BUSINESS

## VI. NEW BUSINESS

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

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

## 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**
**8/24/2021**

**Item:** Minutes - 8/10/21

**Department**: Planning & Community Development

**ATTACHMENTS:**

| Description | Type |
| --- | --- |
| Minutes - 8/10/21 | Minutes |

# DRAFT

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION

HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
AUGUST 10, 2021

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

| | |
|---|---|
| Members Present: | Jonathan Kubow, Chair<br>John Fitzgerald<br>Ted Eckhardt<br>Scott Seyer |
| Members Absent: | Kirsten Kingsley |
| Also Present: | Paul Florczak, Forma Inc. Architecture for *Orthodontic Experts*<br>John Nazier, Contractor for *Orthodontic Experts*<br>Joe & John Zivoli, Owner of *303 E. Waverly Rd.*<br>Steve Hautzinger, Staff Liaison |

## REVIEW OF MEETING MINUTES FOR JUNE 22, 2021

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE MEETING MINUTES OF JUNE 22, 2021. ALL WERE IN FAVOR. MOTION CARRIED.

DRAFT

ITEM 1. COMMERCIAL RE-REVIEW

DC#19-072 – Orthodontic Experts – 1010 S. Arlington Heights Rd.

Paul Florczak, representing *Forma, Inc Architecture,* and John Nazier, the contractor, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. This project was originally reviewed by the Design Commission on September 10, 2019, and then re-reviewed and approved on September 24, 2019. The scope of the project consists of a new addition and exterior modifications to an existing multi-tenant office building.

During the original Design Commission review on September 10, 2019, concerns were raised regarding the proposed flat east elevation which lacked interest facing Arlington Heights Road. As a result of that review, the Design Commission required a portion of the east elevation to be angled back slightly to create a setback from the lot line to allow the possibility of a small canopy that would tie into the canopy on the south elevation. The design was revised accordingly, and approved by the Design Commission on September 24, 2019.

At this time, construction of the project is nearly complete, but the petitioner is proposing to simplify the canopy design and omit the wrap around canopy banding from the south and east elevations. The canopy design was discussed in detail by the Design Commission in 2019, so Design Commission approval is required for the proposed changes.

Overall, the completed project has a very nice crisp and clean appearance, and it is a positive contribution towards beautification along Arlington Heights Road. Current photos of the building were presented to the commissioners. The Design Commission's recommendations to enhance the front elevation turned out very well, even without the wrap around canopy detail. The wall signs look nice and fits well on the east and south facades. Staff recommends approval of the proposed simpler canopy design that still does a nice job of drawing attention to the main entrance on the south elevation.

The only minor detail for the Design Commission to evaluate is the floating southeast corner of the proposed canopy design. It should be considered to extend the canopy across the first bay of the south facade to terminate at the jog in the wall, similar to the original design presented on 9/10/21.

Mr. Florczak said that due to the current cost of construction materials, the previously approved canopy design became a huge expense, and some of the materials are now difficult to obtain. The owner has requested that the previous canopy design be value engineered, which has been done. He felt the revised canopy design did not compromise the look of the updated building, and he deferred to Mr. Nazier with regards to Staff's suggestion to extend the canopy across the first bay on the south facade. Mr. Nazier said that he is speaking on behalf of the owner; cost is an issue to extend the canopy, aluminum is very hard to find with a 6-month wait time, and current costs are almost 6 times what they should be. He said that the revised canopy design in the front will outline just the entrance, which is what was originally intended to lead people to the entrance of the building. Extending the canopy to the side will cover the parking lot and not really enhance anything. The owner is asking that the revised canopy design be approved as submitted.

The commissioners summarized their comments. Commissioner Seyer said the revised canopy design looks odd, and the column is now oversized to what is being proposed for the depth of the canopy that changed from 2-feet to 1-foot. He is very sympathetic to the rising cost of materials that is currently happening, but felt the revised canopy design is a real detriment to an otherwise very nice addition to Arlington Heights Road. The updated building looks good, but the new canopy is not up to those standards. He preferred the steel be bolder, and suggested it be 24-inches tall as originally proposed. He wanted to hear the other commissioners' comments.

Commissioner Eckhardt appreciated Commissioner Seyer's comments with regards to the height of the canopy, and he was sympathetic to concerns about the height and wanted to talk more about that. He addressed the issue of the

canopy continuing along the front of the building; he liked the current balance of the wall sign and he was concerned that putting a piece of metal for the canopy under the wall sign would detract from the elegance of the sign that fits nicely in the signable area. He preferred the wall sign as is, with the canopy then being where it should be. He was okay if the canopy were to be angled back to eliminate the floating corner, but he had no concerns with the floating corner. Commissioner Eckhardt asked about ownership of the cell tower on this property, and Mr. Hautzinger replied that the tower is located on the adjacent property to the north. Commissioner Eckhardt concluded that he is okay with the way the canopy has been revised, but preferred to see it a little bit taller; twice the thickness of the canopy as shown. Mr. Nazier clarified that the canopy is open to the sky and just a shading device, but it could be increased in height.

Commissioner Fitzgerald asked what color the canopy would be and Mr. Florczak said clear anodized aluminum. Commissioner Fitzgerald liked the previously approved canopy design that went around the front of the building, and if it is no longer going to do that, which he understood the costs associated, then he preferred the canopy to stay in what is being presented tonight in terms of the area it is taking up, and not go across underneath the sign. He also agreed that the canopy should be higher or thicker, and he liked the floating corner.

Chair Kubow said that after going back and forth between the before and after design, he is starting to like the revised canopy design more. The previously approved canopy design was very cool, but may have been a little too heavy for the building, and the revised design is a little more elegant and simple. He said the revised design is a nice improvement and more cost effective. He agreed with the suggestion to give the canopy a little more height or thickness, and then continue it over 1-foot, instead of it just dying where it does now.

Chair Kubow asked if there were any more comments at this time. With regards to the thickness of the canopy, Commissioner Eckhardt pointed out that the height of the roof coping appears to be bigger than the canopy, and he would suggest that they be closer in dimension. He was in support of adding another 4 to 5-inches to the height of the canopy to give it more weight, and he was okay with either wrapping the canopy around the column face or letting it slide by. Commissioner Seyer replied that because the brick column is already built, opening up the wall to put a connection in there to overlap it would create more problems. He liked it aesthetically and would leave it as is, but felt the canopy should be raised 50% in height, to a height of 18-inches. Commissioner Fitzgerald agreed with the height increase to 18-inches, especially if the column is 24" x 24".

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER FITZGERALD, TO RECOMMEND APPROVAL OF THE PROPOSED DESIGN REVISIONS TO THE PREVIOUSLY APPROVED ARCHITECTURAL DESIGN FOR *ORTHODONTIC EXPERTS AT 1010 S. ARLINGTON HEIGHTS ROAD.* THIS RECOMMENDATION IS BASED ON THE REVISED PLANS RECEIVED 7/7/21, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT THAT THE CANOPY HEIGHT BE 18-INCHES.
2. THE PETITIONER STATES THAT THE CANOPY COLOR IS ANODIZED ALUMINUM.
3. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILTY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

ECKHARDT, AYE; SEYER, AYE, FITZGERALD, AYE; KUBOW, AYE.

ALL WERE IN FAVOR. MOTION CARRIED.

DRAFT

ITEM 2. SINGLE-FAMILY TEARDOWN REVIEW

DC#21-050 – 303 E. Waverly Rd.

Joe Zivoli and John Zivoli, owners of the property, was present on behalf of the project.

Mr. Hautzinger summarized Staff comments. The petitioner is proposing to demolish an existing single-family residence to create an open, vacant lot. The subject site is zoned R-E, One Family Dwelling District, and has a total land area of 20,000 square feet. Per Section 13.2.c of Chapter 28 (Zoning Regulations), a development plan is required to be approved prior to issuance of a demolition permit. At this time, the development plan proposed by the petitioner is to demolish the existing house, preserve all existing trees, restore the lot to turf, and maintain the lot as open space. The vacant lot would be buildable for future development, however it should be noted that accessory structures are not allowed to be built on a vacant lot without a principal building.

Demolition of existing homes to create vacant lots is generally not supported by the Village unless such property is deemed to be unsafe, uninhabitable, and/or dangerous. The petitioner reported fire and smoke damage to the interior of the home, however the Building Department inspected the house and reported that the fire and smoke damage appeared to be repairable to restore the house to a safe and habitable condition. Additionally, the report provided by the petitioner from Velocity Restoration only lists items that need to be replaced or cleaned.

There are numerous teardowns/new homes previously completed in this neighborhood, so redevelopment of this desirable large lot in the future is viable. Given the fire damage to the existing house and the likelihood to develop this property with a new house in the future, Staff does not object to the proposed demolition. However, the Design Commission should evaluate whether demolition at this time is justified or not.

Chair Kubow asked Staff why this review is under the purview of the Design Commission. Mr. Hautzinger explained that code requires Design Commission approval of the design of a new home before a demolition permit is issued. This situation is unique because there is no new design to review and approve at this time; however, the Design Commission still has the authority to decide if they support the petitioner's request to teardown the existing home and not rebuild at this time.

Joe Zivoli said the existing home had a fire last December while tenants were living there. Due to the condition of the home, the tenants broke the lease and moved out in January of 2021, leaving some belongings. In order to rent the home again, he contacted a restoration company to assess and report the clean-up needed from the fire, specifically for smoke soot in the ventilation, walls, and crawlspace, which is a huge concern for him. Photos were taken, including in the crawlspace, to show the insurance company the extensive damage that was done by the fire. The assessment report and photos were submitted to the insurance company, who told him that this clean-up was not covered under the insurance policy. A Village Building inspector also visited the home looking only for structural issues, which were minimal; they are not experts in smoke contaminations. John Zivoli said their intent is to eventually build a new home on this site, consistent with other new construction at Waverly and Pine Avenue. Joe Zivoli said that he will personally maintain and preserve all the existing trees on the site, and remove the concrete driveway.

The commissioners summarized their comments. Commissioner Fitzgerald understood the concerns of the fire damage on the existing home, and he was okay with the home being torn down and not rebuilt at this time. Commissioner Eckhardt agreed with the petitioner. Commissioner Seyer said that as long as the site is maintained until a new home is built, and there is a full demolition of everything on the site including the driveway, he was in favor of the request. He also wanted to be sure that the Village is covered from any possible legal claim to this property because of an approval tonight to teardown the home. Mr. Zivoli clarified that he has settled with the insurance company and the matter is closed with them. Mr. Hautzinger reiterated that code states the Design Commission is only reviewing the redevelopment plan, which in this case is to maintain a vacant lot, not a new home. He also asked the petitioner if he intends to seed or sod the lot and Mr. Zivoli said yes.

DRAFT

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER SEYER, TO RECOMMEND APPROVAL OF THE PROPOSED DEMOLITION OF THE EXISTING SINGLE-FAMILY HOME LOCATED AT *303 E. WAVERLY ROAD.* THIS RECOMMENDATION IS SUBJECT TO COMPLAINCE WITH THE SITE PLAN AND LETTER FROM THE OWNER RECEIVED 6/21/21, AND THE FOLLOWING:

1. A REQUIREMENT TO COMPLETELY REMOVE THE FOUNDATION OF THE EXISTING HOME, COORDINATE WITH THE VILLAGE WATER DEPARTMENT TO PROPERLY CAP OFF THE WATER SERVICE, AND NO CONSTRUCTION MATERIALS ARE DUMPED IN THE HOLE AS FREE BACKFILL.
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, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILTY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING PERMIT AND SIGNAGE REQUIREMENTS.
3. THE PETITIONER SHALL COMPLY WITH ALL FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES.

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

DRAFT

## ITEM 3. OTHER BUSINESS

### Budget 2022

Mr. Hautzinger said the proposed budget for year 2022 is $500, which includes miscellaneous photocopying and the cost for the annual Alan Bombick award plaques. It is the same amount as the current year 2021. The commissioners had no comments.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER SEYER, TO APPROVE THE DESIGN COMMISSION BUDGET FOR YEAR 2022, AS PROPOSED.

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

DRAFT

## ITEM 3. OTHER BUSINESS

2021 Alan F. Bombick Award

Mr. Hautzinger presented the nominations for the 2021 Alan F. Bombick award for excellence in design. A notable list of projects are kept by Staff as projects come through for review each year, and nominations are based on completed projects, not design drawings

The commissioners reviewed and discussed the 11 single-family projects being considered for the award, which includes additions, teardowns, and new construction. Commissioner Fitzgerald recused himself because of his involvement with 2 of the single-family projects.

Commissioner Eckhardt acknowledged that it can sometimes be difficult for smaller homes to compete with larger homes, and he has difficulty putting them in the same category. He gave his top 3 selections which were 747 S Belmont, 1222 N Illinois, and 2068 N Ridge. Commissioner Seyer applauded the efforts of those petitioners that salvaged existing homes and turned them into something nice. Although some of the homes being nominated were nice homes, he felt they were fairly cookie-cutter and not award-winning. However, 1523 N Yale stood out to him because of its modern edge and very strong entry. He had difficulty picking a favorite, but gave his top 3 selections, 1222 N Yale, 1523 N Yale, and 38 N Belmont. Chair Kubow said he submitted 216 S Evergreen to Staff for consideration, which is his favorite because it just speaks to him whenever he walks by it. The home is small, very simple, well designed and well proportioned. Now knowing that it is a renovation makes the home even more impressive to him. He also selected 1222 N Yale and 631 N Drury as his other top selections. Mr. Hautzinger provided Commissioner Kingsley's selection for best single-family home, 1222 N Yale. The commissioners agreed upon the single-family home at 1222 N. Illinois Avenue as the winner.

The commissioners reviewed and discussed the 5 commercial/multi-family projects being considered for the award, which includes renovations and new construction. Each commissioner discussed different projects as their favorites, and gave their reasons. Mr. Hautzinger provided Commissioner Kingsley's selection of the Driven Car Wash, which was also Staff's recommendation; being a project in a highly visible location in the Village, where the entire redevelopment of the site and building came together well and is a huge improvement from the previous conditions. Commissioner Seyer agreed and wanted to reward the idea of redeveloping a building and site that was probably fully usable before, and he liked that the building was renovated to be architecturally unique. The commissioners agreed upon the Driven Car Wash at 2100 S. Arlington Heights Road as the winner.

DRAFT

ITEM 4. GENERAL MEETING

There was no further discussion.

A MOTION WAS MADE BY COMMISSIONER SEYER, SECONDED BY COMMISSIONER ECKHARDT, TO ADJOURN THE MEETING AT 7:40 P.M.

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

DRAFT

**Design Commission**
**8/24/2021**

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

**Department**: Planning & Community Development

## Requested Action

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

## Recommendation

It is recommended that the Design Commission require revisions to the proposed architectural design for the Trio/BP automotive service station located at 2250 S. Arlington Heights Road. This recommendation is based on the plans received 5/21/21, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. It is recommended that the proposed design be revised to incorporate the Trio branding orange accents in a much more subtle and subdued manner such as using smaller, non-illuminated orange canopy accents above the storefront windows only without wrapping across the brick walls.

2. The existing stone window heads on the west elevation are in excellent condition and should be left unpainted.

3. It is recommended that the large triangular sign structure be omitted, and the "TRIO" signage with small green logo be placed on the existing wall above the entry doors, similar to the existing sign.

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

building code and sign code requirements.

**ATTACHMENTS:**

| Description | Type |
| --- | --- |
| Staff Report | Board or Commission Report |
| Exhibits | Exhibits |

# STAFF DESIGN COMMISSION REPORT

**PROJECT INFORMATION:**

| | |
|---|---|
| **Project Name:** | Trio/BP Auto Service Station |
| **Project Address:** | 2250 S. Arlington Heights Road |
| **Prepared By:** | Steve Hautzinger |
| **Date Prepared:** | August 13, 2021 |

**PETITIONER INFORMATION:**

| | |
|---|---|
| **DC Number:** | 21-024 |
| **Petitioner Name:** | Matt Ackerman |
| **Petitioner Address:** | WT Group<br>2675 Pratum Avenue<br>Hoffman Estates, IL 60192 |
| **Meeting Date:** | August 24, 2021 |

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

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

This property received Plan Commission review and Village Board approval in 2012 for amendment to a Special Use permit allowing reconstruction and expansion of an automobile service station, a Land Use Variation for a car wash, and variations from Chapter 28. Because this project was reviewed by the Plan Commission, the role of the Design Commission is limited. The Design Commission's responsibility is as outlined in Chapter 28 of the Municipal Code, Section 14.2-1, which states:

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

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

- Replace the existing "Maverick Car Wash" wall sign with a large white-colored triangular wall sign overlapping the storefront entrance and windows.
- Add internally illuminated orange-colored brise soleil metal awning features across the north, east, and south façades.
- Add orange-colored metal door surrounds at the car wash entrance and exit.
- Replace the existing main entrance doors with a taller storefront, and paint the wall above in a gray color.
- Add triangular gray-colored vinyl window decals at the top of the windows
- Paint the existing natural stone window heads on the west façade in an orange color.
- Remove the existing gooseneck accent light fixtures on the north, east, and south facades.

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

The existing building design looks great and is in excellent condition. The building is less than 10 years old, and it still has a very fresh and new appearance that makes a very positive impact on this prominent location within the South Arlington Heights Road Corridor. The proposed changes to the building design will have a negative impact on the appearance. The internally illuminated orange brise soleil metal awning features and orange car wash door surrounds are too bold and they do not fit in with the existing building architecture. Per the Village's Design Guidelines, bright colors shall be used for accent only. As proposed the orange features are too prominent, especially at night when they will be illuminated. Staff acknowledges that the Trio branding includes

these orange design features, but it is recommended that the proposed design be revised to incorporate orange accents in a much more subtle and subdued manner such as using smaller, non-illuminated orange canopy accents above the storefront windows only without wrapping across the brick walls. Also, the existing stone window heads on the west elevation are in excellent condition and should be left unpainted.

**Signage:**
The proposed large, white triangular wall sign is out of scale with the building façade. Per code, wall signs are not allowed to cover wholly or partially any window opening, nor project beyond the ends or top of the wall to which it is attached. Wall signs are also limited to 25% of the wall surface that it is mounted on. The proposed large triangular sign violates these requirements. It is recommended that the large triangular structure be omitted, and the "TRIO" signage with small green logo be placed on the existing wall above the entry doors, similar to the existing sign.

The petitioner is seeking variations for the proposed wall sign as well as other proposed new signs on the property which are being reviewed in detail under a separate application.

**RECOMMENDATION:**
It is recommended that the Design Commission **require revisions** to the proposed architectural design for the Trio/BP automotive service station located at 2250 S. Arlington Heights Road. This recommendation is based on the plans received 5/21/21, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. It is recommended that the proposed design be revised to incorporate the Trio branding orange accents in a much more subtle and subdued manner such as using smaller, non-illuminated orange canopy accents above the storefront windows only without wrapping across the brick walls.
2. The existing stone window heads on the west elevation are in excellent condition and should be left unpainted.
3. It is recommended that the large triangular sign structure be omitted, and the "TRIO" signage with small green logo be placed on the existing wall above the entry doors, similar to the existing sign.
4. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, sign code or building or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/owner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans and sign permit plans comply with all zoning code, building code and sign code requirements.

August 13, 2021

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

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

# TRIO C-STORE DESIGN COMMISSION SUBMITTAL

2250 ARLINGTON HEIGHTS RD.
ARLINGTON HEIGHTS, ILLINOIS 60005




## PROJECT DIRECTORY

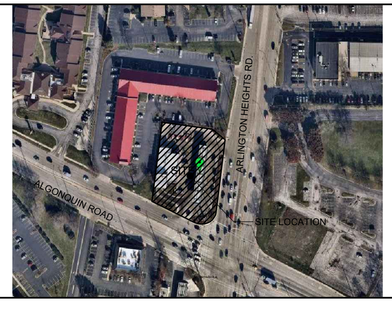
***OWNER***

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

***ARCHITECT***

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

## LOCATION MAP




## DRAWING INDEX


GENERAL

| | |
|---|---|
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SITE

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

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

LAND SURVEY

| | |
|---|---|
| S-1 | BOUNDARY AND TOPOGRAPHIC SURVEY |


AQUATIC \ CIVIL \ MECHANICAL \ ELECTRICAL \ PLUMBING \ TELECOMMUNICATION \ STRUCTURAL \ ACCESSIBILITY CONSULTING \ DESIGN & PROGRAM MANAGEMENT \ LAND SURVEY


WT GROUP
Engineering with Precision, Peace and Passion.
2675 Pratum Avenue | Hoffman Estates, IL 60192
T 224.293.6960 | F 224.293.6944
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TRIO C-STORE REMODEL
2250 ARLINGTON HEIGHTS RD.
ARLINGTON HEIGHTS, ILLINOIS
TRIO

TRIO

ISSUE

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

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

**G001**
COVER SHEET

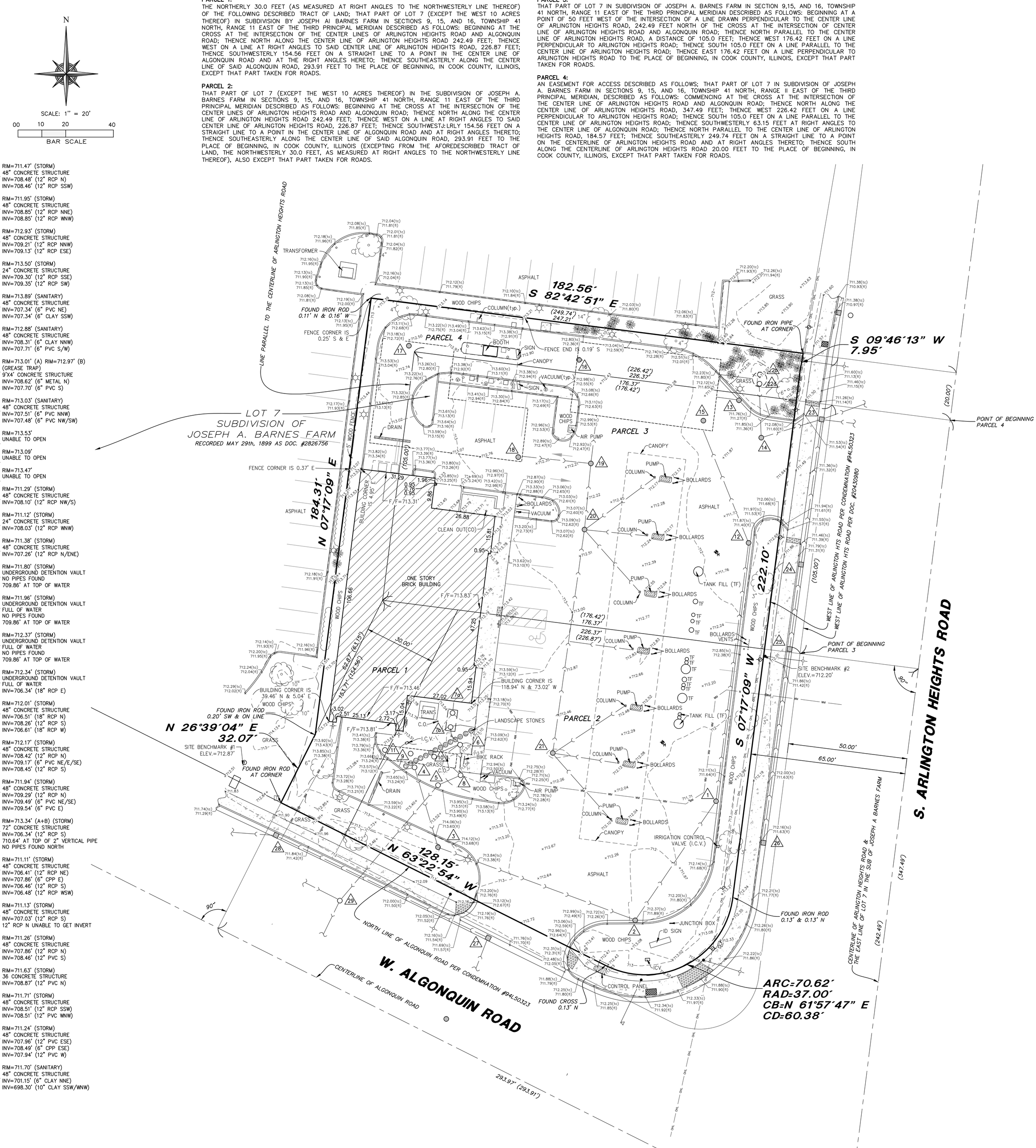
# BOUNDARY & TOPOGRAPHIC SURVEY

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

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

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

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







**LOCATION MAP**

**LEGEND**

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

**NOTES:**

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

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

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

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

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

5. FIELD WORK COMPLETED ON 12/14/17

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

7. SURVEY PREPARED FOR: CORPORATE DESIGN + DEVELOPMENT GROUP

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

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

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

STATE OF ILLINOIS )
) SS
COUNTY OF COOK )

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

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

THE W–T GROUP, LLC

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

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

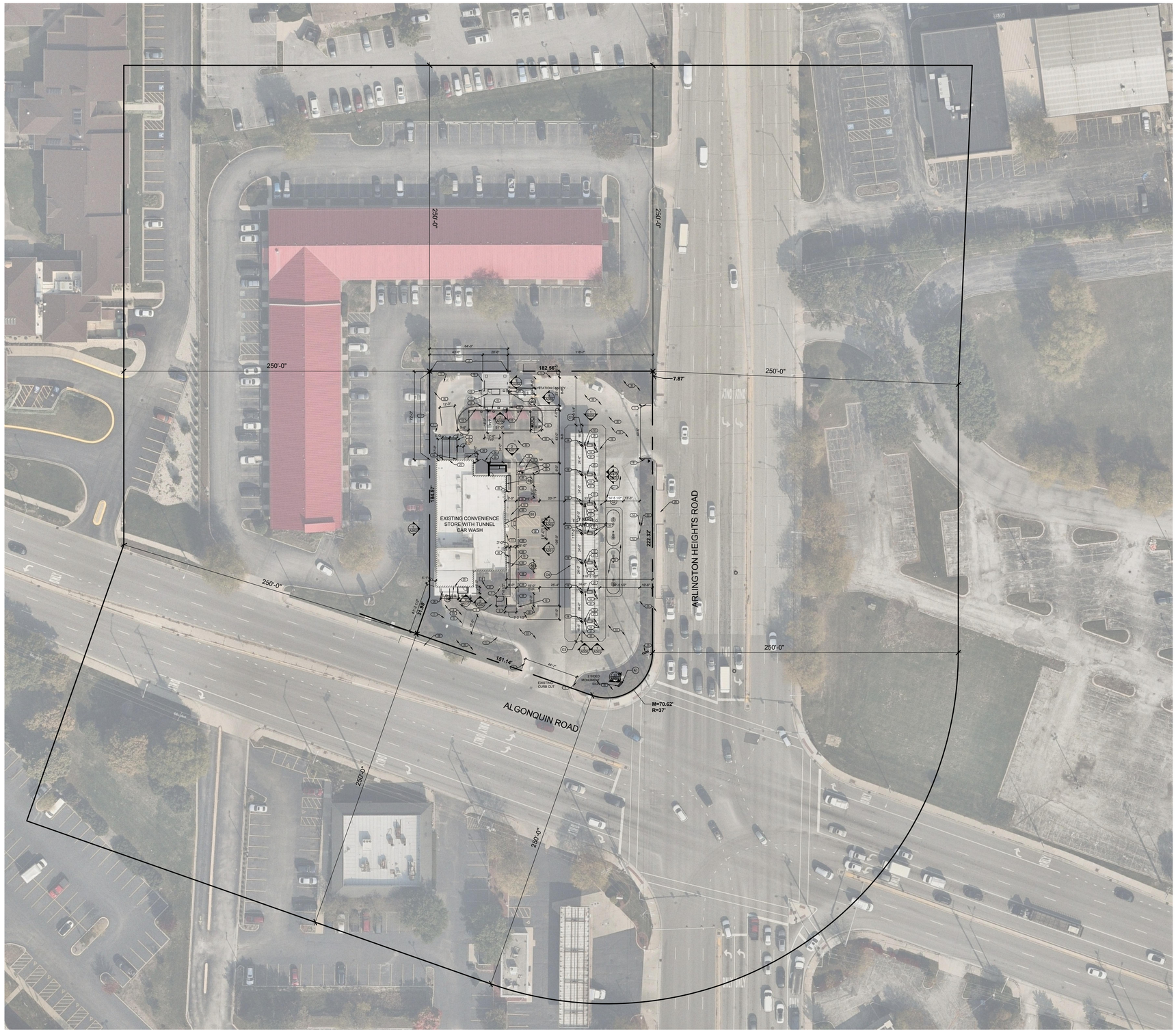
| | | | |
|---|---|---|---|
| JOB : S17287 | SCALE : 1"=20' | BOUNDARY & TOPOGRAPHIC SURVEY | GRAHAM OIL 2250 S. ARLINGTON HEIGHTS RD. ARLINGTON HEIGHTS, ILLINOIS |
| SHEET S-1 OF ONE SHEETS | DRAWN : KCH | | |
| | BOUNDARY : KCH | | |
| | FIELD WORK : MWS | | |
| | CHECK : FIM | | |

PREPARED BY: W-T


W-T LAND SURVEYING
LAND AND CONSTRUCTION SURVEYORS
2675 Pratum Avenue
Hoffman Estates, Illinois 60192
PH: (224) 293-6333 FAX: (224) 293-6444
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| | | |




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

N

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**A006**
SITE PARCEL MAP WITH 250' LINE




- KEY PLAN
SCALE: N.T.S.

N



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



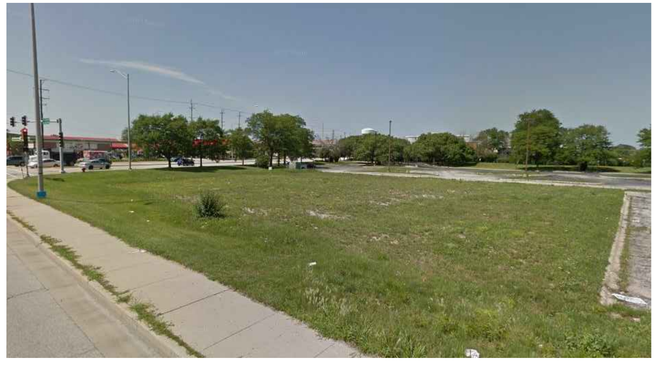
2N ARLINGTON RESERVE - 300 W. ALGONQUIN RD
SCALE: N.T.S.




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



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



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




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




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

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**A007**
SITE PHOTOS (NORTH)




- KEY PLAN
SCALE: N.T.S.

N



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



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



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



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



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




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




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

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**A008**
SITE PHOTOS (SOUTH)




- KEY PLAN
SCALE: N.T.S.

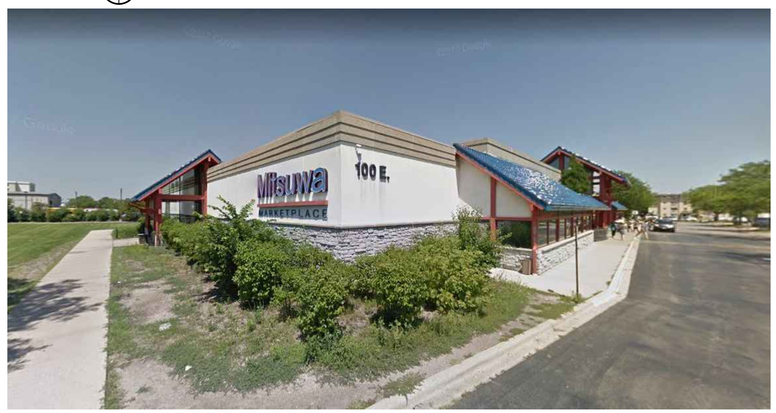
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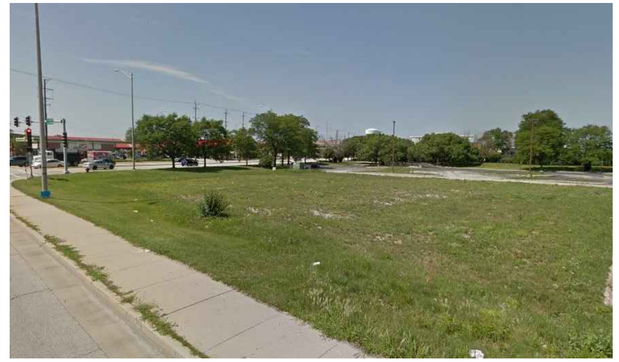
1N TRIO BP SITE - 2250 S. ARLINGTON HEIGHTS RD
SCALE: N.T.S.



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




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



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



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



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



6E GUITAR CENTER - 2375 S. ARLINGTON HEIGHTS RD
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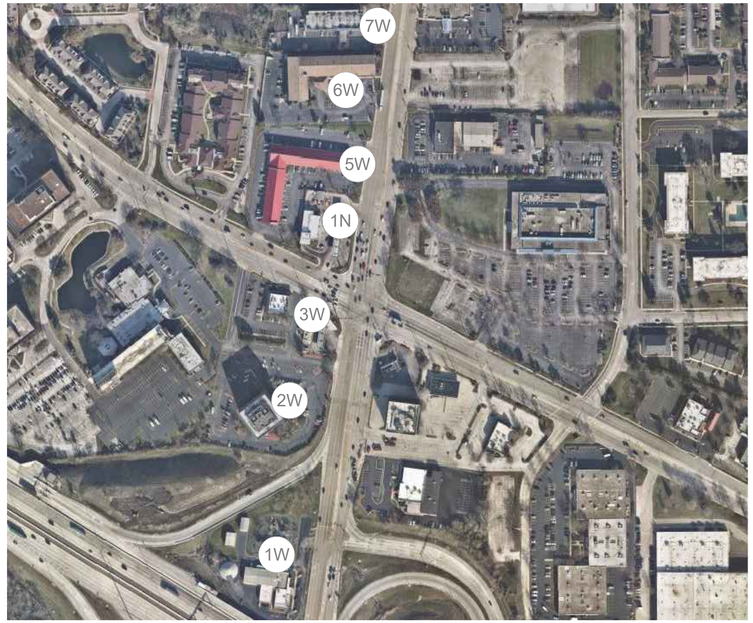
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A009
SITE PHOTOS (EAST)




- KEY PLAN
SCALE: N.T.S.

N



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



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



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



3W SHELL - 2213 S. ARLINGTON HEIGHTS RD
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4W RED ROOF INN - 22 W. ALGONQUIN RD
SCALE: N.T.S.




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




6W WINGATE BY WINDHAM - 2112 S. ARLINGTON HEIGHTS RD
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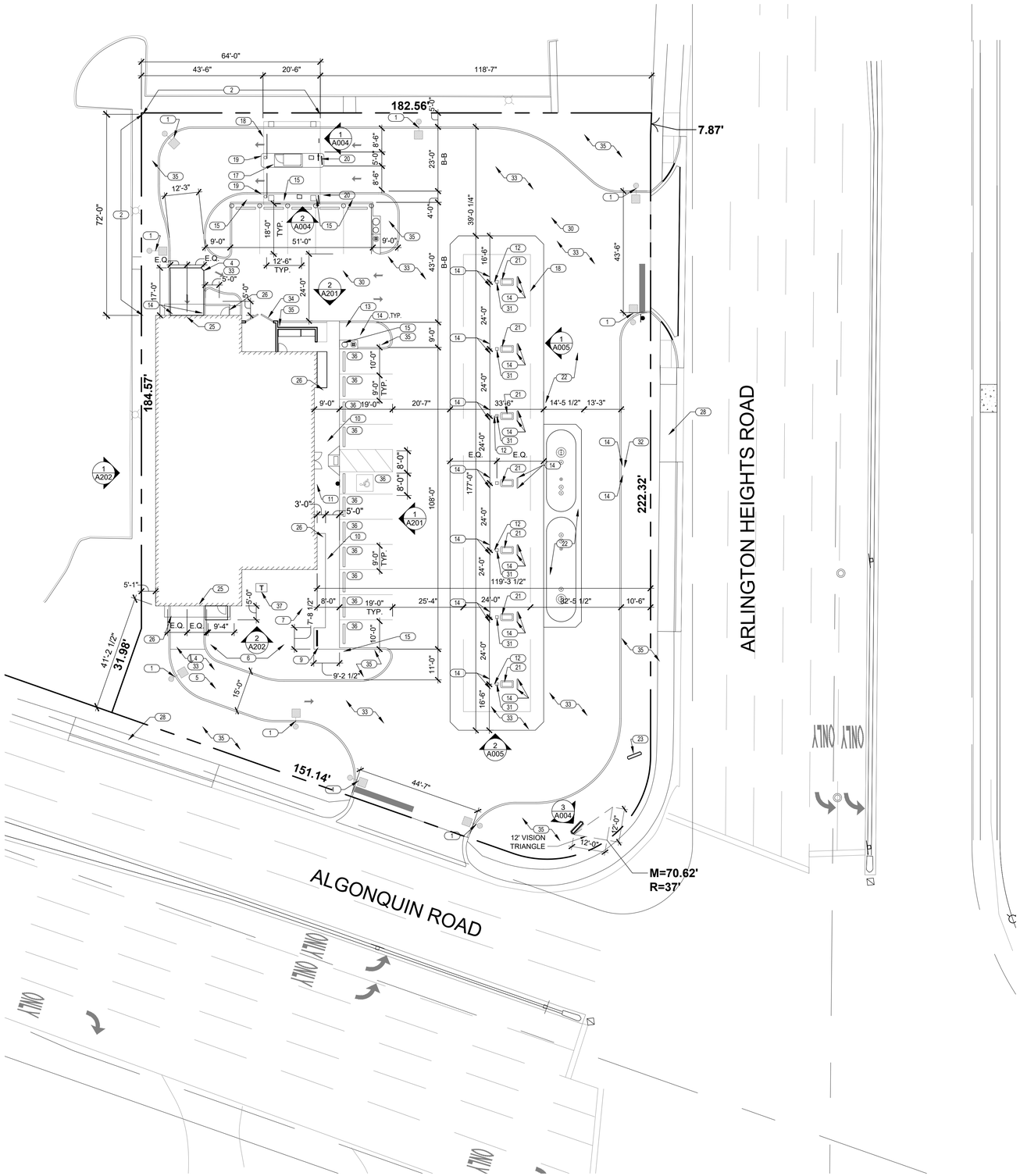
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A010
SITE PHOTOS (WEST)




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

N

## SITE PLAN KEY NOTES

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

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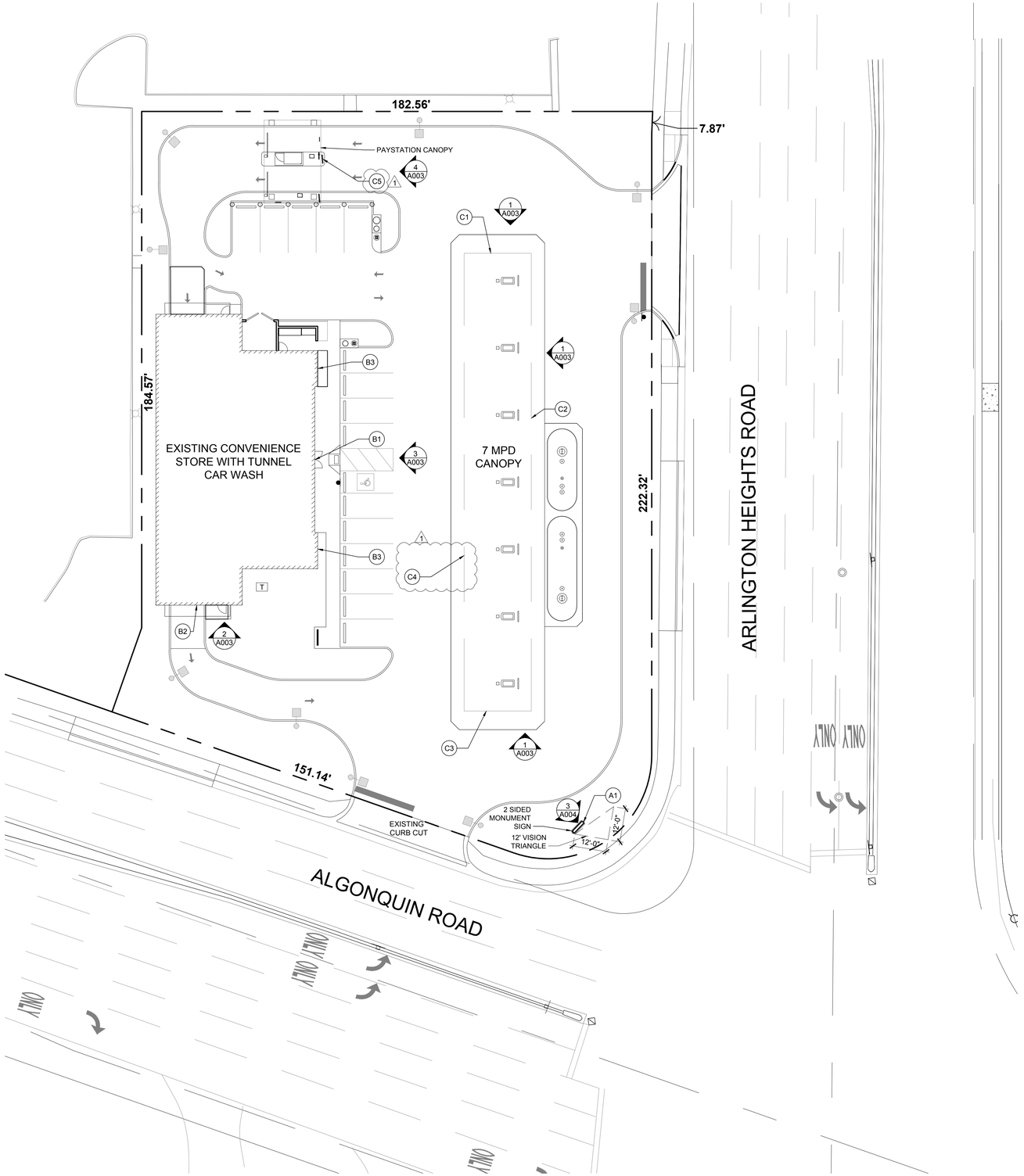
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A001
SITE PLAN




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

N

## SIGNAGE INFORMATION

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

## SIGNAGE KEY

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

1

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

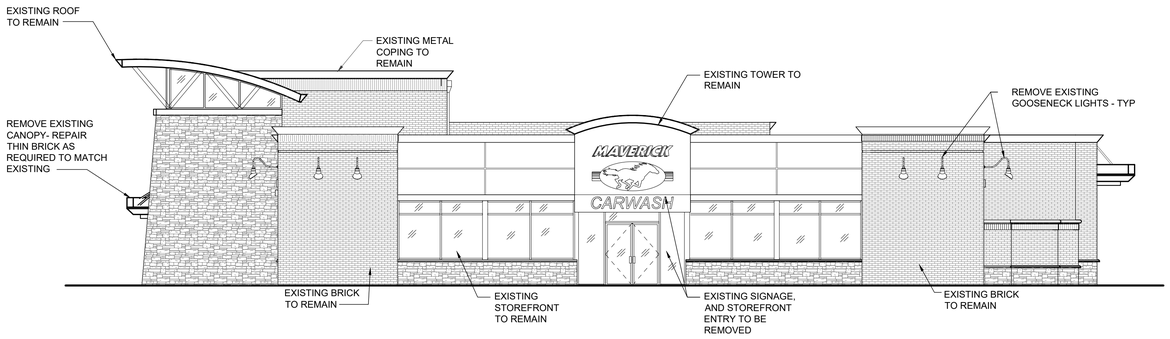
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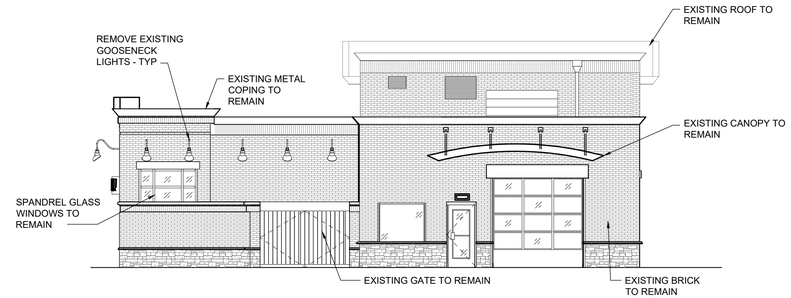
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|---|---|
| REVIEW | 01/26/2021 |
| DESIGN | 3/12/2021 |
| DESIGN 1 | 5/18/2021 |

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DRAWN: MA, JB, NR
JOB:2002846D

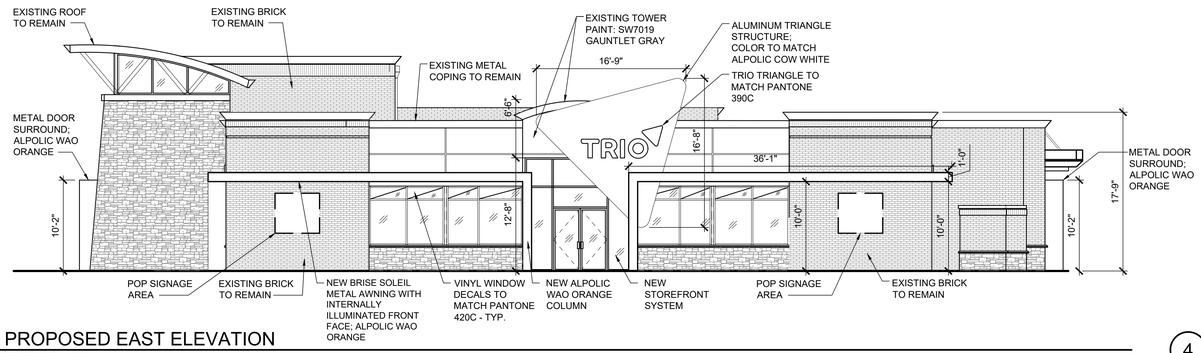
**A002**
SIGNAGE PLAN



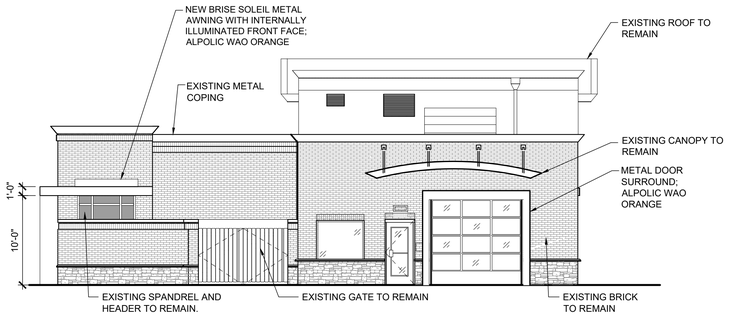

## 1 EXISTING EAST ELEVATION
SCALE: 1/8" = 1'-0"




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




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




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

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**TRIO**

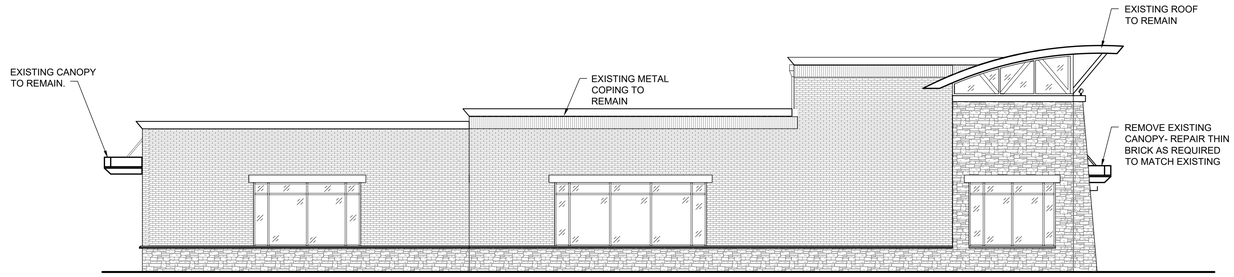
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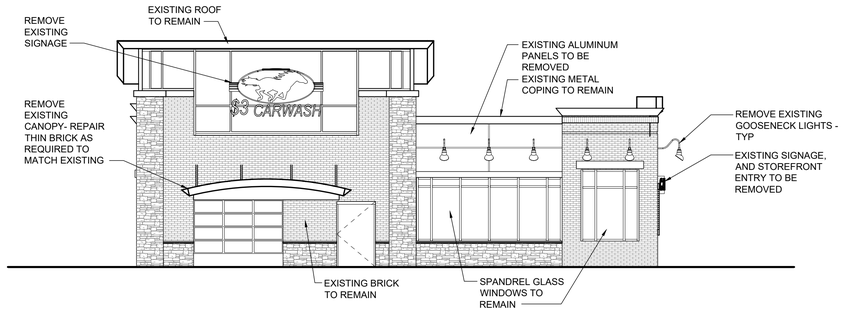
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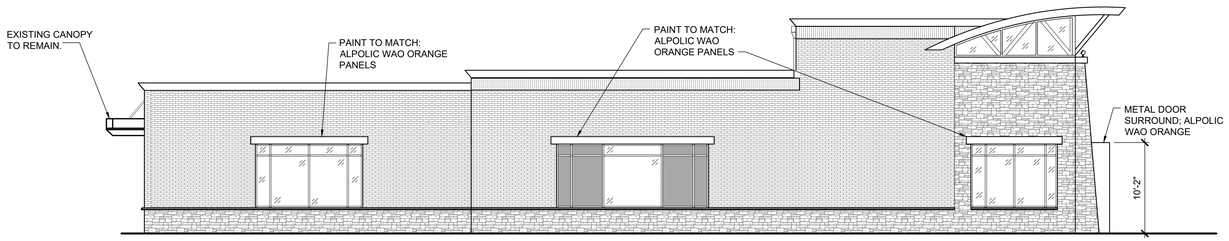
**A201**
EXTERIOR ELEVATIONS




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




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




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




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

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|---|---|
| REVIEW | 01/26/2021 |
| DESIGN | 3/12/2021 |
| DESIGN 1 | 5/18/2021 |

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

A202
EXTERIOR ELEVATIONS












EXISTING BUILDING DESIGN AND WALL SIGNS




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



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

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|---|---|
| REVIEW | 01/26/2021 |
| DESIGN | 3/12/2021 |
| DESIGN 1 | 5/18/2021 |

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A201-C
COLOR EXTERIOR ELEVATIONS



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




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

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TRIO

TRIO

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| DESIGN 1 | 5/18/2021 |

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DRAWN: MA, JB, NR
JOB:2002846D

A202-C
COLOR EXTERIOR ELEVATIONS





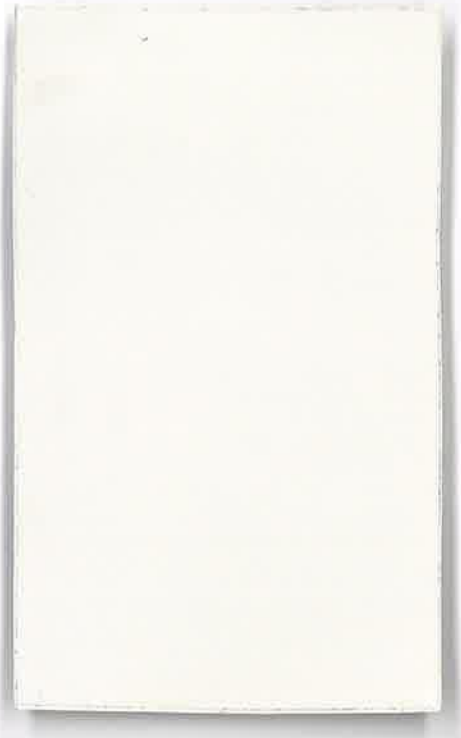




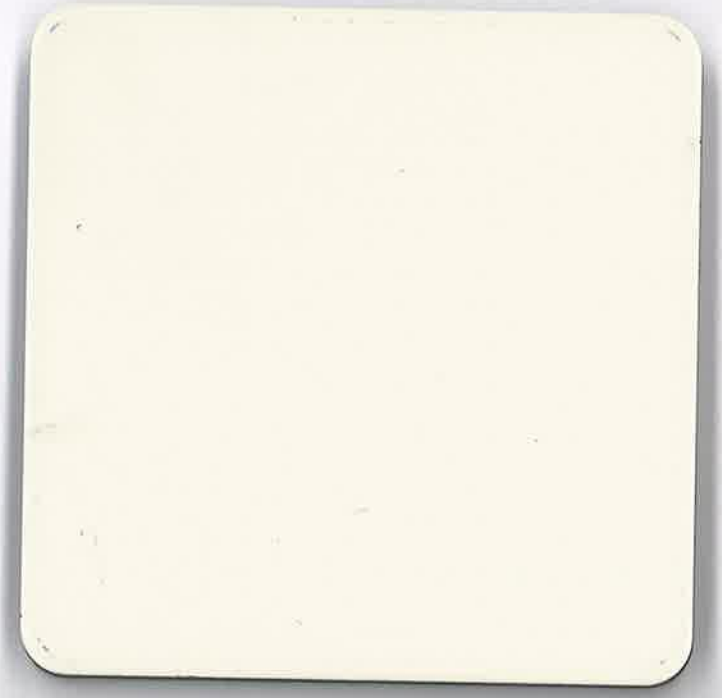




EXISTING TRIO GAS STATIONS



Vinyl window decals
Color: Pantone 420C



Aluminum Panel
Color: Cow White




Entry Tower Paint
SW7019 Gauntlet Gray



Cool Glo/Northstar
#CE1705 Color: Orange



Alpolic Metal Panel
Color: Wao Orange

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**Sample Material List**

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

**Date:**
3/12/2021

**Project:**
Graham Enterprise, Inc.
TRIO Convenience Store Renovation

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

Commercial Building:

**Existing Materials to Remain:**

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

8. Door/Window Frame:
    a. Anodized Aluminum

**Proposed Materials:**

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

**Design Commission**
**8/24/2021**

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

**Department**: Planning & Community Development

## Requested Actions

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

2. A variation from Chapter 30, Section 30-403.a, to allow a 150 sf wall sign, where 19.2 sf is the maximum allowed.

3. A variation from Chapter 30, Section 30-401.b, to allow a wall sign to partially cover window openings and to project beyond the ends and top of the wall to which it is attached, where this is prohibited.

4. A variation from Chapter 30, Section 30-207, to allow a total 481.98 sf surface area of all signage added together, where 320 sf is the maximum allowed for automobile service stations located on a corner lot.

## Recommendation

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

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

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

2. A variation from Chapter 30, Section 30-403.a, to allow a 150 sf wall sign, where 19.2 sf is the maximum allowed.

3. A variation from Chapter 30, Section 30-401.b, to allow a wall sign to partially cover window openings and to project beyond the ends and top of the wall to which it

is attached, where this is prohibited.

4. A variation from Chapter 30, Section 30-207, to allow a total 481.98 sf surface area of all signage added together, where 320 sf is the maximum allowed for automobile service stations located on a corner lot.

This recommendation is based on the plans received 7/8/21, revised drawing A003 received on 7/27/21, revised drawing A004 received on 8/13/21, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

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

**ATTACHMENTS:**

| **Description** | **Type** |
|---|---|
| Staff Report | Board or Commission Report |
| Hardship Letter | Correspondence |
| Signage Exhibits | Exhibits |

# STAFF DESIGN COMMISSION REPORT

**PROJECT INFORMATION:**

**Project Name:** Trio/BP Auto Service Station – Sign Variation
**Project Address:** 2250 S. Arlington Heights Road
**Prepared By:** Steve Hautzinger

**Date Prepared:** August 13, 2021

**PETITION INFORMATION:**

**DC Number:** 21-053

**Petitioner Name:** Heidi Lapin
**Petitioner Address:** WT Group
2675 Pratum Avenue
Hoffmann Estates, IL 60192

**Meeting Date:** August 24, 2021

**Requested Action(s):**

1. A variation from Chapter 30, Section 30-207, to allow a 99.3 sf ground sign, where 80 sf is the maximum allowed.
2. A variation from Chapter 30, Section 30-403.a, to allow a 150 sf wall sign, where 19.2 sf is the maximum allowed.
3. A variation from Chapter 30, Section 30-401.b, to allow a wall sign to partially cover window openings and to project beyond the ends and top of the wall to which it is attached, where this is prohibited.
4. A variation from Chapter 30, Section 30-207, to allow a total 481.98 sf surface area of all signage added together, where 320 sf is the maximum allowed for automobile service stations located on a corner lot.

## ANALYSIS:

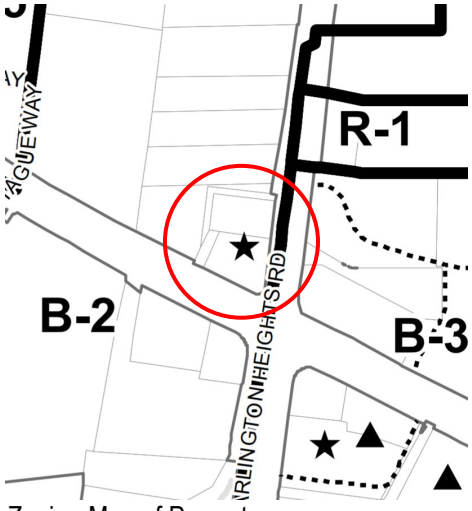
**Summary:**
The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code, specifically Section 6-501 (e)(1), which states that the Design Commission "shall review all Plan Commission, Zoning Board of Appeals, Building Permit and Sign Permit applications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

The petitioner is proposing a façade renovation and new signage to rebrand the existing Maverick/BP automotive service station to a Trio/BP service station. The new signage includes replacement of one ground sign, two wall signs, two point of purchase "POP" wall signs, one car wash canopy sign, and the addition of a fourth BP logo to the fuel pumps canopy.

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



Aerial of Property



Zoning Map of Property

**Surrounding Land Uses:**

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

**Table 1: Existing and Proposed Signage Summary**

| PROPOSED SIGNS | MAXIMUM ALLOWED PER CODE | EXISTING SIGNS APPROVED IN 2012 | CURRENT PROPOSAL | REMARKS / RECOMMENDATIONS |
|---|---|---|---|---|
| A1 – ground sign | 80 sf max per side = 160 sf max<br><br>16'-6" max. height | 78 sf per side = 156 sf<br><br>16'-6" height | 99.3 sf per side = 198.6 sf<br><br>16'-6" height | **Variation required for size.**<br><br>The existing and proposed ground sign sizes exclude the stone base below the sill. |
| B1 – east wall sign, facing Arlington Heights Rd | 19.2 sf max (25% of signable wall area) | 67.81 sf | 150 sf | **Variation required for size.**<br><br>**Variation required to partially cover window openings and to project beyond the ends and top of the wall to which the sign is attached.** |
| B2 – south wall sign, facing Algonquin Rd | 62.7 sf max (25% of signable wall area) | 54.65 sf | 44 sf | Complies with code. |
| B3 – P.O.P (point of purchase) wall signs | Not allowed | 2 signs at 20.19 sf = 40.38 sf total (variation approved in 2012) | 2 signs at 20.19 sf = 40.38 sf total | Complies with 2012 variation which included a condition that window signs are not allowed. |
| C1 thru C4 – fuel pump canopy signs | 1 sign allowed per canopy face up to 25% of the signable area. | 3 signs at 9 sf = 27 sf | 4 signs at 9 sf = 36 sf | 3 signs are existing to remain.<br>1 additional sign is proposed.<br>Complies with code. |
| C5 – car wash canopy sign | Not allowed | 14.54 sf (variation approved in 2012) | 13 sf | Complies with 2012 variation. |
| **TOTAL SIGNAGE** | 320 sf maximum | 360.38 sf (variation approved in 2012) | 481.98 sf | **Variation required.** |

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

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

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

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

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

Wall Sign. Staff does not agree that the large triangular sign structure is part of the building wall. The triangular structure is part of the sign, and it looks way out of scale with the building façade. Per code, wall signs are not allowed to cover wholly or partially any window opening, nor project beyond the ends or top of the wall to which it is attached. Wall signs are also limited to 25% of the wall surface that it is mounted on. The proposed large triangular sign violates these requirements. It is recommended that the large triangular structure be omitted, and the "TRIO" signage with small green logo be placed on the existing wall above the entry doors, similar to the existing sign.

Total Signage. Village records indicate very few previous sign variations for automobile service stations throughout Arlington Heights, with almost all existing service stations using code compliant amounts of signage. A variation was approved for this property in 2012 to allow a total 360.38 sf of signage, where code allows a maximum of 320 sf. The requested 481.98 sf of signage is excessive. Automobile service stations are already allowed significantly more signage than most other businesses, therefore a greater amount of signage is already built into the code. As noted above, Staff recommends omitting the large 150 sf triangular wall sign structure, and instead just use the 22 sf "TRIO" signage with small green logo on the existing building wall. This would reduce the total amount of signage by 128 sf, from 481.98 sf to 353.98 sf, which would comply with the previous variation granted in 2012.

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

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

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

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

This recommendation is based on the plans received 7/8/21, revised drawing A003 received on 7/27/21, revised drawing A004 received on 8/13/21, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

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August 17, 2021

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

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

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**July 09, 2021**

**Addressed to:**

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

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

**Dear Plan Commission:**

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

## Ground Sign

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

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

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

## Canopy Sign

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

**Wall Sign**

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

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

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

**30-902 Standards**

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

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

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

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

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

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

**Total Signage**

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

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

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

Regards,

**Heidi Lapin**
**WT Group** | Business Development / Project Manager

# TRIO C-STORE DESIGN COMMISSION SUBMITTAL

2250 ARLINGTON HEIGHTS RD.
ARLINGTON HEIGHTS, ILLINOIS 60005




## PROJECT DIRECTORY

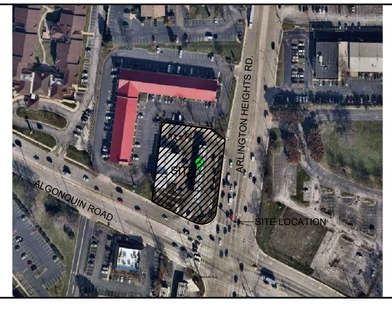
***OWNER***

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

***ARCHITECT***

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

## LOCATION MAP




## DRAWING INDEX


GENERAL

| | |
|---|---|
| G001 | COVER SHEET |

SITE

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

LANDSCAPE

| | |
|---|---|
| L-1 | LANDSCAPE PLAN |

ARCHITECTURAL

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

LAND SURVEY

| | |
|---|---|
| S-1 | BOUNDARY AND TOPOGRAPHIC SURVEY |


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TRIO

TRIO

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| DESIGN 1 | 5/18/2021 |

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**G001**
COVER SHEET

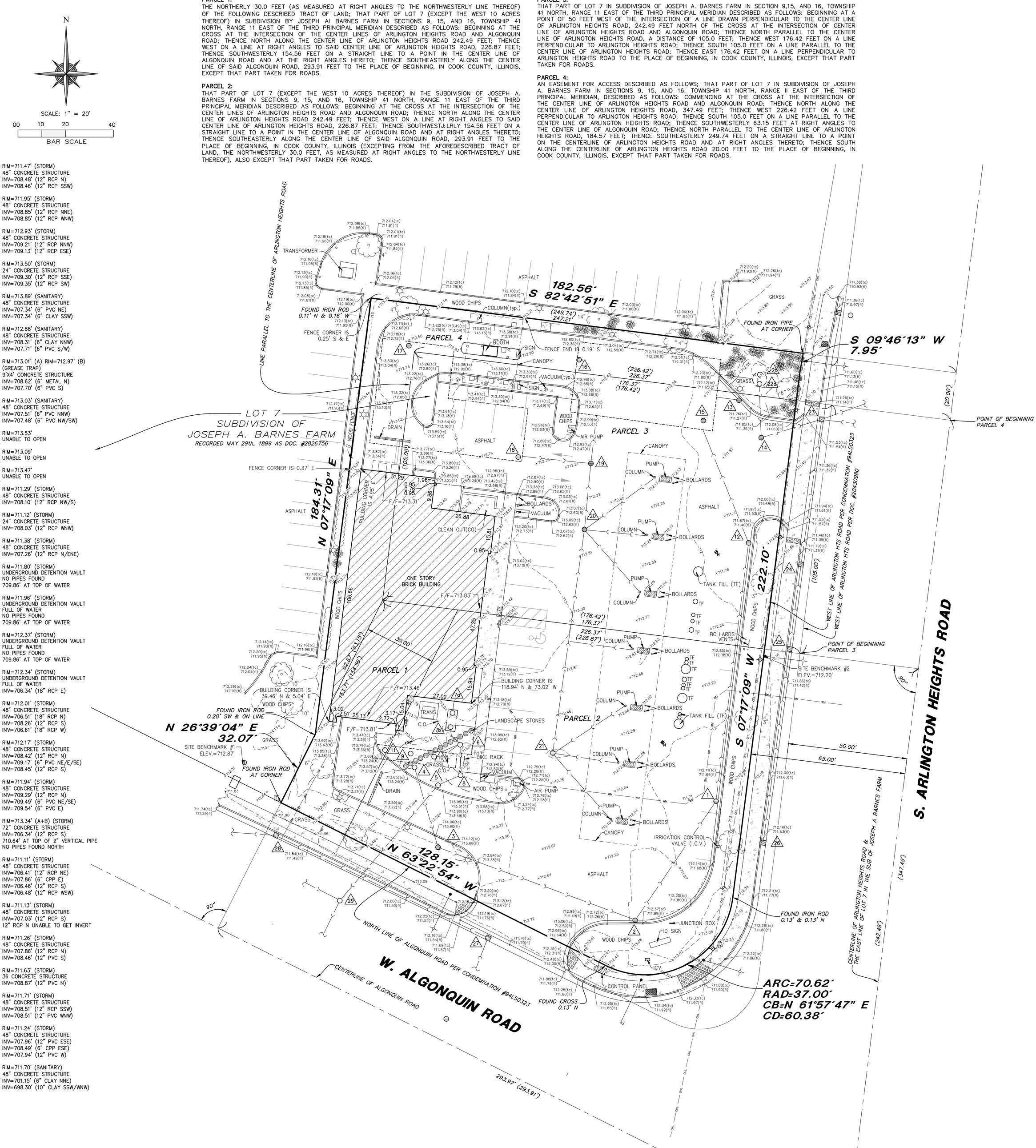
# BOUNDARY & TOPOGRAPHIC SURVEY

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

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

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

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







**LOCATION MAP**

**LEGEND**

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

**NOTES:**

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

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

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

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

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

5. FIELD WORK COMPLETED ON 12/14/17

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

7. SURVEY PREPARED FOR: CORPORATE DESIGN + DEVELOPMENT GROUP

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

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

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

STATE OF ILLINOIS )
) SS
COUNTY OF COOK )

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

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

THE W–T GROUP, LLC

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

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

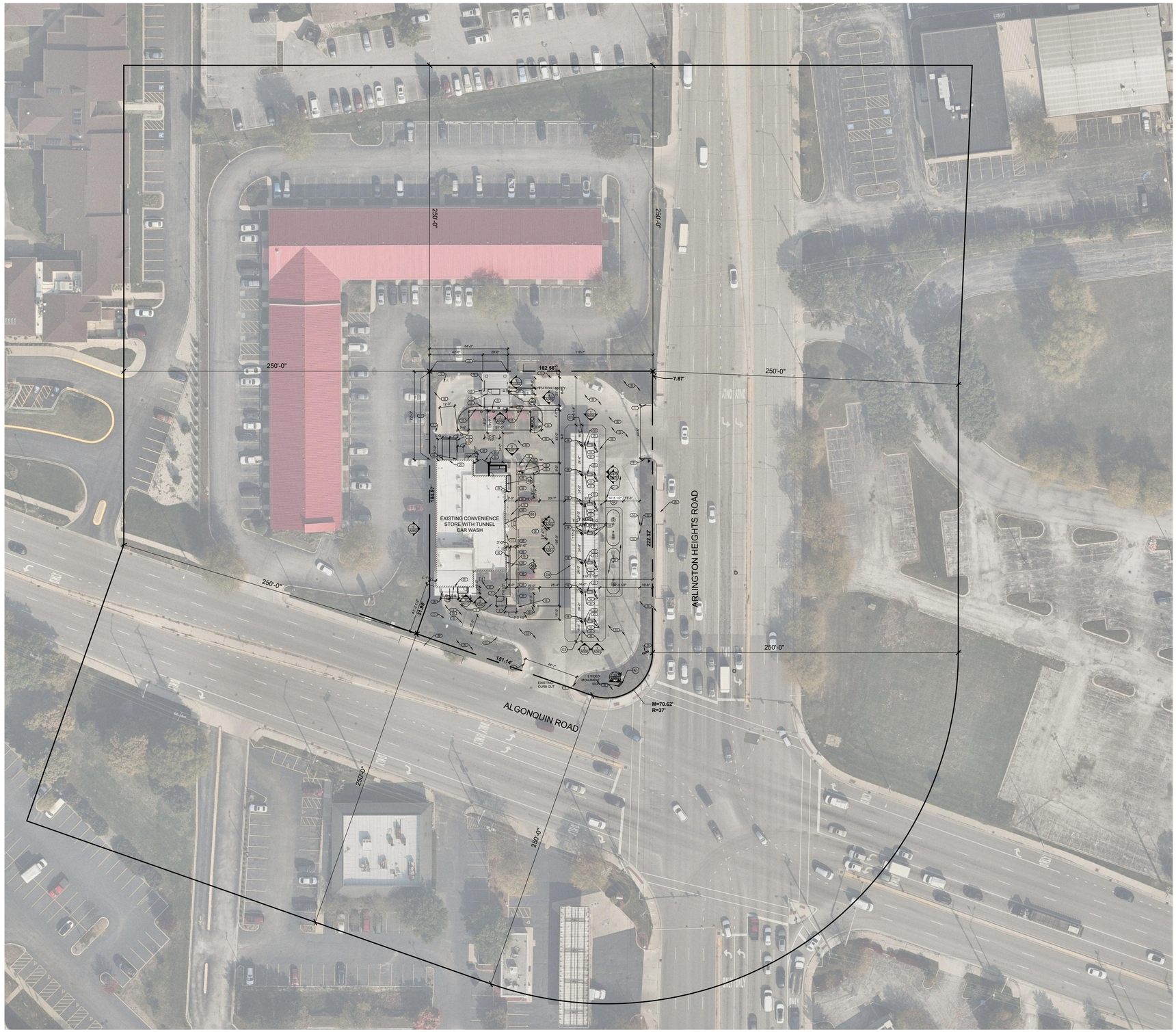
| | | | |
|---|---|---|---|
| JOB : S17287 | SCALE : 1"=20' | BOUNDARY & TOPOGRAPHIC SURVEY | GRAHAM OIL 2250 S. ARLINGTON HEIGHTS RD. ARLINGTON HEIGHTS, ILLINOIS |
| SHEET S-1 OF ONE SHEETS | DRAWN : KCH | | |
| | BOUNDARY : KCH | | |
| | FIELD WORK : MWS | | |
| | CHECK : FIM | | |

PREPARED BY: W-T


W-T LAND SURVEYING
LAND AND CONSTRUCTION SURVEYORS
2675 Pratum Avenue
Hoffman Estates, Illinois 60192
PH: (224) 293-6333 FAX: (224) 293-6444
www.wtengineering.com
IL. LICENSE NO.: 184.007570-0015 EXP: 04/30/19


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| | | |
| | | |
| | | |
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| | | |
| | | |




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

N

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JOB:2002846D

**A006**
SITE PARCEL MAP WITH 250' LINE




- KEY PLAN
SCALE: N.T.S.

N



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



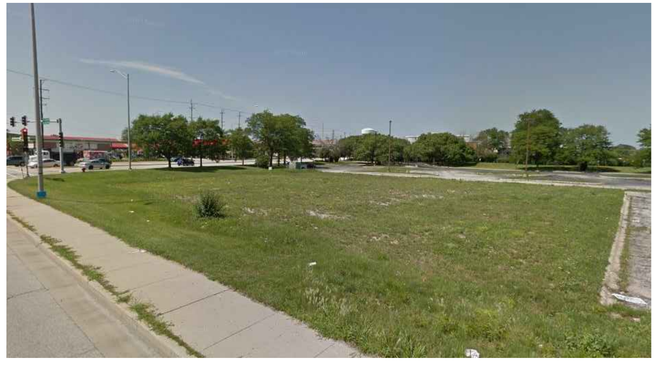
2N ARLINGTON RESERVE - 300 W. ALGONQUIN RD
SCALE: N.T.S.




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



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



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




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




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

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**A007**
SITE PHOTOS (NORTH)




- KEY PLAN
SCALE: N.T.S.

N



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



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



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



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



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




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




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

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**A008**
SITE PHOTOS (SOUTH)




- KEY PLAN
SCALE: N.T.S.

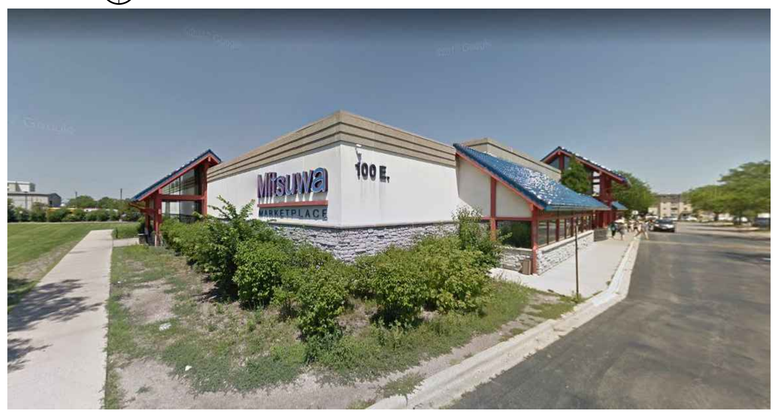
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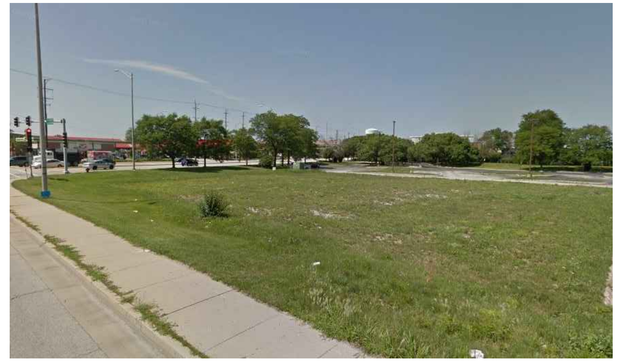
1N TRIO BP SITE - 2250 S. ARLINGTON HEIGHTS RD
SCALE: N.T.S.



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




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



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



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



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



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

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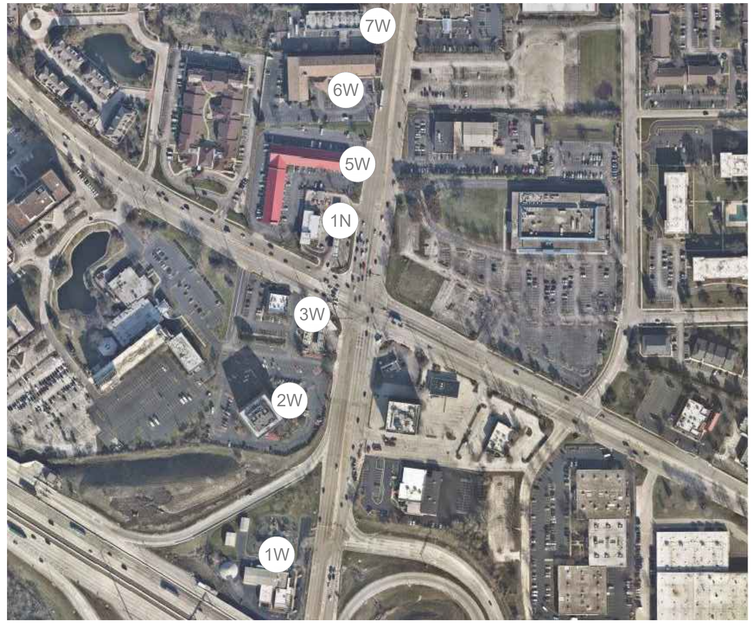
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A009
SITE PHOTOS (EAST)




- KEY PLAN
SCALE: N.T.S.

N



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



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



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



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



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




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




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

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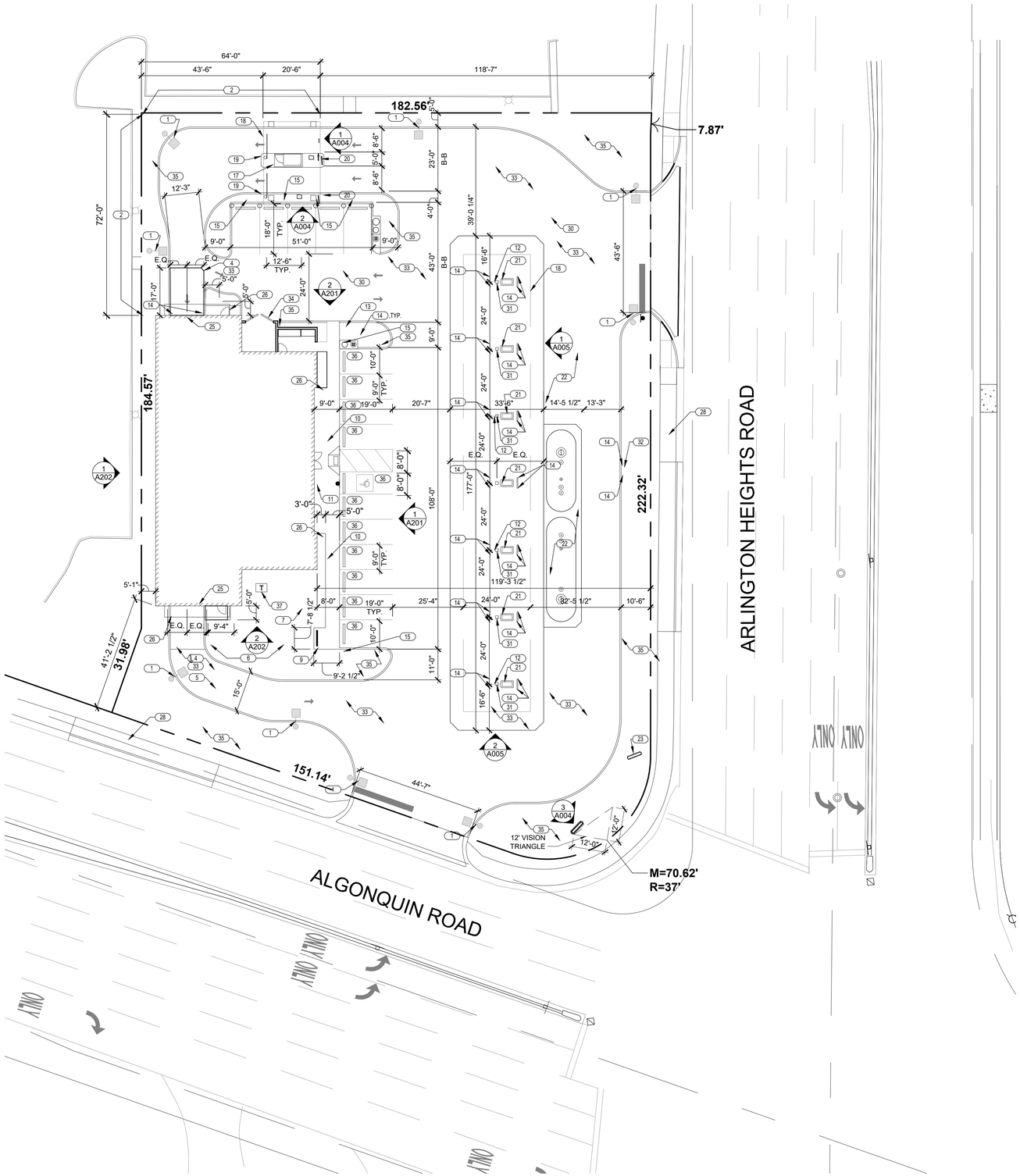
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A010
SITE PHOTOS (WEST)




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

N

## SITE PLAN KEY NOTES

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

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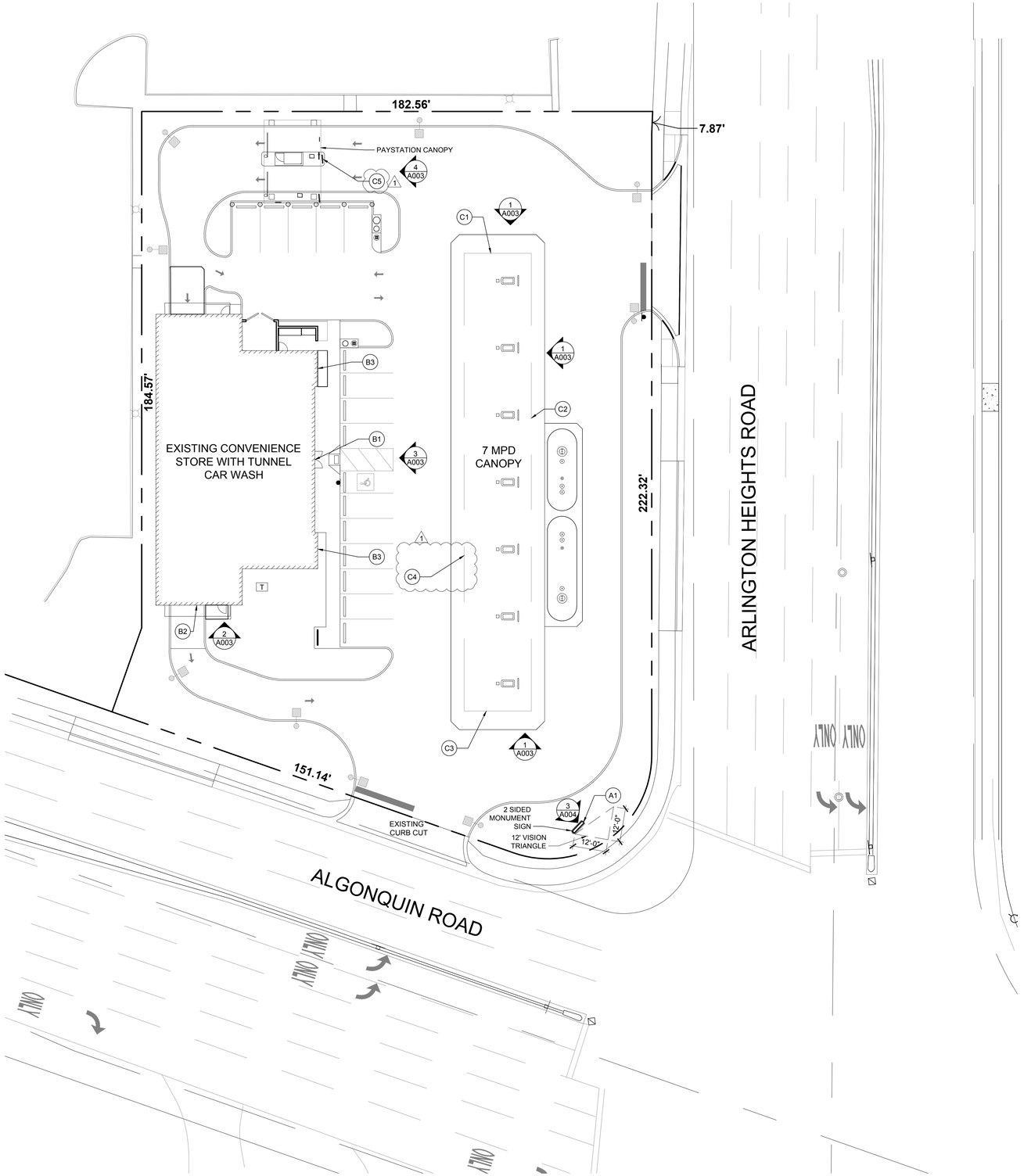
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DRAWN: MA, JB, NR
JOB:2002846D

A001
SITE PLAN




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

N

## SIGNAGE INFORMATION

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

## SIGNAGE KEY

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

1

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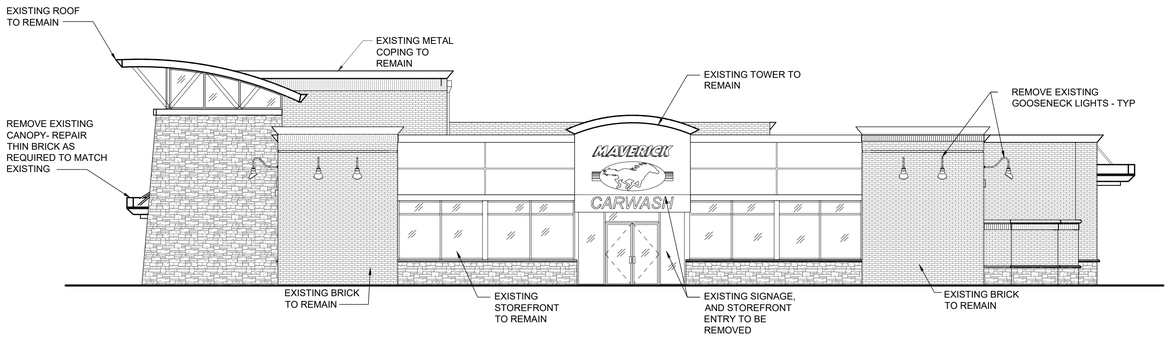
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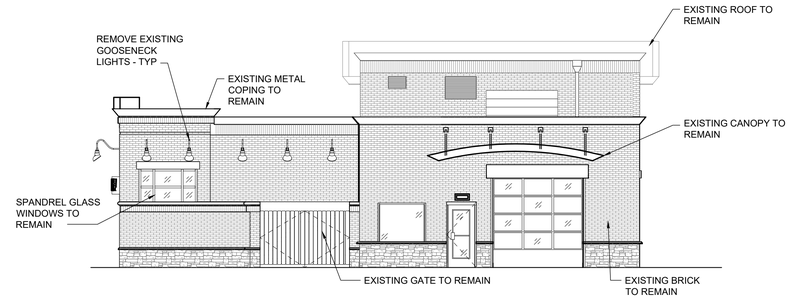
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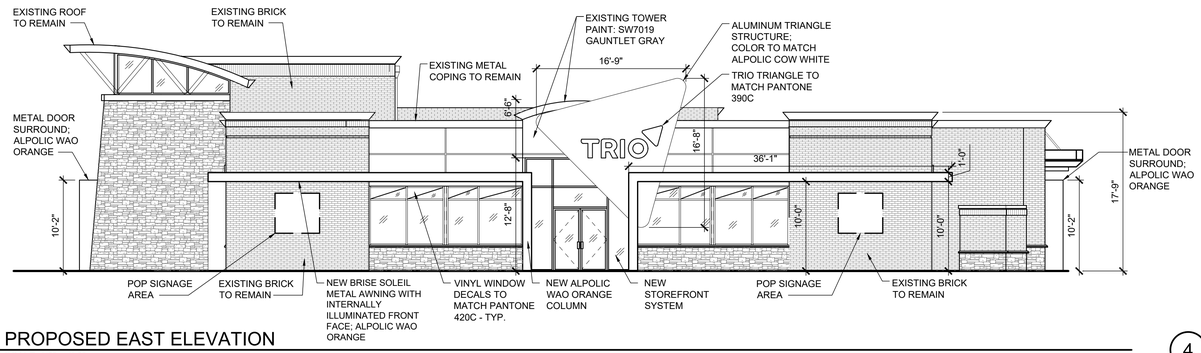
**A002**
SIGNAGE PLAN



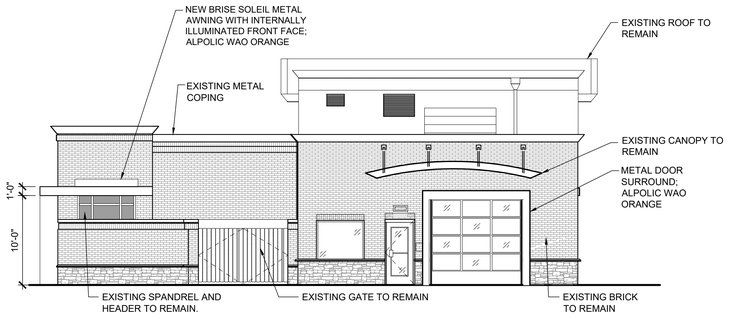

## 1 EXISTING EAST ELEVATION
SCALE: 1/8" = 1'-0"




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




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




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

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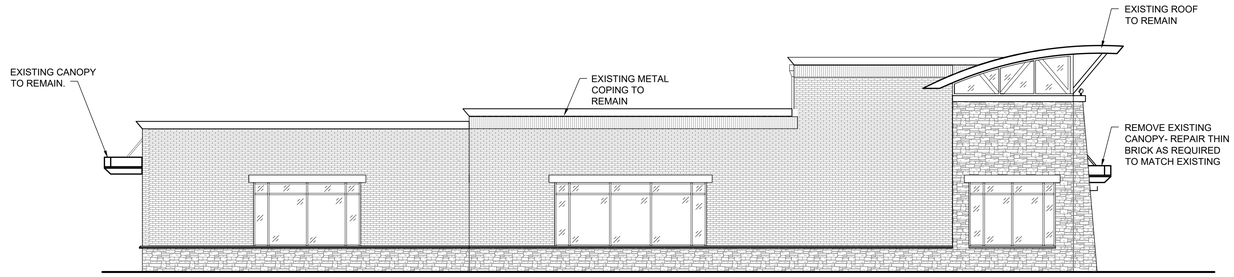
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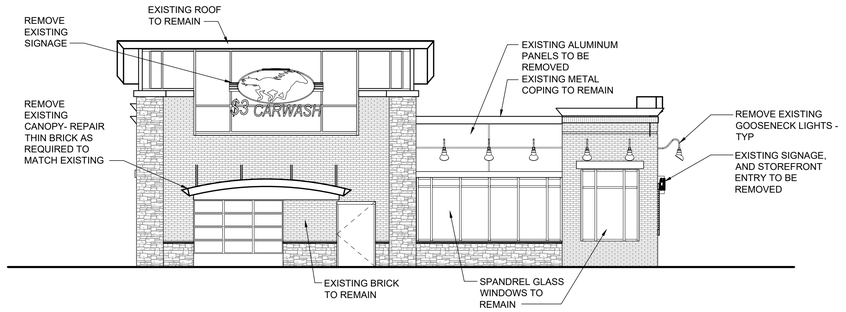
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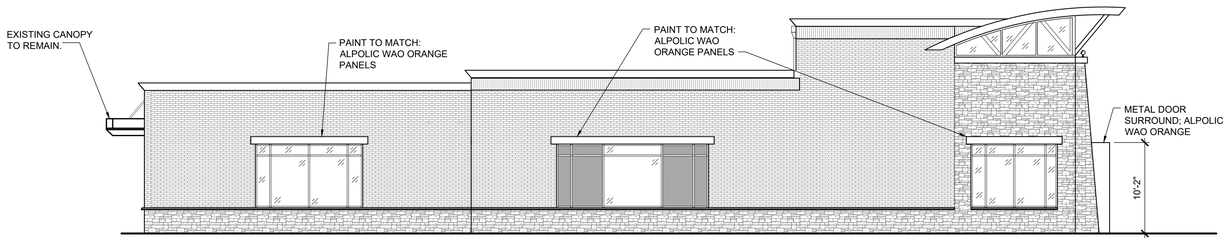
**A201**
EXTERIOR ELEVATIONS




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




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




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




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

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A202
EXTERIOR ELEVATIONS












EXISTING BUILDING DESIGN AND WALL SIGNS










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




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



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

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A201-C
COLOR EXTERIOR ELEVATIONS



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




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

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A202-C
COLOR EXTERIOR ELEVATIONS





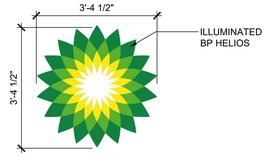




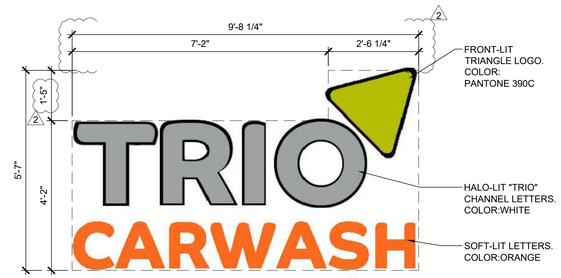




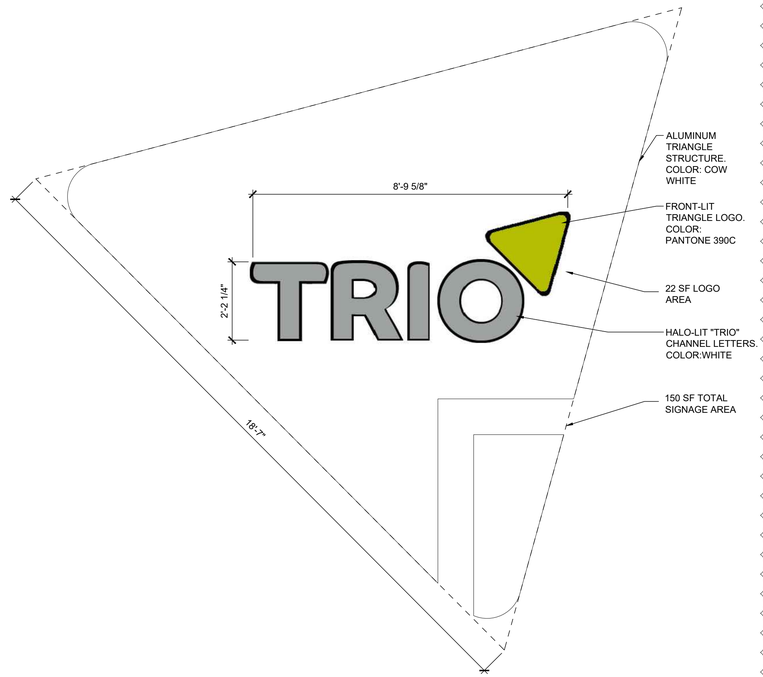
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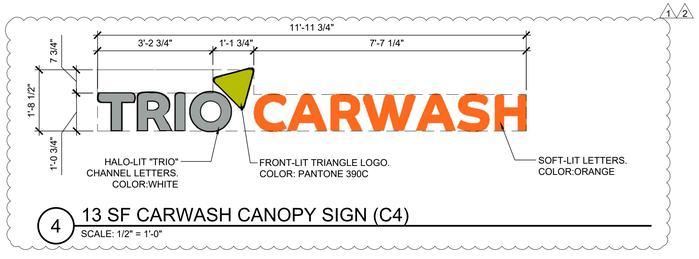

1 9SF CANOPY SIGN (C1, C2, C3, C4)
SCALE: 1/2" = 1'-0"




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




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




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

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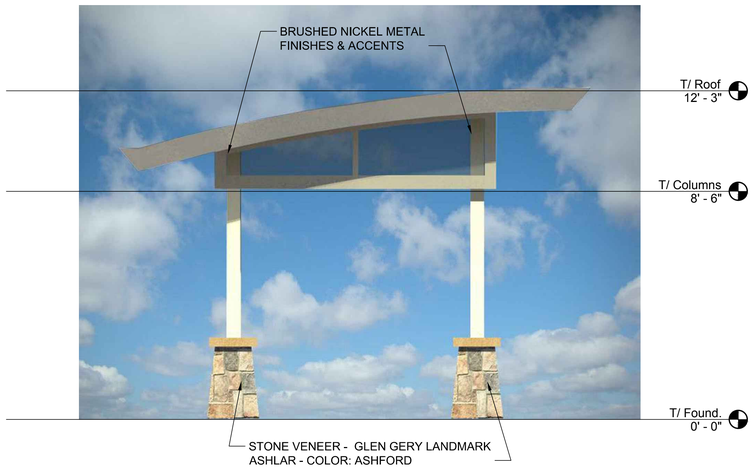
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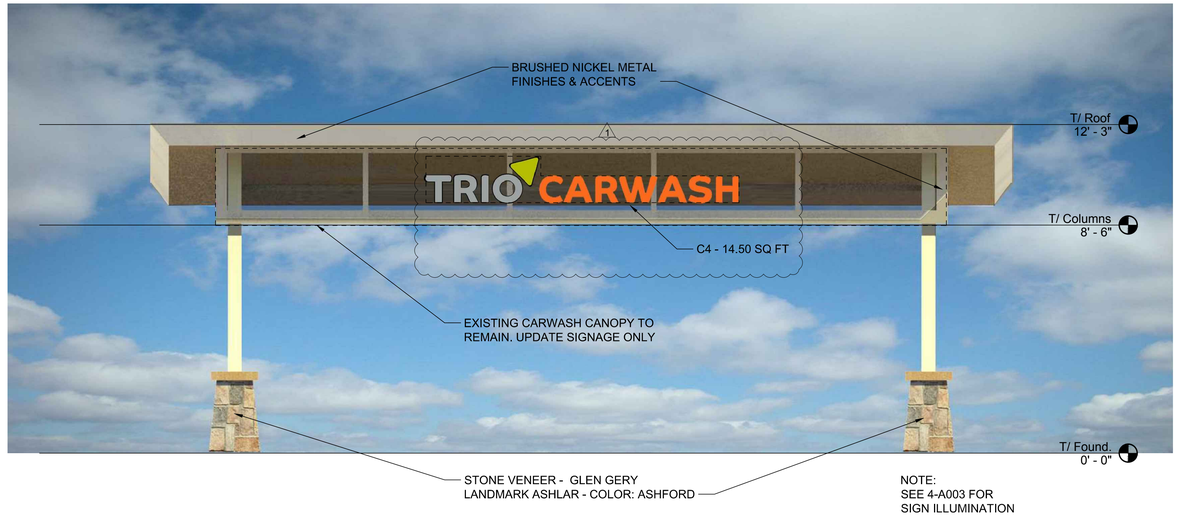
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| DESIGN 1 | 5/18/2021 |
| VILLAGE | 6/25/2021 |
| VILLAGE 2 | 7/26/2021 |

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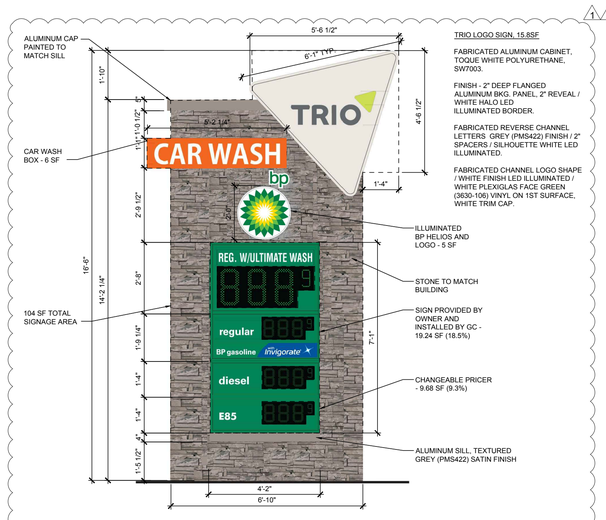
**A003**
SIGNAGE
ELEVATIONS



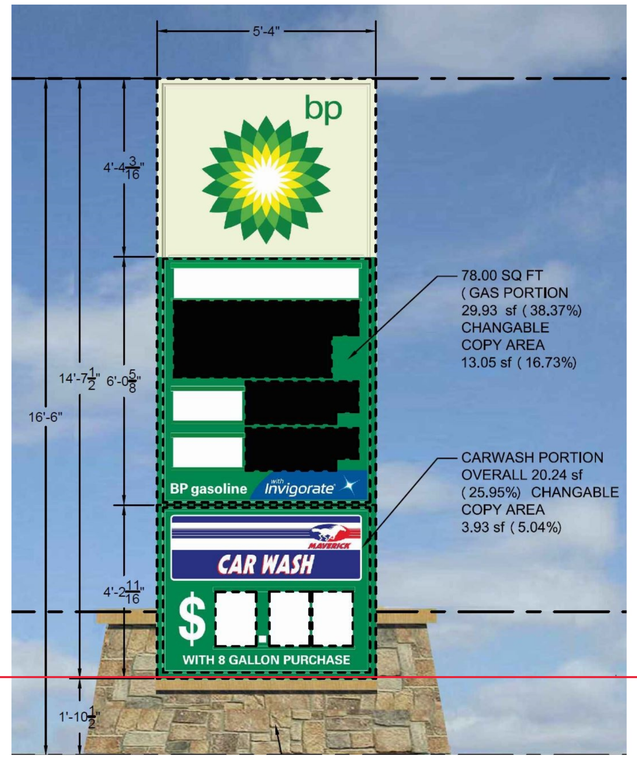

1 SOUTH CARWASH CANOPY
SCALE: 3/8" = 1'-0"

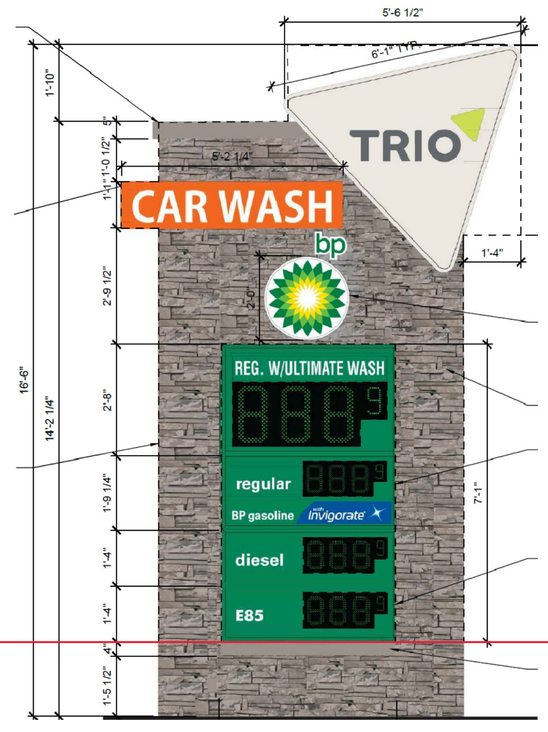



2 EAST CARWASH CANOPY
SCALE: 3/8" = 1'-0




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




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

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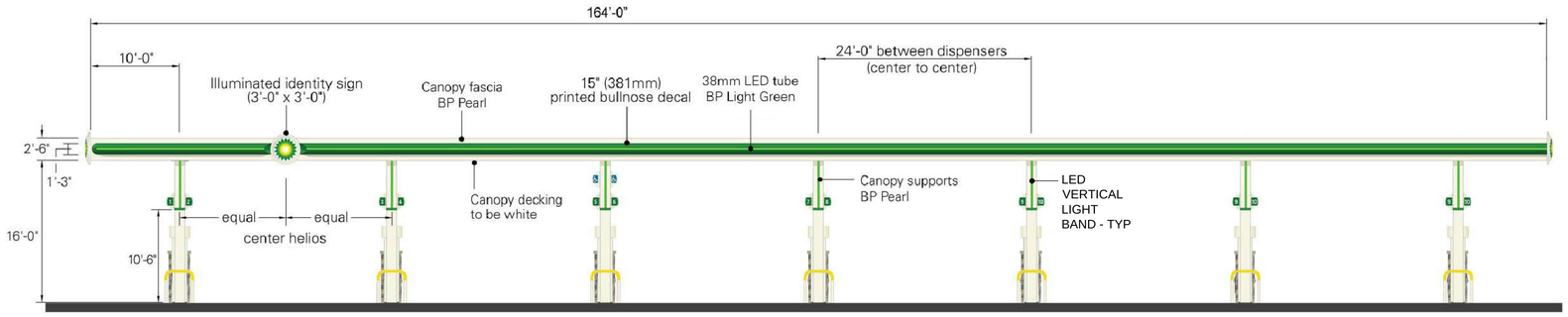
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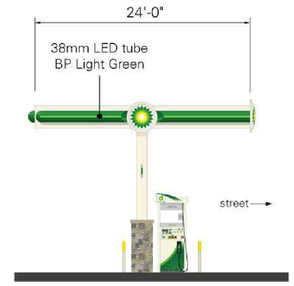
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| DESIGN | 3/12/2021 |
| DESIGN 1 | 5/18/2021 |
| VILLAGE | 6/25/2021 |
| VILLAGE 2 | 7/26/2021 |
| ID SIGN 3 | 8/11/2021 |

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JOB:2002846D

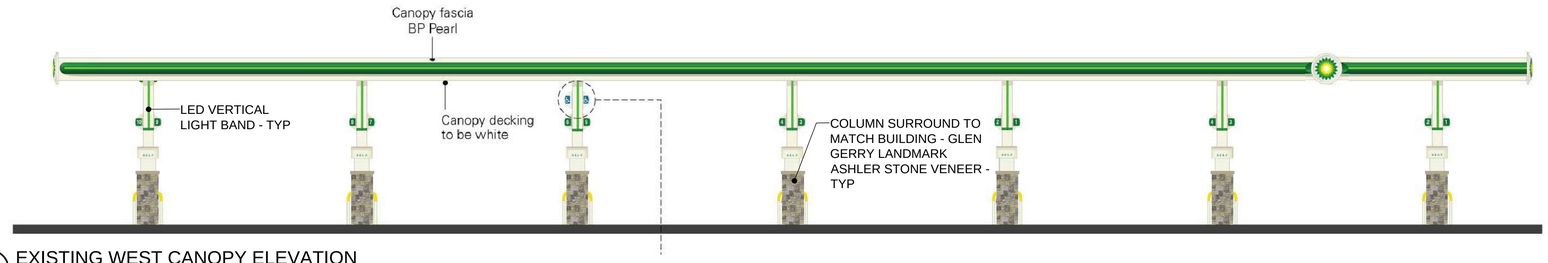
A004
ID SIGN AND
CARWASH CANOPY




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




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




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




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

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**A005**
AUTOCANOPY
ELEVATIONS

ALUMINUM SHAPES & LETTERS
TOQUE WHITE: SW7003

SW 7669 282-C5
Summit Gray

FABRICATED ALUMINUM
SUMMIT GRAY: SW7669

SW 7073 235-C3
Network Gray

LETTERS – TRIO GRAY
PANTONE 422 (EQUAL)



EXISTING STONE: TO MATCH
GENSTONE – STRATFORD VENEER

SW 6926 146-C6
Lucky Green

METAL SIGNS – BP GREEN
PANTONE 355 (EQUAL)

ALPOLIC METAL PANEL
COLOR: TRIO GREEN

ALPOLIC METAL PANEL
COLOR: WAO ORANGE

WT Group
Engineering • Design • Consulting

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

**Date:**
7/09/2021

**Project:**
Graham Enterprise, Inc.
TRIO Convenience Store Renovation

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

Commercial Building:

**Proposed Signage Materials:**

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