



Agenda
Village of Arlington Heights
Design Commission
Virtual Meeting

August 11, 2020
6:30 PM

I. CALL TO ORDER

- A. In response to the COVID-19 pandemic, this meeting is closed to in-person, public attendance. The meeting is being held virtually, which permits the public to fully participate via their computers or using their phones.

To participate in the virtual meeting, please follow these instructions: <https://bit.ly/31mFMWQ>

Individuals who wish to comment or ask a question on an item on the Agenda may either participate virtually or send an email to the Village at shautzinger@vah.com. Please limit emails to 200 words or less. To be shared at the meeting, the email must be received by 3:00 p.m. on August 11, 2020.

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Minutes - 7/28/20

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. DC#20-043 - 1161 N. Beverly Ln. - SF/Teardown
- B. DC#20-051 - 1215 N. Walnut Ave. - SF/Teardown
- C. DC#20-023 - Northwest Community Wellness Center - 900 W. Central Rd. / Sign Variation
- D. DC#20-049 - Driven Car Wash - 2100 S. Arlington Heights Rd. / Sign Variation

VII. OTHER BUSINESS

- A. Alan F. Bombick Award - Discussion of Nominations

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
8/11/2020**

Item: Minutes - 7/28/20

Department: Planning & Community Development

ATTACHMENTS:

Description

Minutes - 7/28/20

Type

Minutes

DRAFT

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION
VIRTUAL MEETING
JULY 28, 2020

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

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

Members Absent: None

Also Present: Tom Budzik, Thomas Architects for 129 S. Highland Ave.
Tracey Diehl, Expedite the Diehl for Verizon Wireless
Steve Hautzinger, Staff Liaison

Chair Fitzgerald read the following statement as requested by the Village: I find that the public health concerns related to the coronavirus pandemic render in-person attendance at the regular meeting location not practical or prudent.

REVIEW OF MEETING MINUTES FOR JUNE 23, 2020

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE MEETING MINUTES OF JUNE 23, 2020.

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

ITEM 1. SINGLE-FAMILY REVIEWDC#20-046 – 129 S. Highland Ave.

Tom Budzik, representing *Thomas Architects*, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing one-and-a-half story residence to build a new two-story residence with a detached two-car garage. This project does require approval by the Zoning Board of Appeals for a variation in lot width and size due to the existing 50' wide lot with 6,600 sf not meeting the minimum required 70 foot width and 8,750 sf. The project design does comply with all other zoning requirements.

The existing house proposed to be demolished is a historic brick bungalow that fits well with the historic character of this neighborhood. However, the proposed design is nicely done in a traditional style with features such as a raised first floor, covered front porch, and detached garage that will also fit well in this location.

Staff has the following concerns regarding the proposed design:

- **Material/Color Monotony with Adjacent House.** The petitioner for this project is the same architect as the adjacent newer house to the south, which received Design Commission approval in 2017. The current proposed design has the same color white siding, black windows, black shingle roofing, and black standing seam metal porch roof as the adjacent house. The Design Commission should evaluate if one or more of these material colors should be changed to avoid monotony with the adjacent house.
- **Modern Porch Railing.** The proposed design has an authentic historic appearance, except for the front porch railing which is a modern cable railing system with stainless steel posts. The cable railing is a subtle detail, but it seems inconsistent with this style house. Additionally, the intermediate stainless-steel railing posts have an irregular spacing from the primary porch columns, which are recommended to be centered for a more balanced appearance.

Staff recommends approval of the proposed design with a comment to evaluate if the siding color, window color, roof shingle color, and/or standing seam porch roof color should be changed to avoid monotony with the adjacent house to the south; and to evaluate the appearance of the proposed modern front porch cable railing system with the traditional style of the house. It is also recommended that the intermediate railing posts be centered between the porch columns for a more balanced appearance.

Chair Fitzgerald asked if the petitioner had any comments at this time.

Tom Budzik said that the owner of the proposed new home is also the owner of the home next door, and they are very decided on the white color being proposed for the new home, which they will be looking at every day. They want a traditional farmhouse style and they are okay with updating the railing to a more traditional style.

Chair Fitzgerald asked if there was any public comment on the project at this time and Mr. Hautzinger said there was none.

The commissioners presented their comments. Commissioner Eckhardt said he noticed the similarity between the 2 homes and he actually liked it because the homes would be good neighbors with each other. He was okay with the white and black color scheme, which he likes very much. In terms of the railing design, he was okay either way; he sees a lot of mix and match in the design and felt it should be the owner's choice. Otherwise, he felt it was a great home and he had no issue with it.

Commissioner Kingsley said it was a really nice home, and she did not see a monotony code issue here because the style of the new home is so different, although the materials may be the same. She really liked the porch railing being proposed, which makes it look more authentic. She made a recommendation that the petitioner consider lining up the double frieze boards on the side elevations with the top of the windows, to eliminate the gap of siding above the windows. She had no further comments.

Commissioner Kubow did not have much to add; the more he looks at the home, the more he likes it. It is very minimal, elegant, and clean. In terms of monotony, he agreed with the other commissioners that there are enough differences between this home and the home to the south that he saw no issues. He agreed with Commissioner Kingsley's suggestion to lower the frieze boards for a more consistent look, and he was okay with either railing design. Commissioner Kubow added that although he wished the proposed design was more modern, because he loved seeing more modern farmhouse designs that push the envelope, he felt the design was well done and he was in support of the new home.

Commissioner Seyer agreed with the comments made by the other commissioners. He said it was a very nice design and he liked the fact that all four elevations have a different look. He agreed with Commissioner Kingsley's recommendation about the frieze boards, and he also agreed with the idea of a more modern railing on the front, although he was okay with a more traditional design if the owner preferred. He did feel that the railing post located to the right of the steps was unnecessary and looks odd where it is located. He had no further comments.

Chair Fitzgerald agreed with the comments already made and said the design looked great on all four sides of the home; it is a classic look. He liked the railing as proposed, although he suggested the handrail going up the stairs be level with the handrail going across the porch. He had no further comments.

Chair Fitzgerald asked again if there was any public comment on the project and Mr. Hautzinger said there was none.

A MOTION WAS MADE BY COMMISSIONER ECKHART, SECONDED BY COMMISSIONER KINGSLEY, TO RECOMMEND APPROVAL OF THE PROPOSED DESIGN FOR A NEW SINGLE-FAMILY HOME TO BE LOCATED AT 129 S. HIGHLAND AVENUE. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS RECEIVED ON 7/09/20, 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 RECOMMENDATION TO CONSIDER LOWERING THE FASCIA FRIEZE BOARD TO MEET THE WINDOW HEADS ON THE SECOND FLOOR ELEVATION.
2. A RECOMMENDATION TO ALIGN THE TOP OF THE HANDRAILS ON EACH SIDE OF THE FRONT STEPS WITH THE HORIZONTAL HANDRAIL ACROSS THE FRONT PORCH.
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 RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

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

ITEM 2. SIGN VARIATION REVIEW

DC#20-041 – Verizon Wireless – 375 E. Palatine Rd.

Tracey Diehl, representing *Expedite the Diehl*, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. Verizon Wireless is located in a free-standing outlot building facing Palatine Road within the Town and Country Shopping Center. The building currently has three wall signs, with one sign located on each side of the building facing north, west, and south, as well as one ground sign facing Palatine Road. At this time, the petitioner is seeking a sign variation to allow a fourth wall sign to be located on the east wall of the building as follows:

1. A variation from Chapter 30, Section 30-402, Number, to allow four wall signs where only one sign is allowed.
2. A variation from Chapter 30, Section 30-403, Dimensions, to allow a total of 109.2 sf of wall signs where only 81 sf is allowed.

Per Chapter 30 Sign Code, one wall sign is allowed per street frontage. Therefore, per code, Verizon Wireless is only allowed one wall sign on the north wall facing Palatine Road at a maximum size of 81 sf. However, in 2009, sign variations were approved to allow three "Verizon Wireless" wall signs on the building for a total combined size of 152 sf. In 2018, Verizon rebranded and omitted "wireless" from their signs, resulting in a reduced total combined size of 81.9 sf. At this time, the petitioner is seeking a sign variation to allow a fourth "Verizon" wall sign to be located on the east wall of the building for a total combined size of 109.2 sf.

In addition to the wall signs, there is one existing Verizon ground sign facing Palatine Road that will remain. The ground sign was approved in 1981 per Ordinance 81-114. The existing ground sign complies with the requirements of the Ordinance, so a variation is not required.

Mr. Hautzinger presented the previous sign variation history for this location. In 1981, Wag's restaurant was approved for 3 wall sign variations through Ordinance 81-114, with the square footages shown in the table in the Staff report. A free-standing ground was authorized by the Ordinance 81-114 with the following stipulations: 4'-4" high by 9'-2" wide, total area of 40 square feet, on a base of one and one-half feet high.

In 1992, Shoney's restaurant replaced the Wag's restaurant. Shoney's wall signage followed the regulations of Ordinance 81-114, and was less than permitted by the ordinance. Shoney's restaurant used the same ground sign, same square footage and altered only the name.

In 1994, Boston Market was issued permits for 3 larger wall signs. The Boston Market sign permits were issued in error, and no variations were granted for the additional square footage of the wall signs. The Boston Market signs were therefore illegal non-conforming and the Village does not allow perpetuation and continuance of illegal non-conforming signs. The wall signs were issued in violation of Ordinance 81-114 as they were larger than was previously approved. The Boston Market signs were non-compliant. Boston Market ground sign height was 5'-0" high by 8'-0" wide, total area of 40 square feet, on a base of one and one-half feet high, and therefore exceeded the Ordinance 81-114 requirements.

The square footages and number of signs for each of the previous tenants were provided in the Staff Report. None of the previous tenants were allowed signs on all four sides of the building.

The petitioner has submitted a letter addressing the sign variation criteria, stating that the proposed signage is necessary to help customers find the business within the shopping center since there are multiple points of entry from adjacent roads. Additionally, the petitioner feels the sign is necessary to remain competitive with the adjacent AT&T store that has multiple wall signs. The adjacent AT&T store signage was updated in 2017. Variations were approved in 2011 to allow additional wall signs due to the unique layout and orientation of the building.

In 2009, when Verizon requested a variation for three wall signs, Staff was in support of a variation for only 2 wall signs for Verizon because that is consistent with other outlot buildings in the Village, such as at Olive Garden and Chili's which each have two wall signs and a ground sign. However, the Design Commission and the Village Board felt that this was a unique location with difficult visibility, so all three signs were approved.

At this time, Staff maintains the position that signage on all four sides of the building would be excessive and would contribute to an unfair advantage. Allowing wall signs on all sides of a building would set a bad precedent for other businesses throughout the Village. In the history of this building, none of the previous tenants had signage on all four sides of the building. Code allows one wall sign per street frontage. Each variation request should stand on its own merits and should not refer to prior precedents. However, the adjacent AT&T store has two street frontages, with signage on three sides, where Verizon only has a single street frontage and is requesting signage on four sides of the building, which is excessive. Additionally, the previous AT&T variation approvals were a different situation, largely due to the unique shaped property. It should be noted that AT&T has illegal window signs, covering 100% of the window where only 40% coverage is allowed. The illegal AT&T window signage has been referred to the Building Department for code enforcement.

Staff has suggested to the petitioner to consider other code compliant signage options such as awnings with signage on the east and west elevations. This would enhance the building architecture and give the petitioner additional signage that they are seeking without variations. Additionally, it is encouraged that Verizon enhance the entry feature of the building to create a more prominent appearance and enhance their brand identity, in lieu of adding more signage.

Staff is recommending denial of the following sign variations for Verizon at 375 E. Palatine Road:

1. A variation from Chapter 30, Section 30-402, Number, to allow four wall signs where only one sign is allowed.
2. A variation from Chapter 30, Section 30-403, Dimensions, to allow a total of 109.2 sf of wall signs where only 81 sf is allowed.

Ms. Diehl said that she is representing Verizon Wireless. The issue is that when entering the property from east Rand Road into the parking lot, the sign on the south wall (Sign#3) of the Verizon building is not visible, there are some trees that block it. Verizon feels that signage is really necessary on this elevation because there are 2 handicap parking spaces on this elevation, as well as other parking, and something is needed to identify this destination for motorists coming from east Rand Road when entering in through the shopping center. She added that they have reduced their signage substantially to what was previously approved, and adding this fourth wall sign would still be under the square footage of any previous variances. She welcomed any questions at this time.

Chair Fitzgerald asked if there was any public comment on the project and Mr. Hautzinger said there were none at this time.

The commissioners gave their comments. Commissioner Kingsley understood Staff's hesitation to support a fourth sign because of setting a precedent for other properties, but she also understood the hardship that the petitioner has, and the fact that Verizon's new logo is smaller and more condensed than previous signage. She had no issues with the current sign variation request and preferred not to see awnings as suggested by Staff because there are no other awnings on the building. She was in support of what is being proposed.

Commissioner Kubow agreed with Commissioner Kingsley. Although he felt the hardship was not strong enough at first to warrant the variation request, given the reduced size of the sign being proposed and that it is simplistic and not obnoxious in any way, he was in support of the fourth sign being proposed; however, he wanted to hear comments from the other commissioners.

Commissioner Seyer acknowledged the unique location and the circulation and traffic at this site. He could see the point of having a fourth sign and he was in support of the variation request as proposed. He also felt that awnings would be more distracting than just the simplicity of the fourth wall sign. He understood the precedent that would be set with a fourth wall sign, but in this specific case, he felt it was warranted because the fourth sign would help define the building's use in a nice way. He was in support of the variation.

Commissioner Eckhardt agreed with the comments made by the other commissioners and was in support of the variation request.

Chair Fitzgerald agreed as well; these buildings are unique in their location and they need help for people coming in through all the various entrances to the parking lot.

Chair Fitzgerald again asked if there was any public comment on the project and Mr. Hautzinger said there were none.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER SEYER, TO RECOMMEND APPROVAL TO THE VILLAGE BOARD OF TRUSTEES OF THE FOLLOWING SIGN VARIATION REQUEST FOR VERIZON WIRELESS LOCATED AT 375 E. PALATINE ROAD:

1. A VARIATION FROM CHAPTER 30, SECTION 30-402, NUMBER, TO ALLOW FOUR WALL SIGNS WHERE ONLY ONE WALL SIGN IS ALLOWED.
2. A VARIATION FROM CHAPTER 30, SECTION 30-403, DIMENSIONS, TO ALLOW A TOTAL OF 109.2 SF OF WALL SIGNS WHERE ONLY 81 SF IS ALLOWED.

THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE PLANS DATED 6/2/20, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING CONDITION:

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

Mr. Hautzinger clarified for the petitioner that the Design Commission is recommending approval to the Village Board, and that the Village Board has final approval for sign variations. Ms. Diehl understood and wanted to go on record to state that the reason why Verizon did not respond to Staff's suggestion to consider code compliant awnings with signage instead of the fourth wall sign, is because they felt an awning would require a consistent amount of maintenance that is not necessarily readily available, and an awning would be black in nature and need constant cleaning. An awning would not remain as attractive on that elevation as a wall sign would.

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

ITEM 3. OTHER BUSINESS

DC Budget 2021

Mr. Hautzinger explained that the proposed budget for year 2021 is \$500, which is the same amount as the the current year 2020. The commissioners had no comments.

Chair Fitzgerald asked if there was any public comment on the project and Mr. Hautzinger said there was none.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE DESIGN COMMISSION BUDGET FOR YEAR 2021, AS PROPOSED.

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

ITEM 3. OTHER BUSINESS

Alan F. Bombick Award – Preliminary Discussion

Mr. Hautzinger explained that nominations for this award are chosen from completed construction projects, not from design drawings, which can take a few years from when a project is approved by the Design Commission. After reviewing the Design Commission project database and visiting sites, Staff compiled a list of possible nominations for 2020, both single-family and commercial, and presented them for discussion tonight. He also encouraged nominations from the commissioners as well.

After reviewing Staff's nominations, the commissioners questioned whether there were enough single-family projects being considered this year. Mr. Hautzinger added that many promising projects are still under construction at this time, and the format for the presentation of this year's award is in question because of no in-person Village Board meetings at this time. He suggested an option to defer the award to cast a wider net with nominations and an appropriate presentation ceremony next year.

Commissioner Kingsley felt that more single-family nominations were needed and she asked Staff to provide the commissioners with a list of homes that were approved by the Design Commission in the year that construction might now be complete. She was not opposed to deferring the award until next year due to the inability to meet in-person, and she suggested giving out two awards in each category next year. Commissioner Kubow agreed that a wider pool of nominations was necessary and a list of approved projects from Staff would be a huge help. He was also not opposed to waiting until next year to present the award. Mr. Hautzinger reiterated that many projects are still under construction and he did not have access to construction timelines; however, he was happy to compile a list of approved Design Commission projects that the commissioners can review.

The commissioners reviewed Staff's nominations for commercial projects. Commissioner Kingsley wanted to see additional nominations here as well. Commissioner Kubow liked 2 of the 3 nominations presented tonight and wanted to visit those locations. Commissioner Eckhardt said he wanted to continue to honor Alan Bombick and he was not comfortable skipping a year for this award. He felt the nominations presented by Staff were adequate to consider for the award this year, with any additional nominations from the commissioners. The commissioners agreed to continue this discussion at the next meeting, with any additional nominations from them to be included.

ITEM 4. GENERAL MEETING

There was no discussion.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO
ADJOURN THE MEETING AT 7:30 PM.

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

DRAFT



**Design Commission
8/11/2020**

Item: DC#20-043 - 1161 N. Beverly Ln. - SF/Teardown

Department: Planning & Community Development

Requested Action

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

Recommendation

It is recommended that the Design Commission evaluate the proposed architectural design for the new (teardown) single-family home to be located at 1161 N. Beverly Lane. This recommendation is subject to compliance with the revised architectural plans received 7/13/20, 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 recommendation to add some masonry accent to fit the character of the neighborhood.
2. A recommendation to consider a revised design with a detached garage.
3. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, 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.
4. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

Description

Staff Report

Supporting Documents

Type

Board or Commission Report

Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 1161 N. Beverly Lane
Project Address: 1161 N. Beverly Lane
Prepared By: Steve Hautzinger

Date Prepared: August 5, 2020

PETITION INFORMATION:

DC Number: 20-043
Petitioner Name: Kevin Purdom
Petitioner Address: JRC Design Build
1275 E. Davis Street
Arlington Heights, IL 60005
Meeting Date: August 11, 2020

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

ANALYSIS:

Summary

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

The petitioner is proposing to demolish an existing single-story residence with attached one-car garage to allow construction of a new two-story residence with an attached, two-car garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 10,157 square feet and the proposed residence will have approximately 3,211 square feet. The project does comply with the R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 30 feet Side: 7.47 feet Exterior Side: 33.76 feet Rear: 30 feet	Front: 30.44 feet Side: 7.52 feet Exterior Side: 33.77 feet Rear: 30.15 feet
Building Height	25 feet to the midpoint	24.8 feet to the midpoint
FAR	4,501 SF	3,211 SF
Building Lot Coverage	3,555 SF	2,190 SF
Impervious Surface Coverage Total	5,079 SF	3,205 SF

The existing neighborhood consists of primarily smaller scale, single-story and one-and-a-half-story residences with detached garages. However, there are a number of houses, approximately ten, along the street that have been expanded with full second floor additions. The subject property is a unique pie-shaped corner lot, located between two of the original smaller scale houses, but seven of the expanded two-story homes are located across the street.

The proposed massing is very nicely broken down with a single-story front porch and single-story garage roofline that helps the house to fit in with the scale of the adjacent homes. The all siding exterior has a nice appearance, but all of the houses in this neighborhood do have some masonry incorporated in the design, which the proposed design lacks. The attached garage is nicely incorporated into the design and massing, but the garage doors will have a prominent appearance in this neighborhood of primarily detached garages. An ideal design in this location would include a detached garage in the rear.

RECOMMENDATION:

It is recommended that the Design Commission evaluate the proposed architectural design for the new (teardown) single-family home to be located at 1161 N. Beverly Lane. This recommendation is subject to compliance with the revised architectural plans received 7/13/20, 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 recommendation to add some masonry accent to fit the character of the neighborhood.
2. A recommendation to consider a revised design with a detached garage.

3. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, 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.
4. Compliance with all applicable Federal, State, and Village codes, regulations and policies.



August 5, 2020

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 20-043

LEGEND
A = ASSUMED
C = CALCULATED
CH = CHORD
CL = CENTERLINE
D = DEED
E = EAST
F.I.P. = FOUND IRON PIPE
F.I.R. = FOUND IRON ROD
FT. = FEET/FOOT
L = ARC LENGTH
M = MEASURED
N = NORTH
NE = NORTHEAST
NW = NORTHWEST
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R = RECORD
RAD = RADIUS
R.O.W. = RIGHT OF WAY
S = SOUTH
S.I.P. = SET IRON PIPE
S.I.R. = SET IRON ROD
SE = SOUTHEAST
SW = SOUTHWEST
W = WEST

CHAIN LINK FENCE
WOOD FENCE
METAL FENCE
VINYL FENCE
EASEMENT LINE
SETBACK LINE
INTERIOR LOT LINE

PLAT OF SURVEY OF

LOT 24 IN BLOCK 4 IN ARLINGTON GREENS, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 1408517.



20' 10' 0' 20'

BASIS OF BEARING:
NORTH LINE OF LOT 24 AS FOUND MONUMENTED
AND OCCUPIED PER RECORD SUBDIVISION.

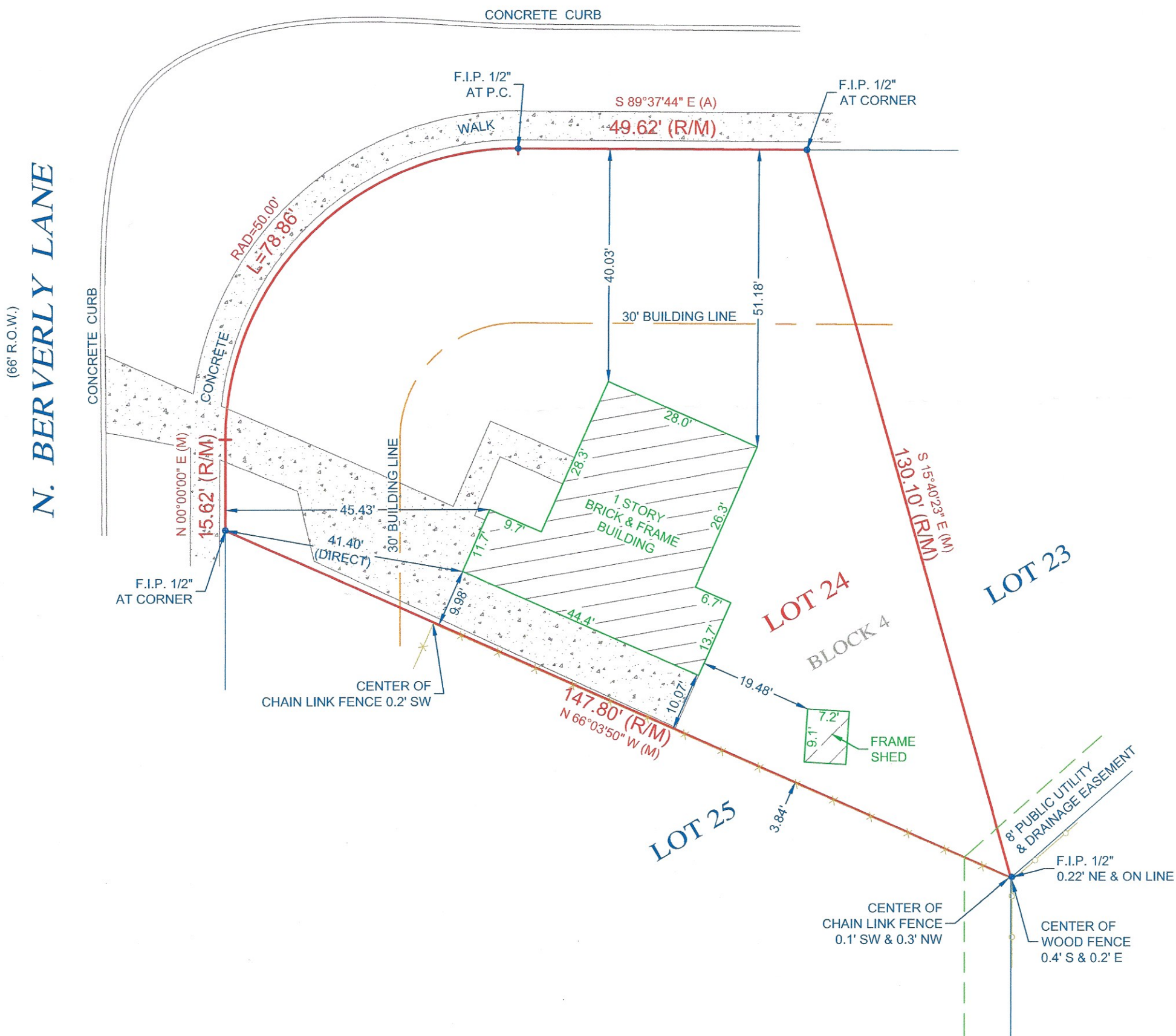
S 89°37'44" E (A)

AREA OF SURVEY:

"CONTAINING 10,157 SQ. FT. OR 0.23 ACRES MORE OR LESS"

(66' R.O.W.)

N. BEVERLY LANE



NOTE: SOME IMPROVEMENTS MAY NOT BE SHOWN HEREON DUE TO SNOW COVER AT TIME OF SURVEY.

NOTE:

1. ALL TIES SHOWN ON THIS SURVEY ARE MEASURED TO THE BUILDING'S SIDING (BRICK, FRAME, STUCCO, METAL, ETC.) AND NOT TO THE FOUNDATION, UNLESS NOTED OTHERWISE.
2. ROOF LINES AND OVERHANGS ARE TYPICALLY NOT SHOWN HEREON.
3. COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE.
4. NO DIMENSIONS SHALL BE ASSUMED BY SCALING.

ADDRESS COMMONLY KNOWN AS 1161 N. BEVERLY LANE
ARLINGTON HEIGHTS, ILLINOIS

CLIENT ROBBINS SALOMON AND PATT

FIELDWORK DATE (CREW) 03/10/2020 (BV/JV)

DRAWN BY: R.S. REVISED: JOB NO. 20-02-0487



Morris Engineering, Inc.
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
FAX: (630) 271-0774
WEBSITE: WWW.ECIVIL.COM

STATE OF ILLINOIS }SS
COUNTY OF DUPAGE

I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT "THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY," AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

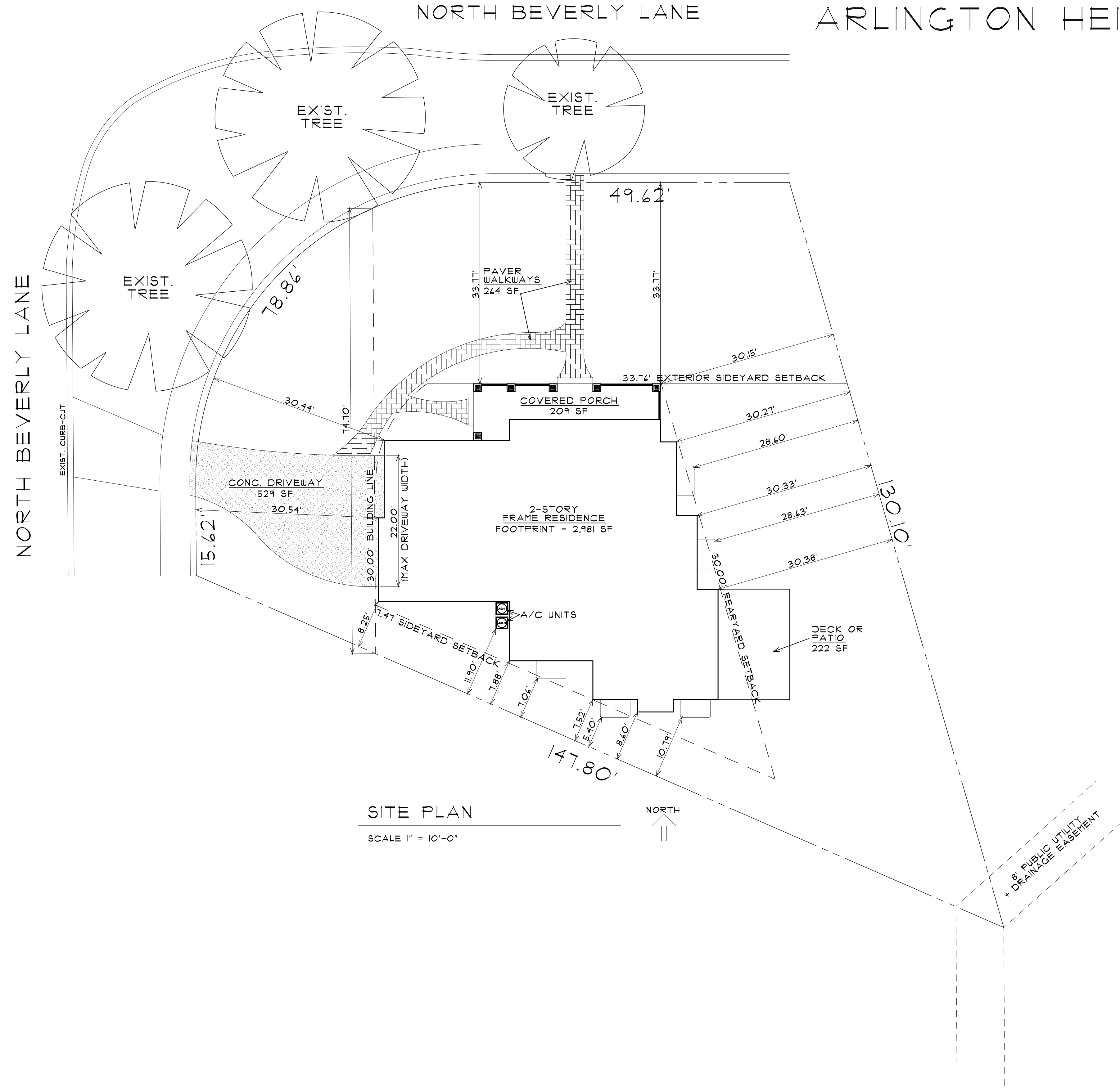
DATED, THIS 11TH DAY OF MARCH, A.D.,
2020, AT LISLE, ILLINOIS.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2317
LICENSE EXPIRATION DATE NOVEMBER 30, 2020
ILLINOIS BUSINESS REGISTRATION NO. 184-001245



BEVERLY RESIDENCE

1161 NORTH BEVERLY LANE
ARLINGTON HEIGHTS, ILLINOIS 60004



ZONING CALCULATIONS - (R-3)	
LOCATION	REQUIRED AREA (SQ. FT.)
LOT	10,151
MAX F.A.R. $3,938 + [(LA-8750) \times 0.4]$	4,500.8
PROPOSED F.A.R.	3,211
MAX BUILDING LOT COVERAGE [35%]	3,554.95
PROPOSED LOT COVERAGE	2,190
MAX IMPERVIOUS COVERAGE [50%]	5,078.5
PROPOSED IMPERVIOUS COVERAGE	3,205
LOCATION	PROPOSED AREA (SQ. FT.)
1ST FLOOR	1,400
2ND FLOOR	1,430
BASEMENT > 50% BELOW GRADE	---
GARAGE	581
COVERED PORCH	209
IMPERVIOUS SURFACES	1,015

SETBACKS - [R-3]		
LOCATION	REQUIRED DIMENSION	PROPOSED DIMENSION
FRONTYARD	30.00'	30.44'
EXTERIOR SIDEYARD	33.14'	33.11'
INTERIOR SIDEYARD	1.41'	1.52'
REARYARD	30.00'	30.15'
HEIGHT	25'-0" [MEAN]	24'-9" [MEAN]

NEIGHBOR SETBACKS - [SEE MAP]	
ADDRESS	DIMENSION
1161 NORTH BEVERLY	40.03'
1179 NORTH BEVERLY	30.42'
1185 NORTH BEVERLY	30.83'
AVERAGE	33.14'

PROPOSED 2-STORY
FRAME RESIDENCE

1-12-20 RELEASED FOR
DESIGN COMMISSION REVIEW

BEVERLY
RESIDENCE

THOMAS
BUCKLEY
ARCHITECT

P.O. BOX 95624
HOFFMAN ESTATES, IL 60195
TEL. 847-310-9530 e-mail:
tom@thomasbuckleyarchitect.com

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

CERT. NO. 00100873
EXP. 11-30-20 DATE

1161 N. BEVERLY LN.
ARLINGTON HEIGHTS, IL

2020-013DC2
JF TB

1-8-20

6-1
OF

NORTH BEVERLY LANE



1164 N. BEVERLY LN.
(ACROSS-R)



1160 N. BEVERLY LN.
(ACROSS)



1156 N. BEVERLY LN.
(ACROSS-L)

NORTH BEVERLY LANE

NORTH
↑
BEVERLY RESIDENCE
1161 NORTH BEVERLY LANE



1161 N. BEVERLY LN.
(SUBJECT)



1179 N. BEVERLY LN.
(RIGHT-1)



1185 N. BEVERLY LN.
(RIGHT-2)



1157 N. BEVERLY LN.
(LEFT-1)



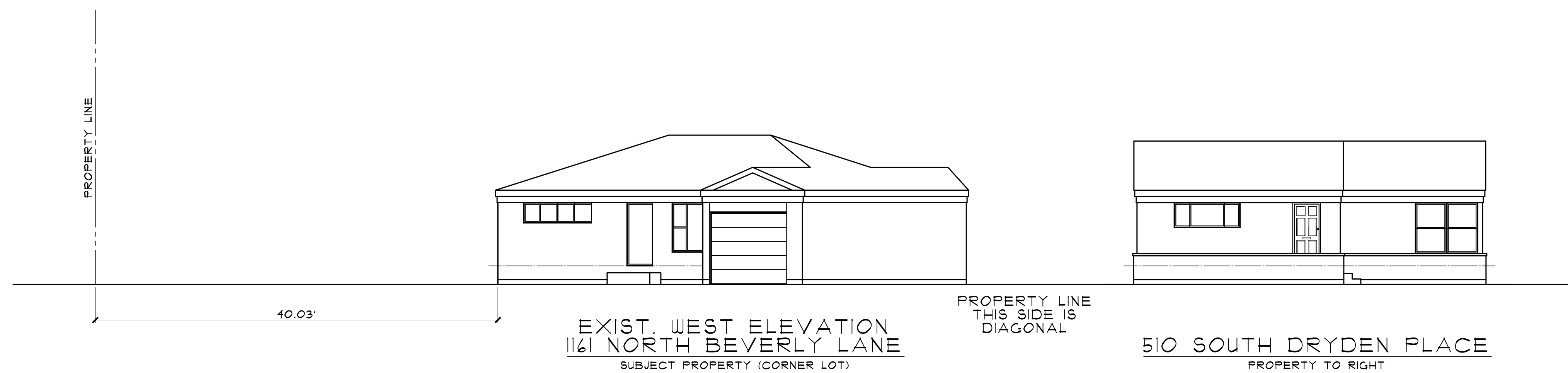
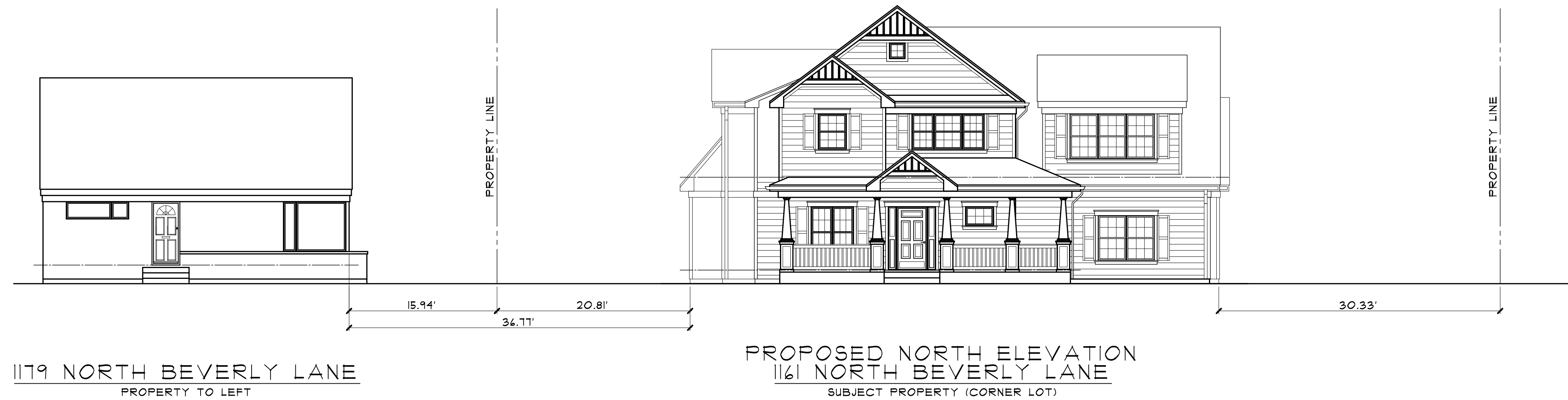
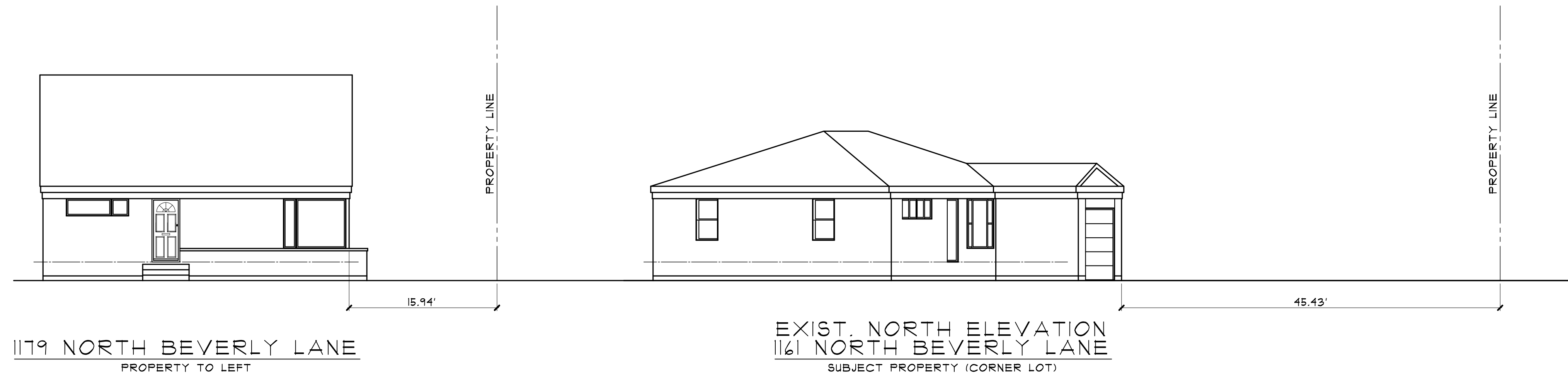
1158 N. DRYDEN AVE.
(RIGHT-3)



1151 N. BEVERLY LN.
(LEFT-2)



1149 N. BEVERLY LN.
(LEFT-3)



PROPOSED + EXISTING
ELEVATION STUDIES
SCALE 1/8" = 1'-0"

	PROPOSED 2-STORY FRAME RESIDENCE	1-12-20 RELEASED FOR DESIGN COMMISSION REVIEW	BEVERLY RESIDENCE
	THOMAS BUCKLEY ARCHITECT		1161 N. BEVERLY LN. ARLINGTON HEIGHTS, IL
	P.O. BOX 95624 HOFFMAN ESTATES, IL 60195 TEL. 847-310-9530 e-mail: tom@thomasbuckleyarchitect.com	2020-013DC2 JF TB 1-8-20	A = 6 OF





NORTH ELEVATION

SCALE 1/4" = 1'-0"



WEST ELEVATION

SCALE 1/4" = 1'-0"



SOUTH ELEVATION

SCALE 1/4" = 1'-0"



EAST ELEVATION

SCALE 1/4" = 1'-0"

ELEVATION NOTES:

- WINDOW SIZES BASED ON GLASS SIZES; ROUGH OPENINGS TO BE VERIFIED W/ CHOSEN WINDOW MANUF. & CONTRACTOR PRIOR TO CONSTRUCTION
 - GLASS SIZES TO BE FOLLOWED AS CLOSE AS POSSIBLE PER DIFFERENT MANUF.
 - BEDROOM WINDOWS TO HAVE EGRESS HARDWARE & FOLLOW EGRESS REQ'MNTS AS LABELED ON ELEVATIONS.
 - WINDOWS IN WHICH THE BOTTOM EDGE OF THE WINDOW IS LESS THAN 18" ABOVE THE TOP OF THE FLOOR ARE REQUIRED TO BE TEMPERED.
 - FIELD VERIFY EMERGENCY ESCAPE & RESCUE OPENINGS IN SLEEPING ROOMS
- EGRESS WINDOW REQUIREMENTS
- PROVIDE A NET CLEAR OPENING OF 5.7 SF OR GREATER, ACHIEVED BY SIMPLY OPENING THE WINDOW
- PROVIDE A NET CLEAR OPENING OF 5.0 SF OR GREATER FOR GRADE LEVEL WINDOWS
- A MINIMUM CLEAR WIDTH OF 20"
- A MINIMUM CLEAR HEIGHT OF 24"
- A SILL HEIGHT OF LESS THAN 44" AFF
6. ALL NEW WINDOWS TO HAVE A MAX. U-FACTOR OF 0.32

INSTALL NUMBER OR ADDRESS PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
(IRC R319.1) MINIMUM 4" HIGH LETTERS, COLOR CONTRASTING W/ A BACKGROUND.

ELEVATION MATERIALS							
LOCATION	HATCH	DESCRIPTION	MANUF.	LOCATION	HATCH	DESCRIPTION	MANUF.
SIDING (1)		HORIZ CEMENTBOARD SIDING (LIGHT MIST IN COLOR)	JAMES HARDIE	TRIM + FASCIA		HARDIE TRIM (WHITE IN COLOR)	JAMES HARDIE
ROOFING (1)		ASPHALT SHINGLES (TWILIGHT BLACK IN COLOR)	OWENS CORNING	SOFFIT + FASCIA		ALUMINUM - VENTED (WHITE IN COLOR)	
WINDOWS		VINYL (BLACK IN COLOR)		COLUMNS		CEDAR (PAINTED WHITE)	
DOORS		(BLACK IN COLOR)		GUTTER, D/S		ALUMINUM (BLACK IN COLOR)	
GARAGE DOOR		(BLACK IN COLOR)		SHUTTER		BLACK IN COLOR	

PROPOSED 2-STORY
FRAME RESIDENCE

1-12-20 RELEASED FOR
DESIGN COMMISSION REVIEW

BEVERLY
RESIDENCE

THOMAS
BUCKLEY
ARCHITECT

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TEL. 847-310-9530 e-mail:
tom@thomasbuckleyarchitect.com

1161 N. BEVERLY LN.
ARLINGTON HEIGHTS, IL

2020-013DC2

JF TB

1-8-20

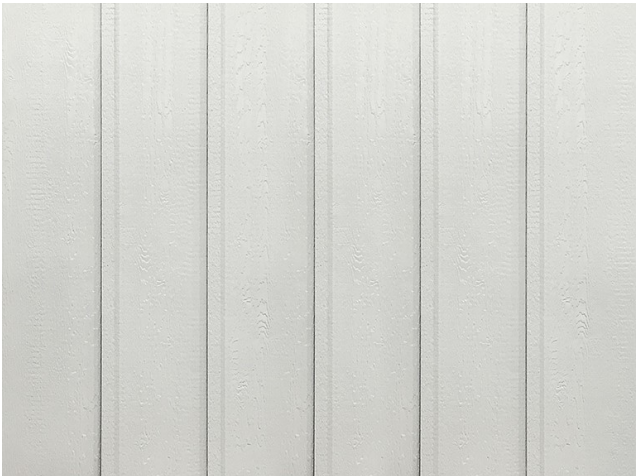
A - 5
OF



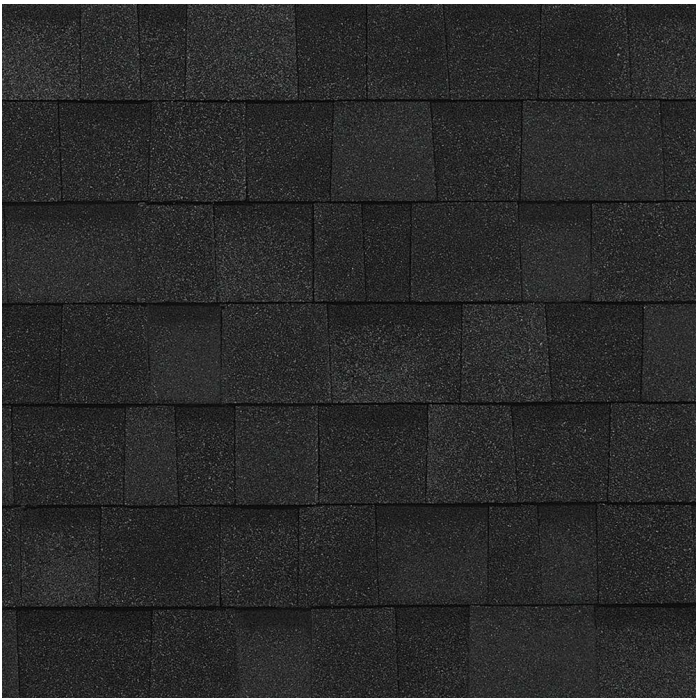
HORIZONTAL JAMES HARDIE BOARD SIDING - PEARL GRAY



JAMES HARDIE BOARD SHAKE SIDING - PEARL GRAY



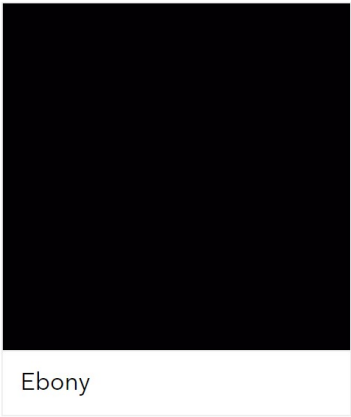
VERTICAL BOARD AND BATTEN - PAINT COLOR TO MATCH SIDING



BLACK - ONYX ASPHALT SHINGLES



BLACK STANDING SEAM METAL ROOF



WINDOWS AND DOORS



RESIDENCE
1161 North Beverly
ARLINGTON HEIGHTS, IL
60005

THESE DRAWINGS ARE NOT FOR CONSTRUCTION AND ARE FOR CONCEPT ONLY. DIMENSIONS, HEIGHTS, AND WALL LOCATIONS TO BE VERIFIED.

A5.2

06/09/2020



**Design Commission
8/11/2020**

Item: DC#20-051 - 1215 N. Walnut Ave. - SF/Teardown

Department: Planning & Community Development

Requested Action

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

Recommendation

It is recommended that the Design Commission evaluate the proposed architectural design for the new (teardown) single-family home to be located at 1215 N. Walnut Avenue. This recommendation is subject to compliance with the architectural plans received 7/15/20, 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 recommendation to add some masonry accent to fit the character of the neighborhood.
2. A recommendation to consider a revised design with a detached garage.
3. A recommendation that the front wall of the house be setback 35 feet to better fit with the existing context.
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, 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.
5. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:**Description**

Staff Report

Supporting Documents

Type

Board or Commission Report

Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 1215 N. Walnut Avenue
Project Address: 1215 N. Walnut Avenue
Prepared By: Steve Hautzinger

Date Prepared: August 5, 2020

PETITION INFORMATION:

DC Number: 20-051
Petitioner Name: Kevin Purdom
Petitioner Address: JRC Design Build
1275 E. Davis Street
Arlington Heights, IL 60005
Meeting Date: August 11, 2020

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

ANALYSIS:

Summary

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

The petitioner is proposing to demolish an existing single-story residence and detached one car garage to allow construction of a new two-story residence with an attached, two-car garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 7,922 square feet and the proposed residence will have approximately 3,533 square feet. The project does comply with the R-3 zoning requirements as summarized below.

	ALLOWED	PROPOSED
Setbacks	Front: 20 feet Side: 6 feet Side: 6 feet Rear: 30 feet	Front: 25.1 feet Side: 6.1 feet Side: 8.9 feet Rear: 50 feet
Building Height	25 feet to the midpoint	24.6 feet to the midpoint
FAR	3,565 SF	3,533 SF
Building Lot Coverage	2,773 SF	2,403 SF
Impervious Surface Coverage Total	3,961 SF	3,348 SF

The existing neighborhood consists of primarily smaller scale, single-story houses with detached garages. However, there are two teardowns with attached garages and two second-floor additions previously completed on this block. The subject property is located next to one of the two-story houses.

Overall, the proposed design is nicely done in a traditional style with a nice level of detailing on all sides of the house, and the single-story front porch and single-story garage roof helps the house to fit in with the scale of the adjacent homes. However, the following concerns:

1. Materials. The all siding exterior has a nice appearance, but all of the houses on this block have some masonry incorporated in the design, which the proposed design lacks.
2. Garage. The attached garage is nicely softened by the front porch which extends in front of it. However, the Design Commission should evaluate the proposed attached garage where the majority of the houses on the block have detached garages. An ideal design in this location would include a detached garage in the rear.
3. Front Setback. The 20' required front setback for this lot was established in 1924. However, the houses on this block are all setback approximately 35 feet. The front wall of the proposed house is setback 31.1 feet, with the front porch at 25.1 feet. It is recommended that the front wall of the house be setback 35 feet to better fit with the existing context.

RECOMMENDATION:

It is recommended that the Design Commission evaluate the proposed architectural design for the new (teardown) single-family home to be located at 1215 N. Walnut Avenue. This recommendation is subject to compliance with the architectural plans received 7/15/20, 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 recommendation to add some masonry accent to fit the character of the neighborhood.
2. A recommendation to consider a revised design with a detached garage.
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5. Compliance with all applicable Federal, State, and Village codes, regulations and policies.



August 5, 2020

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 20-043

LEGEND

A = ASSUMED
C = CALCULATED
CH = CHORD
CL = CENTERLINE
D = DEED
E = EAST
F.I.P. = FOUND IRON PIPE
F.I.R. = FOUND IRON ROD
FT. = FEET/FOOT
L = ARC LENGTH
M = MEASURED
N = NORTH
NE = NORTHEAST

NW = NORTHWEST
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R = RECORD
RAD = RADIUS
R.O.W. = RIGHT OF WAY
S = SOUTH
S.I.P. = SET IRON PIPE
S.I.R. = SET IRON ROD
SE = SOUTHEAST
SW = SOUTHWEST
W = WEST

CHAIN LINK FENCE
WOOD FENCE
METAL FENCE
VINYL FENCE
EASEMENT LINE
SETBACK LINE
INTERIOR LOT LINE

PLAT OF SURVEY OF

LOT FOURTEEN (14) IN BLOCK 11 IN THE NORTH WEST HIGHLAND A SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER (EXCEPT 2 ACRES IN THE EXTREME SOUTHEAST CORNER) OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

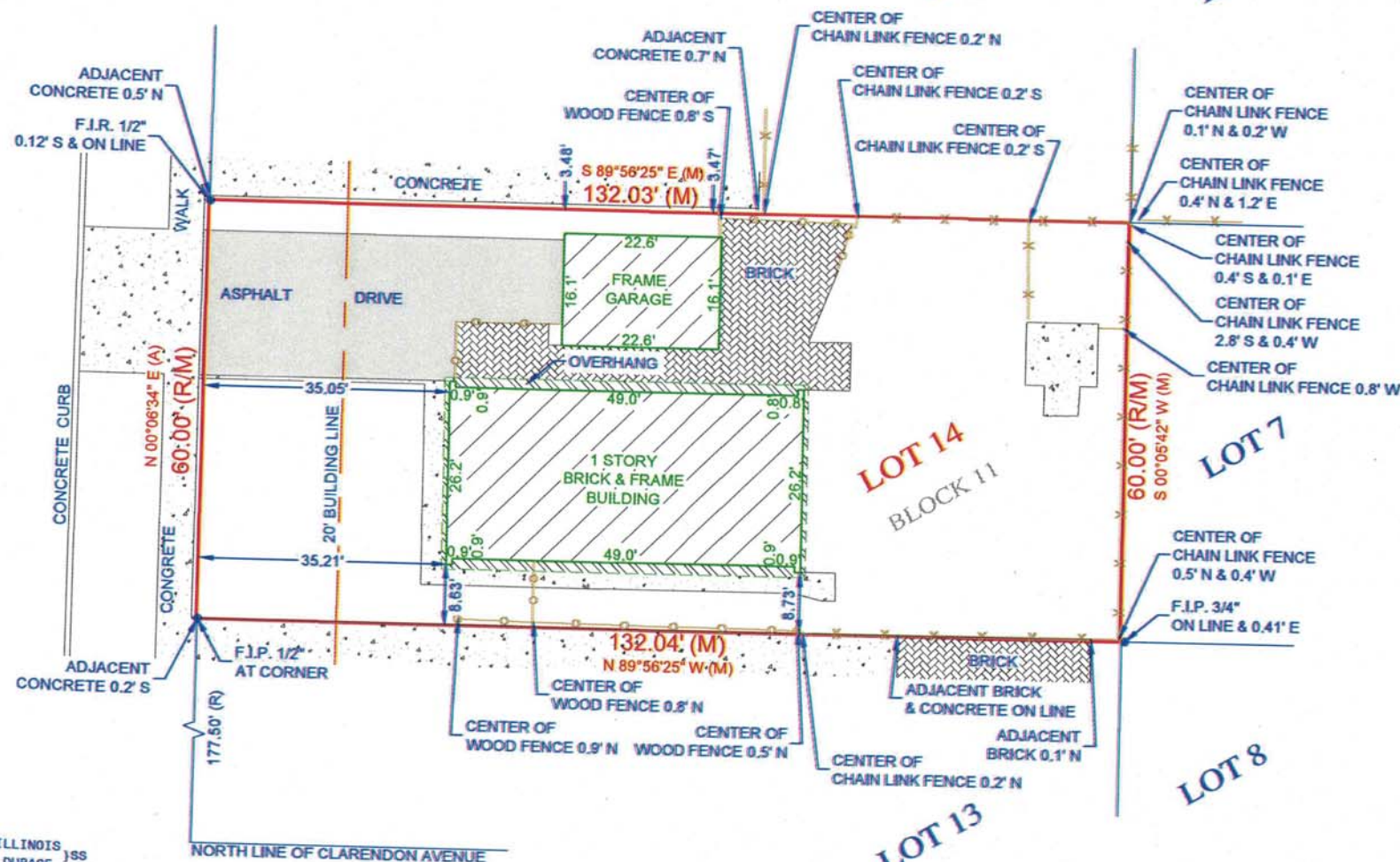
AREA OF SURVEY:
CONTAINING 7,922 SQ. FT. OR 0.18 ACRES MORE OR LESS



20' 10' 0 20'

BASIS OF BEARING:
EAST LINE OF N. WALNUT AVENUE AS FOUND
MONUMENTED AND OCCUPIED PER RECORD
SUBDIVISION.
N 00°06'34" E (A)

N. WALNUT AVENUE
(66' R.O.W.)



Morris Engineering, Inc.
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
FAX: (630) 271-0774
WEBSITE: WWW.ECIVIL.COM

STATE OF ILLINOIS
COUNTY OF DUPAGE

I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT "THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEY," AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED, THIS 24TH DAY OF DECEMBER, A.D. 2019,
AT LISLE, ILLINOIS.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3253
LICENSE EXPIRATION DATE NOVEMBER 30, 2020
ILLINOIS BUSINESS REGISTRATION NO. 184-002245



NOTE:

- ALL TIES SHOWN ON THIS SURVEY ARE MEASURED TO THE BUILDING'S SIDING (BRICK, FRAME, STUCCO, METAL, ETC.) AND NOT TO THE FOUNDATION, UNLESS NOTED OTHERWISE.
- ROOF LINES AND OVERHANGS ARE TYPICALLY NOT SHOWN HEREON.
- COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE.
- NO DIMENSIONS SHALL BE ASSUMED BY SCALING.

ADDRESS COMMONLY KNOWN AS 1215 N. WALNUT AVENUE
ARLINGTON HEIGHTS, ILLINOIS

CLIENT DROST KIVLAHAN MCMAHON & O'CONNOR LLC

FIELDWORK DATE (CREW) 12/23/2019 (BV/MH)

DRAWN BY: R.S. REVISED: JOB NO. 19-12-0313

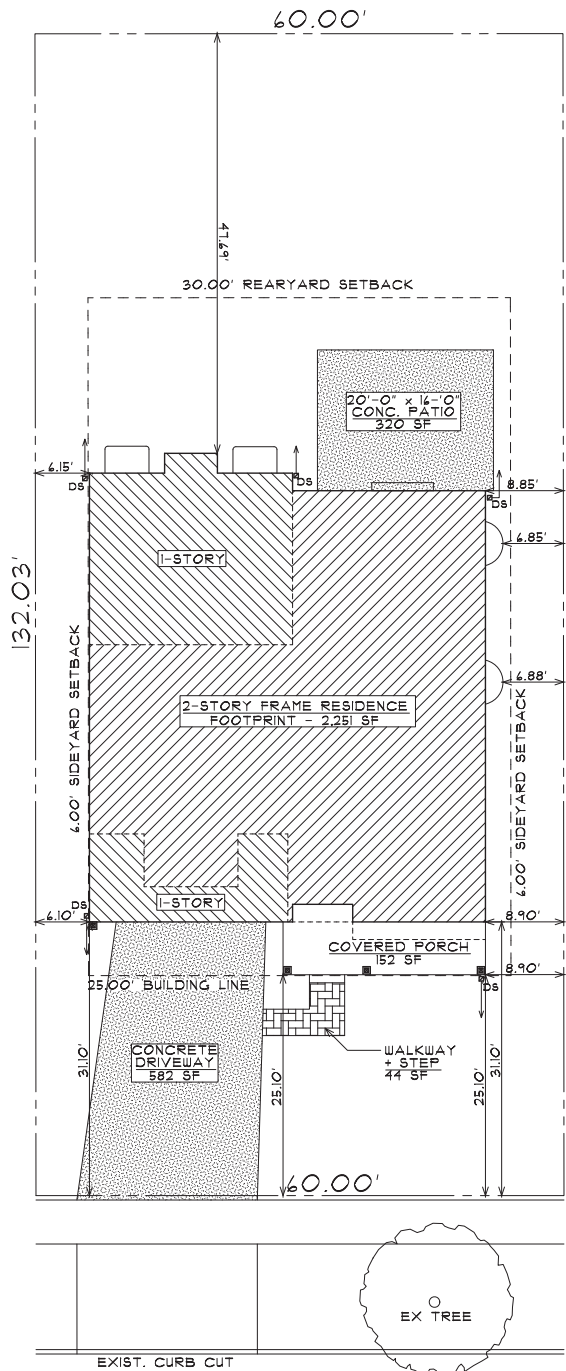
WALNUT RESIDENCE

1215 NORTH WALNUT AVENUE

ARLINGTON HEIGHTS, ILLINOIS 60004



RENDERING FACING SOUTHEAST



SITE PLAN

SCALE 1" = 10'-0"



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

ZONING CALCULATIONS - R-3	
LOCATION	REQUIRED AREA (SQ. FT.)
LOT	1,922.4
MAX F.A.R. - (45% LOT)	3,545.08
PROPOSED F.A.R.	3,533
MAX BUILDING LOT COVERAGE (35%)	2,112.84
PROPOSED LOT COVERAGE	2,403
MAX IMPERVIOUS COVERAGE (55%)	4,357.32
PROPOSED IMPERVIOUS COVERAGE	3,349
LOCATION	PROPOSED AREA (SQ. FT.)
FIRST FLOOR LIVING	1,764
SECOND FLOOR LIVING	1,682
GARAGE (-400)	487
COVERED OPEN PORCH	152
MISC. IMPERVIOUS SURFACES	946

SETBACKS - [R-3]		
LOCATION	REQUIRED DIMENSION	PROPOSED DIMENSION
FRONTYARD	25.00'	25.10'
INTERIOR SIDEYARD 10% LOT WIDTH	4.00'	4.10'
REARYARD	30.00'	41.69'
HEIGHT (MEAN)	25'-0"	24'-1 1/2"

PROPOSED TWO-STORY FRAME RESIDENCE

4-30-20 RELEASED FOR DESIGN COMMISSION REVIEW

THOMAS BUCKLEY ARCHITECT

P.O. BOX 95624
HOFFMAN ESTATES, IL 60195
TEL. 847-310-9530
tom@thomasbuckleyarchitect.com

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

CERT. NO. 00000001
EXP. 1-30-20 DATE

WALNUT RESIDENCE

1215 N WALNUT AVE
ARLINGTON HEIGHTS, IL

2020-03/DC

JF

4-30-20

G-1
OF TWELVE

WALNUT RESIDENCE

1215 NORTH WALNUT AVENUE

NORTH ←



1233 N. WALNUT AVE.
(LEFT-3)



1225 N. WALNUT AVE.
(LEFT-2)



1221 N. WALNUT AVE.
(LEFT-1)



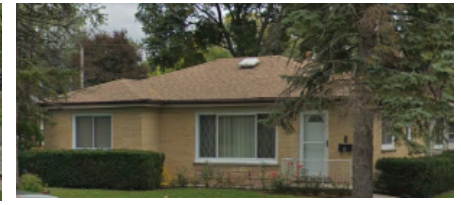
1215 N. WALNUT AVE.
(SUBJECT)



1211 N. WALNUT AVE.
(RIGHT-1)



1207 N. WALNUT AVE.
(RIGHT-2)



1203 N. WALNUT AVE.
(RIGHT-3)

NORTH WALNUT AVENUE



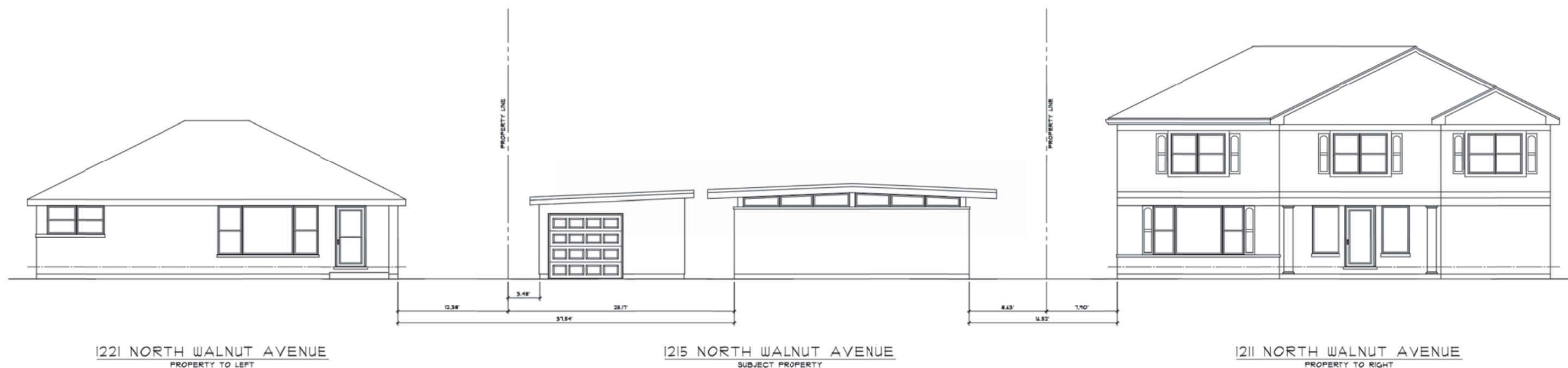
1222 N. WALNUT AVE.
(ACROSS-R)



1216 N. WALNUT AVE.
(ACROSS)



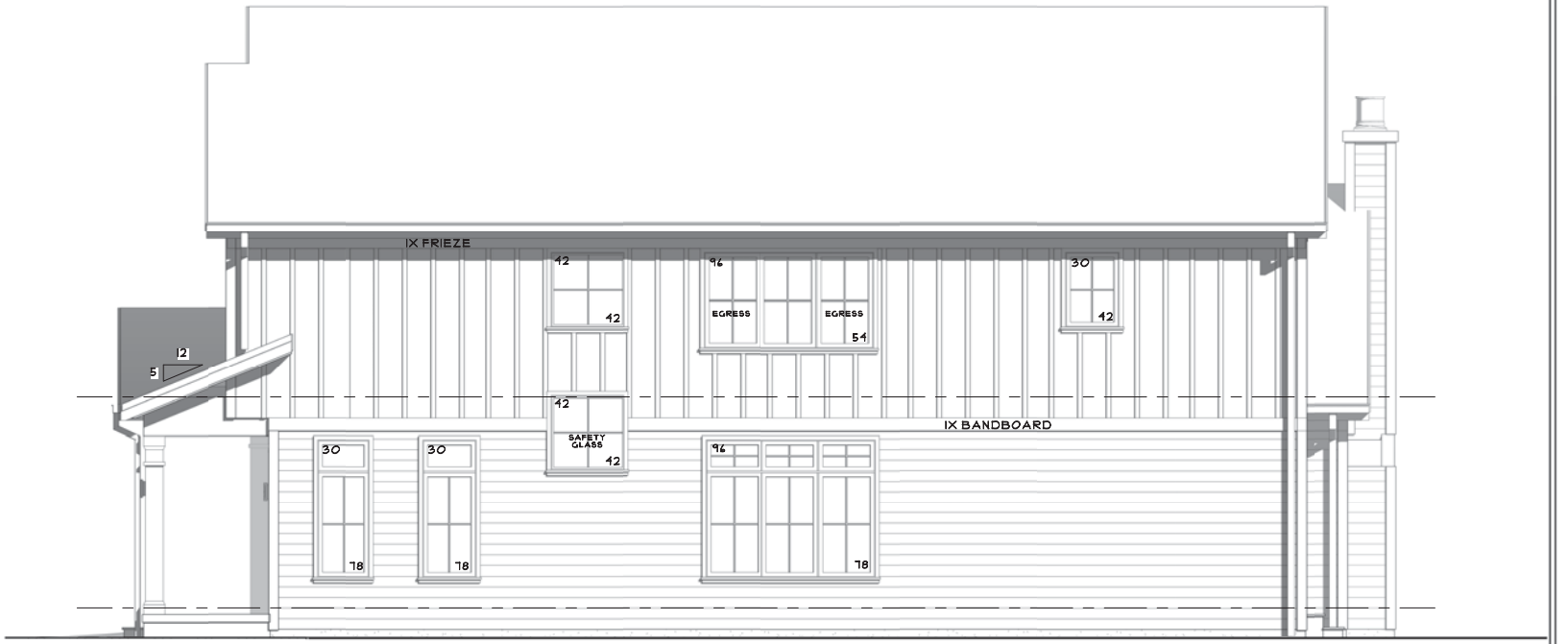
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(ACROSS-L)





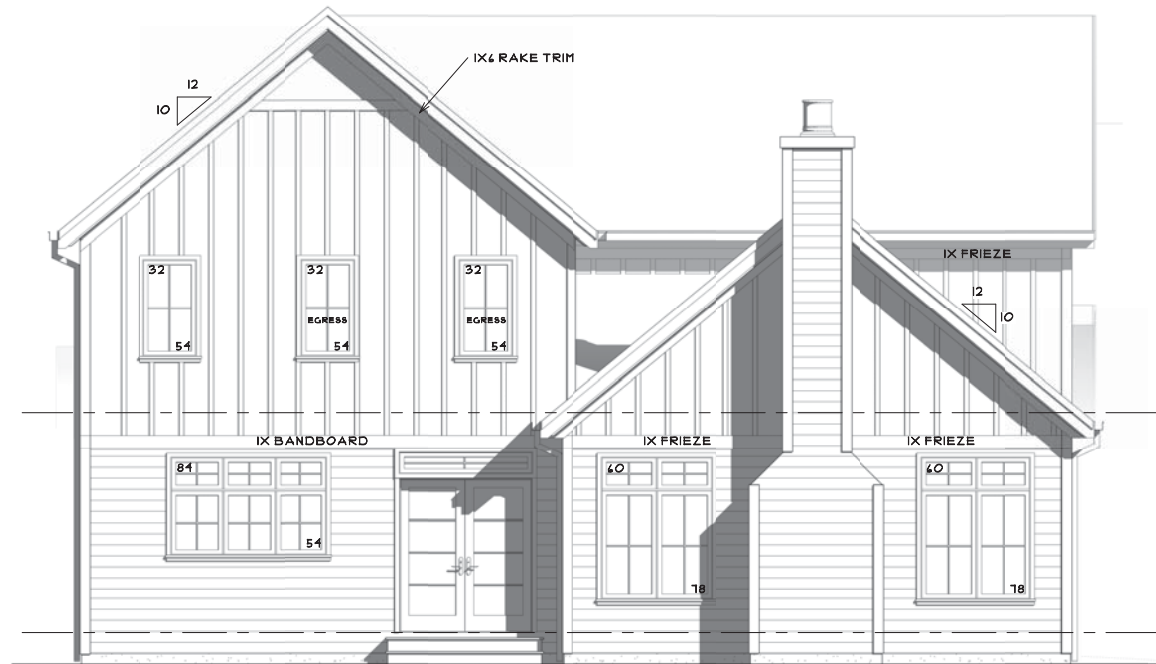
WEST ELEVATION

SCALE 1/4" = 1'-0"



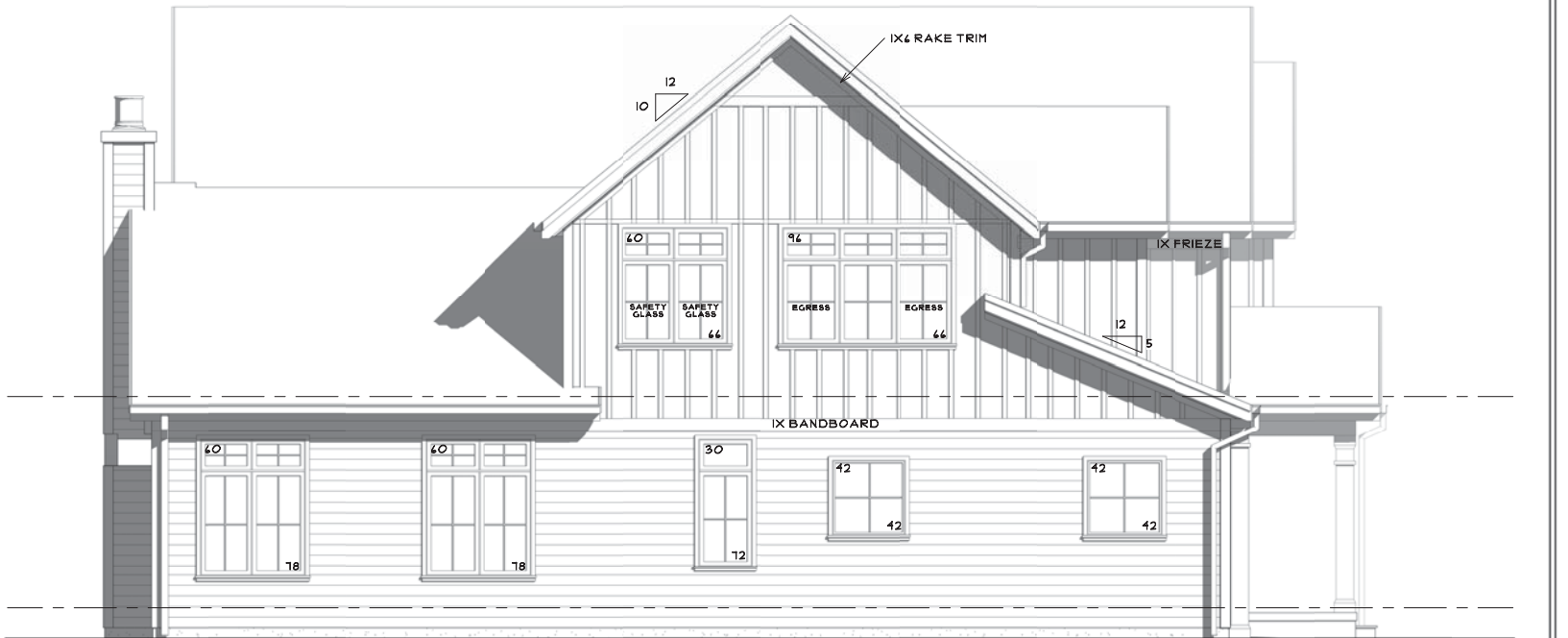
SOUTH ELEVATION

SCALE 1/4" = 1'-0"



EAST ELEVATION

SCALE 1/4" = 1'-0"



NORTH ELEVATION

SCALE 1/4" = 1'-0"

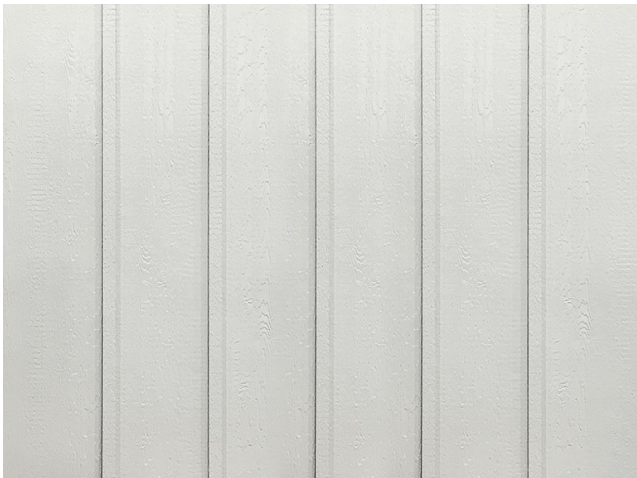
INSTALL NUMBER OR ADDRESS PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
(IRC R319.1) MINIMUM 4" HIGH LETTERS, COLOR CONTRASTING W/ A BACKGROUND.

ELEVATION MATERIALS							
LOCATION	HATCH	DESCRIPTION	MANUF.	LOCATION	HATCH	DESCRIPTION	MANUF.
SIDING (1)		HORIZ CEMENTBOARD SIDING (LIGHT MIST IN COLOR)	JAMES HARDIE	TRIM + FASCIA		HARDIE TRIM (WHITE IN COLOR)	JAMES HARDIE
SIDING (2)		VERTICAL BOARD + BATTEN (GREY IN COLOR)	JAMES HARDIE	SOFFIT		ALUMINUM - VENTED (WHITE IN COLOR)	
ROOFING (1)		ASPHALT SHINGLES (TWILIGHT BLACK IN COLOR)	OWENS CORNING	COLUMNS		CEDAR (LIGHT BROWN STAIN)	
ROOFING (2)		STANDING SEAM METAL ROOFING (BLACK IN COLOR)		GUTTER, D/S		ALUMINUM (WHITE IN COLOR)	
WINDOWS		VINYL (BLACK IN COLOR)		GARAGE DOOR		(BLACK IN COLOR)	
ENTRY DOOR		(BLACK IN COLOR)					

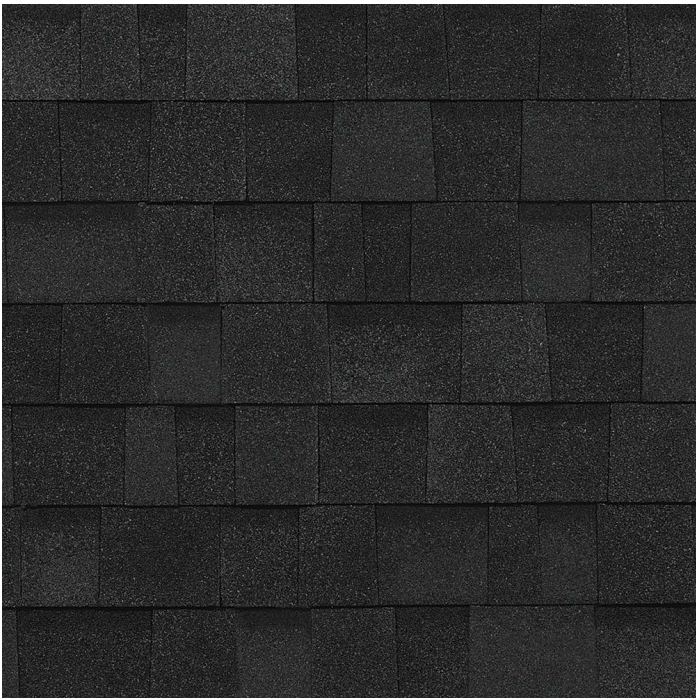
	PROPOSED TWO-STORY FRAME RESIDENCE	4-30-20 RELEASED FOR DESIGN COMMISSION REVIEW	WALNUT RESIDENCE
	P.O. BOX 95424 HOFFMAN ESTATES, IL 60191 TEL. 847-310-9530 tom@thomasbuckleyarchitect.com		1215 N WALNUT AVE ARLINGTON HEIGHTS, IL
	2020-031DC JP	4-30-20	OF TWELVE



HORIZONTAL JAMES HARDIE BOARD SIDING - PEARL GRAY



VERTICAL BOARD AND BATTEN - PAINT COLOR TO MATCH SIDING



BLACK - ONYX ASPHALT SHINGLES



BLACK STANDING SEAM METAL ROOF



Ebony

WINDOWS AND DOORS



Design Commission 8/11/2020

Item: DC#20-023 - Northwest Community Wellness Center - 900 W. Central Rd. / Sign Variation

Department: Planning & Community Development

Requested Action

1. A variation from Chapter 30, Section 30-701 Electronic Message Signs, to allow an electronic message sign facing Central Road, where electronic message signs may only be permitted at designated major arterial commercial corridors.
2. A variation from Chapter 30, Section 30-302.a, to allow a total of five ground signs, where only two ground signs are allowed.
3. A variation from Chapter 30, Section 30-302.a, to allow a ground sign with a 152-foot separation, where 800 feet minimum separation between ground signs is required.

Recommendation

It is recommended that the Design Commission evaluate the following sign variations for the Northwest Community Wellness Center at 900 W. Central Road:

1. A variation from Chapter 30, Section 30-701 Electronic Message Signs, to allow an electronic message sign facing Central Road, where electronic message signs may only be permitted at designated major arterial commercial corridors.
2. A variation from Chapter 30, Section 30-302.a, to allow a total of five ground signs, where only two ground signs are allowed.
3. A variation from Chapter 30, Section 30-302.a, to allow a ground sign with a 152-foot separation, where 800 feet minimum separation between ground signs is required.

This recommendation is based on the plans received 7/16/20, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following:

1. Evaluate if five ground signs would be excessive for the hospital campus.
2. Evaluate concerns about opening up electronic signs on corridors not specified in the ordinance.
3. Evaluate the potential competitive advantage that an electronic sign could provide over other fitness centers.
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, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.

ATTACHMENTS:

Description

Staff Report
Variation Request Letter
Exhibits
Photos of Surrounding Properties

Type

Board or Commission Report
Correspondence
Exhibits
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Northwest Community Wellness Center-
Sign Variation
Project Address: 900 W. Central Road
Prepared By: Steve Hautzinger

PETITION INFORMATION:

DC Number: 20-023
Petitioner Name: Allen C. Jensen
Petitioner Address: Northwest Community Hospital
800 W. Central Road
Arlington Heights, IL 60005
Meeting Date: August 11, 2020

Date Prepared: July 30, 2020

Requested Action(s):

1. A variation from Chapter 30, Section 30-701 Electronic Message Signs, to allow an electronic message sign facing Central Road, where electronic message signs may only be permitted at designated major arterial commercial corridors.
2. A variation from Chapter 30, Section 30-302.a, to allow a total of five ground signs, where only two ground signs are allowed.
3. A variation from Chapter 30, Section 30-302.a, to allow a ground sign with a 152-foot separation, where 800 feet minimum separation between ground signs is required.

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 seeking approval for an Electronic Message Ground Sign for the Northwest Community Wellness Center which is a fitness, cardiac care, and rehabilitation facility that is part of the overall Northwest Community Hospital campus. The hospital campus has extensive existing signage including two existing entry ground signs facing Central Road, two entry ground signs facing Kirchoff Road, as well as numerous internal directional ground signs. There are no changes currently proposed to the internal directional ground signs, so the focus of this report is on the main ground signs facing the roads.

In 1995, a Campus Master Plan for the hospital was approved per Ordinance 95-013. The Master Plan included plans for signage throughout the hospital campus with a requirement to have a consistent design and unifying theme. The Master Sign Plan includes four main entry ground signs not to exceed 16'-6" in height and 80 sf in area. In 1996, Phase I of the Master Sign Plan was approved, which included the first main entry ground sign located at the southwest driveway into the site (Sign #120 on the Site Plan). Then, in 1999, the second and final Phase of the Master Sign Plan was approved, which included the three other main entry ground signs located at all of the main driveway entrances into the hospital campus (Sign #'s 01, 65, & 31 on the Site Plan).

The proposed sign is intended to identify and serve the Wellness Center facility, which currently has no signage facing the street. The proposed design has a style that is consistent with the existing entry ground signs, but it is a smaller version at 10-feet tall, 28.7 sf, where the main ground signs are 14-feet tall, 58.5 sf.

Code allows only one ground sign per street frontage, and the proposed ground sign for the Wellness Center was not included in the original Master Plans, so a variation is required to allow a fifth ground sign on the property. Additionally, code requires a minimum separation of 800-feet between ground signs, so a variation is required to allow only 125 feet of separation between the proposed sign location and the existing adjacent ground sign.

Refer to Table 1 below for a summary of the existing and proposed ground signs.

Table 1: Existing and Proposed Ground Signs Summary:

Ground Sign	Frontage (one sign allowed per street frontage)	Sign Height (16'-6" allowed)	Sign Area	Separation Distance (800 feet minimum required)	Remarks
EXISTING					
Sign 120	Central Road	14'	58.5 sf	700'	Approved in 1996, Phase I Sign Plan
Sign 01	Central Road	14'	58.5 sf	700'	Approved in 1999, Phase II Sign Plan
Sign 31	Kirchoff Road	14'	58.5 sf	1,110'	Approved in 1999, Phase II Sign Plan
Sign 65	Kirchoff Road	14'	58.5 sf	1,110'	Approved in 1999, Phase II Sign Plan
PROPOSED					
Sign 08	Central Road	10'	28.7 sf	152'	Variations Required for Number of Signs and Separation

Electronic Message Sign:

In 2017, Chapter 30 Sign Code was amended to allow electronic message signs along certain major arterial commercial corridors, away from residential zoning districts. The subject property is in a location where electronic message signs are not permitted, therefore a variation is required. The proposed electronic message sign does meet all of the other code requirements for an electronic message sign as summarized in Table 2 below.

Additionally, per Chapter 30, Section 30-705.h, the operation of an electronic message sign is required to abide by the following restrictions, to which the petitioner has provided written agreement:

1. The electronic display shall be static displays only with no scrolling, fading, flashing, animation, video, or sound.
2. Messages must be displayed for a minimum of 10 seconds.
3. Auto-dimming photocell technology is required to automatically adjust the display brightness to .3 footcandles maximum above ambient lighting conditions.
4. Off-premises advertising is not allowed.
5. Only permitted to be illuminated the same hours that the business is open.

Table 2: Summary of the Proposed Electronic Message Sign:

ITEM	CODE REQUIREMENT	REMARKS
Location:	Section 30-701: Electronic Message Signs are only allowed in designated major arterial commercial corridors.	Variation required to allow an electronic message sign on a non-designated road.
Setback:	Section 30-301.b: 15 feet minimum setback is required for ground signs in an Institutional Zoning District.	Meets requirement.
Style:	Section 30-705.a: Electronic Message Signs are only permitted on monument style ground signs (pole mounted not allowed).	Meets requirement.
Height:	Section 30-705.a: Electronic Message Signs cannot be taller than ten feet.	Meets requirement.
Display:	Section 30-705.b: Only high resolution, full color electronic displays are allowed.	Meets requirement.
Arrangement:	Section 30-705.c: The electronic portion of the sign must be the lower portion of the sign.	Meets requirement.
Size:	Section 30-705.c: Ground Sign maximum size = 80 sf Electronic Message Sign maximum size = 26.4 sf (33% of 80 sf) ▪ "nch WELLNESS CENTER" sign = 16.7 sf ▪ <u>Electronic Message Sign = 12 sf</u> ▪ Total Signage = 28.7 sf	Meets requirement.
Quantity:	Section 30-705.d: Only one electronic message sign per property is permitted.	Meets requirement.
Spacing:	Section 30-705.e: Minimum 300 feet spacing is required between electronic message signs on the same side of any street.	Meets requirement.
Separation from Residential:	Section 30-705.f: Electronic Message Signs are not permitted within 300 feet of any property being used for a residential use.	Meets requirement.
Orientation:	Section 30-705.g: Electronic Message Signs must be oriented perpendicular to the roadway.	Meets requirement.

Electronic Sign Conditional Review Criteria:

The Village Sign Code, Chapter 30, Section 30-702 sets out the criteria for conditional approval of an electronic message sign:

- a. *The Electronic Message Sign will not create a traffic hazard or demonstrable negative impact on nearby properties or be detrimental to the safety of persons residing or working in the vicinity; and*
- b. *The Electronic Message Sign will serve the best interests of the Village, and will be desirable for the public convenience; and*
- c. *The design of the Electronic Message Sign is compatible with the essential character of the locality, such as the sign enclosure, materials and scale; and*
- d. *The business demonstrates a valid need for an Electronic Message Sign. The business must explain how the sign will be used, and why their business needs an Electronic Message Sign.*

Sign Variation Criteria:

The Village Sign Code, Chapter 30, Section 30-902 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 conditional review criteria for the electronic message sign as well as the sign variation criteria, which in summary states the need for the proposed sign to provide visibility for the Northwest Community Wellness Center and to communicate related Healthcare specific information as provided by the Wellness Center.

Staff Comments:

The Northwest Community Hospital campus is a unique entity in Arlington Heights, and the Wellness Center is a unique facility within that campus. The Wellness Center is available for fitness memberships to the general public, as well as serving a large cardiac care patient population. Currently, there is no signage facing the street to identify the Wellness Center. Since it is a stand-alone building with unique services that is open to the general public, Staff does not object to some signage for the Wellness Center. Additionally, the location of the proposed sign makes sense, adjacent to the driveway in front of the building, and it is appropriate that the scale of the proposed sign is smaller than the primary hospital entry signs. However, five signs for the hospital campus is a concern, and the Design Commission should evaluate if it is becoming excessive.

In regards to the proposed electronic message display, Staff does have concerns about opening up electronic signs on corridors not specified in the ordinance, and the potential competitive advantage that an electronic sign could provide over other fitness centers. However, in 2017, when the Village-wide matter of electronic signage was studied, one option that was considered was to allow electronic signage for unique uses, such as major tourism venues. However, the Design Commission and Village Board decided that it would be better to review such unique requests on a case-by-case basis as sign variations. The Design Commission should evaluate if the Wellness Center and overall hospital campus is an appropriate example of a unique use where an electronic sign may be appropriate. The surrounding context is primarily commercial, where an electronic sign should not have a negative impact on residential uses.

RECOMMENDATION:

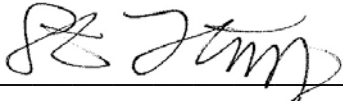
It is recommended that the Design Commission evaluate the following sign variations for the *Northwest Community Wellness Center* at 900 W. Central Road:

1. A variation from Chapter 30, Section 30-701 Electronic Message Signs, to allow an electronic message sign facing Central Road, where electronic message signs may only be permitted at designated major arterial commercial corridors.
2. A variation from Chapter 30, Section 30-302.a, to allow a total of five ground signs, where only two ground signs are allowed.
3. A variation from Chapter 30, Section 30-302.a, to allow a ground sign with a 152-foot separation, where 800 feet minimum separation between ground signs is required.

This recommendation is based on the plans received 7/16/20, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following:

1. Evaluate if five ground signs would be excessive for the hospital campus.
2. Evaluate concerns about opening up electronic signs on corridors not specified in the ordinance.
3. Evaluate the potential competitive advantage that an electronic sign could provide over other fitness centers.
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, 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.



July 30, 2020

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

c: Charles Witherington-Perkins, Director of Planning and Community Development, Petitioner, DC File 20-023



Northwest Community Healthcare
800 W. Central Road
Arlington Heights, IL 60005 USA

June 10, 2020

Attn: Steve Hautzinger AIA, Design Planner
Village of Arlington Heights
Department of Planning and Community Development

RE: Northwest Community Healthcare
900 West Central Road
Arlington Heights, Illinois 60005

Dear Mr. Hautzinger,

At this time, we are providing support for the new messaging sign being proposed for the Northwest Community Wellness Center located at 900 West Central Road, Arlington Heights, Illinois.

This particular sign will offer a significant benefit to the patient population served within the Community of Arlington Heights. Most specifically, to advise and communicate Wellness Center based programs intended to maintain the health and greater good of all residents and patients within our area.

- A. We understand the Village of Arlington Heights requires a written narrative to **the signage application process**. The information provided must address the following standards for the sign variation submission point by point:

The particular difficulty or peculiar hardship is not self-created by the petitioner.

Response: Northwest Community Healthcare is requesting this signage approval as an embellishment to the levels of Healthcare already provided within the Community. In fact, the signage display requested will provide a direct benefit to neighborhood patient populations to include:

- **Communication of no cost programs being offered.**
- **Exercise, health and wellbeing information.**
- **Advisement of Cardiac Services.**
- **Advisement of Diabetes Services.**
- **Advisement of Nutritional Services.**
- **General Information being provided from the Northwest Community Healthcare System.**

The granting of the variation shall not create a traffic hazard, a depreciation of nearby property values or otherwise be detrimental to the public health, safety, morals and welfare.

Response: The particular sign being requested is visible to individuals trafficking on Central Road and creates no impedance or detriment to vehicle or pedestrians utilizing this portion of Central Road.

Additionally, no decrease in property values will result as the areas around the Signage location proper are in line with Commercial buildings immediately to the west and military applications to the South. Residential properties exist to the east of this sign location however; NCH has approved signage already within this area with no issues or concerns identified by property owners.

The variation will serve to relieve the applicant from a difficulty attributable to the location, topography, and circumstances on nearby properties or other peculiar hardship; and not merely serve to provide the applicant with a competitive advantage over similar businesses.

Response: As stated, the intent of this sign is to communicate health related offerings to the Community at large. There are no intended competitive needs for this sign.

The variation will not alter the essential character of the locality.

Response: The signage plan will be in accordance with the Northwest Community Healthcare branding standards already approved and existing on Central Road.

The applicant's business cannot reasonably function under the standards of this Chapter.

Response: Northwest Community Hospital and its affiliates are the predominant Healthcare providers within Arlington Heights and surrounding suburbs with over 60 years of services tenured to the Community. This particular signage application as approved, will serve a diverse and dynamic patient population and increase public awareness of information supporting the health of our residents.

- B. We understand the Village of Arlington Heights requires a written narrative to address the following **Electronic Message Sign conditional review criteria** point by point:

The Electronic Message Sign will not create a traffic hazard or demonstrable negative impact on nearby properties or be detrimental to the safety of persons residing or working in the vicinity

Response: As stated under section A, this particular sign will have visibility on Central Road just South of Northwest Community Hospital and located to the adjacency of the NCH Wellness Center Building. The area has approved Hospital Based Signage already in place and meets all applicable signage compliance standards.

The Electronic Message Sign will serve the best interests of the Village, and will be desirable for the public convenience.

Response: As an essential provider of critical services to our Community, this opportunity for additional signage will serve as an avenue to enhance communication of Healthcare information for all we have the privilege to serve.

The design of the Electronic Message Sign is compatible with the essential character of the locality, such as the sign enclosure, materials and scale.

Response: All data specific to this signs design elements will be provided to the Village of Arlington Heights and any and all questions pertaining to full compliance, requirements, codes and standards will be addressed accordingly.

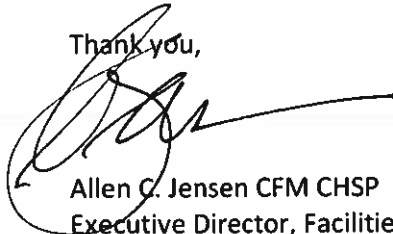
The business demonstrates a valid need for an Electronic Message Sign. The business must explain how the sign will be used, and why their business needs an Electronic Message Sign.

Response: The basic intent of the proposed sign is to provide visibility of the Northwest Community Wellness Center and communicate related Healthcare specific information as provided by the Wellness Center. Information provided by the sign will follow the Standards of Northwest Community Healthcare and maintain management by NCH proper. No advertisements of other vendors or services will be directed to this signage platform.

- C. The letter must also include written acknowledgement that the use of the Electronic Message Sign will comply with all Operational Standards as set forth in Chapter 30, Section 30-705.h (see below)
- D. **Response: NCH assures the use of the electronic message sign will comply with all Operational Standards as set forth in Chapter 30, Section 30-705.h (From the attached statement from the LED Manufacturer regarding the dimming function.)**

If any additional information is required relating to this request, please contact me directly.

Thank you,



Allen C. Jensen CFM CHSP
Executive Director, Facilities Management
Northwest Community Hospital

To whom this may concern:

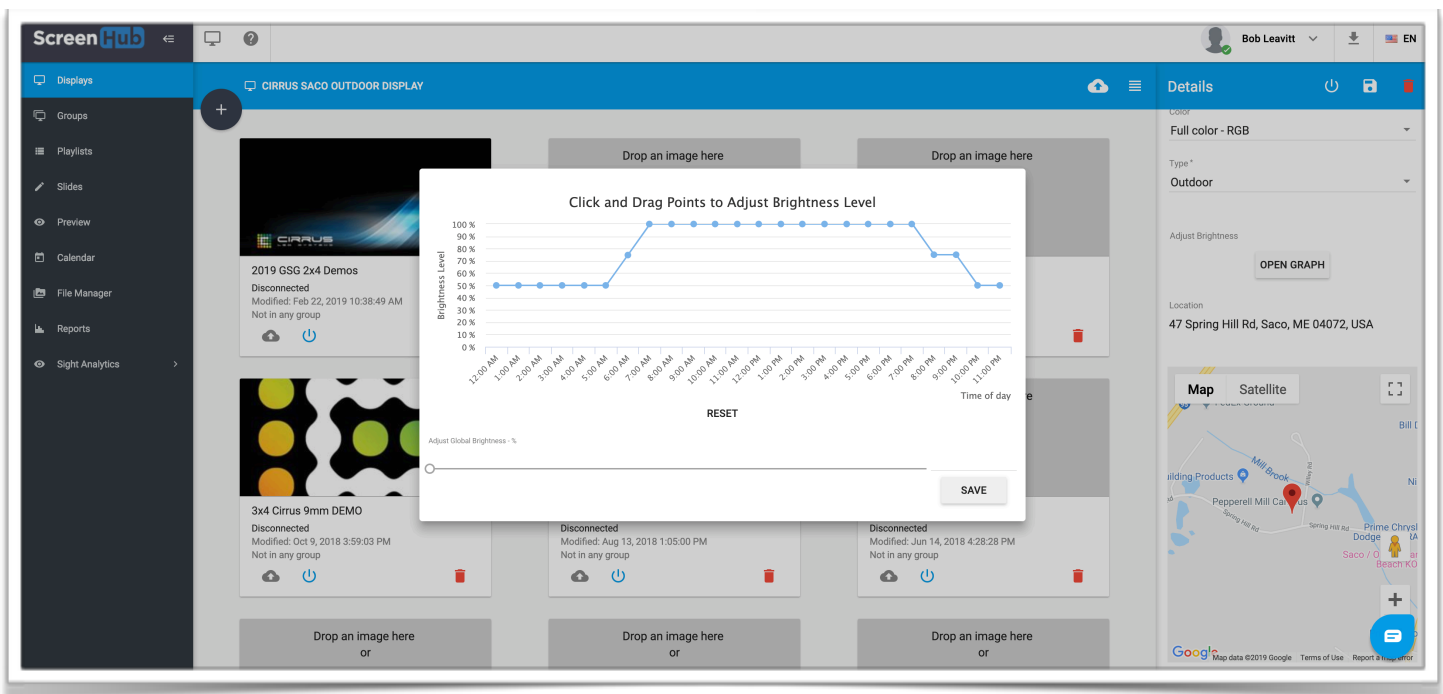
Cirrus LED is a US-based manufacturer of LED displays. We bring the world's first suite of turnkey interconnected tools for **optimizing** on-site marketing with software and hardware systems to help businesses or organizations look its best.

As Sales Director, I can certify that our displays have brightness adjustments to change the light output throughout the day to meet any ordinances or requirements of the town.

We take a software approach to dim our displays vs a physical sensor, as the sensors are the first thing on the sign to break causing a disruption in what this sensor is intended to do. Using software to control the brightness is superior in every aspect as it can replicate what a physical sensor can do... but cannot fail.

Our automatic dimming functionality exists through a weather API our sign is connected to. Location based weather is accurately updated in real-time, as is time of day. With this real time updating, the sign will dim based on any type of parameter on a curve in relation to sunset and sunrise.

For example, below is the graph you can use to set the brightness to required city ordinances and will follow the correct time of day at the location.



Additional functionality is being added to dim based on current weather events. For example, if there is a thunderstorm in the area, the sign will dim to the required brightness. Leveraging software to replicate a physical sensor is proven to work more effectively. Sensors added to these signs 15-20 years ago were considered novel at the time... but in 2019 they have become antiquated and unreliable vs this modern approach through software.

If you have questions about our brightness adjustments, please don't hesitate to ask.

Sincerely,



Dan Kerluke
Sales Director
415-851-0511
dkerluke@cirrusled.com





AERIAL VIEW OF HOSPITAL CAMPUS
AND SURROUNDING CONTEXT



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**Northwest
Community
Hospital**

Original Page Size: 11" x 17"

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REV	DESCRIPTION	BY	DATE
01			

Orig. Date: 05/26/20

SITE PLAN

Sheet



Existing Location 01



Existing Location 31



Existing Location 65



Existing Location 120

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Project

Northwest
Community
Hospital

900 W Central Road
Arlington Heights, IL

Scale: NTS

Original Page Size: 11" x 17"

Notes

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Revisions

REV	DESCRIPTION	BY	DATE
01			

Rep.: Jeremy Mertz

Drawn By: LE

Orig. Date: 07/16/20

Sign Loc. No. --

PH-01

Photo Study
Sign. Type

85517

OPP - Project - Job No.

C01

Sheet

SIGN SPECIFICATIONS

[A] - BASE

Material: Aluminum
Color: Akzo Nobel 628B2 Metallic Silver
Installation: New Structure

[B] - CABINET (upper half)

Lighting: Lit
Voltage: t.b.d.
Material: Flex Face
Face Color: MP PMS 370c Green (translucent)
Graphics: White (reversed out of full coverage background color)
Cabinet Return Color: Paint to match face

[C] - CABINET (lower half)

Lighting: Lit
Voltage: t.b.d.
Material: Flex Face
Face Color: PMS Warm Gray 11c (translucent)
Copy: White (reversed out of full coverage background color)
Logo: PMS Warm Gray 6c (translucent)
Cabinet Return Color: Akzo Nobel 628B2 Metallic Silver

[D] - CABINET

Lighting: Lit
Voltage: t.b.d.
Material: Lexan
Face Color: Full coverage Avery A9340-T Red vinyl
Copy: White (reversed out of full coverage background color)
Cabinet Return Color: Akzo Nobel 628B2 Metallic Silver

[D] - CABINET

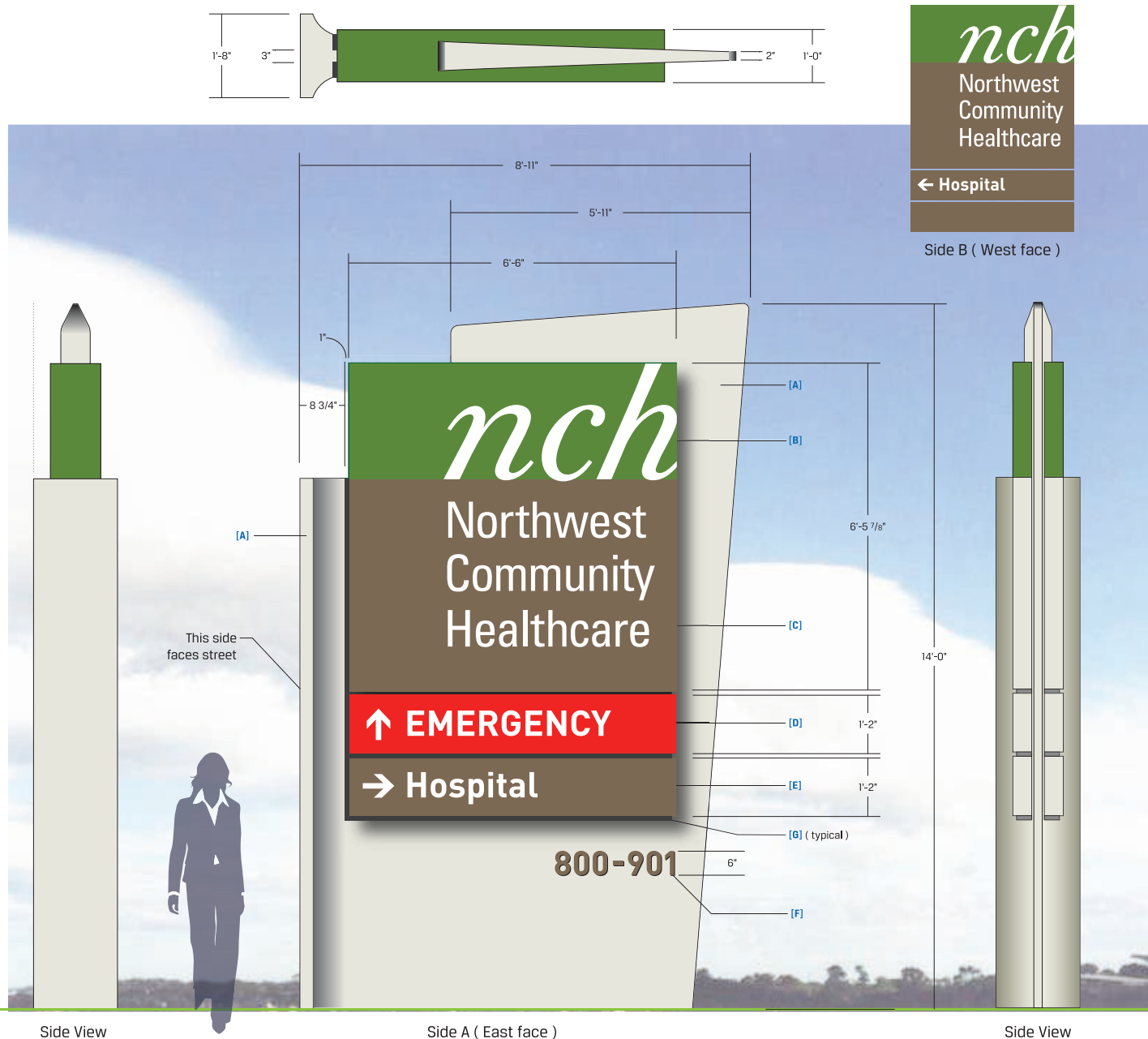
Lighting: Lit
Voltage: t.b.d.
Material: Aluminum
Face Color: PMS Warm Gray 11c (Mathews)
Copy: Routed out with 3/4" flange routed clear acrylic push-thru 1/8" proud of face
White diffuser 2nd surface
Cabinet Return Color: Akzo Nobel 628B2 Metallic Silver

[F] - ADDRESS NUMBERS

Material: 1/4" aluminum
Color: PMS Warm Gray 11c

[G] - REVEALS

Material: Aluminum
Color: Akzo Nobel 628B2 Metallic Silver



Project

Northwest Community Hospital

800 W Central Road
 Arlington Heights, IL

Scale: 1/2"=1'
 Original Page Size: 11" x 17"

Notes

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Revisions

REV	DESCRIPTION	BY	DATE
01	remove watermark	LE	03/20/19
02	revise address	LE	06/03/19

Rep.: Jeremy Mertz
 Drawn By: Luke Edgewood Orig. Date: 06/04/19

Sign Loc. No. 001

IX-1-01
 Main Identifier

Sign, Type

73969

OPP - Project - Job No.

C01

Sheet

EXISTING MAIN ENTRY SIGNS

SIGN SPECIFICATIONS

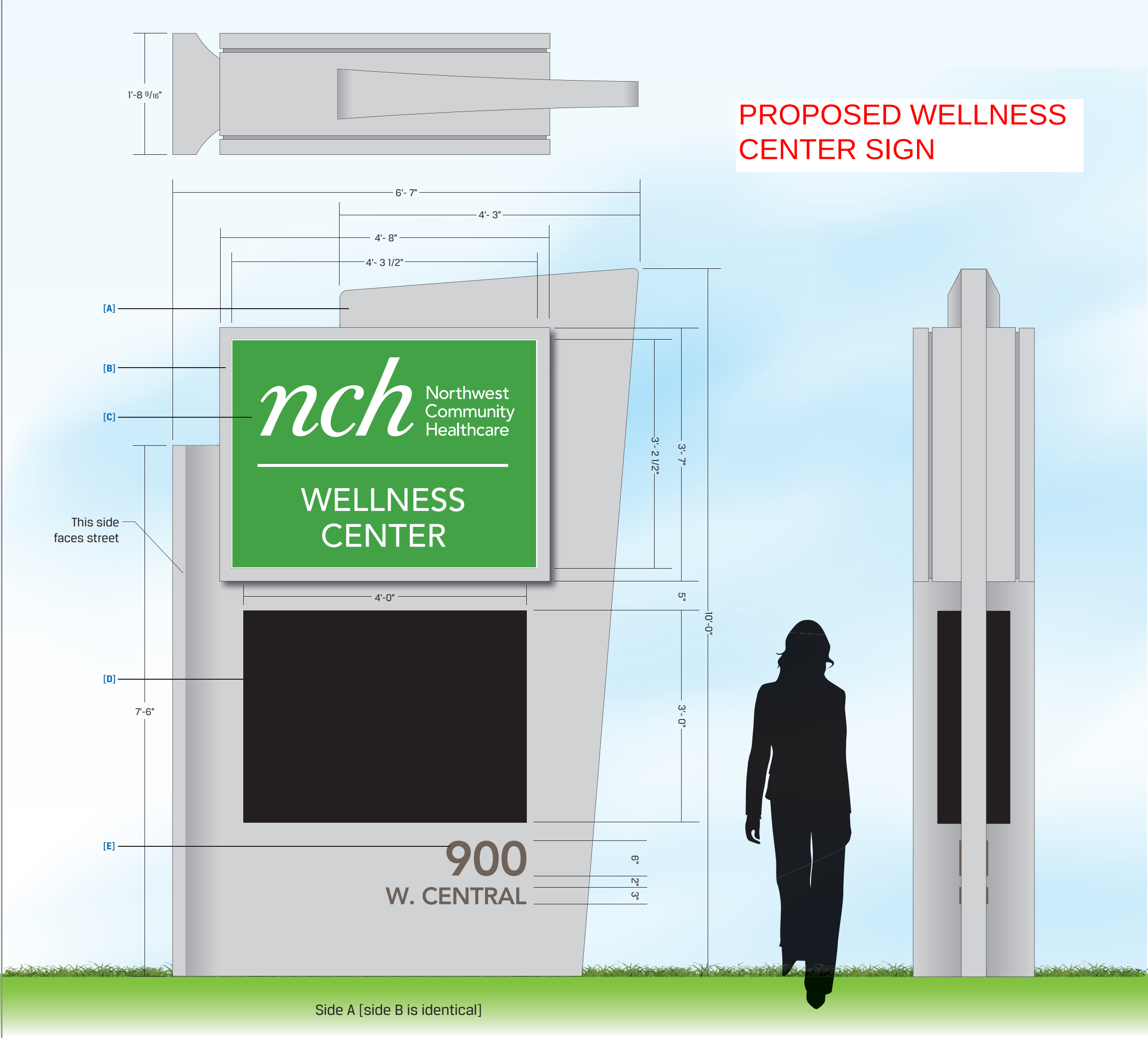
[A] - BASE
Material: 1/8" Formed Aluminum
Color: Akzo Nobel 628B2 Metallic Silver
Installation: New structure

[B] - CABINET
Lighting: Lit
Voltage: 120V
Material: Sign Comp
Face Color: Akzo Nobel 628B2 Metallic Silver
Return Color: Akzo Nobel 628B2 Metallic Silver

[C] - GRAPHICS
Material: White Lexan
Graphics: Full coverage best match translu-
cent vinyl for PMS 7738C NCH Green
Copy is reversed out to reveal white substrate
Allow for white perimeter border

[D] - EDS
Voltage: 120V
Manufacturer: Cirrus Systems, Inc.
Model: BladeM 9MM Full Color
Installation: Built into sign structure

[E] - ADDRESS NUMBERS
Material: 1/4" FCO Aluminum
Color: PMS Warm Gray 11c



PROPOSED WELLNESS
CENTER SIGN

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Project
Northwest Community Hospital
900 W Central Road
Arlington Heights, IL

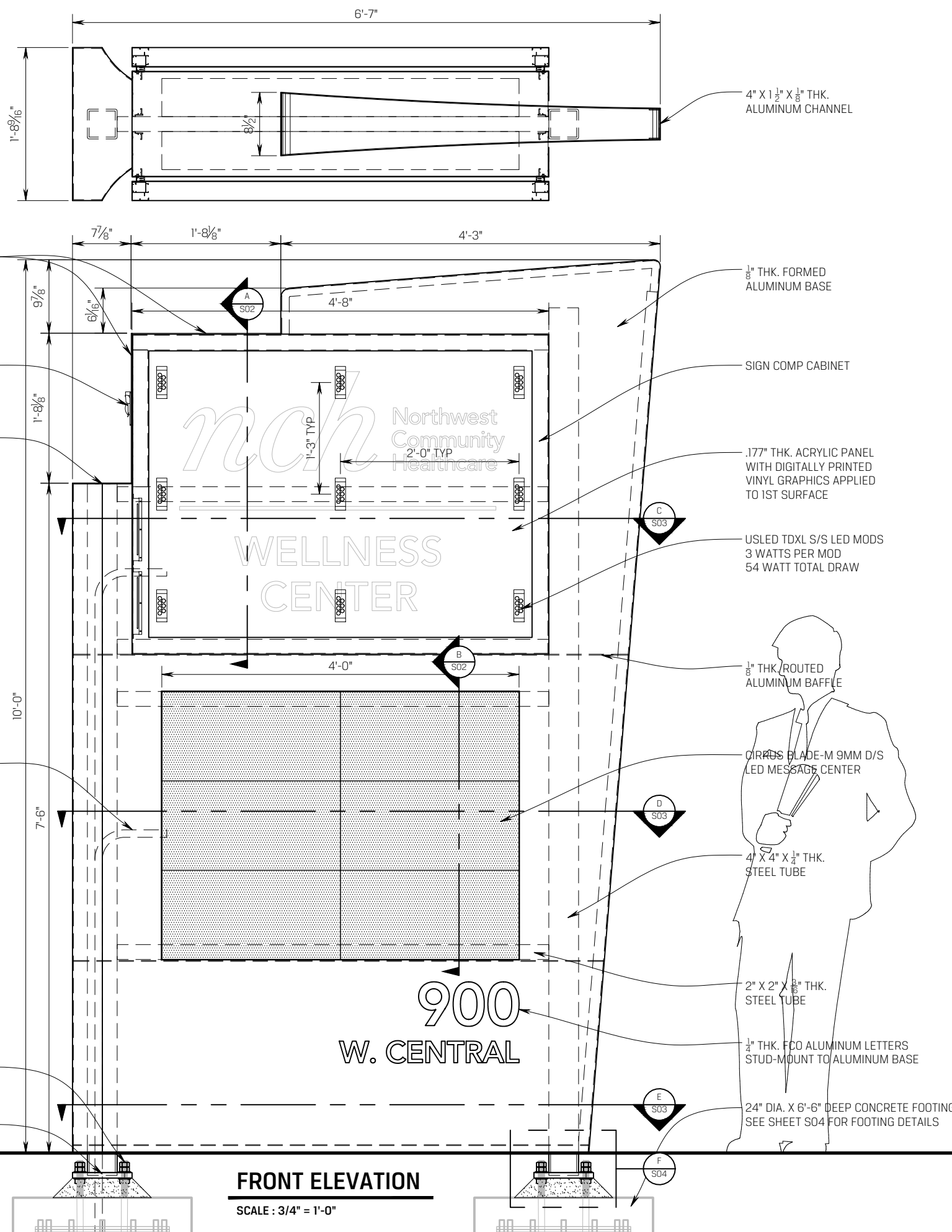
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Notes
Line 0001

Revisions			
REV	DESCRIPTION	BY	DATE
01	revise layout	LE	10\15\19
02	revise layout	LE	10\16\19
03	release	rl	10/31/19
04	revise FCO copy	rl	02/05/20

Rep.: Jeremy Mertz
Drawn By: LE Orig. Date: 05/08/19

Sign Loc. No. --
Ix8-04
Main Identifier
Sign. Type



BOND & GROUND ACCORDING TO N.E.C. ARTICLE 600 & U.L. 48 STANDARDS
PRIMARY ELECTRICAL SUPPLY & FINAL HOOK UP TO BE DONE BY LOCALLY LICENSED ELECTRICAL CONTRACTOR.
.40 AMPS @ 120 VOLTS - LEDS
3.6 AMPS @ 120 VOLTS - MESSAGE CENTERS

*NOTE: SEE DESIGN SKETCH FOR COLOR & COPY LAYOUTS

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Project
NORTHWEST COMMUNITY HOSPITAL

900 W. CENTRAL ROAD
ARLINGTON HEIGHTS, IL

Scale: **AS NOTED**
Original Page Size: **11" X 17"**

Notes
LINE 0001

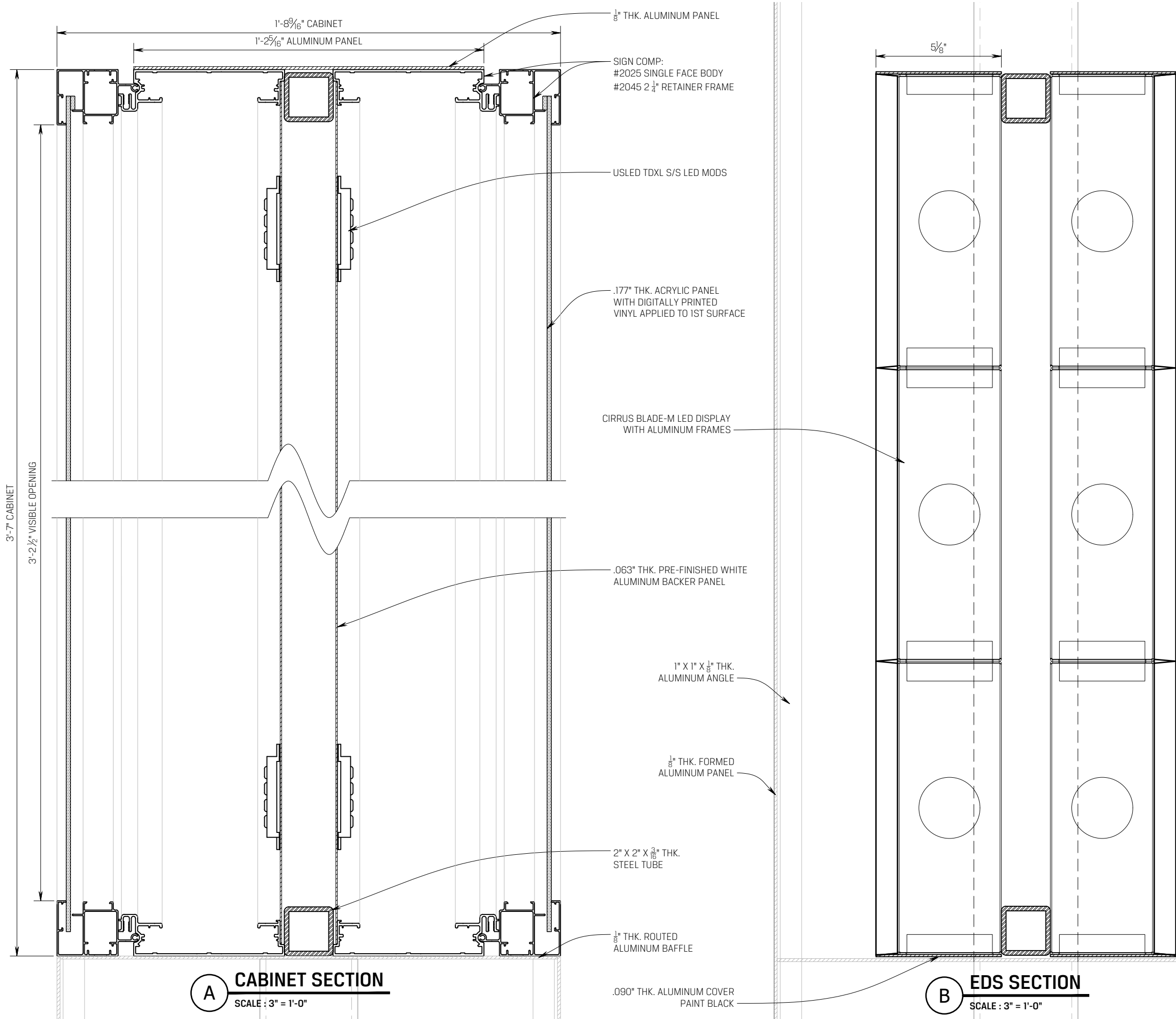
Revisions			
REV	DESCRIPTION	BY	DATE
01	RELEASE FOR PRODUCTION	RL	10/28/19

Rep.: **JEREMY MERTZ** Orig. Date: **10/22/19**
Drawn By: **RAY LEBRON**

Sign Loc. No. 04

ix-8
MAIN IDENTIFIER
Sign Type

FILE: R:\Drawings\NorthwestCommunity\Arlington Heights, IL\85517 JK-B.dwg SHEET: S02 PLOTTED: Feb 7, 2020 2:28 PM BY: Lebron, Ray



A **CABINET SECTION**
SCALE : 3" = 1'-0"

B **EDS SECTION**
SCALE : 3" = 1'-0"



922 S. 70th St., Milwaukee, WI 53214
414.453.4010 • www.poblocki.com

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Project

NORTHWEST COMMUNITY HOSPITAL

900 W. CENTRAL ROAD
ARLINGTON HEIGHTS, IL

Scale: **AS NOTED**

Original Page Size: **11" X 17"**

Notes

LINE 0001

Revisions

REV	DESCRIPTION	BY	DATE
01	RELEASE FOR PRODUCTION	RL	10/28/19

Rep.: **JEREMY MERTZ** Orig. Date: **10/22/19**
Drawn By: **RAY LEBRON**

Sign Loc. No. 04

IX-8

MAIN IDENTIFIER
Sign Type

85517

OPP-Project-Job No.

S02

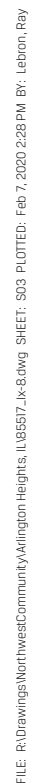
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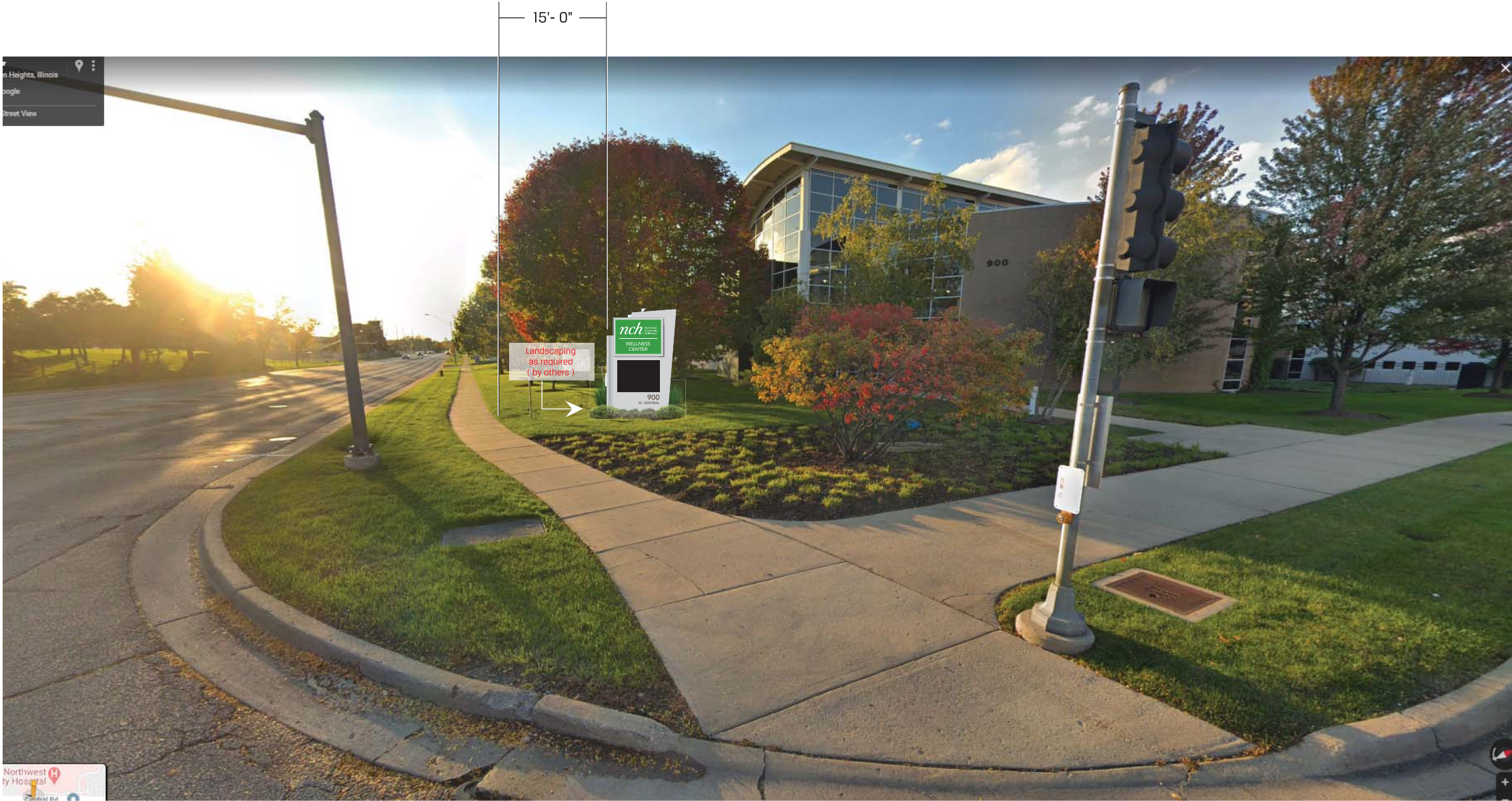


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**NORTHWEST COMMUNITY
HOSPITAL**

Sheet





922 S. 70th St., West Allis, WI 53214
414.453.4010 • www.poblocki.com

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Project

Northwest Community Hospital

900 W Central Road
Arlington Heights, IL

Scale: NTS
Original Page Size: 11" x 17"

Notes

.

Revisions

REV	DESCRIPTION	BY	DATE
01			

Rep.: Jeremy Mertz
Drawn By: LE Orig. Date: 05/26/20

Sign Loc. No. --

PH-01

Photo Rendering
Sign. Type

85517
OPP - Project - Job No.

C01
Sheet



More than **10,000**
pounds lost in our
MedFit Program.



EXAMPLES OF ELECTRONIC MESSAGE ADVERTISEMENTS



**BOOTCAMP
CLASSES**

FREE
with membership



Join our
new member
SUMMER SPECIAL:

60 DAYS \$60

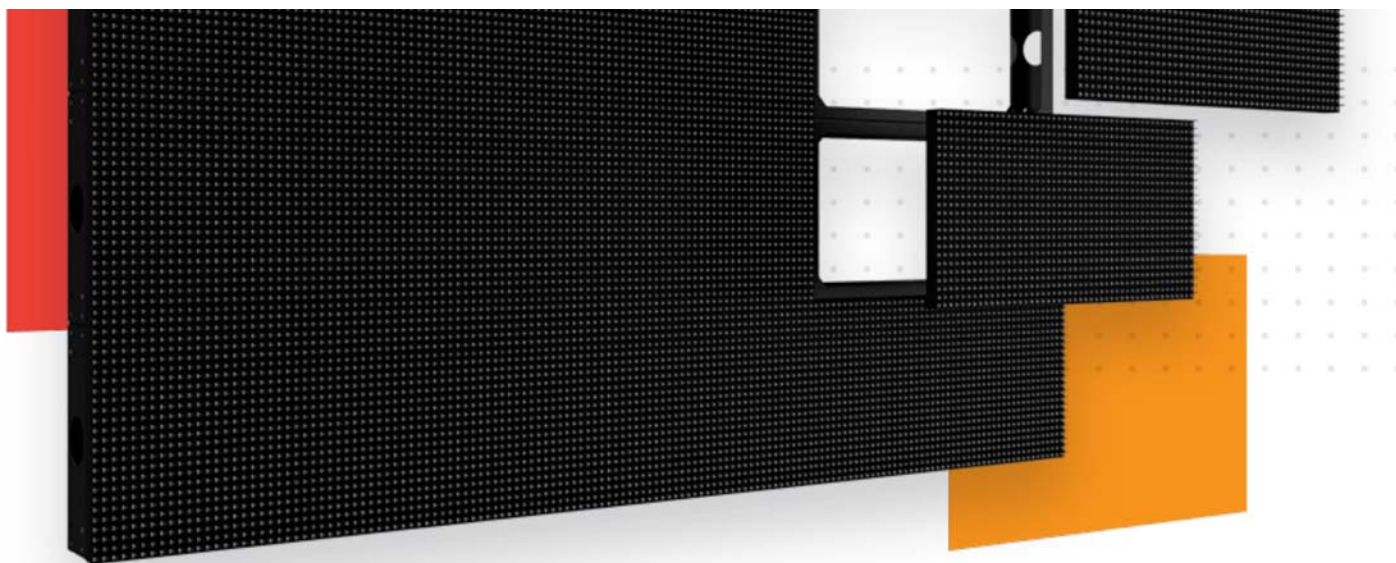


LED DISPLAYS

More Pixels, More Money!

THE MOST ADVANCED DISPLAY TECHNOLOGY EVER MADE

See it in Action



Make More Money with Our High-Resolution Display

Our 9, 6 and 4mm BladeM ultra-high-resolution, LED digital display boards are more than a screen – it's a tool that helps delivers impactful messaging. In fact, investing in a Cirrus BladeM LED display will help you significantly increase revenue. A low-resolution 16mm display is simply a poor investment.



CIRRUS
SYSTEMS, INC.



Compare BladeM to Other Electronic Message Boards

THE BEST MESSAGING MAKES CONTENT STAND OUT

BladeM ultra-high resolution, 4 x 8', 9 mm LED display has 4X – 5X more pixels (32,768) than traditional 4 x 8', 16 mm (9,216) and 20 mm displays (6,272).

BladeM is capable of displaying images and video with 298 trillion colors and 60 FPS video to highlight today's rich content.

BladeM delivers a stunning, edge-to-edge, full-color picture or video that captures the audience's attention.

THE BEST HARDWARE FOR PRACTICAL LED DIGITAL SIGNAGE



BladeM 4 x 8 , double-sided display is 60 percent lighter than the competition (240 lbs. vs. 814 lbs.), making installation a breeze.

BladeM boasts an IP 67 rating, meaning it is dustproof and waterproof; while self-healing mods feature built-in artificial intelligence.

THE BEST SOFTWARE IS POWERFUL, YET EASY TO USE

BladeM includes our ScreenHub content management system that allows businesses to create, schedule and organize content from anywhere, on any device.

Our customers are provided with free cloud software training and support for the lifetime of the electronic message center.

THE BEST TECHNOLOGY OFFERS ROCK-SOLID RELIABILITY

BladeM is produced on the most advanced SMT (surface mount technology) line in North America using state-of-the-art robotics and lean manufacturing processes.

Advanced solid-state technology means no moving parts that can fail, and that means rock-solid reliability.

BladeM uses a single controller to drive an image to the display, while traditional displays have 50+ components to drive an image to the display.

Our LED Digital Signage Positively Impacts Your Business



Are you responsible for your company's electronic message center? When it's time to make your brand look its best, there is no better investment than the BladeM from Cirrus. The BladeM increases your visibility by providing you with the most vivid content and durable LED screen — a screen that delivers the impactful messaging that can increase revenue and grow your business.

Request Your Quote

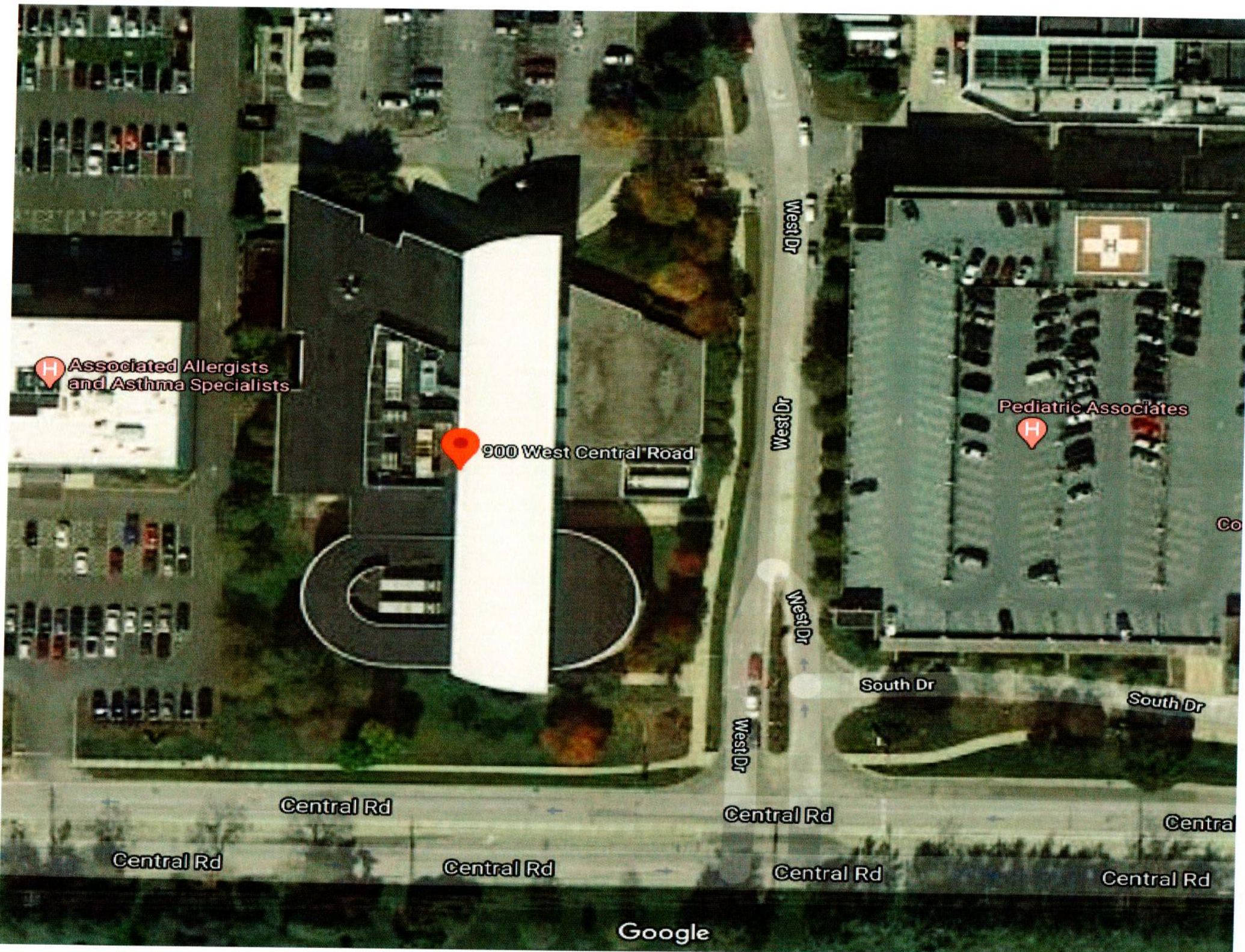
CIRRUS HQ

200 West Rd.

Portsmouth NH 03801

877-636-2331





H Associated Allergists
and Asthma Specialists

900 West Central Road

H Pediatric Associates

West Dr

West Dr

West Dr

West Dr

Central Rd

Central Rd

South Dr

South Dr

Central Rd

Central Rd

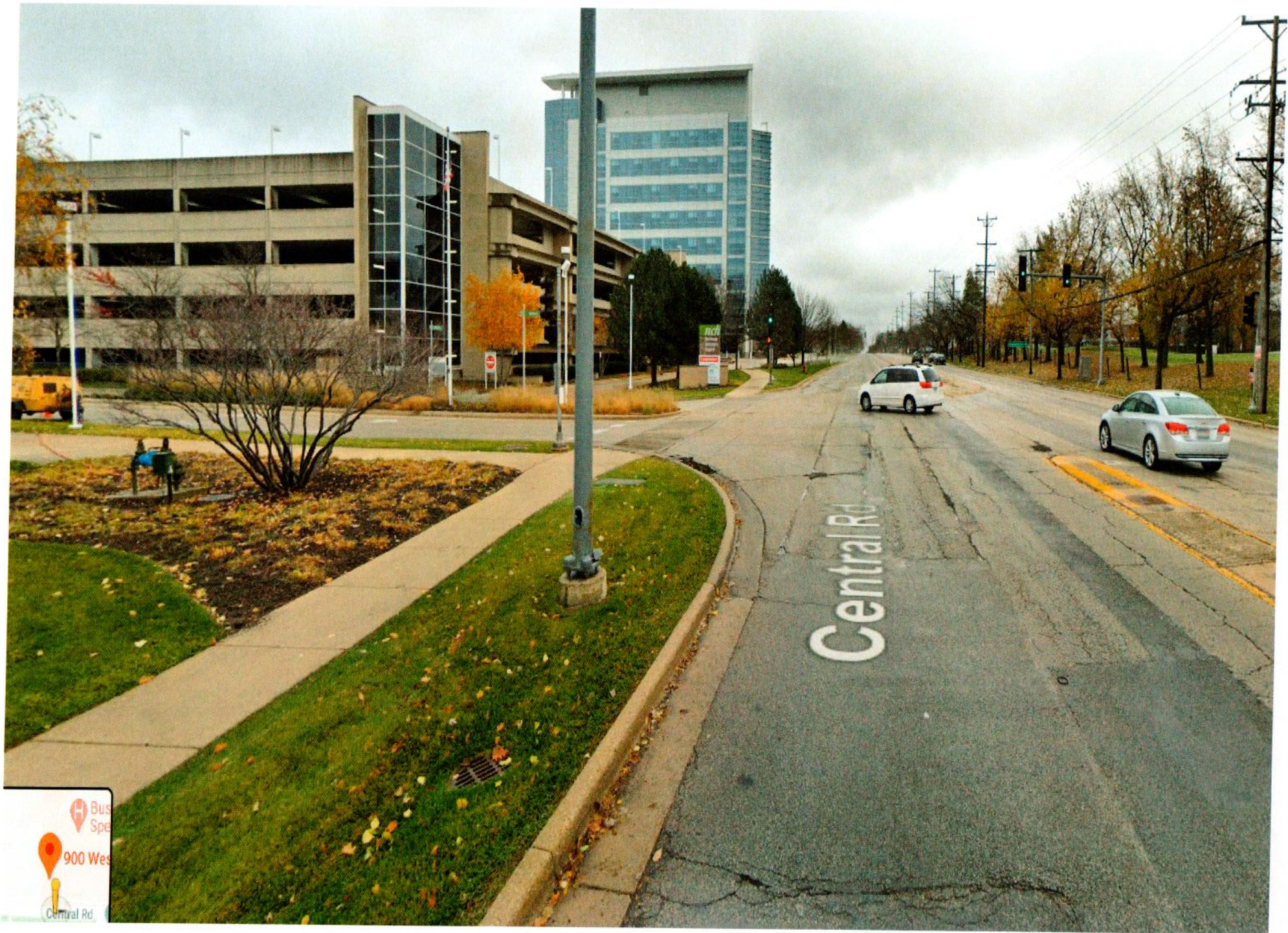
Central Rd

Central Rd

Google











Design Commission 8/11/2020

Item: DC#20-049 - Driven Car Wash - 2100 S. Arlington Heights Rd. / Sign Variation

Department: Planning & Community Development

Requested Action

1. A variation from Chapter 30, section 30-402.a Number, to allow two wall signs on the east elevation, facing Arlington Heights Road, where only one wall sign is allowed.
2. A variation from Chapter 30, section 30-403.a Dimensions, to allow a second 20.25 sf wall sign on the east elevation, facing Arlington Heights Road, where 0 sf is allowed.

Recommendation

It is recommended that the Design Commission recommend approval to the Village Board for the following sign variations for Driven Car Wash at 2100 S. Arlington Heights Road:

1. A variation from Chapter 30, section 30-402.a Number, to allow two wall signs on the east elevation, facing Arlington Heights Road, where only one wall sign is allowed.
2. A variation from Chapter 30, section 30-403.a Dimensions, to allow a second 20.25 sf wall sign on the east elevation, facing Arlington Heights Road, where 0 sf is allowed.

This recommendation is subject to compliance with the plans received 7/14/20, revised sign drawing received 8/05/20, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

1. A requirement to replace the existing non-compliant ground sign with a new code-compliant decorative monument-style ground sign designed to complement the building design and branding.

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

ATTACHMENTS:

Description

Staff Report

Exhibits

Photos of Surrounding Properties

Type

Board or Commission Report

Exhibits

Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Driven Car Wash - Sign Variation
Project Address: 2100 S. Arlington Heights Road
Prepared By: Steve Hautzinger

Date Prepared: August 5, 2020

PETITION INFORMATION:

DC Number: 20-049
Petitioner Name: Chris Jenks
Petitioner Address: 9 S. Kennicott Avenue
Arlington Heights, IL 60005
Meeting Date: August 11, 2020

Requested Action(s):

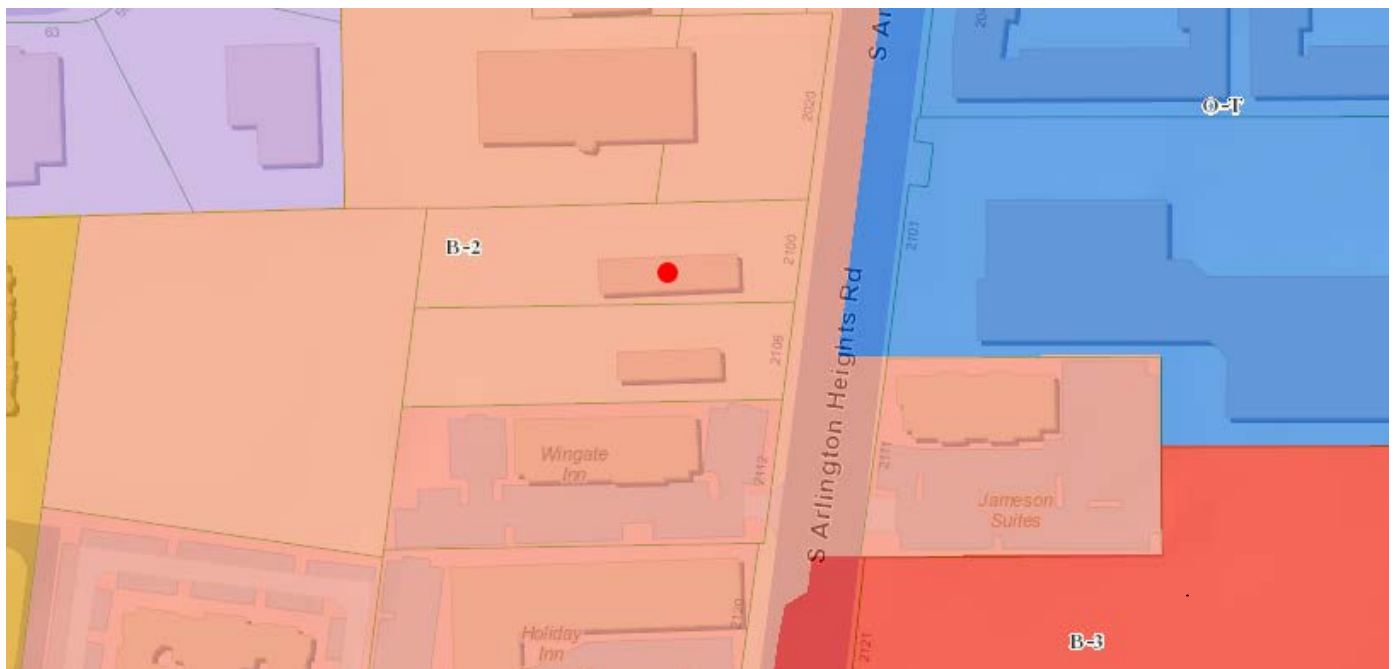
1. A variation from Chapter 30, section 30-402.a Number, to allow two wall signs on the east elevation, facing Arlington Heights Road, where only one wall sign is allowed.
2. A variation from Chapter 30, section 30-403.a Dimensions, to allow a second 20.25 sf wall sign on the east elevation, facing Arlington Heights Road, where 0 sf is allowed.

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 updating an existing car wash facility with a façade renovation, site improvements, and new signage. The façade design received Design Commission approval on June 9, 2020, which includes new metal siding panels over the existing brick walls, and a new "fin" tower element at the front of the building. At this time, the petitioner is seeking approval for new wall signs. The proposed signage includes a code-compliant "Driven Car Wash" sign on the main building façade facing Arlington Heights Road and a "D" logo wall sign to be located on the new tower feature. A sign variation is required to allow two wall signs, where only one wall sign is allowed per street frontage.



Zoning Map of Property

Surrounding Land Uses:

<i>Direction</i>	<i>Existing Zoning</i>	<i>Existing Use</i>
Subject Property	B-2, General Business District	Car Wash
North	B-2, General Business District	Office Building
South	B-2, General Business District	Dunkin Donuts / Baskin Robbins
East	O-T, Office Transitional	Multi-tenant Offices

Ground Sign:

In addition to the proposed wall signs, the petitioner is proposing to keep an existing ground sign facing Arlington Heights Road. The existing ground sign is proposed to be updated with a new “Driven Car Wash” panel to match the new wall signs. However, the existing sign does not meet code as follows:

- **Size:** 66 sf maximum is allowed. The existing sign is 96 sf.
- **Setback:** 3 foot minimum setback is required. Approximately 1 foot setback existing.
- **12’ Visibility Triangle:** The sign encroaches approximately 2 feet into the visibility triangle.

Staff recommends that the existing ground be required to be replaced with a new code-compliant ground sign. The new ground sign should be a decorative monument-style sign designed to complement the building design and branding.

Wall Signs:

Table 1: Proposed Wall Signs

SIGN	ELEVATION / FRONTAGE One wall sign allowed per street frontage.	SIGNABLE AREA	25% ALLOWED BY CODE	PROPOSED SIZE	REMARKS
“Driven Car Wash”	East / Arlington Heights Road	204 sf	51 sf	51 sf	Complies with code.
“D” logo	East / Arlington Heights Road	112 sf	0 sf	20.25 sf	Variation required for number. Variation required for size. (Note: If the proposed sign were approved, it would comply with the 25% signable area.)
TOTAL		316 sf	51 sf	70.25 sf	

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 sign variation criteria, stating that they separated the logo and business name into two signs due to the unique façade design. Additionally, the two signs are being requested to improve visibility of the business due to the setback of the building.

Staff Comments:

Staff acknowledges that many businesses often use a logo and the business name together as one sign, and Staff does not object to the separation of these two signage elements into two signs due to the unique façade design with new tower feature, and the constraints of working with the renovation of an existing building. The overall square footage of the two proposed signs fit within 25% of the signable wall areas, and the design of the proposed signs fits well with the character of this major commercial corridor.

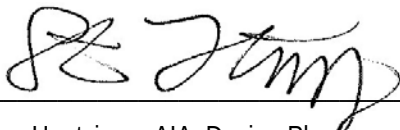
RECOMMENDATION

It is recommended that the Design Commission recommend approval to the Village Board for the following sign variations for *Driven Car Wash* at 2100 S. Arlington Heights Road:

1. A variation from Chapter 30, section 30-402.a Number, to allow two wall signs on the east elevation, facing Arlington Heights Road, where only one wall sign is allowed.
2. A variation from Chapter 30, section 30-403.a Dimensions, to allow a second 20.25 sf wall sign on the east elevation, facing Arlington Heights Road, where 0 sf is allowed.

This recommendation is subject to compliance with the plans received 7/14/20, revised sign drawing received 8/5/20, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

1. A requirement to replace the existing non-compliant ground sign with a new code-compliant decorative monument-style ground sign designed to complement the building design and branding.
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.



August 5, 2020

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

c: Charles Witherington-Perkins, Director of Planning and Community Development, Petitioner, DC File 20-049



Driven
CAR WASH

To Whom It May Concern:

I am writing this letter for variation and hardship request as the local owner of a proposed car wash remodel for the subject property at 2100 S. Arlington Heights Rd. The request for variation includes two street facing signs on the property, including our logo and brand name, as indicated by the accompanying detailed renderings. The logo and business name are one thought, but the height of the building riser required that it be considered a second sign

The particular difficulty/hardship driving this request is due to the setback of the building on a very wide, multi-lane street which makes visibility a challenge. Signage marks the building and provides a safer vehicle flow to our drive up lanes. While there is an existing monument sign on the property, the utility poles that run along the street are an obstruction to the sign's visibility by oncoming traffic.

This request will not create a traffic hazard. In fact, I feel strongly that this will allow for a safer flow of traffic. Multiple signs are needed because our customers never leave their vehicle. Orientation of the site is safer with signage, particularly for new customers. It gives them a sense of direction to the flow of our operation.

As expressed by the Design Commission during previous review, the enhancements to the property as a part of this project will vastly improve the overall character of the surrounding locality.

Creating a new brand and model for our car wash requires multiple impressions during a customer visit. Limiting signage will have an adverse impact on the success of our business, as site visibility is a critical ingredient to success in the express car wash business. Given the setback of the property, accompanied with multiple obstructions along the roadway which negatively impacts visibility, we ask that the Design Commission and Village Board consider this request for variation.

Kind Regards,

Chris Jenks



W Seegers Rd

W Seegers Rd

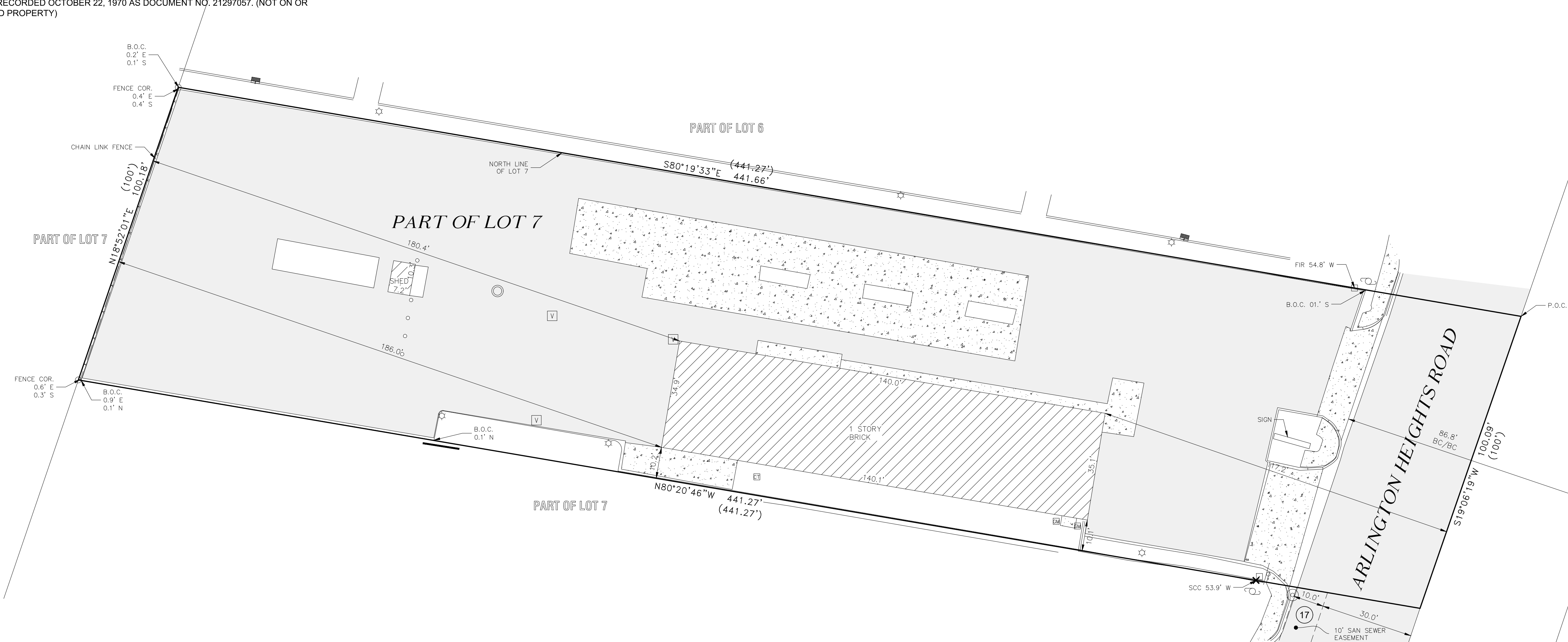
S Montague Way

LOCATION MAP

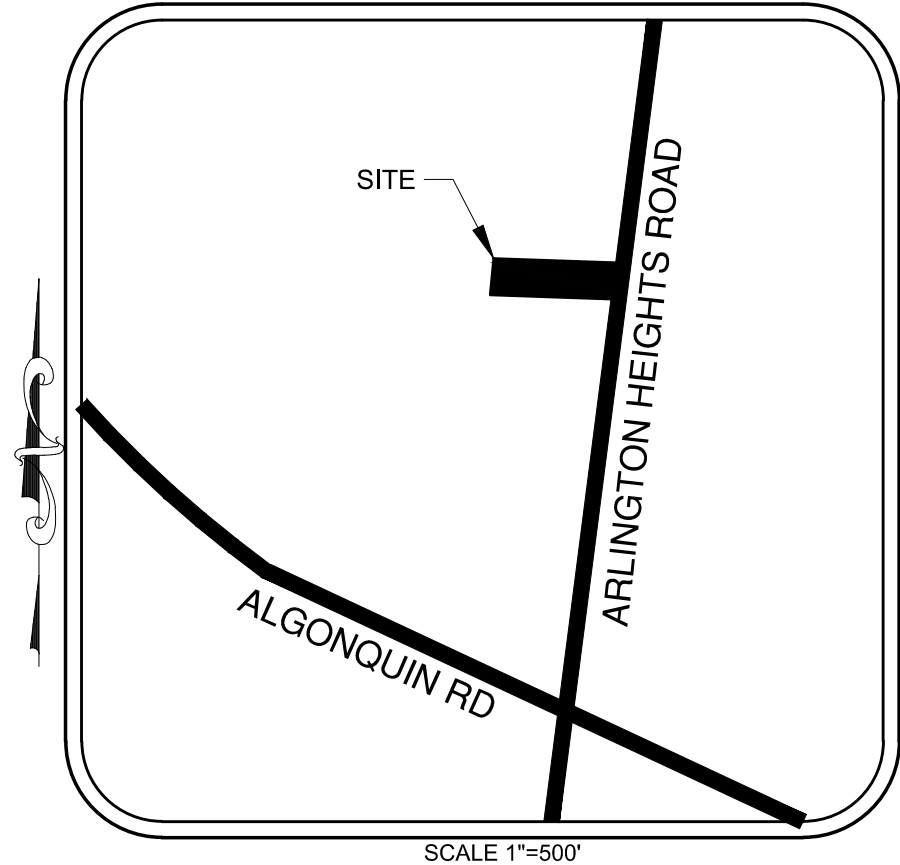
Items Corresponding to Schedule B

THE FOLLOWING ARE ITEMS IN SCHEDULE B IN ATTORNEYS' TITLE GUARANTY FUND, INC. TITLE COMMITMENT NO. 190222100238 WITH AN EFFECTIVE DATE OF NOVEMBER 27, 2019

- 12 EASEMENT OVER THE LAND THEREIN DESCRIBED FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS THERETO, AS SHOWN ON THE PLAT OF EASEMENT RECORDED AUGUST 6, 1969 AS DOCUMENT NO. 20922011. (DOCUMENT NOT LEGIBLE)
- 13 EASEMENT OVER THE LAND THEREIN DESCRIBED FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS THERETO, AS SHOWN ON THE PLAT OF EASEMENT RECORDED AUGUST 6, 1969 AS DOCUMENT NO. 20922018. (DOCUMENT NOT LEGIBLE)
- 14 EASEMENT OVER THE LAND THEREIN DESCRIBED FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS THERETO, AS SHOWN ON THE PLAT OF EASEMENT RECORDED AUGUST 6, 1969 AS DOCUMENT NO. 20922019. (DOCUMENT NOT LEGIBLE)
- 15 EASEMENT OVER THE LAND THEREIN DESCRIBED FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS THERETO, AS SHOWN ON THE PLAT OF EASEMENT RECORDED AUGUST 6, 1969 AS DOCUMENT NO. 20922020. NOTE: COPY NOT CURRENTLY AVAILABLE.
- 16 EASEMENT OVER THE LAND THEREIN DESCRIBED FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS THERETO, AS SHOWN ON THE PLAT OF EASEMENT RECORDED JULY 22, 1970 AS DOCUMENT NO. 21216468. (NOT ON OR TOUCHING SURVEYED PROPERTY)
- 17 EASEMENT OVER THE LAND THEREIN DESCRIBED FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS THERETO, AS SHOWN ON THE PLAT OF EASEMENT RECORDED SEPTEMBER 10, 1970 AS DOCUMENT NO. 21260277. (SHOWN ON PLAT)
- 18 EASEMENT OVER THE LAND THEREIN DESCRIBED FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS THERETO, AS SHOWN ON THE PLAT OF EASEMENT RECORDED OCTOBER 22, 1970 AS DOCUMENT NO. 21297057. (NOT ON OR TOUCHING SURVEYED PROPERTY)



Vicinity Map



Utility Notes

- UN1 THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.
- UN2 CALL "J.U.L.I.E." FOR FIELD LOCATIONS OF UNDERGROUND UTILITY LINES 1-800-892-0123

Miscellaneous Notes

- MN1 DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED.
- MN2 AREA = 43,624 SQ. FT. 1.00 ACRES
- MN3 PIN 08-16-200-012
- MN4 BEARING BASIS IS ASSUMED

Legend of Symbols & Abbreviations

- SET IRON ROD
● FOUND IRON ROD
▲ SET MAG NAIL
7.77' (7.77') MEASURED DATA
P.U.E. RECORDED DATA
D.E. PUBLIC UTILITY EASEMENT
L.E. DRAINAGE EASEMENT
B.S.L. LANDSCAPE EASEMENT
✕ FOUND CUT CROSS
✕ SET CUT CROSS
■ CURB INLET
— OHU — OVERHEAD ELECTRIC LINE
- STORM SEWER MANHOLE
○ SANITARY SEWER MANHOLE
⊙ FIRE HYDRANT
— POWER POLE
— GUY WIRE
— SIGN
○ UNKNOWN MANHOLE
○ ELECTRIC MANHOLE
○ BOLLARD
⊙ LIGHT POLE
⊙ VACUUM
⊙ TRANSFORMER
- EM ELECTRIC METER
CT TRANSFORMER
GM GAS METER
TP TELEPHONE PEDESTAL
ASPHALT SURFACE
AGGREGATE SURFACE
CONCRETE SURFACE

TO: ARLINGTON CAR WASH AND DETAIL, INC., AN ILLINOIS CORPORATION, ATTORNEYS' TITLE GUARANTY FUND, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS (-) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 19, 2019.

DATED: DECEMBER 20, 2019

Robert F. Sluis
ROBERT F. SLUIS
ILLINOIS PROFESSIONAL LAND SURVEYOR #35-3558
LICENSE EXPIRES NOVEMBER 30, 2020

LEGAL DESCRIPTION

That part of Lot 7 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: Commencing at the point of intersection of the North line of said Lot 7 with the center line of Arlington Heights Road, being the Northeast corner of said Lot 7; thence West along the North line of said Lot 7, a distance of 441.27 feet; thence Southerly parallel to the center of said Road, a distance of 100 feet; thence East parallel to the North line of said Lot 7, a distance of 441.27 feet to the center of said Road; thence Northerly along the center of said Road, 100 feet to the place of beginning, in Cook County, Illinois.

0 20' 40'
SCALE: 1" = 20'

REVISIONS

DATE	BY	DESCRIPTION

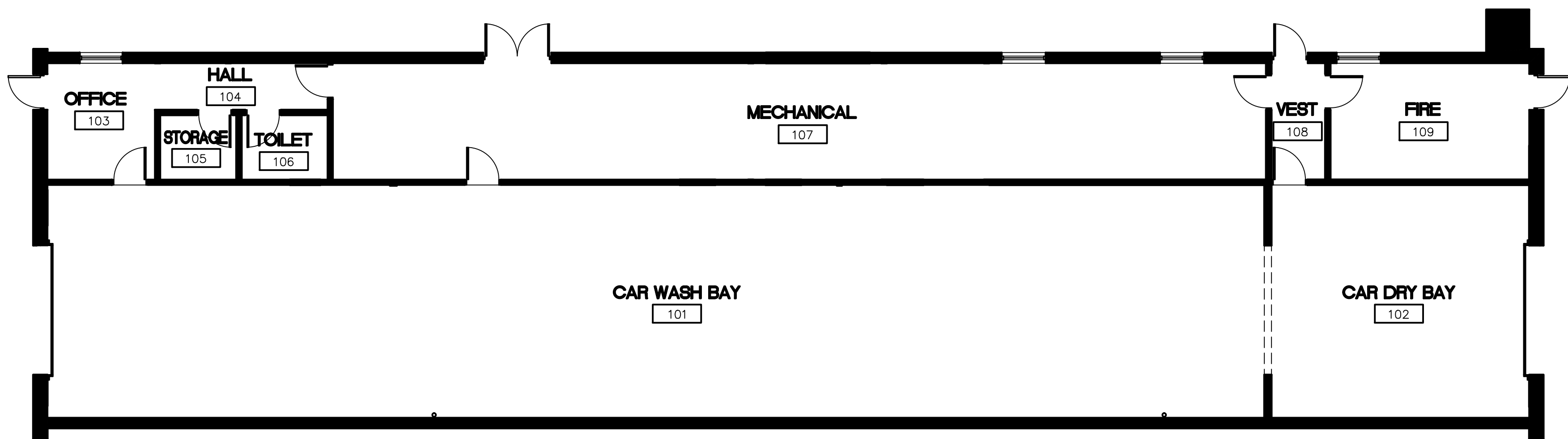
MGA CIVIL ENGINEERING SURVEYING

M GINGERICH GEREAX & ASSOCIATES
Professional Design Firm License # 184.005003
P. 815-478-9680 www.mg2a.com F. 815-478-9685
25620 S. GOUGAR RD | MANHATTAN, IL. 60442

ORDERED BY: CHRIS JENKS

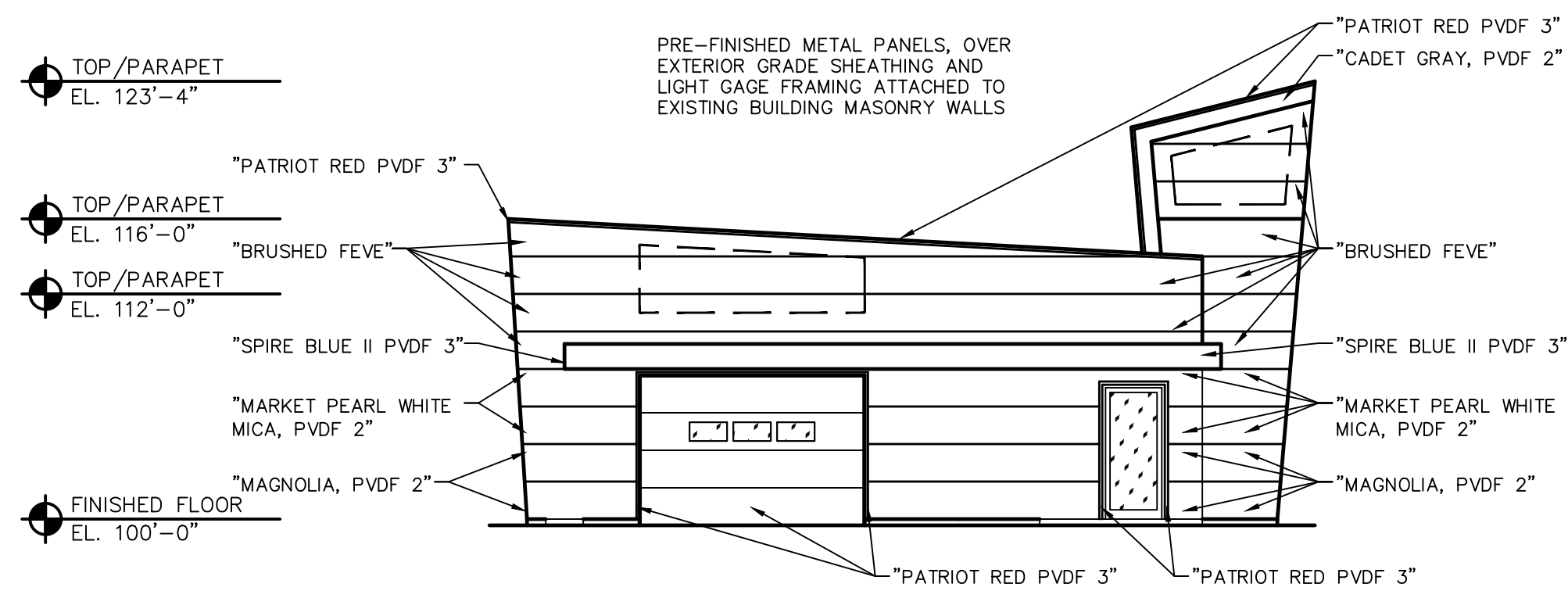
DATE ISSUED: 12-20-2019 DR. BY: MTR CK. BY: RFS FILED

JOB NO.: 19-1201 PG: 1 of 1



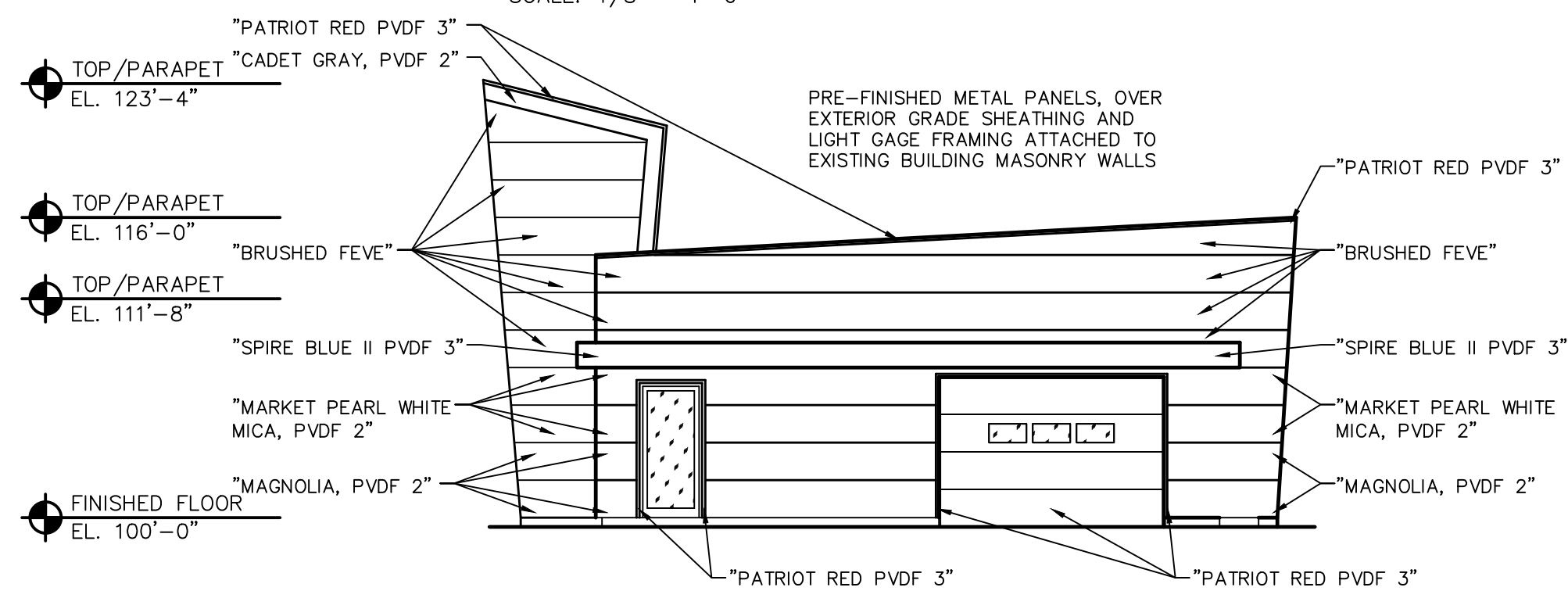
FLOOR PLAN

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



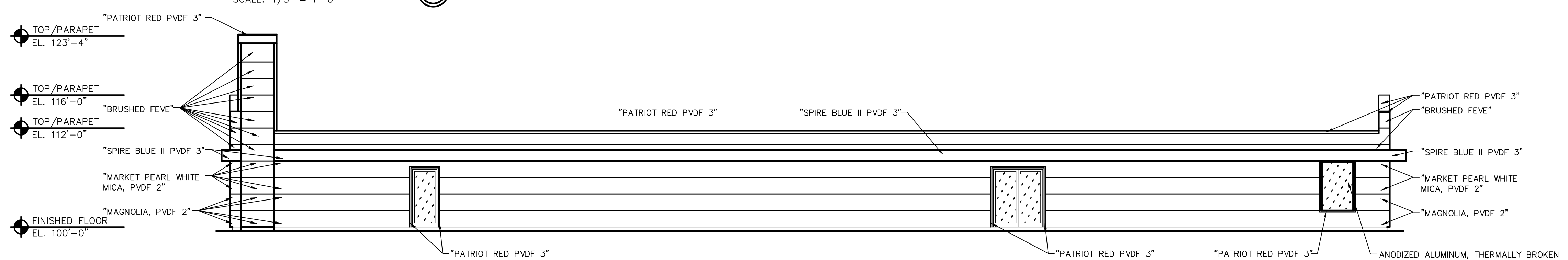
EAST ELEVATION

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



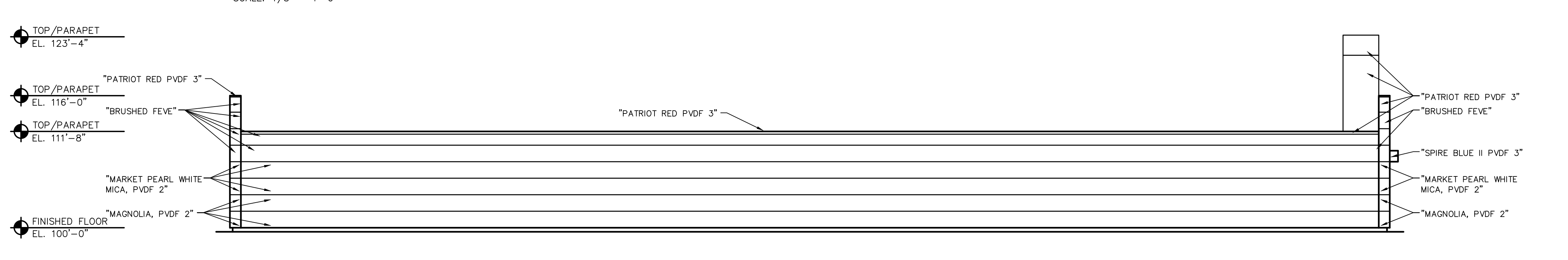
WEST ELEVATION

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



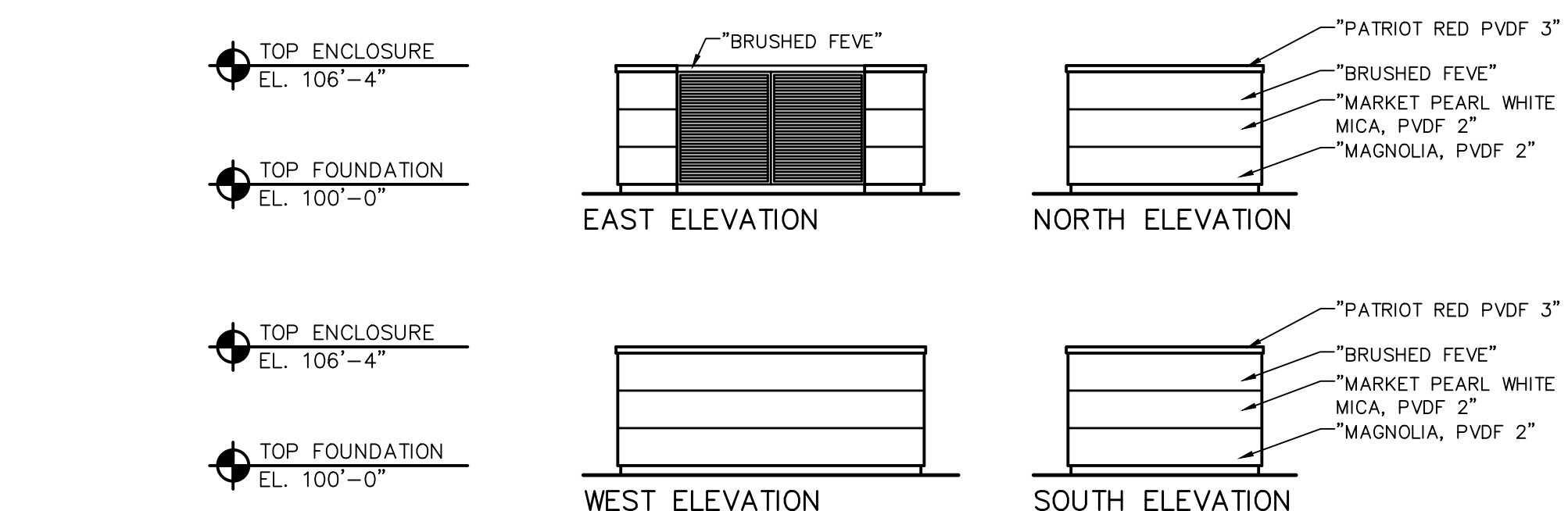
NORTH ELEVATION

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



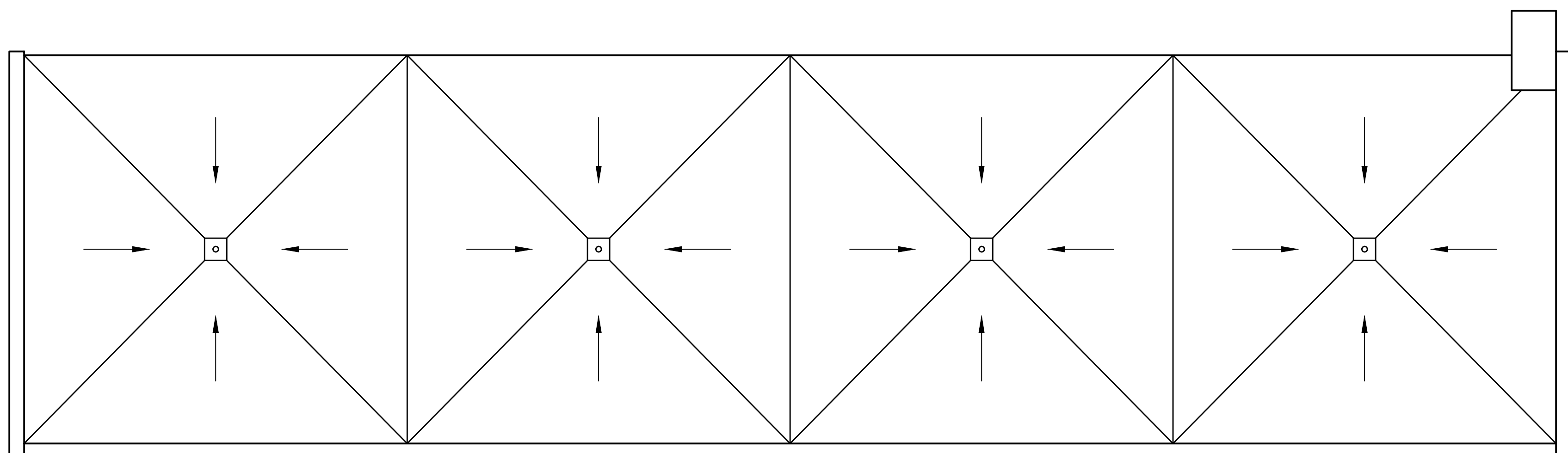
SOUTH ELEVATION

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



REFUSE ENCLOSURE

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



ROOF PLAN

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



DRIVEN EXPRESS CAR WASH

2100 SOUTH ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS

DRIVEN CAR WASH

DESCRIPTION

FRONT OF MAIN WASH, ALTERNATE ANGLE



DRIVEN CAR WASH

DESCRIPTION

FRONT OF WASH FACING MAIN ROAD. NO
NORTH SIDE SIGNAGE





(1) Face Illuminated Channel Logo - 51 SF Total

Letter Returns: 5" Deep Fabricated Aluminum Painted PMS 289 Blue

Faces: White Acrylic w/ Trimcap Painted to Match Returns

- 3M 3630-44 Orange & 3630-36 Blue Translucent Vinyls Applied

Illumination: White LEDs w/ 60W Power Supplies

Power: (1) 20Amp @ 120V Electrical Circuit Run to Site By Others

Mounting: Flush to Building w/ Appropriate Hardware for Construction



(1) Face Illuminated Channel Logo - 20 SF Total

Logo Returns: 5" Deep Fabricated Aluminum Painted PMS 289 Blue

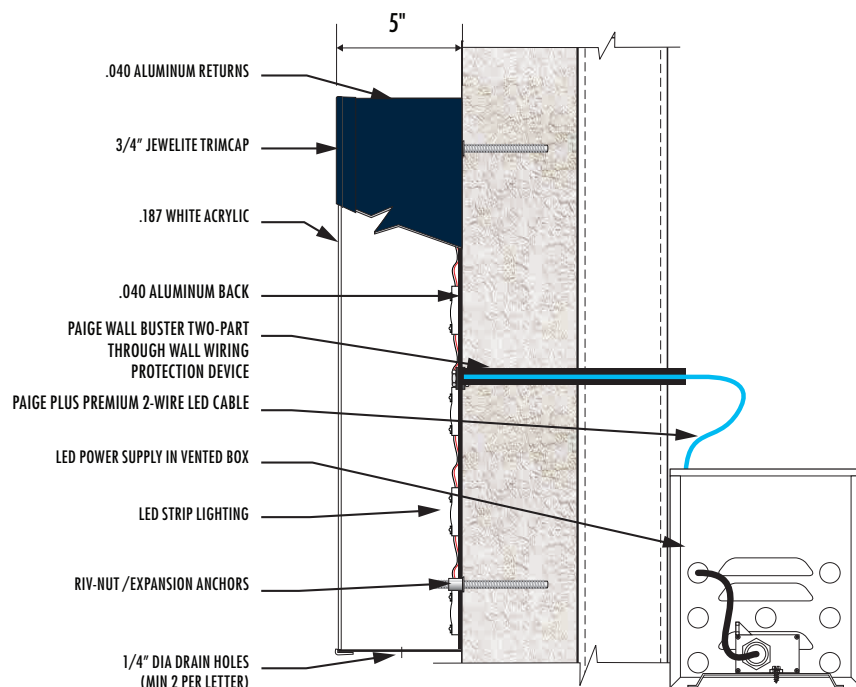
Face: White Acrylic w/ Trimcap Painted to Match Returns

Graphics: 3M 7725-197 Light Navy Opaque Vinyl w/ Reversed Out
White Inline Border and "D" w/ 3M 3630-44 Orange Translucent
Vinyl Applied

Illumination: White LEDs w/ 60W Power Supplies

Power: (1) 20Amp @ 120V Electrical Circuit Run to Site By Others

Mounting: Flush to Building w/ Appropriate Hardware for Construction



EAST ELEVATION B

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

TOP / PARAPET
EL. 123'-4"

TOP / PARAPET
EL. 116'-0"

TOP / PARAPET
EL. 111'-8"

FINISHED FLOOR
EL. 100'-0"

Parvin-Clauss
SIGN COMPANY

Design ■ Fabrication ■ Installation ■ Maintenance

165TubewayDrive ■ CarolStream ■ Illinois60188
Tel/630-510-2020 ■ Fax/630-510-2074
e-mail/signs@parvinclauss.com
www.parvinclauss.com

PROJECT:

Driven
CAR WASH

2100 S. Arlington Heights Rd.
Arlington Heights, IL

CUSTOMER APPROVAL:

DATE

AUTHORIZED SIGNATURE

REPRESENTATIVE

Dan Olson / JB

DRAWN BY

Bill Marlow

DATE

5.11.20

SCALE

3/8" = 1'

SHEET NO.

2 of 2

WORK ORDER

83951

FILE NAME

DCW83951

REVISIONS:

1 8.05.20 - sizes

2

3

4

5

6

7

8

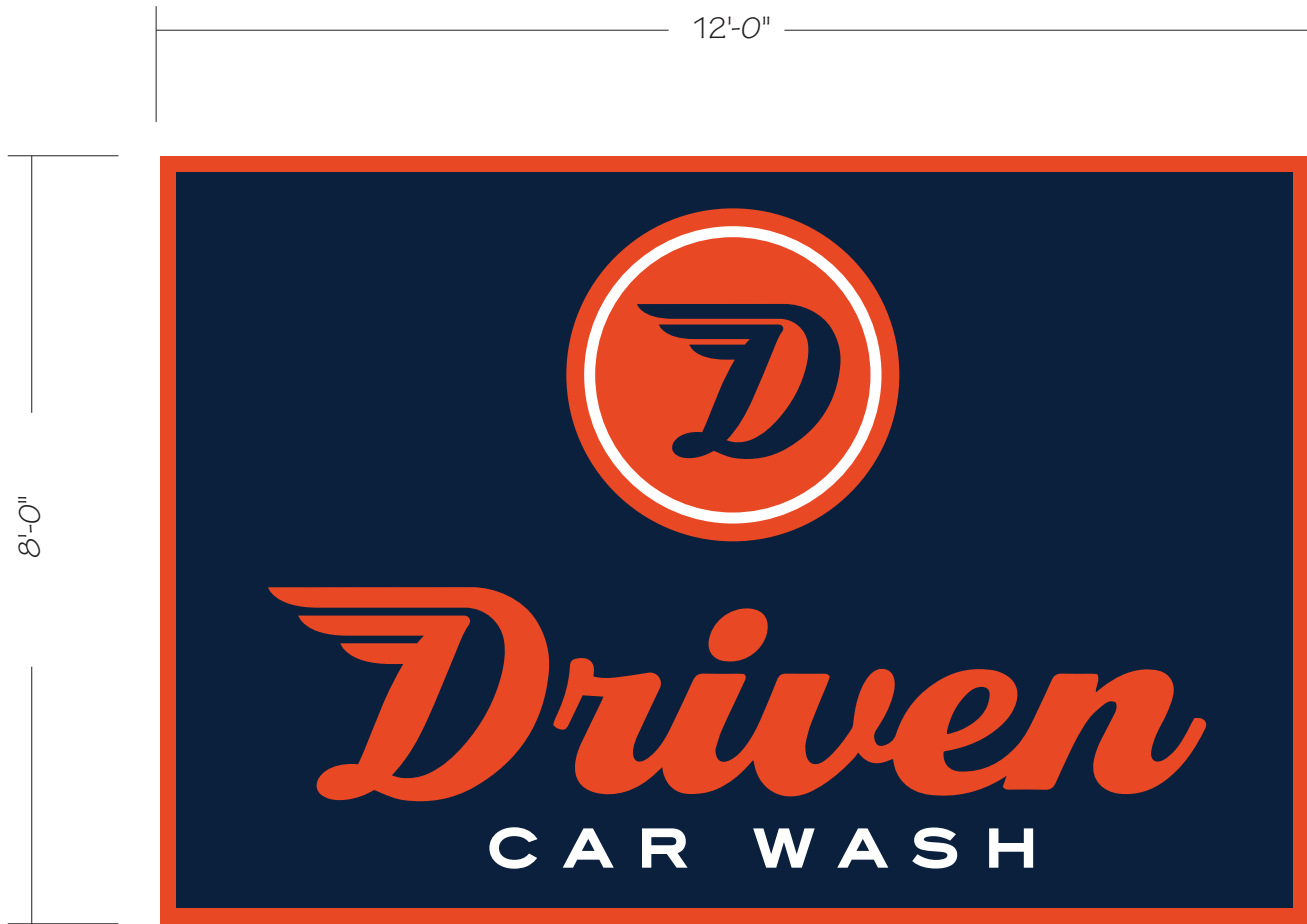
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



This sign is built to UL Standards for operation in North America.

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Refurbish (1) 8'-0" x 12'-0" Double Face Illuminated Monument Sign

Cabinet & Support Pipes: Scuff / Spot Prime / Paint PMS 289 Blue

New Retainers: SignComp 2104 Flat Bleed Retro Flex Frame
(2121 Flat Bleed Retro Frame Cover)
- Painted PMS 289 Blue- Smooth Satin Finish

Faces: White Flex Material

Graphics: Background = 3M 7725-197 Light Navy Opaque Vinyl

Logo / "Driven" & Border = Reversed Out White w/ 3M 3630-44 Orange Translucent Vinyl applied

Logo Inline & "CAR WASH" = Reversed Out White

Illumination: Retrofit White LEDs - Sloan Prism Beam & GE Power Supplies

Power: Existing Electrical Circuit

Mounting: Install New Retainers to Existing Sign Cabinet w/ Screws

NOTE: FIELD SURVEY REQUIRED PRIOR TO FABRICATION



Existing



Proposed

Parvin-Clauss
SIGN COMPANY

Design ■ Fabrication ■ Installation ■ Maintenance

165TubewayDrive■CarolStream■Illinois60188
Tel/630-510-2020 ■ Fax/630-510-2074
e-mail/signs@parvinclauss.com
www.parvinclauss.com

PROJECT:

Driven
CAR WASH

2100 S. Arlington Heights Rd.
Arlington Heights, IL

CUSTOMER APPROVAL:

DATE

AUTHORIZED SIGNATURE

REPRESENTATIVE

Dan Olson / JB

DRAWN BY

Bill Marlow

DATE

5.11.20

SCALE

1/2" = 1'

SHEET NO.

1 of 3

WORK ORDER

83951

FILE NAME

DCW83951

REVISIONS:

1	
2	
3	
4	
5	
6	
7	
8	

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



This sign is built to UL Standards for operation in North America.

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COLOR

DESCRIPTION

PANTONE, CMYK AND RGB COLOR VALUES.



PANTONE:



7417 C



289 C



664 C



PMS WHITE

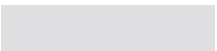
CMYK:



4 • 86 • 85 • 0



98 • 84 • 45 • 53



11 • 9 • 8 • 0



0 • 0 • 0 • 0

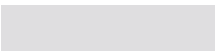
RGB:



230 • 72 • 37
HEX#E64825



12 • 33 • 61
HEX#0C213D



222 • 222 • 224
HEX#DEDEEO



255 • 255 • 255
HEX#FFFFFF



THREE SITES TO THE SOUTH



TWO SITES TO THE SOUTH



ONE SITE TO THE SOUTH



SUBJECT PROPERTY



ONE SITE TO THE NORTH



TWO SITES TO THE NORTH



ACROSS THE STREET



ACROSS THE STREET