



Agenda
Village of Arlington Heights
Design Commission
Community Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
July 11, 2023
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Minutes - 6/13/23

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. DC#23-024 - Portillo's - 806 W. Dundee Rd. / Sign Variation
- B. DC#23-025 - Bird's Nest - 11 W. Davis St / CBD Commercial
- C. DC#23-028 - Comfort Inn & Suites - 2112 S. Arlington Heights Rd. / Commercial

VII. OTHER BUSINESS

- A. Alan F. Bombick Award - Discussion of Nominations
- B. Public Comment

VIII. PUBLIC COMMENT

IX. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact Erin Mercado, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, emercado@vah.com or (847)368-5793.



Design Commission
7/11/2023

Item: Minutes - 6/13/23

Department: Planning & Community Development

ATTACHMENTS:

Description

Minutes - 6/13/23

Type

Minutes

DRAFT

MINUTES OF THE VILLAGE OF ARLINGTON HEIGHTS DESIGN COMMISSION

HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
JUNE 13, 2023

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

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

Members Absent: Jonathan Kubow, Chair

Also Present: Robert Lisk, Lisk Homes for 739 N. *Belmont Ave.*
Ken Bucyk, Design Group Signage for *Chipotle Mexican Grill*
Steve Hautzinger, Planning Staff

REVIEW OF MEETING MINUTES FOR MAY 23, 2023

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER SEYER,
TO APPROVE THE MEETING MINUTES OF MAY 23, 2023. ALL WERE IN FAVOR. MOTION
CARRIED.

ITEM 1. SINGLE-FAMILY NEW REVIEWDC#23-017 – 739 N. Belmont Ave.

Robert Lisk, representing *Lisk Homes*, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to build a new two-story home with an attached, two-car garage on an existing vacant lot. The project complies with the R-3 zoning requirements. The surrounding context in this location is primarily traditional style two-story homes with attached garages. Therefore, the scale, massing and style of the proposed home generally fits in well in this location. The front elevation is nicely designed with a variety of materials and details. However, the side elevations are large, lacking detail, and have awkward massing and proportions due to the asymmetrical gable, which the commissioners should evaluate.

Mr. Lisk said that he previously received approval for a new home on this site over a year ago. It was a similar style; however, the design being presented tonight is smaller, more cost effective, and includes a master bedroom on the first floor that buyers often request, but presents a problem with massing because there is more square footage on the first floor than the second-floor with a lot of attic space on the back portion of the second floor. The asymmetrical roof is a result of needing ceiling height in the loft area at the front of the home so the front pitch was raised and the rear pitch reduced. He preferred if the roof pitches could be the same, but it didn't work with the maximum allowed building height. Mr. Lisk acknowledged that the context drawing makes the new home look very large compared to the surrounding homes, and he agreed with the concerns about the proportions of the asymmetrical gable roof; however, with the existing trees and landscaping, he did not believe the roof will be as noticeable and look out of place in the neighborhood. He also pointed out that the adjacent home to the right also has dissimilar roof pitches.

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

PUBLIC COMMENT

Robert Klancnik, 733 N. Belmont Avenue, lives directly right of the site. He said the new home looks fine, although it does look tall when looking at the context elevation. His home also has an asymmetrical roof.

The commissioners summarized their comments. Commissioner Seyer did not have much of a problem with the massing on the front of the home because these elevations tend to always read much stronger and more imposing with a main center roofline pitch that is being proposed; it looks really tall, but it is set back. He asked for clarification about the area at the base of the front elevation, and Mr. Lisk explained that this area is 6-inches of exposed concrete. Commissioner Seyer wanted the stone on the front of the garage brought all the way down to the ground. Mr. Lisk replied that the architect drew 6-inches of exposed concrete that is above grade around the entire home. Commissioner Seyer reiterated his concerns about how this is being shown on the drawings, especially the stone pillars on the garage that should come down to the ground, and Mr. Lisk agreed. Commissioner Seyer also said that the rear elevation appears odd and very bulky with no second-floor windows.

Commissioner Kingsley agreed with the comments made by Commissioner Seyer; the home is nicely designed, but there are little things that stand out, such as the front porch that is 4 steps higher than grade at the front door, but is a lot more than 24-inches on the south side of the home. This creates the need for a railing there. It almost seems like the home should be lowered and the garage should be raised, which could help with that. The rendering shows the base as concrete, but if the height of the concrete is shown accurately, then she felt it should be something other than concrete. She said the front elevation appears a little busy, and she had concerns about the small amount of roof and space between the gable and the dormer, as well as the details associated with that. She suggested raising the gable on the right, and then engaging it with the shed dormer to the left, which would create a continuous gutter line. Mr. Lisk agreed with the suggestion to bring those rooflines together, but said that this was one of the compromises agreed upon to bring the main roof height down.

Commissioner Kingsley agreed with Staff's concerns about the side elevations that appear large and lacking details, and she had concerns about the massing of it. The rear elevation is missing something, and the center section should be celebrated more. Mr. Lisk agreed and said the roofline on the original design projected out further, but it did not meet code requirements. Commissioner Kingsley also suggested adding a covering over the sliding door on the rear elevation, and she questioned the details of the raised patio shown there without a railing. She said that smooth trim would be much nicer and would make the siding pop, and Mr. Lisk agreed.

Commissioner Fitzgerald agreed with the comments made by both commissioners. He was okay with the scale of the side elevations but said that more details like trim could improve the appearance of those elevations and make them look like they belong with the front elevation. He said the home is nice and he is okay with the scale of it.

Acting Chair Eckhardt liked the new home, but agreed that the front elevation needs a detail resolution of where the eaves of the shed dormer and the gable dormer almost meet. He felt it was most likely a drafting error that shows the stone at the garage not going down to the ground, because the stone should be within 2-inches of a paved surface or a planting area, and it looks fake and floating as currently shown on the drawing. There should be a concrete shelf on the foundation, with the siding stepped. He questioned the accuracy of the drawing that shows the backyard grading, and said that the ground can be brought up to the foundation and then sloped back down and away from the home. He was unsure how to solve this, but felt it was important and needed to be a requirement in the motion, particularly in the front of the home at the porch. Acting Chair Eckhardt agreed with Commissioner Kingsley's comment about the center element on the rear elevation and the suggestion to add a covering over the patio doors. He was okay with the asymmetrical design of the sides of the home.

Commissioner Fitzgerald said that if a railing is required at the front porch, he wanted the petitioner to reconsider the slanted braces shown at the first-floor, to be reviewed and approved by Staff. Commissioner Kingsley asked about the color of the stone on the front of the home and Mr. Lisk clarified that it is actually brick and not stone being proposed, and he presented a sample.

Mr. Lisk said that a terraced landscape area can be created to solve the concerns stated tonight.

A MOTION WAS MADE BY COMMISSIONER SEYER, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR A NEW SINGLE-FAMILY HOME TO BE LOCATED AT 739 N. BELMONT AVENUE. THIS RECOMMENDATION IS BASED ON THE ARCHITECTURAL PLANS RECEIVED 4/5/23, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATION AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT THAT THE STONE BASE WHERE SHOWN ON THE FRONT ELEVATION, AND AS IT WRAPS AROUND ANY CORNER, WILL COME DOWN APPROXIMATELY 6 TO 8-INCHES TO MEET THE GROUND, AS DEPICTED ON THE RENDERING.
2. A REQUIREMENT THAT IF THE EXPOSED CONCRETE AT THE BASE OF THE HOME IS MORE THAN 8-INCHES, IT NEEDS TO BE A DIFFERENT MATERIAL THAN CONCRETE.
3. A RECOMMENDATION THAT IF A RAILING AT THE FRONT PORCH IS REQUIRED BY CODE, THAT THE DIAGONAL ACCENT MEMBERS ARE ELIMINATED.
4. A RECOMMENDATION THAT THE MAIN PITCHED ROOF OVER THE FAMILY ROOM ON THE REAR OF THE HOME BE EXTENDED TO PROVIDE COVERAGE FOR THE 2 RECESSED DOORS ON EITHER SIDE.
5. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, 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 explained that there is only 41 square feet of the maximum building lot coverage remaining that could be used towards adding additional roofed area over the doors on the rear of the home. Commissioner Kingsley said that adding a cover is only a recommendation, and if the petitioner decides to do this, then tweaks can be made elsewhere on the home in order to comply with the maximum building lot coverage allowed. Acting Chair Eckhardt said that stone against a hard surface can come down within 2-inches, and stone against landscape material can come down within 4-inches; however, 8-inches of the exposed concrete is too much for him. Commissioner Fitzgerald said that the stone should come down to the bottom of the garage door. Commissioner Seyer commented that the exposed concrete base was mitigated on the two side elevations, but it was left large on the front and rear elevations of the home. Commissioner Kingsley suggested the requirement in the motion to lower the stone base 6 to 8-inches be changed to lower it 2 to 4-inches, and be approved by Staff. She also asked if the concerns about the exposed concrete include the area of the front porch, and Commissioner Seyer replied that he was okay with the exposed concrete on the front porch and felt that all of these concerns with the exposed concrete could probably be resolved with grading. Commissioner Fitzgerald cautioned that raising the height of the grade will cause water to travel more quickly towards the neighbor, which could be an issue with Village Engineering. He liked that the exposed concrete porch is lower than the front door so a future homeowner could veneer the exposed concrete porch if they choose to. Mr. Lisk said that landscaping will also minimize the appearance of the porch. Commissioner Fitzgerald said that they are not allowed to require landscaping, but he would like to see all evergreens across the front porch.

Commissioner Kingsley wanted her previous comments about connecting the roof lines of the two dormers on the front of the home to be a recommendation in the motion. Mr. Hautzinger explained that the original design submitted for this project had the dormer and the gable on the front connected, but the design exceeded the maximum allowed 25' building height relative to the mid-point of the roof. The front elevation was then revised to show what is being presented tonight with a narrower disconnected dormer, which meets code. Therefore, reconnecting the dormer would not be allowed by code. He also clarified that landscaping for single-family projects is under the purview of the Design Commission, and recommendations and/or requirements can be made by the commissioners. Commissioner Fitzgerald wanted to require evergreens along the exposed concrete, 18-inches tall at the time of installation. Commissioner Seyer presented an image of a similar home that shows the stone coming down on either side of the garage as well as across the front porch, which looks so much better and will solve a lot of the concerns discussed tonight. Mr. Lisk said that although he loves this idea, this is a spec home and adding more stone will definitely add more costs. The commissioners all agreed that something needed to be done with the exposed concrete.

A MOTION WAS MADE BY COMMISSIONER SEYER TO AMEND THE MOTION AS FOLLOWS:

1. A REQUIREMENT THAT THE STONE AT THE GARAGE BASE COME DOWN TO THE DRIVEWAY, IN LIEU OF HOW IT IS SHOWN WITH A LARGE GAP ON THE CURRENT DRAWING.
2. A REQUIREMENT THAT THE FACE OF THE FRONT PORCH BE A MATERIAL OTHER THAN EXPOSED CONCRETE. IT CAN BE TREATED WITH THE SAME MASONRY MATERIAL AS THE GARAGE OR ANOTHER MATERIAL THAT IS SIMILAR TO THE HOME. EXPOSED CONCRETE IN EXCESS OF 6-8 INCHES IS TOO MUCH.
3. A RECOMMENDATION THAT IF A RAILING IS REQUIRED AT THE FRONT PORCH, THAT THE DIAGONAL ACCENT MEMBERS BE REMOVED.
4. A RECOMMENDATION THAT THE ROOF OVER THE FAMILY ROOM AT THE REAR OF THE HOME BE EXTENDED TO PROVIDE COVERAGE FOR THE 2 ENTRY DOORS.
5. A REQUIREMENT THAT THE SIDING ALONG THE SIDES OF THE HOME TO THE BACK OF THE HOME FOLLOW THE GRADE TO NOT EXPOSE ANY MORE THAN 4-INCHES OF CONCRETE BASE. IT CAN BE STEPPED, SIMILAR TO THE RIGHT SIDE ELEVATION, RESULTING IN LESS EXPOSED CONCRETE.
6. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR

SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

COMMISSIONER KINGSLEY SECONDED THE AMENDED MOTION.

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

ITEM 2. SIGN VARIATION REVIEWDC#23-021 – Chipotle Mexican Grille – 711 E. Palatine Rd.

Ken Bucyk, representing *Design Group Signage*, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. Chipotle is currently in the process of constructing a new restaurant building at 711 E. Palatine Road, located within the Southpoint Shopping Center. The building faces Palatine Road. Per code, only one wall sign is allowed per street frontage, and a code compliant wall sign is currently installed on the north wall of the building facing Palatine Road. The petitioner is requesting a variation to allow a second wall sign on the west side of the building facing Chipotle's parking area. The petitioner has submitted a letter stating that the proposed west facing wall sign is necessary to improve the visibility of the restaurant primarily to people and cars traveling through the Southpoint Shopping Center along the main internal access drive.

Staff does not object to the proposed additional wall sign due to the unique location of this building with customers approaching the restaurant from different directions. Additionally, the proposed wall sign is modest in size based on the size of the building, and the requested variation is similar to other recently approved variations for similar restaurant businesses such as Taco Bell at 1530 W. Algonquin Road, McDonald's restaurant at 45 E. Golf Road, McDonald's restaurant at 15 E. Dundee Road, and Popeyes restaurant at 7 W. Dundee Road. The only comment on the design is that the sign looks off balance and crowded into the corner of the west elevation as currently proposed. Staff recommends approval of the sign variation request, with a recommendation that the sign be centered above the west storefront windows for a more balanced appearance.

Mr. Bucyk saw no problem with moving the wall sign, however, he thought the sign would look better if it was the same distance from the corner of the building as the existing wall sign on the front, which would be off-center on the storefront, slightly closer to Palatine Road. He said that when approaching the building from the south, if you miss the turn behind the building, then you end up on the Palatine frontage road. Therefore, the additional wall sign is needed to prevent this.

Acting Chair Eckhardt asked if there was any public comment on the project and there was no response from the audience.

Commissioner Fitzgerald was in support of a second wall sign and liked the petitioner's suggestion to move the sign on the west elevation to be the same distance from the corner of the building as the wall sign on the north elevation.

Commissioner Kingsley said it was really important to have a second wall sign on this building and she was in support of the variation request. She was okay with the wall sign being located where it is currently proposed, because the site lines are good and the sign location indicates where the front door is. She appreciated the petitioner's suggestion to move the wall sign closer to the edge of the building to be consistent with the other wall sign, but that would result in the sign being slightly off-centered; therefore, she preferred the wall sign to be where it is proposed, otherwise it should be centered.

Commissioner Seyer agreed with the need for a second wall sign and recommended the location of the sign be studied to determine the maximum visibility from both Rand Road and from Palatine Road.

Acting Chair Eckhardt said the purpose of the second wall sign is that it be seen by visitors to the restaurant. He liked the suggestion about the equal distance from the corner, but he agreed with Commissioner Seyer's comment that the best sight line location for the wall sign should be studied and determined.

Mr. Bucyk preferred the sign location as submitted because the adjacent Olive Garden building is closer to Palatine Road. However, the sign on the west is more for the internal road through the shopping center, he preferred the second wall sign be equally spaced with the front; however, most important to them is that there is a second wall.

A MOTION WAS MADE BY COMMISSIONER SEYER, SECONDED BY COMMISSIONER FITZGERALD, TO RECOMMEND TO THE VILLAGE BOARD OF TRUSTEES, APPROVAL OF THE FOLLOWING SIGN VARIATION FOR *CHIPOTLE MEXICAN GRILL* LOCATED AT 711 E. PALATINE ROAD:

1. A VARIATION FROM CHAPTER 30, SECTION 30-402.A NUMBER, TO ALLOW A 38 SQUARE FOOT WALL SIGN ON THE WEST WALL OF THE BUILDING FACING THE PARKING AREA, WHERE NONE IS PERMITTED.

THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE PLANS RECEIVED 4/24/23, FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, AND THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A RECOMMENDATION THAT THE PLACEMENT OF THE WALL SIGN BE STUDIED TO DETERMINE THE MAXIMUM VISIBILITY FROM BOTH RAND ROAD & FROM PALATINE ROAD.
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.

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

Mr. Hautzinger advised the petitioner that the Design Commission is a recommending body to the Village Board for sign variations, and the project still requires final review by the Village Board. He will coordinate with the petitioner about the scheduling of that Village Board review.

ITEM 3. OTHER BUSINESS

Public Comment

Keith Moens commented that the review of the first agenda item tonight was confusing to him. In his opinion, there were 2 motions on the floor at the same time, and because the first motion was not disposed of, the second motion was out of order. The first motion should have been voted down and then a new motion made. Acting Chair Eckhardt said that Roberts Rules of Order are used as a guideline for the Design Commission.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER FITZGERALD, TO ADJOURN THE MEETING AT 7:30 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.



Design Commission 7/11/2023

Item: DC#23-024 - Portillo's - 806 W. Dundee Rd. / Sign Variation

Department: Planning & Community Development

Requested Action

1. A variation from Chapter 30, Section 30-208.b, to allow a 21.4 sf fully digital drive-through menu board, where fully electronic menu board signage is not allowed.
2. A variation from Chapter 30, Section 30-208.c, to allow a 7.17 sf fully digital drive-through pre-sell menu board, where fully electronic pre-sell menu board signage is not allowed.
3. A variation from Chapter 30, Section 30-208.a.4.c, to allow a drive-through menu board and pre-sell menu board to be located in front of the building, where they are required to be located in the side or rear yard away from the primary street frontage.
4. A variation from Chapter 30, Section 30-208.a.4.d, to allow a menu board and pre-sell menu board to be oriented towards the public right-of-way, where they are not allowed to face the street.

Recommendation

It is recommended that the Design Commission recommend approval to the Village Board for the following sign variations for Portillo's at 806 W. Dundee Road:

1. A variation from Chapter 30, Section 30-208.b, to allow a 21.4 sf fully digital drive-through menu board, where fully electronic menu board signage is not allowed.
2. A variation from Chapter 30, Section 30-208.c, to allow a 7.17 sf fully digital drive-through pre-sell menu board, where fully electronic pre-sell menu board signage is not allowed.
3. A variation from Chapter 30, Section 30-208.a.4.c, to allow a drive-through menu board and pre-sell menu board to be located in front of the building, where they are required to be located in the side or rear yard away from the primary

street frontage.

4. A variation from Chapter 30, Section 30-208.a.4.d, to allow a menu board and pre-sell menu board to be oriented towards the public right-of-way, where they are not allowed to face the street.

This recommendation is subject to compliance with the drawings received 4/27/23, sample menu displays and manufacturer specifications received 6-9-23, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

1. Provide new/additional landscaping to be approved prior to issuance of a permit to improve screening of the electronic menu boards from the street.
2. The electronic menu boards will display drive-through menu signage only, and will not be used to display any other advertisements.
3. Use of the electronic displays shall comply with all operational standards for electronic signs as set forth in Chapter 30, Section 30-705.h, which includes static displays only (no scrolling, fading, flashing, animation, video, or sound), auto-dimming photocell technology to control brightness to .3 footcandles maximum above ambient lighting conditions, no off-premises advertising, and only permitted to be illuminated during the hours that the business is open.
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
Supporting Documents

Type

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Portillo's - Sign Variation
Project Address: 806 W. Dundee Road
Prepared By: Steve Hautzinger

Date Prepared: June 28, 2023

PETITION INFORMATION:

DC Number: 23-024
Petitioner Name: Matthew Pyter
Petitioner Address: Olympik Signs
1130 N. Garfield
Lombard, IL 60148
Meeting Date: July 11, 2023

Requested Action(s):

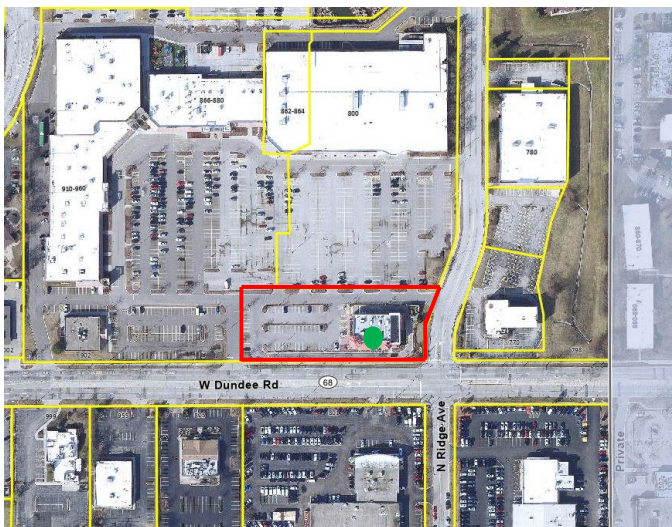
1. A variation from Chapter 30, Section 30-208.b, to allow a 21.4 sf fully digital drive-through menu board, where fully electronic menu board signage is not allowed.
2. A variation from Chapter 30, Section 30-208.c, to allow a 7.17 sf fully digital drive-through pre-sell menu board, where fully electronic pre-sell menu board signage is not allowed.
3. A variation from Chapter 30, Section 30-208.a.4.c, to allow a drive-through menu board and pre-sell menu board to be located in front of the building, where they are required to be located in the side or rear yard away from the primary street frontage.
4. A variation from Chapter 30, Section 30-208.a.4.d, to allow a menu board and pre-sell menu board to be oriented towards the public right-of-way, where they are not allowed to face the street.

ANALYSIS:

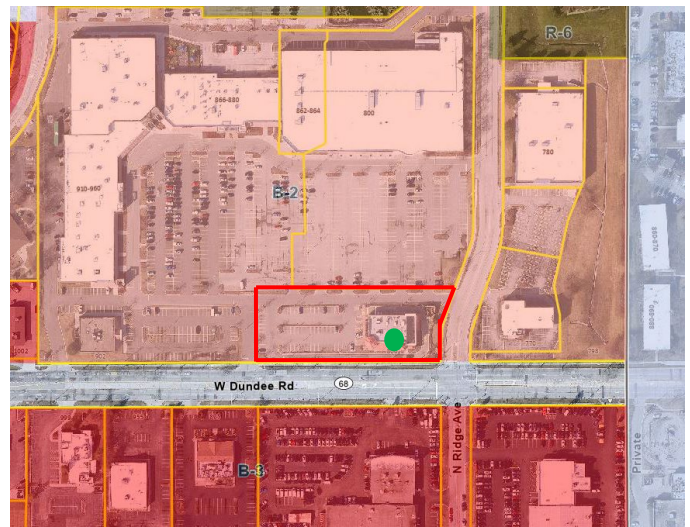
Summary:

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 existing Portillo's restaurant located at 806 W. Dundee Road is proposing to replace their existing conventional printed drive-through menu board with a new fully electronic menu board display, as well as to install a new fully electronic pre-sale menu board along their existing drive-through lane. The electronic menu board is proposed to be installed in the same location as the existing menu board, which faces, and is visible from, Dundee Road. The new pre-sell menu board will be located along the existing drive-through lane and it will also face, and be visible from, Dundee Road. There is one existing speaker bollard, which is proposed to remain.



Aerial of Property



Zoning Map of Property

Surrounding Land Uses:

Direction	Existing Zoning	Existing Use
Subject Property	B-2, General Business District	Portillo's
North	B-2, General Business District	Kohl's
South	B-3, General Service, Wholesale and Motor Vehicle District	Arlington Heights Ford Dealership
East	B-2, General Business District	TM Accountant (Office)
West	B-2, General Business District	Suresh Abad (Urgent Care)

Table 1: Drive-Through Menu Boards Summary

SIGN	QUANTITY	MAX. SIZE PER CODE	SIZE	HEIGHT (7' MAX. PER CODE)	REMARKS
Existing Conventional Printed Menu Board	1	49 sf	35.3 sf	6' (approx.)	To be removed.
Proposed Fully Electronic Menu Board	1	49 sf	21.4 sf	5'-9"	Variation required for fully digital display. Variations required since located in front of the building, facing the street. Required to comply with all operational standards for electronic signs as set forth in Chapter 30, Section 30-705.h.
Proposed Fully Electronic Pre-Sell Menu Board	1	24 sf	7.17 sf	5'-9"	Variation required for fully digital display. Variations required since located in front of the building, facing the street. Required to comply with all operational standards for electronic signs as set forth in Chapter 30, Section 30-705.h.

Sign Variation Criteria:

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

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

The petitioner has submitted a letter addressing the hardship criteria, which states that the proposed fully digital menu boards are necessary to comply with menu format updates taking place at all Portillo's locations so that Corporate can remotely control items and pricing across the country. The petitioner feels that this will not provide a competitive advantage, but will be similar to electronic menus at McDonald's and other similar businesses.

The petitioner has confirmed through a written acknowledgement that their use of the signs will comply with the operational standards set forth in Chapter 30, Section 30-705(h), which states that the electronic signs will display static images only (without scrolling, fading, flashing, animation, video, or sound), auto-dimming photocell technology to control brightness to .3 footcandles maximum above ambient lighting conditions, no off-premises advertising, and only permitted to be illuminated during the hours that the business is open.

Staff Comments:

Overall, Staff does not object to the use of fully electronic menu boards since they allow for easier menu updates and they are generally smaller than conventional menu boards. Similar fully electronic menu boards have been previously approved in Arlington Heights for McDonald's and Burger King. However, the McDonald's and Burger King electronic menu boards are located at the rear of the building as required by code. Since Portillo's electronic menu board signs will be in front of their building and visible from Dundee Road, it is important that the operation of the signs be used for drive-through menu displays only, and not used to display other advertisements, such as video commercials, when the drive-through is not in use. Additionally, Staff recommends that new/additional landscaping be provided to improve screening of the electronic menu boards from the street.

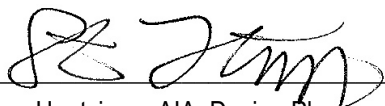
RECOMMENDATION

It is recommended that the Design Commission recommend **approval** to the Village Board for the following sign variations for *Portillo's* at 806 W. Dundee Road:

1. A variation from Chapter 30, Section 30-208.b, to allow a 21.4 sf fully digital drive-through menu board, where fully electronic menu board signage is not allowed.
2. A variation from Chapter 30, Section 30-208.c, to allow a 7.17 sf fully digital drive-through pre-sell menu board, where fully electronic pre-sell menu board signage is not allowed.
3. A variation from Chapter 30, Section 30-208.a.4.c, to allow a drive-through menu board and pre-sell menu board to be located in front of the building, where they are required to be located in the side or rear yard away from the primary street frontage.
4. A variation from Chapter 30, Section 30-208.a.4.d, to allow a menu board and pre-sell menu board to be oriented towards the public right-of-way, where they are not allowed to face the street.

This recommendation is subject to compliance with the drawings received 4/27/23, sample menu displays and manufacturer specifications received 6-9-23, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

1. Provide new/additional landscaping to be approved prior to issuance of a permit to improve screening of the electronic menu boards from the street.
2. The electronic menu boards will display drive-through menu signage only, and will not be used to display any other advertisements.
3. Use of the electronic displays shall comply with all operational standards for electronic signs as set forth in Chapter 30, Section 30-705.h, which includes static displays only (no scrolling, fading, flashing, animation, video, or sound), auto-dimming photocell technology to control brightness to .3 footcandles maximum above ambient lighting conditions, no off-premises advertising, and only permitted to be illuminated during the hours that the business is open.
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.



June 28, 2023

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

c: Charles Witherington-Perkins, Director of Planning and Community Development, Petitioner, DC File 23-024



Portillo's®

HOT DOGS • BEEF • BURGERS • SALADS

**806 W Dundee Road
Arlington Heights, IL 60004**

**Pre-Sell Menu Board
Main Menu Board**

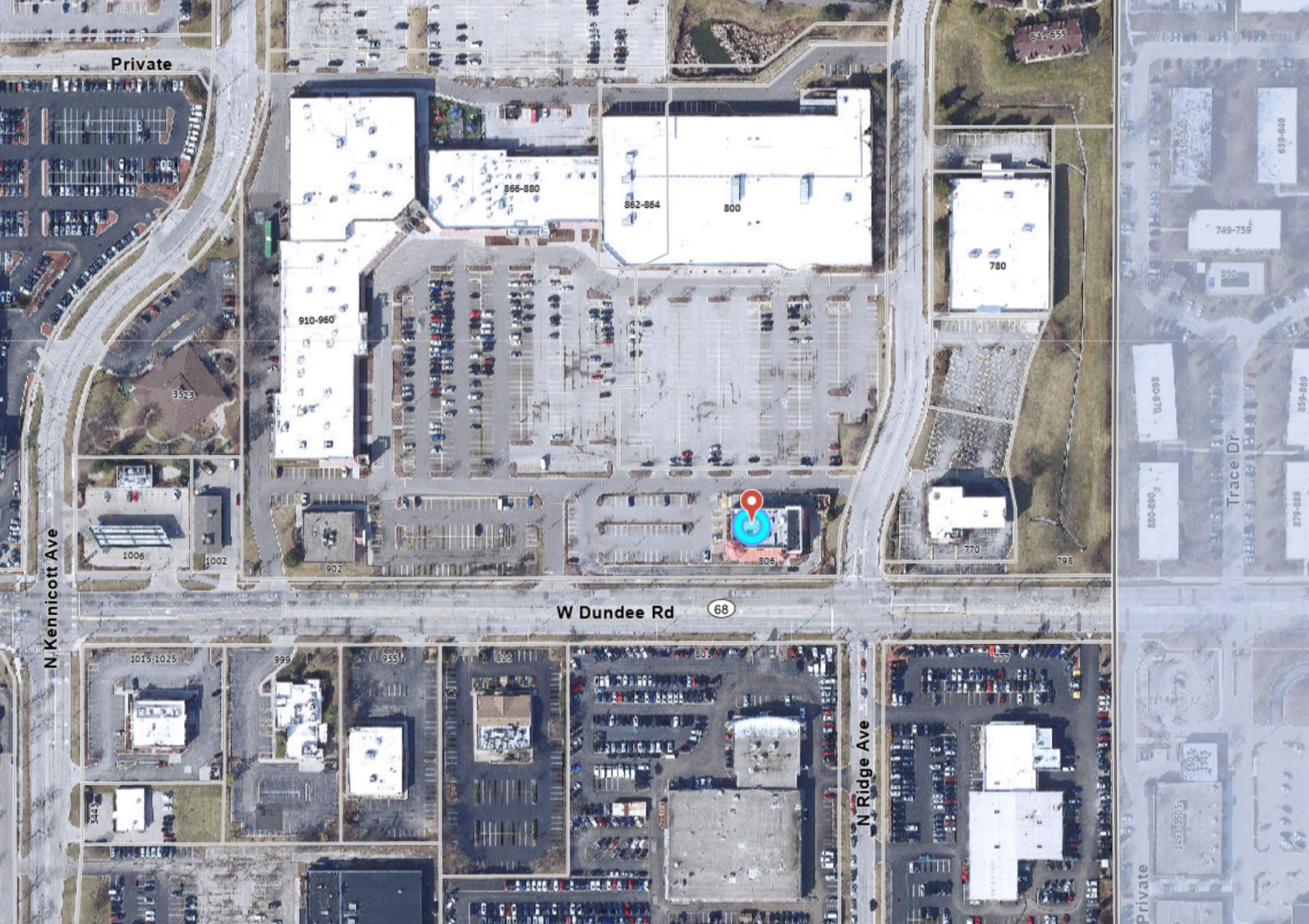
**OLYMPIK
SIGNS**

1130 N. Garfield
Lombard, IL 60148

Ph.# **630.424.6100** Fx.# 630.424.6120 **WWW.OLYSIGNS.COM**

job#: 22-9311

● 11-03-22



Private

N Kennicott Ave

W Dundee Rd

68

N Ridge Ave

Trace Dr

Private

910-960

866-880

852-864

800

780

3523

1006

1002

802

806

770

798

1015-1025

999

955

928

801

777

3443

1493-1505
1302-1315

880-890

749-759

850

830-840

639-649

642-655

859-869

879-889

SECTION 30-902 Standards (Arlington Heights)

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

Response:

New style menu boards and pre-sell menu boards are all digital and no longer consist of manually changeable copy.

Portillo's is updating the menu format throughout all locations so that Corporate could remotely control items and pricing across the country.

Per code section 30-208 (d) (2), Digital order screens shall not exceed two (2) square feet in size.

B. 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:

In no way will the new menu board create any traffic hazard, depreciation of nearby property values or otherwise detrimental to the public health, safety, morals, and welfare.

The proposed menu board and pre-sell menu board although digital, will not have any flashing, blinking or other animations.

The proposed Samsung Drive-thru display has auto-dimming capability to control screen brightness based on ambient light.

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

Response:

The variation will allow Portillo's to add the Arlington Heights location to their internal network of stores throughout the country which would allow them the same benefits as McDonalds, Starbucks, and other establishments with the same or similar boards in Arlington Heights.

D. The variation will not later the essential character of the locality.

Response:

The proposed digital menu board, if allowed, is no larger than the existing menu board. The pre-sell menu board is a third of the size of the proposed main menu board and is strategically located to alleviate traffic build-up.

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

Response:

Without this menu board, Portillo's would be unable to control items and pricing displayed from their corporate headquarters otherwise requiring a staff member to physically update the menu's.



Portillo's Hot Dogs, LLC • 2001 Spring Road, Suite 400, Oak Brook, IL 60523-3930 • (630) 954-3773 • Fax (630) 954-5851 • www.portillos.com

June 1, 2023

Village of Arlington Heights
33 S. Arlington Heights Rd.
Arlington Heights, IL 60005
Attention: Steve Hautzinger

RE: Portillo's Hot Dogs, LLC located at 806 W. Dundee Rd., Arlington Heights, IL
Drive-thru sign variation

Dear Mr. Hautzinger:

This letter is written in support of our request for a sign variation in our drive-thru at our restaurant located at 806 W. Dundee Road, Arlington Heights, IL. As part of our process, we have reviewed Section 30-705(h) of the Arlington Heights Municipal Code. This letter shall constitute our written acknowledgement that our sign use will comply with the operational standards set forth in Section 30-705(h).

Thank you for your consideration.

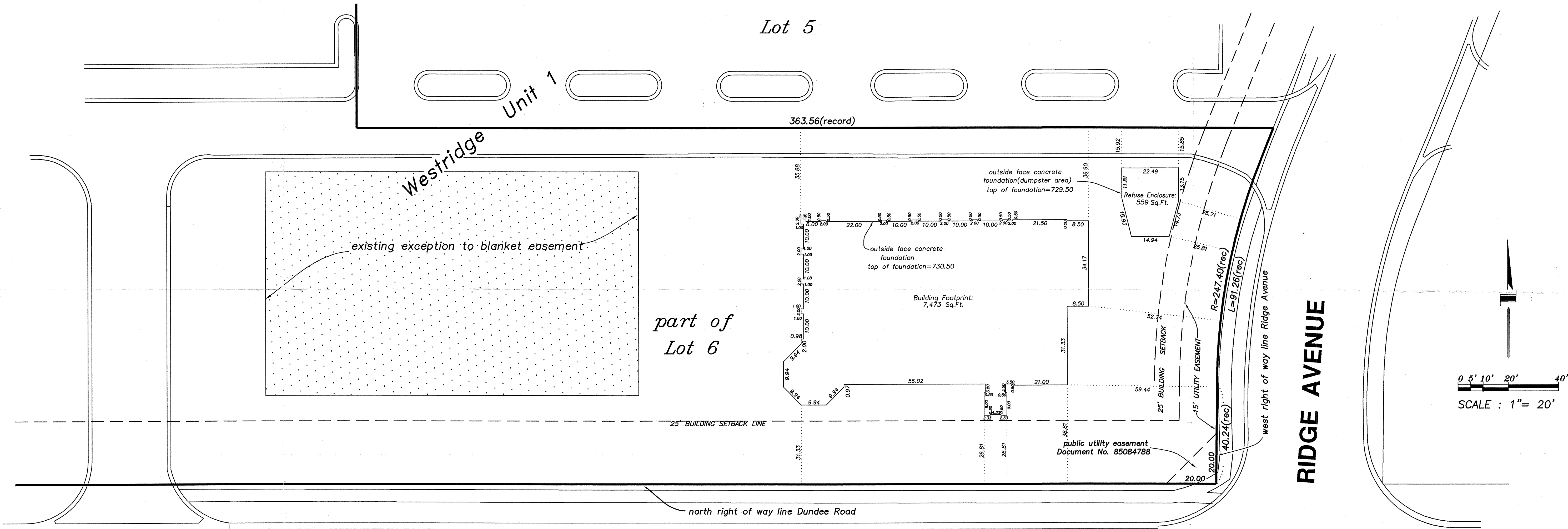
Very truly yours,

Susan B. Shelton
General Counsel
Portillo's Hot Dogs, LLC

Plat of Survey
of

Part of Lot 6 in Westridge Unit No. 1 being a subdivision of part of the south east 1/4 of Section 6,
Township 42 North, Range 11, East of the 3rd Principal Meridian, in Cook County, Illinois.

all dimensions hereon shown unless it is otherwise noted are given in feet and decimal parts thereof



State of Illinois }
County of Cook } ss.

I, David R. Bycroft, an Illinois Professional Land Surveyor, do hereby certify that I have surveyed the property
described in the caption of this plat for the purpose of locating the recently built foundation wall
and that this plat is a correct representation of said survey.

dated at Arlington Heights, Illinois, this 3rd day of April, 2006

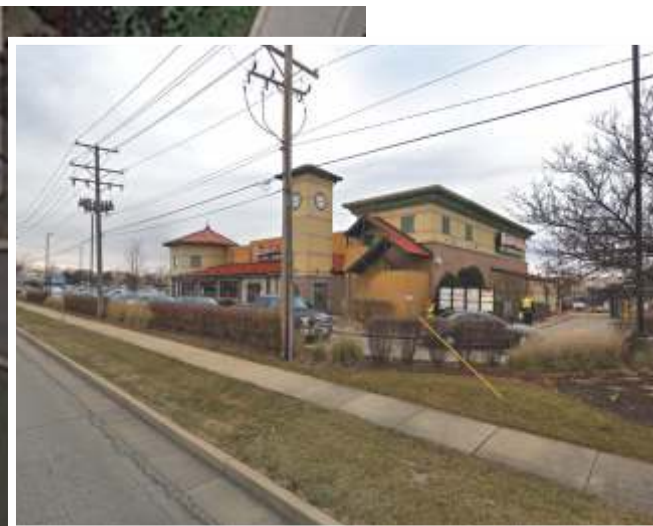
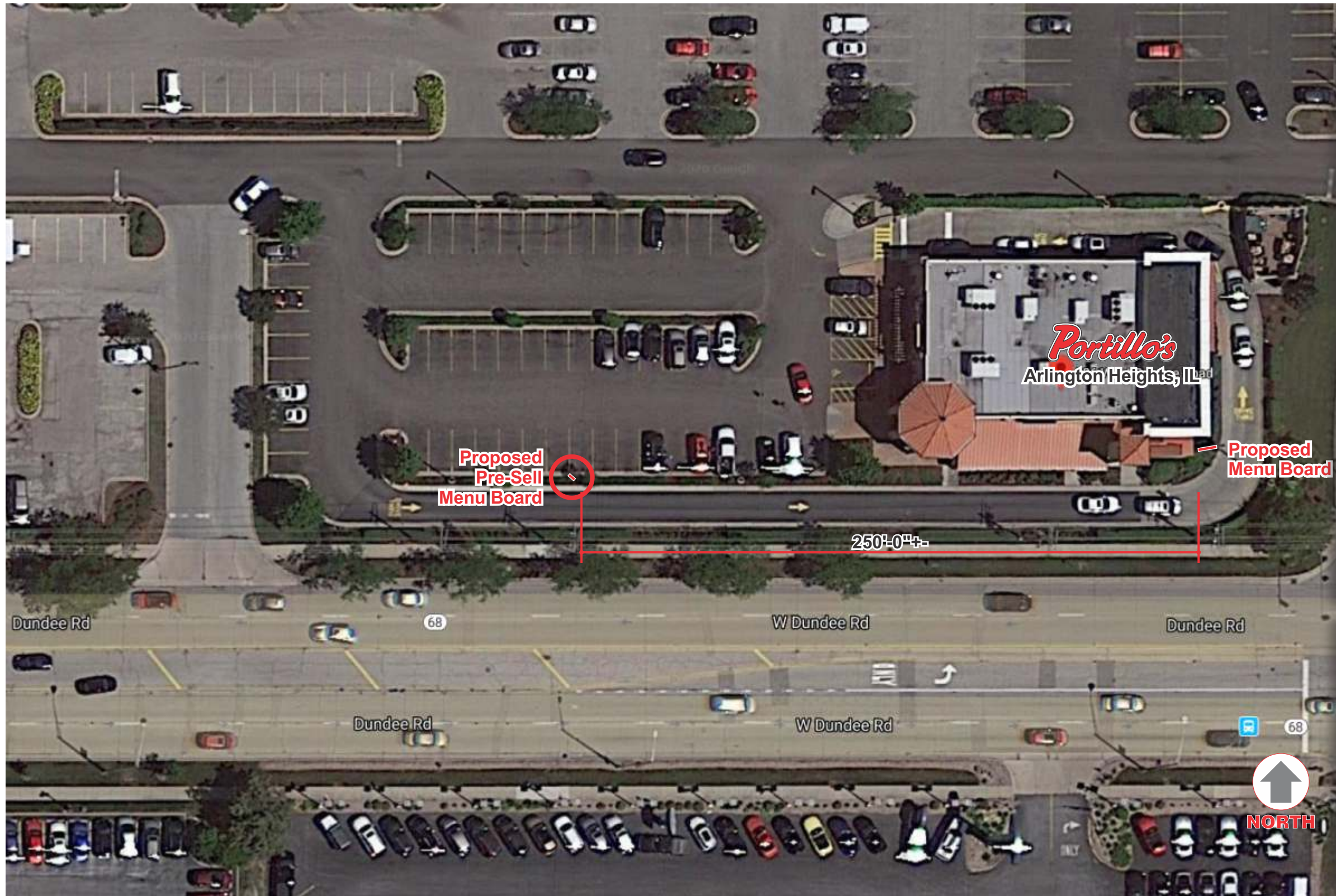
by DBR.R.
as Illinois Professional Land Surveyor No. 2846

Building footprint area calculated and added to plat 6th day of July, 2006

FILE NO. 05-4859

for:
The Portillo Restaurant Group
2001 Spring Road
Oak Brook, Illinois

from the office of:
David Bycroft, Land Surveyor
2340 South Arlington Heights Road
Suite 620
Arlington Heights, Illinois
847-439-8225



Ariel Site Plan -

Portillo's

HOT DOGS • BEEF • BURGERS • SALADS

806 W Dundee Road
Arlington Heights, IL 60004

OLYMPIK
SIGNS

1130 N. Garfield
Lombard, IL 60148

account representative
ROB WHITEHEAD

client

drawn by
PAMELA F

• job#: 22-9311
• 10-20-22
• rev.# 11-03-22

Comments:

ARIEL SITE PLAN

Subject Property



Existing Drive-Through Menu Sign

Subject Property



Views from Dundee Road

Surrounding Context



Across Dundee Road – Looking Southeast



Across Dundee Road – Looking Southwest

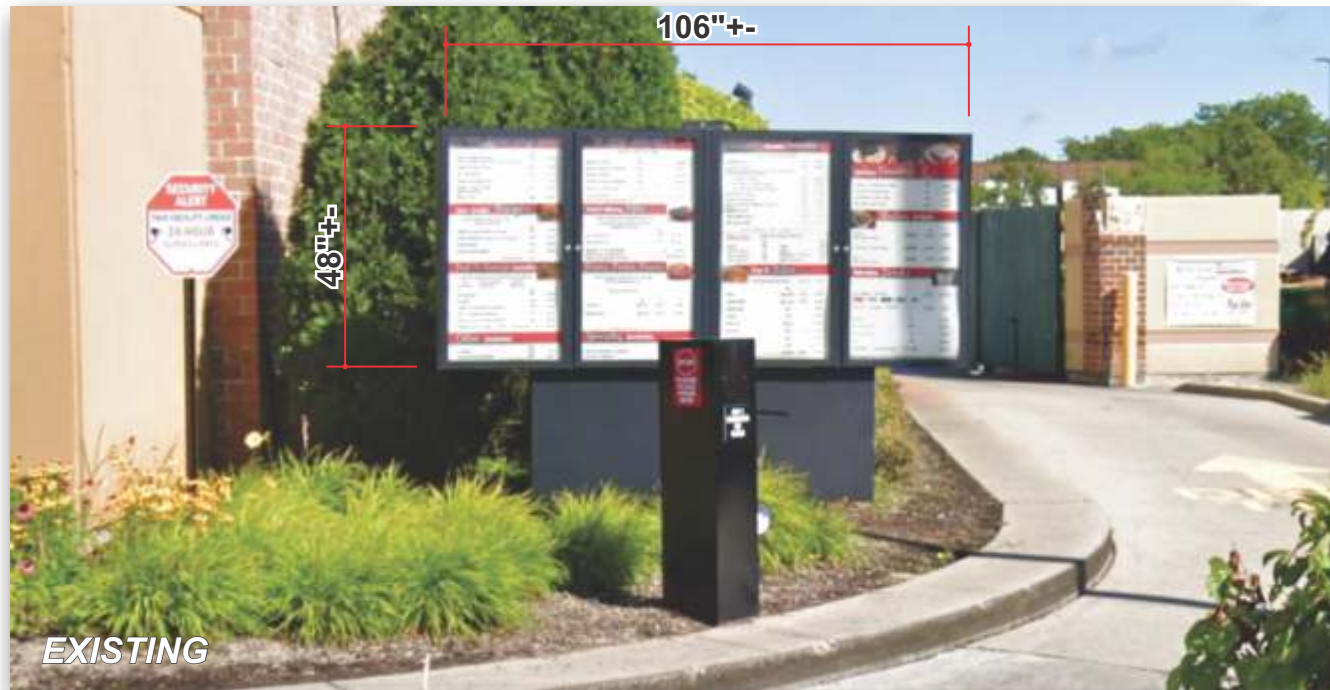
Surrounding Context



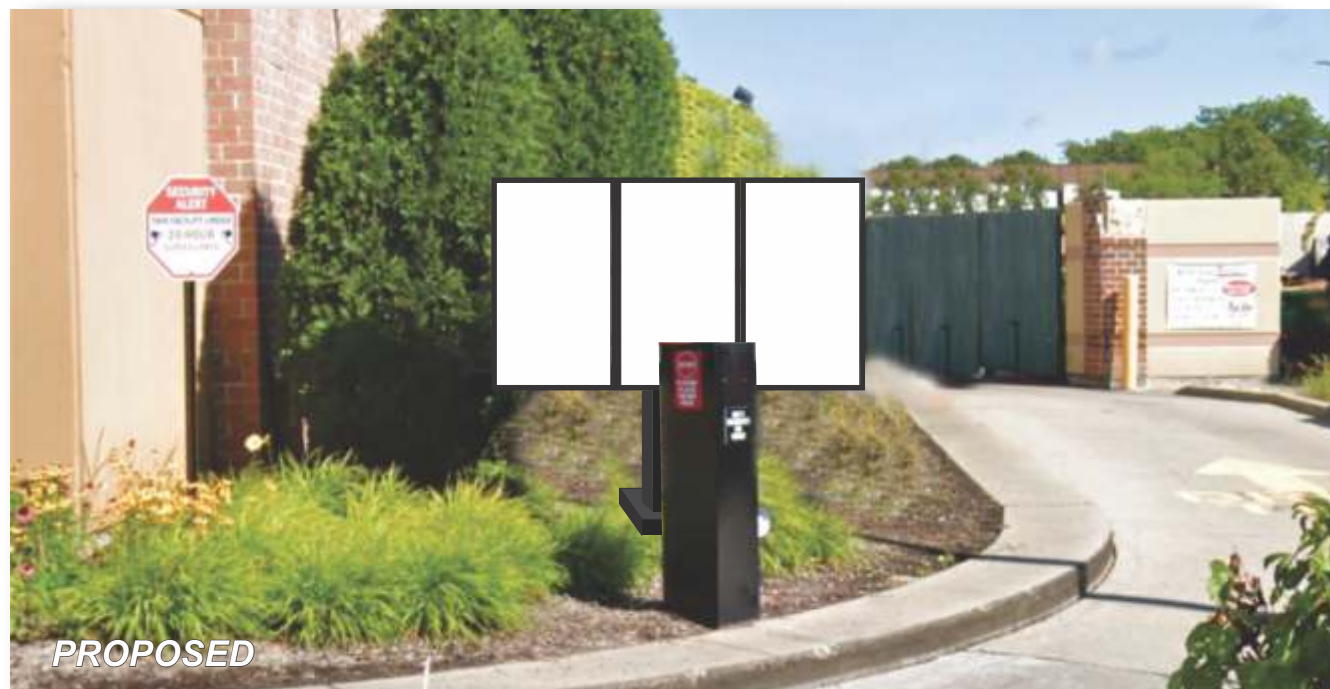
Across Ridge Avenue - Looking East



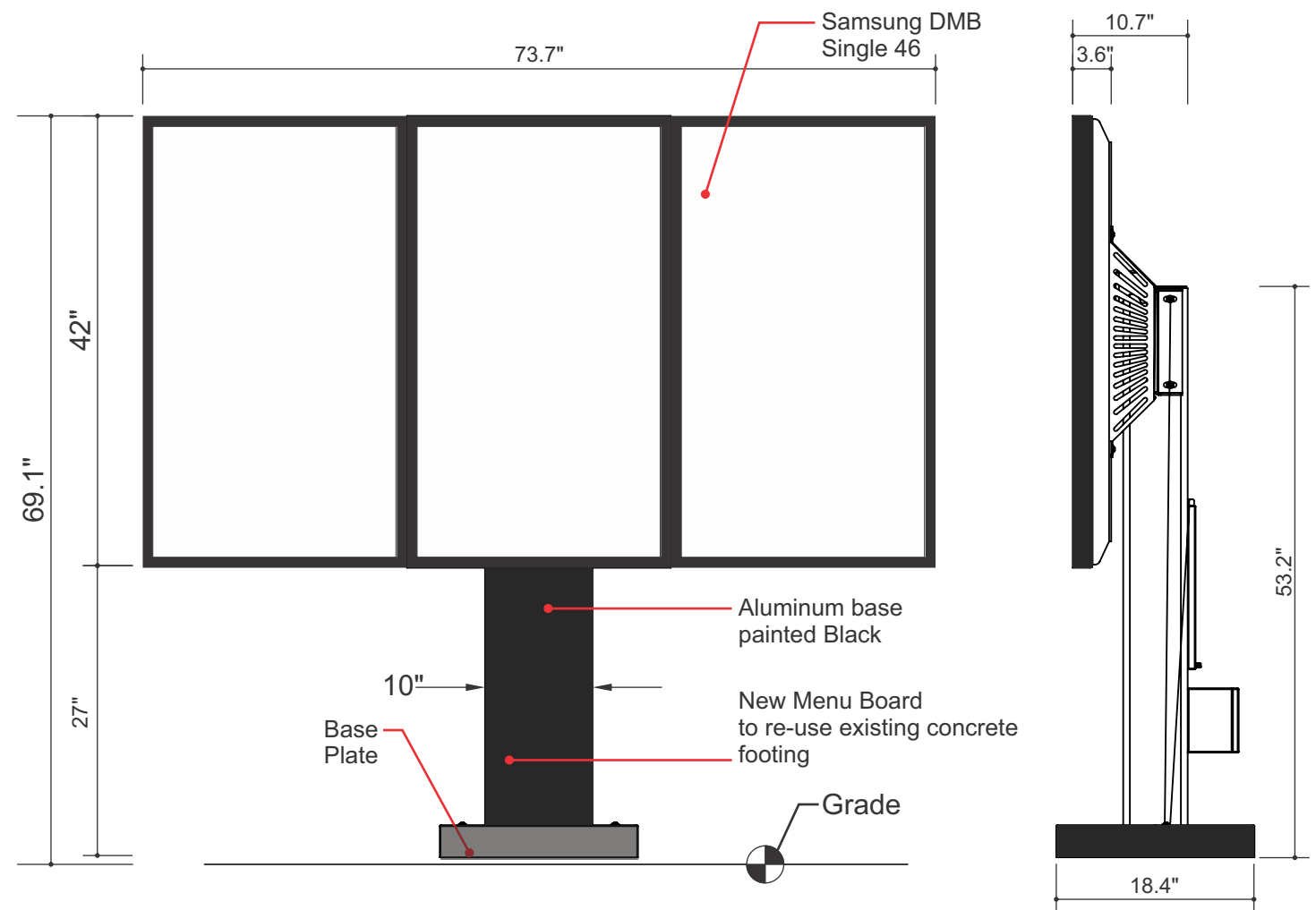
Ridge Plaza Shopping Center - Looking North



Drive-Thru Elevation - Before



Drive-Thru Elevation - **AFTER**



DIGITAL Main Drive-Thru Menu Board -

Scale 3/4" = 1'-0"
Square Footage: 21.4

Portillo's

HOT DOGS · BEEF · BURGERS · SALADS

806 W Dundee Road
Arlington Heights, IL 60004

drawn by
PAMELA F

• job#: 22-9311
• 10-20-22
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Comments:

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WWW.OLYSIGNS.COM

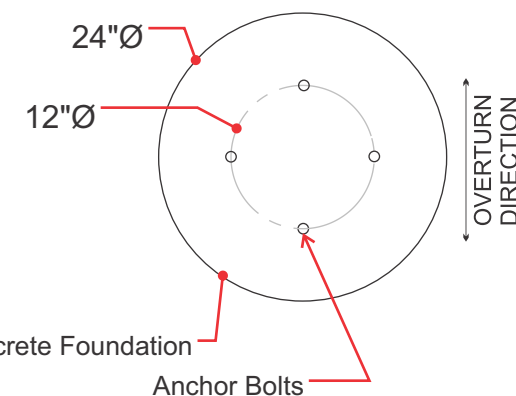
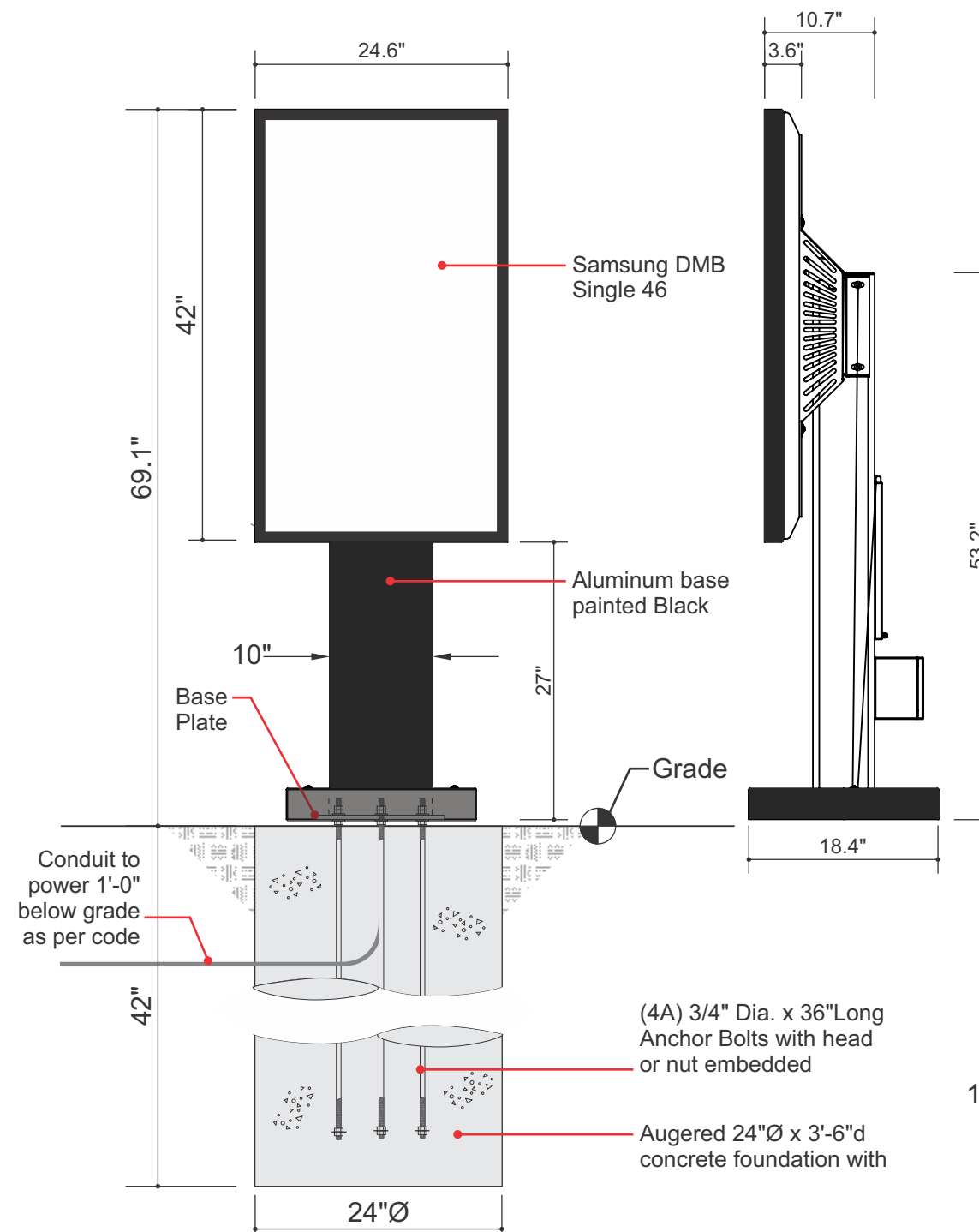
MAIN MENU



Drive-Thru Elevation - Before



Drive-Thru Elevation - **AFTER**



DIGITAL Pre-Sell Drive-Thru Menu Board -

Scale 3/4" = 1'-0"
Square Footage: 7.17

Foundation- Top View

Scale 3/4" = 1'-0"

Portillo's
HOT DOGS • BEEF • BURGERS • SALADS

806 W Dundee Road
Arlington Heights, IL 60004

drawn by
PAMELA F

• job#: 22-9311
• 10-20-22
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Comments:

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1130 N. Garfield
Lombard, IL 60148 Ph.# 630.424.6100 Fx.# 630.424.6120

WWW.OLYSIGNS.COM

PRE-SELL MENU

Example Menu Displays

Portillo's FAMOUS FIVE™
A convenient way to order our most famous items.

#1 BIG ITALIAN BEEF
With Fries+Drink
Add Sweet or Hot Peppers*
15.37 1420-1590 Cal

#2 TWO HOT DOGS
With Fries+Drink
13.46 1060-1230 Cal

#3 DOUBLE CHAR-BROILED CHEESEBURGER
With Fries+Drink
15.27 1370-1540 Cal

#4 SPICY CHICKEN SANDWICH
With Fries+Drink
12.47 900-1070 Cal

#5 ITALIAN BEEF & SAUSAGE SANDWICH
With Fries+Drink
Add Sweet or Hot Peppers*
14.37 1200-1370 Cal

CHEESE AND PEPPERS ARE AN ADDITIONAL COST.

Pre-Sell
Menu Display

BEEF & SAUSAGE		Chicago's #1 Italian Beef	Cal
Italian Beef Sandwich	Reg	7.69	690
	Lg	9.89	1040
Italian Sausage Sandwich		6.19	690
Italian Beef & Sausage Sandwich		8.89	820
Beef N' Cheddar Croissant		7.99	670

HOT DOGS		Cal
Portillo's Beef Hot Dog	Reg	3.99 340
	Jumbo	4.99 450
Plant-Based Garden Dog		4.29 320
A plant-based Chicago-Style hot dog with Mustard, Relish, Onion, Tomato, Celery Salt, Pickle and Sport Peppers		
Chili Cheese Dog	Reg	5.19 500
	Jumbo	6.19 610
Maxwell Street Polish		6.19 570
Mustard and Grilled Onions		

CHAR-BROILED BURGERS		Cal
Hamburger	Single	5.89 570
	Double	8.29 900
Cheeseburger	Single	6.59 660
	Double	9.79 990
Bacon Burger	Single	7.29 700
	Double	9.69 980
Bacon Cheeseburger	Single	7.99 760
	Double	10.99 1040
NEW Rodeo Burger	Single	8.39 790
	Double	11.39 1160

CHICKEN & FISH		Cal
Broiled Chicken Sandwich		6.59 400
Breaded Chicken Sandwich		6.59 600
Spicy Chicken Sandwich		6.99 520
Hot Giardiniera Sauce, Lettuce and Tomato on a Brioche Bun		
Chicken Tenders	4pc	5.49 340
	6pc	8.19 510
Breaded Whitefish Sandwich		6.99 710
Lettuce, American Cheese and Tomato Sauce		

Cashless Drive Thru

We Accept






We Accept Cash Inside

FRIES & SIDES		Cal
Fries	Sm	2.99 380
	Lg	3.79 530
Cheese Sauce	Reg	0.99 135
	Jumbo	4.49 540
Onion Rings	Sm	3.99 350
	Lg	4.89 520
Giardiniera Sauce		0.89 90
Tamale		2.69 340
Garden Salad		5.29 170
Cup of Chicken		4.69 140
Noodle Soup		
Cup of Chili		4.59 420

DRINKS		Cal
Soft Drinks	Sm	2.49 0-170
	Lg	2.89 0-270
Iced Tea	Sm	2.49 0
	Lg	2.89 0
Milk		2.19 120
Bottled Water		2.19 0
San Pellegrino		2.89 0
SHAKES		
Shakes	Sm	3.89 500-540
	Lg	4.99 800-890
Vanilla, Chocolate, Strawberry		
MAKE IT A MALT		0.30 55-85
Cake Shake	Sm	4.69 745-850
	Lg	5.79 1295-1490
Chocolate, Lemon		
Strawberry Shortcake	Sm	5.19 760
Chocolate Éclair	Lg	6.29 1310
Lemon Cake		
		3.89 700

DESSERTS		Cal
Portillo's Chocolate Cake		3.89 720
Strawberry Shortcake		4.79 480
Chocolate Éclair		4.79 520
Lemon Cake		3.89 700

SALADS		Cal
Served with Fresh-Baked Bread (240 cal)		
Chopped Salad		10.79 550
Romaine, Iceberg, Chicken, Red Cabbage, Dillini Pasta, Bacon, Tomato, Gorgonzola, Green Onion; Best Served with House Dressing		
Classic Caesar Salad		7.79 230
Romaine, Hard Boiled, Egg, Croutons and Parmesan; Best Served with Caesar Dressing		
ADD GRILLED CHICKEN		3.00 130
Greek Salad		10.79 340
Romaine, Grilled Chicken, Feta, Tomato, Red Onion, Kalamata Olives and Cucumber; Best Served with Greek Vinaigrette		

PORTILLO'S BOWLS		Chicago's #1 Italian Beef, Served in a Bowl	Cal
Classic Bowl	Italian Beef		7.59 440
Chicago Combo Bowl	Italian Beef and Sausage		9.00 770

Main Menu
Display

SAMSUNG

Stand out, outside. Night and day, rain or shine.

A sleek all-in-one display that's built for the outdoors.

Communicate clearly at all times. The Samsung OH Series outdoor solution features exceptional brightness and a slim yet rugged design. It'll get your message out 24/7, whether it's pouring rain at midnight or scorching sun at noon.



A true all-weather display

With certified IP56-rated protection, Samsung OH Series full outdoor signage is designed specifically to withstand the elements and fully perform in heat, cold, rain, snow and dust.¹



Humidity prevention

With hidden four fans in the downside of the signage, external humidity issues such as condensation are greatly reduced.



Attract attention anywhere, anytime

Samsung full outdoor signage is UL-verified for outdoor visibility, with peak brightness of up to 4,000 nits. Combined with a built-in auto brightness sensor, it'll deliver vivid content in all types of lighting, 24/7.



Bright, vivid, accurate communication

OH series signage delivers enhanced red, green and blue shades, for incredible color accuracy.



Outstanding visibility in direct sun

Samsung Magic Protection Glass features advanced anti-reflection technology, for exceptional visibility even in direct sunlight. And Samsung's circular polarizing technology means content can still be easily seen even while wearing polarized sunglasses.



Robust durability for screen safety

The Magic Protection Glass is tempered, with IK10-rated durability for advanced safety and protection against external impact and damage.² That helps protect against vandalism, and adds peace of mind.



Reliable and advanced software for effective management

The embedded MagicINFO Player S7, backed by the powerful TIZEN operating system, boosts overall performance and offers painless content management.³ Promotions and content throughout a network of signage can be easily changed. Transitions and playback are seamless, for a better experience for both customers and store managers.



Powerful, protective security

Powered by Samsung's proprietary Knox technology, the OH series employs comprehensive three-layer security protection. The secured platform helps minimize security attacks and supports application development.



3-year warranty

A 3-year warranty means extended protection and peace of mind.

samsung.com/display

OH Full Outdoor Signage

OH46B 46" | OH55A-S 55" | OH75A 75"



OH Full Outdoor Signage

Model			OH46B	OH55A-S	OH75A
Panel	Diagonal Size	Class	46"	55"	75"
	Type	Measured	45.9" / 116.8cm	54.6" / 138.7cm	74.5" / 189.2cm
	Resolution		1920 x 1080 (16:9)	120Hz E-LED BLU	60Hz D-LED Local Dim. BLU
	Brightness (Typ.)		3,500 nit (Peak 4,000 nit)	1920 x 1080 (16:9)	3840 x 2160 (16:9)
	Contrast Ratio		6000:1	3,500 nit (peak 4,000 nit)	3,500 nit (peak 4,000 nit)
	Viewing Angle (H/V)		178/178	6,000:1	1,200:1
	Color Gamut		72%	178/178	178/178
	Operation Hour		24/7	72%	24/7
Sound	Speaker Type		N/A	N/A	N/A
Connectivity	INPUT	RGB	N/A	N/A	DPT.2
		Video	HDMI 2.0 (2), HDBaseT	HDMI 2.0 (2), HDBaseT(LAN Common)	HDMI 2.0 (2)
		HDCP	HDCP 2.2	HDCP 2.2	HDCP 2.2
		Audio	N/A	N/A	N/A
	OUTPUT	USB	USB 2.0 x 1	USB (1)	USB (1)
		RGB	N/A	N/A	N/A
		Video	N/A	N/A	N/A
		Audio	Stereo Mini Jack	Stereo Mini Jack	Stereo Mini Jack
	External Control	USB	N/A	N/A	N/A
		External Sensor	RS232C(in/out), RJ45 (in/out), HDBaseT	RS232C (in/out), RJ45(in/out), HDBaseT	RS232C (in), RJ45(in)
Power	External Sensor		N/A	N/A	N/A
	Tuner		N/A	N/A	N/A
	Type		Internal	Internal	Internal
	Power Supply		AC 100 – 240 V, 50/60 Hz	AC 100 – 240 V, 50/60 Hz	AC 100 – 240 V, 50/60 Hz
	Power Consumption	Max [W/h]	460	530	1,200
		Typical [W/h]	205W	274	471
		BTU (Max)	≧ IEC 62087 measurement standard	≧ IEC 62087 measurement standard	≧ IEC 62087 measurement standard
		Sleep mode	0.5	1,809	4,095
Mechanical Spec	Dimension (mm/in)	Set	N/A	Less than 0.5W	Less than 0.5W
		Off mode	N/A	N/A	N/A
	Weight (kg/lbs)	Set	1,069 x 623.6 x 85 mm / 42 x 24.5 x 3.3 in	1,260.6 x 731.4 x 85.0 mm / 49.6 x 28.7 x 3.3 in	1,774.8 x 1,053.4 x 130 mm / 69.8 x 41.4 x 5.1 in
		Package	115.6 x 71.3 x 200 mm / 45.5 x 28 x 7.8 in	1,358 x 845 x 230 mm / 53.4 x 33.2 x 9 in	1,932 x 1,251 x 367 mm / 76 x 49.2 x 14.4 in
	Mounting Hole	Set	36 kg / 79.3 lbs	46.1 kg / 101.6 lbs	134 kg / 295.4 lbs
		Package	40.5 kg / 89.2 lbs	52.6 kg / 115.9 lbs	150 kg / 330.6 lbs
	Protection Glass	Set	995 x 500	1186 x 560 (Basic)	870 x 1188.4 (M8 x 4Hole)
		Package	1000 x 400 (VESA Bracket Option)	1200 x 400 (VESA Bracket Option)	260 x 1118.4 (M8 x 4Hole)
Operation	Operating Temperature		M8, 9-11	Yes (5T Tempered Glass)	Yes (5T Tempered Glass)
	Humidity		24.9 mm	24.9 / 24.9 / 24.9 / 24.9 mm	59.8 / 59.8 / 59.8 / 59.8 mm
	IP Rating		-30°C ~ 50°C	-30°C ~ 50°C	-30°C ~ 50°C
	Key		10~100%	10~100% (Non-condensing)	10~80% (Non-condensing)
	Orientation		IP56	IP56	IP56
	Special	Key	Power-box Integrated, IP56 Outdoor,Built-in MagicInfo Player S7,SSSP 7.0	Power-box Integrated, IP56 Outdoor,Built-in MagicInfo Player S7,SSSP 7.0	Power-box Integrated, IP56 Outdoor,Built-in MagicInfo Player S7,SSSP 7.0
		Orientation	Landscape / Portrait	Landscape / Portrait	Landscape / Portrait
		Processor	IP56 Rated Simple Enclosure Outdoor, Protection Glass (IK-10 Level, Anti Graffiti, Infrared Reduce), Polarized Sun Glasses Viewable in any direction, HD Base T for Long Distance Installing, Auto Brightness Control with Ambient Brightness Sensor, Temperature Sensor, Clock Battery (80hrs Clock Keeping), Auto Source Switching & Recovery, RJ45 MDC, Kensington Lock	IP56 Rated Simple Enclosure Outdoor, Protection Glass (IK-10 Level, Anti Graffiti, Infrared Reduce), Polarized Sun Glasses Viewable in any direction, Portrait / Landscape Installation Support, Auto Brightness Control with Ambient Brightness Sensor, Temperature Sensor, RJ45 MDC, Auto Source Switching & Recovery, Clock Battery (80hrs Clock Keeping), Kensington Lock	IP56 Rated Simple Enclosure Outdoor, Protection Glass (IK-10 Level, Anti Graffiti, Infrared Reduce), Polarized Sun Glasses Viewable in any direction, Portrait / Landscape Installation Support, Auto Brightness Control with Ambient Brightness Sensor, Temperature Sensor, RJ45 MDC, Auto Source Switching & Recovery, Clock Battery (80hrs Clock Keeping)
		Internal Player (Embedded H/W)	Cortex A72 1.7GHz Quad-Core CPU	Cortex A72 1.7GHz Quad-Core CPU	Cortex A721.7GHz Quad-Core CPU
Feature	Internal Player (Embedded H/W)	On-Chip Cache Memory	L1 Instruction Cache: 48KB	L1 Instruction Cache: 48KB	L1 Instruction Cache: 48KB
		Memory	L1 Data Cache: 32KB	L1 Data Cache: 32KB	L1 Data Cache: 32KB
		Cache	L2 Cache: 2MB	L2 Cache: 2MB	L2 Cache: 2MB
		Clock Speed	1.7GHz	1.7GHz	1.7GHz
	Storage (FDM)	Main Memory Interface	2.5GB	2.5GB	2.5GB
		Interface	LPDDR4 1.6GHz 64bit	LPDDR4 1.5GHz 64bit	LPDDR4 1.6GHz 64bit
		Graphics	Graphic resolution: 1920 x 1080	Graphic resolution: 1920 x 1080	Graphic resolution: 1920 x 1080
		Output resolution	up to 3840 x 2160 (Scale up from graphic processing result)	up to 3840 x 2160 (Scale up from graphic processing result)	up to 3840 x 2160 (Scale up from graphic processing result)
	Multimedia	Storage (FDM)	8GB (3.88GB Occupied by O/S, 4.12GB Available)	8GB (3.88GB Occupied by O/S, 4.12GB Available)	8GB (3.88GB Occupied by O/S, 4.12GB Available)
		Video Decoder	Video Decoder	Video Decoder	Video Decoder
		FHD MFD	VP8, H.264, AVS+(60Hz)UHD MFD : HEVC, H.264, VP95K HEVC Decoder, SHVC(ATSC3.0)AVS2.0 HEVC / AVS2.0 1xUHD120p (DP, NR off, FRC bypass)	FHD MFD : VP8, H.264, AVS+(60Hz)UHD MFD : HEVC, H.264, VP95K HEVC Decoder, SHVC(ATSC3.0)AVS2.0 HEVC / AVS2.0 1xUHD120p (DP, NR off, FRC bypass)	FHD MFD : VP8, H.264, AVS+(60Hz)UHD MFD : HEVC, H.264, VP95K HEVC Decoder, SHVC(ATSC3.0)AVS2.0 HEVC / AVS2.0 1xUHD120p (DP, NR off, FRC bypass)
		Audio Decoder	AC3 (DD), MPEG	Audio Decoder – AC3 (DD), MPEG	Audio Decoder – AC3 (DD), MPEG
Certification	Safety	USB 2.0	USB 2.0	USB 2.0	USB 2.0
		Operating System	Tizen 5.0 (VDLinux)	Tizen 5.0 (VDLinux)	Tizen 5.0 (VDLinux)
		EMC	60950-1	60950-1	60950-1
		Environment	Class A	Class A	Class A
Accessories	Included		N/A	N/A	N/A
			Quick Setup Guide, Regulatory Guide, Warranty Card, Power Cord, Remote Controller, Batteries	Quick Setup Guide, Regulatory Guide, Warranty Card, Power Cord, Remote Controller, Batteries	Quick Setup Guide, Regulatory Guide, Warranty Card, Power Cord, Remote Controller, Batteries

Connectivity

- RS232C IN / Out
- Audio Out
- USB
- RJ45 (LAN Out)
- HDBT (LAN In)
- HDMI In 1
- HDMI In 2
- DP In (UHD 60Hz)

OH46B



OH55A-S



OH75A



OH55A-S - Front



OH55A-S - Back



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SAMSUNG

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¹IP56 (Ingress Protection Rating): Degrees of protection provided by enclosures (IEC 60529). ²The IK European strength test rating uses a 0-10 scale (where 10 indicates the highest possible protection) to measure the degree of resistance against external impact. ³MagicINFO license must be purchased separately.

Material List

1. **Petitioner Name:** Rob Whitehead (Olympik Signs, Inc.)

2. **Date:** 4/26/2023

3. **Project:** Portillo's Hot Dogs – Sign Variation

4. **Location:** 1775 W. Rand Rd., Arlington Heights, IL 60004

Signage: One (1) 3-panel main drive thru menu board as well as one (1) 1-panel pre-sell menu board. Fabricated aluminum shroud and base painted black with face-lit Samsung outdoor displays. All details are per Olympik Signs, Inc. rendering #22-9311



Design Commission 7/11/2023

Item: DC#23-025 - Bird's Nest - 11 W. Davis St / CBD Commercial

Department: Planning & Community Development

Requested Action

Approval of the proposed architectural design for a facade renovation of an existing restaurant building.

Recommendation

It is recommended that the Design Commission approve the proposed facade design for Bird's Nest located at 11 W. Davis Street. This recommendation is subject to compliance with the plans received 6/12/23, awning drawings received 6/14/23, 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. Provide a paint mockup color sample in the field for Staff review and approval prior to painting the façade.
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, sign code or building or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/owner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans and sign permit plans comply with all zoning code, building code and sign code requirements.

ATTACHMENTS:

Description

Staff Report
Exhibits
Photos of Surrounding Properties

Type

Board or Commission Report
Exhibits
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Bird's Nest
Project Address: 11 W. Davis Street
Prepared By: Steve Hautzinger

PETITION INFORMATION:

DC Number: 23-025
Petitioner Name: Brent Khazei
Petitioner Address: Bird's Nest Restaurant
11 W. Davis Street
Arlington Heights, IL 60005
Meeting Date: July 11, 2023

Date Prepared: July 5, 2023

Requested Action(s):

Approval of the proposed architectural design for a facade renovation of an existing restaurant building.

Design Commission Responsibility for Projects Being Reviewed by Plan Commission:

The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code.

This project does not require Plan Commission review. Therefore, the Design Commission's responsibility is as outlined in Chapter 28 of the Municipal Code, Section 14.2-2, which states:

*"Developments that do not require a public hearing by the Plan Commission shall be reviewed by the Design Commission or by administrative design review **for all elements** under the Commission's responsibility."*

Summary:

The existing building is located in the Downtown and was previously occupied by the Dunton House Restaurant for many years. At this time, the building is being renovated for a new restaurant including interior and exterior improvements. A summary of the proposed façade changes are as follows:

- Replace the existing storefront windows, including two roll-up, garage door style windows, as well as a new storefront door to serve outdoor dining.
- Thoroughly clean all existing exterior masonry.
- New internally illuminated "Bird's Nest" wall sign
- Re-cover existing awning frames with new black fabric. Replace existing round awning above the corner entry with a new rectangular awning with "Bird's Nest" signage on the apron.
- Replace existing white gooseneck light fixtures with new black gooseneck fixtures.
- Paint the existing white stone columns, red stone bases, and brown brick knee wall in a color to match the existing smooth limestone above.

Facade Design:

This project is appearing before the Design Commission due to the high visibility in this prominent Downtown location. The project is currently under construction. The storefront windows have been replaced. The proposed wall sign and awnings comply with code, and separate permits for these items are in progress. The primary item for Design Commission review is the proposed partial painting of the façade. The existing upper stone has been cleaned and is in good condition. However, the attractive upper façade stone clashes with the existing white columns, red stone bases, and brown brick knee wall. Therefore, to create a more cohesive appearance, the petitioner is proposing to paint the lower façade masonry to match the gray/tan color of the upper smooth limestone. Overall, Staff feels that the proposed façade improvements are nicely coordinated and will be a welcome update to the existing building.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed facade design for Bird's Nest located at 11 W. Davis Street. This recommendation is subject to compliance with the plans received 6/12/23, awning drawings received 6/14/23, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

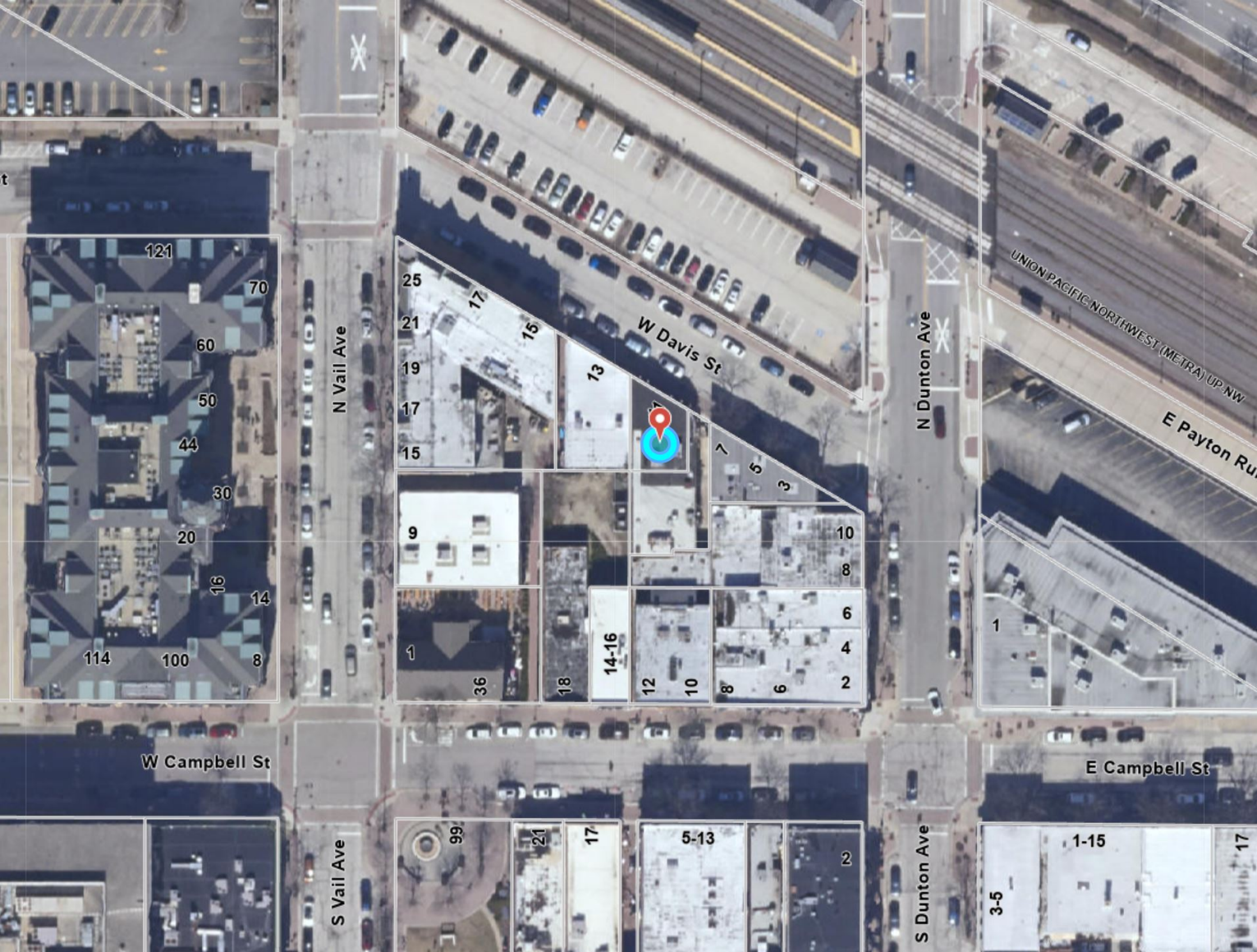
1. Provide a paint mockup color sample in the field for Staff review and approval prior to painting the façade.
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that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



July 5, 2023

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 23-025



121

70

60

50

44

30

20

16

14

8

114

100

25

21

19

17

15

17

15

13

9

1

36

18

14-16

12

10

8

6

4

2

10

8

6

4

2

7

5

3

1

W Campbell St

S Vail Ave

W Davis St

N Dunton Ave

S Dunton Ave

E Campbell St

UNION PACIFIC NORTHWEST (METRA) UP-NW

E Payton Rd

99

21

17

5-13

2

3-5

1-15

17

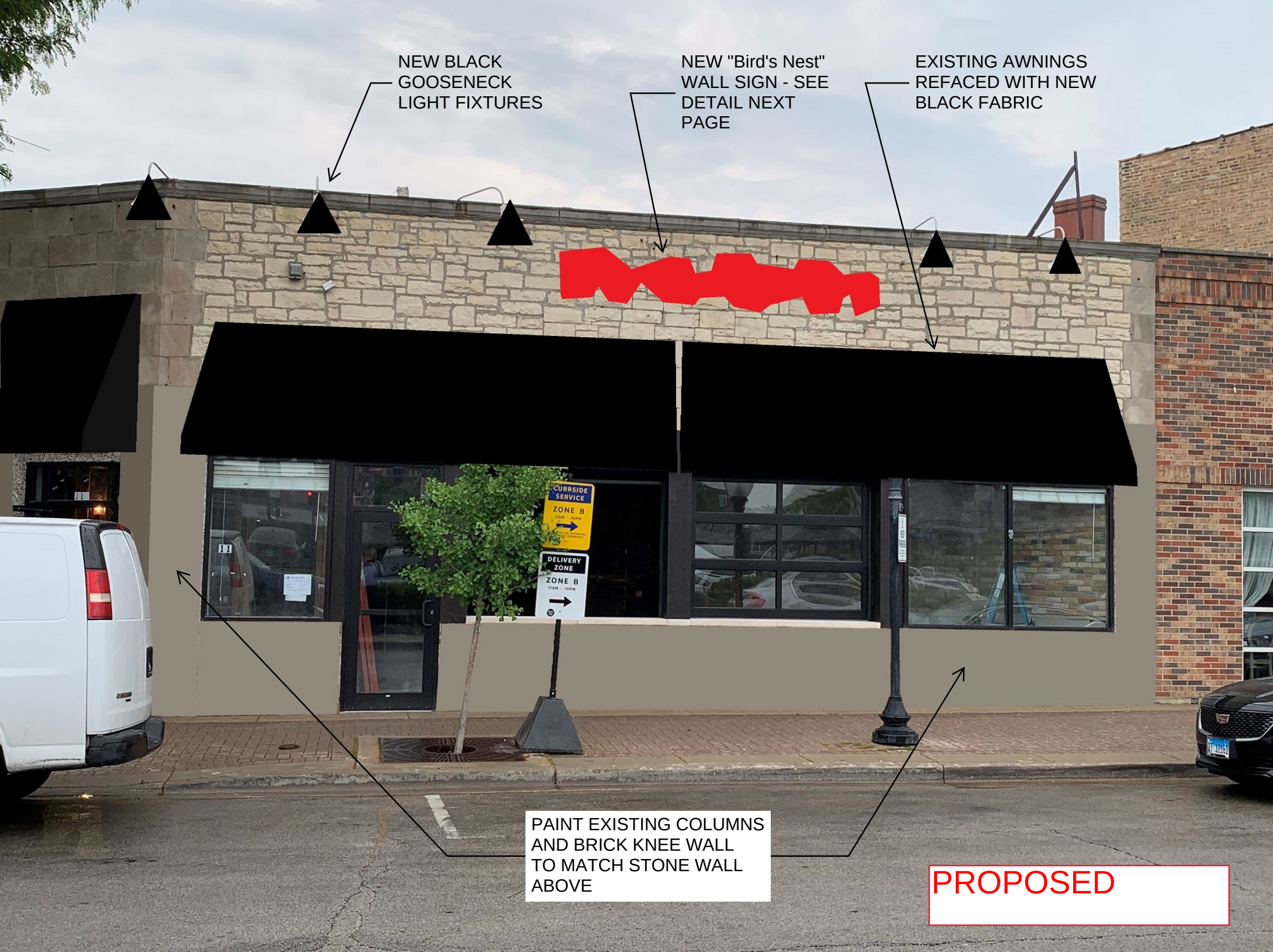


Previous Dunton House Restaurant shown in Context





EXISTING



NEW BLACK
GOOSENECK
LIGHT FIXTURES

NEW "Bird's Nest"
WALL SIGN - SEE
DETAIL NEXT
PAGE

EXISTING AWNINGS
REFACED WITH NEW
BLACK FABRIC

PAINT EXISTING COLUMNS
AND BRICK KNEE WALL
TO MATCH STONE WALL
ABOVE

PROPOSED

Area inside orange rectangle represents 66" high x 452" wide

Overall size of the Bird's Nest sign is 27" high x 189" wide

B is 19" high

N is 16 1/2" high



1312 W. Northwest Hwy
Arlington Hts, IL 60004
Phone: (847) 870-0200

ArlingtonSigns.com

Product: Lighted Aluminum
Channel Letters

Material: .125 Aluminum with
3/16" acrylic faces

Dimensions: 27" H x 189" L

Quantity: 1

Bkg Color: None

Letter Color(s): Red

Extras:

Raceway painted to match
building facade

Trim cap and Returns
painted black

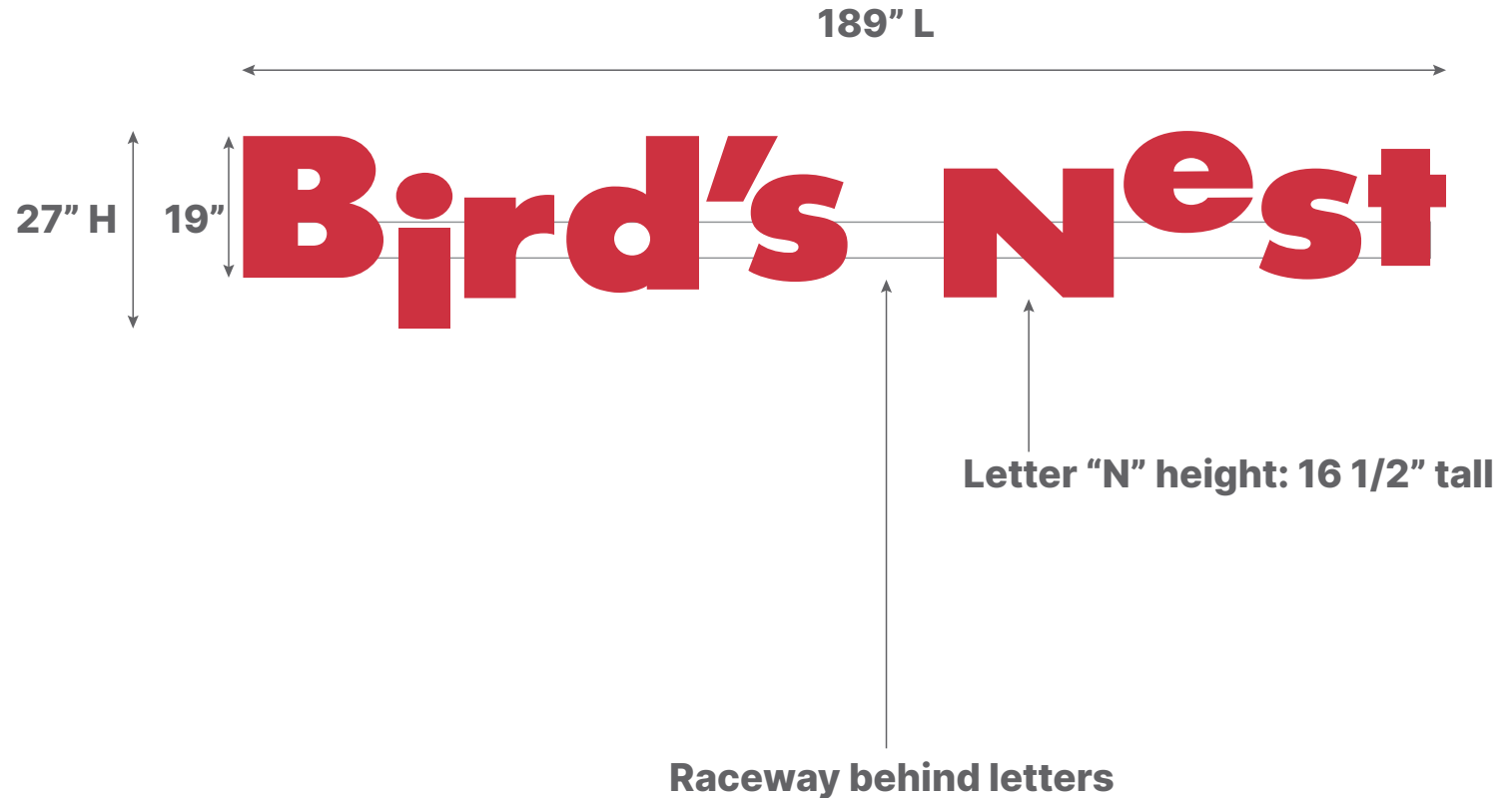
Wall Mount - Flush to Building

Comments:

Date: 05/26/2023 **Client:** Bird's Nest Bar **File name:** Bird's Nest Horizontal

Rev 1 **Date:** 05/26/2023

Lighted Aluminum Channel Letters



- Please check the proof very carefully to make sure that all specifications, spelling, spacing, etc. are correct.
- After the second proof, a \$35 per proof fee will be charged.
- There will be a \$50 (or 10% of invoice) charge if the order is canceled after being placed.
- An order **CANNOT** be canceled if it has been produced.

☐

Approve/Proceed with Production*

☐

Make changes/revise as noted

Please sign and email back to us at arlingtonsignsruben@gmail.com

Customer Signature: _____ Date: _____

***Production will not begin until signed approval is received.**

Birds Nest Lighted Channel Letters
Sign Permit Process
Material Samples



.125 ALuminum Channel Letters
Color : white



$\frac{3}{16}$ " Red Acrylic for the Letter Faces

Bird's Nest
11 W Davis St
Arlington Heights



Specifications: [L to R]

Awning #1: 84" W x 48" H x 36" P x 12" V

Awning #2 [Main Entrance]: 88" W x 72" H x 36" P x 12" V

Specifications: [L to R]

Awning #3: 204" W x 48" H x 36" P x 12" V

Awning #4: 207" W x 48" H x 36" P x 12" V

Project Notes: Recover awnings #1, 3, 4 with new black acrylic canvas. Awning #2 will be new frame made of 1" x 1" welded aluminum and covered in black acrylic canvas. The awnings will be mounted higher, where the bottom of the awning will be even with window casing.

88"

51"

12"

6"

Bird's Nest

36.5"









CURBSIDE
SERVICE
ZONE B
11AM - 10PM
→

DELIVERY
ZONE
ZONE B
11AM - 10PM
→

2
HOUR
PARKING



**CURBSIDE
SERVICE**
ZONE B
11AM - 10PM
→
FOR YOU FOR SUPPORTING
LOCAL BUSINESSES!

**DELIVERY
ZONE**
ZONE B
11AM - 10PM
→





THE BAKER

CAKES

COFFEE

13

13 1/2
BREAKFAST
& LUNCH

THE BAKER
COFFEE

TOMAIN
ON VAIL



CURBSIDE
SERVICE
ZONE B
11AM - 10PM
→

DELIVERY
ZONE
ZONE B
11AM - 10PM
→

2
HOUR
PARKING



224.735.7428
PURESALONINC.COM

5



Sorantino's
Barber Shop

Sorantino's
TOW
LEASING
Ask Jamie Lee
847-338-3058





Design Commission 7/11/2023

Item: DC#23-028 - Comfort Inn & Suites - 2112 S. Arlington Heights Rd. / Commercial

Department: Planning & Community Development

Requested Action

Approval of the proposed architectural design for a facade renovation of an existing hotel building.

Recommendation

It is recommended that the Design Commission approve the proposed architectural design for Comfort Inn & Suites located at 2112 S. Arlington Heights Road. This recommendation is subject to compliance with the plans received 5/31/23, 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. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, sign code or building or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/owner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans and sign permit plans comply with all zoning code, building code and sign code requirements.

ATTACHMENTS:

Description

Staff Report
Supporting Documents

Type

Board or Commission Report
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Comfort Inn & Suites
Project Address: 2112 S. Arlington Heights Road
Prepared By: Steve Hautzinger

PETITION INFORMATION:

DC Number: 23-028
Petitioner Name: Sam Patel
Petitioner Address: GH of Arlington Heights LLC
2112 S. Arlington Heights Road
Arlington Heights, IL 60005
Meeting Date: July 11, 2023

Date Prepared: June 28, 2023

Requested Action(s):

Approval of the proposed architectural design for a facade renovation of an existing hotel building.

Design Commission Responsibility for Projects Being Reviewed by Plan Commission:

The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code.

This property received Plan Commission review and Village Board approval in 1999 for zoning to allow construction of the existing hotel building. Because this project was reviewed by the Plan Commission, the role of the Design Commission is limited. The Design Commission's responsibility is as outlined in Chapter 28 of the Municipal Code, Section 14.2-1, which states:

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

Summary:

The existing hotel is currently operating as a Wingate by Wyndham hotel. The current design of the building received Design Commission approval in 1999. At this time, the hotel is changing brands to a Comfort Inn & Suites, and the petitioner is proposing exterior façade modifications consistent with the Comfort Inn brand. A summary of the proposed façade changes are as follows:

- Existing EIFS trim bands will be removed on all sides of the building.
- Existing decorative panels will be removed on all sides of the building.
- Existing arch-top parapet wall features will be changed to a flat-top profile.
- All exterior EIFS walls will be painted in a new 3-tone cream/beige/gold color scheme, and the existing brick and stone will remain as is.
- Existing EIFS copings will be painted "dovetail" gray.
- All windows, louvers, and exterior doors will be painted dark bronze.

Architectural Design:

Overall, the proposed new color scheme looks nicely coordinated, and it works well with the existing brick color. Since the proposed design is consistent with Comfort Inn's corporate brand standards, Staff has no objections or comments.

Signage:

The property currently has one wall sign and one ground sign. At this time, the petitioner has not provided any new signage plans for the building. All new signage will be required to comply with Chapter 30 sign code, and separate permits are required for each exterior sign.

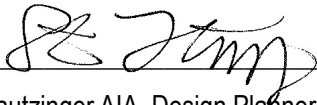
2018 South Arlington Heights Road Corridor Plan:

This property is located within the 2018 South Arlington Heights Road Corridor Plan which encourages wider sidewalks set back from the road with an enlarged parkway. There are currently no specific plans developed for the west side of the road, but it is possible that the Village will want the property owner to collaborate in the future, which could entail the need for a sidewalk easement and shifting of the existing ground sign.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed architectural design for Comfort Inn & Suites located at 2112 S. Arlington Heights Road. This recommendation is subject to compliance with the plans received 5/31/23, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

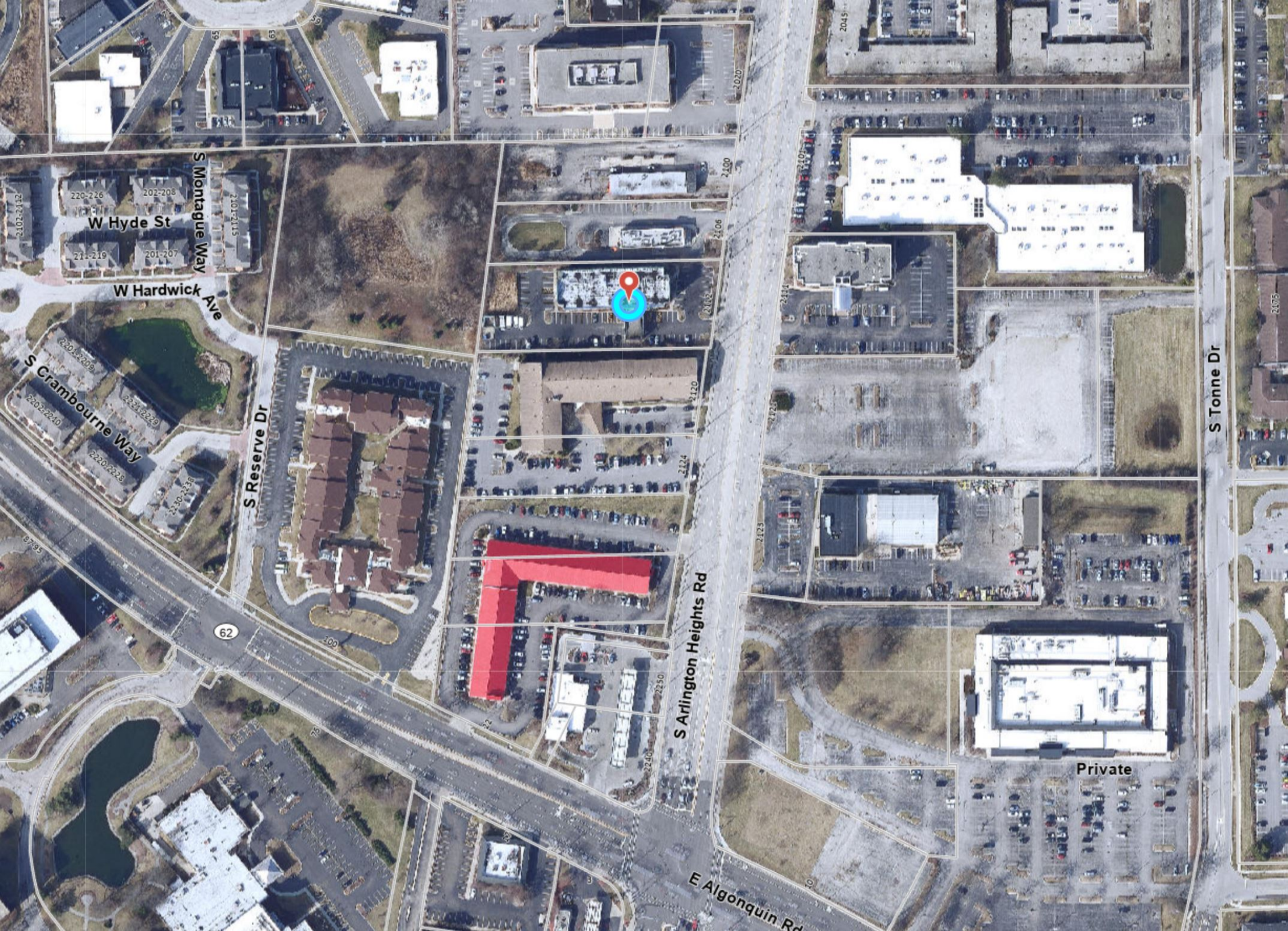
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June 28, 2023

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 23-028



S Montague Way

W Hyde St

W Hardwick Ave

S Crambourne Way

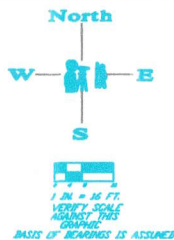
S Reserve Dr

S Arlington Heights Rd

E Algonquin Rd

S Tonne Dr

Private



PLAT OF SURVEY
ALTA INSPS LAND TITLE SURVEY
by
Michael J. Emmert Surveys, Inc.

LEGALLY DESCRIBED AS FOLLOWS:

WEST PART OF LOT 7 IN SUBDIVISION OF JOSEPH A. BOWEN, JR., IN SECTIONS 5, 10 AND 16, TOWNSHIP 41 NORTH, RANGE 111 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGIN AT A POINT IN THE CENTER LINE OF ARRLINGTON HIGHWAY ROAD (BEING THE EAST LINE OF SAID LOT 7) THAT IS 500 FEET SOUTHERLY; AS MENUSSED ALONG SAID CENTER LINE OF ROAD TO THE NORTH LINE OF SAID LOT 7; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOT 7 A DISTANCE OF 441.57 FEET; THENCE SOUTHERLY PARALLEL WITH THE CENTER LINE OF SAID ROAD, A DISTANCE OF 10.00 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOT 7, A DISTANCE OF 441.57 FEET TO A POINT IN THE CENTER LINE OF SAID ROAD; THENCE NORTHEASTLY ALONG SAID CENTER LINE, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, DESCRIBING FROM THE ABOVE LINE, THAT PART OF THE LAND OF SAID JOSEPH A. BOWEN, JR., THAT LIES BETWEEN THE CENTER LINE OF SAID ROAD AND THE NORTH LINE OF SAID LOT 7; THENCE ON AN ASSUMED BEARING OF SOUTH 7 DEGREES 15 MINUTES 30 SECONDS WEST ALONG THE EXTREMY LINE OF SAID LOT 10, BEING ALSO THE CENTER LINE OF ARRLINGTON HIGHWAY ROAD, A DISTANCE OF 10.00 FEET TO THE BOWEN'S NORTH PROPERTY LINE, BEING ALSO THE POINT OF BEGINNING; THENCE CONTINUOUS SOUTH OF DEGREES 13 MINUTES 30 SECONDS WEST ALONG SAID CENTER LINE OF ROAD SOUTHERLY ALONG THE CENTER LINE OF ARRLINGTON HIGHWAY ROAD, A DISTANCE OF 10.00 FEET TO THE BOWEN'S SOUTH PROPERTY LINE; THENCE SOUTH 69 DEGREES 00 MINUTES 10 SECONDS WEST ALONG THE SAID SOUTH PROPERTY LINE, SAID LINE BEING PARALLEL WITH THE CENTER LINE OF SAID ROAD, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, DESCRIBING FROM THE ABOVE LINE, THAT PART OF THE LAND OF SAID JOSEPH A. BOWEN, JR., THAT LIES BETWEEN SAID SOUTH PROPERTY LINE AND THE NORTH LINE OF SAID LOT 7; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOT 7, A DISTANCE OF 43.94 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

REFERENCE BEING MADE TO TITLE INSURANCE COMMITMENT NUMBER 1805034875K BEING AN EFFECTIVE DATE OF AUGUST 9, 2019 AS PREPARED BY CHICAGO TITLE INSURANCE COMPANY

AS PER MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS EFFECTIVE FEBRUARY 23, 2016 - ITEM 7 CERTIFICATION: THE PLAN OR MAP OF AN ALTA/NSPS LAND TITLE SURVEY SHALL BEAR ONLY THE FOLLOWING CERTIFICATION, UNALTERED, EXCEPT AS MAY BE REQUIRED PURSUANT TO SECTION 3.0

TO: PH LODGING ORD, LLC A DELAWARE LIMITED LIABILITY COMPANY
SABAL CAPITAL 8, LLC, A DELAWARE LIMITED LIABILITY COMPANY
AND ITS SUCCESSORS AND/OR ASSIGNS

JWP REALTY, LLC AND
 CHONGHO TRUST INSURANCE COMPANY
 THIS IS TO CERTIFY THAT THIS WFO OF PLAT AND THE SURVEY ON WHICH IT
 IS BASED HAVE BEEN IN ACCORDANCE WITH THE 2016 MARIQUET EIGHTH
 ANNUAL REQUIREMENTS FOR AGRICULTURAL LAND SURVEYS. SURVEY
 ESTABLISHED AND ADOPTED BY AGRICULTURAL AND INCLUDES ITEMS 2.5.4
 AND 2001 PLAT 2001.1, 2001.2, 3, 4, 5, 14, 16, 17, 18 (NONE
 CORRECTED), 10 AND 21 (NONE GRANTED VISIBLE UTILITIES OF TABLE A
 THEREOF).
 THE FIELD WORK WAS COMPLETED ON SEPTEMBER 3, 2016.
 DATED THIS 30TH DAY OF SEPTEMBER, 2016

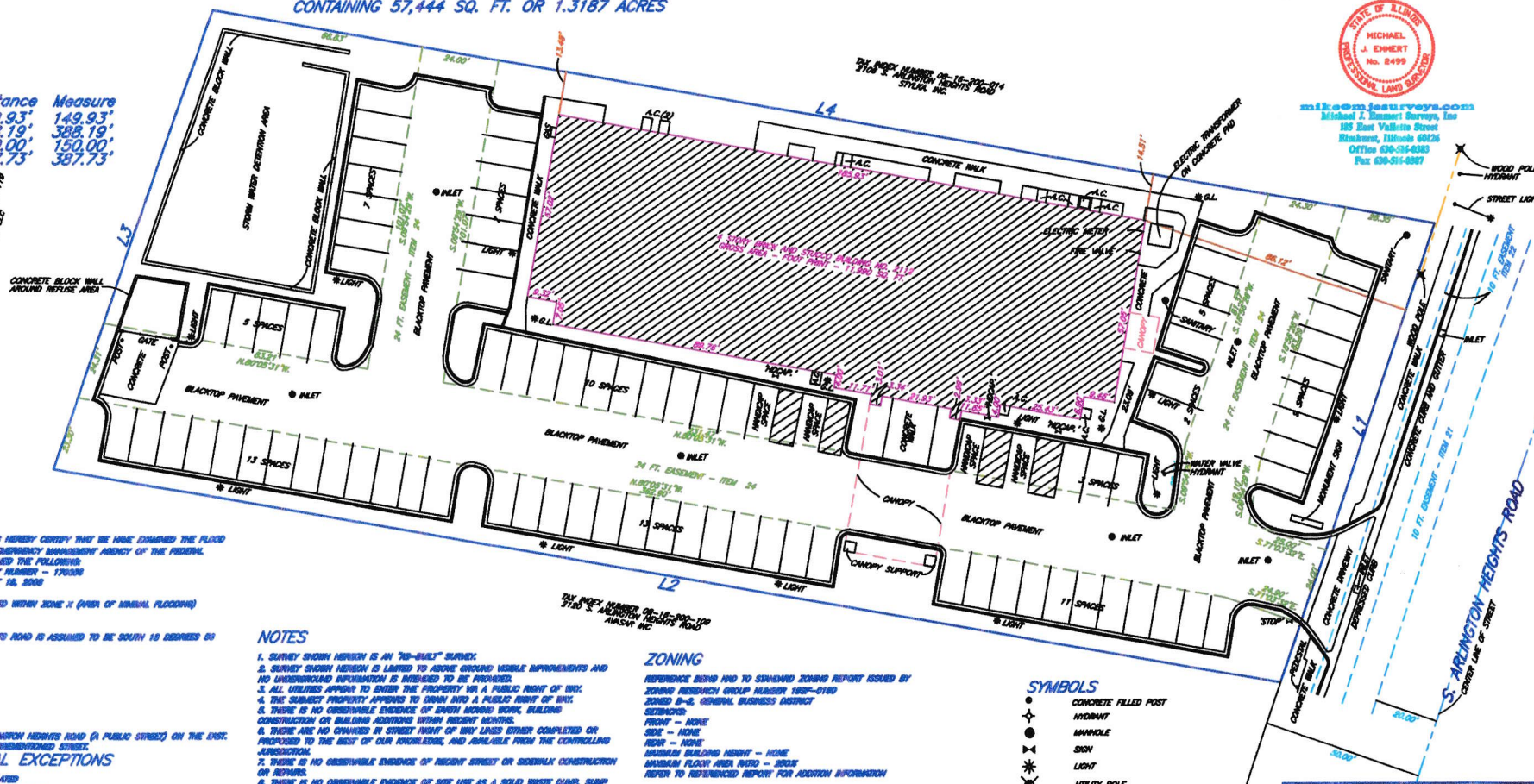
BY: MICHAEL J. ROBERT SURVEYS, INC.
MICHAEL J. ROBERT, PRESIDENT
PROFESSIONAL LAND SURVEYOR NO. 248



mike@mjsurveys.com
Michael J. Emmert Surveys, Inc.
 185 East Vallette Street
 Elmhurst, Illinois 60126
 Office 630-514-6383
 Fax 630-514-6387

CONTAINING 57.444 SQ. FT. OR 1.3187 ACRES

Line	Bearing	Distance	Measure
L1	S. 18° 56' 28" W.	149.93'	149.93'
L2	N. 80° 05' 31" W.	388.19'	388.19'
L3	N. 19° 06' 53" E.	150.00'	150.00'
L4	S. 80° 05' 31" E.	387.73'	387.73'



FLOOD ZONE

MICHAEL J. EMMERT SURVEY'S INC. DOES HEREBY CERTIFY THAT WE HAVE EXAMINED THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY OF THE FEDERAL INSURANCE ADMINISTRATION AND DETERMINED THE FOLLOWING:
PROPERTY IS LOCATED WITHIN COMMUNITY NUMBER - 170030
CURRENT EFFECTIVE MAP DATE - AUGUST 16, 2008
ON PANEL NUMBER - 1703700311J

BEARING BASIS

THE CENTERLINE OF S. ARLINGTON HEIGHTS ROAD IS ASSUMED TO BE SOUTH 18 DEGREES 04 MINUTES 38 SECONDS WEST

PARKING

AS BUILT PARKING SUMMARY
REGULAR SPACES - 85
HANDICAP SPACES - 4
TOTAL SPACES - 89

THE SUBJECT PROPERTY ADJAINS S. ARLINGTON HEIGHTS ROAD (A PUBLIC STREET) ON THE EAST. DIRECT ACCESS IS PROVIDED VIA THE ABOVEMENTIONED STREET.

SCHEDULE B GENERAL EXCEPTIONS

1983 / THROUGH 7 - NOT SURVEY RELATED
 8. PERMANENT TAX MAPS 09-150-100-110-0000
 9. THROUGH 20 - NOT SURVEY RELATED
 21. EASEMENT DOCUMENT 80822910 RECORDED AUGUST 6, 1980 - AFFECTS OTHER PROPERTY
 LOCATED WITHIN ARLINGTON HEIGHTS ROAD.
 22. EASEMENT DOCUMENT 81280970 RECORDED OCTOBER 25, 1970 - AFFECTS OTHER PROPERTY
 LOCATED WITHIN ARLINGTON HEIGHTS ROAD
 23. NOT SURVEY RELATED
 24. EASEMENT FOR INVESS AND EXPRESS DOCUMENT 00623910 RECORDED AUGUST 10, 2001 -
 PLOTTED
 25. 26 AND 27 - NOT SURVEY RELATED
 END OF SCHEDULE B

NOTES

2. SURVEY SHOWN HEREIN IS AN "AS-BUILT" SURVEY.
3. SURVEY SHOWN HEREIN IS LIMITED TO ABOVE-GROUND VISIBLE IMPROVEMENTS AND HAS NO UNDERGROUND INFORMATION IS INTENDED TO BE PROVIDED.
4. ALL UTILITIES APPEAR TO ENTER THE PROPERTY VIA A PUBLIC RIGHT OF WAY.
5. THE SUBJECT PROPERTY APPEARS TO ENTER VIA A PUBLIC RIGHT OF WAY.
6. THERE IS NO CIRCUMFERENTIAL EVIDENCE OF GROUND MOTION, WORK, PULLING OR REMOVAL OF BUILDINGS OR STRUCTURES.
7. THERE ARE NO CHANGES IN STREET FRONT OF ANY LOTS OTHER THAN COMPLETED OR PROPOSED TO THE BEST OF OUR KNOWLEDGE, AND AVAILABLE FROM THE CONTROLLING JURISDICTION.
8. THERE IS NO CIRCUMFERENTIAL EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
9. THERE IS NO CIRCUMFERENTIAL EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP OR SHALLOW LANDFILL, OR CEMETERY.
10. THE PROPERTY DESCRIBED HEREIN IS THE SAME AS THE PROPERTY DESCRIBED IN THE DEED OF CONVEYANCE, TO-WIT: THE GRANTOR COMPANY, DATED AUGUST 8, 2016, ORIGIN NUMBER 180750749, AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED, AFFECTING SURVEY, IS AND THE TITLE COMMITMENT OR APPRAISAL FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOW TO AIN HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
11. PER TITLE COMMITMENT PROPERTY PLOTTED IN SUMNER PARISHITY, INC.

ZONING

REFERENCE BUILDING AND TO STANDARD ZONING REPORT ISSUED BY
ZONING RESEARCH GROUP NUMBER 1287-0180
ZONED D-2, GENERAL BUSINESS DISTRICT
SETBACKS:
FRONT - NONE
SIDE - NONE
REAR - NONE
MAXIMUM BUILDING HEIGHT - NONE
MAXIMUM FLOOR AREA 1970 - 2000
REFER TO REFERENCED REPORT FOR ADDITIONAL INFORMATION

SYMBOLS

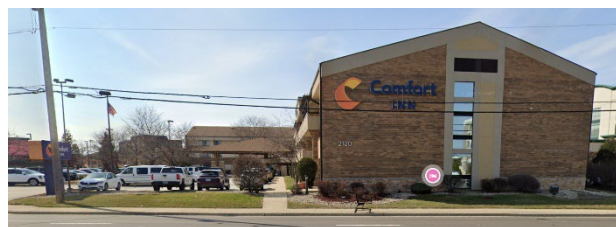
- | | |
|---|--------------------------|
|  | CONCRETE FILLED POST |
|  | HYDRANT |
|  | MANHOLE |
|  | SIGN |
|  | LIGHT |
|  | UTILITY POLE |
|  | CONCRETE CURB |
|  | CONCRETE CURB AND GUTTER |
|  | CONCRETE |
- A.C.
R.O.
G.M.
T.L.
C.E.

A.C. - AIR CONDITIONER
W.M. - WATER METER
G.M. - GAS METER
T.I. - TELEPHONE INTERFACE
C.S. - CABLE SERVICE
E.M. - ELECTRIC METER

2012 S ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS 60004

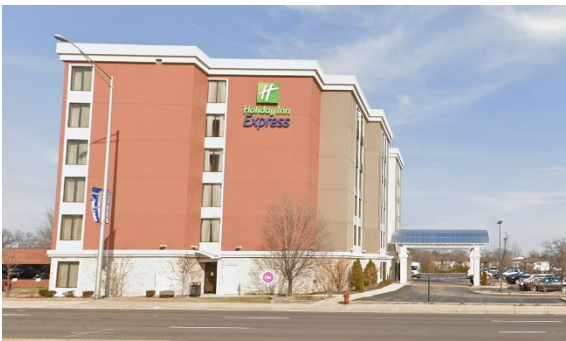
SCALE: 1" = 10'	CHD. / APVD:
DATE: SEPTEMBER 3, 2010	APPROVED:
DWN. BY: M&E	LAST REVISION: 11-20-2010
CHD. BY: AGE	

CONTEXT PHOTOS



SUBJECT PROPERTY -
existing Wingate Inn

Arlington Heights Road



EXISTING BUILDING



EXISTING SOUTH WALL



EXISTING WEST WALL



EXISTING EAST WALL



EXISTING NORTH WALL

Mannered Gold (SW 6130)

Paint - Sherwin Williams

HEX #C19763

RGB(193, 151, 99)

colours.com

SW 7048
Urbane Bronze

245-C7

SW 7018
Dovetail

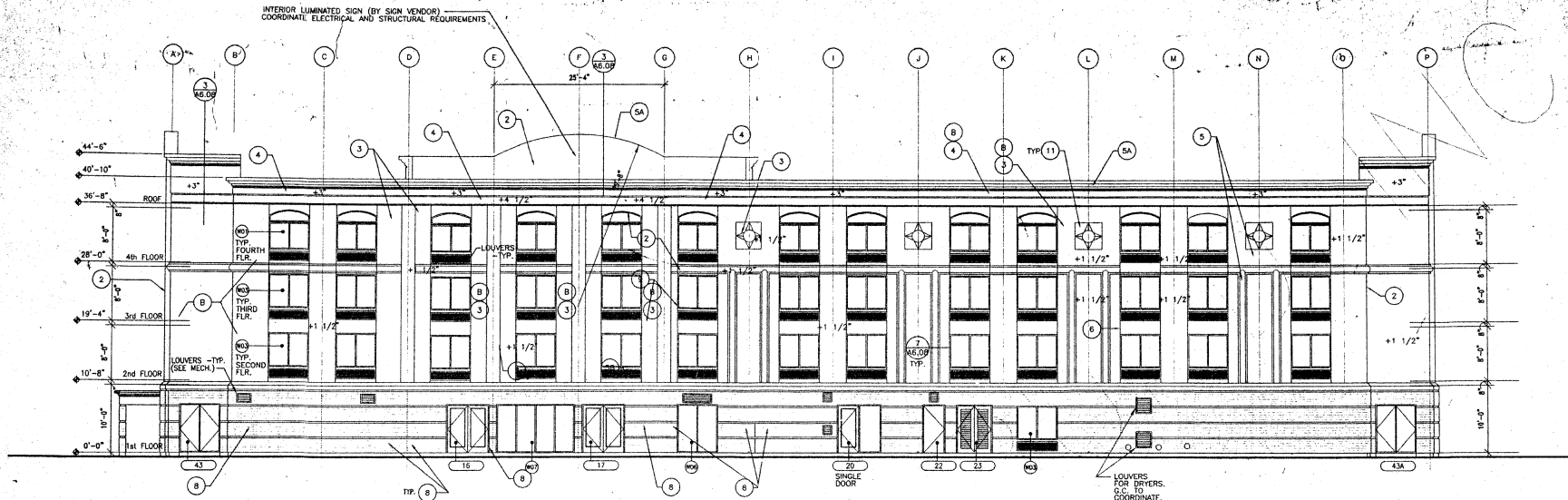
244-C5

SW 7551
Greek Villa

254-C1

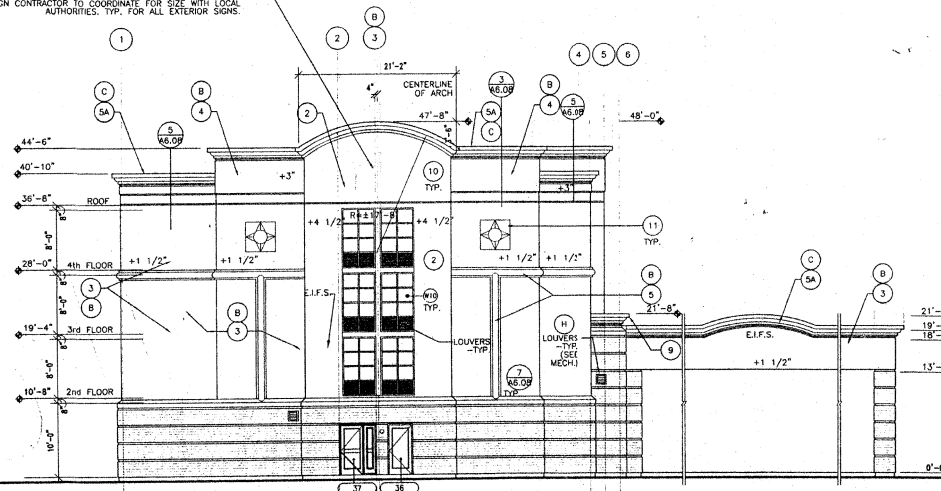
SW 6085
Simplify Beige

197-C1



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

INTERIOR ILLUMINATED SIGN (BY SIGN VENDOR)
COORDINATE ELECTRICAL AND STRUCTURAL REQUIREMENTS
SIGN CONTRACTOR TO COORDINATE FOR SIZE WITH LOCAL
AUTHORITIES. TYP. FOR ALL EXTERIOR SIGNS.



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

KEY NOTES:

- WM WINDOW TYPE
- XXX DOOR NO.

- 1 USE HIGH-IMPACT MESH REINFORCING AT LOWER 10'-0" OF EXTERIOR WALLS W/3" E.I.F.S. (SEE DETAILS AND WHERE NOTED)
- 2 4 1/2" E.I.F.S. (SEE DETAIL 6/A4.3)
- 3 1 1/2" E.I.F.S. (SEE DETAILS)
- 4 3" E.I.F.S. (SEE DETAILS)
- 5 E.I.F.S. TRIM BAND (SEE DETAILS)
- 6 E.I.F.S. COPING (SEE DETAILS)
- 7 E.I.F.S. COPING (SEE DETAILS)
- 8 E.I.F.S. CONTROL JOINT
- 9 STUCCO (CEMENT PLASTER) ON STYROFOAM IS AN ACCEPTABLE SUBSTITUTE FOR THE E.I.F.S. SYSTEM SPECIFIED. THE STUCCO IS TO HAVE THE SAME FINISH AND COLOR AS SPECIFIED FOR THE E.I.F.S.
- 10 FACE BRICK (SEE DETAILS) "BUNSET" BY INTERSTATE 35" X 2 1/2" X 7 3/8" (5' HIGH EACH COURSE) T # 215-277-5570 (BRICKS INCORPORATED)
- 11 PRECAST CONC. COPING (SEE DETAILS)
- 12 PRECAST CONC. COPING (SEE DETAILS)
- 13 EXPANSION JOINT (SEE DETAILS)
- 14 DECORATIVE PANEL (SEE DETAILS)

COLOR LEGEND: (G.C. TO SUBMIT MATERIAL/COLOR SAMPLES TO THE ARCHITECT, THE OWNER AND THE FRANCHISE FOR WRITTEN APPROVAL)

- A
- B
- C
- D
- E

NOTES:
G.C. TO COORDINATE WITH DIFF. TRADES FOR REQ'D. OPENINGS ON EXTERIOR PRIOR TO START OF EXTERIOR WALL CONSTRUCTION TYP. FOR ALL EXTERIOR ELEVATIONS.

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NOTICE TO CONTRACTORS AND SUBCONTRACTORS
THIS DRAWING MAY NOT BE USED FOR BID AND/OR ESTIMATE PURPOSES
AFTER TWO WEEKS FROM THE BID ISSUANCE DATE ON THE DWG. WITHOUT
FURTHER CONFIRMATION BY NOVA DESIGN BUILD INC. IN WRITING.

PROPOSED
"WINGATE INN"
2212 SOUTH ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS

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EXTERIOR ELEVATIONS.

DRAWN BY:	CHECKED BY:	ISSUED FOR:
NO. 1	NO. 2	NO. 3
DATE:	DATE:	DATE:
3-7-04	3-7-04	3-7-04
3-7-04	3-7-04	3-7-04
3-7-04	3-7-04	3-7-04
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EXISTING BUILDING DRAWINGS

A-5-02